



V.O. CHIDAMBARANAR PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT

BID DOCUMENT

Allotment of Port Land with Building Admeasuring 619 Sqm Plus Water front area 100 Sqm
Near CMPRI At Municipal Link Road on Short Term License Basis for a period of 5 years with
2% Annual Escalation

Office of the Executive Engineer,
Estate Management Division,
V.O. Chidambaranar Port Authority,
Administrative Building,
Harbour Estate,
Tuticorin - 628004.
Dist: Tamil Nadu
May, 2023

V.O. CHIDAMBARANAR PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
TUTICORIN - 628004

No.Est/ETMEY-ALT-TENDE-V1-18/SAP.95051/D. 1566

Dated 25.05.2023

Notice inviting e-Tender cum e-Auction No.001/2023-2024

| | |
|---|---|
| Name of work | Allotment of Port Land with Building Admeasuring 619 Sqm Plus Water front area 100 Sqm Near CMPRI At Municipal Link Road on Short Term License Basis for a period of 5 years with 2% Annual Escalation |
| Period of license | 12 months extendable up to 5 years with 2% annual escalation |
| Earnest Money Deposit | As per Schedule - A in the form of RTGS/NEFT payable V.O.Chidambaranar Port Authority, Tuticorin Tamilnadu state, India (Account details given in the NIT note Sl.No:1.8 of Chapter 1 of the Tender Document) |
| Downloading of Tender document from VOCPT website | 29.05.2023 to 12.06.2023 (up to 15.00 Hrs.) |
| Last date & Time of submission of tender online | 12.06.2023 (up to 15:00 Hrs.) |
| Opening of Technical Bid online Date & Time | 13.06.2023 @ 15:30 Hrs. |
| Validity of Tender | 90 days from the date of opening of technical bid |
| Bids to be addressed to | Chief Engineer cum Estate Officer, Civil Engg Department, V.O. Chidambaranar Port Authority, Tuticorin - 628004 |

The e-tender cum e-auction documents can either be downloaded from Port website www.vocport.gov.in and <https://etenders.gov.in/eprocure/app>



Chief Engineer & Estate officer
V.O. Chidambaranar Port Authority

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CHAPTER - 1
V.O. CHIDAMBARANAR PORT AUTHORITY
INSTRUCTION TO TENDERERS

- 1.1. Invitation of Offer:** Offers/ bids in the prescribed forms are hereby invited from the experienced and reputed firms / person for Allotment of Port land with building on short term license basis as detailed in Schedule - “A” in V.O. Chidambaranar Port Authority (VOCPA).

The entire bidding process is divided into two stages (Stage-I and Stage-II) and will be through e-tender cum e-auction as detailed below:

Stage-I: e-tender

Stage-II: e-auction

- 1.2.** Interested parties may submit their Tender online in the prescribed the date and time indicated in the NIT. The exact date and time for e-auction will be intimated later to the technically qualified Tenderers by e-mail. Duly completed e-tender document along with the EMD and other requisite documents should be uploaded in the <https://etenders.gov.in/> not later than the prescribed date and time mentioned in NIT.
- 1.3.** The tender shall be on license basis. The reserve price per month fixed for the building is mentioned on Schedule - A.
- 1.4.** The successful bidder has also to remit the Security Deposit equivalent to four months rentals which will be calculated on pro-rata basis on quoted license fee amount in e-auction.
- 1.5.** Commercial Bid of the technically qualified Bidder will be opened on intimation to the qualified Bidders and the technically qualified Bidders will be allowed to participate in e-auction through <https://etenders.gov.in/portal>.
- 1.6.** The H1 price quoted in the commercial bid will become the reserve price for e-auction.
- 1.7.** The downloading of document shall be carried out strictly as provided on the website. No alternative / addition / deletion of matter shall be permitted. If such action is observed at any stage such proposals are liable for outright rejection.

1.8. Earnest Money:

Steps to be followed to fill the EMD details in CPPP portal

Step 1: If bidder wants to quote for land with building then he/she has to pay the amount mentioned in schedule A. Scan the copy of the EMD amount paid to VOC Port Authority

Step 2: In the CPPP Portal EMD details, bidder has to select the EMD exemption as "YES" and proceed to continue to fill up the paid details.

Step 3:

The screenshot shows the GEP portal interface. The left sidebar contains navigation menus for User Management, Auction Management, and Bid Management. The main content area is titled "BID SUBMISSION" and "My Tenders + EMD Offline Payment". A red box highlights the "EMD Details" section. The form asks, "If, You are exempted from EMD payment, then select the option to 'Yes' and provide the details." Below this, there is a question "Are you exempted from EMD payment:" with radio buttons for "Yes" and "No". A blue callout bubble points to the "Yes" option with the text "Click on Yes If you are quoted". A "Next" button is visible at the bottom right of the form area.

