



कोचिन पत्तन प्राधिकरण  
Cochin Port Authority

**GENERAL ADMINISTRATION DEPARTMENT**

COCHIN-682009, KERALA, INDIA

Tele 0484-2666412, 2582100

**INVITATION OF EXPRESSION OF INTEREST  
(EOI)  
FOR**

**ESTABLISHING TANK FARMS IN THE  
BACKUP AREA OF MULT JETTY AT  
PUTHUVYPEEN**

EOI NO: EM/T/326/TANK FARM/PUTHUVYPEEN/2024

**August 2024**



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FOR  
ESTABLISHING TANK FARMS IN THE BACKUP AREA OF MULT  
JETTY AT PUTHUVYPEEN**

*(This notice is issued only to elicit an Expression of Interest from Parties interested in the Project and does not constitute any binding commitment from Cochin Port Authority to proceed with the Project or invite any or all the Parties in the subsequent bidding process.)*

**SECTION I**

**GENERAL**

Cochin Port Authority, one among the twelve Major Ports of India, is the fastest growing maritime gateway to the peninsular India. This all-weather natural port is strategically located close to the trunk sea routes from Europe to Australia and to Far East. The diversion distance to Cochin from this trunk route is only 76 nautical miles. There is only 11 nautical miles diversion from the Gulf-Singapore sea route to Cochin. No other Indian major port enjoys this proximity to maritime highways. In addition, Cochin has direct access to the national rail network and national highways, connecting all the major industrial towns. The Port is well connected with Railway & National Highway network, connecting all the major industrial towns. The Cochin International Airport is situated about 40 km away from the Port. Cochin lies beyond the cyclone zone and therefore, the risk of cyclones is negligible.

Cochin Port, India's first e-Port is ISO: 9001-2015 certified, ISPS and MARPOL regulation compliant, and offers round the clock navigation throughout the year.

The existing Port facilities are located mainly on Willindon Island, having an area of about 356 ha. In addition to the above, an area of about 203 ha at Vallarpadam & Bolgatty and 308 ha at Puthuvypeen falls under the jurisdiction of Cochin Port. The installations at Puthuvypeen include Shore Tank farms of BPCL-KR, LNG Port and Regasification Terminal by M/s Petronet LNG (PLL) and LPG Import Terminal & Multi User Liquid Terminal implemented by IOCL, which are situated in the Port Based Special Economical Zone (PBSEZ). The International Container Transshipment Terminal (ICTT) by M/s India Gateway Terminal Private Ltd, a subsidiary of DP World is operational at Vallarpadam PBSEZ.

The Multi User Liquid Terminal (MULT) at Puthuvypeen is developed by IOCL. IOCL has the right to use the MULT Jetty for a maximum period of 161 days in a financial year for handling only LPG and Cochin Port will be free to use the jetty for the balance 204 days for handling non-LPG cargo. The parameters of MULT Jetty and the adjacent Barge Jetty for ships are as under:

MULT Jetty	– 80,000 DWT; 230m LOA; 13m Draft
Loading Arm Foundations	– 6 Nos.
Product Pipeline (Jetty to Manifold)	– 1 x 12” for White Oil & 1x12” for Black Oil
Barge Jetty	– 2,000 DWT; 100m LOA; 7m Draft (An additional mooring dolphin is to be constructed for 5000 DWT and 120m LOA crafts)
Product Pipeline (Jetty to Manifold)	– 1 x 12” for White Oil & 1x12” for Black Oil
Fire Fighting Facilities	– Complying with OISD–STD156/2017

## THE PROJECT

Cochin Port Authority (CoPA), as part of using 204 days for handling non-LPG cargo in the MULT jetty as well as utilizing the barge Berth, intends to lease out Plot-1 of approximate area 7.7 ha (19 acres) in the backup of MULT Jetty and Plot-2 of approximate area 9.71 ha (24 acre), 800 m away from the MULT Jetty (as per the sketch attached), for setting up of tank farms for handling non-LPG cargoes. At present, Plot-1 and a portion of Plot-2 are falls under Puthuvypeen PBSEZ. CoPA has filed an application to the SEZ Authorities to de-notify the above area from SEZ. Accordingly the entire area in both plots will have Non-SEZ status. Right of Way permission will be issued for laying pipe lines from MULT jetty/Barge Jetty to the plots at Port Tariff.

