

Notice No 3.

CLARIFICATION / ADDENDUM DATED 18.02.2020

Interested bidders are requested to take note of the following clarifications / amendments/modifications/addition in respect of the tender documents vide N.I.T. Nos. KoPT/KDS/LND/41-2019 to KoPT/KDS/LND/70-2019 dated 04.12.2019

Sl. No.	Query	Clarification / Addendum
I	Whether any benefit will be extended to Micro & Small Enterprises (MSEs) in land tenders.	Yes. Micro & Small Enterprises (MSEs) registered under Single Point Registration Scheme of NSIC shall be only exempted from payment of Tender fee and EMD. Such benefit shall be extended provided the bidder can furnish the relevant registration No. for the intended purpose that is verifiable from the website www.nsicspronline.com of National Small Industries Corporation (NSIC), which is certified by Government of India Enterprise under the Ministry of Micro, Small and Medium Enterprises (MSME).
II	For Mall - Whether Additional subletting fees to be paid.	No extra subletting fees shall have to be paid.
III	For Mall- Whether KoPT's permission is necessary for subletting by the lessee and whether sub lease deed can be registered in favour of the sub-lessee.	In case of MALL, permission for subletting shall have to be taken from KoPT. However, KoPT will have exclusive relation with the successful bidder to be allotted any plot for Mall/Food Park/Plaza and no entity enjoying the sublet part of the property by the lessee shall be entertained by KoPT on any dispute whatsoever. In other words, the lessee shall be allowed to sublet exclusively for the sake of Mall / Food park/Plaza etc without parting with the right of possession and at the risk and responsibility of the lessee who will have overall control over the premises. As such, only the lessee may have the FRR right, as may be in vogue at the material time, depending on the terms and conditions after expiry / termination of lease and no party enjoying a sublet portion of the Mall shall have such right at all.

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IV	Whether purpose of lease can be set as combination of different purposes.	Yes. As mentioned in Clause No.7 of Annexure-V of Lease Tender Document or Clause No.6 of Annexure-V of License Tender Document, as the case may be.
V	Whether KoPT is in possession of permission from municipal corporation with regard to structures mentioned in the tenders with valuation thereof such that the successful bidder can share the same for the sake of seeking sanction from the municipality concerned for the sake of alteration/modification of the structures.	KoPT will provide the available information for further needful action by the lessee.
VI	Whether 35 % is loaded in Upfront premium as mentioned in NIT	No. The indicated reserve rent against each tender is without loading 35%. Whenever there is one offered purpose from any bidder that attracts additional 35% on the reserve rent as mentioned in the clause on proposed purpose in Annexure V as well as the Evaluation Criteria (Annexure- VII) of the tender documents, 35% shall be loaded on the Reserve Rent.
VII	In case of FRR plot, if Non FRR bidder becomes successful and FRR bidder fails to retain the plot, and thereafter if the successful bidder also fails to take procession of the plot, what will be the fate of the FRR bidder.	Will be decided on case to case basis at the material time.
VIII (A)	Whether new industries can be allowed in KoPT land.	New industries as per schedules II & III of KMDA LUDCP are allowed for all plots except Plot Nos. B3, B4, D1 & D2. Schedules II & III of KMDA LUDCP are attached as Annexure- I alongwith this Clarification / Addendum. The same is thus
VIII (B)	Whether car automobile showroom along with workshop at the plot No. A10	

