

Notice Inviting Tender (NIT)

Retender

E-Tender Notification No: 04/2025-26/HOKMB-TVM/1717/2024-C1(Devp)

Dated: 06-10-2025

Request For Proposals (RFP)

(E-Tendering mode only)

The Kerala Maritime Board (KMB) invites online bids comprising of Technical and Financial bids from interested and eligible Bidders for the “Development of Lakefront Leisure and Entertainment Hub, Asramam, Kollam, Kerala” as detailed below:

Sl.No.	Item	Particulars
1.	Project Title	RFP for “Development of Lakefront Leisure and Entertainment Hub, Asramam, Kollam, Kerala”
2.	Authority	Kerala Maritime Board represented by its Chief Executive Officer (CEO)
3.	Project Site	The land measuring approximately 72.001 Are (1.7792 acres) located at Asramam, Kollam, Kerala, under the ownership of Kerala Maritime Board, Government of Kerala. The site details are provided in Appendix 13
4.	Scope of Work	The scope of the Project shall mean and include, during the Concession Period to develop the land parcel into a Lakefront Leisure and Entertainment Hub as detailed in Clause 1.2.
5.	Development Options	Option A: The Bidder may opt to develop the entire plot [72.001 Ares (1.7792 Acres)], including the existing godowns. Or Option B: The Bidder may opt to develop the plot [59.2459 Ares (1.464 Acres)], excluding the area occupied by the godowns.
6.	Minimum Development Obligations	In case of Option A The following components are non-negotiable and must be executed by the Selected Bidder. A. Accommodation and Allied Infrastructure i. Room Requirements <ul style="list-style-type: none">A minimum of 20 accommodation units, conforming to at least 3-star category standards, along with associated ancillary facilities like reception, service areas etc. must be developed.

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		<ul style="list-style-type: none"> Bidders are free to propose any or all the accommodation types, such as independent cottages, floating villas, or other architecturally distinct units of premium quality, to enhance the visual and experiential appeal of the site. <p>ii. Parking Infrastructure Development of a paved parking area with at least 20 reserved parking slots for in-house guests, with provisions for basic landscaping and stormwater drainage.</p> <p>B. Waterfront and Allied Tourism Development</p> <p>i. Revival of Existing Dredger The existing dredger on site must be converted into a floating restaurant, café, or any other functional visitor facility that contributes to the site's identity, project revenue and tourism potential, and shall be accessible to both in-house guests and day visitors.</p> <p>ii. Boat Jetty Construction Construction of a boat jetty using durable, weather-resistant materials, intended for accessing the dredger, and launching water sports and water-based leisure activities. The jetty must also be accessible to both in-house guests and day visitors.</p> <p>iii. Watersports and Adventure activities Proposals should include a variety of water-based and adventure activities such as cruises, boating, water zorbing, jet skis, kayaks etc. <i>All proposed activities must be accessible to the public and must ensure public safety and comply with relevant environmental and regulatory standards.</i></p> <p>In case of Option B</p> <p>A. Waterfront and Allied Tourism Development</p> <p>i. Revival of Existing Dredger The existing dredger on site must be converted into a floating restaurant, café, or any other functional visitor facility that contributes to the site's identity, project revenue and tourism potential, and shall be accessible to both in-house guests and day visitors.</p> <p>ii. Boat Jetty Construction</p>

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		<p>Construction of a boat jetty using durable, weather-resistant materials, intended for accessing the dredger, and launching water sports and water-based leisure activities. The jetty must also be accessible to both in-house guests and day visitors.</p> <p>iii. Watersports and Adventure activities Proposals should include a variety of water-based and adventure activities such as cruises, boating, water zorbing, jet skis, kayaks etc. <i>All proposed activities must be accessible to the public and must ensure public safety and comply with relevant environmental and regulatory standards.</i></p>
7.	Optional Development	The Bidder shall have the right but not the obligation to construct and develop any unutilised land which forms part of the Project Site for building any similar facilities including but not limited to construction of Development Options specified in Clause 1.2.3.
8.	Mode of Tendering	E-Tendering
9.	E- Tendering Website	https://etenders.kerala.gov.in/
10.	Cost of RFP	The RFP shall be available to bidders free of cost for download on the Government of Kerala e-Procurement System.
11.	Tender Fee	INR. 15,000/- plus GST (Rupees Fifteen Thousand Only plus GST) (Non-Refundable) to be paid online through e-payment mode on https://etenders.kerala.gov.in/
12.	Bid Security/EMD	INR 5,00,000/- (Rupees Five Lakhs Only)
13.	Date for issue of RFP Document	06-10-2025
14.	Last date for submission of Queries via email by Bidders	18-10-2025
15.	Date and Venue of Pre-Bid Conference	A pre-bid meeting may be convened upon request from interested bidders.
16.	Date and Time for online submission of Bids (Bid Due Date)	25-10-2025, 06.55 PM
17.	Date and Time for opening of Technical Bid	28-10-2025, 11.00 AM

Sl.No.	Item	Particulars
18.	Last date for submission of physical copies of Technical Proposal. <i>Physical copies of Technical Proposals of those Bidders who have already submitted it on ETender website will only be accepted.</i>	On or before 28-10-2025, 10.00 AM
19.	Date and Time for opening of Financial Bid	Will be intimated later
20.	Address & Contact details	Kerala Maritime Board Sasthamangalam - Pipinmoodu Rd, Thiruvananthapuram, 695010, Kerala, India. Phone: 0471-2910040/ 954410029
21.	For e-Tendering assistance	0471- 2577088/188/388