



Kerala Maritime Board

PPP Development of New-Age Infotainment and Leisure Hub at Kollam

EOI Consultation Meeting

13-01-2025

ABOUT KMB

Kerala Maritime Board

KMB's Vision : To develop Kerala into a smart, sustainable, & prosperous **blue economy**

- Statutory entity of GoK, KMB Act 2017.
- Control, manage, and operate 17 non-major ports.
- **Major activities**
 - Port infrastructure (construction of wharf, dredging, procurement and management of other equipment)
 - Facilitation of coastal shipping & crew changes
 - Registration & survey of inland vessels (IV Act)



Blue Economy Development with Private Participation

Development of assets across the state with significant revenue-generating potential.

Ports &
Shipping
Infrastructure

Logistics &
Connectivity

Cruise &
Vessels

Fisheries &
Marine
Assets

Tourism,
Leisure &
Recreation

Education &
Skilling

Shoreline &
Waterfront
assets

Need for Asset Utilization

Port assets, including land, having huge potential under KMB is under utilized. Substantial funds are required to maintain assets in their current state.

Need for Private Participation and Modes

- Combining strengths of both public and private sector.
- Government possess land assets at strategic locations
- Private sector can infuse capital and operational efficiency
- Public sector partner can create the enabling environment.
- **PPP models including Lease, BOT, DBOT etc.**

Benefits



Job creation



Conservation & Utilization
of assets



Tax & Revenue generation
for GoK & KMB.



Stimulating economic
growth

PROJECT SITE ASSESSMENT

Site Overview



Land Area
1.7792 Acre

Site Details

National Waterway 3 connecting through Ashtamudi Lake is at proximity of the site.