The operations envisaged in the plots are listed below:

- i) Import/Export of POL in MULT Jetty/Barge Berth
- ii) Unloading/loading by pipe line to Tank farms/Barges
- iii) Storage in Tank farms
- iv) Bunkering through barges from Barge Jetty
- v) Dispatch by Road/pipe line

### Obligations of the Lessee

- (i) Obtain applicable clearance for the project from appropriate authorities.
- (ii) Set up the facilities in the land including connecting pipelines.

- (iii) Pay applicable Security Deposit to the Port for the lease of land.
- (iv) Pay applicable lease rent to the Port for the plot.
- (v) Pay applicable Wharfage of Minimum Guaranteed Throughput (MGT) to the Port.
- (vi) Operate the Terminal during the lease period.

## QUALIFYING REQUIREMENTS

- a) The firm should have developed and /or operated tank farms/Similar project during the last 7 years.
- b) The firm should have adequate financial capacity for the implementation of the Project.

## PROPOSAL

17.41 ha (43 acres) of land in two locations as per the sketch attached is available in the MULT backup area, which can be utilized for the project. Port would allot the required land from the above parcel on lease basis for a maximum period of 30 years either as a single unit or multiple small units. The allotment of land will through tender cum auction(e-tender), as per the provisions in the Policy Guidelines for Land Management by Major Ports (PGLM, 2015), issued by the Govt. of India. The bidding parameter of the tender will be the 'Annual Lease Rent' of the plot(s). Reserve Price of the 'Annual Lease Rent' is **Rs.24,24,719/-** (Scale of Rates) per ha on 'Warehouse/Industrial Purpose rate' at Puthuvypeen. The bidder shall quote above the reserve price. If multiple bids are received in the tender for a plot, the H-1 bidder will be decided through e-auction. The quoted and accepted lease rent is subject to annual escalation @ 2%. Further, the Scale of Rates (SoR) is subject to revision during every block of 5 years from the base year (base year is 2021). If the annual lease rent quoted by the bidder along with the escalation on approved rate is found less than the annual lease rent as per the SoR upon revision of the SoR, the lessee is bound to pay the lease rent as per SoR with annual escalation prescribed therein.

The successful bidder will have the option for payment of lease rent for the entire period of lease on upfront basis. The upfront lease rent is the Net Present Value (NPV) of the total annual lease rent, finally accepted in the tender-cum-auction, for the lease period. The NPV is computed by cumulatively escalating the lease rent annually at 2%, and discounting annually at the applicable G-Sec rate as issued by the RBI time to time.

The successful bidder shall pay two years' lease rent as Refundable Non-interest bearing Security Deposit'. The successful bidder shall also pay the Wharfage of MGT, if applicable as per the tender conditions.

Interested firms, meeting the qualifying requirements above are hereby invited to submit their "Expression of Interest" (EoI) for Establishing Tank Farms

in the backup area of MULT Jetty at Puthuvypeen. The information submitted will be treated as confidential.

### **EOI TIMELINES**

<b>SL.NO</b>	<b>PARTICULARS</b>	<b>DATE</b>
1	Publication of EOI	28.08.2024
2	Last date and Time for Submission of EOI	20.09.2024, 1430 hrs.
3	Date & Time of opening of EOI	20.09.2024, 1500 hrs.

**NOTE:** This notice is issued only to elicit Expression of Interest (Eoi) from the parties interested in the project and does not constitute any binding commitment from the Cochin Port Authority to proceed with the project or invite any or all the parties in the subsequent bidding process.

## SECTION II

### INFORMATION & INSTRUCTION TO APPLICANTS

#### 1. GENERAL:

1.1 Letter of Interest and forms 'A', 'B' & 'C' seeking information/documents are given in Section-III

1.2 All information called for in the Forms A, B & C shall be furnished against the relevant columns.

1.3 The applicant may furnish any additional information, which is deemed necessary to establish capability to successfully complete the envisaged project.

1.4 The EOI document in the prescribed form duly completed and signed shall be submitted either in hard copy (sealed cover). The sealed cover superscripted "Expression of Interest for Establishing Tank Farms in the backup area of MULT jetty at Puthuvypeen" shall be delivered to "**The Secretary**, Cochin Port Authority, Willingdon Island, Kochi – 682009" on or before 14.30 hrs on 20.09.2024. Documents submitted in connection with EOI will be the property of Cochin Port Authority.

1.5 For further details, please contact Secretary, Cochin Port Authority, Cochin, India- 682009. Phone-0484 2582100, Email: [secretary@cochinport.gov.in](mailto:secretary@cochinport.gov.in)

#### 2. PARTICULARS:

The particulars of the project given in Section-I, are only indicative / subject to change and may be considered only as advance information to assist the applicant.

