

ANNEXURE I

Sub.: Tender No.CE/67/2016, Leasing of vacant plots of different sizes at Bogda for construction of Tank farms/ handling of liquid cargo and any other Port related activities for a period of 30 years on tender cum auction basis – Pre-bid meeting Regd..

Sl. No.	Clause no. of Tender	Description of queries raised	Reply to the query
1	Section - 2 Instructions to Tenderers	Clarification on Auction Process: (a) Oral auction process will start after opening of price bid? (b) Minimum increment in bid for oral auction ?	(a) Please refer at page 5 from point no. 1.3 to 1.7. (b) No minimum increment has been fixed for oral auction.
2		Port to consider acceptance of Bank Guarantee also towards EMD.	Bank Guarantee issued by schedule Bank will be considered.
3	Schedule I, page, 15	Special rate levy of 9% is payable as per SoR – Please provide details of this additional levy of 9%	Special rate levy of 9% is charged as per TAMP order for pension levy. The said 9% will be additional amount to the base rent.
4	Section 3 GCC page 16, point 2	Taxes and Duties – Request Port to provide present scale of Levies for this Port.	At present the prospective bidder needs to pay special rate levy @ 9% of base rent and service tax as applicable.
5	Section 3 GCC, Page 20, point 24	Successful bidder is obliged to take all necessary statutory permissions – request Port to facilitate such permission to the extent possible and shall issue NOC if any for the same.	The successful bidder need to obtain all required permission, however Port will issue NOC's if required.

6	Section 5 List of documents, page 22, point 24	Port wants details of litigation of bidder with Mormugao Port Trust ?	At page no. 22, in List of documents at sr. no. 6 it is clarified that the bidders need to provide details of all litigations in which they are currently involved.
7	Annexure II Lease Deed, page 26 point 6	No subleasing allowed – Port should consider subleasing as per Land Policy Guidelines.	As per new Land Policy Guidelines 2014 “No subletting is permitted for new lease”.
8	Annexure II Lease Deed, page 27 point 11,	No additional structures Please clarify the point.	During currency of lease period, if Lessee intend to construct additional structures either temporary or otherwise need to obtain prior permission from the Port.
9	Annexure II, Lease Deed Page 28, Point 20	Lease property to be handed over, if required by Govt. Port should consider allotment of an alternate land as the investment in Tank farm is very high.	Port may consider to allot alternate land if land is available. As of now no land is available.
10		Please provide CRZ classification of the said plots along with CZMP map.	Port does not have CRZ map. For any clarification regarding CRZ, please contact Goa Coastal Zone Management Authority, Dempo Towers, Patto Plaza, Panjim, Goa.
11		Please provide dimensions of the plot along with co-ordinates – this is required for designing of layout of	The plan showing the plots along with dimensions are enclosed herewith as Annexure – II.

		the tank farm.	However, co-ordinates for subject plots are not shown.
12		Details of the berth which will be allocated for handling of liquid cargo (Draft LOA, Displacement, etc.)	Presently berth no. 8 is a dedicated berth for liquid cargo. The current draft is 13.1 mts. Maximum permissible LOA is 300 mts.
13		Please provide the routing of the jetty pipelines for the said plot and details of way leave.	Port has not finalized the layout /alignment for pipeline to be laid. However, the maximum length of the said pipeline will be passing through Port area. The Port will grant wayleave permission in respect of pipeline passing through Port area. The permission is subject to payment of wayleave charges. The area under wayleave facility will be calculated by multiplying length of the pipeline and diameter of pipeline. The current wayleave charges in Dock area is Rs.541.21 and Rs.433/- at Headland per 10 sq. mt. or part thereof per calendar month. However, sketch showing the existing pipeline of M/s GBL from berth no. 8 to their terminal at Bogda is attached herewith as Annexure

			- III, as a reference only.
14		<p>View the smaller size of 3 plots offered for tender cum bidding and them being located at different locations and not contiguous to each other, we have the following request to make:</p> <p>(a) To suit our level of investments now and in the future so as to enhance revenues to the Port on a continuing basis, kindly consider giving us "Right of first Refusal" for the adjacent lands to the said 3 sites as and when they fall vacant at the rates that you may so arrive at then, as per your guidelines.</p>	<p>As per the Land Policy Guidelines there is no provision for giving First Right of Refusal for a firm who holds an adjacent plot. However, please note that the bid is based on tender cum auction and bidder can orally bid for a higher amount after submission of tender to increase their chances of winning the bid.</p>
		<p>(b) Kindly confirm that site C offered for tender/auction admeasuring approx. 11000 sq. ft. is a single piece of contiguous land with no road passing through the site. It will help us to plan our facilities accordingly in consonance with laid down statutory guidelines especially PESO and EC.</p>	<p>It is clarified that plot no. C admeasuring approx. 11000 sq. mt. is including the existing tar road. The said road is the part of lease land and the successful bidder can realign or dismantle the said road as per their requirement.</p>

15		Requirement of area for Booster station.	The area required for installation of Booster station will be considered at the time of granting wayleave permission.
16		What is MGT required	The MGT quantity is not compulsory.
17		If H1 bidder fails to take over the subject plot within specified time limit whether the said plot would be allotted to the second highest bidder.	It is clarified that if the Highest bidder fails to take over the subject plot in the specified time limit the said tender will be discharged and retendering will be carried out.
18		Whether plot no. B area is including the existing RMC Plant ?	It is clarified that the plot B admeasuring approx. 12000 sq. mts. is including the existing RMC Plant and the open area between RMC plant and the existing road. Further it is clarified that RMC Plant will be dismantled by existing Licensor and vacant plot will be handed over to the successful bidder.

NOTE: The sale and submission of tender documents of Tender No.CE/67/2016 is being extended as follows :-

1. Date and issue of tender document - from 10.08.2016 to 13.09.2016 upto 16.30 hrs.
2. Date of receipt of tender and time :- 14.09.2016 upto 15.00 hrs
3. Date of opening of technical bid and time :- 14.09.2016 at 15.30 hrs.

CHIEF ENGINEER