

MORMUGAO PORT AUTHORITY
ENGINEERING (CIVIL) DEPARTMENT
ESTATE SECTION

PRE-BID REPLY

06.06.2023

Sub: **Tender No. CE/02/2023** Leasing of land admeasuring 18000.00 m2 along with existing structure for a period of 30 years for Educational institutions/club/welfare activities etc. by following e-tender cum e- auction basis..-
 The Pre bid meeting was held on 01.03.2023 at 11.00 hrs. in CE's conference hall, Engg (civil) Department, Main A.O. Bldg., Headland.(continuation)

Sl. No.	Query	Reply to query
1.	The Area falls in S1 Zone of Planning Development Authority-please help confirm this	<p>(Reply to Query no.1to 6) The details sought are not available with the Port Authority. The bye-laws/ODP and other statutory requirement may be confirmed by the bidders.</p>
2.	FAR is 100 % for the Area mentioned in the Tender document.- please help confirm this.	
3.	The height restriction in S1 Zone is 15 meters. Hotel, Clubhouse Villas are permissible in the area for night stays – please help confirm this.	
4.	Recently Defence Ministry has notified restrictions on any project falling within 500 mts from their establishments, The naval coastal battery is in close proximity of Sayantara and therefore the permission of Defense may be required as there may be height restrictions.- please help advise/comment on this.	
5.		
6.	The permission of PDA and construction licence of Mormugao Municipality will be required so as to avoid any hassles afterwards-any other comments.	

7.	CRZ Clearance may not be applicable – please help confirm this.	CRZ is applicable. Please confirm from the statutory authorities from Govt. of Goa. All the details sought are not available with the Port Authority. The by-laws/ODP and other statutory requirement may be confirmed by the bidders.
8.	Please clarify whether any rentals or any other charges from MPA will be applicable for any Villas or Structure built by Company- please help clarify	As per Tender conditions.
9.	All approvals for project, town and country planning/ PDA, may take us 1 year plus. We would request gestation period for paying of rent till obtaining all approvals- please confirm	To be paid as per tender conditions. There is no gestation period for paying of rent..

Asst. Estate Manager-I

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