

VISAKHAPATNAM PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT

NOTICE INVITING FOR EXPRESSION OF INTEREST

1. Organisation : VISAKHAPATNAM PORT AUTHORITY
2. Department : Chief Engineer-VPA, Civil Engineering
3. Notice Inviting for E.O.I. Number : **IENG/Estate/DCI/2022 Dt. 01.07.2022**
4. Name of Work : Expression of interest for Lease of Ex DCI Building (G+5 Floors) situated in 2.00 Acres of Land in Port Area
5. Bid documents downloading start date : **01.07.2022**
6. Pre- EOI Conference : **15.07.2022**
7. Last date for Seeking clarification : **20.07.2022**
8. Last date and Time for Submission of EOI : **01.08.2022** at 14.00 Hours
9. Date & Time of opening of EOI : **01.08.2022** after 15.00Hrs
10. For the complete EOI document, please visit : <https://www.vizagport.com>
11. ADDRESS : Chief Engineer,
AOB 3RD Floor
Visakhapatnam Port Authority
Visakhapatnam - 530035
E- mail: cevizagport@gmail.com
or estatevpt@gmail.com

CHIEF ENGINEER

Copy to: FA & CAO / T.M. / Nodal Officer, IT / C.V.O. - for information.

Copy to: Dy. Director (EDP) for information.

Copy to: Notice Board / O.S. to arrange display the tender notice on the notice board.

Copy to: SE - III / DY. E.M / Sr. A.E.M - for information and necessary action.

Copy to: AE (Estate planning)

Copy to: The Chief Engineer, All Major Ports, through Fax.

VISAKHAPATNAM PORT AUTHORITY VISAKHAPATNAM

EOI Notice No. IENG/ESTATE/DCI/2022 dated 01.07.2022

Expression of interest for Lease of Ex DCI Building (G+5 Floors) situated in 2.00 Acres of Land in Port Area

1. Visakhapatnam Port Authority is one of the leading major ports in India and is located on the eastern coast in the state of Andhra Pradesh, mid-way between Kolkata and Chennai. Visakhapatnam Port Authority is in possession of G+5 Building (situated in 2.00 Acres) in Port Area.
2. In tune with the policy of the Government of India for asset monetisation the revenue from the land utilization Visakhapatnam Port Authority intends to use this Building along with land space for setting up Office space and similar nature of activities etc.
3. To identify the interested parties willing to participate in utilisation of the said asset, VPT invites Expression of Interests (EOI) from the interested parties for a lease period of 30 years

For the complete EOI document, please visit: <https://www.vizagport.com>

4. Responses on prescribed format should be submitted at the place described in the EOI Document on or before 14:00 hrs. of **01.08.2022**
5. For further clarifications, please contact:

CHIEF ENGINEER
AOB 3rd Floor,
Visakhapatnam Port Authority
Visakhapatnam – 530 035
Email:
cevizagport@gmail.com
estatevpt@gmail.com

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1.0 DISCLAIMER

Visakhapatnam Port Authority (VPA) has prepared this document to give interested parties background information on the project. While VPA has taken due care in the preparation of information contained herein and believes it to be accurate, neither VPA nor any of its authorities or agencies nor any of their respective officers, employees, agents or advisors gives any warranty or make any representations, express or implied, as to the completeness or accuracy of the information contained in this document or any information which may be provided in connection therewith.

The information is not intended to be exhaustive. Interested parties are required to make their own inquiries and respondents will be required to confirm in writing that they have done so and they do not rely on the information provided in the EOI document in submitting their response. The information is provided on the basis that it is non – binding on VPT or any of its authorities or agencies or any of their respective officers, employees, agents or advisors.

VPT reserves the right not to proceed with the project and reserves the right to decline to discuss the Project further with any party expressing interest.

No reimbursement of cost of any type whatsoever will be paid to persons, or entities, expressing interest in the project.

2.0 INTRODUCTION:

The Port of Visakhapatnam is one of the 12 major ports of the country, under the Ministry of Shipping. It is located on the East Coast, almost midway between Chennai and Kolkata, in the state of Andhra Pradesh, at latitude 17° 41' N and longitude 83° 18' E. It is a Premier Port having glorious record of handling the highest quantum of traffic, among major ports, consistently for four years. The quantum of traffic handled during 2019 – 20 is 72.72 MTPA.

- 2.1 It has 21 berths in the Inner Harbour with a water spread of 100 hectares and 6 berths in the Outer Harbour with a water spread of 200 hectares. The Inner Harbour can accommodate vessels up to 240 m LOA with draft up to 14.5 mts, while the Outer Harbour is capable of handling vessels up to 2,00,000 DWT having draft up to 18.10 m.

Besides the above two harbours, the port has a Fisheries Harbour to accommodate fishing trawlers/boats which is useful to the bidders for establish Office accommodation.

