



COCHIN PORT AUTHORITY
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INVITATION FOR EXPRESSION OF INTEREST (EOI)
FOR
DEVELOPMENT OF MARINE TOURISM RELATED
ACTIVITIES AT PUTHUVYPEEN BEACH AREA

EOI NO: TM/EOI/PTV-BEACH/2026

3rd March, 2026



**COCHIN PORT AUTHORITY
INVITATION FOREXPRESSON OF INTEREST (EOI)
FOR
DEVELOPMENT OF MARINE TOURISM RELATED ACTIVITIES AT
PUTHUVYPEEN BEACH AREA**

(This notice is issued only to elicit an Expression of Interest from Parties interested in the Project and does not constitute any binding commitment from Cochin Port Authority to proceed with the Project or invite any or all the Parties in the subsequent bidding process.)

SECTION I

COCHIN PORT AUTHORITY

Cochin Port Authority (CoPA), a Major Port Authority under the Ministry of Ports, Shipping and Waterways, Government of India, invites Expression of Interest (EOI) from reputed developers, investors, hospitality operators, marine tourism operators, infrastructure developers and consortiums for the development of Marine Tourism related activities at Puthuvypeen Beach, Kochi, Kerala.

Cochin lies beyond the cyclone zone and therefore, the risk of cyclones is negligible. The investor shall obtain all statutory and mandatory clearances as may be required under law including environmental clearances from appropriate authorities, before execution/commissioning of the project and from time to time thereafter.

THE PROJECT

Cochin Port Authority invites Expression of Interest (EOI) from reputed developers, investors, hospitality operators and marine tourism operators for development of Marine Tourism related activities at Puthuvypeen Beach on long-term Lease Basis.

The objective of the proposed development is to promote sustainable beach and marine tourism, enhance coastal infrastructure, generate revenue through lease rent, create employment opportunities and contribute to regional economic growth, while ensuring environmental sustainability.

The development may include tourism and marine recreation related activities such as beach resorts, eco-resorts, waterfront hospitality infrastructure, recreational facilities, water sports infrastructure, wellness tourism, cultural spaces, tourism-supporting amenities and other permissible coastal tourism activities. The exact nature and scale of development shall be finalised at a later stage after evaluation of responses received to this EOI.

The project shall be implemented strictly in accordance with applicable statutory regulations including Coastal Regulation Zone (CRZ) norms and environmental laws.

PHYSICAL FEATURES OF PROJECT LOCATION:

The proposed site comprises 35 acres of land owned by Cochin Port Authority at Puthuvypen Beach, Kochi, Kerala.

The land parcel extends 1.5 kilometres (approx.) along the seashore and has a varying width ranging between 75 metres and 125 metres approximately. The site offers continuous coastal frontage and is presently vacant.

