

COCHIN PORT AUTHORITY
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION) COCHIN – 9
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No. EM/T/341/EoI-Land Lease/SER Area/2025

Dated: 11.06.2025

Replies to the queries raised in Bidders' Conference

Replies to the queries raised by the participants during the Bidder's Conference convened on 04.06.2025 in connection with the Expression of Interest (EOI) invited by the CoPA for lease of port land at the South End Reclamation area, Willingdon Island vide the EOI No. EM/T/341/EoI_Land Lease/SER Area/2025 dated 26.05.2025 are given below.

S. No.	Query	Cochin Port's Responses
1	Is there any grace period allowed for the payment of monthly rent	No. Payment of lease rent is applicable from the date of commencement of the lease.
2	Is it possible to remit the two-year annual lease rent on an instalment basis	No.
3	Post-bidding, is it permissible to transfer the lessee rights to another entity? if so, is there any fee applicable for this process as per the prevailing policy guidelines?	Yes, subject to approval of the Board of CoPA, on remitting the applicable transfer fee.
4	Is it permissible to outsource or enter into agreements with reputed international companies for development and operational purposes on the leased land	The bidder 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. The lessee shall not underlet or otherwise sublease the leased premises or the building (s)/structure (s) erected or to be erected thereon or any part thereof, except when the business model is based on subletting, as prescribed by the Policy Guidelines for Land Management by Major Ports (PGLM), 2015, and as approved by the Board of the Port.
5	Is there a provision for extension of the lease beyond the initial 30-year term?	No. However, Right of First Refusal (RoFR) privilege in the tender will be extended to the existing lessee at the time of invitation of tender for renewal of lease, after expiry of the lease period.
6	Could you please provide details regarding the provisions and procedures for obtaining approvals for building plans and other necessary licenses from the Port Authority, Local Bodies, Town Planner, Chief Town Planner, Naval Authorities, and other relevant agencies? Additionally, is there any relaxation or special consideration available in this process, considering the land is under the ownership of Cochin Port Trust?	All plans for the development of leased premises shall be got approved by the Competent Authority of CoPA. The plan should also be got approved by the Local Authority concerned before commencement of any work. The successful bidder shall obtain all statutory clearances as may be required as per law from the concerned department, including Naval Authorities and other relevant agencies before execution / commissioning of the project/activities.

7	What are the applicable Coastal Regulation Zone (CRZ) restrictions for the proposed site	All CRZ regulations are applicable as per rules (Please refer the latest CRZ Map of the area, notified by Kerala Coastal Zone Management Authority in this regard).
8	As per the CRZ Notification, what is the minimum permissible construction distance from the High Tide Line (HTL)?	Please refer the latest CRZ Map of the area, notified by Kerala Coastal Zone Management Authority in this regard
9	Will power supply to the allotted land be provided through the Port grid?	Yes, subject to payment of applicable charges
10	Are there any restrictions on the maximum permissible height of buildings on the proposed land?	Yes. For A17&A18 plot, the approximate permitted height is 9 m at north-west corner and 24 m at the south-east corner. For A19 plot, the approximate permitted height is 30 m at north-west corner and 40 m at the south-east corner. The lessee shall obtain NOC from Naval Authorities in this regard, prior to commencement of the construction.
11	Will the Port Authority assist in addressing or mitigating any potential issues related to trade unions?	It is the responsibility of the lessee to manage the Trade Unions
12	Is a No Objection Certificate (NOC) from the Port Authority available for mortgaging the leasehold property?	Yes, NOC can be granted for mortgage of leasehold land, along with the permissible structures erected by the lessee thereon in favour of reputed financial institutions/scheduled banks, subject to the Port retaining the first charge on them. Mortgage fee is applicable in this regard.
13	Are there any tax exemptions or relaxation of license norms available from the Government or other authorities for land development activities within the Port area?	No
14	Is it permissible to mortgage the leased property within the lease period to obtain financial assistance from banks or other financial institutions, considering the significant investment required for land development	Yes, NOC can be granted for mortgage of leasehold land, along with the permissible structures erected by the lessee thereon in favour of reputed financial institutions/scheduled banks, subject to the Port retaining the first charge on them. Mortgage fee is applicable in this regard.

Encl: As above

**Sd/-
Secretary**