



Kerala Maritime Board

A Statutory Board of Govt. of Kerala

EXPRESSION OF INTEREST

**Kozhikode Multipurpose Transit Yard in North Beach
Adjacent to Signal Station**

Expression of Interest (EOI) No: HOKMB-TVM/1443/2024/C1(Devp)

Issued: 30-10-2024

Last date of submission: 16-12-2024



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Disclaimer

1. The information contained in this EOI or subsequently provided to the prospective Applicants, whether verbally or in documentary or any other form by or on behalf of the Authority or any of its employees or advisors, shall be considered confidential and is not to be reproduced/ adopted/ displayed for any purpose whatsoever.
2. This EOI is not an Agreement and is neither an offer nor invitation by the Authority to the prospective Applicants or any other person. The purpose of this EOI is to provide the interested parties with information that may be useful to them in the formulation of their proposals.
3. This EOI includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require.
4. This EOI may not be appropriate for all persons, and it is not possible for the Authority, its employees, or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI.
5. The assumptions, assessments, statements, and information contained in the EOI, may not be complete, accurate, adequate, or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements, and information contained in this EOI and obtain independent advice from appropriate sources.
6. Information provided in this EOI to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.
7. The Authority, its employees, consultants, representatives and advisors make no representation or warranty and shall have no liability to any person, including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in any way for participation in this EOI Process.
8. The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this EOI.
9. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI.
10. The issue of this EOI does not imply that the Authority is bound to select/shortlist or appoint an Applicant and reserves the right to reject all or any of the Applicants or EOIs without assigning any reason whatsoever.
11. The Applicant shall bear all its costs associated with or relating to the preparation and submission of its EOI including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by Authority, or any other costs incurred in connection with or relating to its EOI. All such costs and expenses will remain with the Applicant and Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation for submission of the EOI, regardless of the conduct or outcome of the EOI process. Laws of the Republic of India are applicable to this EOI.



Definitions

SI No.	Term	Definitions
1.	Applicant	Partnership firm, LLP, Private Entity, Consortium, Lead Member submitting the EOI in accordance with the T&C of this EOI and should be registered in India
2.	KMB	Kerala Maritime Board, represented by its CEO/Chairman
3.	Authority	Kerala Maritime Board, represented by its CEO/ Chairman
4.	CEO	Chief Executive Officer
5.	Consortium	Means the Applicant may be a group of Firms/entities
6.	EOI	Expression of Interest
7.	LLP	Limited Liability Partnership
8.	PPP	Public Private Partnership

Table 1: Definitions of words used in the document.



Notice Inviting Expression of Interest: Data Sheet

1	Organization	Kerala Maritime Board
2	Notice inviting EOI number.	HOKMB-TVM/1443/2024/C1(Devp)
3	Name of the Project	EOI for development and maintenance of Kozhikode multipurpose transit yard in North beach adjacent to signal station
4	EOI published date.	30-10-2024
5	EOI document download start date.	30-10-2024
6	Date of site visit/inspection Name of Contact Person: Mr. Pradeep KC, Port Conservator, Kozhikode Contact Details +91-9495263850	From 18-11-2024 to 06-12-2024
7	Pre-Bid Meeting Details will be intimated through KMBs official website	29-11-2024
8	Due date for receipts of queries through email	02-12-2024
9	Due date of submission of EOI	16-12-2024, 03:00 PM
10	Opening of EOI	16-12-2024, 03:30 PM
11	For downloading the EOI document please visit (Tender section)	www.kmb.kerala.gov.in/
12	Address for communication: Documents to be submitted both in soft copy format clearly stating the Subject line as: 'EOI for development and maintenance of Kozhikode multipurpose transit yard in North beach adjacent to signal station.'	Chief Executive Officer, Kerala Maritime Board, HO TC XXII/1666 (4&5), 1st Floor, Mulamoottil Building, Pipinmoodu, Sasthamangalam, PIN: 695010 Email ID: ceo.kmb@kerala.gov.in Contact: 0471 2910040
13	Address for Submission: Documents to be submitted in soft copy format clearly stating the Subject line as: "EOI for development and maintenance of Kozhikode multipurpose transit yard in North beach adjacent to signal station."	Email ID: kmb.kerala@gmail.com

