

MUMBAI PORT TRUST

Draft Resolutions of the Board, in the meeting No.5 held on 3rd August, 2021

Sl. No.	BR No.	SUBJECT	Resolution passed	Department/ Division
1.	93	Confirmation of the minutes of the Board meeting held on 30 th June 2021.	<i>Board confirmed the minutes of the Meeting held on 30.6.2021.</i>	GAD
2.	94	Arbitration proceedings between Indira Container Terminal Pvt. Ltd., Claimant, and The Board of Trustees of Mumbai Port Trust (MbPT), Respondent. - Request for approval to refer the disputes to Conciliation and Settlement Committee.	<i>Board accorded approval to refer the matter to the Conciliation and Settlement Committee constituted by the IPA vide their office order No.IPA/Legal/Con. Committee/2020 dated 4.5.2021.</i>	Civil
3.	95	Allotment of 1339.47 sq. mtrs. land at Mallet Bunder, MbPT to Coast Guard Region (West), Indian Coast Guard on lease basis for 30 years.	<i>Board, after discussions, accorded approval to -</i> <i>(i) levy interest @15% for any delay in payments including upfront premium, annual rentals, service charges, taxes, etc.,</i> <i>(ii) increase the notice period to 12 months for vacation of premises,</i> <i>(iii) not to grant any further concession in the SoR offer rate,</i> <i>(iv) not to accede to the request of Coast Guard for renewal clause in the agreement for the extension of lease for a further period of 30 years,</i> <i>(v) levy interest @15% per annum, if the upfront premium of ₹34,51,69,815.09 (including GST) is not paid within 60 days time limit.</i>	Estate

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4.	96	Grant of fresh leave and license period for 60 months w.e.f. 14.5.2018 to 13.5.2023 in respect of IPRCL & IPGPL offices on 4 th Floor, Nirman Bhavan, Mazgaon.	<p><i>Board, after discussions, accorded approval to the following :</i></p> <p>(i) <i>to grant fresh leave and license period for IPRCL office space admeasuring 750.83 sq. mtrs. on 4th Floor, Nirman Bhavan on the terms and conditions at para 9 of the note,</i></p> <p>(ii) <i>to grant fresh leave and license period for IPGL office space admeasuring 166.85 sq. mtrs. on 4th Floor, Nirman Bhavan on the terms and conditions at para 10 of the note,</i></p> <p>(iii) <i>to effect change in name of Indian Port Rail Corporation Limited in the office records as the Licensee has modified its name as Indian Port Rail & Ropeway Corporation Limited,</i></p> <p>(iv) <i>to effect change in name of India Port Global Pvt. Ltd. in the office records as the Licensee has modified its name as India Ports Global Ltd.,</i></p> <p>(v) <i>the proposal for allotment of additional office space for IPRCL on 3rd floor at Nirman Bhavan, Mazgaon, Mumbai would be treated as cancelled as per request of IPRCL at para 6 of the note,</i></p> <p>(vi) <i>to effect retrenchment of Municipal Taxes already billed to IPRCL and IPGL of ₹1,12,08,016.89 and ₹30,38,453.60 respectively,</i></p> <p>(vii) <i>billing of water charges with immediate effect for Indian Port Rail Corporation Limited (IPRCL) and India Port Global Pvt. Ltd. (IPGPL).</i></p>	Estate

