

Allotment of 5.5 acres (or 22257.700 sq.mtrs.) land in the Industrial Zone of Haldia Dock Complex, Haldia on lease on "as is where is" basis for setting up of storage, industry, parking area etc. through tender-cum-auction.

TENDER NO. : AD/E/T/Land/TT/5.5 acres/IZ :: **E-Tender No. :** MSTC/HO/HALDIA DOCK COMPLEX/1/HALDIA/18-19/1

Sl. No.	Clarifications sought/queries	Clarifications furnished by HDC, KoPT
1.	<p>The following mentioned service line, structure (permanent/temporary) are existing inside the plot. These need to be shifted outside the plot before allotment of subject land to the prospective bidders:</p> <ol style="list-style-type: none"> One Electrical HT line (probably 11 KV) is passing through the site. One pucca surface drain originated from adjacent Parking area is passing through the site. One gate with approach (to the existing parking area) passing through the site. No. of hutments /temporary structure (approx. 20 nos) are existing inside the plot. 	<p>The WBSEDCL is being requested to realign the HT line by an alternative route. As regards the gate, Haldia Development Authority is being requested to create a separate gate for movement of the vehicles in and out of the adjoining parking area. The surface drain covers a very small portion of the land and may be suitably covered by the lessee. Matter regarding temporary hutments will be taken up with the District Administration at relevant time.</p>
2.	<p>It is submitted that the plot may be utilized for storing Class A/class B Product. It is presumed that HDC, KoPT will not have any objection in storing Class A/ class B product.</p>	<p>Land may be utilized for setting up of storage facilities subject to compliance with the provisions of clause nos. (h) and (i) under item D) Terms & Conditions of lease of Evaluation Criteria at Page no : 19 of the concerned Tender Document.</p>
3.	<p>As understand from the drawing the Pipeline from jetty to the subject plot will pass through HDC and HDA land, cross railway track and NH. While HDC will give ROW of their land, the bidders will have to apply to HDA, Railway and NH for obtaining ROW for their land/track. It is hoped that HDC will help the lessee in getting ROW from these owners.</p>	<p>ROW is to be obtained by the lessee from the concerned authorities. HDC, KoPT will render assistance in the matter.</p>
4.	<p>All Taxes prior to allotment/leasing of subject plot will be cleared by HDC, KoPT.</p>	<p>Clause no. (d) under item D) Terms & Conditions of lease of Evaluation Criteria at Page no : 18 of the concerned Tender Document may be referred to.</p>
5.	<p>Reference : Annex II of the concerned tender document, Purpose of Use> For project related to Parking facility or Industry where there is no export or import involved, is Minimum Guaranteed Traffic relevant ?</p>	<p>Minimum Guaranteed Traffic is applicable for import / export of cargo through HDC. As per provision of the tender, evaluation of the tender will be based on quoted land rental as well as MGT quantity.</p>

6.	Reference: Page 14, (L); (i) of the concerned tender document . It is submitted to check if it is relevant or correct.	The clause shall remain as it is. It is clarified that the tenderer shall have to upload a covering letter addressed Sr. Dy. Manager (Administration), Haldia Dock Complex, Jawahar Tower Complex, P.O. Haldia Township, Dist. Purba Medinipur, Pin. 721607 along with other documents while submitting their offer online for the concerned tender.
7.	Reference : Page 17, (ix) of the concerned tender document> Detailed Project report would require sufficient time as the shape of the land is odd (two pieces of land connected with a narrow passage)	The NIT for the concerned tender has been uploaded on the websites of KoPT and MSTC on 13.04.2018 and the NIT were published in the newspapers on 16.04.2018. Adequate time has been available for submitting bid along with all the required documents after the tender has been uploaded.
8.	Request for extension of date of closing of online e-tender for submission by 4 week.	Request is not acceded to. The date of closing of online e-tender as stipulated in the tender document shall remain unchanged.
9.	Reference: Annex- A of the concerned tender document. It is shown in the sketch plan of the land concern A NARROW PASSAGE connecting two pieces of land, at present the passage is being used by the existing Parking of City Centre.	Please refer clarification furnished against sl. No. 1.
10.	The said land is encroached; will it be free from encumbrances at the time of allotment?	Please refer clarification furnished against sl. No. 1.
11.	Reference: Page 18 of the concerned tender document, D), (e) Utilization of land > Gestation period of 24 months needs to be increased by 12 months.	Not acceded to. Clause shall remain as it is.
12.	Reference: Page 13, (K) Financial Involvements of the concerned tender document >Needs clarity on payment schedule for Upfront Premium & Security Deposit.	The lessee shall have to deposit the Upfront Premium & Security Deposit within the stipulated time period as would be mentioned in the offer of allotment of the land, before taking over possession of the land concerned on observance of required formalities.