Location: Asramam, Kollam

Nearest Public Transport Points



70 KM



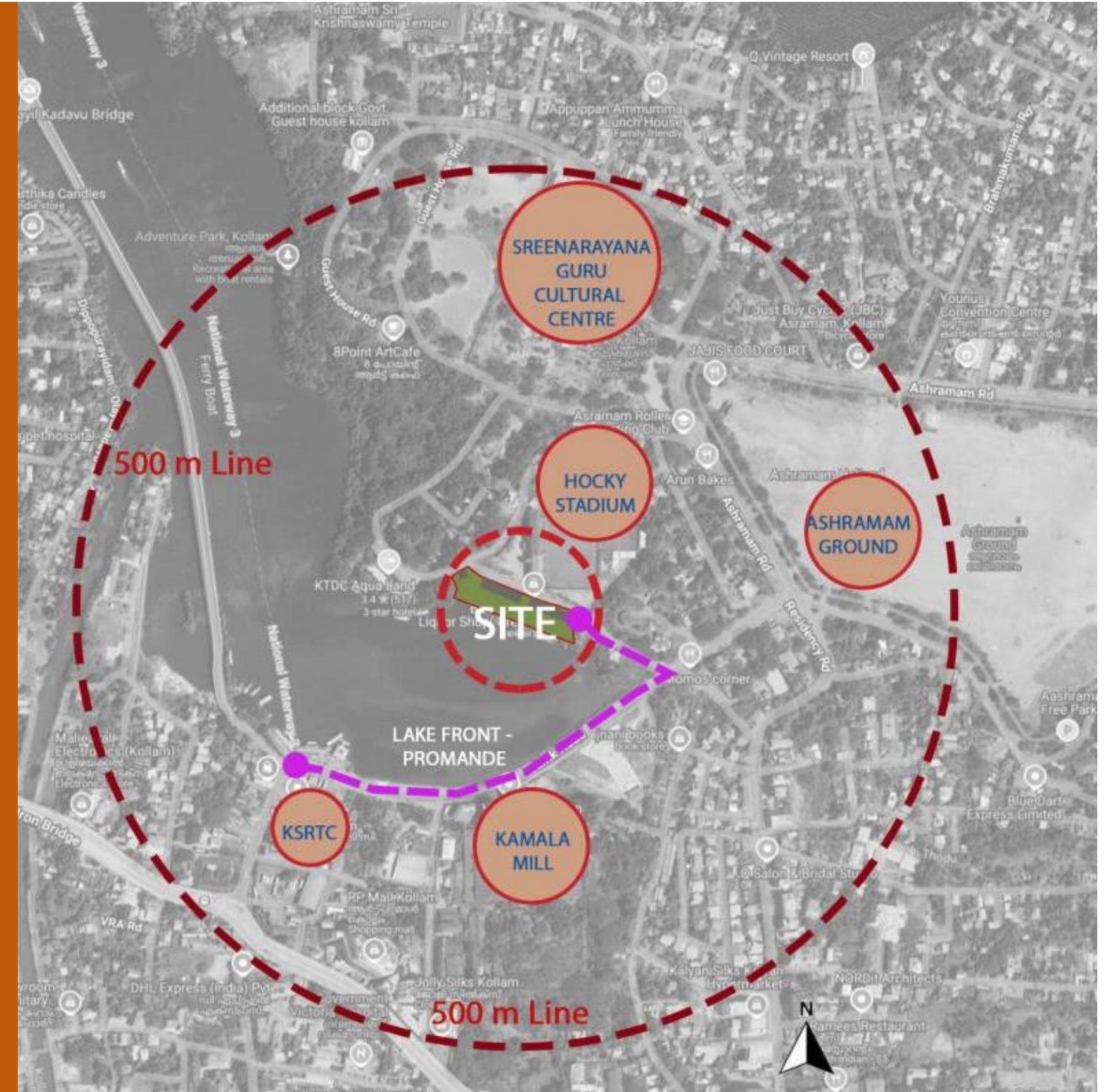
2 KM



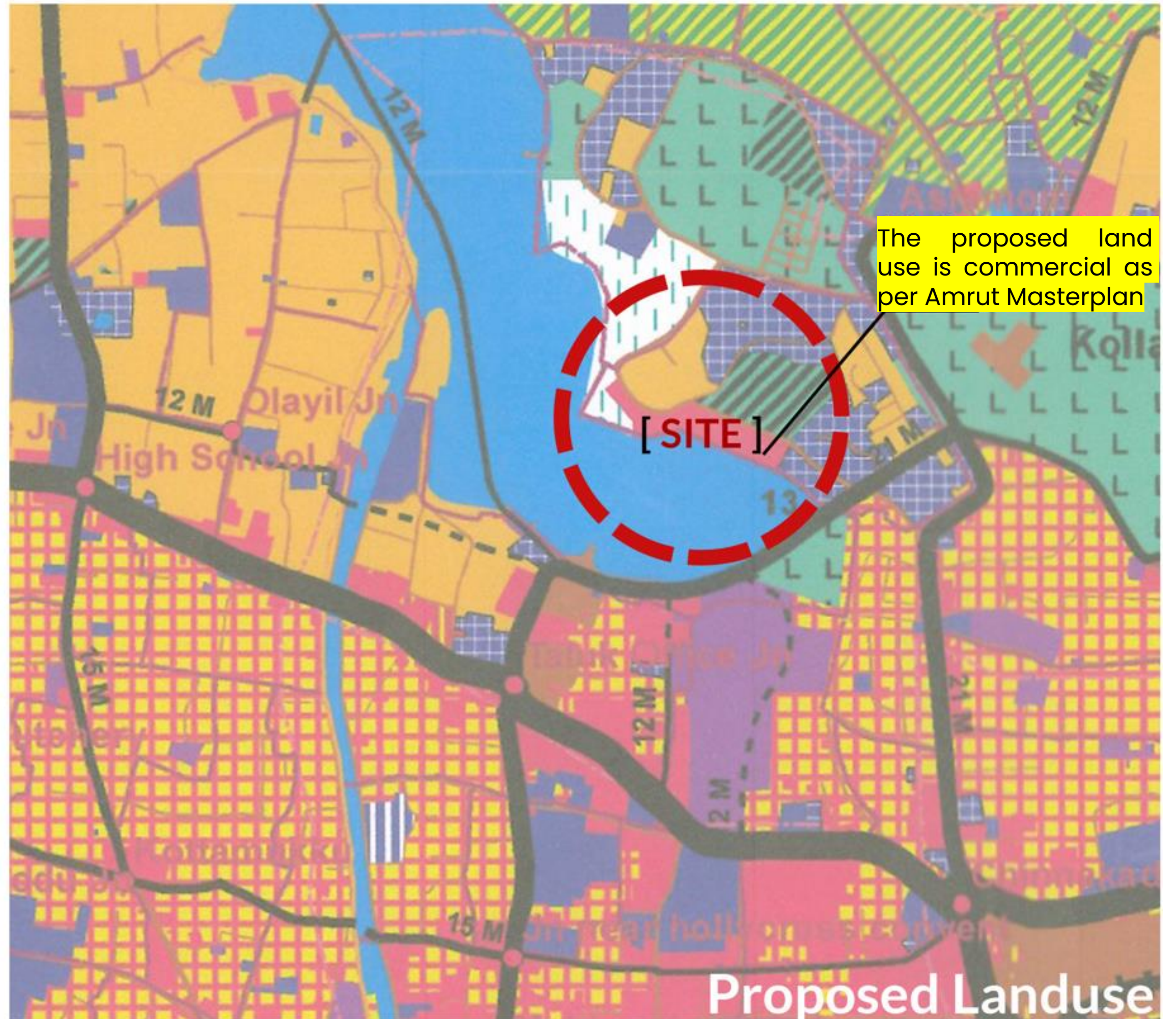
1 KM



