



Notice No:
SMP/KDS/LAND/EOI/Armenian
Warehouse

Date: 17.05.2022

NOTICE INVITING EXPRESSION OF INTEREST (EOI)

Proposals are invited for “**development of Iconic Riverfront Commercial complex in Kolkata**” in conformity with the Terms & Conditions of the EOI document in from intending applicants. Please refer to Website <https://kolkataporttrust.gov.in> for complete details and downloading the Document. The Last date & time of submission of proposal is 30.06.2022 till 3:00PM.

For any queries, please contact moumita.gt@kolkataporttrust.gov.in

By Order,

Sd/-
Estate Manager (I/C)
Syama Prasad Mookerjee Port, Kolkata



SYAMA PRASAD MOOKERJE PORT, KOLKATA
(Erstwhile KOLKATA PORT TRUST)
(AN AUTONOMOUS BODY UNDER THE MINISTRY OF PORTS, SHIPPING AND WATERWAYS
GOVERNMENT OF INDIA)
KOLKATA DOCK SYSTEM

EXPRESSION OF INTEREST
FOR
DEVELOPMENT OF AN ICONIC RIVERFRONT COMMERCIAL COMPLEX
IN KOLKATA

MAY 2022

Issued by

ESTATE MANAGER, SYAMA PRASAD MOOKERJEE PORT, KOLKATA
Estate Division, GAD
6, STRAND ROAD, FAIRLIE WAREHOUSE, 2nd Floor, KOLKATA 700001

Schedule of EOI Process

Availability of Eoi document: From 05.00 pm on 17.05.2022 till 3:00 pm on 30.06.2022

(Downloadable from website:
<https://kolkataporttrust.gov.in>)

Receiving of Pre-Bid Queries: 10.06.2022, until 3:00 pm

Reply of Pre-Bid Queries by the: 20.06.2022, until 5:00 pm
Authority

Last date & time for receipt of Eoi: 30.06.2022, by 03.00 pm
(Through **Online Only**)

For Further Information:

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1. BACKGROUND

Syama Prasad Mookerjee Port, Kolkata (erstwhile Kolkata Port Trust) is the oldest operating port in India in the state of West Bengal. SMP has two Dock complexes namely Kolkata Dock System (KDS) and Haldia Dock Complex (HDC). SMP enjoys vast unchallenged hinterland consisting of states of Northeast India, Uttar Pradesh, Bihar, West Bengal, Jharkhand and Chhattisgarh. The hinterland of SMP also extends across international borders to Nepal, Bhutan and Bangladesh. Thus it is rightly called as the “Gateway to Eastern India”.

Both the Kolkata Dock and Haldia Dock are riverine in nature and located on the river Hooghly in the State of West Bengal. The traffic at SMP has been showing steady growth over last five years with a CAGR of 8.75%. Kolkata Port handled 63.98 million tonnes (MT) of traffic in 2019-20 creating an all-time record in the history of the port surpassing the previous highest of 63.76 MT in 2018-19.

SMPK is also developing a cruise terminal in order to further diversify its service offerings and for its future sustainability under the Maritime India Vision 2030 sharing the vision of Ministry of Ports, Shipping and Waterways to develop and beautify the riverfront of Kolkata.

With this project of Iconic riverfront development in Kolkata, SMPK is planning to undertake development of riverfront land parcels for riverfront beautification and other infrastructure development. This particular area is of historical Importance due to its location proximity to the iconic Howrah Bridge.

2. NEED OF THE PROJECT

With the objective of propelling India to the forefront of the Global Maritime Sector, Ministry of Ports, Shipping and Waterways has formulated Maritime India Vision 2030 (MIV 2030), a blueprint to ensure coordinated and accelerated growth of India's maritime sector in the next decade.

MIV 2030 outlines 10 key themes which are essential for India to secure its place at the forefront of the Global Maritime Sector, one out the ten key themes focus on Promoting Ocean, Coastal and River Cruise sector.