This screenshot shows the same GEP portal interface as the previous one, but with additional annotations. A blue callout bubble points to the "Are you exempted from EMD payment:" question with the text "Type the EMD amount you". Another blue callout bubble points to the "If yes, Provide the exemption type:" section with the text "Select EMD Exemption". Below this, there is a text input field for "Actual EMD amount in ₹ : 1,00,000" and a file upload button. A blue callout bubble points to the upload button with the text "Upload the single PDF document should contain the details of above." The "Next" button is also visible.

Step 4:

Click next button to proceed.

Step 5:

If bidder wants to quote for the schedule -A. He/she has to pay the amount mentioned in schedule A. Scan the copy of the EMD amount paid to VOC Port Authority

Step 6:

In the CPPP Portal EMD details, the bidder who wants to quote for building in schedule A, he/she has to select the EMD exemption as “NO “ and proceed to continue to fill up the paid details.

Step 7:

Enter the details.

Step8:

Click next button to proceed.

EMD will be 10% of one year Reserve Price as mentioned in **Schedule - “A”** to be paid through RTGS only in favour of V.O. Chidambaranar Port Authority.

The Earnest Money Deposit shall be submitted in the form of RTGS / NEFT as follows: Details of Bank Account :

| | |
|----------------------------|--|
| Name & Address of the Bank | Indian Overseas Bank, Harbour Branch, Tuticorin - 628 004. |
| Name of the Branch | Harbour Branch |
| IFSC Code | IOBA0000143 |
| Account No. | 014301000000002 |
| Type of Account | Savings Account |
| Beneficiary's Name | V.O. Chidambaranar Port Authority |

- 1.9. Tenderer intending to participate in the e-tender without EMD as above or deposited in any other form shall not be accepted.
- 1.10. Port shall not be responsible for any technical reason if the bidder is not able to upload the documents / EMD though debited in bidder account but not credited to VOCPA accounts with in the due date of submission.

- 1.11. Only bidder whose EMD amount received in the bank account of VOCPA as per the UTR details uploaded by the bidder shall be considered and other on whatsoever reason if not received and UTR details does not match, such bidder shall be considered as disqualified under cost of EMD criteria.
- 1.12. Tenderers who have pending / dues outstanding as stated in 2.4 of Chapter 2 of the Tender Document to the Port excluding the pending dues due to the matter in sub-joined are not eligible to participate in the e-tender.
- 1.13. Besides, any other addendum, if issued, shall also be uploaded on the VOCPA website www.vocport.gov.in & <https://etenders.gov.in/> and the same shall likewise be part and parcel of the tender document. Hence, prospective tenderers are advised to visit the website accordingly up to the date (or revised date, if any) of submission of tender.
- 1.14. Validity: The offer shall be kept valid for a period of 90 days from the date of opening of the Technical Part of the e-tender. The above validity period is, however, subject to extension, if agreed to by the tenderers in response to any request made by V.O.Chidambaranar Port Authority.
- 1.15. Contacting Officer: Further details / clarification, if any, will be available from the office of “Executive Engineer Estate Division, Civil Engineering Department V.O. Chidambaranar Port Authority, Admin. Building, Tuticorin-4”. (0461-2352304)
- 1.16. Duly completed e-TENDER document along with the EMD and other requisite documents should be uploaded in the <https://etenders.gov.in/> not later than the prescribed date and time as in NIT.
- 1.17. Completeness of Offer: Each offer shall be completed in all respects so far as the contents of both Part - I and Part - II are concerned through online. The tenders which are in any way incomplete will not be considered.
- 1.18. Tenders received after due date and time will be summarily rejected. The Port will not be responsible for the delay in online submission.
- 1.19. Opening of Technical Bid: Technical Bid (Part - I) of the Tenders will be opened in the date and time mentioned in the Notice inviting Tender. The tender will be opened in the Office of Executive Engineer, Estate Management Division, Civil Engineering Department, V.O. Chidambaranar Port Authority, Administrative

office Building, Tuticorin-628004 in presence of the participating tenderers or their authorized representatives.

- 1.20. Technical bid shall be evaluated as per procedures mentioned in the e-tender cum e-auction documents. The decision of the committee on evaluation of the bids shall be final and binding to every Tenderer.
- 1.21. Date of opening of Commercial bid and e-auction will be intimated to the Tenderers who are qualified in Technical bid in due course. After opening of commercial bid, e-auction will be conducted and H1 price in the commercial bid shall become reserve price for e-auction.
- 1.22. Interruption of activities: In the event of any unforeseen circumstances such as holidays, strikes, transport dislocation, force majeure events etc., on the scheduled day of submission of offers / opening of technical part or Commercial part of the tender, such activity shall take place at the same venue and at the same time on the next working day / or any other date notified by the V.O.Chidambaranar Port Authority.
- 1.23. Right of acceptance or rejection: V.O. Chidambaranar Port Authority reserves the right to accept or reject any or all tenders without assigning any reason thereof.
- 1.24. Amendment of Tender Document: At any time prior to the due date for submission of tender, V.O. Chidambaranar Port Authority may, for any reason, whether at its own initiative or in response to queries/clarifications raised by the tenderer(s) during the pre-bid meeting or otherwise, modify the Tender Document by issuance of Addendum in official website of V.O. Chidambaranar Port Authority www.vocport.gov.in & <https://etenders.gov.in/>
- 1.25. In order to afford prospective tenderer (s) reasonable time to take Addendum into account, or for any other reason, V.O. Chidambaranar Port Authority, at its discretion, may extend the submission due date through appropriate notification in the official website www.vocport.gov.in & <https://etenders.gov.in/>.
- 1.26. Conditional offers shall not be accepted.
- 1.27. Tenderers are bound by the V.O.Chidambaranar Port Authority rules and regulation being issued from time to time.
- 1.28. The Reserve price has been mentioned in the Annexure - "A" of the tender document. The Tenderers shall have to bid above to this rate for the building