1. Background

1.1. About Kerala Maritime Board (KMB)

The Kerala Maritime Board, Governmental of Kerala was established in 2017 under the Kerala Maritime Board Act, 2017. This formation resulted from the merging of the Directorate of Ports, Kerala State Maritime Development Corporation Limited, and the Kerala Maritime Society.

1.2. KMB Mission

- To facilitate and regulate the maritime activities in the state by formulation and implementation of progressive policies.
- To ensure environmentally sustainable development of the state's maritime sector and the coastal areas and promote implementation of low carbon technologies in port operations.
- To maximize coastal benefits and strategic advantages of Kerala and transform the non-major Ports into drivers of regional growth.
- To increase the share of Kerala in the maritime trade of India by increasing the cargo throughput of non-major ports.

The KMB is responsible for controlling, managing, and operating the 17 minor ports in Kerala. With the intention of converting the State's maritime sector into a vibrant blue economy, a series of strategic initiatives are being undertaken. Kerala has a geo-strategic location with respect to international logistics. The state is accessible through these 17 minor ports and 1 major port Cochin with International Container Terminal (ICT) and another upcoming one at Vizhinjam, Thiruvananthapuram.

Vizhinjam, Beypore, Kollam, and Azhikkal, all non-major ports under the Kerala Maritime Board, play crucial roles in the region's maritime network. Vizhinjam has hosted over 20 foreign cruise vessels since 2009, bringing in more than 3,350 foreign passengers, while Beypore, with an annual average of 10,000 passengers, serves significant maritime traffic to and from the Lakshadweep Islands. Kollam, a historic port town on the Arabian Coast, handles coastal and ocean-going traffic for various commodities such as rice, coconut, cashew, and minerals. Located near Kannur Town, Azhikkal benefits from a rich hinterland and essential urban infrastructure, making these ports vital to regional connectivity and trade.



Figure 1: Minor Ports under KMB

2. Purpose of Expression of Interest (EOI)

The purpose of this EOI is to gauge interest from competent firms, investors, and companies in developing a multipurpose transit yard with kiosks, promenade, and water sport activities on the beachfront land parcel available with KMB in Kozhikode.

This EOI document provides interested parties with relevant information and invites suggestions and responses regarding:

- 1) Project concept and indicative project components.



- 2) Total proposed capital investment, including own investment.
- 3) Proposed development model (e.g., lease, concession, revenue share, or other PPP models)
- 4) Revenue streams proposed for KMB and the Government.
- 5) Suggestions for ensuring successful private participation-based development.
- 6) Feedback on any anticipated concerns or issues.

Applicants are advised to carefully study this EOI document before submitting their responses. The feedback and suggestions received will be considered while formalizing the action plan for development and in subsequent stages of the process, if applicable.

3. Project Rationale

Kerala's 590-kilometer coastline along the Arabian Sea boasts unique beauty and economic significance. The state's maritime history, spanning thousands of years, has shaped its cultural and economic identity. Recognizing the ports sector's potential, the Government of Kerala has identified it as a thrust area for promoting coastal shipping, cargo transportation, port modernization, industrial activities, and coastal tourism.

KMB aims to revitalize 17 minor ports and assets, generating revenue and jobs in port/logistics/infrastructure/commercial/tourism sectors. To achieve this, KMB is strategically identifying the valuable assets spread across the state, aiming to attract high-revenue-generating projects that benefit KMB, the Government, and the citizens.

The Kozhikode beach attracts a substantial number of visitors, with 6,000 to 10,000 attendees on weekdays and a staggering half a million during the Kerala Literature Festival. Its popularity is further enhanced by the presence of a beachfront Starbucks, a first in Kerala. In 2022, Kozhikode received 10,623 foreign tourists and 12,09,088 domestic tourists, securing fifth and sixth positions in the state, respectively.

