

RTI REQUEST DETAILS

Registration No. : CPTRS/R/E/22/00015

Date of Receipt : 01/08/2022

Type of Receipt : Online Receipt

Language of Request : English

Name : V Shreekumar

Gender : Male

Address : 1st Floor, Francis Valiyaparambil House, Mulassery Canal Road, Ernakulam, Cochin, Pin:682011

State : Kerala

Country : India

Phone No. : Details not provided

Mobile No. : +91-9516111111

Email : jamesjjfletcher@gmail.com

Status(Rural/Urban) : Details not provided

Education Status : Details not provided

Is Requester Below Poverty Line ? : No

Citizenship Status : Indian

Amount Paid : 10)

Mode of Payment : Payment Gateway

Does it concern the life or Liberty of a Person ? : No(Normal)

Request Pertains to :

01.08.2022

From

V Shreekumar, 1st Floor, Francis Valiyaparambil House, Mulassery Canal Road, Ernakulam, Cochin 682011.

To

The Public Information Officer, Cochin Port Trust Authority, Willington Island, Kochi, 682009.

Dear Sir, Sub:- Petition filed under sec 6 RTI Right To Information Act.

In reply to my RTI application dated 29.06.2022, you had replied vide Letter no EM7/RTI/ VKS/2022 dated 05.07.2022 that the building with number 30/19 G6, Gamon Bridge Road, Willington Island, Kochi

Information Sought : 682029 is not a Port Building and the same was constructed by the lessee in the leased land of Cochin Port.

Kindly issue certified copies of the following

1. Certified copy of all documents submitted by said lessee when bidding for the said land on which building number 30/19 G6 situates.
2. Certified copy of the Allotment Letter with respect to the leased land on which building number 30/19 G6 situates.
3. Certified copy of the Licence Deed / Licence agreement with respect to the leased land on which building number 30/19 G6 situates Kindly furnish a detailed reply at the earliest.

Regards,

V Shreekumar

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9/50/2022

Enclt- No RTI cell | VS | 1529 | 2022-5 Dated 02/08/2022

Copy of RTI request is forwarded to Dy. CMO (Estt), GAD for furnishing the details sought for by the applicant subject to the provisions under RTI Act 2005 to the RTI cell on or before 16/08/2022 Pl.

APID (GAD)

ADMINISTRATIVE OFFICE,
COCHIN – 682009

No. GAD/RTI Cell/1529/VS/2022-S

Dated: 06.09.2022

To

Shri. V. Shreekumar
1st Floor, Francis Valiyaparambil House
Mullassery Canal Road
Ernakulam, Cochin - 682011

Sir,

Sub: Information under the RTI Act, 2005- reg.
Ref: Your application dt. 01.08.2022

With reference to the above application, the available information is attached herewith
(3 pages)

The details of the Appellate Authority under the RTI Act for Cochin Port Trust are given
below:

Shri. Vikas Narwal IAS
Dy. Chairperson
Cochin Port Authority
Cochin - 682009

Yours faithfully,

(Jijo Thomas)
Central Public Information Officer
General Administration Department

CMPD



कोचिन पत्तन प्राधिकरण
Cochin Port Authority



No. EM7/RTI/VS/2022

Dated: 05/09/2022

**NOTE TO THE ASSISTANT PUBLIC INFORMATION OFFICER (GAD),
COCHIN PORT AUTHORITY**

Sub : Details/information sought for as per RTI Act, 2005- reg.

Ref : 1. Online RTI application dated 23/09/2021 submitted by Shri. V S.

Sreekumar , Cochin - 682011 on Bldg. No. 30/19 G6, Gamon Bridge Road,
Ernakulam.

2.M/s. A M Group's letter dated. 12/08/2022 (Copy attached).

With reference to the above, the information pertaining to the Estate Division is furnished below:

Query 1 & 3 - M/s. A M Group, who constructed Bldg. No. 30/19 G6, Gamon Bridge Road, Ernakulam, vide letter dated 12/08/2022, requested not to provide their documents to a third party.

Query 2- Allotment order attached.

Encl:- As above.

D. V. V. S.
5/9/22
Dy. C M E (Estate)

कोचिन पत्तन प्राधिकरण विल्लिंगडन आईलैण्ड कोचिन - 682 009 भारत
Cochin Port Authority Willingdon Island Cochin - 682 009 India

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cochin_port PortofCochin portofcochin company/portofcochin





COCHIN PORT TRUST
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION)
COCHIN-9

Tele 0484-2582100 Fax: 0484-2668163
(e-mail: secretary@cochinport.gov.in)

No. EM/T/197/Land Lease/BOT/AMG-2/2019

Dated 26.11.2020

ALLOTMENT ORDER

To

M/s A M Group Seafood Dealers
7/461 Kochangadi,
Marakadavu,
Kochi -682 002

Sirs,

Sub: - Lease of 0.1895 ha (46.80 cents) of Land near New Mattancherry Bridge Jn., Willingdon Island for 30 years for commercial (non-port related) purpose – Reg:-

Ref - 1) CoPT's e-tender No. 21/19-20/25278 dated 25.11.2019 and e-auction No.56/19-20/35814 dated 05.02.2020
2) CoPT's Pre-acceptance letter of even number dated 03.03.2020
3) Asst. Estate Manager (i/c)'s email dated 29.10.2020.

