

MORMUGAO PORT AUTHORITY
ENGINEERING (CIVIL) DEPARTMENT
ESTATE SECTION

PRE-BID REPLY

Sub:	<u>Tender No. CE/66/2024</u> The Pre bid meeting was held on 07.01.2025 at 11.00 hrs. in CE's conference hall, Engg (civil) Department, <u>Main A.O. Bldg., Headland.</u>		
Sl. No.	Tender clause	Query	Reply to query
1.	<p>Introduction Cl.no.1.4 pg. no.4</p> <p>The scope of components of establishing Tank Farms for storage of non-hazardous cargo at the vacant land of plot B of area 27842 sq. m. (approx.) belonging to MoPA at Headland (as shown in Annexure I) for a period of 30 years lease.</p>	<p>The clause is for establishing tank farms for storage of non-hazardous cargo.</p> <p>1. Kindly provide the list of non-hazardous cargo permitted to be stored and handled in the plot.</p> <p>2. Kindly confirm whether hazardous cargo, acids and all class of petroleum and petro-chemical products will be permitted on the said plot subject to receipt of statutory permissions from concerned statutory authorities.</p>	<p>1. The tenderer has to provide details of non-hazardous cargo that will be handled.</p> <p>2. No</p>

<p>2.</p>	<p>Introduction C.No.1.4,pg. no.4</p> <p>The scope of components of establishing Tank Farms for storage of non-hazardous cargo at the vacant land of plot A of area 27842 sq. m. (approx.) belonging to MoPA at Headland (as shown in Annexure I) for a period of 30 years lease.</p>	<p>As per the site visit there are buildings ,trees, temple on the plots tendered by MPA.</p> <p>1. Kindly clarify whether MPA is tendering the plots on as is where is basis.</p> <p>2. Kindly clarify whether MPA will demolish the building, supporting structures and provide vacant plots before the tender. If not, whether the bidder has to bear the cost.</p> <p>3. Kindly provide the permissions from local bodies to demolish the buildings.</p> <p>4. Kindly clarify whether the plot will be in the operational area/Notified area of the Mormugao Port Authority.</p> <p>5. Where will we dump the demolished material?</p>	<p>1.Yes</p> <p>2.Yes</p> <p>3. Not Applicable.</p> <p>4. Port Notified area.</p> <p>5. Not applicable.</p>
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3.	<p>Introduction Cl.No.1.4 pg no.4</p> <p>The cargo throughput of the facility should be handled through MoPA subject to a considered and agreed MGT in terms of tonnage.</p>	<p>Kindly confirm whether MGT is applicable for the proposed plots tendered by MPA. If yes, the tender does not provide the minimum MGT required for the said plots.</p>	<p>Yes. Minimum MGT required shall be 40% of the capacity of the plot.</p>
4.	<p>Introduction Cl.No.1.4 pg no.4, The facility at the site shall start its commercial operations within 18 months of the taking possession.</p>	<p>Bidder would like to mention that various approvals from the port, different statutory bodies/local bodies etc. are required for commencement of work which will take about 06 to 12 months. Hence, we request to consider the 18 months from the date of receipt of all the approvals i.e. MPDA, MMC, PESO and GPCB for commissioning of project.</p>	<p>*A time of 12 months may be considered for obtaining approvals and the land may be handed over after obtaining approval Port may extend the period if necessary. Failure to obtain permissions within the extended period of time shall result in termination of lease and security deposit/advance lease rental will be refunded without any interest. The lessee is not entitled for any compensation on termination for not able to obtain required permission.</p> <p>*The facility at the site shall start its commercial operation within 18 months after handing over the land. The time period that may be considered for obtaining approvals is as mentioned above.</p>

