

REPLY TO QUERIES - EXPRESSION OF INTEREST (EOI)- NO.TM/EOI/PTV-BEACH/2026 FOR DEVELOPMENT OF MARINE TOURISM RELATED ACTIVITIES AT PUTHUVYPEEN BEACH AREA

<i>Sl. No.</i>	<i>Subject</i>	<i>Query</i>	<i>CoPA's response</i>				
1.	Infrastructure Development	It is observed that the site currently lacks basic infrastructure such as proper access roads, street lighting, drainage, and organised entry points. Kindly clarify whether the Cochin Port Authority proposes to develop or facilitate such primary infrastructure, or whether the same is expected to be undertaken entirely by the selected developer	Cochin Port Authority (CoPA) shall allot the land on an "as is where is" basis. All land development works, along with the provision of necessary infrastructure and amenities, shall be the sole responsibility of the developer.				
2.	Water Body / Low-Lying Areas	<p>1. A water body / waterlogged stretch is noticed between the road and the beach area.</p> <ul style="list-style-type: none"> • Whether this is a permanent feature (backwater/tidal influence) or a seasonal accumulation • Whether any land development, filling, or reclamation is permissible under CRZ regulations 	The proposed project site measuring 35 acres does not include the waterlogged stretch. Land development within the allotted area shall be permissible, subject to obtaining necessary approvals from the competent statutory authorities.				
3	Land Demarcation & Survey Details	There are no visible boundary markers or demarcation at the site. Kindly provide:	<p>The coordinates of the boundaries of the proposed site are provided below.</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Co ordinates</th> </tr> </thead> <tbody> <tr> <td>South east</td> <td>10.011267, 76.21691</td> </tr> </tbody> </table>	Location	Co ordinates	South east	10.011267, 76.21691
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		<ul style="list-style-type: none"> • Status of detailed land survey • Demarcation of High Tide Line (HTL) • Net developable area after CRZ restrictions 	<table border="1"> <tr> <td>South west</td> <td>10.01102, 76.215681</td> </tr> <tr> <td>North east</td> <td>10.02481, 76.212541</td> </tr> <tr> <td>North west</td> <td>10.02462, 76.211771</td> </tr> </table> <p>The entire site falls within the Coastal Regulation Zone (CRZ), and its utilization shall be in strict compliance with the provisions of the prevailing CRZ regulations.</p>	South west	10.01102, 76.215681	North east	10.02481, 76.212541	North west	10.02462, 76.211771
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4	CRZ Classification & Permissible Activities	<p>Request details regarding:</p> <ul style="list-style-type: none"> • Applicable CRZ category for the site • Permissible types of construction and activities • Height and coverage restrictions, if any 	<p>The site falls under the CRZ-II category, and all construction activities shall comply with the prevailing CRZ regulations. The permissible coverage shall be governed by the provisions of the Kerala Building Rules (KBR).</p>						
5	Utilities & Support Infrastructure	<p>Please clarify availability/provision of:</p> <ul style="list-style-type: none"> • Water supply • Electricity connection • Sewage and waste management systems 	<p>Provision for fresh water supply shall be availed either from Kerala Water Authority or own arrangement by the developer. Electricity connection can be obtained from the CoPA Electricity Division. Provision for Sewage and waste management shall be established by the developer</p>						
6	Site Development Constraints	<p>Any known constraints, such as flooding, soil conditions, or environmental sensitivities, may kindly be shared for proper planning.</p>	<p>No flooding reported as ascertained from the past records. Data Available soil conditions shall be shared.</p>						
7	Phasing & Parceling of Land	<p>As mentioned in the EOI, land may be subdivided into parcels. Kindly indicate:</p> <ul style="list-style-type: none"> • Proposed parcel sizes (indicative) • Whether developers can propose the required land extent based on the concept 	<p>Developers can propose the required land extent based on the concept</p>						

8	Defense / Indian Navy / Coast Guard Clearances	<p>Considering the proximity of the site to port operations and strategic coastal zones, kindly clarify:</p> <ul style="list-style-type: none"> • Whether any No Objection Certificate (NOC) or clearance is required from the Indian Navy, Coast Guard, or the Ministry of Defence • Whether there are any restrictions on building height, lighting, waterfront activities, or tourism operations from a security perspective 	<p>As per the prevailing understanding, no NoC from the Indian Navy, Coast Guard, or the Ministry of Defence is required, and there are no restrictions from a security perspective on building height, lighting, waterfront activities, or tourism operations. However, if any such restrictions are prescribed in future by the security agencies, the Port shall assist the developer in obtaining the necessary NoC from the applicable authorities.</p>
9	How will the 35 acres be given to developers? Can we take a larger or connected area?	<p>To plan a complete project of a small scattered one.</p>	<p>The applicant may intimate the extent of land required for the project as per their planning</p>
10	What is the CRZ Category of the land and key restrictions	<p>It decides what can be built and operated</p>	<p>The site falls under the CRZ-II category, and all construction activities shall comply with the prevailing CRZ regulations.</p>
11	Is the HTL survey already done, or do we need to undertake it?	<p>Impacts timeline, cost and design planning.</p>	<p>You can refer the latest CRZ map published by the Kerala Coastal Zone Management Authority in this regard (https://keralaczma.gov.in)</p>
12	Will Cochin Port support or facilitate obtaining CRZ and other statutory approvals, similar to the assistance provided in projects like Grant Hyatt Kochi Bolgatty	<p>To understand whether the approval process will be streamlined or developer-driven.</p>	<p>Yes. However primary responsibility liaise with the operator.</p>