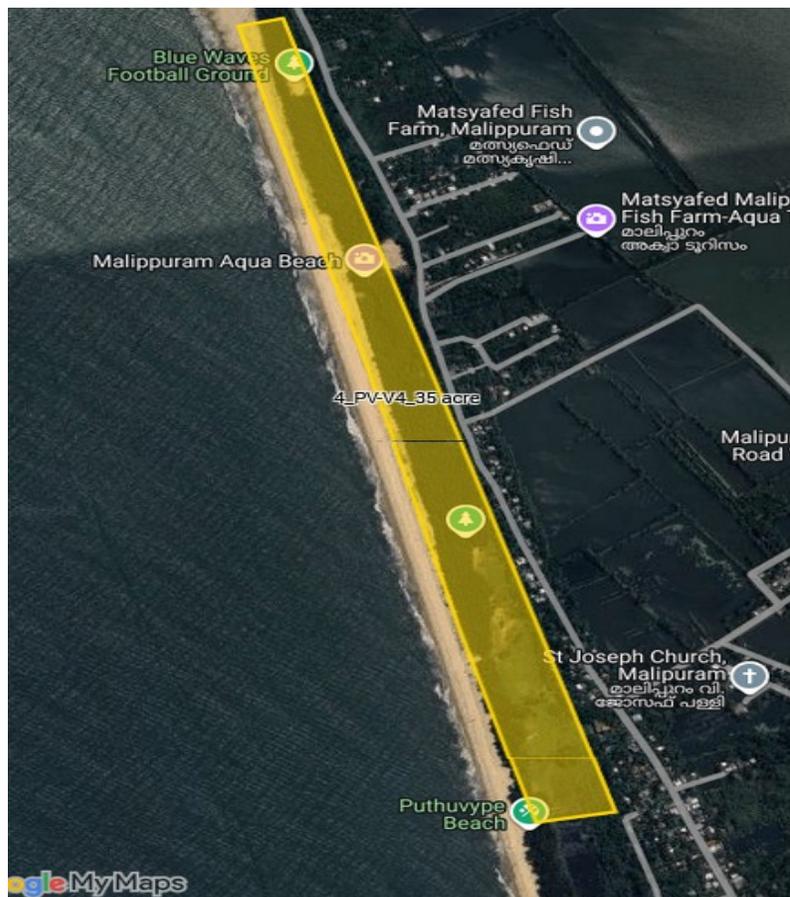
The land is situated within coastal regulatory jurisdiction and development shall be subject to applicable CRZ notifications and environmental regulations. The final developable area shall be subject to detailed survey, demarcation of High Tide Line (HTL) and statutory approvals.

Connectivity:

- Accessible by road from Kochi city and nearby industrial areas
- Proximity to Vallarpadam and Puthuvypen industrial region
- Approximately 35 km from Cochin International Airport

The dimensions and area mentioned are approximate and subject to verification.

An indicative satellite imagery view of the proposed site (highlighted with yellow), sourced from publicly available platforms (Google Maps), is provided below for reference and for general understanding of the location only.



QUALIFYING REQUIREMENTS

The applicant submitting the Expression of Interest shall be a registered Proprietorship Firm, Partnership Firm, Company, Joint Venture (JV), Consortium, Statutory Body or any legally recognised entity capable of holding property in India.

The applicant shall have experience in development and/or operation of projects in any of the following sectors during the last seven years:

- Hospitality / Resorts / Hotels
- Beach Tourism / Coastal Tourism
- Marine Tourism / Waterfront Development
- Water Sports / Recreational Infrastructure
- Integrated Tourism Infrastructure Projects

The applicant shall demonstrate adequate financial capability to undertake a project of similar scale and nature. Consortium proposals shall clearly define the lead member and roles of participating entities.

Detailed financial and technical eligibility criteria, if any, shall be prescribed at the subsequent tender stage.

PROPOSAL

Interested firms meeting the qualifying requirements are invited to submit their Expression of Interest for development of Marine Tourism related activities at Puthuvypeen Beach on **Lease Basis**. The total land area available is approximately 35 acres, which shall be tendered after being subdivided into smaller parcels. The extent and configuration of such parcels will be determined based on the requirements assessed through this Expression of Interest (EoI), consultations with other stakeholders, and other relevant factors. Hence, the interested firms may intimate the extent of land required for the project envisaged in the area. The construction and utilization of the allotted area shall be strictly in accordance with the prevailing Coastal Regulation Zone (CRZ) regulations and other applicable statutory provisions.

The land shall be allotted on long-term lease through an e-tender-cum-e-auction process, in accordance with the provisions contained in the Policy Guidelines for Land Management by Major Ports (PGLM), 2015 issued by the Government of India. The bidding parameter of the tender shall be the Annual Lease Rent of the plot(s). The current reserve price of the Annual Lease Rent is Rs.12.76 lakhs per acre (as per the prevailing Scale of Rates) under the Commercial Purpose rate applicable to Puthuvypeen. The bidder shall necessarily quote above the reserve price. In the event that multiple bids are received for a plot in the tender, the H-1 bidder shall be determined through a subsequent e-auction process. The lease rent quoted and accepted shall be subject to annual escalation at the rate of 2%. Further, the Scale of Rates (SoR) is subject to revision once every block of five years from the base year (base year: 2021). In case the annual lease rent quoted by the bidder, together with the applicable escalation, is found to be lower than the

revised lease rent as per the SoR upon such revision, the lessee shall be liable to pay the lease rent as per the revised SoR, along with the escalation prescribed therein.