5.	Introduction Cl no.:1.1 pg.no.3	<p>1. It is observed in Sr.No.7 of 1.1 (Introduction) is clarified that berth number 09 and barge berths will be handed over to the PPP operator shortly for redevelopment. Also, it is observed that Sr. No.6 is marked as "8*" however no clarification is marked under.</p> <p>2. Kindly clarify whether the pipelines to be laid will be from the plot to berth no. 08 only.</p> <p>3. Kindly clarify when Berth No.9 will be handed over to a PPP operator for redevelopment which berth will handle Iron ore.</p> <p>4. Kindly clarify whether handling of liquid products at Berth No.8 will be shifted to another berth in the re-development of Berth No.09.</p> <p>Kindly clarify if MPA decides to shift the liquid products from Berth no.8, whether the party has to bear the cost of shifting of pipelines.</p>	<p>1. The details of proposed Development if any of the berths is deleted, necessary corrections will be made.</p> <p>2.Yes</p> <p>3. It is Port prerogative for what the Berth No.9/Barge Jetties to be utilized and has no interlink to proposed Tank Farm.</p> <p>4. Not envisaged.</p>
6.	<p>Introduction Minimum Eligibility Criteria (MEC) Cl 3.2 Sub C3.2.1 The Average Annual Financial Turnover during the last Three (3) years ending 31st</p>	<p>Kindly confirm the last three years required for MEC criteria as in tender document the year ending is 31st March 2023. Since we are in the year 2025 wherein the financial year ending is 31st March 2024, Thus the</p>	<p>Clause No.3.2, Sub-clause 3.2.1 to be followed.</p>

	March 2023 should be at least INR. Rs. 79,76,750/-.Auditors report certified by Chartered Accountant, for the years 2020-21, 2021-22 and 2022-23 including relevant P/L a/c and balance sheet shall be submitted.	corresponding last 3 financial years will be 2021-22-2022-23, 2023-24.	
7.	General Conditions Cl 4.1.4 sub cl (e) pg.no.11 The successful bidder shall deposit a sum equivalent to 24 months of Lease rent as Security deposit by the Authority by “online / RTGS “ transfer to Mormugao Port Authority Bank Account and shall be paid within 30 days from the date of receipt of letter of Acceptance issued by the Authority.	Kindly confirm whether the required security deposit can be submitted in the form of Bank Guarantee.(BG)	Security Deposit over 1crore can be accepted in the form of BG.
8.	General Conditions Cl 4.1.7 pg. no.12	Kindly confirm whether the Board resolution can be submitted for authenticating the authorized signatory for tender documents.	Yes.
9.	General	Kindly clarify, 1. Whether MPA will apply to Mormugao Planning and Development Authority (MPDA) for the change of zone of the plot so that the bidder can establish tank farm for storage of non-hazardous cargo. 2. Kindly clarify whether the MPA will be responsible for the hindrance/delays and	1. As per Clause No.4.1.10 (h), the successful bidder shall obtain all the statutory permissions or clearances from Govt. of Goa or any other statutory Authorities/local bodies. 2. Not applicable.

		<p>cost if any from MPDA in the event there is stoppage of work from MPDA.</p> <p>3. Kindly clarify whether the bidder requires permission from MPDA and MMC before commencement of the work.</p>	<p>3. Clause No.G.1.10 (h) prevails.</p>
10.	General	<p>Request to clarify</p> <p>1. The number of pipes permitted to be laid from plot to the jetty.</p> <p>2. Route of pipelines.</p> <p>3. What are the permission required for laying of P/L. (Detail Required).</p>	<p>1. Subject to feasibility of the site & jetty. No restriction.</p> <p>2. To be decided by the Bidder. Port will provide way leave permissions.</p> <p>3. Bidder has to ascertain the permission Required by carrying over the details study by appointing the Consultant expert in field.</p>
11.	<p>No dues certificate issued by Accounts Department of MPA for the land participating in the tender cum auction process.</p> <p>Bidding Process</p> <p>CI3.5Sub Cl 3.5.1(f)pg.no.:7</p> <p>Certificate by the bidder that there are no outstanding dues payable to the Mormugao Port by the firm or any of its consortium members including the shareholders of the firm/consortium for existing owners of the lands.</p>	<p>Bidder request MPA to accept self-Declaration from Bidder instead of No dues Certificate from the port in the case where the matter is sub-judice in the court.</p>	<p>No Dues Certificate is mandatory as per Tender Clause.</p>