NH- 1.5 KM
SH - 1.5 KM



Land Use Map



Site Advantage

Proximity to tourism attractions

Existing building with 146 m² plinth area

Both road and waterway access

Dredger as floating restaurant



Nearby Attractions of the Site



Jatayu Earth's Center



Munroe Island

Nearby Attractions of the Site



Ashtamudi Lake



Kollam Beach

Nearby Attractions of the Site



Adventure Park

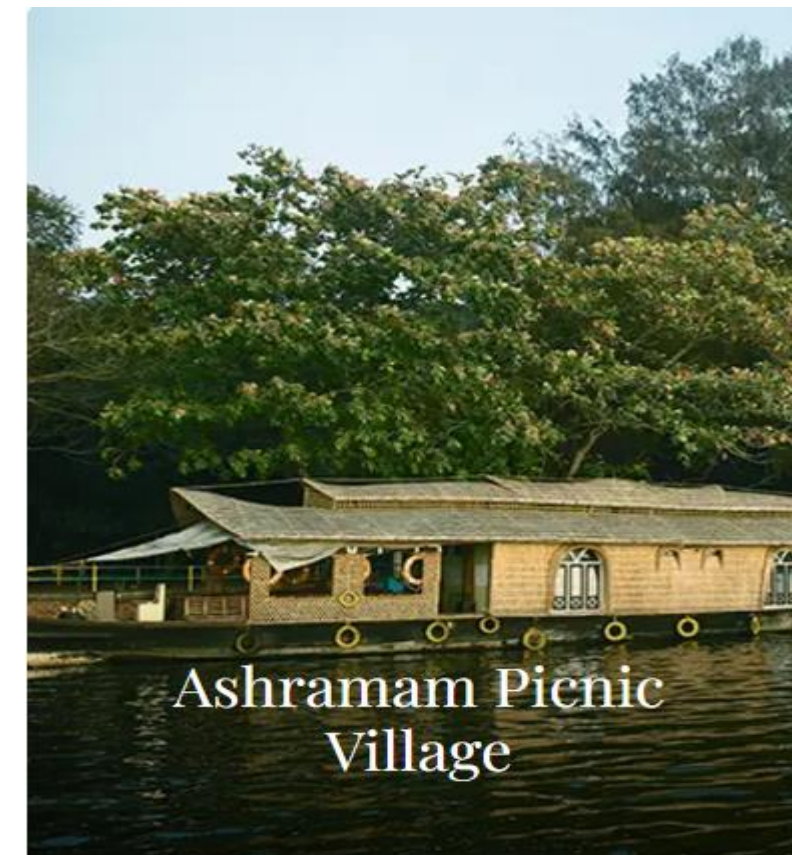
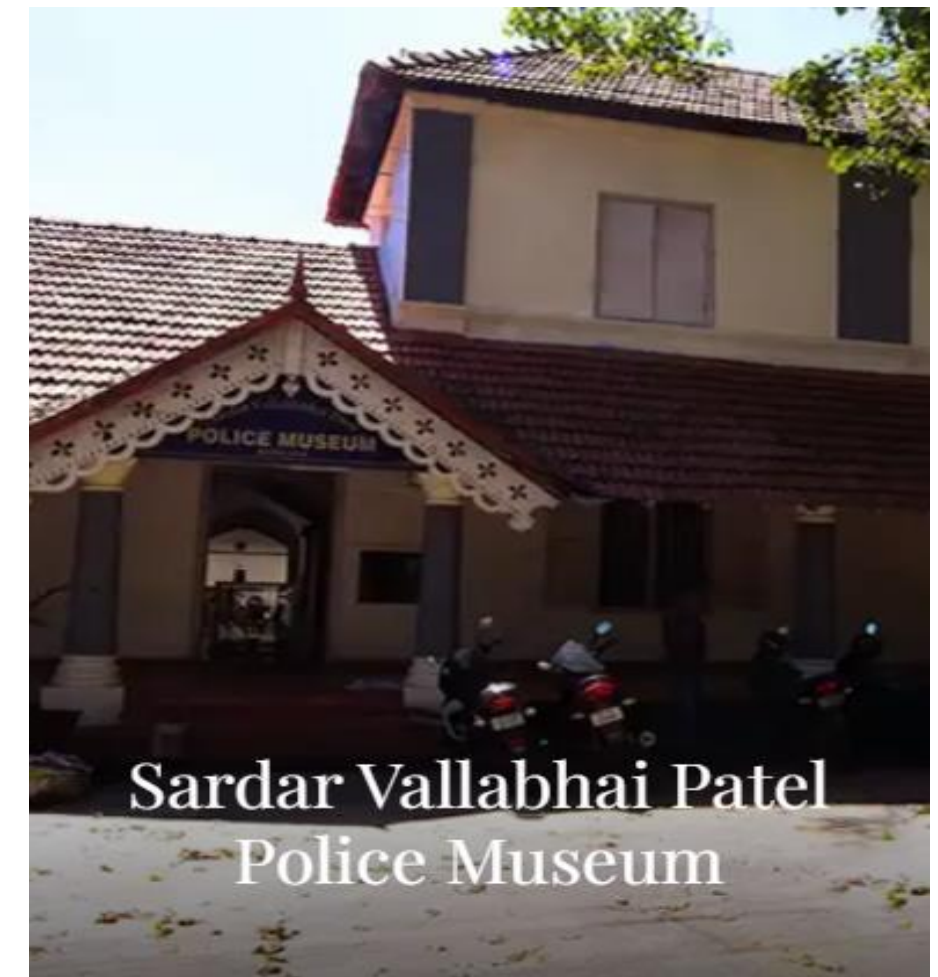
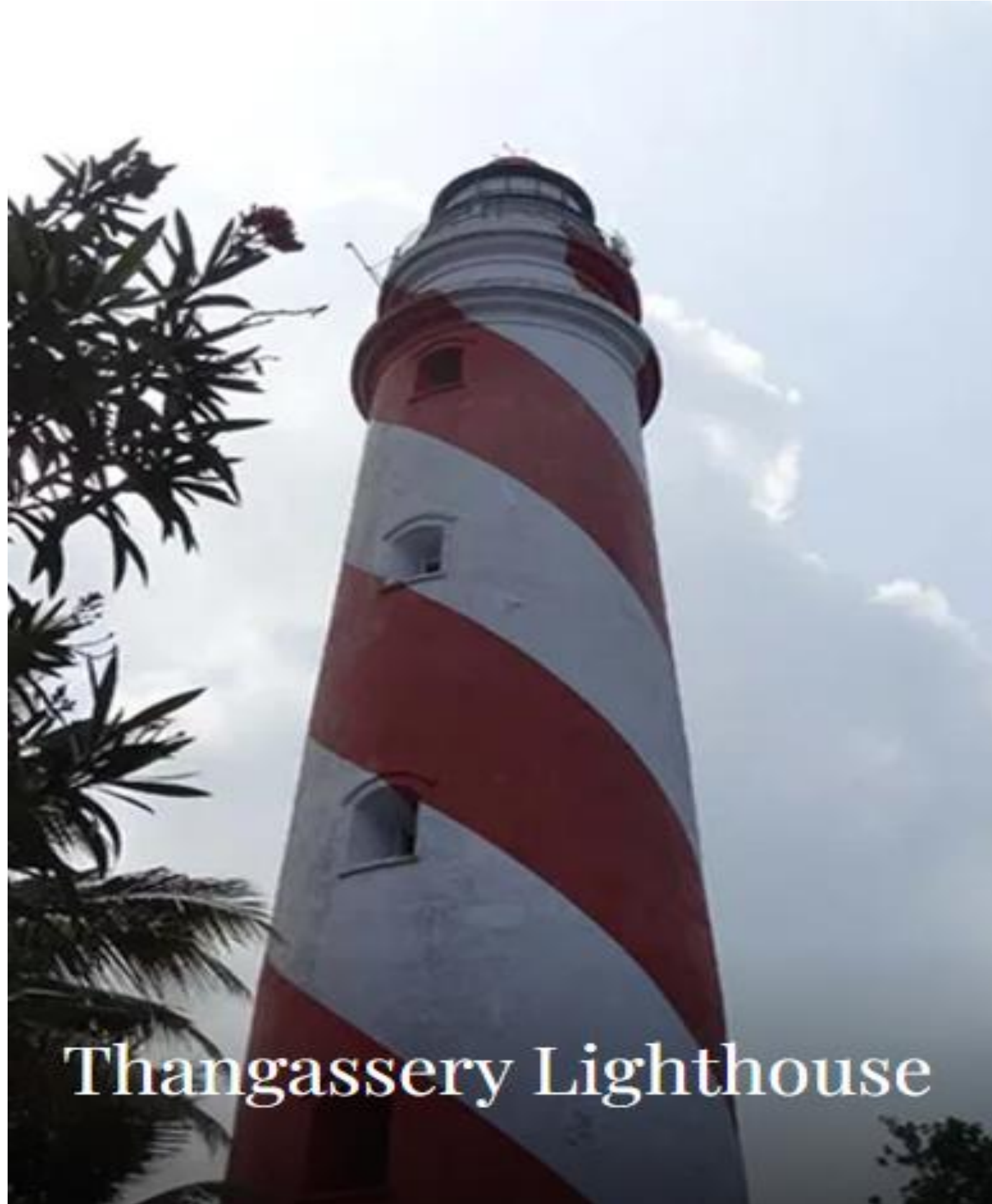