Hence, to diversify the service offerings and to increase the revenue potential of SMPK for its future sustainability, it has planned to explore for new business offerings such as development of a Domestic and International Cruise terminal at Kolkata.

Therefore, in order to support the Cruise tourism in Kolkata the land banks of Hooghly riverfront needs to be developed with Hospitality, Leisure, Recreation, Adventure, Amusement & Entertainment such that it caters to the Tourists visiting the City as well as meets the demand for riverfront public recreation space for the Citizens of Kolkata.

Apart from this due to the location of the site in the Central Business District of Kolkata there

are huge demands of Office spaces. Also the Howrah station on the other side of the River bank is well connected through Ferry hence a commercial development on opposite bank will serve as a day destination for many tourists having layover at Howrah station.

3. OBJECTIVE

Syama Prasad Mookerjee Port, Kolkata intends to develop an Iconic Riverfront Commercial complex with state of the art infrastructure at the prime Business district and Vantage point of Kolkata city on Strand Road surrounding the Armenian Ghat.

The Armenian Warehouse is flanked by the Hooghly river on west side with a ghat, in close proximity to Howrah Bridge, right opposite the Howrah Station. A circular railway track is on the east and a vacant plot (erstwhile Strand warehouse) is on further east side, right on Strand road. A gutted and abandoned Jetty Shed No 1 and Armenian Ghat are on the south and vacant Heavy Lift yard on the north. The site has access from 17.5m wide Strand Road and the Armenian warehouse and Jetty shed No 1 has direct access from Strand Bank road as shown in the Plan attached.

There is a ferry service from Armenian Ghat to Howrah Station being operated by “Hugli Nadi Jalapath Nigam” which may be augmented as a part of the redevelopment proposal.

The proposed development will be either on 30 years long term land lease model or PPP model. If a 30 year long term lease for the land parcels is considered then the Base price excluding taxes will be approximately INR 62 Cr. A first right of refusal to be extended to the existing Lessee/Private partner during renewal of lease/ Concession Agreement. Lessee/Private partner will have full right on the structure and NOC will be provided by SMPK in a time bound manner.

4. BROAD SCOPE OF WORK

The scope of components of Iconic Riverfront Commercial complex has been broadened to allow flexibility in project planning. The following usages will be permissible to be developed as part of the facility:

- a. Boutique Hotel
- b. High street retail or Shopping Mall
- c. Office spaces
- d. Banquet Hall/Auditorium
- e. Sports Complex
- f. Multilevel Car Parking

Apart from the uses mentioned above the developer may propose any other suitable product mix for the site and has to beautify the surrounding of the existing Armenian ghat as a public

recreational space. The Jetty available in the Armenian Ghat may be augmented for Ferry service across the river as an alternate mode of transport or also for conducting Heritage tours.

5. ELIGIBILITY CRITERIA

Iconic Riverfront Commercial complex can be developed by individuals or group of Indian or International entrepreneurs or companies forming joint venture with business interest in Commercial real estate. Port will be providing about approx 3.6 Acres of Land on the bank of River Hooghly abutting Strand Road (Land Plan attached) on 30 years lease.

The proposals should indicate the credentials of the developer/promoters, tentative business plan and other related details along with viability of the project. The application should be submitted in the prescribed format as per Annexure-I. The applicant's net worth as on 31/03/2022, certified by a Chartered Accountant (with UDIN) has to be submitted. The applicant should have proven track record of Commercial or Hospitality developments with Retail/ Hotel/ Mall/ Office spaces etc. No Applicant may apply more than once either as an individual or as part of an entity. Multiple applications of same Applicant will not be evaluated.

6. FINAL DECISION MAKING AUTHORITY

SMPK reserves the right to accept or reject any application and to annul the process and reject all applications at any time without assigning any reason thereof and without thereby incurring any liability to the affected applicant or without informing the applicants of the grounds for such action by SMPK.

