

MORMUGAO PORT AUTHORITY

ENGINEERING (CIVIL) DEPARTMENT

ESTATE SECTION

PRE-BID REPLY

11.01.2024

Sub:	<u>Tender No. CE/58/2023: "Leasing of Childrens' park of area approximately 4300 sq.m. at Headland Sada for a period of 10 years as Tourism Hub and other activities related to tourism like fun games, sky walk etc. by following e-tender cum e-auction process."</u> <u>The Pre bid meeting was held on 10.01.2024 at 11.00 hrs. in CE's conference hall, Engg (civil) Department, Main A.O. Bldg., Headland.</u>	
Sl. No.	Query	Reply to query with necessary clarifications
1.	We are proposing Green Hub Project with a lot of tourist attractions and fun adventure games along with a variety of innovative activities.	Details of Project/Technology to be adopted for treating as Green Hub may be provided.
2.	We require the land on lease for at least 50 years.	The offer may be considered for maximum period of 30 years.
3.	Being a Green Project, we seek Incentives in form of concession in monthly rent etc.	Port will follow Lease cum Auction of the proposed leased area with 2% annual escalation. The request for concession cannot be considered, since Government of India has not issued any such guidelines for providing concession to Green Tourism related projects. Presently Port is following PGLM guidelines 2014 .
4.	The project area is having steep terrain, hence premium commercial rate ought not to be applied.	Proposed area offered on lease is plain/levelled area of existing Children's Park. Party to provide the details of the additional area required for development of Project.
5.	Disclosure/information from MPA regarding all permissions	Depending upon the nature of Project, all related EC, CRZ and

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	for the project required to be obtained from Central, State and Local Authorities; such as local bodies like MPDA and Mormugao Municipality, GCZMA and Indian Navy.	regulatory & statutory clearances, if any applicable, to be obtained by the selected bidder. Port will provide only recommendary letter to the Authorities. Bidder shall also, clarify on the Title of Land, if any, belongs to Private/Govt. of State of Goa, etc. within their zone of development.
6.	On priority we need the survey to be done soon.	Access can be provided to bidder for carrying out Survey in presence of Port officials.
7.	Priority to be given to us at time of lease renewal on expiry of 50-year lease period.	No such provisions are available in Policy Guidelines for Land Management, 2014.
8.	It being an innovative project, we would need more time to plan the additional tourist fun-game activities etc. We would require additional land within 4 months.	The party has to give comprehensive plan of the activities that will be involved and additional land required. Any lease will be decided on Tender cum Auction basis. Port cannot provide guarantee of leasing such additional land to said project.
9.	We need support for expansion of project, hence a request to make provisions for it.	No clarity for incorporating the provision in Tender.
10.	We will require allocation of some staff quarters near the project area for our site office and staff.	May be provided, if available, at the market rate/SoR during construction period only.

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