

NOTICE
INVITING
EXPRESSION OF INTEREST

for

**Leasing of Land at IWAI Maradu, Aluva,
Vaikom, Thanneermukkom and Alappuzha
Terminal in NW-3, KERALA**

EOI Ref No. IWAI /COCH/TECH/O&M/2025-26/10, dated 17.7.2025



**Address of Issuing Office: INLAND WATERWAYS AUTHORITY OF INDIA,
National Waterway Road, Kannadikkadu,
Maradu P.O, Ernakulam, Kerala.
PIN: 682 304.**

**Head Office: INLAND WATERWAYS AUTHORITY OF INDIA,
(Ministry of Ports, Shipping and Waterways, Govt. of India)
A – 13, Sector – 1, Noida-201 301 (U.P.)
Web site: www.iwai.nic.in, <https://eprocure.gov.in/eprocure/app>**

EXPRESSION OF INTEREST

Leasing of Land at IWAI Maradu, Aluva, Vaikkom, Thanneermukkom and Alappuzha Terminal in NW-3, KERALA

A) INTRODUCTION

Inland Waterways Authority of India (IWAI) is a statutory body of the Ministry of Ports, Shipping and Waterways, Government of India (GoI). IWAI was setup in 1986 for regulation and development of Inland Waterways for the purposes of shipping and navigation. IWAI is primarily responsible for development, maintenance and regulation of Inland Water Transport (IWT) on the National Waterways (NWs) in the country. Presently, there are 111 NWs in the country.

The infrastructural facility was developed by constructing total 11 nos. terminals as envisaged as per the Detailed Project Report (DPR), so far construction of nine terminals viz., Kottapuram, Aluva, Maradu, Vaikkom, Cherthala (Thanneermukkom), Alappuzha, Thrikkunnappuzha, Kayamkulam (Ayiramthengu) and Kollam have been completed. The above IWT terminals are provided with essential features like 300 Sq. m of covered storage area, 30 m long berth, open storage space, approach road, office space, water and power supply etc., to facilitate their effective utilization for cargo handling. Total 8 Nos Mobile Hydraulic Cranes & 8 Nos Forklifts are at the above terminals as a cargo handling component. Land has been acquired for setting up of two more terminals at Chavara and CSEZ (Kakkanad). However, construction of terminals at these locations has been postponed to a later phase, to be taken up based on requirements. The Godown of IWAI terminal at Kottappuram, Aluva, Alappuzha & Kollam have been leased out to KSWC during FY 2018-19 for an initial period of 7 years.

Inland Waterways Authority of India (IWAI) intends to float Expression of Interest (EOI) to assess the market sentiment and know the interest of private operators to use the vacant land at IWT Terminals at Aluva, Maradu, Vaikkom, Thanneermukkom and Alappuzha on Annual Lease Rent basis initially for a period of 3 years for building IWT vessels/ components to IWT movements. The purpose of the EOI is to improve the utilization of IWAI terminals and also to increase the cargo movement through the waterways.

B) OBJECTIVE:

The Objective of inviting this EOI is to identify Vessel Operators / Agencies interested to utilize the land at the terminal on annual lease rent basis initially for 3 years & may extend to further 2 more years for cargo movement / vessel repair/ vessel manufacturing etc. on the

basis of their performance. The details of available land at IWAI Terminals to be rented are as follows:

S.N.	Name of Terminal	Available Land (Sqm.)	Minimum Annual Premium payable (In Lakhs)
1.	Maradu	4000	0.93
2.	Aluva	1000	0.23
3.	Vaikkom	1000	0.23
4.	Thanneermukkom	1000	0.23
5.	Alappuzha	1000	0.23

Note:- Bidder may quote area w.r.t. their requirement within above limit.

C) QUALIFICATION & ELIGIBILITY CRITERIA:

- i. The highest quoted **RATE / M² / YEAR FOR THE LAND** by the bidder shall be selected for award of work.
- ii. The Applicant should be in the following business over the past 3 (Three) financial years preceding the Application Due Date,
 - Vessel operator/ vessel manufacturer/ vessel parts manufacturer
 - Inland Container Depots and Container Freight Stations
 - Logistics players such as coastal flight forwarders, agents and distributors
 - Tourism & Tourism related infrastructure

D) SUBMISSION OF EOI:

Downloading ToR of Eoi : from 11.00 hrs. on 17.7.2025 to 15.00 hrs. on 12.8.2025.

Last Date of Submission of Eoi: 15.00 hrs. on 12.8.2025

Pre bid meeting: 11.00 hrs. on 22.7.2025

Starting Date of submission of Eoi: 15.00 hrs. on 29.7.2025

Date of Opening of Technical Bid of Eoi: 15.30 hrs. on 13.8.2025

Pre bid meeting at the following address:

The Director
Inland Waterways Authority of India,
National Waterway Road, Kannadikkadu,
Maradu P.O, NH 47 Bypass, Ernakulam, Kerala.
PIN: 682 304.