Sreenarayana Guru Cultural Center



Ashram Bungalow and
Ground

Nearby Attractions of the Site



PROJECT CONCEPT

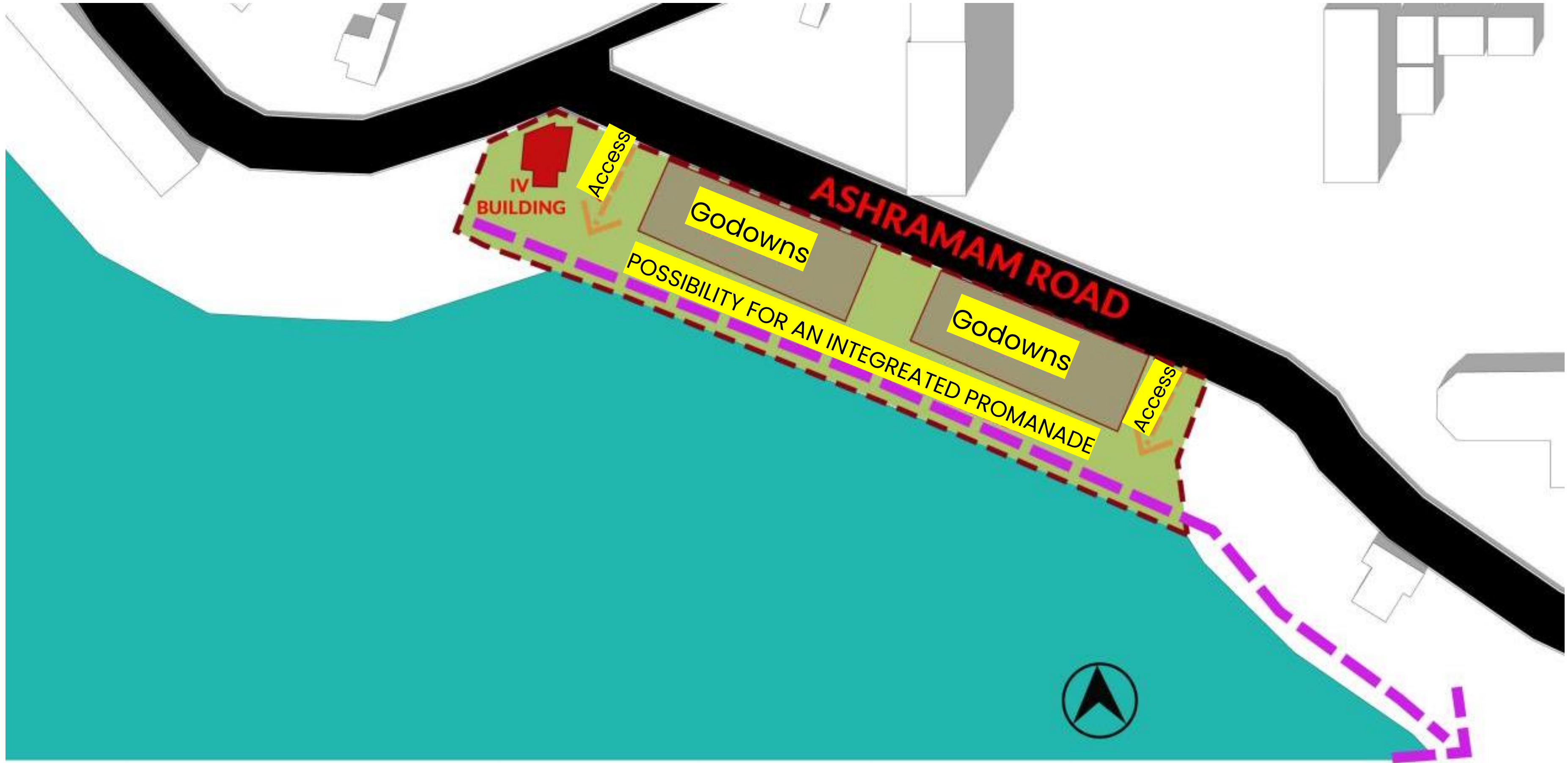
Project Brief

- The plot at Ashramam, an underutilized gem, situated along the picturesque lakefront of Kollam, comprises both built assets and open land.
- The proposed project aims to distinguish itself from the existing functions offered in the surrounding region, catering to the community's desire for unique leisure experiences.

Project Objectives

- Create a recreational hub with diverse experiences
- Contribute to the local economy through revenue generation

