



**Eoi: Development of High Revenue Generating Infrastructure Projects at
Kozhikode Beachfront Premium Property Encompassing the Erstwhile
Marine Port Bungalow with Public Private Participation**

**Replies of queries as part of
Eoi Consultation Meeting held on 05-04-2024**

Expressions of Interest (EOI) No: HOKMB-TVM/332/2023-C3 (Devp),
Dated: 05-04-2024

SL No.	Queries	Replies
1	Has KMB conducted pre-feasibility study?	<i>Project specific feasibility assessment has to be conducted by the proponent based on investment, time, project components.</i>
2	What kind of support is to be expected from KMB / GoK ?	<i>KMB will make available the land free of any encumbrances based on the terms & conditions as per the tender conditions. KMB will facilitate the investor for Government Liaising and supporting implementation.</i>
3	Can multiple project proposals be submitted together?	<i>Yes, multiple projects can be conceived in the project site and should be submitted separately.</i>
4	Is it possible to demolish the existing building in the site offered for developing a new structure?	<i>Yes, it is possible to demolish the existing infrastructure if required.</i>
5	With regards to the payables towards KMB, Should it be revenue share or fixed lease or its combination?	<i>It should be a combination, there should be an amount in the form of lease rent for the land. Further specifics will be detailed in the RFP / RFQ stage.</i>

SL No.	Queries	Replies
6	Can the property be mortgaged to secure funding?	<i>No, the property cannot be mortgaged.</i>
7	Will the date of submission be extended?	<i>If required, can be considered.</i>
8	Are both hardcopy/ softcopy mandatory for the submission of EoI?	<i>Yes, both are mandatory.</i>
9	Does the submission of EoI translate to a contract?	<i>No, this is a non-binding EoI & not a tender.</i>
10	What will KMB's revenue be during the construction phase of the project?	<i>Lease rent fixed by KMB will be collected from date of agreement; Revenue share will be collected upon commencement of operations.</i>

SL No.	Queries	Replies
11	Will there be a reduction on the lease rent to be paid during the construction phase?	<i>No, there will not be a reduction on the lease rent during construction phase.</i>
12	Is sub leasing of the project site allowed?	<i>Yes, sub-leasing of the project site will be allowed based on specific conditions based on the PPP agreement.</i>
13	Is there a possibility of constructing high-rise buildings at the project site?	<i>KMB does not want to impose any height restrictions, however building rules and regulations on the land including CRZ regulations, AAI restrictions, Town planning, etc. are applicable.</i>
14	Is there any priority for proponents based on their type of incorporation?	<i>No preference will be provided based on type of incorporation.</i>
15	Has the value of the project site been determined?	<i>It will be ascertained and communicated during the RFQ/RFP stage.</i>

SL No.	Queries	Replies
16	Will there be any interference from KMB in the management aspect of the project?	<i>KMB will not directly involve in the day-to-day operations of the project and will have necessary governance and oversight as required in any PPP projects strictly as per the agreement.</i>
17	What is the timeline of the project?	<i>Based on the EOI response and further evaluation a project conceptual plan will be prepared. Subsequently, RFQ will be floated after the election code of conduct.</i>
18	Is there any target revenue expected by KMB?	<i>No target revenue is fixed at this stage. The revenue projections will be based on type of development proposed. The same will be determined during the bidding process..</i>
19	Are all the buildings on the project site included as a part of the lease?	<i>Yes, all the buildings on the project site are included as a part of the lease. Further conditions will be explained I the RFP.</i>
20	Will any prospective proponent be short listed / rejected based on the EOI document?	<i>No.</i>
21	Can the applicant submit request for modifications / additional benefits / supports to the terms and conditions or project types in the EOI?	<i>Yes, applicants are free to submit the request and KMB may or may not consider them based on suitability, merit and larger interest of public and Government.</i>

S/d: CEO, KMB

SL No.	Queries	Replies
22	Does the presence of a religious building near the proposed location affect the development of land or the process of obtaining licenses from authority?	<i>The religious building is outside the project site boundary. Wherever matters related to such constraints factor in the project, existing laws in the matter shall be implied.</i>
23	What is the permissible Floor Area Ratio (FAR) applicable to the area? Is there possibility to enhance it ?	<i>FAR as per building rules is applicable and further enhancement as per the rules may be considered.</i>
24	Any applicable CRZ restrictions?	<i>Project site is under CRZ – II.</i>
25	In case of natural calamities, or any other events that may impact the development or operation of the project, Will KMB take measures to compensate the affected period?	<i>There will be a force majeure clause in the RFP/ PPP agreement which will highlight the roles & responsibilities of both the parties in the event of a natural calamity / unforeseen circumstance.</i>
26	Are investors who have not participated in the EoI process eligible to participate in the subsequent stages?	<i>Yes</i>
27	Are investors who do not participate in the RFQ stage, eligible to participate in the RFP stage?	<i>In case of a two-stage bidding process (RFQ, RFP) only qualified bidders will be eligible to participate in the RFP stage.</i>

S/d: CEO, KMB