that they want to bid for. Any bid quoting rates below the reserve price shall be rejected summarily.

- 1.29. Offer Preparation Cost: The tenderer shall be responsible for all the costs associated with the preparation of its offer and its participation in the tender. VOC Port Authority will not be responsible in any manner for such costs, regardless of the conduct or outcome of the tender process.
- 1.30. Schedule of the offered for allotment along with eligible criteria is mentioned in Schedule - “A” to the tender documents.
- 1.31. Confidentiality : Information required by V.O. Chidambaranar Port Authority from the tenderer(s) for the purpose of examination, evaluation etc., will be kept in confidence by V.O. Chidambaranar Port Authority and the Port Authority will not divulge any such information unless it is ordered to do so by any authority that has power under the law to require its release.
- 1.32. Bidders are requested to read the terms & conditions of this tender before submitting their online bids. Bidders who do not comply with the conditions with documentary proof (wherever required) will not qualify for opening of price bid. In this document the terms “bidders”, Tenderers and “vendors” mean the one and same.

**CHIEF ENGINEER
& ESTATE OFFICER
V.O. Chidambaranar Port Authority**

CHAPTER - 2

2. MINIMUM ELIGIBILITY CRITERIA:

- 2.1.** The Tenderer shall have to furnish the Solvency Certificate not older than three months from the date of opening of tenders, for an amount of equivalent to 20% of the total reserve price as per Schedule - “A” for the building in which they want to bid issued by any Nationalized / Scheduled Bank.
- 2.2. Experience:** The Tenderer should furnish the self undertaking / experience in the respective field during last three years ending March, 2023. Supporting Documents for the experience claimed should be produced along with the tender document.
- 2.3. Financial Position :** Average annual audited Financial turnover of the Tenderer during last three financial years (i.e.) , 2019-2020,2020-2021 and 2021-2022 shall be at least 30% of the total Reserve Price as per Schedule - “A”.
- 2.4.** If the tenderer should not have outstanding Lease rent. Such tenderer will not be eligible to participate in the e-Tendering process. If the bidder is having outstanding in lease rent, only after clearing the dues (lease rent) shall be participated in the tender.
- 2.5.** If the bidder is having any litigation against Port/debarred, Such bidder will not be allowed to participate in the tender. If such tenderer submits the e-Tender cum e-auction documents the same will not be considered for evaluation.
- 2.6.** After finalization of the tender, port will issue the pre -acceptance letter to H1 bidder. After remittance of the license fee as per pre-acceptance letter, the allotment order will be issued. If the H1 bidder has not remitted the license fee within the time limit or extended time period if any port will take action against the H1 bidder including debar the firm from participation of future tender.
- 2.7. Documentary Proof:** Tenderer should furnish the documentary proof,

| | | |
|-------------------------|------------------|----------------------------------|
| Land with building area | Water front area | self undertaking / experience |
| 619 Sqm | 100 Sqm | |

Note: The bidders those who are applied for land with building should indicate the purpose for which they have to applied for.

CHAPTER - 3

TENDERING PROCESS

3.1. PROCEDURE FOR SUBMISSION OF ONLINE BIDS IN E-TENDER

3.1.1 Electronic Tenders (Online) are invited on behalf of V.O. CHIDAMBARANAR PORT AUTHORITY (VOCPA) from reputed and experienced firms for the Allotment of Port Land with Building Admeasuring 619 Sqm Plus Water front area 100 Sqm Near CMPRI At Municipal Link Road on Short Term License Basis for a period of 5 years with 2% Annual Escalation. The tender shall remain valid for a period of 90 days from the date fixed for opening of the tender.

3.1.2 Bidders are requested to read the terms & conditions of this tender before submitting their online bids. Bidders who do not comply with the conditions with documentary proof (wherever required) will not qualify for opening of price bid. In this document the terms “bidders”, Tenderers and “vendors” mean the one and same.

3.1.3 Tender Document having all details is available at the URL of the e-Tender Portal <https://etenders.gov.in/> & <https://www.vocport.gov.in>. Interested tenderers are required to enroll in the website <https://etenders.gov.in/> by clicking "Online Bidder Enrollment" option in order to obtain USER ID & Password. The tender documents including the filled Price Bid are required to be submitted only through online in the website <https://etenders.gov.in/>. Tenders in any other manner will be rejected and no correspondence on such matter will be entertained. The intending bidders after obtaining User ID and passwords are required to upload the scanned copies of particulars mentioned in the "Check List - I" of the tender document in order to receive the bidding document. The instructions for submitting e-tender is available in the e-tendering website <https://etenders.gov.in/>

Go to the website: Click on “Bidders Manual Kit”.