KMB's plot, strategically located in this area, offers an attractive investment opportunity for a transit yard development due to the high tourist footfall and lack of adequate parking facilities. The proposed project will include a multipurpose transit yard, water-based activities, and promenade with kiosks. This development will cater to the needs of beachgoers and provide commercial potential. By utilizing the beach's popularity, the project is expected to generate significant returns, making it a viable venture for investors and stakeholders. Additionally, the project will benefit both tourists and residents by reducing congestion, improving traffic flow, and enhancing overall experience.

KMB's objectives for the proposed site are:

1. Generate additional revenue for KMB and the State.
2. Leverage private investment to stimulate economic activity.
3. Create jobs in various sectors.
4. Address key infrastructure needs.
5. Provide a multipurpose transit yard to reduce traffic congestion.
6. Establish rental kiosks and watersport activities to capitalize on high footfall.



4. Project Concept

4.1. Location advantage

- i. Nested along the picturesque Malabar coast, Kozhikode emerges as a vibrant Tier 3 city and the third-largest municipal corporation in the region, contributing significantly to Kerala's Gross State Value Addition (GSVA).
- ii. With a robust Gross District Value Addition (GDVA) of INR 56,567 Crore, 62% of which stems from dynamic tertiary sectors, Kozhikode stands as a beacon of economic prowess.
- iii. Kozhikode is the largest urban area in the state and stands as the world's 4th fastest-growing urban agglomeration according to the Economist Intelligence Unit in 2020.
- iv. India's inaugural 'City of Literature' by UNESCO and a proud member of the UNESCO Creative Cities Network.
- v. Ranked 10th for safety among Indian cities by NCRB, Kozhikode is the safest city in Kerala.
- vi. Acclaimed as the 'City of Sculptures', for preserving and promoting cultural and artistic heritage through intricate sculptures.

Kozhikode is rapidly gaining attention as an investment destination, with its thriving economy, emphasis on innovation, and cultural richness.

4.2. Site Details

KMB is exploring development opportunities for its property; a prime 2-acre beachfront plot adjacent to a signal station, located at the Northern end of Kozhikode Beach, between the old signal station and Vellayil breakwater. The development aims to transform the area into both a multipurpose transit yard and a public space. Strategically located between Lions Park and Gandhi junction, the properties offer exceptional accessibility. The land is distinguished by its proximity to the beach, ensuring heavy foot and vehicular traffic throughout the year.

Capitalizing on its demand and market potential, KMB proposes:

- A parking facility for a range of 150-200 cars and 25-50 two-wheelers.
- A beachfront promenade with shacks and amenities for commuters, offering stunning ocean views.
- Water based activities on the beach.

