

EXPRESSION OF INTEREST (EOI)

Response to Interested Parties Queries on EOI

Ref: Pre-bid meeting held on 15.09.2023 on the Notice inviting Expression of Interest (EOI) No. IA-4/334/2023/KIIFCON.

Tender ID: 2023_KIIFC_598218, 212, 220, 224, 232, 229, 234, 235_1;

This document shall form part of the EOI, No. IA-4/334/2023/KIIFCON and details mentioned in this document supersedes the same in the EOI.

Sl. No.	Query/ Issue	Response
1	Can a bidder invest in single location or is it mandatory to invest in multiple locations?	There are 8 different locations and 8 different EOIs. There will be 8 different RFPs. Interested parties may invest in interested locations - single/multiple/all locations.
2	What is the project lease period? Can it be extended further?	30 years. Interested parties are requested to respond to the Annexure 5 of the EOI proposing the required concession period. The required concession period requested may be considered during the RFP preparation stage.

3	Payment mechanism mentioned in the EOI is 50% upfront. Is it negotiable? As it's on a very higher side.	<p>The payment mechanism maybe revised based on the responses from the interested parties and market expectations.</p> <p>Interested parties are requested to respond to the Annexure 5 of the EOI proposing the required payment mechanism. The request may be considered during the RFP stage.</p>
4	What are the dimensions of the proposed 5.54acre land? Including Length and Breadth	<p>The site specifications/dimensions of Six (6) sites (Eanchakkal, Kollam, Kayamkulam, Munnar, Puthukad and Vytilla Mobility Hub) are provided as annexures to this document. The detailed maps/layouts shall be provided in the Project Information Memorandum (PIM) at the RFP stage.</p>
5	What is the base rate of the proposed 5.54 acre of land at Munnar fixed by the government?	<p>Base rate of land shall be considered as per the prevailing rates of Department of Registration, Government of Kerala (Website: https://igr.kerala.gov.in/index.php/fairvalue/view_fairvalue)</p> <p>However, interested parties are requested to conduct their due-diligence, viability assessments and valuation by duly considering the prevailing market conditions.</p>
6	What are the KMBR ¹ rules prevailing and what is the proposed F.S.I for construction	<p>Basic site regulations and applicable/permissible limits shall be provided in the Project Information Memorandum (PIM) at RFP stage. However, the interested parties are free to conduct due</p>

¹ Kerala Municipality Building Rules

	and what is the maximum height of building allowed?	diligence with respect to the prevailing KMBR development regulations.
7	After demarking a 12metre road for entrance into the bus depot how is the backside demarking required for the property?	The area maybe planned/designed by the interested parties prioritising the General and site-specific obligations/ requirements of KSRTC as mentioned in the EOIs such as Idle bus parking, Embarking/ Disembarking bays, dedicated carriageway for movement and turning of buses without commotion.
8	Is it possible to mortgage the land and avail loan against the same?	The details regarding mortgaging of land shall be provided during the RFP stage .
9	Who will be in-charge of the maintenance of the bus depot – KSRTC or the builder?	KSRTC shall be responsible for operations of the Bus Depot. Maintenance of Depot (building and area) shall be the responsibility of the interested parties as per Section 2.3 of EOI - PPP Structure (Obligation of Concessionaire).
10	Are there any issues in construction of basement floor?	Interested parties may construct basement floor as per the site conditions and applicable/permmissible rules as depicted in KMBR. This may vary from site to site.
11	What is the ideal area of proposed bus terminal?	The area maybe planned/designed by the interested parties prioritising the General and site-specific obligations/ requirements of KSRTC as mentioned in the EOI such as Idle bus parking,