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5.	97	Extension of allotment of space to AbadIndia Ashore Base Resources. - Tender No. TM/ID/01/2018.	<i>Board accorded approval for grant of extension to AbadIndia Ashore Base Resources for the existing tender with license fees at the rate of ₹615 for open area and ₹681 for covered area or the awarded and accepted H1 rate in the tender already received, whichever is higher, for covered area for use of open space of 1000 sq.mtrs. and covered space of 500 sq.mtrs. for carrying out offshore activities at 14VD for a further period of 6 months (from 4.7.2021) or till the time new Tender is awarded, whichever is earlier.</i>	Traffic
6.	98	Tender No. TM/ID/03/2019 - Request of Polydrill Engineers Pvt. Ltd. for renewal of license for allotment of open/covered space for offshore activities viz. storage/cargo operations with or without installation of facilities, cargo handling equipment within the earmarked area at 10 Indira Dock of Mumbai Port.	<i>Board accorded approval to extend the license for allotment of entire covered area of 300 sq. mtrs at 10 ID to Polydrill Engineers Pvt. Ltd. for carrying out offshore activities, for a further period of 11 months from 29.6.2021 to 28.5.2022, on payment of license fees @ ₹379.60 for covered area (i.e. @ 4% escalation over and above the existing license fee) per sq. mtr. or part thereof per month or part thereof plus taxes and cesses as applicable and on the same terms and conditions stipulated in the tender document.</i>	Traffic
7.	99	Expression of Interest (EOI) for outsourcing of 18 to 21 ID Harbour Wall berths on PPP basis.	<i>Board, after discussions, accorded approval to the invitation of an open ended EoI and then take a call on way forward for the RFP.</i> <i>(S/Shri Sudhakar Apraj and Kersi Parekh dissented)</i>	Traffic
8.	100	Tender No. DC-03/2020 - Hiring of two Mooring Launches for five years and extendable for further two years.	<i>Board accorded approval to -</i> <i>(i) accept the L-1 offer of Professional Ship Management Pvt. Ltd. @ ₹14,550 per launch per day (excluding GST) for award of contract.</i> <i>(ii) enhance the existing budget provision suitably.</i> <i>(S/Shri Sudhakar Apraj and Kersi Parekh dissented)</i>	Marine

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9.	101	Tender No. MEED 06/2021 – Electrical work for proposed International Cruise Terminal at Mumbai Port Trust.	<i>Board accorded approval to -</i> <i>(i) terminate the Tender No.MEED 10/2019 awarded to Sterling and Wilson Private Limited.</i> <i>(ii) forfeit the Bank Guarantee towards EMD amounting to ₹30,00,000 submitted by Sterling and Wilson Private Limited for Tender No.MEED 10/2019.</i> <i>(iii) the ex-post facto approval to re-invite fresh open-tender for the subject work without any change in cost put to Tender, pre-qualification criteria and BOQ.</i> <i>(iv) accept the lowest offer of Sterling Electro Enterprise Pvt. Ltd., Mumbai, amounting to ₹14,78,86,223.44 inclusive of all taxes and duties for Tender No.MEED 06/2021.</i>	MEED
10.	102	Tender No. MEED 07/2021 - Project Management Consultancy Services for MEP Works of proposed International Cruise Terminal.	<i>Board accorded approval to the following -</i> <i>(i) To appoint the Project Management Consultant for MEP works for proposed Mumbai International Cruise Terminal.</i> <i>(ii) To accept the lowest offer of IRCLASS System & Solutions Pvt. Ltd, amounting to ₹1,05,02,000 inclusive of all taxes and duties for the expert positions and duration mentioned at para 11 of the note.</i> <i>(iii) Ex-post facto approval to issue Letter of Acceptance (LOA) to IRCLASS System & Solutions Pvt. Ltd.</i>	MEED

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11.	103	Ex-Post Facto Approval for waiving off of EMD for Tender No. MEED. 08/2021.	<i>Board accorded approval to waive off the EMD amounting ₹1,00,000 and finalise the tendering process.</i>	MEED
12.	104	Tender No.E.108/2017 - Appointment of Technical, Legal and Financial Experts from the Firms of Transaction Advisors for the period of Two Years for carrying out Legal, Technical and Financial Transactions for the proposals of International Cruise Terminal at Indira Dock, Mumbai and Domestic Cruise Terminal at 15, Victoria Dock, Mumbai on PPP Model. - Extension in time period, excess execution and sanction to Revised Cost Estimate.	<i>Board accorded approval for -</i> <i>(i) Extension upto 27.8.2021 of nine months in time period for the subject contract and upto 1.9.2021 for the additional work awarded by the Traffic Department.</i> <i>(ii) The resulting excess execution amounting to ₹1,03,75,000 excluding GST over the Tender value of ₹2,49,00,000 excluding GST.</i> <i>(iii) Revised Estimate No. CE.20/2021-22 amounting to ₹4,28,73,235 including 18% GST and 3% Contingencies.</i>	Civil
13.	105	T.No.E.10/2021 - Appointment of Conservation Architect for conditional documentation of Ancient remains present on Island including framing comprehensive guidelines for tourism development activities at Kanhoji Angre Island (Khanderi Fort) of Mumbai Port, District Raigad.	<i>Board, after discussions, accorded approval to accept the lowest offer of Sankraman Design Studio amounting to ₹12,50,000 excluding GST as Conservation Architect.</i>	Civil