- i. The cover containing EOI should be sealed and super scribed “Expression of Interest (EOI) for **“Leasing of Land at IWAI Maradu, Aluva, Vaikkom, Thanneermukkom and Alappuzha Terminal in NW-3, KERALA”** and shall be submitted along with relevant documents as mentioned on Annexure – 1 to Regional Office, Kochi at INLAND WATERWAYS AUTHORITY OF INDIA, National Waterway Road, Kannadikkadu, Maradu P.O, Ernakulam, Kerala. PIN: 682 304 and **also all relevant documents should be submitted to E- procurement portal.**
- ii. The responses received will be **opened at 1530hrs (IST) on 13th August 2025.**
- iii. Applications received by the Bidding Authority after the specified time on the Application Due Date shall not be eligible for consideration and shall be summarily rejected.

D. INSTRUCTIONS TO PROSPECTIVE BIDDERS:

- 1) This is an invitation for EXPRESSION OF INTEREST and not a TENDER. No payment will be made to Bidder/ Responder of such Expression of Interest.
- 2) Experience and other details of participant should be provided in the format given in **Annexure-1** along with documents for proof, thereof.
- 3) No permanent structures are allowed to make on IWAI land.
- 4) It is the responsibility of the Participants / Bidders to see that their offers in Sealed Covers reach address mentioned earlier by due date and time, in case such an Offer is delayed in post or mislaid/ misdirected due to incomplete or incorrect address/ superscription or other causes.
- 5) An Authorized Representative of the Bidder may remain present at the time of opening of the Offers for Expression of Interest.
- 6) Person signing Expression of Interest document should duly authenticate errors or corrections in the EOI, if any. Over-writing will not be accepted.
- 7) IWAI reserves the right to accept or reject any offer or the whole process without assigning any reason to Bidders, what-so-ever.
- 8) Any kind of canvassing with regard to offered products, services in connection with submission of EOI will lead to disqualification of Offers.
- 9) **The financial bid shall be issued separately to the eligible bidders only who qualify the Technical Evaluation.**
- 10) The awarded agency shall make a temporary barricade along the boundary of allotted land for them at their own cost within 15 days of LoA which will not obstruct other IWT Operations in the terminal / berthing jetty.

GENERAL INFORMATION OF THE PARTICIPANT/ BIDDER

Sl. No	Element	Description required
1	Name of participating Operator/ Bidder	
2	Postal address of Registered Firm & details of its Principal place of business	
3	GST Number (pls. attach a copy of Certificate)	
4	PAN of Proprietor/ Partnership Firm (copy of the PAN Card should be attached)	
5	Contact details (email/ phone/ fax / website)	
6	Details of Contact Person viz., Position in the Company, Contact Number (Mobile No.) and E-mail	
7	Year Established	
8	Type of Organization - Company registered with ROC / Proprietorship/ Partnership/ Public Limited Company/ Government PSU/ Others (pls. attach a copy of registration certificate)	
9	Name(s) of Proprietor / Partners in case of Proprietary / Partnership Concern with postal address and Contact details (Mobile numbers).	
10	Whether your firm has branch offices at any other places. [If yes, furnish address, contact number & e-mail and PIC details]	
11	Balance sheets for last three years duly certified by C.A.	
12	Bank Account details of bidder	

13	Details of Key Customers served in the Last 3 years.	
14	Whether your firm has been blacklisted/ disqualified by Govt. of India or any Government Agencies/ Companies any time in the past and present status there-of.	
15	<p>Following documents to be submitted in connection to the proposal for utilizing the land by bidder:-</p> <ol style="list-style-type: none"> 1. GA Plan for building IWT vessel 2. Capacity Plan, 3. Major machinery details, 4. Copies of vessel certificates, 5. Class Survey status (latest). 6. Any other related document 	

Note: Particulars requested above may be furnished on separate sheets, if necessary

(Signature of Bidder)

Date: _____

Full Name: _____

Place: _____

Designation: _____

Seal

1. Details of Terminal land at Maradu

Site analysis

The regional office of IWAI is located near IWT Terminal at Maradu in Champakkara Canal to ease cargo movement between Cochin Port & Ambalamugal. The below figure shows the location of the site.