With reference to the above and on receipt of Onetime Non-Refundable Premium of Rs.93,61,633 (Rupees ninety three lakhs sixty one thousand six hundred and thirty three only) and Security Deposit of Rs.10,27,618 (Rupees ten lakhs twenty seven thousand six hundred and eighteen only) as per CoPT's Pre-acceptance letter under reference and based on the joint survey conducted on 29.10.2020, an area measuring 0.1895 ha (46.80 cents) of land (Plot.No.3), near New Mattancherry Bridge Jn., Willingdon Island, as per the sketch attached is allotted to M/s A.M.Group Seafood Dealers, 7/461, Kochangadi, Marakadavu, Kochi - 682 002, on lease basis for a period of 30 years for commercial (non-port related) purpose. The allotment will be subject to the following conditions:

1. The lease shall be for a period of 30 years from the date of handing over of possession OR from the 30th day of issue of this allotment order, whichever is earlier.
2. The lessee shall pay annual lease rent as per Ports' Scale of Rates (SoR) on commercial purpose rate for the land throughout the lease period. The base rate of annual lease rent for commercial purposes at Willingdon Island as per the prevailing SoR with effect from 21.08.2016 is Rs.25,74,679 per ha per annum as approved by the Tariff Authority for Major Ports (TAMP) and notified vide G. No. 304 dated 22.07.2016. The lease rent is subjected to cumulative annual escalation of 2% every year, and the rate for 2020-21 is Rs.27,65,720 per ha per annum. Accordingly the annual lease rent payable for the 0.1895 ha (46.80 cents) of land for 2020-21 is Rs.5,24,104 plus GST as applicable. The lease rent shall be paid in half yearly basis on or before 30th September

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Manager (Estate)

and 31st March in every financial year. The base lease rent is subject to revision once every 5 years by the TAMP or any other Competent Authority.

3. The land has been allotted for commercial (non-port related) activities including construction of rooms, restaurants, convention centre, etc for Hospitality project.
4. If any variations in measurements are noted while physically taking over of the area, the ONRP, SD and annual lease rent will be regulated on pro rata basis.
5. The lessee shall obtain all statutory clearances as may be required under the law.
6. The lease of land shall be governed by a separate lease deed to be executed on Kerala Government stamp paper of requisite value within a period of six months from the date of taking over of the land.
7. The leased property shall not be transferred by the lessee to any party by any means without prior approval in writing from the lessor.
8. The lessee shall utilize the land for the purpose for which the land is allotted, within 2 year from the date of taking over of the site. Also, the lessee is free to propose stage wise construction that can exceed 2 years, but commencing within 2 years and such extended construction period above 2 years can be counted for utilization of land, stage wise. In case, the Lessee fails to abide by the timelines of such stage wise construction, the Lessee shall pay additionally 50% of the normal lease rent for the land involved in such stages for the period of delay. Hence you are requested to submit schedule of construction activities proposed in the land.
9. Cochin Port Trust shall be consulted whenever the lessee proposes to construct structures/facilities from time to time in the allotted land and drawings of the proposed construction shall be sent to the Chief Engineer, Cochin Port Trust in quadruplicate for prior scrutiny and approval.
10. The lessee shall utilize the leased land only for the purpose for which it has been allotted. In case the lessee fails to do so, the lease shall be liable for termination.
11. Any subletting assignment of land shall make the lease liable for termination.
12. The lessee shall follow all safety norms as may be prescribed by the competent authorities in this behalf.
13. In addition to the above, all general and special conditions stipulated in the tender documents as well as the usual terms and conditions of lease of land in force from time to time shall be applicable to the lessee.

The land measuring 0.1895 ha (46.80 cents) at W/Island as shown in the sketch attached may be taken over from the Surveyor (land) or other concerned official of Estate Division, Cochin Port Trust.

Encl: Location Sketch

Yours faithfully,

SECRETARY

Copy to : The FA & CAO, TM, CE, Dy. CME (Elect), CoPT
: SE (Dredg), EE(CM-I) through SE(CM), CoPT
: The Surveyor (L)/AE(L), EM-5 Section, Estate Division

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