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14.	106	Donation of PPE Kits and Oxygen Concentrator for Covid-19 Patients of MbPT Hospital.	<i>Board, after discussions, accorded approval to accept 1500 Nos. PPE Kits and 5 Nos. Oxygen Concentrators (5 Ltrs.) contributed by Wan Hai Lines (India) Pvt. Ltd. to MbPT Hospital for the management of Covid patients.</i>	Medical
15.		Permission for CPS students allotted under GPH (MbPT Hospital) to work at MbPT Hospital as Resident Doctors – Reg.	<i>Board deferred the proposal.</i>	Medical
16.		Engagement of Dr.Sunita Chhapola Shukla, Ex-Senior Medical Officer (Specialist – ENT) as part-time Consultant in the specialty of Allergy at MbPT Hospital till 31.3.2023 or handing over the Hospital to the Concessionaire whichever is earlier.	<i>Board deferred the proposal.</i>	Medical
17.	107	Addition/Deletion/ Updation of Authorised Signatories in GST Registration of Mumbai Port Trust (GSTIN - 27AAATM5001D1Z6)	<i>Board accorded approval to grant Power of Attorney to the following officers of Finance Department, to file GST Returns and to attend to all GST related work on behalf of the Board:</i> (i) <i>Smt. P.M. Dabholkar, DCAO-I</i> (ii) <i>Shri P.P. Rao, DCAO-II</i> (iii) <i>Shri P.C. Prajapati, DCAO-III</i> (iv) <i>Smt. P.P. Desai, DCAO-IV</i>	Finance
18.	108	Request for extension of storage period for the cargo of Yellow Peas of the vessel MV Darya Mahesh, IGM No. 2239158 dated 14.11.2019.	<i>Board accorded approval to extend the long term storage for cargo of MV Darya Mahesh for further 90 days or date of re-export, whichever is earlier (beyond earlier permitted 540 days) at the concessional rate of ₹3.95 per ton per day, subject to advance payment of storage charges.</i>	Traffic

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19.	109	Tender No. E.14/2021 – Selection of Consultant for - “Providing Transaction Advisory Services for Mumbai Port Projects.”	Board accorded approval for - (i) the Estimate No.CE-33/2021-22 amounting to ₹210.26 lakh inclusive of 18% GST and 3% Contingencies for the subject work; and (ii) acceptance of the offer of CRISIL Risk and Infrastructure Solutions Limited (lowest and first ranked) amounting to ₹1.73 crore excluding GST for a period of 24 months.	Civil
20.	110	Outsourcing of Malaria preventive work in Docks and other Operational areas.	Board, after discussions, accorded approval for outsourcing the Malaria Preventive Work inside the Dock and operational areas.	Civil
21.	111	Payment of provisional Family Pension, Gratuity and settlement of other dues in respect of Death While in Service cases of the Employees of MbPT-reg.	Board accorded approval for adoption of instructions contained in OMs & DO letter of Ministry of Personnel, P.G. & Pensions, Department of Pension & Pensioners’ Welfare.	Finance
22.	112	Extension of storage facilities for import agricultural products and concessional storage upto 180 days in outlying areas and 60 days inside Docks.	Board accorded approval to extend the facility under TR No.124 dated 30.7.2020 for a period of one year w.e.f. 1.8.2021 and to be reviewed thereafter. Storage charges under the above facility will be as per prevalent SOR and subject to its revision from time to time.	Traffic
23.	113	Operation and Management of Pay and Park in MbPT Estate-Phase-IV- Approval to PQ criteria and Terms and conditions for inviting tenders.	Board accorded approval - (i) to invite tenders with the Pre-qualification criteria as detailed in para 2 and summarized in para 3 of the note. (ii) to adopt general terms and conditions approved by the Board by TR No.182 dated 24.11.2020 except EMD (as per recent Govt. directives) and obtaining “Bid Security Declaration” from the prospective bidders.	Civil