3.1.4 Tender Form: The tender documents can be downloaded from VOCPA Website www.vocport.gov.in and through “E-tendering portal: <https://etenders.gov.in/eprocure/app>”

3.1.5 EARNEST MONEY DEPOSIT: While uploading the tender documents, scanned copy of Proof for RTGS / NEFT payment towards EMD as per Schedule - “A” should be uploaded. Earnest Money Deposit shall be paid through NEFT / RTGS only.

The details of the Bank account are as follows:

Details Of Bank Account

| | | |
|---|---------------------------------------|--|
| a | Name & Address of the Bank | Indian Overseas Bank, Harbour Branch, Tuticorin - 628 004. |
| b | Name of the Branch | Harbour Branch |
| c | IFSC Code | IOBA0000143 |
| d | Account No. | 014301000000002 |
| e | Type of Account | Savings Account |
| f | Beneficiary’s Name | V.O. Chidambaranar Port Authority |

3.1.6 IMPORTANT NOTICE TO BIDDERS ON e-TENDERING

GOVERNMENT E-PROCUREMENT SYSTEM has successfully rolled out the e-bid submission Tendering System through its web site <https://etender.gov.in> Tenders of various Departments have been uploaded, their bids submitted and the same have been opened online. Bids for various tenders published in the web site of Government Departments can be submitted online by enrolling with the above mentioned web site.

The bidders can enroll themselves on the website <https://etenders.gov.in> using the option “Online Bidder Enrollment”. This enrollment is free at this point of time. Possession of a Valid Class III Digital Signature Certificate (DSC) in the form of smart card/e-token in the Company’s name is a pre requisite for registration and participating in the bid submission activities through this web site. Digital Signature Certificates can be obtained from the authorized certifying agencies, details of which are available in the website <https://etenders.gov.in> under the link “Information about DSC”.

The web site also has user manuals with detailed guidelines on enrolment and participation in the online bidding process. The user manuals can be downloaded for ready reference. Vendors can also attend the training/familiarization programme on

the e-tendering system conducted periodically by the GOVERNMENT E-PROCUREMENT SYSTEM in association with NIC.

3.2 CONTENTS OF THE BID

3.2.1 Tenders can submitted their tender through online / e-tendering only in the date indicated in the Notice Inviting Tender. The documents should be uploaded in <https://etenders.gov.in/>.

3.2.2 Contents of e- tender :

Scan copy of the following documents shall have to be submitted along with the e-tender. VOCPA may verify the original documents of the scanned documents as submitted in the e-tendering process.

(a) Technical Bid (Part - I) :

The Technical bid shall invariably be submitted along with information / documents as required here under failing which, Technical bid shall be rejected and such tenderer's commercial bid will be opened:

- i. Details of the applicant as per application in Form No.1.
- ii. Bidders details in Form no .2
- iii. Declaration as per Form No.3.
- iv. Scan copy of RTGS payment
- v. **Proof of Financial position of the Tenderer :** Self-attested copy of Audited Balance Sheet and Profit & Loss Account with Audit Report for the last three financial years ending on 31.03.2022. The audit report should bear the office stamp and signature of the auditor(s) concerned. Average annual audited financial turnover of the Tenderer during last three financial years (i.e.) 2019-2020,2020-2021 and 2021-2022 shall be at least 30% of the total Reserve Price as per Schedule - "A".
- vi. The Tenderer must be solvent and shall have to furnish the Solvency Certificate issued by any Nationalized / Scheduled Bank not older than three months from the date of opening of tenders, for an amount of equivalent to 20% of the total reserve price as per Schedule - "A" in the area / cargo in which they want to bid.
- vii. The Tenderer should furnish the details of experience during last three years ending 2022 in the respective field. Supporting Documents for the experience claimed should be attached (experience may be verified).

- viii. Attested true copy of Partnership deed in case the application is submitted by partnership firm, attested true copy of Memorandum of Association and Article of Association / Bye laws in case of the application is submitted by a company / Society / Authority / Autonomous body along with certificate of incorporation.
- ix. Details of pending dues / litigations of bidder with V.O. Chidambaranar Port Authority.
- x. An Undertaking from the Tenderer that no changes have been made in the document.
- xi. Tender acceptance letter as per Annexure - D

b. Commercial Bid (Part - II):

The bidder has to submit the commercial bid online in the prescribed format in Annexure - B”

3.2.3 Submission of the e-Tender: The offers as stated above shall have to be submitted through online upto the date and time indicated in the Notice Inviting Tender. No e-tender received after the aforesaid scheduled time & date shall be considered and no request / communication from the end of any tenderer shall be entertained by V.O.Chidambaranar Port Authority in connection with late submission of bid.