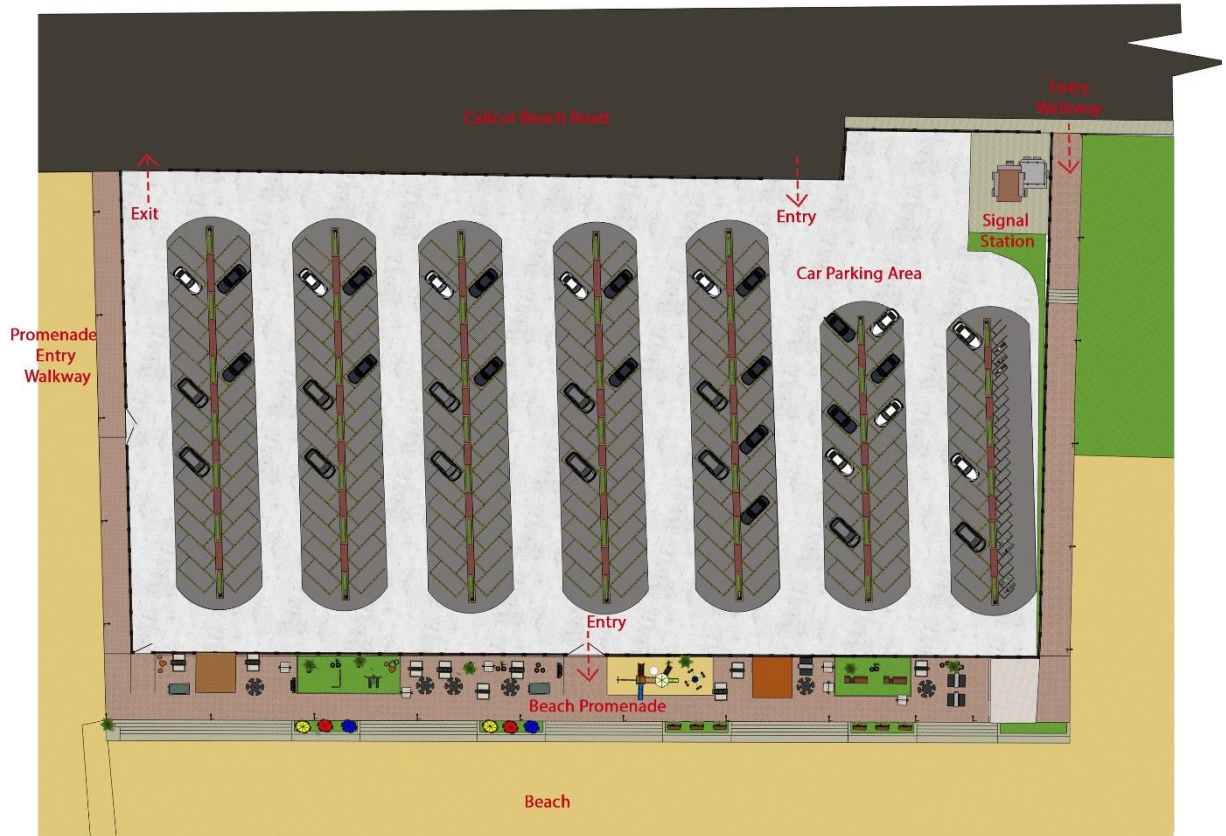


Figure 2: Representative layout of proposed project.



Figure 3: Representative image of the site with kiosks and promenade.



4.3. Site advantage

The proposed site, covering a total area of 2.5 acres is a beachfront property situated on Beach Road, Kozhikode, Kerala. The proposed site falls within Kozhikode district, Ward No: 4, Block No: 4, with TS No: 4-1-1/1A,1B. The coordinates for the site are Latitude: 11.258 and Longitude: 75.78. The site is strategically positioned, being approximately 30 km away from Kozhikode International Airport, 1.5 km from the Kozhikode railway station, 5 km from NH 766, 5 km from SH 29, and 1.5 km from the KSRTC bus stand. The property is bordered by Arabian Sea to the West, Beach Road to the East, Lions Park to the South, and Vellayil Fishing Harbor on the Northern side.

- The site has a direct frontage towards the beach road.
- Conveniently reachable from the city center and other prominent business/commercial hubs.
- The site is strategically positioned at key locations along Kozhikode beach, drawing substantial daily foot falls.

The overview of the site details is shown below:

Sl. No	Parameter	Details
1.	Land Area	2.5 acres
2.	CRZ Zone	CRZ - I-B and CRZ - II
3.	District/Taluk/Village	Kozhikode District & Taluk, Kasaba Village
4.	Sy. No/ Block No.	TS: 4-1-1/1A,1B
5.	Latitude-Longitude of site	Latitude- 11.258 Longitude- 75.78 https://maps.app.goo.gl/5u4Ls2Dvr8XfEJME9
6.	The name & distance (kms) from the land to the nearest: Airport, Railway station and other relevant public transport points	Airport – 28 km Railway station - 2 km National Highway (NH) – 1.5 km State Highway (SH) – 2.5 km
7.	What are the margins to the boundaries of the plot? (Front, rear, side) and which direction does the plot face (North, south, east, west)	North – Vellayil Fishing Harbor South – Lions Park East – Beach Road West – Arabian Sea

