



कोचिन पत्तन प्राधिकरण
Cochin Port Authority

GENERAL ADMINISTRATION DEPARTMENT

COCHIN-682009, KERALA, INDIA

Tele 0484-2666412, 2582100

**INVITATION OF EXPRESSION OF INTEREST
(EOI)
FOR**

**LEASE OF PORT LAND AT THE SOUTH END
RECLAMATION AREA, WILLINGDON ISLAND**

EOI No: EM/T/341/Eoi_Land Lease/SER Area/2025

May, 2025



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(This notice is issued only to elicit an Expression of Interest from Parties interested in the Project and does not constitute any binding commitment from Cochin Port Authority to proceed with the Project or invite any or all the Parties in the subsequent bidding process.)

SECTION I

GENERAL

Cochin Port Authority, one among the twelve Major Ports of India, is the fastest growing maritime gateway to the peninsular India. This all-weather natural port is strategically located close to the trunk sea routes from Europe to Australia and to Far East. The diversion distance to Cochin from this trunk route is only 76 nautical miles. There is only 11 nautical miles diversion from the Gulf-Singapore sea route to Cochin. In addition, the Port is well connected with Railway & National Highway network, connecting all the major industrial towns. The Cochin International Airport is situated about 40 km away from the Port. Cochin lies beyond the cyclone zone and therefore, the risk of cyclones is negligible.

Cochin Port, India's first e-Port is ISO: 9001-2015 certified, ISPS and MARPOL regulation compliant, and offers round the clock navigation throughout the year.

The existing Port facilities are located mainly on Willindon Island, having an area of about 356 ha (880 acres). In addition to the above, an area of about 203 ha at Vallarpadam & Bolgatty and 308 ha at Puthuvypeen falls under the jurisdiction of Cochin Port. The International Container Transshipment Terminal (ICTT) by M/s India Gateway Terminal Private Ltd, a subsidiary of DP World is operational at Vallarpadam Port Based Special Economic Zone (PBSEZ).

THE PROJECT

Cochin Port possess 62.91 ha (155.45 acres) of land at the southern side of Willingdon Island, termed as South End Reclamation (SER) Area as per the sketch attached. This land area is divided as two plots viz. A17&A18 and A19 as detailed below.

Plot	Area (ha)	Area (acre)
A17&A18	40.53	100.15
A19	22.38	55.30
Total	62.91	155.45

Plot A17 and A18 are physically one plot, situated in the north side of NH-966B. The plot A19 is situated in the south side of the NH-966B. Cochin Port proposes to lease out these lands for a period of 30 years for Commercial/Industrial/Hospitality activities as proposed below.

Plot	Area (ha)	Land Use Plan	
		Plan	Functional Configuration
A17&A18	40.53	Commercial / Industrial / Hospitality activities	General Warehousing / Open Storage / Tank Farms, etc., Shipping Ancillary, Commercial /Office Complexes, Hotels, Convention Centres, Stadiums, Hospitals, Public Space, etc.
A19	22.38	Commercial/ Hospitality activities	Hotels, Convention Centres, Commercial / Office Complexes, Stadiums, Hospitals, Public Space, etc.

The plots will be leased either as single plots or multiple plots based on the inputs received through this EoI invitation and also based on other relevant factors.

Obligations of the Lessee: The land will be leased through competitive e-tenders (tender-cum-auction). If allotted, the following will be applicable to the lessee.

- (i) Pay applicable Security Deposit to the Port for the lease of land.
- (ii) Pay applicable lease rent to the Port for the plot.
- (iii) Obtain applicable clearance for the project from appropriate authorities.
- (iv) Set up the facilities in the land as per requirement of the project.

Qualifying Requirements for submitting EoI: The applicant should be a Registered Proprietorship firm or Partnership Firm or Company or Joint Venture (JV) or Consortium or other Statutory Body registered in India or any association or body of individuals or any institution / body corporate registered in India and capable of holding properties. However, proposals from religious institutions or political institutions or for religious purposes shall not be entertained. There are no financial criteria for submitting EoI for the plots. However allotment of plots will be through e-tender cum auction and there will be financial criteria for the bidders for participation in the tender.