3.2.4 The bid submitted by the tenderers shall have valid digital certificate. Every tenderer shall mention his e- mail address and mobile number in technical bid.

3.2.5 Opening of Technical bids:

During tender opening, the Technical bids (Part-I) will be opened electronically on specified date and time as given in the tender document. Technical bids will be evaluated and the bids which are found to be in accordance with the tender requirement will be shortlisted as eligible bids and the respective bidder shall be known as eligible bidders.

3.2.6 Opening of commercial bids of eligible bids:

Commercial bids (Part - II) of those bidders who fulfill the eligibility criteria and whose bids are found to be technically acceptable in e-tender will be opened electronically at the notified time and date.

3.2.7 Refund of EMD:

The EMD of the unsuccessful Tenderer will be refunded within 15 days after issue of allotment order to the successful Tenderer. Whereas, in the case of successful Tenderer, the EMD amount paid through RTGS/NEFT only will be adjusted towards the Security deposit, Provided that, if the successful tenderer does not comply with the conditions or accepts the letter declaring him as successful Tenderer, VOCPA shall forfeit the EMD and the Tenderer shall lose the right to use the in intended .**EMD will not carry any interest.**

**CHIEF ENGINEER &
ESTATE OFFICER**

CHAPTER - 4
TERMS & CONDITIONS

4.1. General Conditions :

4.1.1 Building to be inspected by Tenderer before bidding:

Building available for licensing as mentioned in Annexure - “A” are on ‘*as is where is basis*’ situated in V.O Chidambaranar Port Authority as shown in the Drawings attached hereto.

The Tenderers may inspect the site at their own cost and it shall be deemed that they have fully acquainted themselves with all the aspects of the building like size, site conditions etc., No claim whatsoever shall be entertained by VOCPA in future for improving condition on account of lack of infrastructure or for any reasons what so ever. V.O. Chidambaranar Port Authority shall not entertain any request / claim from any Tenderer for leveling, redressing, activation, addition, alteration of the building etc.

Land policy Guidelines 2014- Clause No.11.3(c) Renewal of existing/earlier leases: Clarification and amendments existing /earlier leases the port is required to differentiate between those lease-agreements that provide for renewal and those that do not provide for such renewal at the end of the lease period. In cases of renewal of existing leases, without renewal option at the end of the lease- term, the land will be put to tender -cum-auction with the first right of refusal to be extended to the existing lessee. The existing lessee should be allowed to match the H-1 etc...

4.1.2. Details of Status / Constitution of the Tenderer :

The Tenderer shall invariably mention in the tender Documents Status of the Firm, Name and Designation of the Partners / Directors / Share Holders etc., with profit sharing ratio and/or share holding pattern etc., along with certified copy of all relevant documents. Any change made in the above constitution subsequent to submission of the Tender Documents shall disqualify the successful Tenderer.

4.2. Conditions of License & Scope of Work :

Notwithstanding anything contained in the tender document, ‘Policy Guidelines for Land Management by Major Ports 2014’ of Govt. of India and the

addendums there to shall prevail in case of any dispute as to interpretation of any terms of this tender.

4.2.1. Building details: As per Schedule - A.

4.2.2. Security Deposit:

The Port shall keep Security Deposit equivalent to 4 months rental which will be calculated on pro-rata basis on quoted license fee amount at e-auction stage. Security Deposit shall be released only after settlement of all dues including interest and Security Deposit can be adjusted against pending dues including interest.

4.2.3. Reserve price and the Premium:

The Bidder has to offer premium over and above the reserve price. Bidders quoting offer less than the reserve price will not be considered.

4.2.4. Cleanliness & Maintenance: The successful tenderer shall be responsible for keeping the premises clean.

4.2.5. Resolution of Disputes: Except as otherwise provided elsewhere in this Tender Document in the event of any disagreement / dispute between VOCPA and the successful tenderer as to the meaning, effect of the Tender Document -or relating to land / building related disputes shall be referred to the concerned. Head of the Department, VOCPA, Tuticorin for amicable settlement.

(a) In case, the dispute is not resolved, for the purpose of actions & proceedings arising out of this Tender Document, the Courts at Tuticorin shall have the sole Jurisdiction to hear and decide on this matter.

4.2.6. Utilization of building:

The allottee should not sublet the allotted building to another party. If the allottee sublet the building to another party the license will be terminated, and the license fee advance and security deposit will be forfeited. Further, the building shall be utilized for the purpose for which the bidder intended. It should not be utilized for the purpose for which it is allotted.

4.2.7. Expiry of License:

On expiry of license term, the license shall vacate and hand over the building and peaceful possession of the building quietly on the day of expiry of term of license.

However, in the event of license failure to hand over the building and peaceful possession of the building within the stipulated time, it shall be lawful for the Chairman, V.O. Chidambaranar Port Authority or authorized person on his behalf to enter upon the demised premises and take over possession, at the risk and

cost of the allottee of the said building and remove material lying on the building.