Site Layout



Proposed Components

**Infotainment
and Gaming
Zone**

Watersports Club

**Gourmet Dining
and Restobar**

**Promenade and
Open-Air
Seating**

**City Cycle Hub
and Play Area**

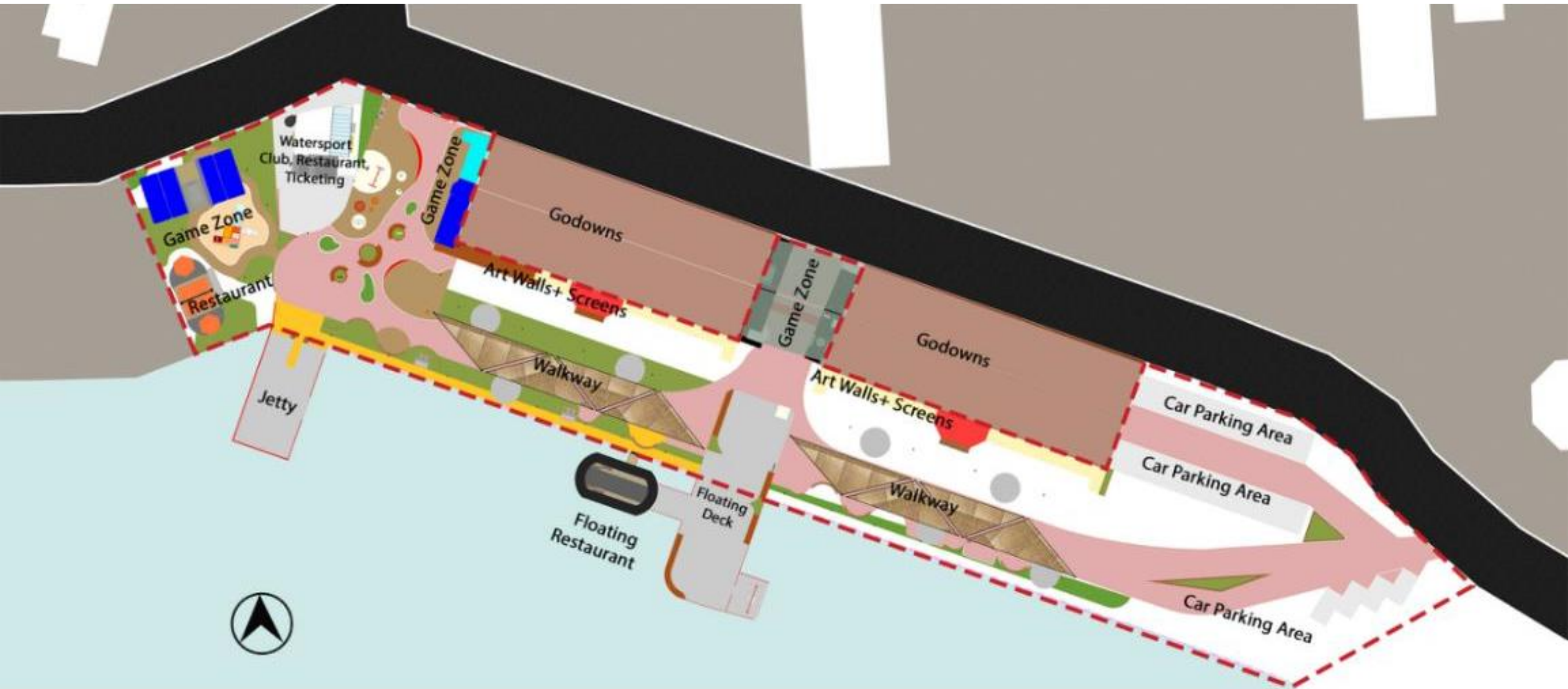
**Art and Cultural
Integration**

**Modern
Container
Restaurant with
Terrace Seating**

**Commercial
Kiosks and
Amenities**

**Ticket-Based
Entry and
Controlled
Access**

Proposed Components

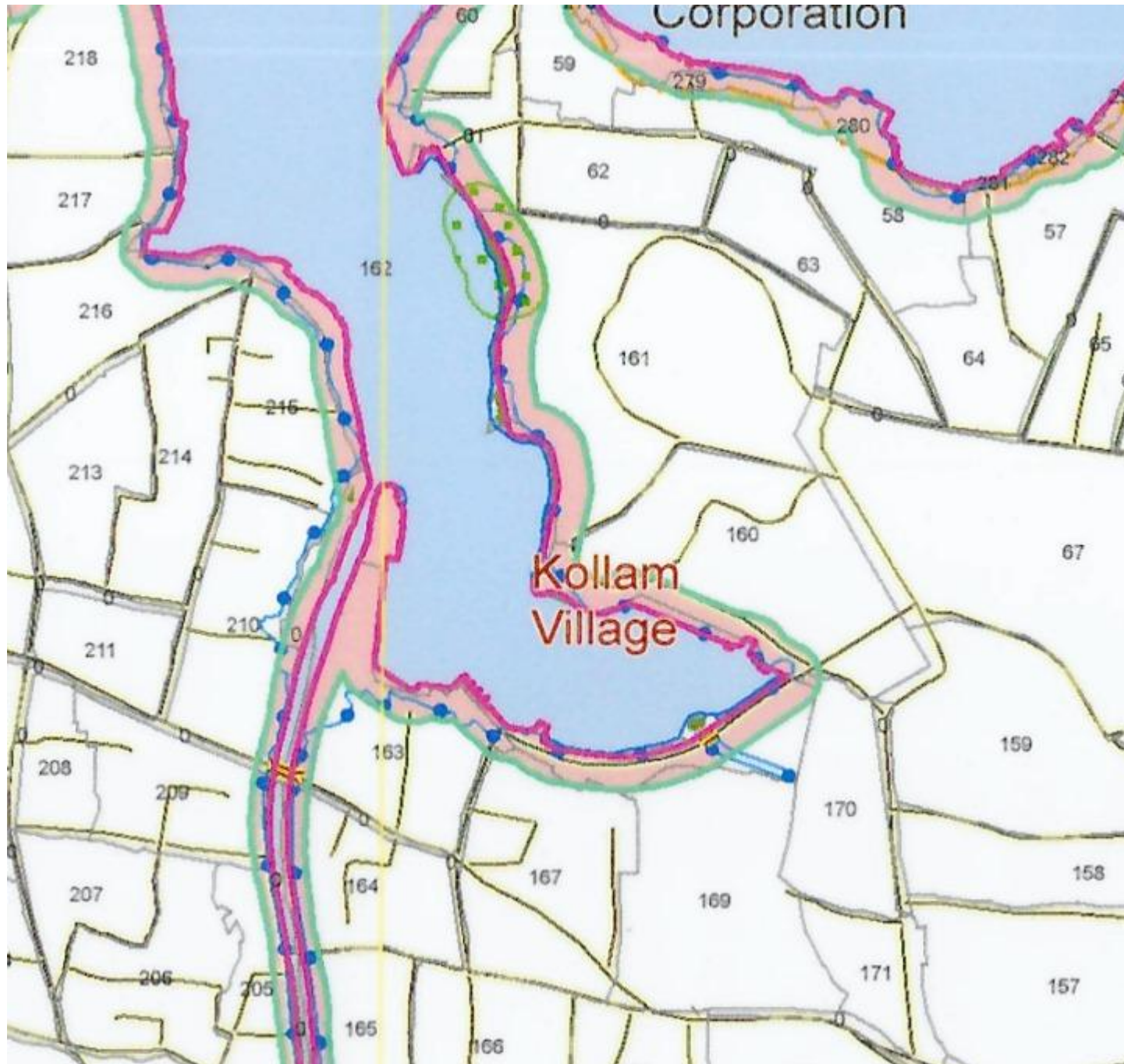






Developmental Controls

Site development possible
with CRZ –II approval



Permissible Activities in CRZ-II

- Construction of buildings for residential purpose, schools, hospitals, institutions, offices, public places etc. shall be permitted on the landward side.
- Development of vacant plots for beach resorts or hotels or tourism development projects.
- Repair & construction of existing structures.