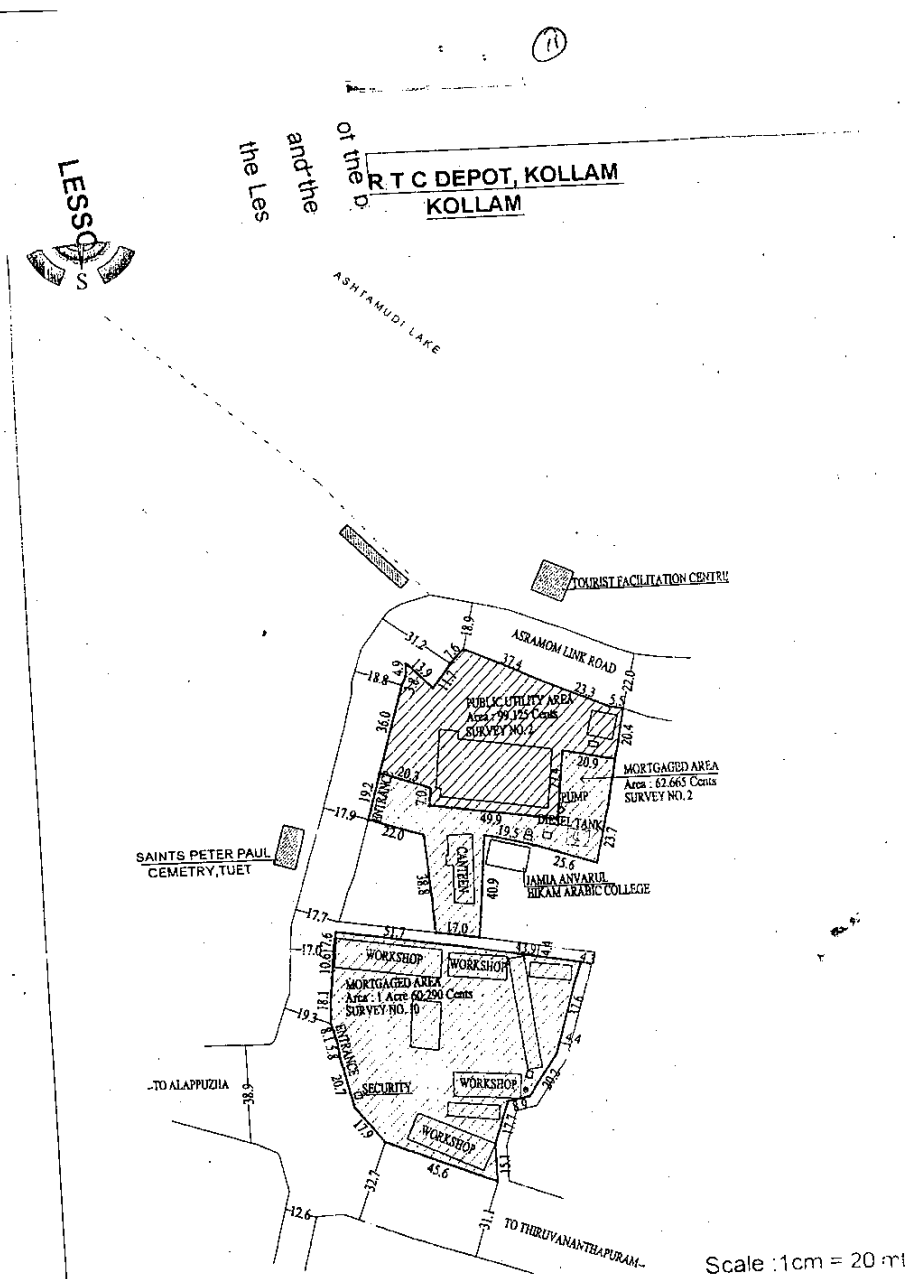
		Embarking/ Disembarking bays, dedicated carriageway for movement and turning of buses without commotion.
12	What is the desired type of roofing? Please share model of the same?	The interested parties have the flexibility to design the building (layout, elevation, roof, etc.) .
13	Can the contract term be extended to 50 years after completion of 30 years?	Interested parties are requested to respond to the Annexure 5 of the EOI proposing the required concession period. The proposed request may be considered during the RFP stage .
14	At the end of the contract period when there is a rebidding taking place and if we don't bid the best rate at that time, then will we be given a chance to continue the contract at the best bid quoted amount?	Interested parties are requested to respond to the Annexure 5 of the EOI proposing the required extension/transfer mechanism. The request may be considered during the RFP stage .
15	Any legal issues pertaining to the Munnar land?	No. Munnar land is litigation free.
16	How much is the tender value of all the Eight (8) projects?	The tender value shall be disclosed during the RFP stage .
17	Why investor should be interested in these land parcels? Why can't investors invest in other land parcels in the same cities rather	Land is a scarce resource in the state of Kerala. The Eight (8) sites are most vantage land parcels situated in towns/cities and hill