All such money and expenses, as may be paid out and incurred by V.O. Chidambaranar Port Authority, while acting for taking over of building peaceful possession of the said building shall be recoverable from the license.

In the case of cancellation of allotment and/or determination of license before expiry of license period and/or completion of terms of license, the license shall not be bound to pay any compensation, damages of whatsoever nature including for loss of business etc.,

It is hereby, expressly declared that exercise of power by the Chairman, V.O. Chidambaranar Port Authority under this clause shall not preclude him from taking any action under any other relevant terms and conditions.

CHAPTER - 5
EVALUATION OF THE BID

5.1. Tests of Responsiveness:

Prior to evaluation of Technical Bid of the tender, V.O. Chidambaranar Port Authority will determine whether each offer is responsive to the requirements of the tender document. A tender shall be considered responsive if the tender: -

- i. Is received through online by the due date (including extended period, if any).
- ii. Is accompanied by requisite Cost of EMD, as stipulated.
- iii. Is accompanied by all the forms and formats dully filled in / executed, as the case may be.
- iv. Contains all the information as requested in the tender document.
- v. Does not show inconsistencies between the offer and the supporting documents.

5.2. For technically qualified, Tenderer has to meet the Eligibility Criteria mentioned in Chapter - 2 above. Only those bidders, who meet the eligibility criteria and having no outstanding dues of license fee will be considered as technically qualified. The latest no dues certificate up to 31.03.2023 shall have to be submitted from the competent authority.

5.3. Commercial Bid of the technically Pre- qualified tenderers will be opened on intimation. The technically Pre- qualified tenderers only allowed to participate in E-auction through NIC CPP portal.

5.4. The tender shall be on license basis. The Reserve Price fixed for the land with building is as per the schedule A. The bidder has to offer a premium over and above the minimum basic Reserve Price fixed.

5.5. The license fee quoted by the 'H1 tenderer' shall be the reserve price for e-auction. Every technically qualified Tenderer has to participate in e-Auction.

5.6. If there is more than one technically qualified tenderer, there will be e- auction on for the respective building.

5.7. After e-auction, who will quote the highest license fee, is the successful bidder.

5.8. In case there is only one technically qualified tenderer, VOCPA will accept license fee quoted in the Commercial Bid of the tender. E-auction will not be conduct.

5.9. Clarifications:

V.O Chidambaranar Port Authority may, at its sole discretion, ask any tenderer to provide required documents / details or may seek clarifications in writing from any tenderer regarding its offer.

**Chief Engineer & Estate officer
V.O. Chidambaranar Port Authority**

(Signature of the Tenderer with seal)

Schedule - "A"

Allotment of Port Land with Building Admeasuring 619 Sqm Plus Water front area 100 Sqm Near CMPRI At Municipal Link Road on Short Term License Basis for a period of 5 years with 2% Annual Escalation.

| Location / Floor | Area (in Sqm) | Reserve Price (one month) | One Year | EMD 10% | Solvency/ 20% | Average Annual Turnover 30% |
|------------------------------------|--------------------------|---------------------------|----------|---------|---------------|-----------------------------|
| | | | In Rs | | | |
| Zone - B area Municipa l Link Road | Land area 619 Sqm | 25,011 | 3,00,132 | 30,013 | 60,026 | 90,040 |
| | Water front area 100 Sqm | 1,011 | 12,132 | 1,213 | 2,426 | 3,640 |

FORM - 1

FORM OF APPLICATION FOR Allotment of Port Land with Building Admeasuring 619 Sqm Plus Water front area 100 Sqm Near CMPRI At Municipal Link Road on Short Term License Basis for a period of 5 years with 2% Annual Escalation.

NOTE : Application form should be filled-in completely in all respects by attaching Annexures, if any. Incomplete forms will not be considered for allotment of Building. The Chairman, V.O. Chidambaranar Port Authority, at his absolute discretion, may reject any application without assigning any reasons. Mere submission of application will not create any right or claim for allotment of building in favour of the Tenderer.

1. PARTICULARS OF THE TENDERER (S):

(A) Name(s) and address of Tenderer(s): _____
(in Block letters) _____

(B) Name of the Firm/Company, Postal:

Address / Registered Office

(C) Present, profession / business/

Industry/occupation of Tenderer:

2. CONSTITUTION OF THE FIRM / COMPANY

State whether it is:

(i) Proprietary, (ii) Partnership, (iii) Private Ltd.

, _____

(iv) Public Limited or (v) Co-operative Society or

(vi) Authority's (vii) Autonomous body or a consortium

NOTE:

1. In case of Partnership firm, names of all partners should be furnished, indicating their shares. Copy of the Partnership Deed should be enclosed. If application is preferred on behalf of existing company, private or public Ltd. company, a copy of Memorandum and Article of Association of the Company

together with Certificate of Incorporation and a copy of Resolution authorizing the Tenderer to apply on behalf of the Company should be enclosed. If the Application is being made in the capacity of a Promoter of proposed Company, it may clearly be so stated. If it is a Society whether it is registered under Co-operative Societies Act or Societies Registration Act may be stated. Details of Registration Number and date may be given.