Table 2: Site details



4.4. Roles and responsibilities

i. **KMB**

- a. Authority may provide the designated land area as available under KMB in accordance with Government guidelines / conditions based on a transparent bid process in subsequent stages, if any.
- b. The ownership or title of the land shall continue to vest with KMB, Government of Kerala always and only the lease / concession/ rights of the use of the land or the structures built on it shall be transferred by the Authority based on the mode of development / project type / investment / rules and regulation and conditions that will be detailed out during the bidding stage.
- c. Maximum Period shall be based on the type of development, investment etc.
- d. Facilitation and support for coordination with the participating Government agencies, state/ district authorities, and stakeholders.
- e. Any other facilitation required, within the KMB's framework.

ii. **Operator**

- a. Investor/firm shall be responsible for conducting feasibility study, ensuring insurance, safety and compliance to statutory provisions, rules and regulations, and social context.
- b. Investor/firm must create a detailed project plan based on Design, Build, Finance, Operate and Transfer (DBOFT) mode on PPP.
- c. Investor/firm to comply and will be solely responsible to comply and obtain all regulatory / legal clearances, licences, permits, certificates from relevant statutory authorities and all aspects related and incidental to the project development & operation with respect to all applicable state / national rules, regulations, and laws.

5. Submission of EOI

1. The EOI must be signed by a duly authorized person holding power of attorney for limited companies, corporations, or consortia. A certified copy of the power of attorney must accompany the EOI.
2. The EOI should include a brief description of individual members' roles and responsibilities, particularly regarding technical obligations.
3. Consortium applicants must note the following criteria:
 - i. Consortium members must nominate one lead member (the "Lead Member").
 - ii. An individual applicant cannot simultaneously be a member of a consortium applying for the EOI. Additionally, a member of one consortium cannot be a member of another consortium.
4. Applicants are responsible for all costs associated with preparing and submitting EOI documents. The Authority will not be responsible or liable for these costs, regardless of the process's outcome.
5. Applicants should regularly check the website (www.kmb.kerala.gov.in) for amendments, clarifications, etc. No separate advertisements will be made.
6. At the sole discretion of KMB, may or may not choose to invite any or all applicants, as well as other prospective operators/firms, for one-on-one or group meetings if it deems such



meetings necessary. Moreover, the KMB retains the right, at its sole discretion, to request additional information in writing for the purpose of obtaining clarification or further information as deemed necessary.

7. It shall be deemed that by submitting the application, the applicant has made a complete and careful examination of the EOI, and accepted the risk of inadequacy, error or mistake in the information provided in the EOI or furnished on behalf of KMB. KMB shall not be liable for any omission, mistake, or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the EOI or the Process, including any error or mistake therein or in any information or data given by KMB.
8. By submitting an EOI application, the prospective Applicants who shall be deemed to acknowledge that they have carefully read all provisions of this EOI Document including the disclaimer, terms and conditions and annexures hereto, and have fully informed themselves about all existing conditions and limitations.
9. Interested parties with relevant experience in managing similar projects are requested to submit the EOI document with supporting documents, previous assignments, and credentials, along with a covering letter, via email (subject line: "EOI for development and maintenance of Kozhikode multipurpose transit yard in North beach adjacent to signal station") to ceo.kmb@kerala.gov.in and kmb.kerala@gmail.com.

