

**Name of work:** Allotment of Port land 'on as is where is basis' for a period of 30 years on upfront / annual payment basis for setting up of ship building and ship repair facility at V.O.Chidambaranar Port Authority.

**NIT No.: EST –08 / 2025 – 26**

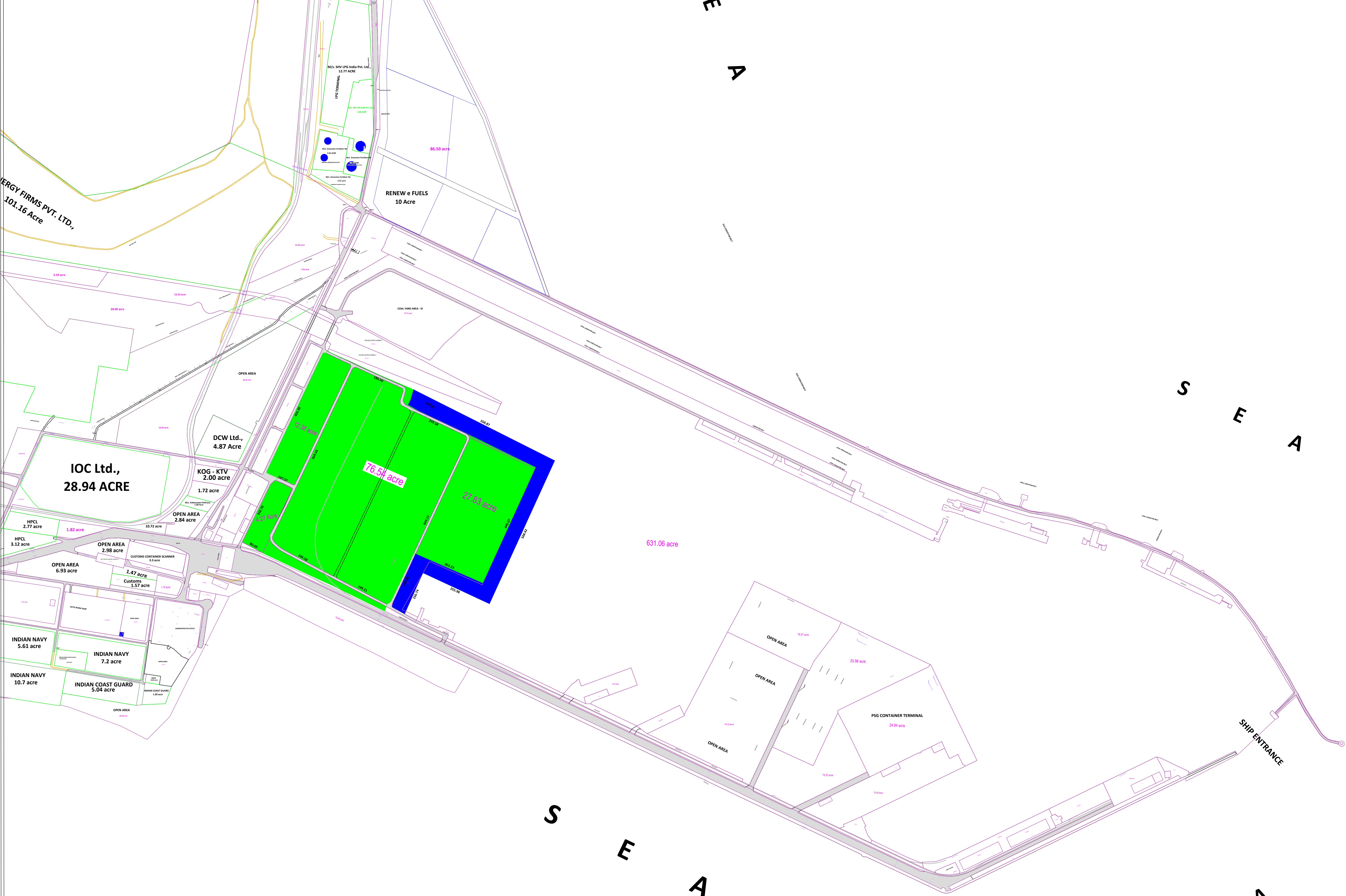
Sl. No	Query raised by the tenderer	Port's Reply
1	Is bidder required to quote for both (Upfront basis and Annual lease rental basis) options or any one option / quote has to be submitted from upfront basis & annual lease rental basis.	The tender is invited on Upfront / Annual Lease payment basis. Bidders shall choose either Annual or Upfront basis as per Annexure-I (Price Schedule) of the tender document.
2	If a bidder quotes under only one option, can they still participate in the E-Auction for the other category.	As per tender provisions,  <u>case 1:</u> if three bidders participate, out of which two bidders quote under upfront mode and one bidder under annual lease rent mode, only the bidders who have quoted under the upfront mode shall be considered for e-auction.  <u>case 2:</u> if three bidders participate, out of which two bidders quote under annual lease rent mode and one bidder under upfront mode, only the bidder who have quoted under the upfront mode shall be considered for evaluation.  Note:  e-auction shall be conducted only among the bidders who have quoted under the upfront mode.
3	Please share the mechanism of E-Auction for upfront rates and annual lease rental rates for land and waterfront area.	The e-Tender process consists of technical bid (Stage-I), Commercial bid (Stage -II) followed by e-Auction if needed. The H1 price quoted in the Commercial Bid shall become the reserve price for e-auction.

