



A STATUTORY BOARD OF GOVT. OF KERALA

Kerala Maritime Board

Development of 2.5 Acres of Prime Land at South Beach, Kozhikode

Pre-Bid Conference

September 17, 2025



SITE DETAILS

OVERVIEW OF KOZHIKODE

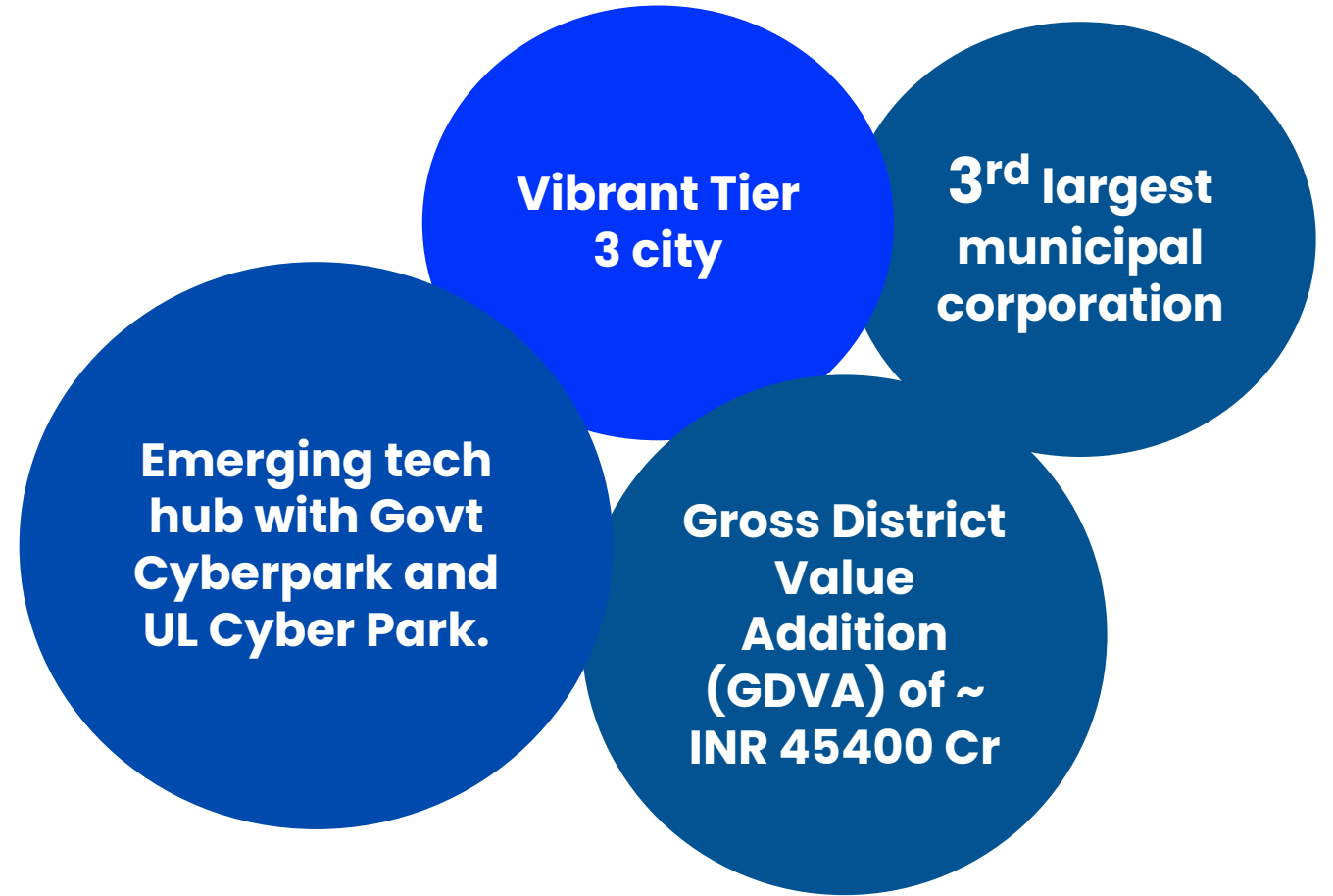
India's inaugural **'City of Literature'** by **UNESCO** .

Member of the **UNESCO Creative Cities Network**

Acclaimed as the **'City of Sculptures'**

State's 2nd largest contributor to the Trade, hotels & restaurants sector

Commercial Malls like Focus, HiLITE, and RP malls with **extensive retail, entertainment, and dining options.**



Intra-State migration and changing land use due to real estate growth have propelled Kozhikode to become the State's fastest-growing urban district.