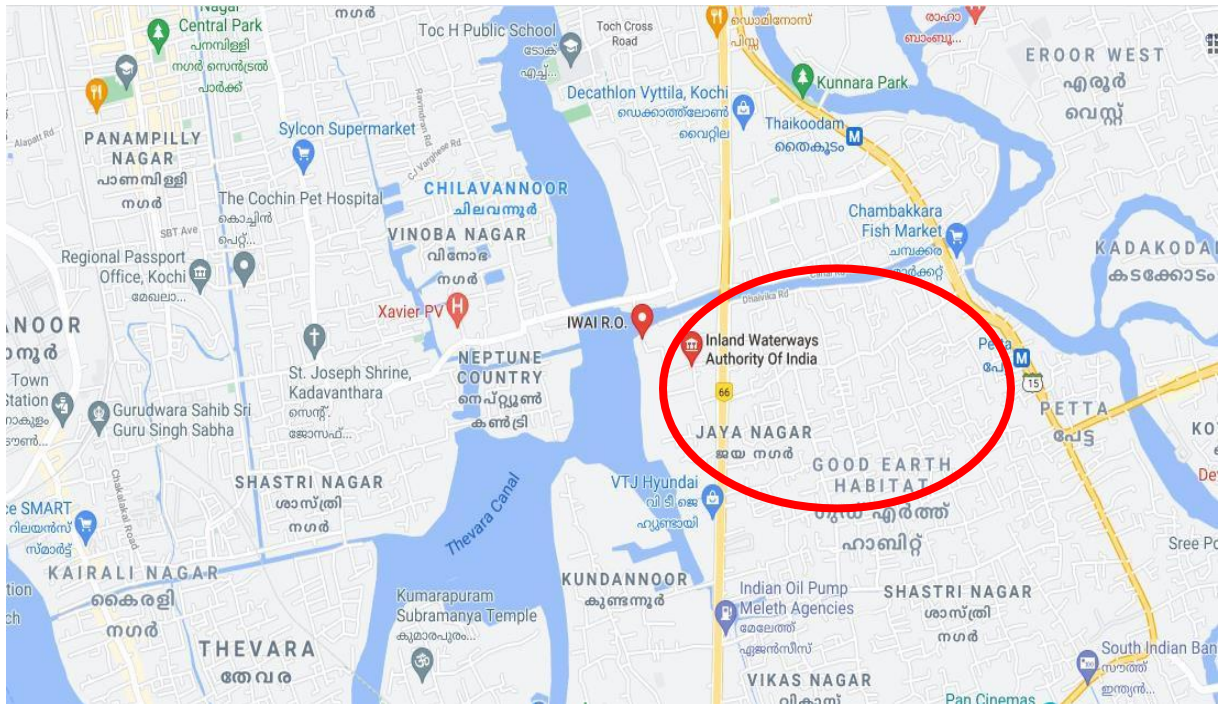


Figure 1: Location of the Project Site

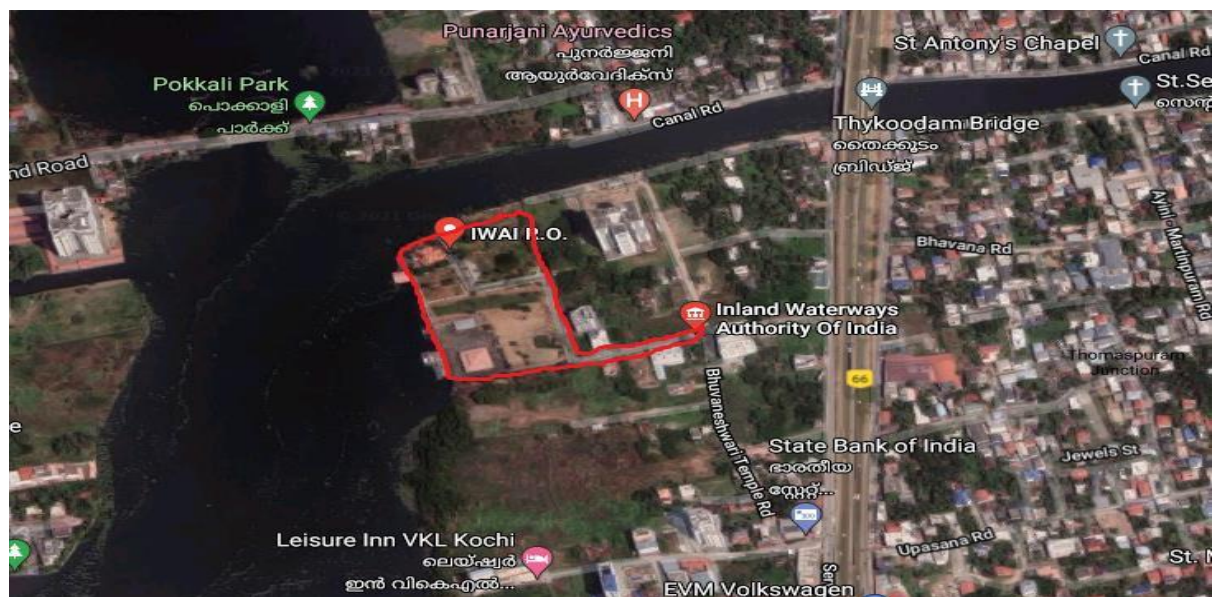


Figure 2: Google Image of the Project Site

The table below gives details of some of the important parameters relating to the project site.

Table 1: Site Analysis

Parameter	Project Site (Maradu)
Location	Kannadikadavu.,Maradu Municipality, Ernakulam, Kerala
Area	2.02 Ha
Distance from City	Maradu is a suburban region of the city of Kochi. The location is 8 km away from Kochi.
Distance from Airport	30 Km from Cochin International Airport (CIAL)
Distance from Seaport	Cochin Port :- 11 km International Container Transshipment Terminal (ICTT) :- 15.50 Km
Distance from Railway Line	Tripunitura Railway Station :- 3.5 km Ernakulam Jn. Railway Station :- 5.8 km
Road Connectivity	National Highway 47 :- 500 m
Climate	The climate is Tropical monsoon Average summer temperature :- 35 °C (95 °F) Average winter temperature :- 20 °C (68 °F)
Power Availability	Available
Water Availability	Available

The below table shows the existing infrastructure in Maradu Terminal.