	than constructing bus terminal and maintenance of the complete area?	<p>station/s of Kerala, wherein availability of contiguous large land parcels on major nodes is limited.</p> <p>In all the eight locations, there is significant area which can be used commercially.</p> <p>It may be noted that the presence of bus terminal will enhance the commercial potential of the land parcels considerably.</p>
18	Will the authority provide any documents related to investment projections, reconnaissance survey, etc. of the land parcels as first-hand information to guide the investor?	<p>Necessary information on the possible built-up area, clearances required etc will be given at RFP stage.</p> <p>However, the business prowess of the interested parties shall decide the optimal use of the location areas. We will facilitate the visit to the sites.</p> <p>The interested parties shall carry out own due diligence after visiting the sites.</p>
19	Are the sites prone to waterlogging?	None of the Eight (8) sites are prone to waterlogging.

Sd/-

CEO, KIIFCON

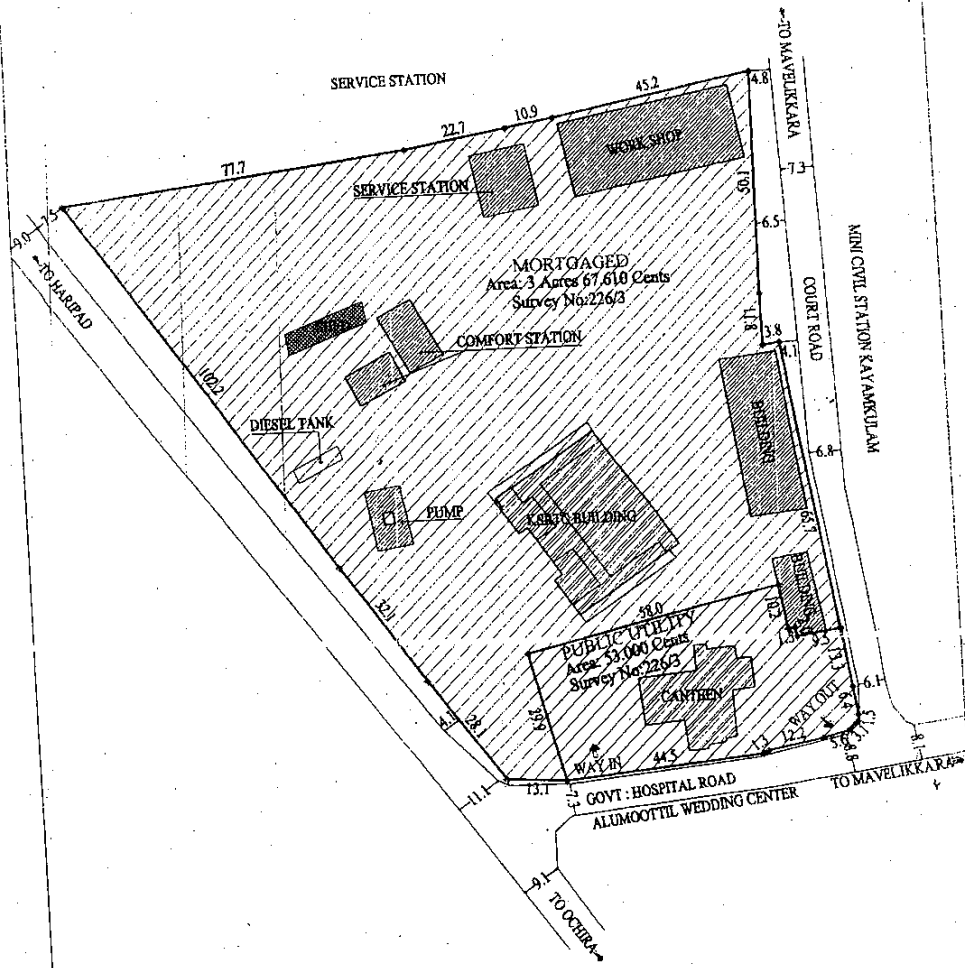
Kollam



District	Kollam	Survey No.	02	10
Taluk	Kollam	Mortgaged Area	62.670 Cents	1Acre 60.290 Ce
Village	Kollam	Public Utility Area	99.125 Cents	
Block No.	167	Loss Area	14.265 Cents	15.710 Cent
Total Area	3 Acres 52.060 Cents			

Kayamkulam

KSRTC DEPOT, KAYAMKULAM
ALAPUZZHA, KAYAMKULAM.



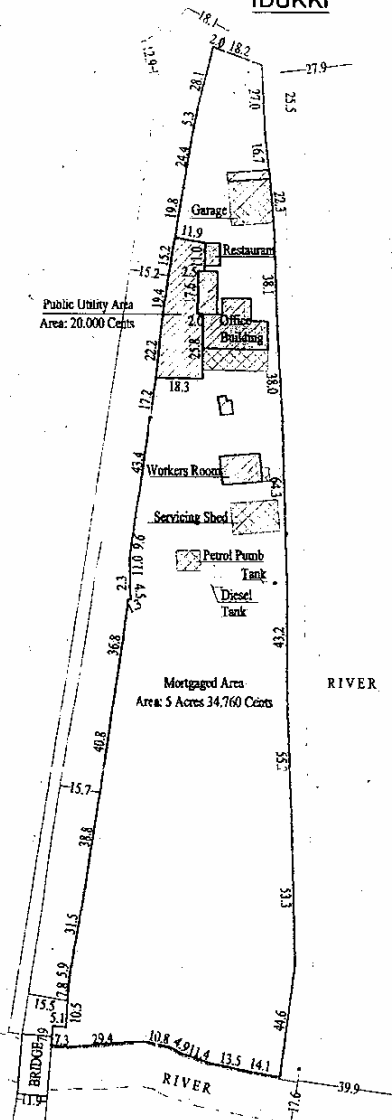
Scale : 1cm = 12mtrs

District	Alapuzha	Total Area	4 Acres 27.850 Cents
Taluk	Karthikapally	Public Utility Area	53.000 Cents
Village	Kayamkulam	Mortgaged Area	3 Acres 67.610 Cents
Block No.		Loss Area	7.240 Cents
Survey No.	226/3		

