



A STATUTORY BOARD OF GOVT. OF KERALA

**Kerala Maritime Board**

# **Development of Maritime Enclave at Port Bungalow, Kozhikode in PPP mode**

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## **Pre-Bid Meeting**

**July 30<sup>th</sup>, 2025**



# **SITE DETAILS**





# PORT BUNGALOW, KOZHIKODE

**Location:** Kozhikode, Kerala

**Area:** 0.9 Acre



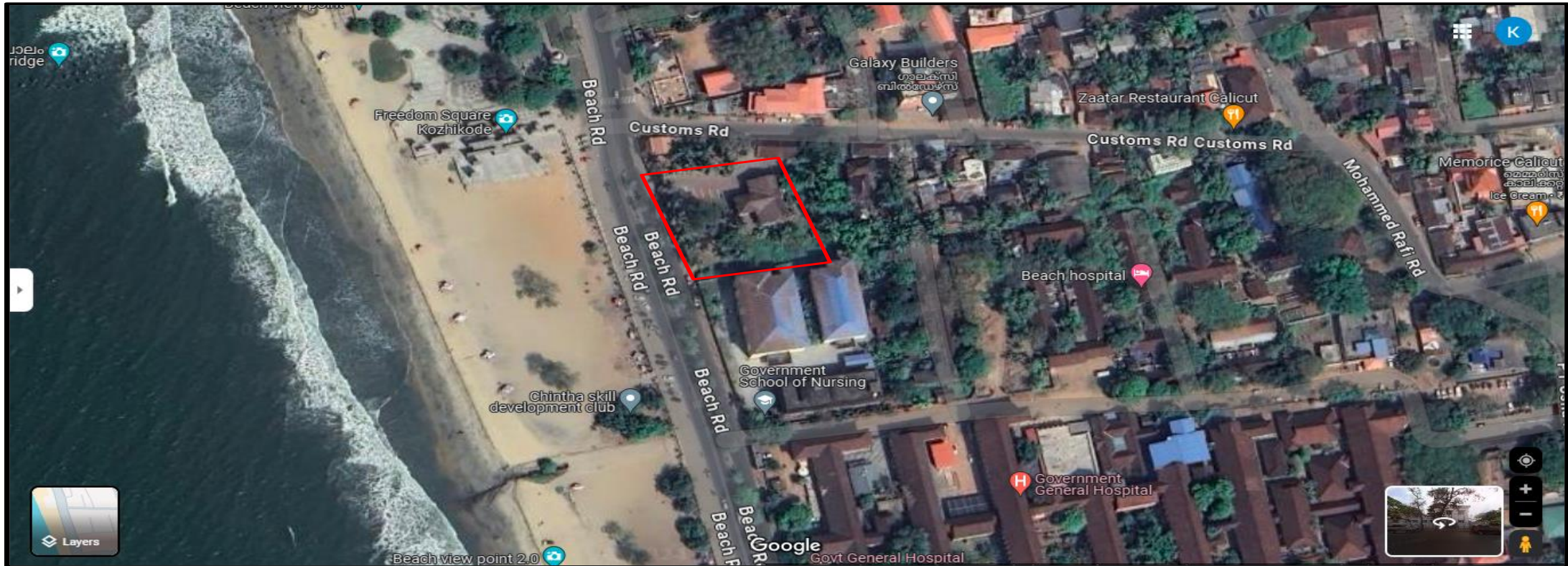
## Existing Infra

Port Bungalow (5548.6 Sq Ft)

Warehouse (1682.84 Sq Ft)