Table 2: Existing Infrastructure Analysis

Terminal Location	Maradu
Length & Type of Jetty	30 m Long Berth (RCC Jetty)
Storage Facilities	Office Space : 100Sq.m Covered Storage Facilities: 300Sq.m Open Storage Facilities : 2000Sq.m
Mechanical Handling Equipment / Facilities	One 18T Capacity Mobile Hydraulic Crane One 3 T Capacity Forklift

Terminal Infrastructures



Dredging & Surveying Vessels



Survey Monitoring House



Storage Facility



Equipment



Inside Storage Facility



Open Storage Area

2. Details of IWT Terminal at Aluva

Site Analysis

IWAI in Aluva is near to Periyar Chemicals at Edayar in Udyomandal Canal and it has developed for facilitate the cargo movement between Cochin Port & Udyogmandal. The below figure shows the location of the site.

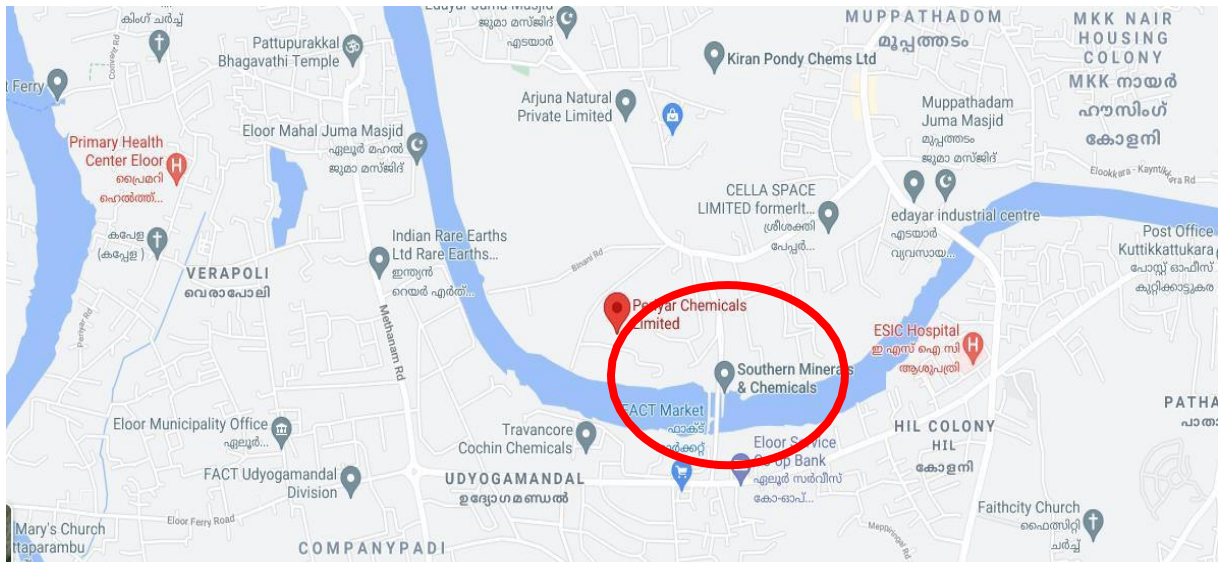


Figure 4: Location of the Project Site

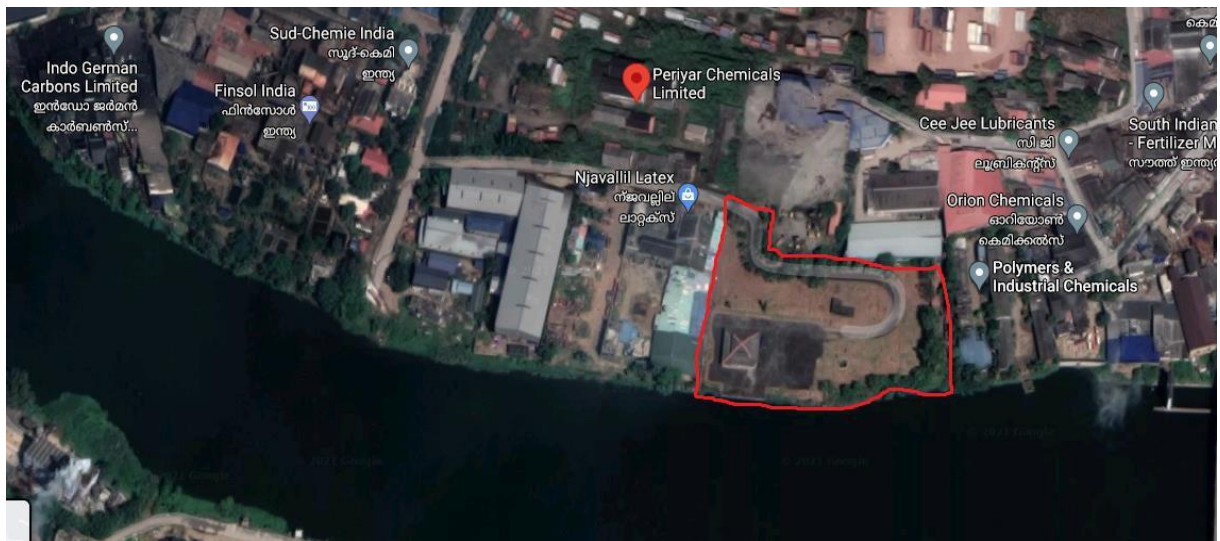


Figure 5: Google Image of the Project Site

The exhibit below shows the location sketch of the proposed site.