- 2.2 The port has a network of roads, railway lines to cater to inter-modal transport for movement of cargo to and from the hinterland.

The Port handles a variety of cargo, which includes, among others, Iron ore, thermal coal, steam coal, coking coal, POL, fertilizers, containerized cargo etc. The port has adequate open and covered storage areas for storage of cargo.

The port has to its credit ISO: 9001 - 2015, ISO:14001 – 2015 and OSHAS:18001 – 2007 international accreditation certificates.

- 2.3 The Building space is situated in outside Custom bound Area.

3.0 PURPOSE OF THE EOI

Through the EOI, Visakhapatnam Port Authority intends to seek information and identify business interests and implementable business modal which would help in development of its land and assets for industrial purpose.

3.1 STATEMENT SHOWING THE DETAILS OF OWNERSHIP & PLOT BOUNDARIES

| | | |
|---|---|---|
| 1 | Name of the party/Purchaser and Address: | Chief Engineer, Visakhapatnam Port Authority |
| 2 | Name/s of the reported owner/Names of Persons in whole names the property registered and address: | Visakhapatnam Port Authority |
| 3 | Approximate distance from the City Centre | 4 KM distance to RTC Complex, & Building beside the Central Excise Building, Port area. |
| 4 | Situation / location / brief description of the Land /site and brief description of the building | Port Area, Visakhapatnam, |
| 5 | Boundaries of the property | (Physically) North: Dock Labor Board Building South Customs & GST Building East Road West Dockyard |

3.2 STATEMENT SHOWING THE DETAILS OF LAND & BUILDINGS

| I. Broad details of the Property: | | |
|-----------------------------------|---|---|
| A | LAND | |
| 1 | The total area (Extent) of the site/land | In local units Ac. 2.00 Cents. 9680 Sq.yds, |
| 2 | Description of the site/land: | |
| | a) Character of locality : | Administration Building, Port Area |
| | b) Classification: | Middle |
| | c) Development of surrounding areas | Administration Buildings |
| | d) Is the locality subjected to frequent flooding | NA |
| | e) Feasibility to the civic amenities like School, Hospital, Offices, Markets | 2 KM |
| | f) Shape of land | Rectangle |
| | g) Type of use to which it can be put | Office Building /Commercial/Industrial |
| | h) Any other restriction of usage | No |
| | i) Nature of right, whether leasehold/freehold | Lease hold |
| | j) Road Facility | Yes |
| | k) It is a corner plot | Middle |
| | l) Water supply/potentiality | Municipal water supply |
| | m) Underground sewerage system | No |

| B BUILDING DETAILS (Ground + Five floors Building) | | |
|---|---|--|
| 1 | Type of construction | R C C |
| 2 | Quality of Construction | Good |
| 3 | Appearance of the Building | Good |
| 4 | Number of Floors | Six |
| 5. | Maintenance of the Building | Present Vacant |
| | a. Foundation | R. C. C. |
| | b. Superstructure | Brick work |
| | c. Roof | R. C. C. |
| | d. Doors | Aluminium /wood |
| | e. Windows | Aluminium / Glass |
| | f. Sanitary fittings | Yes |
| | g. Flooring | Mable, Ceramic tiles |
| | h. Electricity Supply | Available in site |
| 6 | Total Plinth Area | Ground Floor 10,654 Sft, First Floor 10,654 Sft, Second Floor 8050 Sft Third Floor 8050 Sft Fourth Floor 8050 Sft & Fifth Floor Each 8050 .Sft |
| 7. | Year of Construction | 1986 |
| 8. | Age of the Building | 35 Years |
| 9. | Replacement rate of construction with the existing conditions and specification | RCC Frame Structure, Brickwork, wood work with Country wood, Partitions with Wood, Window With Aluminium, Centralized AC, Fire Fighting System, Two Lifts, Generator, Municipal water, Sump, Water Tanks for Usage & Fire and Compound wall with All round the site |
| 11 | Replacement Value | 1,700/- per Sft |
| 12 | Depreciation Value at the rate of | 50% as per building condition |
| 13 | Present Value of the Building | Ground Floor 10,654 Sft, First Floor 10,654 Sft, SF, TF, FF & Fifth Floor Each 8050 .Sft |

Part C- (Amenities)

| | |
|----|--------------------------|
| 1. | Central AC |
| 2. | Generator |
| 3. | Compound wall with Gates |
| 4. | Wooden partitions |
| 5. | Fire Fighting System |

4.0 WHO SHOULD RESPOND

4.1 VPT would welcome response to the EOI from:

- Real Estate Developers
- Logistics service provider
- Educational Institutions.
- Financial institutions
- Information Technology Sectors.
- Business establishment.