The successful bidder shall have the option to remit the lease rent for the entire lease period of 30 years on an upfront basis. The upfront amount payable shall be equivalent to the Net Present Value (NPV) of the lease rent, which is ordinarily calculated as 17 years' lease rent, discounted based on the prevailing Government Securities (G-Sec) rate declared by the Reserve Bank of India (RBI) from time to time, in accordance with applicable policy guidelines. In addition, the successful bidder shall remit a sum equivalent to two (2) years' Annual Lease Rent as a Refundable, Non-Interest-Bearing Security Deposit, which shall be retained by the Port Authority for the due performance and compliance of the lease terms and conditions.

Applicants shall submit a Concept Proposal outlining:

- Nature and type of development proposed
- Broad development plan and phasing
- Approximate investment envisaged
- Expected timeline for commencement of operations
- Environmental management and sustainability approach
- Utility requirements including water and power
- Any support required from Cochin Port Authority

The selected lessee shall be solely responsible for obtaining all statutory approvals including CRZ clearance, environmental clearance and other mandatory permissions prior to commencement of development and during operation of the project.

After assessing the responses to this EOI, Cochin Port Authority may initiate further process for defining the detailed tender conditions.

Applicants are encouraged to submit innovative and viable development concepts. Any innovative business proposal, not specifically mentioned herein, that strengthens marine and beach tourism, contributes to regional economic activity, and enhances long-term revenue generation for Cochin Port Authority shall also be considered. The information submitted will be treated as confidential.

EOI TIMELINES

S.NO	PARTICULARS	DATE
1	Publication of EOI	03/03/2026
2	Last date for seeking Clarification	10/03/2026
3	Pre-Eoi meeting with interested parties	18/03/2026 1500 hrs
4	Last date for publishing corrigendum, if any	25/03/2026
5	Last date and Time for Submission of EOI	08/04/2026, 1500 hrs.
6	Date & Time of opening of EOI	08/04/2026, 1530 hrs.

SECTION II

INFORMATION & INSTRUCTION FOR APPLICANTS

1. GENERAL:

- 1.1. Letter of Interest and forms 'A', 'B' & 'C' seeking information/documents are given in Section-III
- 1.2. All information called for in the Forms A, B & C shall be furnished against the relevant columns.
- 1.3. The applicant may furnish any additional information, which is deemed necessary to establish capability to successfully complete the envisaged project.
- 1.4. The EOI document in the prescribed form duly completed and signed shall be submitted (hard copy) in a sealed cover. The sealed cover superscripted "**Expression of Interest for Development of Marine Tourism related activities At Puthuvypeen Beach Area**" shall be delivered to "**The Traffic Manager, Cochin Port Authority, Willingdon Island, Kochi – 682009**" on or before 08/04/2026. A soft copy, MS-Word compatible, shall also be submitted in the same sealed cover. Documents submitted in connection with EOI will be the property of Cochin Port Authority.
- 1.5. For further details please contact :
Sri. Anilkumar.D, Senior Deputy Traffic Manager, Cochin Port Authority,
Cochin, India- 682009. Tel.:0484-2582201/ Tele Fax: 0091484 2666418,
Email: anilkumar@cochinport.gov.in

2. PARTICULARS:

The particulars of the project given in Section-I, are only indicative / subject to change and may be considered only as advance information to assist the applicant.

3. INFORMATION TO BE GIVEN IN THE REQUIRED FORMATS:

Applicant should furnish the following:

A. ORGANISATION INFORMATION (Form-A)

Applicant is required to submit the comprehensive information in respect of his organization in the Form – 'A' attached.

B. LIST OF PROJECTS (Form-B)

Applicant is required to submit the list of similar assignments/projects successfully completed/ongoing during the last seven years in Form 'B'.