Munnar



K S R T C DEPOT, MUNNAR IDUKKI

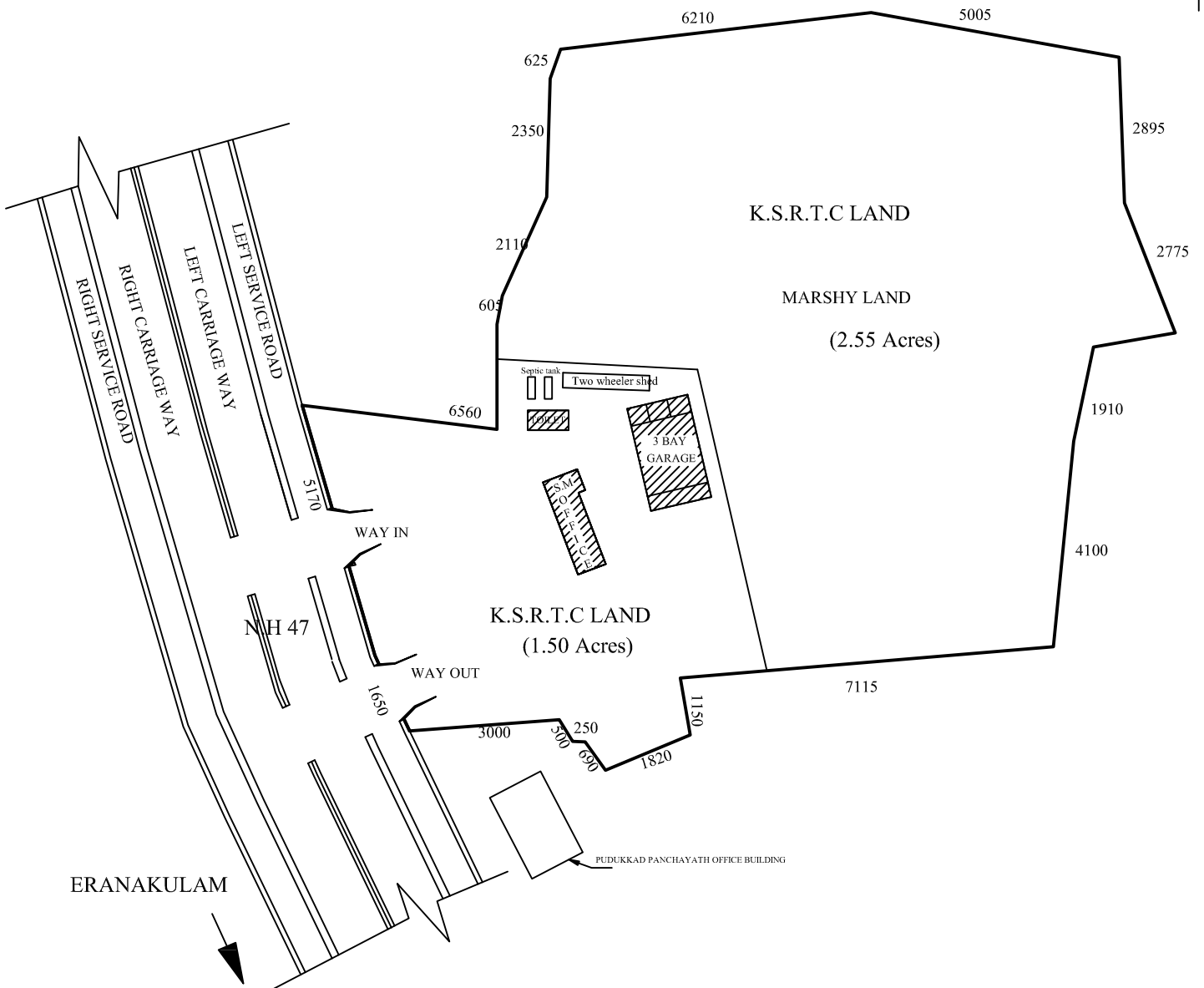
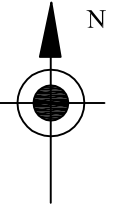


Scale : 1cm = 20 mtrs

District	Idukki	Total Area	5 Acre 54.760 Cents
Taluk	Devikulam	Public Utility Area	20.000 Cents
Village	KDH	Mortgaged Area	5 Acre 34.760 Cents
Block No.			
Survey No.	61/9		