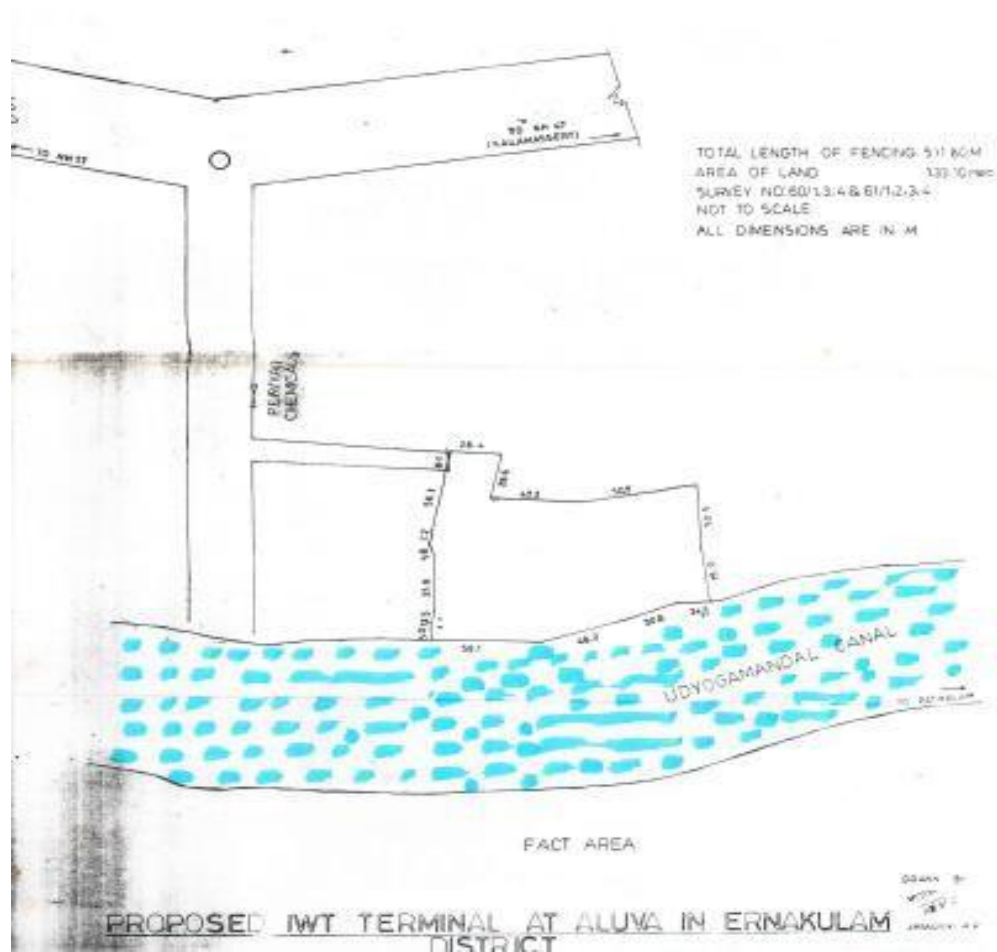


Figure 6: Location Sketch of IWA in Aluva



IWT Terminal at Aluva

The table below gives details of some of the important parameters related to the terminal.

Table 3: Site Analysis

Parameter	Project Site (Aluva)
Location	Edayar, Eloor Municipality, Ernakulam, Kerala
Area	1.33 Ha
Distance from City	Edayar is a suburban region of the city of Kochi. The location is 25 km away from Kochi.
Distance from Airport	17.8 Km from Cochin International Airport (CIAL)
Distance from Seaport	Cochin Port :- 26 km International Container Transshipment Terminal (ICTT) :- 19.5
Distance from nearest Railway Station	Kalamassery Railway Station : 3.90 Km Aluva Railway Station : 6.80 Km
Road Connectivity	International Container Terminal Road: 2.8 km National Highway 66 : 4.7 km
Climate	The climate is Tropical monsoon Average summer temperature :- 35 °C (95 °F) Average winter temperature :- 20 °C (68 °F)
Power Availability	Available
Water Availability	Available
Flood Level	High Flood Level is marked in the storage building.

The below table shows the existing infrastructure in Aluva Terminal.

Table 4: Existing Infrastructure Analysis

Terminal Location	Edayar
Length & Type of Jetty	30 m Long Berth (RCC Jetty)
Storage Facilities	Open Storage Facilities : 2000Sq.m
Mechanical Handling Equipment / Facilities	One 18T Capacity Mobile Hydraulic Crane One 3 T Capacity Forklift available

Photos showing the land details of IWT Terminal at Aluva



Equipments



High Flood Level Marked



Open Storage Area

3. Details of IWT Terminal at Vaikkom

Site Analysis

IWAI in Vaikkom Terminal is near to Government Veterinary Hospital in Vaikkom. The below figure shows the location of the site