KOZHIKODE BEACH: OVERVIEW

Kozhikode beach is the most vibrant beach in Kerala.



Kozhikode Beach

555 reviews • #3 of 68 things to do in Kozhikode • Beaches

Kozhikode Beach is acclaimed as **a top attraction** in Kozhikode by Trip Advisor.

On regular days, the beach welcomes **between 6,000 to 10,000 visitors daily**.

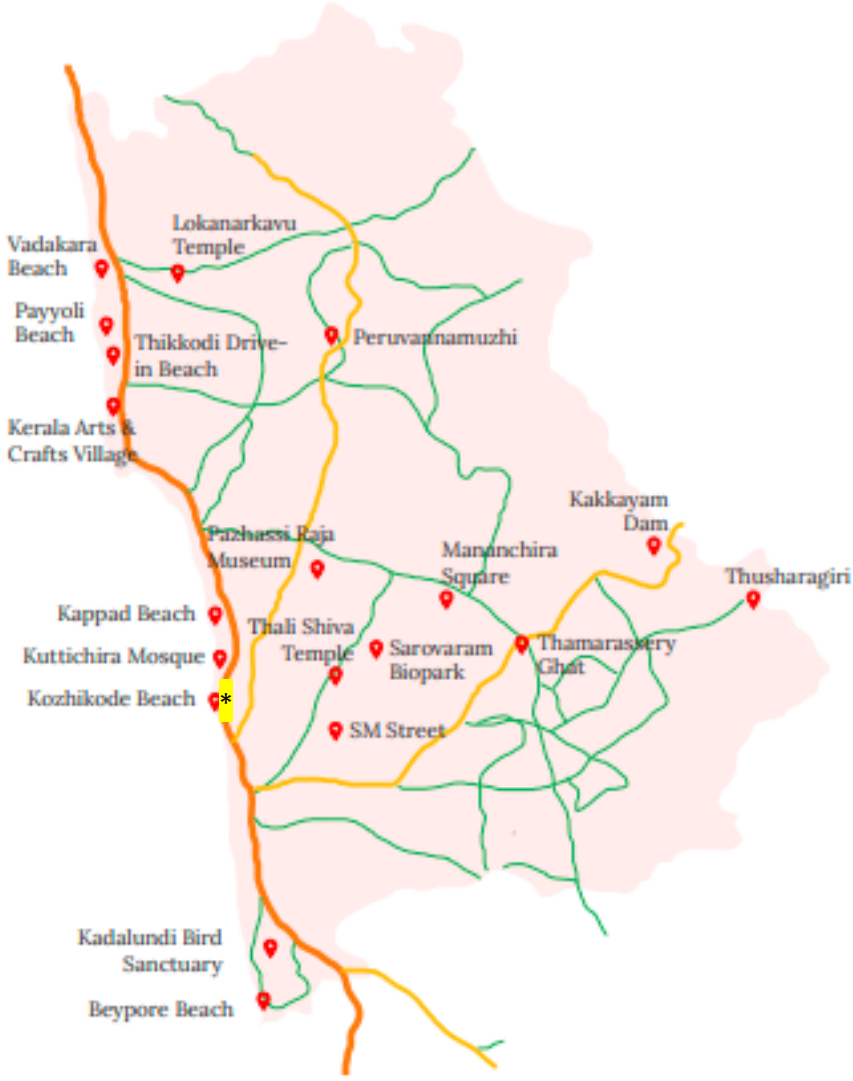
Starbucks at Kozhikode beach, is the first beachfront store in Kerala.

MakeMyTrip lists Kozhikode Beach among the **most favourite destinations** in the city.



Most Loved Places at Kozhikode

Asia's largest literature festival, Kerala Lit Fest, **draws half a million attendees**.