5.1. Required documents.

- a. **Cover letter:** Cover Letter expressing interest to participate in the prescribed format provided in [FORM I](#).
- b. **Details of Applicant:** A brief write up about the firm with basic information like business activity, financial information for the past three financial years, address for communication as in the prescribed format provided in [FORM II](#).
- c. **Experience and expertise credentials:** Applicant to provide details of experience and expertise credentials in respect of projects developed / managed or similar type of assignments with description of project, project components, client, location, activities undertaken, project cost, revenue generated, operational model, other relevant details, and the present condition of the project to be provided along with list of similar jobs undertaken as per [FORM III](#).
- d. **Business Plan:** Business Plan for developing the proposed project with details of project type, project concept, total project cost, proposed model for development & revenue streams proposed for KMB / Government, Business proposal with sections / chapters on operational plan, proposed business model, revenue and cost projections, jobs generated, marketing plan, licenses / approvals (required) etc. and other relevant details to be submitted along with [FORM IV](#).

5.2. Language

The EOI prepared by the Applicant and all correspondence and documents relating to the EOI exchanged by the Applicant and KMB, shall be in English language, provided that any printed literature furnished by the Applicant in another language shall be accompanied by an English translation in which case, for purposes of interpretation of the application, the English translation shall govern. If any supporting documents submitted are in any language other than English, translation of the same in English language is to be duly attested by the Applicant.



5.3. Due Diligence

The Applicant shall be deemed to have conducted a due diligence exercise with respect to all aspects of the EOI before submission.

5.4. Right to Reject

The Authority at its own discretion reserves the right to select, reject any or all EOI received without assigning any reason whatsoever and shall not, in any manner whatsoever, be accountable, liable for any claims of the Interested Parties or any other third party in that regard reject all or any EOI.

5.5. Terms and Conditions

- i. This EOI is not a tender call, and any proposal submitted in response to this EOI does not create a tender process. This EOI is not a pre-qualification / shortlisting process and KMB or any of its designated agencies would be subsequent to this EOI, may take up a transparent and competitive bid process for selection of the private partner / developer(s) for development of the proposed project.
- ii. Nothing in the EOI shall be construed to be a commitment on the part of the authority. The invitation for EOI being neither an agreement nor an offer for award of work and it is not an invitation to tender and reserves the right to annul or modify the process or issue another request for EOI later without assigning any reason whatsoever.
- iii. Information provided by the entities to the authority is strictly confidential. Such information shall not be used or disclosed in any way without the prior written approval of the authority. The proponents shall not make any statement of fact or opinion regarding any aspect of the EOI to the media or any member of the public without the prior written authorization of the CEO, KMB. The receipt by the KMB of any information (including any EOI proposals, ideas, plans, drawings, models, or other materials communicated or exhibited by any applicant, or on its behalf) shall not impose any obligations on the KMB. There is no guarantee by the KMB, its officers, employees, or agents, that the process initiated by the issuance of this EOI will continue, or that this EOI process or any EOI process will result in a contract with the KMB for the completion of the project.
- iv. The project will be open to all prospective applicants to participate at subsequent stage, if any and will not be limited to the respondents of this EOI only.
- v. This clause & the contents herein, is the essence of this EOI process for the proposed Project and shall be interpreted in the intent & spirit as mentioned herein.
- vi. Applicants are encouraged to conduct a site visit at the location prior to submitting their bids.

5.6. Jurisdiction

The district court at Thiruvananthapuram has exclusive jurisdiction to determine any proceeding in relation to the EOI.

Contact Information



Kerala Maritime Board: Expression of Interest

For any queries regarding the process, applicants are requested to contact through the modes given below:

Email: ceo.kmb@kerala.gov.in and kmb.kerala@gmail.com

Phone No: 9544410029



Appendix 1: Forms

Form I: Cover Letter

To,

Chief Executive Officer,
Kerala Maritime Board,
HO TC XXII/1666 (4&5),
1st Floor, Mulamoottil Building,
Pipinmoodu, Sasthamangalam,
PIN: 695010

Sub: Submission of Expression of Interest (EOI) for – Development and maintenance of Kozhikode multipurpose transit yard in North beach adjacent to signal station

Dear Sir,

With reference to your EOI document No: HOKMB-TVM/1443/2024/C1(Devp) dated 30-10-2024, I/we, having examined the EOI Document thoroughly and understood its contents, hereby inform you that I/We am/are willing to submit proposal for the development and maintenance of Kozhikode multipurpose transit yard in North beach adjacent to signal station.