# PORT BUNGALOW & SURROUNDING AREA



Beach Road, Vellayil,  
Kozhikode, Kerala  
673032

## Connectivity



**30 KM**  
**CCJ**  
**Airport**



**1.5 KM**  
**KSRTC**  
**Stand**

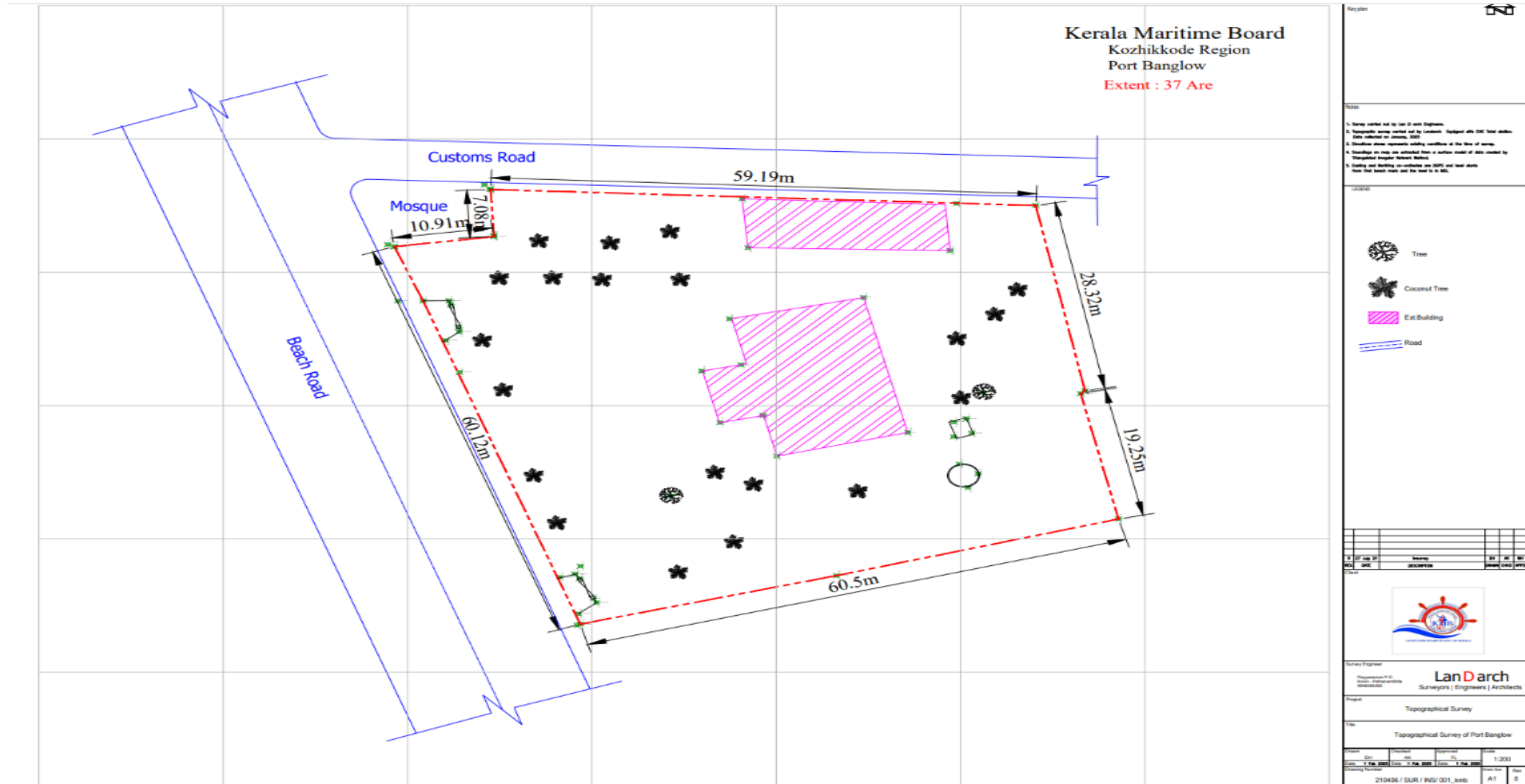


**2.0 KM**  
**Railway**  
**Station**



**5 KM**  
**NH**

# SITE SKETCH



## SITE ADVANTAGE

- Beach Frontage site, on the landward side
- Proximity to Freedom Square
- Clearly defined boundaries, free from encumbrances
- Dual road frontage on the north & western sides
- Water and Electricity connection available.
- Reachable from the city center and other prominent business/commercial hubs.
- Kozhikode Beach hosts numerous events such as KLF, Water Fest, etc., attract approx. 25,000 – 30,000 visitors.

# DEVELOPMENTAL CONTROLS

| Control                             | Remarks   |
|-------------------------------------|---|
| <b>CRZ II</b>                       | <p>Permissible activities:</p> <ol style="list-style-type: none"><li>1. Buildings for residential, schools, hospitals, institutions, offices, public places etc. on the landward side of the existing road/ existing building line.</li><li>2. Beach resort/ hotels</li><li>3. Tourism facilities like shacks, washrooms, walkways.</li><li>4. Reconstruction of authorized buildings</li></ol> |
| <b>Town Planning Classification</b> | <ul style="list-style-type: none"><li>• Currently Public &amp; Semi-Public Zone</li><li>• Under close consideration of Govt. for conversion to Commercial Zone</li><li>• Proximity to Badawi Maqam</li></ul>  |