7. SUBMISSION REQUIREMENT

The applicants shall provide documentary evidence to SMPK of their eligibility and their capability and adequacy. In addition, while applying for this EoI, the applications shall include the following information:

- i. **Annexure-‘1’**
- ii. **Annexure‘2’;**

8. LANGUAGE OF APPLICATION

The language of the Application shall be in English only.

9. SUBMISSION OF EOI

The EOI must be submitted online to moumita.gt@kolkataporttrust.gov.in

A) Number of EOIs

An Applicant is eligible to submit only one Application.

B) EOI Submission Date

EOI must be submitted, as per the prescribed date and time through online only through CPP Portal.

C) Late Submission:

EOI received after the deadline for submission prescribed by SMPK will be rejected.

10. MODIFICATIONS AND WITHDRAWAL OF EOI

No modifications/ withdrawal of the EOI shall be allowed once it is received by Syama Prasad Mookerjee Port, Kolkata.

11. JURISDICTION

All disputes arising shall be subject to the jurisdiction of the appropriate court at Kolkata, India and will be governed by the laws of India.

Annexure 1

- 1. Name of the company / firm with details of registration no. of company / firm along with names of the directors**
- 2. PROFILE/ BACKGROUND OF THEPROMOTERS**
(Details of developers/promoters, in descending order of proposed shareholding in existing/proposed company/firm)

Name of the Developer/Promoter			
Address for Communication and Contact nos.			
Experience in Commercial & Hospitality real estate development (No. of years & detail thereof)			
Experience in Operation and Management of Commercial & Hospitality facility (No. of years & detail thereof)			
Present Net worth (In Rs. Crores)		IT/Wealth returns filed	Yes /No
Experience/Interest in other business (other than Commercial & Hospitality, if any)	Yes /No	If yes, Name of the business unit(s)	
If yes, in which capacity/financial stake			
Specific strength of Developer/Promoter which would help smooth execution of proposed project			

- 3. EXISTING BUSINESS OPERATIONS OF DEVELOPER/PROMOTERS :**
(Details of developer/promoters, in descending order of proposed shareholding in existing/ proposed company / firm)

Name of current unit/Address					
Form of Unit	Proprietorship/Partnership/Company				
No. of years in Business		Product/Sector		Capacity	
Investment		Turnover (last three years)		Net Profit (last three years)	

4. PROFILE OF PROPOSED PROJECT:

a. Detailed description of the proposed project (in 200 words)

b. Proposed Riverfront Commercial Complex in detail

Type of Facilities proposed	Product Mix	Estimated Investment	Estimated Turnover

c. Infrastructure to be created (Parking/ETP etc.)

Type of Infrastructure	Capacity/Built- up Area	Estimated Investment

d . Utilities Requirement

Utility	Requirement
Power (Maximum Demand)	
Water supply (Maximum Demand)	

5. OTHER DETAILS

Proposed strategy/methodology for Operations & Management of Commercial & Hospitality services	
Details of marketing strategy including proposed marketing tie-ups, if any	
Proposed Revenue model	
Proposed Technical arrangements for sourcing technology/equipments and Technical tie-up, if any	

6. PROPOSED PROJECT FINANCIALS

a. Estimated Project cost details

Item	Amount Rs.
Master Planning & DPR preparation	
Civil work and including technical civil work	
Common Facilities/Amenities	
Common Utilities like power/water/ETP etc.	
O&M Cost	
Misc	
Total	

b. Basic Revenue Projections

Facility	Year 1	Year 2	Year 3	Year 4	Year 5

7. DOCUMENTS TO BE ATTACHED

- i) **Net Worth of the Promoters/ Company Certified by Chartered Accountant**
- ii) **Details/ documents of Experience / in Real Estate Industry under Commercial & Hospitality segment.**
- iii) **GST Registration Certificate**
- iv) **PAN**

8. USP OF THE APPLICANT (IN 100 WORDS)