✈ Karipur International Airport, about 30 km from Kozhikode town

✈ Kannur International Airport, about 100 km from Kozhikode town

National Highway ———

State Highway ———

District Roads ———

Tourist Attractions 4

SITE DETAILS & SKETCH

Location: South Beach, Kozhikode

Area: 2.5 Acre

CRZ Zone: CRZ-II

DTP Classification: Public and Semi-Public Zones



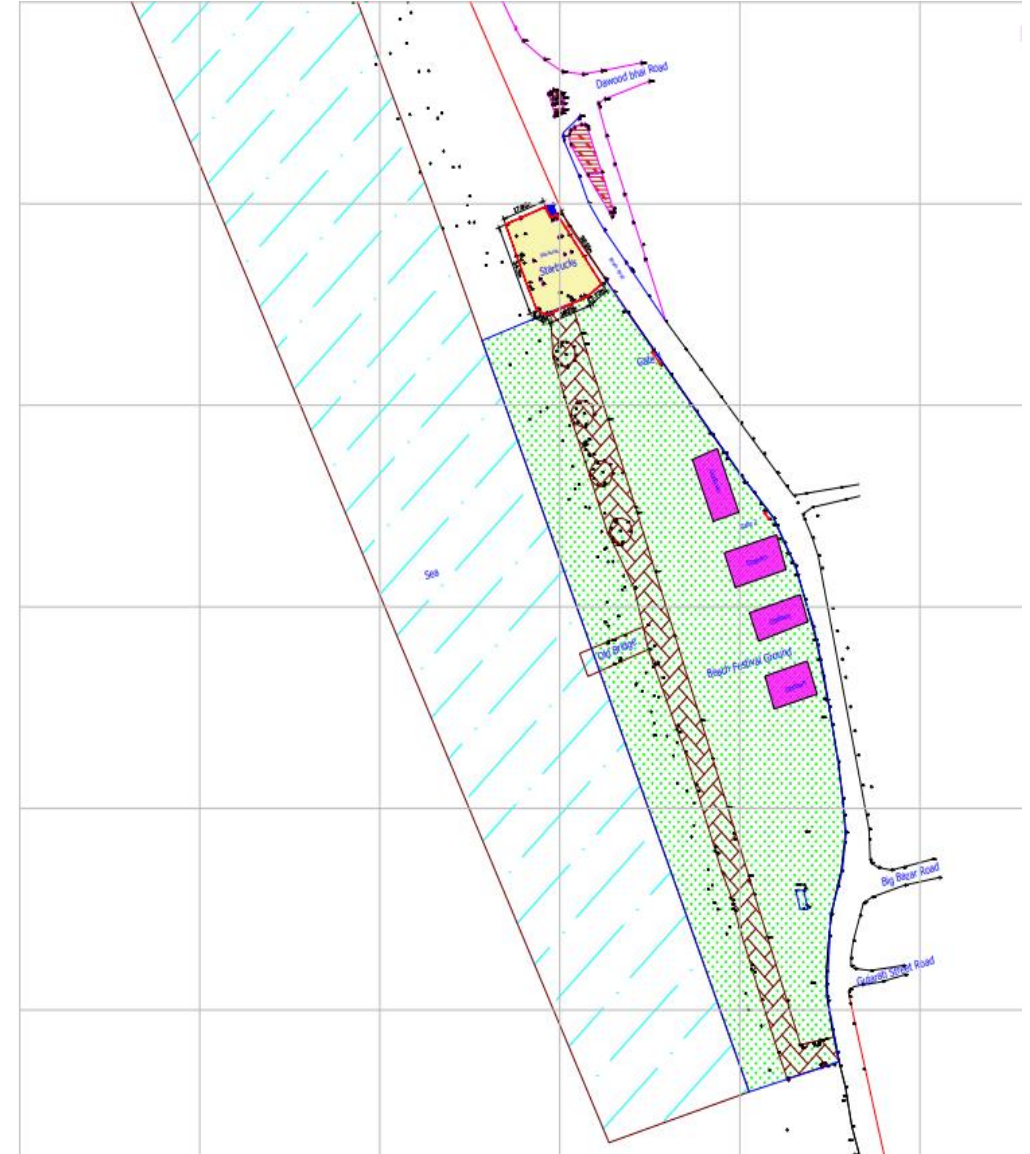
Kozhikode International Airport
28 km



Kozhikode Railway Station
4 km



NH- **3 KM**
SH - **2.5 KM**



DEVELOPMENTAL CONTROLS

SL.No	Control	Remarks
1	CRZ clearance (Category 2)	Permissible activities: 1. Buildings for residential, schools, hospitals, institutions, offices, public places etc. on the landward side of the existing road/ existing building line. 2. Beach resort/ hotels 3. Tourism facilities like shacks, washrooms, walkways. 4. Reconstruction of authorized buildings
2	Other Approvals	1. Municipality Approval 2. KMBR

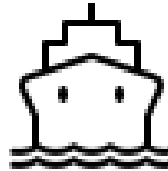
SCOPE OF THE PROJECT

DEVELOPMENTAL OPTIONS

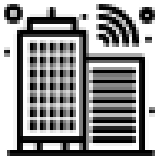
Illustrative areas of potential development are listed below in order of preference:



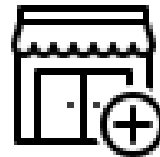
Tourism & Hospitality



Recreational Marine Activities



Infrastructure



Commercial Ventures



Port led industries

BIDDING PROCESS



BIDDING PROCESS

Two cover, single stage e-tendering process

Technical Bid



Financial Bid



Apply via www.etenders.kerala.gov.in



Bid Security
2,00,000



Tender Fee
10,000 + GST

ELIGIBLE PROJECTS



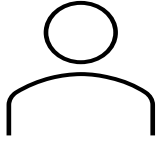
ELIGIBLE PROJECTS

Category 1	Project experience in Eligible Projects in the indicative sectors outlined in the development options with capital cost of ₹ 1 Crore
Category 2	Project experience in Eligible Projects in Core sector with capital cost of ₹ 1 Crore
Category 3	Construction experience in Eligible Projects in the indicative sectors outlined in the development options of ₹ 1 Crore
Category 4	Construction experience in Eligible Projects in Core sector of ₹ 1 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** have either paid for or collected / received a minimum value of **INR 5 crores** from either of the three :

- 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

Financial Capacity

Positive Average 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

- Composite **Experience Score** to pre-qualified Bidders.
- Highest Experience Score shall be awarded a **Technical Score** of 100.
- Technical Score of all other Bidders will be normalized accordingly
- Bidders who score a **minimum** of **50 marks** in the Technical Score shall qualify for opening the Financial Bid.
- Financial Bid Parameter= **Revenue Share** quoted by the Bidder
- Bidder who submits the highest Financial Bid shall be declared as the **Selected Bidder / Successful Bidder.**

CHECKLIST FOR SUBMISSION



CHECK LIST FOR SUBMISSION

SL NO.	Item
1	Letter Comprising Bid
2	Details of Bidder
3	Technical Capacity of the Bidder
4	Financial Capacity of the Bidder
5	Details of Eligible Projects
6	Details of Business Plan
7	Statement of Legal Capacity
8	Joint Bidding Agreement
9	Power of Attorney for Signing of Bid
10	Power of Attorney for Lead Member of Consortium
11	Proof of payment of Bid Security of INR. 2,00,000/- and Tender Fee of INR. 10,000/- plus GST
12	Signed and stamped copy of the RFP and Concession Agreement, including any addendum, corrigendum or clarification thereto.
13	Supporting documents like Copy of valid Incorporation Certificate, GST Certificate, Pan Card etc.

PAYMENTS TO AUTHORITY



PAYMENTS TO AUTHORITY

Concession
Fee

=

License Fee

INR 2 lakhs/ Yr
5% increment
annually

(advance)

+

Revenue Share

Minimum guaranteed amount of
INR 1.5 crores annually

or

% of all the Project Revenues from the
Project Facilities attributable to the
Project (as quoted in Financial Bid).

Whichever is higher

(monthly payout)

CRITICAL DATES FOR TENDER PROCESS



CRITICAL DATES FOR TENDER PROCESS

**Bid Due
Date & Time**

10/10/2025,
06:55 PM

**Technical
Bid Opening
Date & Time**

15/10/2025,
11:00 AM

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

16/10/2025,
10:00 AM

**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 Effective Date)
• 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
		Revenue Share – payable on the 7th day of the succeeding month from the Month in which the Concessionaire commences to provide any Project Facilities and Services

FREQUENTLY ASKED QUESTIONS



SL.No	Query	Reply
1	Will KMB support in infrastructure development or any investment?	As of now, no funding support is extended from KMB.
2	Can international organization participate in the tender ?	Yes
3	What will be the period of engagement?	Initial period shall be up to 30 years. This may be further extended based on project parameters and approval from the Government
4	Are there any developmental controls applicable including CRZ?	CRZ II
5	Can apply as a consortium/JV?	Yes
6	Can the property be mortgaged to secure funding?	No, the property cannot be mortgaged. However, project financing can be obtained as per PPP guidelines.


SL.No	Query	Reply
7	Will the date of submission be extended?	If required, can be considered.
8	Is sub leasing of the project site allowed?	Yes
9	Is it possible to demolish the existing building in the site offered for developing a new structure?	Yes, based on prior approval from Authority
10	Are both hardcopy/ softcopy mandatory?	The Technical Bid alone should be submitted both in e-tenders and as hardcopy. The Financial Bid should not be submitted as hardcopy.

QUERIES?


A thin, vertical white line is positioned to the right of the word "QUERIES?". It extends from approximately the middle of the word's height down to about one-third of the way down the page.

CONTACT DETAILS

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

 0471-2910040

 **+91 9544410029**

 ceo.kmb@kerala.gov.in, **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.