# SCOPE OF THE PROJECT





# DEVELOPMENT OPTIONS

The bidder should design, develop, finance, procure and construct the Project, including infrastructure facilities and Other Permissible Developments, on the Site in any of the

## 5 usage options

**Premium Marine Boutique  
Residential Bungalow / Hotel**  
(minimum 10 rooms of 3 star &  
above facilities)

**Retail shops / Restaurants / Canteen /  
Commercial Offices / Establishments /  
Coworking spaces**  
(minimum 300 Sq.Mtr area)

**Outdoor – Indoor game  
stadium/Park and  
Playground/Open Air  
Theatre**

**Auditorium/Convention  
Centre**  
(minimum 1500 Sq.Mtr  
area)

**Museum/art  
gallery/exhibition centre**

## MINIMUM DEVELOPMENT OBLIGATIONS (MDO)

- The bidder shall propose and develop **at least two** of the aforementioned usage options as their minimum development obligations.
- In case of infrastructure development with a built-up area of **3000 Sq.Mtr and above**, the bidder may choose **any one of the above option** as their MDO.
- The bidder should ensure that the project component so proposed is permissible as per the prevailing rules and regulations.

## OPTIONAL DEVELOPMENT

- The bidder may propose and develop **any additional** usage options **other than MDO** as optional development.

# **BIDDING PROCESS**





# BIDDING PROCESS

## Two cover, single stage e-tendering process

**Technical Bid**



**Financial Bid**



Apply via [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)



**Bid Security**

**5,00,000**

(Rupees Five Lakhs only)



**Tender Fee**

**15,000 + GST**

(Rupees Fifteen Thousand + GST only)

# **ELIGIBLE PROJECTS**



## ELIGIBLE PROJECTS

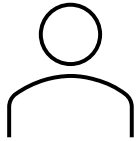
|                   |  |
|-------------------|--|
| <b>Category 1</b> | Project Development Experience in Hospitality, Tourism & Allied Sectors (project cost INR 2 Crore) |
| <b>Category 2</b> | Project Development Experience in Core Sectors (project cost INR 3 Crore)                          |
| <b>Category 3</b> | Construction Experience in Hospitality, Tourism & Allied Sectors (project cost INR 2 Crore)        |
| <b>Category 4</b> | Construction Experience in Core Sectors (project cost INR 3 Crore)                                 |



# **PRE- QUALIFICATION**



# PRE-QUALIFICATION



A Bidder may be

- a single entity or a group of entities (Consortium)
- a natural person, private entity, trust / society, government-owned entity or any combination of them

## Technical Capacity

Over the past **10 financial years** :

- i. Paid for or received payments for construction of eligible project(s); and / or
- ii. Paid for development of eligible project(s) in Category 1 and/or Category 2 and/or
- iii. Collected and appropriated revenues from eligible project(s) in Category 1 and/or Category 2

such that sum of the above is more than **10 crores**

## Financial Capacity

Positive average annual Net Worth in the last 3 financial years.

In case of a Consortium, the combined Technical Capacity and Financial Capacity of those Members, who have and shall continue to have an equity share of at least 26% (twenty-six per cent) each in the SPV shall be considered.

# **SELECTION PROCESS**





## SELECTION PROCESS

- **QCBS** (Quality & Cost Based Selection)
- Technical Bids of **responsive** and **pre-qualified bidders** will be evaluated.
- Bidder scoring **more than or equal to 50%** in the technical criteria will be shortlisted for financial evaluation.
- Financial Score: The bidder quoting the **highest revenue share will be given 100** and other bids will be normalized.

$$\text{Total Score} = 60\% (\text{Technical Score}) + 40\% (\text{Financial Score})$$

- Bidder scoring the **Highest Total Score** will be selected as the **Successful Bidder**.

# TECHNICAL CRITERIA



## TECHNICAL CRITERIA

**Financial  
Capability**  
**(20 marks)**

**Project  
Experience**  
**(55 marks)**

**Project  
Proposal**  
**(25 marks)**

**Total Marks: 100**

# CHECKLIST FOR SUBMISSION



# CHECK LIST FOR SUBMISSION

- 1 Appendix-1 (Letter comprising the Technical Bid)
  - 2 Appendix 2: Details of Bidder
  - 3 Appendix 3: Technical Capacity of the Bidder
  - 4 Appendix 4: Financial Capacity of the Bidder
  - 5 Appendix 5: Details of Eligible Projects
  - 6 Appendix 6: Details of Project Proposal
  - 7 Appendix 7: Statement of Legal Capacity
  - 8 Appendix 8: Joint Bidding Agreement
  - 9 Appendix 9: Power of Attorney for Signing of Bid
  - 10 Appendix 10: Power of Attorney for Lead Member of the Consortium
  - 11 Appendix 11 – Undertaking Non-Blacklisting
  - 12 Appendix 12: Pre-Bid Query Format
  - 13 Appendix 13 – Bid submission checklist
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# **PAYMENTS TO AUTHORITY**

