

Corrigendum-I

Ref. EOI Notice No.: SMPK/KDS/CIV/T/2523/55 Dt. 03.12.2020

Name of Work :- EOI for setting up of integrated cold chain, value addition and preservation infrastructure / facility

The following Pre-bid queries received & the authorities reply to each query is attached.

SL No.	Bidders Query / Suggestions	SMPK Reply
1	Refer clause no. 4 on eligibility criteria; the area of the land proposed by KOPT is 1.5 Acres. The proposed area of 1.5 Acres will be too less in order to accommodate all the components mentioned in the scope of work. The minimum area required to accommodate all such facilities should be not less than 2- 2.5 Acres.	This is the land that has been identified which was measured approximately 6550 Sqm.
2	The lease period mentioned is 30 years, can it be extendable based on mutual consent.	No.
3	In the EOI, it requires the project feasibility and infrastructure details. In order to provide all these details, it require an exhaustive study and hence request for extension of due date by at least another 30 days.	Please refer Corrigendum/Addendum
4	There is no termination clause mentioned in the EOI within the lease period.	Termination / Exit clause will be provided in Estate Lease Document.
5	The investment will be made by the promoter, please let us know what is the provision of selling or buy back of the assets developed by the promoter.	As per Lease condition of Estate.
6	More elaboration is required in Annexure –II e.g. in point no 1, “Adequate volume of raw materials”, is there any measurable volume which can be considered. The backward and forward linkages are normally required either required directly from farmer or the trader e.g. in APMC but in the current market situation it does not make any viability.	The Bidder/ Applicant may access the requirement based on market survey conducted by themselves.
7	Similarly as mentioned in point no 2 of Annexure –II, regarding the proposal investment in core processing facilities, is there any bench mark or lower limit.	There is no lower limit.
8	More clarity is also required in leveraging of investment in the project and traffic potential to the port per year.	To be assessed by the applicant.
9	Since this is connected to Port, so is the cold storage required to be bonded also?.	May not be Bonded.
10	Whether or not Joint Ventures are allowed to bid.	May be
11	Is there any reserve price fixed for the captioned 1.5 acres of land to be allotted to the successful bidder.	As per current SoR the reserve price of the said land is Rs. 5554.06 per 100 Sqm per month valid up to 06.04.2021. However, SoR is Subjected to upward

		revision after that.
12	Is there any additional provision for lease rentals proposed for the said land or not. If yes, then please specify the amount.	No
13	Apart from providing the land of 1.5 acres near the dock in Brooklyn depot, what else are the benefits will be provided to the successful bidder.	Road connectivity, providing NOC.
14	Are the land free from all encumbrances and how the developer will be facilitated in creating Cold Chain Value addition and preservation infrastructure at the proposed land.	Yes
15	What are the chances of the procurement of some additional land associated with the existing land of 1.5 acres, if needed in future for business expansion.	The land identified will be the only land available.
16	What are the formalities required for a site visit needed in verifying the locational advantages and basic infrastructures prevailing there.	Bidder / Applicant may undertake the site visit by themselves.
17	Whether any other charges are there, apart from the lease rental of the captioned land.	Please refer SMPK reply no.12
18	Minimum net worth of the applicant should be 15 crores (minimum) instead of Rs.10 crores to bring in only serious players for the bidding.	EOI Criteria remains unchanged.
19	Who will be responsible for the road connectivity, supply of water, and power connectivity	The agency (Except Road Connectivity)
20	Under whose scope is the environmental clearance and other statutory clearances such as Consent to Establish, consent to operate, pollution certificate will fall. What would be the role of the port in facilitating such approvals	The agency has to arrange.
21	As per EOI we need to provide details for sourcing of materials supported by agreements and arrangements but unless the project is launched no one will agree to disclose materials and tonnage, so projected turnover will be provided on an estimation basis which shall be our estimation on basis of market study and survey.	Empirical estimation may be given for EOI Evaluation.
22	If we realize after 5 years of operation that the Cold Storage is not working, are we allowed to change the usage of the place and if allowed, would there be any penalty / payment that has to be made to Port Trust ?	No the plot has to be surrendered back as per the Estate lease agreement.
23	During sanctioning from KMC, it takes us approx. 2 years time to get all the Government Clearances and the NOCs. would we get moratorium period where no rent would be charged from Port Trust till the place is ready for use ?	There will be no reduction / rebate on rent payable.

Superintending Engineer (Contract Cell)
For मुख्यअभियंता/ Chief Engineer