12.	General	Bidder requests for arrangement of pre-bid meeting via video-conferencing along with in person meeting.	Yes
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Sub:	<u>Tender No. CE/66/2024</u> The Pre bid meeting was held on 07.01.2025 at 11:00 hrs. in CE's conference hall, Engg (civil) Department, Main A.O. Bldg., Headland. Queries, received by e-mail.		
Sl. No.	Query	Request/Clarification	Reply to Query
General	Two tenders floated CE/65/2024 and CE/66/2024 independently.	In case bidder bids for both plots & is the higher bidder for one plot then the bidder shall be given option to match the highest price for second plot so that both plots can be awarded to a single bidder.	Each bid is separate & not interlinked.
2.1(4)	To establish tank farms for storage of non-hazardous cargo at Headland.	Both hazardous/non-hazardous cargo to be mentioned.	Not Agreed. Tender Conditions prevail.
3.7(b)	The license period will commence from the date of taking over the land by the successful bidder. The lands will be handed over to the successful bidder only after making payment towards Security Deposit equivalent to 24 months of license rent for the first year and all of which shall be paid within 30 days from the date of receipt of LOA issued by the Authority.	License fees to be made applicable after 36 months of award of land parcel. BG to be taken for security deposit equivalent to 24 months.	Not Agreed.
1.4	The facility at the site shall start its commercial operations within 18 months of the taking possession.	Considering time taken for obtaining various licenses (pre-construction & pre-commissioning post construction), this time frame to be 36 months.	A time of 12 months may be considered for obtaining approvals and the land may be handed over after obtaining approval Port may extend the period if necessary. Failure to obtain permissions within the extended period of time shall result in termination of lease and security deposit/advance lease rental will be

			refunded without any interest. The lessee is not entitled for any compensation on termination for not able to obtain required permission.
4.1.10(i)	The land will be handed over to the successful bidder in the as is where is basis.	Land shall be free of any structures, debris and levelled to extent possible with proper access.	Land free from any obstruction will be handed over.
4.1.10(h)	The successful bidder shall obtain all the statutory permissions or clearances from Government of Goa and any other Statutory Authorities/local bodies required.	MPA to provide clarity of applicability of ODP laid down by Mormugoa Planning & Development Authority.	As per clause No.4.1.10(h), the successful bidder shall obtain all the statutory permission or clearances from Govt. of Goa or any other statutory Authorities/local bodies.
1.0	Dedicated berth for tank farm not indicated.	The proposed tank farm should be linked to dedicated liquid berth.	All types of liquid cargo including Non-Hazardous shall be handled at Berth No.8.
1.0	Berth No.8 is for Liquid Bulk cargo.	The berth is congested and no space for pipe manifolds (B. No. 10 & 11 users also to be shifted to B.8)	Bidder shall appoint the Expert to carry out Techno Feasibility Study.
2.1	Land details.	No land proposed for construction of Booster Station inside port Boundary.	Bidder shall clarify the land, required.
General	Locking period for pipeline shifting.	Since this tender is for 30 years during this period any re-routing of pipeline/modification of structures if required to meet port requirements, cost to be borne by MPA.	Not Agreed. Tender conditions prevail.

General		Land use policy to be approved/notified/approved before the award of the tender.	New Land Use Plan will be approved & notified.
General		Port should provide water supply & power connection for construction of the facility; charges to be paid by the bidder.	Not Agreed.
General		Truck parking facility to be demarcated and should not be part of plot allotted under the tender.	No clarity.
General		MPA to provide connection to their STP & ETP network for tank farm facility.	Use of STP can be considered subject to feasibility and payment of applicable charges.
General		Bidder to have access to solar power generated from the neighbouring MPA Project.	Solar Power generated will be provided to GED Grid.
General		Bidder to provide 6m wide access connecting to the NH17B from the plot.	Necessary access will be provided.
General		Request date for extension of tender-01 month from date of receipt of pre-bid clarifications.	Agreed (One month)

Spencer
2/2/22