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## PAYMENTS TO AUTHORITY

**Concession Fee**

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**Fixed Fee:**

INR 75,000 / Yr  
5% increment  
annually

(advance)

+

**Revenue Share**

Minimum guaranteed  
amount of **INR 1 Crore**

or

% of all the gross  
revenues attributable  
to the Project

**whichever is higher**  
(monthly payout-  
advance)

# **CRITICAL DATES FOR TENDER PROCESS**



## CRITICAL DATES FOR TENDER PROCESS

**Bid Due  
Date & Time**

**18-08-2025,**  
06:55 PM

**Technical  
Bid Opening  
Date & Time**

**21-08-2025,**  
11:00 AM

**Date & Time  
for Physical  
submission  
of Technical  
Bid only**

**22-08-2025,**  
03:00 pm

**Date & Time  
for opening  
of Financial  
Bid**

Will be  
intimated  
later


# **KEY TIMELINES IN CONCESSION AGREEMENT**



# KEY TIMELINES IN CONCESSION AGREEMENT

|                                    |   |  |
|------------------------------------|---|--|
| • Date of Award                    | → | Agreement Signing Date   |
| • Appointed Date                   | → | Financial Close and Condition Precedent achieved (180 days from Date of Award)   |
| • Concession Period                | → | Appointed Date to Transfer Date (30 yrs)   |
| • Development Period               | → | Date of Award to Appointed Date (180 days)   |
| • Construction Period              | → | Date of Award of Concession to the Commercial Operations Date (24 months)  |
| • Operation Period                 | → | COD to Transfer Date   |
| • Commercial Operations Date (COD) | → | The date on which the Concessionaire receives the Completion Certificate in accordance with the provisions of this Agreement   |
| • Payment Timelines                | → | The License Fee shall be due and payable in advance every year starting from Date of Award of Concession   |
|                                    |   | Revenue Share - payable in advance before the 7th day of the respective month in which the Concessionaire commences to provide any Project Facilities and Services / COD |

# **FREQUENTLY ASKED QUESTIONS**





| SL.No | Query  | Reply   |
|-------|--|---|
| 1     | <b>Will KMB support in infrastructure development or any investment?</b> | As of now, no funding support is extended from KMB. We are sharing the entire property consisting of the land, the structures and the surrounding facilities to the successful bidder to develop the maritime enclave at Port Bungalow. |
| 2     | <b>Can international organization participate in the tender ?</b>        | Yes   |
| 3     | <b>What will be the period of engagement?</b>                            | Initial period shall be up to 30 years. This may be further extended based on project parameters and approval from the Government   |
| 4     | <b>Are there any developmental controls applicable including CRZ?</b>    | CRZ II  |
| 5     | <b>Can apply as a consortium/JV?</b>                                     | Yes   |

| SL.No | Query   | Reply  |
|-------|---|--|
| 6     | <b>Can the property be mortgaged to secure funding?</b>   | No, the property cannot be mortgaged. However, project financing can be obtained as per PPP guidelines.                                      |
| 7     | <b>Will the date of submission be extended?</b>   | If required, can be considered.  |
| 8     | <b>Is sub leasing of the project site allowed?</b>  | Yes  |
| 9     | <b>Is it possible to demolish the existing building in the site offered for developing a new structure?</b> | Yes, based on prior approval from Authority  |
| 10    | <b>Are both hardcopy/ softcopy mandatory?</b>   | The Technical Bid alone should be submitted both in e-tenders and as hardcopy. <b>The Financial Bid should not be submitted as hardcopy.</b> |

**OPEN FOR  
QUERIES**

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## CONTACT DETAILS

**For any other queries, please reach out to us at:**



**0471-2910040**



**9544410029**



**ceo.kmb@kerala.gov.in, [kmb.kerala@gmail.com](mailto:kmb.kerala@gmail.com)**



**Scan the QR code to  
contact us**

# THANK YOU

Join hands with KMB and contribute to the state's blue  
economy vision.