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24.	114	Request of GloboTrans ProLogistix Pvt. Ltd. for extension of open storage space for offshore related material at WINC.	<i>Board accorded approval to the request of GloboTrans ProLogistix Pvt. Ltd. for further extension of three months from 21.8.2021 for storage of their offshore related material at WINC. The rates for the subject proposal shall be at the SOR rate or the awarded and accepted H1 rate in the tender already received, whichever is higher, only till the expiration of the proposed extension.</i>	Traffic
25.	115	Extending of facility related to back to town cargo to all agricultural products.	<i>Board, after discussions, accorded approval for - (i) extension of the facility for the shut out/back to town cargo as approved for soyameal cargo by TR No.44 dated 27.5.2021, to all agricultural products; and (ii) inclusion of export agricultural products like Sugar, Rice, Soyameal, Wheat, Maize, Cotton, Oil Seeds, Tea, Coffee, Spices, Tobacco, Fruits and Vegetables in the circular in subject matter. (iii) this facility will be valid for one year.</i>	Traffic
26.	116	Tender No.E-83A/2020 – e-Tender-cum-e-Auction for license to collect charge for the use of MbPT roads. – Acceptance of Highest offer.	<i>Board accorded approval to- (i) acceptance of Highest offers of Nirmala Auto Care Center amounting to ₹24,51,101 per month (excluding GST) (GST is payable extra over and above the License fee) with a contract period of 36 months from the date of handing over of Road Charge Collection Centers, as recommended by the Tender Committee, and (ii) ratification of the Chairman's approval to award the subject work to Nirmala Auto Care Center for a license fee amounting to ₹24,51,101 per month for a period of 36 months from the date of handing over the Charge Collection Centers.</i>	Civil

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27.	117	Extra item execution for the Consultancy Work: "Assignment of Structural Design and Drawings for the project of Up-gradation/ Modernisation of Mumbai International Cruise Terminal (MICT)."	<i>Board accorded approval to Chief Engineer's proposal to the extra execution amounting to ₹40,00,000 excluding GST for the subject consultancy work to IIT Madras.</i>	Civil
28.	118	Action Taken Report on the decisions taken in the Board meeting held on 30th June 2021.	<i>Board noted the agenda.</i>	GAD
29.	119	Tender for allotment of 10 plots to intending bidders for use as warehouses on license basis and on 'as is where is' basis.	<p><i>Board, after discussions, accorded approval to -</i></p> <p><i>(i) form a Tender Committee comprising of the Traffic Manager, FA&CAO and Chief Engineer to deal with the tender proposal.</i></p> <p><i>(ii) invite Tender incorporating suggestions/ corrections by Estate, Legal and Accounts, as mentioned in e-office Note No.7640 (Annexure I) alongwith the additions and instructions required to be carried out in tender documents at various clauses as suggested in paras 18.2 and 19 above.</i></p> <p><i>(iii) apply rates for subject tender as per recommendations of LAC during the meeting held on 19.6.2021 and as approved by the Board by TR No.90 dated 30.6.2021</i></p> <p><i>(iv) the bidder will have to quote premium amount over the base rate, which will decide further allotment based on highest premium offered.</i></p>	Traffic

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			<i>(v) grant 2 months period as moratorium for carrying out repairs to the sheds and the same should be properly documented in order to prevent extension on the pretext of repairs.</i>	
30.	120	Erection of temporary silos for bulk commodities such as Cement, Fly Ash, etc. on MbPT land by Private Parties.	<p><i>Board accorded approval to -</i></p> <p><i>(i) form a Tender Committee comprising of Traffic Manager, FA&CAO and Chief Engineer to deal with the proposal.</i></p> <p><i>(ii) issue Expression of Interest (EOI) in terms of para 2 of the note and LAC Report.</i></p> <p><i>(iii) apply rates for subject Tender as per recommendations of LAC during the meeting held on 19.6.2021.</i></p> <p><i>(iv) the bidder will have to quote premium amount over the base rate, which will decide further allotment based on highest premium offered.</i></p>	Traffic
31.	121	Extension of 40% discount to domestic cruise ships.	<i>Board, after discussions, accorded approval to extend 40% discount from 2019 to all domestic cruise ships. The decision will be reviewed after 31.3.2022 alongwith the review of rationalization of tariff to cruise vessels.</i>	Traffic
32.	122	Fixation of Scale of Rates (SoR) and Revision of Rent / Compensation w.e.f. 1.10.2012 to 30.9.2017 for non-home occupations in Township Areas of MBPT	<p><i>Board accorded approval to -</i></p> <p><i>(i) Action proposed in para 4 (a), (b), (c) and (d).</i></p> <p><i>(ii) Action proposed in para 5 to form a Committee and submit recommendations to the Board.</i></p> <p><i>(iii) Action proposed in para 7 (A) and (B) to submit a separate proposal for excluded occupations.</i></p>	Estate