PROPOSAL

Cochin Port proposes to lease the two plots of total area 62.91 ha (155.45 acres) as detailed above for a maximum period of 30 years either as single units or multiple small units. The allotment of land will be through tender cum auction(e-tender), as per the provisions in the Policy Guidelines for Land Management by Major Ports (PGLM, 2015), issued by the Govt. of India. The bidding parameter of the tender will be the 'Annual Lease Rent' of the plot(s) as per the Scale of Rates (SoR) of the Port. Reserve Price of the 'Annual Lease Rent' for each plots per ha per annum / per acre per annum is given below.

S No	Plot No.	Annual lease rent as per SoR of the Port in Rs. per ha per annum w.e.f 17.11.2024 without GST	Annual lease rent as per SoR of the Port Rs. per acre per annum w.e.f 17.11.2024 without GST
1	A-17 & A-18	35,12,366	14,21,435
2	A-19	55,64,767	22,52,030

If multiple bids are received in the tender for a plot, the H-1 bidder will be decided through e-auction. The quoted and accepted lease rent is subject to annual escalation @ 2%. Further, the Scale of Rates (SoR) is subject to revision during every block of 5 years from the base year (base year is 2021). If the annual lease rent quoted by the bidder along with the escalation on approved rate is found less than the annual lease rent as per the SoR upon revision of the SoR, the lessee is bound to pay the lease rent as per SoR with annual escalation prescribed therein.

The successful bidder will have the option for payment of lease rent for the entire period of lease on upfront basis. The upfront lease rent is the Net Present Value (NPV) of the total annual lease rent, finally accepted in the tender-cum-auction, for the lease period. The NPV is computed by cumulatively escalating the lease rent annually at 2%, and discounting annually at the applicable G-Sec rate as issued by the RBI time to time. Accordingly the upfront lease rent of the plot for 30 years will be approximately 16 to 17 times the Annual Lease Rent quoted by the Successful bidder.

The successful bidder shall pay two years' lease rent as Refundable Non-interest bearing Security Deposit'.

Interested firms, meeting the qualifying requirements detailed above are hereby requested to submit their "Expression of Interest" (EoI) for taking plots from Cochin Port Authority at SER Area, Willingdon Island on lease basis for a maximum period of 30 years. The information submitted will be treated as confidential.

EOI TIMELINES

S No	PARTICULARS	DATE
1	Publication of EOI	26.05.2025
2	Bidders' conference (physical meeting at Cochin Port to clarify the queries of prospective bidders, if any)	04.06.2025 at 14.30 hrs
3	Last date and time for submission of EOI	19.06.2025 at 14.30 hrs.

NOTE: This notice is issued only to elicit Expression of Interest (EOI) from the parties interested in the project and does not constitute any binding commitment from the Cochin Port Authority to proceed with the project or invite any or all the parties in the subsequent bidding process.

SECTION II

INFORMATION & INSTRUCTION TO APPLICANTS

1. GENERAL:

1.1 Letter of Interest and forms 'A', 'B' & 'C' seeking information/documents are given in Section-III

1.2 All information called for in the Forms A, B & C shall be furnished against the relevant columns.

1.3 The applicant may furnish any additional information, which is deemed necessary to establish capability to successfully complete the envisaged project.

1.4 The EOI document in the prescribed form duly completed and signed shall be submitted either in hard copy (sealed cover). The sealed cover superscripted "Expression of Interest for lease of port land at the South End Reclamation area, Willingdon Island" shall be delivered to "**The Secretary**, Cochin Port Authority, Willingdon Island, Kochi – 682009" on or before 14.30 hrs on 19.06.2025. Documents submitted in connection with EOI will be the property of Cochin Port Authority.

1.5 For further details, please contact Secretary, Cochin Port Authority, Cochin, India- 682009. Phone-0484 2582100, Email: secretary@cochinport.gov.in or to the following Emails, dycme@cochinport.gov.in, rajeshpillai@cochinport.gov.in.