C. SUGGESTIONS (Form-C)

The Firms are requested to submit their proposals/views/suggestions that can be considered for the Project formulation, in Form-C. Additional sheets can be used.

4. LETTER OF INTENT

The applicant should submit the Letter of Intent (Section III) attached with the 'EOI' document.

5. DISCLAIMER

The information in this document has been prepared to assist the applicants in preparing the non-binding EOI and it is clarified that

- It does not constitute an invitation to offer or an offer in relation to the transaction.
 - This document does not constitute any contract or agreement of any kind whatsoever.
 - This document does not, and does not purport to contain all the information that interested firms and their advisors would desire or require in reaching decisions as to the transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
 - Neither the information in this document nor any other written or oral information in relation to the transaction is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract.
 - Neither Cochin Port Authority nor their employees or advisors shall be liable to any interested party or any Entity under law including the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise, or be incurred, or suffered, in connection with this document, or any matter that may be deemed to form part of this document, or any other information supplied by or on behalf of Cochin Port Authority or their employees or advisors or otherwise arising in any way from the selection process ahead.
 - It shall not be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither Cochin Port Authority nor any of their respective officers or employees or advisors or agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions here from and the interested parties may undertake their own due diligence. The dimensions/measurements of the proposed site indicated herein are approximate figures only and may vary.
- 6.** After assessing the response to this EOI from the Applicants, further process for defining the tender will be initiated by CoPA.

SECTION-III

LETTER OF INTENT

(To be typed in Firm's Letterhead)

To

The Traffic Manager,
Cochin Port Authority
Willingdon Island
Kochi – 682009

Sir,

Sub: Submission of Expression of Interest for Development of Marine Tourism related activities At Puthuvypeen Beach Area.

Having examined the details given in EOI Notice and EOI document for the above project, I/we hereby submit our Expression of Interest and the relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed forms 'A', 'B' & 'C' and accompanying statements are true and correct.
2. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I/We also authorize Cochin Port Authority or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.
4. I/We submit the following certificates/documents in support of our suitability, technical expertise and capability for successfully developing, establishing and operating Marine Tourism / Beach Tourism / Hospitality / Waterfront Development projects.

(i)..... (Copy enclosed)

(ii)..... (Copy enclosed)

Signature(s) of Applicant(s)

Enclosures

Seal of applicant

Date of submission

FORM – ‘A’

Organizational Structure of Applicant

1	Name & Address of the applicant with Telephone No./ email	
2	a) Year of Establishment b) Date of commencement of operations	
3	Legal status of the applicant (attach copies of original document defining the legal status) a) Proprietorship firm b) Partnership firm c) Limited company or Corporation/ Joint venture/ Consortia d) Others (Please specify)	
4	Names of Directors & other executives involved in this project with designation and contact information.	
5	Applicant's annual turnover in the last three financial years (Rs.)	2024-25: 2023-24: 2022-23:
6	Brief write up about Applicants business during the last three financial years	
7	Any other information considered necessary but not included above	

We have attached:-

1. Brochures, if available, of the Applicant

Signature

Designation

FORM – ‘B’

Details of similar facilities developed / operated by Applicant in the last Seven years

Name	
Role and Responsibility in the project	
Location	
Description	
Time taken to complete the project.	
Time for which the project has been successfully in operation	
Project cost	
Any other information considered necessary but not included above	

Signature

Designation

Note: Please use separate sheet for each Project.

FORM – ‘C’

Suggestions and views of Applicant

Approximate Land area required.	
Approximate timeframe for successfully developing, establishing and operating Marine Tourism / Beach Tourism / Hospitality / Waterfront Development	
Approximate built-up area envisaged for each facility	
Approximate investment (In Crs) with breakup of each facility	
Details of Assistance, if any, required from Cochin Port Authority.	
Suggestions or views (Please attach additional sheet)	

Note:Applicant may enclose sketch/drawing of his proposal as attachment to Form-C. Applicant may add any other detail considered to be important

Signature

Designation