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	at Taratala is allowed.	applicable for plot No. A 10 also.
IX	<p>(i) In case, there is any low land and no drainage system inside the plot, whether KoPT will be responsible for improving the facility, with specific reference to plot No. A3.</p> <p>(ii) Whether the two storied structure inside the plot can be demolished by KoPT as the same is in a “terrible” condition.</p> <p>(iii) In case the bidder presently in occupation of the very adjacent plot becomes successful for the plot A3, whether they can demolish the common boundary wall of the two plots.</p>	<p>(i) The tendered out plot will be handed over to the successful bidder on as-is where-is basis and the lessee has to develop the land as required with due permission of KoPT</p> <p>(ii) Yes. If condition of structure is found “terrible/dangerous” by KoPT, it will be the responsibility of KoPT to demolish the same before handover of the plot. In that event, the lessee shall not have to pay the cost of structure as indicated in the tender document.</p> <p>(iii) May be allowed by KoPT at the material time, if otherwise found feasible, subject to the condition that (a) no construction shall be made on the portion having common boundary of the two plots, (b) access as presently in existence for the two plots shall be retained and (c) separate billing shall be continued all through.</p>
X	What kind of assistance/ NOC/ from KoPT can be expected in getting statutory approvals such as building sanction plan, fire water power etc.	KoPT will provide only ‘ <i>no objection certificate</i> ’ on application of the lessee. The lessee will have to obtain statutory approvals from different authority as required at their own effort and cost.
XI	Can the lessee mortgage / hypothecate/ create (first/second) charge in favour of bank towards land lease and / or structure	Yes. NOC can be granted for mortgage of leasehold interest in respect of KoPT land only.
XII	Besides the upfront payment what would be the applicable taxes and how would be the same be calculated	<p>GST will be applicable @ 18% on the aggregate of quoted / accepted rent and occupier’s share of Municipal Tax.</p> <p>In case of upfront payment mode, municipal tax shall be calculated and recovered annually on the</p>

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		corresponding figure of annual rent, unless otherwise decided to fulfil municipal requirement.
XIII	What is the computation of tax on structure in case of new/ modified structure.	For newly constructed structures, tax thereon is determined by the Municipality from time to time.
XIV	What is the applicable stamp duty in case of upfront premium and Whether GST is applicable on Stamp Duty	It is gathered that in case of upfront payment, stamp duty is charged @ 6% or 7% of the aggregate of upfront premium and average payable annual token rent, depending on whether the aggregate is upto Rs. 1 Crore or more. No GST is applicable in this case. For further understanding, the relevant website (www.wbregisartion.gov.in) may be consulted.
XV	Whether is there any other payment due to KoPT over the tenure of the lease besides the nominal ARR every year after payment of upfront premium with S.D, structure cost, etc.	As detailed in the tender document and as also explained above in this Addendum.
XVI	In case of upfront payment, is there any impact of change in SoR at every five years.	No.
XVII	If any company/ individual/ partnership firm has no net banking facility/ Debit card/ credit card, how they can pay EMD & Tender fee.	The bidder shall have to upload a declaration in this regard as stated hereunder : “I do hereby authorize.....(name and address of the remitting entity).....to remit tender fee and / or EMD on my / our behalf”. The same has already been mentioned in clause No. 9 (i) of Annexure V of Licence Tender Document, and the same is applicable for lease also and the mode of payment is strictly on-line.

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XVIII	Whether Valuation of Structure are reasonable for all Plots, including that at Plot No. A10 (B E Pump)	Yes.

All other terms & conditions and Clauses as per original tender documents and Notice No. 2 dated 18.02.2020 regarding extension of due date (**upto 5 PM on 04.03.2020 for remittance of tender fee & EMD and submission of Bid upto 5 PM on 06.03.2020**) will remain the same.

Accordingly, prospective bidders are now requested to remit Tender Fee & EMD and submit the bid within the scheduled date as per latest extension notice No. 2.

Estate Manager(R& D)

ANNEXURE I

SCHEDULE-II

‘A’ CATEGORY INDUSTRIES

Food and Allied Products

1. Ice-Cream, kulpi and similar products.
2. Pickles, Chutney, Jam, Jelly, Squash, Sauce, Vinegar and similar products.
3. Bakery Products (using electric oven).
4. Confectionary and condiments.
5. Grinding and processing of wheat, Rice, Spices and similar edibles (using up to 10h.p.motor).
6. Fruit and Vegetable processing and preservation.
7. Aerated water.
8. Vadi, Papad and similar products.
9. Food products of all types including Fast food, Snacks, Sweatmeat and similar products.

Textile and Hosiery

1. Embroidery and Hand knitting.
2. Knitting Garments.
3. Block and Screen Printing.
4. Batik Printing.
5. Tailoring and Readymade Garments of all types.
6. Hosiery products.
7. Tag, Thread, Tape and similar products.
8. Bedding And Mosquito net.

Chemical and Allied products

1. Agarbati, Candle Stick and similar products.
2. Wet-cell Battery.

Mechanical Engineering and Allied

1. Cycle, Cycle-Rickshaw, Hand and Animal drawn Carriages, assembly and repair.
2. Two Wheeler and other Automobile repair and servicing.
3. Repair and servicing of Domestic appliances.
4. Black and Tinny Smithy.