2. PARTICULARS:

The particulars of the project given in Section-I, are only indicative / subject to change and may be considered only as advance information to assist the applicant.

3. INFORMATION TO BE GIVEN IN THE REQUIRED FORMATS:

Applicant should furnish the following:

A) ORGANISATION INFORMATION (Form-A)

Applicant is required to submit the comprehensive information in respect of his organization in the Form – 'A' attached.

B) SUGGESTIONS (Form-B)

The Firms are requested to submit their proposals/views/suggestions that can be considered for the Projectformulation, in Form-C. Additional sheets can be used.

4. LETTER OF INTENT

The applicant should submit the Letter of Intent (Section III) attached with the 'EOI' document.

5. DISCLAIMER

The information in this document has been prepared to assist the applicants in preparing the non-binding EOI and it is clarified that

- It does not constitute an invitation to offer or an offer in relation to the transaction.
 - This document does not constitute any contract or agreement of any kind whatsoever.
 - This document does not purport to contain all the information that interested firms and their advisors would desire or require in reaching decisions as to the transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
 - Neither the information in this document nor any other written or oral information in relation to the transaction is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract.
 - Neither Cochin Port Authority nor their employees or advisors shall be liable to any interested party or any Entity under law including the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise, or be incurred, or suffered, in connection with this document, or any matter that may be deemed to form part of this document, or any other information supplied by or on behalf of Cochin Port Authority or their employees or advisors or otherwise arising in any way from the selection process ahead.
 - It shall not be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither Cochin Port Authority nor any of their respective officers or employees or advisors or agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions here from.
- 6.** After assessing the response to this EOI from the Applicants, further process for defining the tender will be initiated by CoPA.



SECTION-III
LETTER OF INTENT
(To be typed in Firm's Letter head)

To

The Secretary,
Cochin Port Authority
Willingdon Island
Kochi – 682009
Phone: 0484 – 2582100

Madam,

Sub: Submission of Expression of Interest (EOI) for lease of port land at the South End Reclamation area, Willingdon Island.

Having examined the details given in Eoi Notice and Eoi Document No.EM/T/341/Eoi_Land Lease/SER Area/2025 dated 26.05.2025 for the above project, I/we hereby submit our Expression of Interest and the relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed forms 'A', 'B' & 'C' and accompanying statements are true and correct.
2. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I/We also authorize Cochin Port Authority or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.
4. I/We submit the following certificates/documents in support of our suitability, technical knowhow and capability for successfully completing, setting up of the project and its infrastructure facilities at Cochin Port Authority.

(i)..... (Copy enclosed)

(ii)..... (Copy enclosed)

Signature(s) of Applicant(s)

Enclosures
Seal of applicant
Date of submission

FORM – ‘A’

Organizational Structure of Applicant

1	Details of applicant	Name		
		Address		
		Telephone		
		E-mail id		
		Other details, if any		
2	a) Year of Establishment			
	b) Date of commencement of operations			
3	Legal status of the applicant a) Proprietorship firm b) Partnership firm /LLP c) limited company or Corporation/ Joint venture/ Consortia d) Others (Please specify)			
4	Names of Directors/Key Officials involved in this project with designation and contact information.			
5	Applicant's annual turnover in the last three financial years.	2021-22:		
		2022-23:		
		2023-24:		
6	Brief write up about Applicants business during last three financial years			
7	Any other information considered necessary but not included above			

Signature
Designation

FORM – ‘B’

Note: If required sketch of the required plot(s) can be included.

Suggestions and views of Applicant

1	Approximate Land area required from Plot-A17 & A18 (Also indicate location of the plot preferred, whether road frontage/water frontage/back side of the plot, etc)	
2	Approximate Land area required (from Plot-A19 (Also indicate location of the plot preferred, whether road frontage/water frontage/back side of the plot, etc)	
3	Proposed usage of the plot	
4	Approximate built up area envisaged.	
5	Approximate investment	
6	Suggestions or views (Please attach additional sheet, if required)	

Applicant may add any other detail considered to be important

Signature

Designation