

MORMUGAO PORT TRUST
ENGINEERING CIVIL DEPARTMENT
ESTATE SECTION

Sub : **Leasing of Approx. 10 acres of land located at Baina for long term lease basis after dismantling of sheds/workshops and other infrastructure.**

Sr No	Queries	Reply
1	When the land will be available in full respect.	This meeting is just to share the details of the land to interested parties if any and to know the various options to lease the land for Port related/commercial activities. Once it is determined for what purpose the land is to be used and whether parties are interested in the land, a pre-bid meeting will be scheduled wherein as a part of tender process the said details will be discussed. The tender process will be initiated and probably within a period of 6 months to 1 year, land will be handed over to the party.
2	The	The said land is not coming under CRZ notification.
3	Whether CCOE permission is required for any development in the said area as it is close to Hospital and residential area.	Permissions if required from various authorities will be taken by the bidder after deciding for what purpose the land is to be used by the bidder.
4	Whether tanks farms will be allowed to be constructed, since this area is close to residential area	May be assessed and reviewed by the prospective bidder.
5	The tentative route for laying of pipeline from Berth No.10	If the pipelines are passing through Railway property then permission from Railway authorities will have to be taken by the prospective bidders. The tentative route is shown in the plan attached herewith.
6	What is the base rent for the land to be leased	As per the prevailing SoR, the base rent for the mentioned area is Rs.61/- per sq.m. per month with annual 3% escalation.
7	Whether environmental clearance is to be obtained by Port or the prospective bidder.	The necessary environmental clearance will have to be obtained by the prospective bidder. The Port will give recommendatory letter..
8	Is there any height restriction for construction of tank	The same will have to be enquired by the prospective bidder with the local Town & Planning authority, Government of Goa and Chief Controller of Explosive if applicable.

9	Which berth will be allocated for handling liquid cargo	For handling liquid cargo, oil berth i.e. Berth No.8 will be allocated for next 3 years. Thereafter it may be shifted to POL jetty proposed to be constructed at Vasco bay..
10	What is the distance from Berth No.8 to the 10 acres land at Baina to be leased	The distance is approx. 3Kms
11	Who will be holding the rights of the land	As the land is only being leased, all ownership rights will be with the Port.
12	Whether Cadastral mapping of the area will be provided	The same will be provided.
13	The vegetation seen in the area, whether it will be cleared before handing over the plot to the prospective bidder.	Once the land is leased to the prospective bidder, the bidder may necessary take permission from Forest Department and thereafter to clear the trees.
14	Is there any restrictions as to how many pipelines should be laid	No statutory restrictions to the extent we are aware off, subject to safe distance between pipelines etc.
15	Whether the detailed plan with co-ordinates and dimensions will be uploaded on website	The detailed plan is uploaded on website. The average approximate length of the plot is 474sq.m. and width is 93sq.m.
16	If the land is leased for construction of tank farm for storage and handling liquid cargo, will there be provision for parking of tankers	The provision for parking of tankers will have to be done within the area leased out. Also the possibility to use MPT Football ground for parking of tankers could be explored as a separate tender for leasing it, if found suitable...
17	Whether the Loco Shed existing in the area will be dismantled and the area will be included in the area to be leased.	The Loco shed will be dismantled and the area to be leased will be worked out. Approx. 2 to 3 acres land will be added to the 10 acres proposed to be leased.