2. In case the Tenderer is a consortium of firms, information of each member of consortium with copy of the agreement between the consortium members, clarifying the role and the responsibility for every member including pattern of investment and profit sharing arrangement of every consortium members shall be submitted with the tender documents.

(Signature of the Tenderer with seal)

**FORM -2
BIDDER DETAILS**

1. Name of the Organization :
2. Address (In Detail) :
3. Telephone Number :
4. e-Mail Id :
5. Permanent Account Number (PAN) :
6. Bank Name :
7. Bank Branch Address (In Detail) :
8. Bank Branch Code :
9. Bank Account Number :
10. Bank Account Type :
11. Magnetic Ink Character Recognizer (MICR) :
12. Tax Identification Number (TIN) :
13. GST Registration Number :
14. GST Registration Code :
15. CST Registration Number :
16. Employee Provident Fund (EPF)
17. Registration Number :
18. Employee State Insurance Scheme (ESIS) Registration Number :
19. IFSC Code :
20. Brief Description of the project for which the building is proposed to be licensed.

AUTHORISED SIGNATURE
ALONG WITH SEAL

DECLARATION

(On letter head of the Applicant)

FORM - 3

1. I / We declare that I / We have gone through the Terms and Conditions set out for the License for building, Rules and Procedure of allotment and also terms of Lease Deed and hereby undertake to abide by the same. I / We also agree that if in the event of the offer of allotment of any of the land with building applied for being made to me / us and if I / We fail to take over the possession of the said building within two months from date of issue of such an offer, the Earnest Money remitted hereunder will stand forfeited in favour of V.O Chidambaranar Port Authority.
2. I / We also agree that the Earnest Money remitted hereunder will be held by the Port Authority without interest.
3. I / We further state that the particulars given above are true and correct to my / our knowledge and belief and that no material facts have been concealed or withheld.

PLACE: _____

DATE : _____

Signature(s) of Tenderer (s)
with name below in bracket in
capital letters
Status of Tenderer (s) as
individual/ Partner of a Firm or
Director of a Company or
Promoter of Firm or Company
Managing Authorityees with
Seal indicating the position
held by the Tenderer. (Copy of
Power of Attorney / Letter of
Authority enclosed)

To,

The Chief Engineer Cum Estate officer
Civil Engineering Department
V.O. Chidambaranar Port Authority,
Tuticorin - 628 004