We understand that the purpose of this EOI is to create initial awareness about the project and identify potential Firms interested in the development and maintenance of Kozhikode multipurpose transit yard in North beach adjacent to signal station. Further, the issue of this EOI does not imply that KMB is bound to undergo any contract, and the Authority reserves the right to reject all or any of the submissions hereunder without assigning any reasons whatsoever. It is also hereby clarified that KMB may, at its exclusive discretion, either invite fresh EOI/ bids only from those interested Parties who had submitted their EOIs or from any other perspective Party(ies).

1. We understand that we satisfy the requirements to participate in this EOI as outlined in the EOI document and have prepared our expression of interest for the captioned project as specified in EOI Document.
2. We understand that we have carried out our own investigations and analysis and have checked the accuracy, adequacy, correctness, reliability and obtained independent advice from appropriate sources prior to submission of this EOI.
3. Further, we understand after evaluation of all the proposal received by KMB, the Authority may ask for additional details and is not bound to select / shortlist / appoint an applicant and reserves the right to reject all or any of the applicants for EOIs without assigning any reason whatsoever.

Signature

(Name of the person)
(In the capacity of)

Individual/ Association of owners/ Company Seal
(Name of the Entity)

Duly authorized to submit the EOI to undertake the project, for and on behalf of (Fill in block capitals)



Kerala Maritime Board: Expression of Interest

Witness
Signature _____

Name _____

Address _____



Form II: Details of the Applicant

(Provide copies of supporting documents)

SL.No	Particulars	Details
1	Basic Information	
a)	Name of the Individual /company / firms / Consortium / JV	
b)	Country of incorporation / registration	
c)	Address for communication	
d)	Date of Incorporation	
2	Brief description of Company including details of its main lines of business	
3	Details of individual (s) who will serve as the point of contact/communication within the firm: (a)Name (b) Designation (c) Address (d) Telephone Number (e) E- Mail Address	
4	Particulars of the interested party / Authorized Signatory of the Applicant: (a)Name (b) Designation (c) Address (d) Telephone Number (e) E- Mail Address	
5	Turnover for the past 3 years 1. 2021-2022 2. 2022-2023 3. 2023-2024	



Kerala Maritime Board: Expression of Interest

6	Net worth for the last 3 years 1. 2021-2022 2. 2022-2023 3. 2023-2024	
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Form III: Experience of the Applicant

(Provide details of ongoing / completed projects/operations carried out by the firm in relevant areas)

Attach details, for each project, regarding description of project, project components, client, location, activities undertaken, project cost, revenue generated, operational model, other relevant details, and the present status of the project.

Sl. No	From (mm-yyyy)	To (mm-yyyy)	Project Details
1			
2			
3			
4			
5			



Form IV: Business Plan

(Provide the detailed business proposal along with Form IV)

Details		Description
Project Name		
Project type (tourism/ infrastructure/ commercial/ marine /port led industries)		
Project Concept		
Total Project Cost (Lakh INR)	<ol style="list-style-type: none">1. Own Investment2. Debt3. Others (Please specify)4. Total	
Proposed model for development & Revenue Streams for KMB / Government (PPP/land-lease/revenue-sharing/lease-revenue-sharing/O&M Contract/ Concession/ BoT or other investment modes)		
I have attached the detailed Business Proposal: The business proposal should include sections/ chapters covering, operational plan, business model, revenue & cost projections, jobs generated, marketing plan, licenses/approvals (required) etc.		[YES / NO]
Other Relevant Details if any		
Suggestions for making the Private Participation based development a success along with feedback on any other concerns/ issues if any are being anticipated.		



Appendix 2: Site Sketch

Proposed Site for Car parking area at Gandhiroad Junction, Calicut