13	Is Rs.12.76 per acre final, or is it subject to revision considering the regulatory constraints of the zone?	To understand pricing certainty and financial risk.	The prevailing lease rent for the subject area is Rs.12.76 lakhs per acre per annum, as per the notified Scale of Rates (SoR) of the Port. This rate is subject to annual escalation (currently at 2%) and periodical revision, with the next escalation and revision due on 17.11.2026. The allotment of land shall be carried out through a tender-cum-auction process, wherein the reserve price for the tender shall be the applicable lease rent as per the prevailing SoR.
14	When do we have to start paying lease rent-after allotment or after operations?	Critical for cash flow during the development phase.	Lease rent is payable from the date of handing over the premises to the developer. However this will be reviewed based on the offers/ suggestions from the prospective developers.
15	Is there any lock-in period or exit option?	To understand long –term flexibility	There is no lock-in period for the payment of lease rentals. The lease may be terminated by either party by giving a notice period of six months.
16	What infrastructure will the Port provide (road,water, electricity)?	To estimate additional capital investment required.	Cochin Port Authority (CoPA) shall allot the land on an “as is where is” basis. All land development works, along with the provision of necessary infrastructure and amenities, shall be the sole responsibility of the developer.
17	Are there any restrictions due to Port operations, security zones or requirements for Naval/ Coast Guard permissions?	To avoid future operational delays or compliance issues.	As per the prevailing understanding, no NoC from the Indian Navy, Coast Guard, or the Ministry of Defence is required, and there are no restrictions from a security perspective on building height, lighting, waterfront activities, or tourism operations. However, if any such restrictions are

			prescribed in future by the security agencies, the Port shall assist the developer in obtaining the necessary NoC from the applicable authorities.
18.	Can we undertake mixed-use development (resort+café+activities)	To create a holistic tourism destination	Permitted, subject to approvals from the relevant statutory and regulatory authorities.
19	Are events, shows and cultural programs permitted?	To enhance visitor engagement and diversify revenue streams.	Permitted, subject to approvals from the relevant statutory and regulatory authorities.
20.	Can we build compound walls or fencing around our plots?	For security, access control, and operational clarity.	Permitted, subject to approvals from the relevant statutory and regulatory authorities including CRZ compliance.
21.	Are there any restrictions on photography, videography or drone usage	Important for marketing, events, and guest experience.	There are no restrictions on photography and videography. However, the use of drones shall be subject to the applicable regulations and restrictions in force within the area.
22.	Can we install signages, branding elements, and lighting within the project area?	For visibility, positioning, and brand identity.	Yes
23.	Will Cochin Port provide support in approvals, marketing, and infrastructure-particularly in developing or modifying the access road under Port jurisdiction to enable a distinct and dedicated entry to the projects?	To ensure proper access, visibility, and project positioning.	Will be considered

24.	How will you evaluate proposals and determine the final tender structure post-EOI?	Helps align the proposal with selection criteria and expectations.	The intention of inviting this Expression of Interest (EOI) is to ascertain the requirements of prospective developers for taking the project forward. Accordingly, interested parties may submit their requirements, along with any other relevant details or constraints associated with the project so as to frame eligibility/ evaluation criteria to be incorporated in the tender.
25.	Fitment Period in Lease Agreement	We kindly request the inclusion of a fitment period in the lease agreement. As statutory approvals may take up to two years, project execution can commence only after obtaining such approvals. Consequently, revenue generation will be delayed, while lease rent would already be applicable. Hence, a suitable fitment/rent-free period may be considered.	Payment of lease rent shall be applicable from the lease commencement date, as per the prevailing guidelines in this regard. However this will be reviewed based on the offers/ suggestions from the prospective developers.
26.	Submission of JV Agreement	We request clarification on the submission timeline of the Joint Venture (JV) agreement. We propose that the JV agreement may be submitted after receiving the pre-acceptance letter, instead of mandating submission at the tender stage.	As per the approved procedure for leasing of land through tender, all bidders participating in the tender shall furnish the proposed Joint Venture (JV) structure, along with relevant details, at the tendering stage itself. However this will be considered as a special case. Bidders are requested to submit the requirement on JV agreement.
27.	Provision of Floating Edge	We request the Port to provide a floating edge at both the beginning and the end of the project area to facilitate smooth marine operations.	The leased/project area may be enclosed by the developer using appropriate fencing methods to ensure safety and privacy within the premises.