#### 3. INFORMATION TO BE GIVEN IN THE REQUIRED FORMATS:

Applicant should furnish the following:

##### **A) ORGANISATION INFORMATION (Form-A)**

Applicant is required to submit the comprehensive information in respect of his organization in the Form – 'A' attached.

##### **B) LIST OF PROJECTS (Form-B)**

Applicant is required to submit the list of similar assignments/projects successfully completed/ongoing during the last seven years in Form 'B'.

##### **C) SUGGESTIONS (Form-C)**

The Firms are requested to submit their proposals/views/suggestions that can be considered for the Project formulation, in Form-C. Additional sheets can be used.

#### **4. LETTER OF INTENT**

The applicant should submit the Letter of Intent (Section III) attached with the 'EOI' document.

#### **5. DISCLAIMER**

The information in this document has been prepared to assist the applicants in preparing the non-binding EOI and it is clarified that

- It does not constitute an invitation to offer or an offer in relation to the transaction.
- This document does not constitute any contract or agreement of any kind whatsoever.
- This document does not purport to contain all the information that interested firms and their advisors would desire or require in reaching decisions as to the transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
- Neither the information in this document nor any other written or oral information in relation to the transaction is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract.
- Neither Cochin Port Authority nor their employees or advisors shall be liable to any interested party or any Entity under law including the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise, or be incurred, or suffered, in connection with this document, or any matter that may be deemed to form part of this document, or any other information supplied by or on behalf of Cochin Port Authority or their employees or advisors or otherwise arising in any way from the selection process ahead.
- It shall not be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither Cochin Port Authority nor any of their respective officers or employees or advisors or agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions here from.

**6.** After assessing the response to this EOI from the Applicants, further process for defining the tender will be initiated by CoPA.





**SECTION-III**  
**LETTER OF INTENT**  
**(To be typed in Firm's Letterhead)**

To

**The Secretary,**  
Cochin Port Authority  
Willingdon Island  
Kochi – 682009  
Phone: 0484 – 2582100

Madam,

**Sub: Submission of Expression of Interest (EOI) for establishing Tank Farms in Cochin port area at Puthuvypeen.**

Having examined the details given in EoI Notice and EoI document No. EM/T/326/TANK FARM/PUTHUVYPEEN/2024 dated 28.08.2024 for the above project, I/we hereby submit our Expression of Interest and the relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed forms 'A', 'B' & 'C' and accompanying statements are true and correct.
2. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I/We also authorize Cochin Port Authority or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.
4. I/We submit the following certificates/documents in support of our suitability, technical knowhow and capability for successfully completing, setting up of Tank farms and its infrastructure facilities at Cochin Port Authority.

(i)..... (Copy enclosed)

(ii)..... (Copy enclosed)

Signature(s) of Applicant(s)

Enclosures  
Seal of applicant  
Date of submission

## FORM – ‘A’

### Organizational Structure of Applicant

1	Name & Address of the applicant with Telephone No./ email	
2	a) Year of Establishment b) Date of commencement of operations	
3	Legal status of the applicant (attach copies of original document defining the legal status) a) Proprietorship firm b) Partnership firm c) limited company or Corporation/ Joint venture/ Consortia d) Others (Please specify)	
4	Names of Directors/Key Officials involved in this project with designation and contact information.	
5	Applicant's annual turnover in the last three financial years.	2021-22: 2022-23: 2023-24:
6	Brief write up about Applicants business during last three financial years	
7	Any other information considered necessary but not included above	

Signature  
Designation

**FORM – ‘B’**

**Details of similar facilities operated by Applicant in the last Seven years**

Name of Project	
Role and Responsibility in the project	
Location	
Description	
Time taken to complete the project.	
Time for which the project has been successfully in operation	
Indicative project cost	
Any other information considered necessary but not included above	

Signature  
Designation

**Note: Please use separate sheet for each Project.**

## FORM – ‘C’

### Suggestions and views of Applicant

1	Broad categorization of POL proposed to be handled.	
2	Approximate Land area required (Also indicate whether in Plot-1 or Plot-2)	
3	Anticipated Year wise Throughput of POL in MT	
4	Details of cargo proposed to be handled	
5	Mode of transport of cargo	
6	Approximate time frame required to commence operation	
7	Approximate built up area/tanks envisaged.	
8	Approximate investment	
9	Assistance required from Cochin Port Authority	
10	Suggestions or views (Please attach additional sheet, if required)	

Applicant may add any other detail considered to be important

Signature