Leather Products

1. Shoe repairing-Cobbler.
2. Fancy Leather and other novelty items using leather.

Rubber Products

1. Tyre Retreading and repairing.

Paper Products

1. Paper Conversion products.

Electrical and Electronic Items

1. Repair, assembly and servicing of all types of electrical and electronic apparatus, appliances, equipment, components used for domestic purposes.
2. Computer Software Services.

Miscellaneous

1. Nameplate, Banner and Sign-Boards.
2. Handicrafts.
3. Photo binding and Book binding.
4. Ornaments and Jewellery.
5. Photography Studio and laboratory.
6. Xeroxing. Ammonia printing and Cyclostyling.
7. Musical Instrument assembly and repair.
8. Laundry, Dry-Cleaning and Dyeing.
9. Pan-masala and Bidi.
10. Furniture of all types except synthetic moulding.
11. Barber shop and Beauty parlour.
12. Carpentry.
13. Toys and Dolls.
14. Pottery and Clay modelling.
15. Assembly and repair of Spectacle and Optical glass.
16. Printing Press.
17. Assembly and repair of Watches and clocks of all the types.
18. Assembly and repair of Umbrella.
19. Repair of Type-writer.
20. Sports Goods.
21. Rubber stamp and Seal of all kinds.
22. Repair and assembly of domestic type sewing, knitting and similar machines.
23. Cutlery and kitchen utensils.
24. Repair and servicing of Gas appliances such as cooking ranges and similar items.
25. Repair and assembly of locks of all kinds.

‘B’ CATEGORY INDUSTRIES

Food and Allied Products

1. All edible oil except solvent extraction.
2. Dal and Rice Mill.
3. Bakery products.
4. Ice making.
5. Dairy Products.
6. Cattle and Poultry feed.

Textile and Hosiery

1. Wick of all types.
2. Braided elastic tape.
3. Cotton belting.
4. Belt lacing.
5. Sanitary napkin.
6. Surgical and Gauge bandage.
7. Handloom and Powerloom.

Chemical and Allied Products

1. Distilled water.
2. Perfumes and Cosmetics of all types.
3. Sealing wax.
4. Camphor tablets.
5. Ayurvedic hair oil (mixing process only).
6. Tooth powder (mixing process only).
7. Dry-cell battery.
8. Phenyl.
9. Washing Powder and Soap.
10. Writing ink.

Mechanical Engineering and Allied

1. Light fabrication and sheet metal ball press job.
2. Machining units (including spares, component manufacturing only using up to 10 H.P. motor).
3. Heat Treatment job.
4. Steel Trunk.
5. Assembly units (using up to 5 H.P. motor).
6. Pressure Stove and wick stove.
7. Metal and material testing laboratory.
8. FRP Products.
9. Spectacle frame.

Leather Products

1. Leather shoes, Gloves, Bags, Chappals, Purse and similar products.

Rubber Products

1. Rubber moulded and extruded products excluding reclamation of rubber and production of tyres, Rubber solution containing mineral naptha.

Plastic Products

1. Extruded, injection moulded, blow moulded and Thermo-welded plastic products (using 230 V power).
2. Thermo-welded plastic products.

Paper products

1. Carbon paper, other coated papers and laminated paper products.

Electrical and Electronic items

1. Repair and servicing units of Industrial items.
2. Choke and fittings.
3. PVC weir (domestic type).
4. All types of Electric bulbs.
5. Electric stove and Heater (up to 3 KW).
6. Moulded plug with chord.
7. Fan.

Miscellaneous

1. Mosaic Tiles.
2. Ceramic, glass ware and similar products.
3. RC.C. jail, ventilator, grill, grating, rain water pipe and similar items.
4. Stationary items like ball point pen, fountain pen, pen nibs, pen holders pencils, sharpeners, paper pin and similar products.
5. Wire brush, painting brush and hair brush.
6. Brushes of natural bristles.
7. Electroplating and galvanizing.
8. Adhesive paste.
9. Coir making and carpet weaving.
10. Artificial plants.
11. Scientific and Stationary Instruments and equipment.
12. Cufflinks, Tie pins, Buttons, Buck less, Hair pin, Hair clip, Hair Band of all types and similar products.
13. Metal castings.