5.0 HOW TO RESPOND

(a) The response to EOI shall be enclosed in a separate sealed envelope and shall be marked as “**Expression of Interest for Lease of Ex DCI Building (G+5 Floors) situated in 2.00 Acres of Land in Port Area**”.

- (b) The EOI should be submitted in the format given at **Appendix-I**. The proposal should be accompanied with a statement of relevant financial information pertaining to the audited annual accounts of the respondent for the last three years.
- (c) The language for submission of document shall be English. In case of any other language, English translation must be enclosed.
- (d) Any item of letter of response, which is not applicable to the respondent, should be written as Not Applicable.
- (e) All costs incurred by respondents in connection with the EOI shall be borne by respondents themselves.
- (f) The designated authority for clarification and submission of proposal is:

CHIEF ENGINEER,
AOB, 3rd Floor,
Visakhapatnam Port Authority,
Visakhapatnam - 530 035
Email: cevizagport@gmail.com

- (h) Respondents may seek any clarifications, if any, in writing by post, courier, facsimile, or e-mail at the above mentioned address.
- (i) Last date for submission of completed EOI is **01.08.2022** by 14:00 hrs. at above- mentioned address.
- (j) In case the respondent intends to give additional information for which specified

space in the given format is not sufficient, it may be furnished in a separate sheet. Such information is to be given only if it is salient and directly pertinent to the EOI.

- (k) All the pages of the EOI and Annexure should be signed and the authorized signatory should countersign corrections and over writings.
- (l) VPT reserves the right to cross check and confirm the information/details furnished by the respondents in response to this EOI.
- (m) All the information submitted by the party through EOI will be kept as strictly confidential by VPT and will not be shared with any other party.

6.0 USE OF INFORMATION

VPT reserves the right to use information received in the replies to EOI for further development of the project. Mere fact of responding to the EOI, however, shall not confer any right on the parties to preferential treatment at the subsequent bid / development stage.

7.0 RESPONDENT'S RESPONSIBILITY

It is expressly clarified that before submitting the EOI, the respondent must have carefully examined the contents of all the documents. Any failure to comply to do so will be at the respondent's risk.

8.0 AMENDMENT

VPT may modify the EOI by issuing an addendum before last date of submission of the Application. Any addendum thus issued shall be part of EOI and shall be posted on the website. Participants desirous of getting notified of such corrigendum/addendum through email may send such request through email to cevizagport@gmail.com.

To give respondents reasonable time in which to take addendum into account in preparing their Applications. VPT may extend the last date of submission of response.

9.0 LANGUAGE

The response to EOI prepared and all correspondence and documents related to the EOI, and exchange by the respondent and VPT shall be in English. If another language is used, it must be accompanied by the translated version in English.

10.0 SIGNATURE AND SUBMISSION

All the responses must be submitted, duly signed by the Authorized Signatory

under the Letter of response the format for which is provided at Form 1 of this document.

The signed proposal along with all the documentary evidence required of technical and financial capability and with all the Annexures filled and signed must be submitted on or before the prescribed date and time for the submission of EOI in this document.

11.0 GOVERNING LAW

The governing law for the purpose of the process is the laws of India and courts of Visakhapatnam shall have full jurisdiction considering any matter arising out of this EOI and the process.

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LETTER OF RESPONSE

Appendix- I

Chief Engineer,
AOB, 3rd Floor,
Visakhapatnam Port Authority,
Visakhapatnam -, 530 035
(India)

(Respondent to provide date and reference)

Dear Sir,

Response To – EOI For Lease Of Ex DCI Building (G+5 Floors) situated In 2.00 Acres Of Land In Port Area of Visakhapatnam Port Authority for setting up office space and similar nature of activities etc.,

We, the undersigned, offer the following information in response to the Expression of Interest sought by you vide your Notification No. _____, dated __.

- (a) We are duly authorized to represent and act on behalf of _____ (hereinafter the “respondent”)
- (b) We have examined and have no reservations to the EOI Document including Addenda No(s) _____.
- (c) We are attaching with this letter, the copies of original documents defining: -
 - i) the Respondent’s legal status;
 - ii) its principal place of business;
 - iii) its place of incorporation (if respondents are corporations); or its place of registration (if respondents are cooperative institutions, partnerships or individually owned firms);
 - iv) Self certified financial statements of Last three years (2018-19, 2019-20, 2020 - 21), clearly indicating the financial turnover and network.
 - v) A statement of the locations we are interested in with details of land requirement/availability at each proposed location and proposed use; and
 - vi) A brief statement on the broad strategic intent and anticipated transport/logistics requirements. (Annexure-1)
 - vii) Copies of any market research, business studies, feasibility reports and the like sponsored by the respondent, relevant to the project under consideration
- (d) We shall assist VPT and/or its authorized representatives to obtain further clarification from us, if needed.