SITE PLAN OF PUTHUKKAD BUS STATION

SITE PLAN

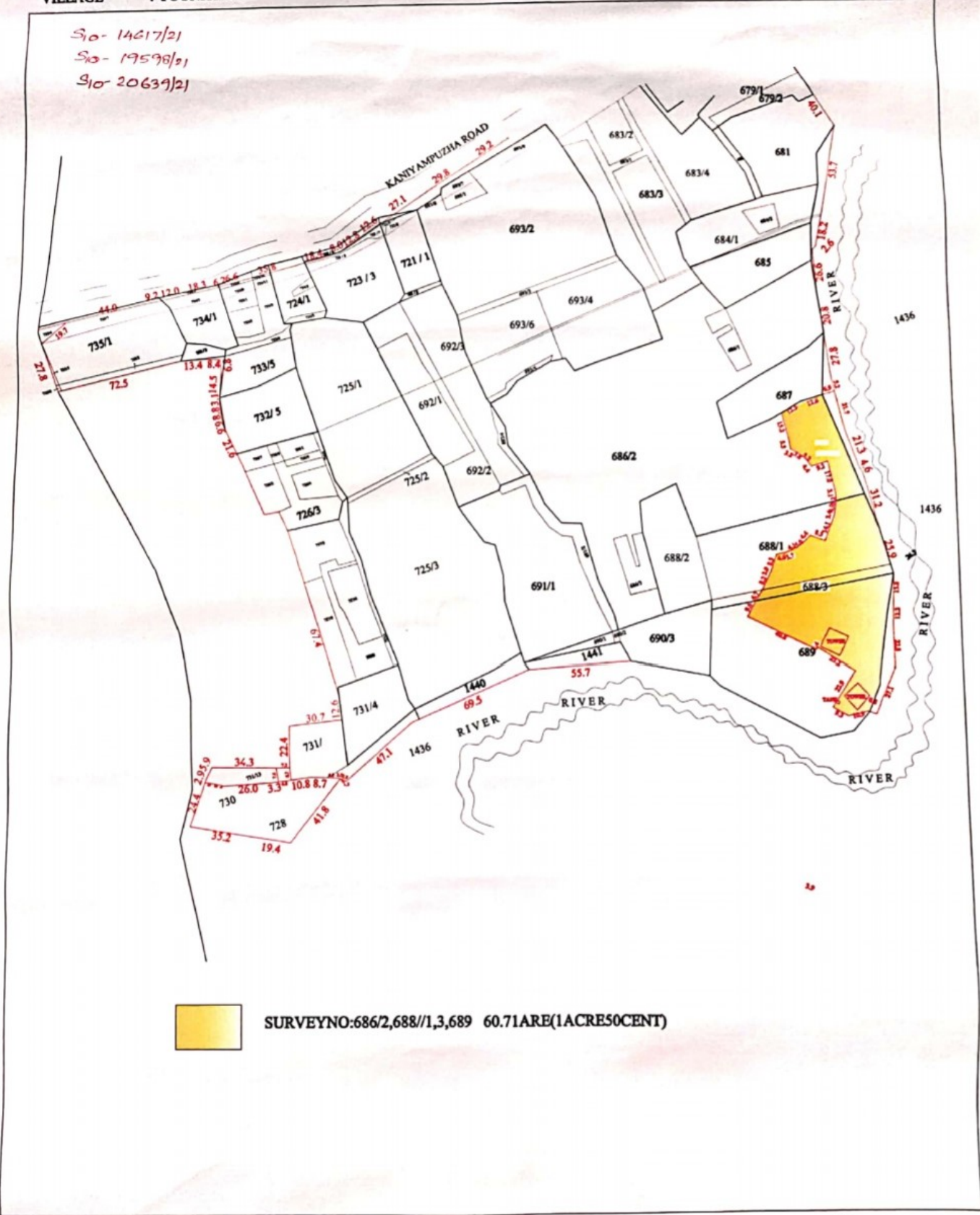



DISTRICT : ERNAKULAM
TALUK : KANNAYANNUR
VILLAGE : POONITHURA

SURVEYNO:686,688,689

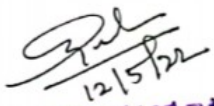
Vyttila Mobility Hub


S/O- 14617/21
S/O- 19598/21
S/O- 20639/21



 SURVEYNO:686/2,688//1,3,689 60.71ARE(1ACRES0CENT)

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നവീൻ (പ്രൊജക്ട്)
എഞ്ചിനീയർ


6.5.2022
RASEEM JOSEPH F.O.S
ഡാബ്ബുക്ക് ശുഭദിനങ്ങൾ
കുമാരന്മാരുടെ
എറണാകുളം