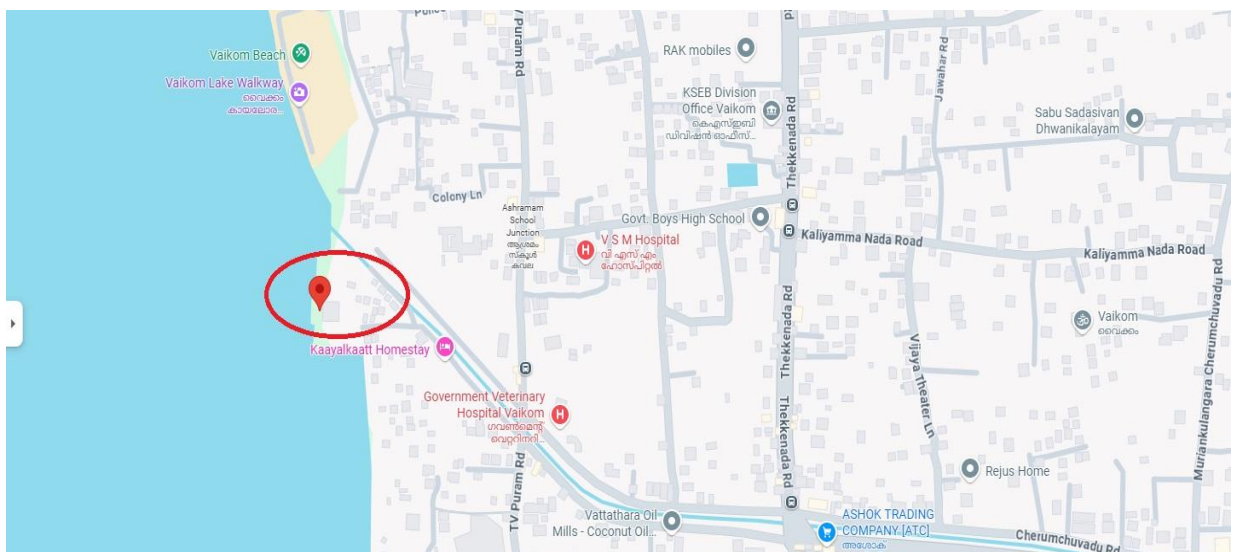


Figure 7: Location of the Project Site



Figure 8: Google Image of the Project Site

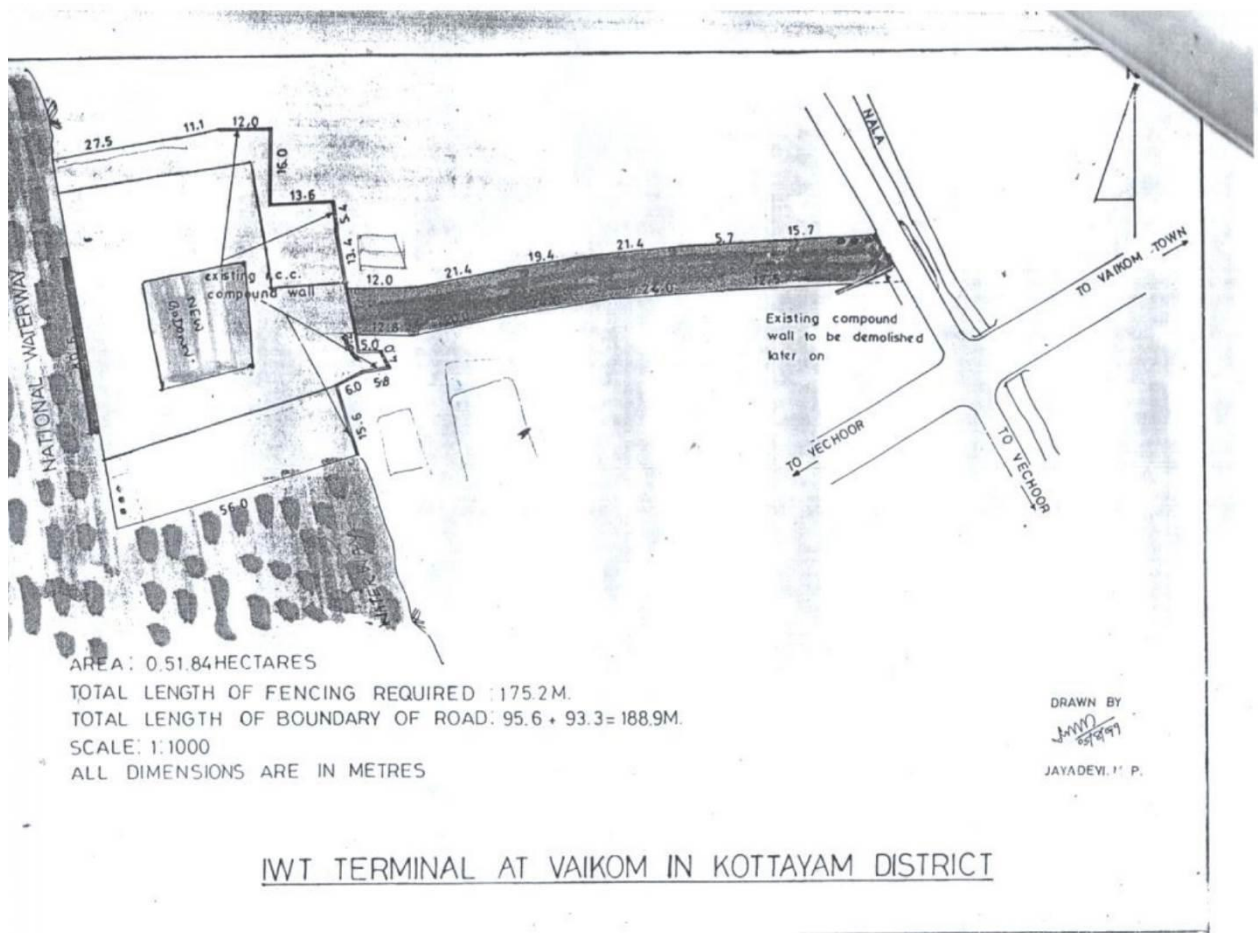


Figure 9 : Location Sketch of IWT Terminal at vaikom



IWT Terminal at Vaikom

The table below gives details of some of the important parameters relating to the project site.

Table 5: Site Analysis

Parameter	Project Site (Vaikom)
Location	Thottuvakkom, TV Puram Rd, Vaikom Municipality, Kottayam, Kerala
Area	5.18 Ha
Distance from City	Thottuvakkaom is a rural region of Vaikom Municipality. The location is 32 km away from Kottayam city.
Distance from Airport	57.5 Km from Cochin International Airport (CIAL)
Distance from Seaport	Cochin Port :- 36.5 km International Container Transshipment Terminal (ICTT) :- 42 Km
Distance from nearest Railway Station	Vaikom Road Railway Station :- 14 km Piravom Road Railway Station :- 16 km
Road Connectivity	International Container Terminal Road:- 280 m National Highway 66 :- 280 m
Climate	The climate is Tropical monsoon Average summer temperature :- 33 °C (92 °F) Average winter temperature :- 27 °C (81 °F)
Power Availability	Available
Water Availability	Available
Flood Level	No flood affected

The below table shows the existing infrastructure facilities in IWT Terminal at Vaikom.

Table 6: Existing Infrastructure Analysis

1.	Terminal Location	Vaikom (Kottayam district)
2.	Length & Type of Jetty	30 m long RCC Berthing Jetty
3.	Storage Facilities	Office Space : 100Sq.m Covered Storage Facilities : 300Sq.m Open Storage Facilities : 800Sq.m
4.	Mechanical Handling Equipment / Facilities	One 18T Capacity Mobile Hydraulic Crane One 3 T Capacity Forklift available

Photos showing the land details of IWT Terminal at Vaikom



Storage Facility



Equipment's



Boat Jetty



Open Storage Area

4. Details of IWT Terminal at Thanneermukkom

Site Analysis

IWAI in Thanneermukkom is near to KTDC Kumarakom. The below figure shows the location of the site