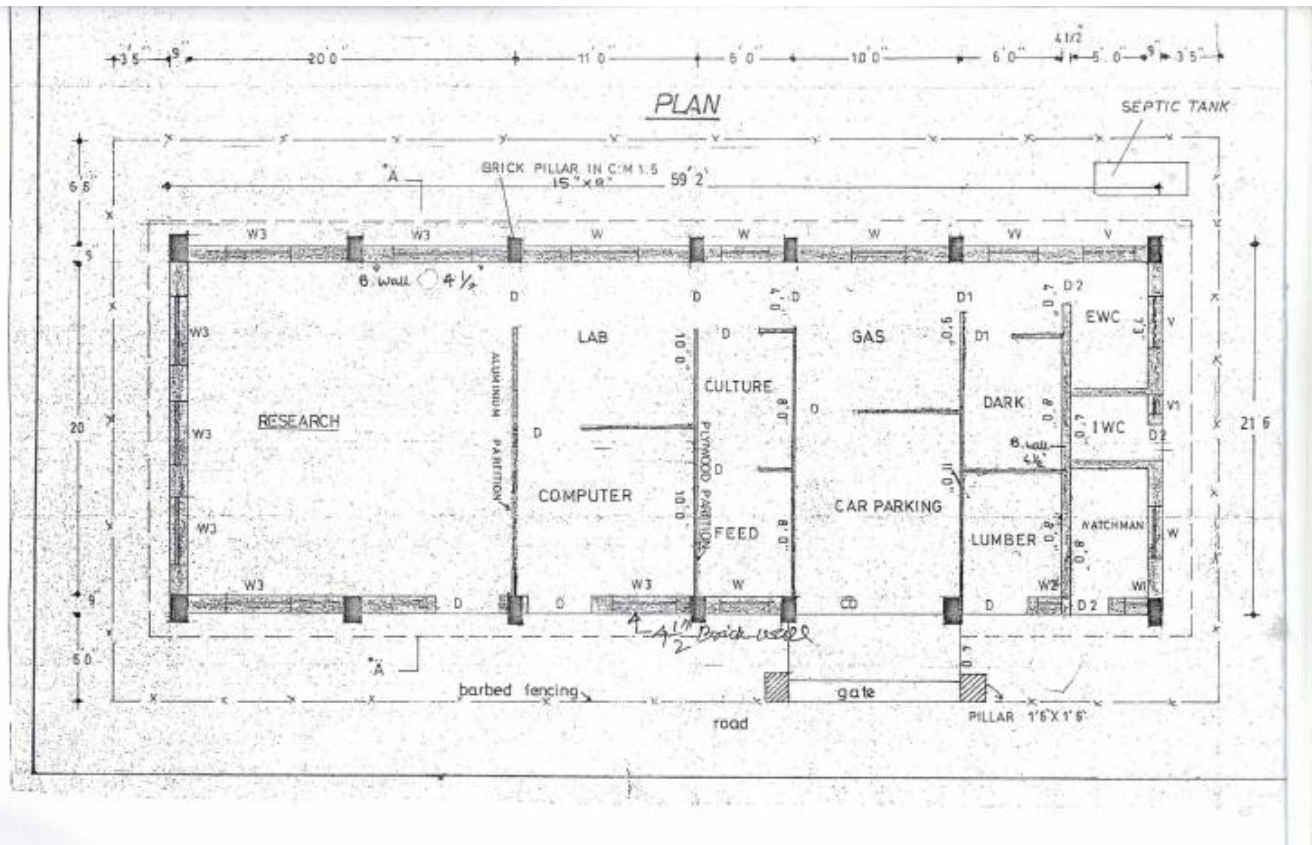
COMMERCIAL - Bid
Annexure - B

Tender Inviting Authority: CHIEF ENGINEER

Name of work: Allotment of Port Land with Building Admeasuring 619 Sqm Plus Water front area 100 Sqm Near CMPRI At Municipal Link Road on Short Term License Basis for a period of 5 years with 2% Annual Escalation.

Documents should be uploaded in the <https://etenders.gov.in/>

Building Drawing



**GUIDELINES 2014
(Clauses 15.1 and 16.1)**

15. Custom bond area:

15.1. Fresh allotment of land:

a) The land inside custom bond area, which is required on an immediate basis, shall be given on license basis only and no lease may be permitted. Wherever feasible, such license shall be issued only by inviting competitive tenders. The guidelines laying down the detailed procedure in this regard shall be framed and approved by the Board of the Port. The license may be granted upto a maximum period of 11 months and shall be at the bid value discovered through the tender-cum-auction, wherever feasible and would be approved by the Board. In cases, where the tender cum- auction is not possible, land can be allocated on license basis at the latest market value which would be the value notified under para-18 (c). However, allotment of land by not resorting to tender-cum- auction methodology should be exercised as an exception.

b) The Port may also allot land inside the Custom bond area for activities vital to Port operations or for those which clearly aid Port activities and sea trade, such as, setting up of duty free shop, communication centers, parking facilities, passenger facilities like shopping centers, cyber cafes, health clubs etc. and security related activities. The tenure of license for such land will be decided by the respective Port Authority Boards and such tenure shall not exceed 5 years. All such proposals should, however, have the necessary statutory and/or administrative approvals. Land is to be allotted through tender-cum-auction methodology through a competitive bidding process over the reserve price of such plots which shall be worked out by the Land Allotment Committee of the Port and approved by the Port Authority Board. Land can also be allotted on nomination basis to CPSUs/SPSUs for activities that are vital to Port operations or which clearly aid port activities at the latest market value which would be the value notified under para-18 (c).

16. Outside Custom bond area:

16.1 License of land:

Normally, land outside custom bond area shall be given on lease basis only. However, in specific cases, for reasons to be recorded in writing, land can be given on license basis only for Port related activities. License of land outside custom bond area will also be governed by the same methodology and conditions as are applicable in case of land inside custom bond area, as spelt out in Para 15 above.

NOTICE INVITING e-TENDER FOR THE WORK

TENDER ACCEPTANCE LETTER
(To be given on Company Letter Head)

To

The Chief Engineer & Estate Officer,
V.O.Chidambaranar Port Authority,
Tuticorin - 4

Sir,

Subject: Acceptance of Terms & Conditions of Tender for
“.....” -Reg.

Tender Reference No: _____

1. I/ We have downloaded / obtained the tender document(s) for the above mentioned Tender/Work from the web site(s) namely: _____ as per your advertisement, given in the above mentioned website(s).

2. I / We hereby certify that I / we have read the entire terms and conditions of the tender documents from Page No. _____ to _____ (including all documents like annexure(s), schedule(s), etc.), which form part of the contract agreement and I / we shall abide hereby and agree the terms / conditions / clauses contained therein.

3. The corrigendum(s) issued from time to time by V.O.Chidambaranar Port Authority for the above subject work has also been taken into consideration, while submitting this acceptance letter.

4. I / We hereby unconditionally accept the tender conditions of above mentioned tender document(s) / corrigendum(s) in its totality / entirety.

5. I / We do hereby declare that our firm has not been blacklisted/ debarred by any Govt. Department/Public sector undertaking.

6. I / We certify that all information furnished by me/ us is true & correct and in the event that the information is found to be incorrect/untrue or found violated, then V.O.Chidambaranar Port Authority shall without giving any notice or reason therefore, summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full earnest money deposit absolutely.

Yours Faithfully,

(Signature of the Bidder, with Official Seal)

Please Note: The bidder shall file this Annexure sheet signed, sealed and uploaded or otherwise the offer will not be considered for evaluation.