

Mumbai Port Trust

Tender no: E.34/2023 - Design, Built, Finance, Operate and Transfer of Mumbai Marina at Prince's Dock, Mumbai on PPP mode
Reply to pre-bid queries – 2nd Edition dated 14th September 2023

Sr. No.	Reference no.	Bidders Query	MbPT Clarifications
1.	-	Why is Lock gate not keyed in the Marina DPR? We feel water within the marina bay has to be levelled up.	<p>The lock gate was provided earlier to meet the requirement of higher draft visiting the prince's dock. However, subsequently the draft requirement at prince's dock was around 5m.</p> <p>Therefore, the lock gate was kept open and subsequently removed. It is to clarify that provision of lock gate was only for impounding of water during high tide. However, the bidder is free to provide lock gate under his scope of work if he so desires. It may be noted that the operation of Marina may get affected in case you wish to provide the lock gate.</p> <p>The hydrographic data is available in the DPR which was enclosed as part of the RFP.</p>
2.	-	We were told if we build a 5-star hotel, we will get extra FSI. How much construction volume can we then do? That should be mentioned in a corrigendum.	<p>At present the permissible FSI allowed is 1.00.</p> <p>However, in future there may be an increase in FSI. The construction of 5-star hotel would be allowed provided the environment/CRZ clearance for such development is received.</p> <p>The DCPR-1991 has provisions for fungible FSI up to 20% over the permissible FSI. Further, the DCPR-1991 rule 33(4) allows additional FSI for star rated hotel up to 5.00 depending upon the category and subject to approval from Urban Development Department, Coastal Zone Management Authority and Government of Maharashtra.</p> <p>The bidder shall note that the Authority accepts no liability of any nature in case of non-receipt of additional FSI from the Statutory Authorities.</p>
3.	-	Some document tweaking is required to align with US accounting norms as this a global tender.	The accounting system of US will be accepted.

Sd/-

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