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			<p>(iv) Action proposed in para 8 to submit the proposal to TAMP for approval of SoR w.e.f. 1.10.2012 to 30.9.2017</p> <p>(v) Approval of the LAC dated 13.8.2019</p>	
33.	123	<p>Consideration of valuation report for fixation of Fair Market Value and SOR in respect of MbPT leasehold plot of land/ water area viz.</p> <p>(i) Expansion Phase in North Yard (20801642), and</p> <p>(ii) Additional water area for extra Slipway (20801652)</p> <p>- leased to Mazagon Dock Shipbuilders Ltd. (MDL)</p>	<p>Board accorded approval to the LAC's following recommendations in respect of the four expired leases of MDL bearing billing Code No.20801640, 20801642, 20801650 & 20801652:</p> <p>(i) To adopt the Fair Market Value of land as derived based on the report of Shri Avinash Pendse for the year 1.10.2017 to 30.9.2018 as ₹1,70,240 for fixation of Schedule of Rate (SoR) being on the higher side. Similarly, as recommended by Shri Avinash Pendse, the Fair Market Value for basin/water area will be ₹85,120 per sq. mtr.;</p> <p>(ii) Based on the land/ basin rate the SoR at 6% p.a. return on land value would be ₹10,214.40 per sq. mtr p.a. for FSI 1 and ₹5,107.20 per sq. mtr. per month for basin/ water area;</p> <p>(iii) The above SOR shall be applicable for the period from 1.10.2017 to 30.9.2022 with 4% annual increase every October;</p> <p>(iv) This rate will be applicable only for the 4 plots of expired leases of MDL bearing billing Code Nos.20801640, 20801642, 20801650 & 20801652 which falls under the Ready Reckoner Zone 10/80;</p> <p>(v) After approval of LAC, the proposal will be sent to TAMP for obtaining their approval;</p>	Estate

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			(vi) <i>The dues at the revised rates would accordingly be conveyed to MDL towards offer for renewal of lease in amendment to the rates conveyed consequent to TR No.46 dated 31.5.2019.</i>	
34.	124	Import of VTS materials under Tender No. MEED.08/2019: Augmentation/Replacement of VTMS of Mumbai Harbour through Wartsila Voyage Ltd. in the absence of Custom Duty Exemption Certificate	<i>Board, after discussions, accorded approval to - (i) import Non-RF material on the name of Wartsila Voyage Ltd. for Non-RF and reimburse (Approx 15-16 L) "Custom duty" as per actual Bill of Landing-BOE. (Documentary evidence). (ii) import RF material on MbPT name and make payment of "Custom duty", (Approx 18L – 49 L Basic Custom Duty) and IGST directly by MbPT (Documentary evidence) and the final invoice to be adjusted accordingly for IGST.</i>	Joint Director (P&R)
35.	125	Construction of Third Chemical Berth -Seeking funds under Sagarmala.	<i>Board, after discussions, accorded approval to explore the possibility of seeking funds from the Ministry for the Third Chemical Berth Project as well as for Port's Shore to Ship power supply, SCADA, ERP, ECO park, Paving of 16/17 ID, Construction of Bund around reclamation at JD, MICT, Recycling of dredged material, and Creation of facility for handling deep drafted vessels in the anchorage Projects under Sagarmala scheme for this financial year with the approval of Chairman.</i>	Civil
