



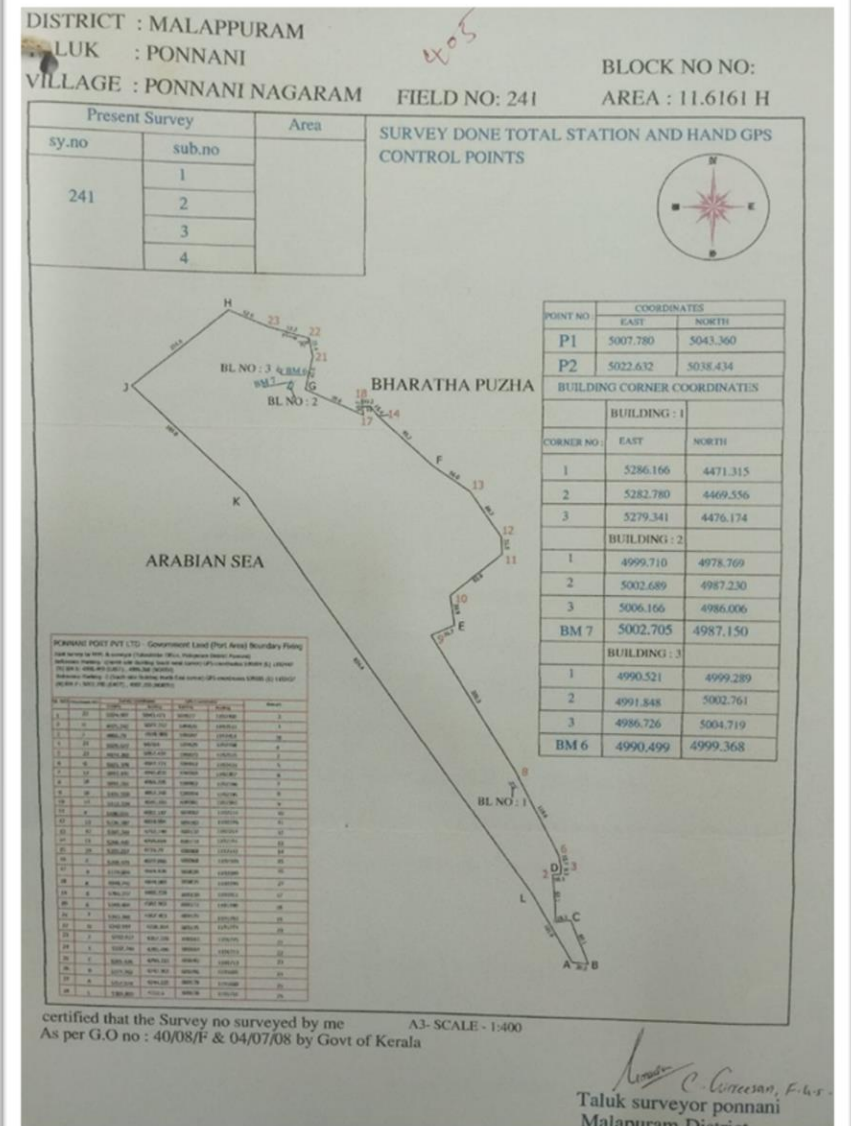
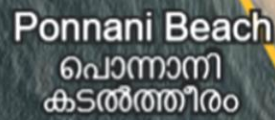
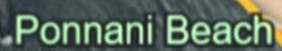
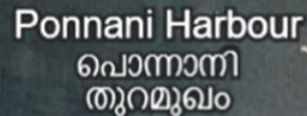
Development of Ponnani Maritime & Industrial Hub, Malappuram, Kerala

Pre-Bid Conference

October 14th, 2025

SITE DETAILS

Proposed Port Development Area





North Breakwater
780 m

Channel Draft: 5m
South Breakwater
570 m

Fishing Harbour

Old Port
Wharf



LAND AREA

29.3 Acres



CRZ ZONE

CRZ-1 B & CRZ - II

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 etc....	For more details refer CRZ Notification 2019
2	CRZ clearance (Category 1B)	1. Port & Harbor, jetties, quays, wharves, slipways, breakwaters etc 2. Defence & Security purpose 3. Erosion control measures 4. Clearing of waterways & channels etc....	
3	Other Approvals	1. Municipality Approval 2. KMBR	

SCOPE OF THE PROJECT

DEVELOPMENTAL OPTIONS

Illustrative areas of potential development are listed below



Cruise Terminal

Develop a cruise terminal which offers private yachts and water sports



Logistics & Manufacturing Hub

Establish a logistics and manufacturing hub focused on strategic sectors.



Renewable Energy Park

Install renewable energy systems to power local infrastructure



Ship/Boat building facility

Develop a ship or boat building yard with necessary auxiliary facilities.

BIDDING PROCESS

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Two cover, single stage e-tendering process

Technical Bid



Financial Bid



Apply via www.etenders.kerala.gov.in



Bid Security
5,00,000



Tender Fee
15,000 + GST

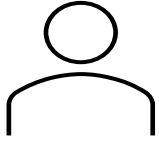
ELIGIBLE PROJECTS

ELIGIBLE PROJECTS

Category 1	Project experience in Eligible Projects in the indicative sectors outlined in the development options with a capital cost of INR 10 Crores
Category 2	Project experience in Eligible Projects in the Core sector with a capital cost of INR 10 Crores
Category 3	Construction experience in Eligible Projects in the indicative sectors outlined in the development options with payments/receipts should be of at least INR 10 Crores
Category 4	Construction experience in Eligible Projects in the Core sector with payments/receipts should be of at least INR 10 Crores

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 10 crores** from either of the three :

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

Financial Capacity

The Bidder shall have a 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** will be assigned 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 = **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

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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 & Tender Fee
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 23 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 subject to a minimum of **1%** (as quoted in Financial Bid).

Whichever is higher

(monthly payout)

CRITICAL DATES FOR TENDER PROCESS

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**Bid Due
Date & Time**

10/11/2025,
06:55 PM

**Technical
Bid Opening
Date & Time**

12/11/2025,
11:00 AM

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

12/11/2025,
10:00 AM

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


Will be
intimated
later

KEY TIMELINES IN CONCESSION AGREEMENT

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• 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
• Performance guarantee	5% of the total project cost, or 5% of each phase's cost if developed in phases, prior to commencement.
• 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 & IB
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?

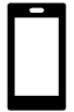
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CONTACT DETAILS

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



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+91 9544410029



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**Scan the QR code to
contact us**

THANK YOU

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