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4	What would be the yearly escalation on annual lease rental rates.	In case of Annual Lease basis, lease rent shall be escalated every year @ 2% and revised once in five years, with the next revision due in 1 <sup>st</sup> July 2027.
5	Will the successful bidder have full operational liberty or will approvals/entry-exit procedures be required each time.	Operations shall be subject to Port Rules, ISPS security regulations and statutory approvals.
6	Please provide the dimensions of land and waterfront area, along with the layout and entry/exit provisions.	Attached.
7	Will the area be de-notified from the customs bonded area before handover.	Yes.
8	The tender mentions "as is where is basis," but the land is currently used for coal storage. Please clarify.	The existing stacked cargo will be cleared before handing over of site.
9	Kindly share the Bathymetry chart for the waterfront area and channel.	<ol style="list-style-type: none"> <li>1. In between South Break water and proposed yard existing depth ranges between 2m to 3m.</li> <li>2. In 445m waterfront area, existing depth ranges between 3m to 4m.</li> <li>3. In 551m waterfront area, existing depth ranges between 2.3m to 4.5m.</li> </ol>
10	Please confirm the draft at berth and draft maintained within the enclosed port area.	Maximum permissible draft 14.20m. Indicates that such vessels handled during day light hours and utilise the rising tide atleast 0.65 m
11	It is mentioned that payment for upfront/annual lease rental is to be made within 14 days from issuance of the Pre-Acceptance Letter. Will land possession be provided immediately upon payment. What is the physical handover process and timeline.	Land will be handed over within one month from the date of allotment order.
12	If land allotment is delayed beyond the timeline, how will the company be compensated for delayed handover.	Tender condition prevails.



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13	The tender requires ₹25 lakh via RTGS and balance via Bank Guarantee. We request the Authority to also consider Insurance Surety Bonds In lieu of Bank Guarantee, as per Government of India norms.	Insurance surety bond in respect of EMD shall be considered.
14	For Security Deposit, please confirm the validity period of Performance Guarantee and consider Insurance Surety Bonds as an alternative.	Tender condition prevails.
15	Please clarify if any other additional payments/charges other than upfront/annual lease rental are applicable.	If bidder choose upfront mode, Rs.1/Sqm / Annum shall be paid during the currency of the lease period in addition to the upfront premium. In addition to above, all applicable charges including GST and port dues shall be payable by the lessee.
16	Confirm what all charges would be applicable for port entry / fees or other charges during ship repair or delivery of new builds.	Statutory fee shall be payable as per Port Schedule of Rate subject to revision time to time.
17	Confirm availability of electricity, water and drainage connections.	Provisions w.r.t electricity, water and drainage connection is available.
18	Please clarify the electrical connection capacity and applicable per-unit rates.	Based on the load capacity requirement, electricity connection shall be provided. Tariff shall be fixed as per TNERC.
19	Can the bidder mortgage the land to raise funds through financial institutions/banks, if required.	Mortgage of leasehold rights is permitted only with prior NOC from VOCPA.
20	Can the bidder sub-lease the land in the future, if required.	Sub lease is permitted only with the prior approval of the competent authority. 50% of sub-letting rent shall be paid to VOCPA.
21	Please share the format of Price Schedule – Annexure “I” for the specific plot.	Bidder shall download Price bid from Keonics Website.
22	Should the premium for upfront/annual lease rental be quoted in Rs. or as %.	Premium shall be quoted in Rupees per Sq.m over and above the Reserve Price.

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23	Kindly consider an extension provision beyond 30 years upon completion of the lease period.	Lease period is fixed as 30 years can be considered after 30 years through Tender by giving opportunity for the existing lessee as First Right of Refusal. .
24	With reference to Clause 11.3 "Renewal of Existing/Earlier Leases," please confirm if any existing lessee has the right of first refusal under this tender.	The invited area is under the control of Port. Hence, First Right of Refusal is not applicable





**Legend :**

	Item
	<b>Proposed Land For Shipbuilding Yard - 49 Hec(121.02 Acres)</b>
	<b>Proposed Water Front Area - 7 Hec(17.29 Acres)</b>