DETAILS ABOUT EOI

KMB's Responsibilities

- Allocate **designated land with existing infrastructure** through a transparent bid process as per KMB and Government guidelines.
- Retain land ownership with KMB; **transfer only lease or usage rights** based on project type and regulations.
- Set an initial **lease period of up to 30 years**, extendable with Government approval.
- **Facilitate coordination** with Government agencies, authorities, and stakeholders.
- Provide **additional facilitation within KMB's framework** as needed.

Investor's Responsibilities

- Responsible for **identifying projects**, preparing feasibility reports, and ensuring insurance, safety, and compliance with regulations.
- **Obtain all necessary regulatory clearances**, licenses, and permits; ensure full compliance with state and national laws.

EOI Application Process

Application Process

- Download the EOI document from the **KMB website**
- Fill the forms (I –IV) with relevant details/attachments.

Submission Process

- EOI document is to be submitted via **soft copy & hard copy**. The last date for submission of the EOI is **Jan 27, 2025.**

Who can Apply?

- Partnership firms
- LLP
- Company as per Companies Act 2013
- Private Entity
- Consortium

Submission Checklist

- **Form I:** Cover Letter
- **Form II:** Details of Applicant
- **Form III:** Project Proposal
- **Form IV:** Suggestion / Remarks form

EOI Forms

Form I: Cover Letter

FORM I: Cover Letter (On Letter Head of the Company))

To,

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

Sub: Submission of Expression of Interest (EOI) from Competent Firms/ Investors/ Companies with Kerala Maritime Board for the Development of high revenue generating Infrastructure projects at Kozhikode Beachfront Premium Property encompassing the erstwhile Marine Port Bungalow with Private Participation

Dear Sir,

1. With reference to your EOI document No: HOKMB-TVM/332/2023-C3 (Devp) dated 09-03-2024, 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 of the site, Calicut in joint venture/ PPP with KMB. With reference to the captioned subject, I/We the undersigned am/are hereby expressing our Interest to participate in the project.
2. We understand that the purpose of this EOI is to create initial awareness about the Project and identify potential Parties interested in development of the beachside property. 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).
3. 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.
4. We understand that we have carried out our own investigations and analysis and have checked the accuracy, adequacy, correctness, reliability and obtained an independent advice from appropriate sources prior to submission of this EOI including verification of proposed project site and other aspects either in person or otherwise, incidental to submission of this proposal.
5. Further, we understand after evaluation of all the proposal received by Kerala Maritime Board, 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.

Form II: Applicant Details

FORM-II: Details of the Applicant
(Provide copies of supporting documents)

SL.No.	Particulars	Details
1	Basic Information	
a)	Name of the Company / firms / Consortium / JV etc.	
b)	Country of Incorporation / registration	
c)	Address for communication	
d)	Date of Incorporation/ Registration	
2	Brief description of Company / Lead member in case of Consortium 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 5 years (INR in Lakhs) 1. 2018- 2019 2. 2019-2020 3. 2020-2021 4. 2021-2022 5. 2022-2023	

Form III: Applicant Expertise

FORM III: Experience of the Applicant
(Provide details of ongoing/completed projects/operations undertaken by the applicant in relevant areas)

Please attach details for each project, including the description of the project, project components, client, location, activities undertaken, project cost, revenue generated, operational model, Taxes remitted, Employment generated, the current status of the project and other relevant details.

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

Form IV: Business Plan

FORM IV: Business Plan

(Please provide the detailed business proposal along with Form IV)

Details		Description
Name of Vessel(s)		
Details of vessels proposed, including the type of vessels, number of units, specifications, ownership(owned/leased), capacity, facilities available etc.		
Category applied: As per the EOI		
Total Project Cost (Lakh INR)	1. Own Investment 2. Debt. 3. Others (Please specify) 4. Total	
Uniqueness/USP of the Firm/ Fleet if any		
(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 (obtained/ to be obtained) etc.		(Yes/No)
Other Relevant Details if any		



Submit 4 forms with supporting documents

IMPORTANT DATES

Due Date of Submission of EoI: 27-01-2025, 15:00 hrs.

Opening of the EoI: 27-01-2025, 15:30 hrs.

Contact Information

For EoI related enquiries, Please reach out to us at:

Email ID: kmb.kerala@gmail.com

Website: <https://kmb.kerala.gov.in/en/about/tender>



Scan the QR code to
contact us.