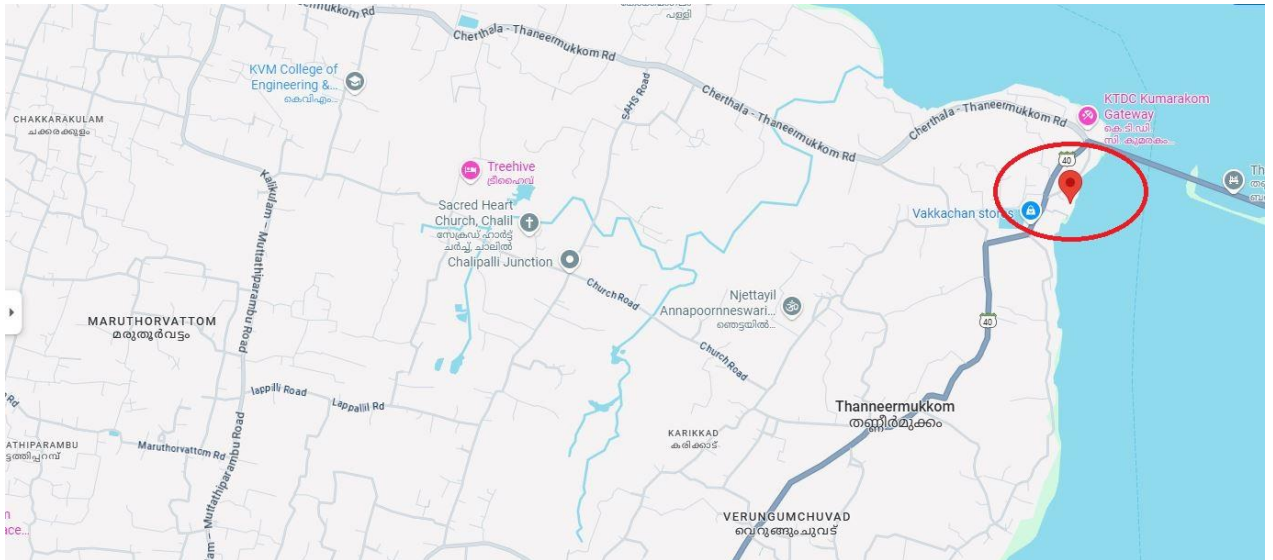


Figure 10: Location of the Project Site



Figure 11: Google Image of the Project Site

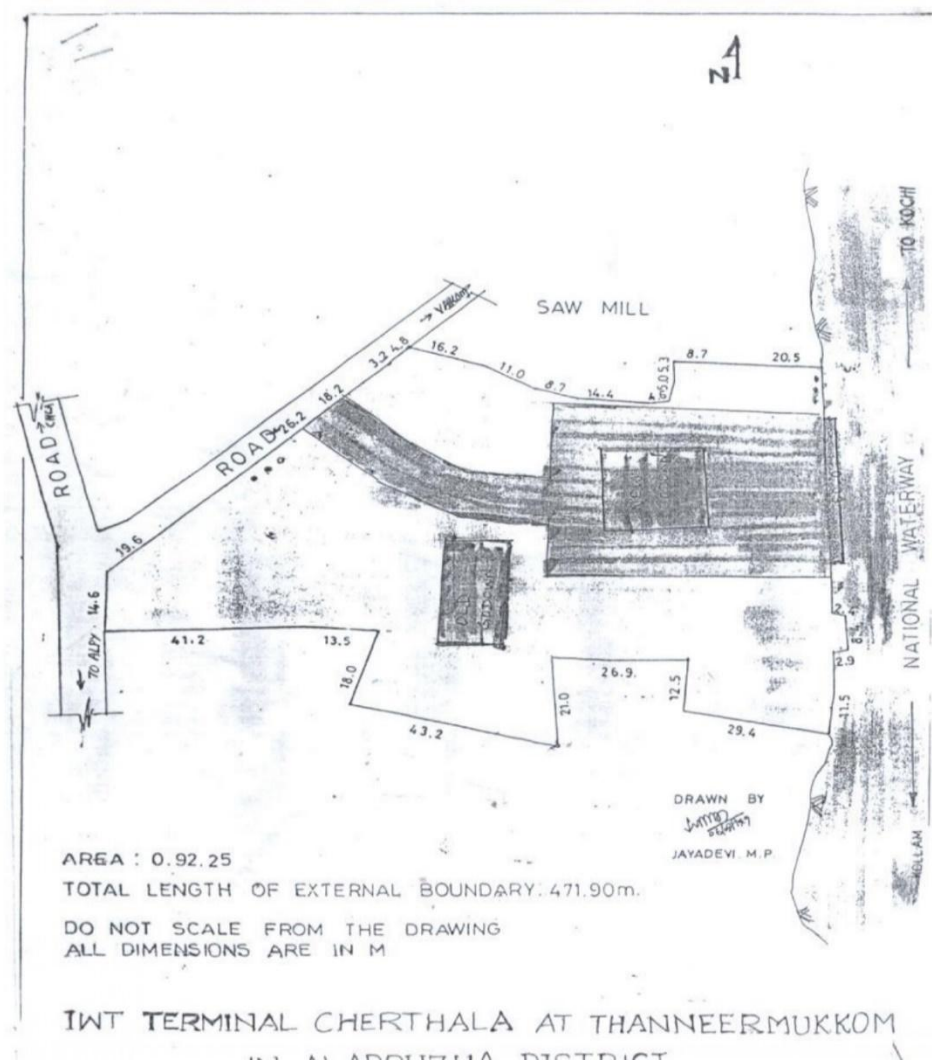


Figure 12: Location Sketch of IWT Terminal at Thanneermukkom



IWT Terminal at Thanneermukkom

The table below gives details of some of the important parameters relating to the project site.

Table 7: Site Analysis

Parameter	Project Site (Thanneermukkom)
Location	Thanneermukkom Bund, Cherthala, Alappuzha, Kerala
Area	0.917 Ha
Distance from City	Thanneermukkom is a village in Cherthala municipality, Alappuzha District. The location is 7.7 km away from Cherthala.
Distance from Airport	70 Km from Cochin International Airport (CIAL)
Distance from Seaport	Cochin Port:- 44.2 km International Container Transshipment Terminal (ICTT) :- 52.8 Km
Distance from nearest Railway Station	Cherthala Railway Station :- 8.7 km Mararikulam Railway Station :- 15.2 km
Road Connectivity	International Container Terminal Road :- 110 m National Highway 66 :- 7.7 km
Climate	The climate is Tropical monsoon Average summer temperature: - 27 °C (80.6 °F) Average winter temperature: - 25 °C (77 °F)
Power Availability	Available
Water Availability	Available
Flood Level	No

The below table shows the existing infrastructure in Thanneermukkom Terminal

Table 8: Existing Infrastructure Analysis

Terminal Location	Thanneermukkom
Length & Type of Jetty	30 m Long Berth (RCC Jetty)
Storage Facilities	Office Space : 100Sq.m Covered Storage Facilities : 300Sq.m Open Storage Facilities : 800Sq.m
Mechanical Handling Equipment / Facilities	One 18T Capacity Mobile Hydraulic Crane One 3 T Capacity Forklift available

Photos showing the land details of IWT Terminal at Thannneermukkom



Storage Facility



Equipments



Open Storage Area

5. Details of IWT Terminal at Alappuzha

Site Analysis

The IWT Terminal at Alappuzha is located close to Alappuzha KSRTC Bus Stand & Nehru Trophy finishing point at Punnamada Kayal. The below figure shows the location of the site.

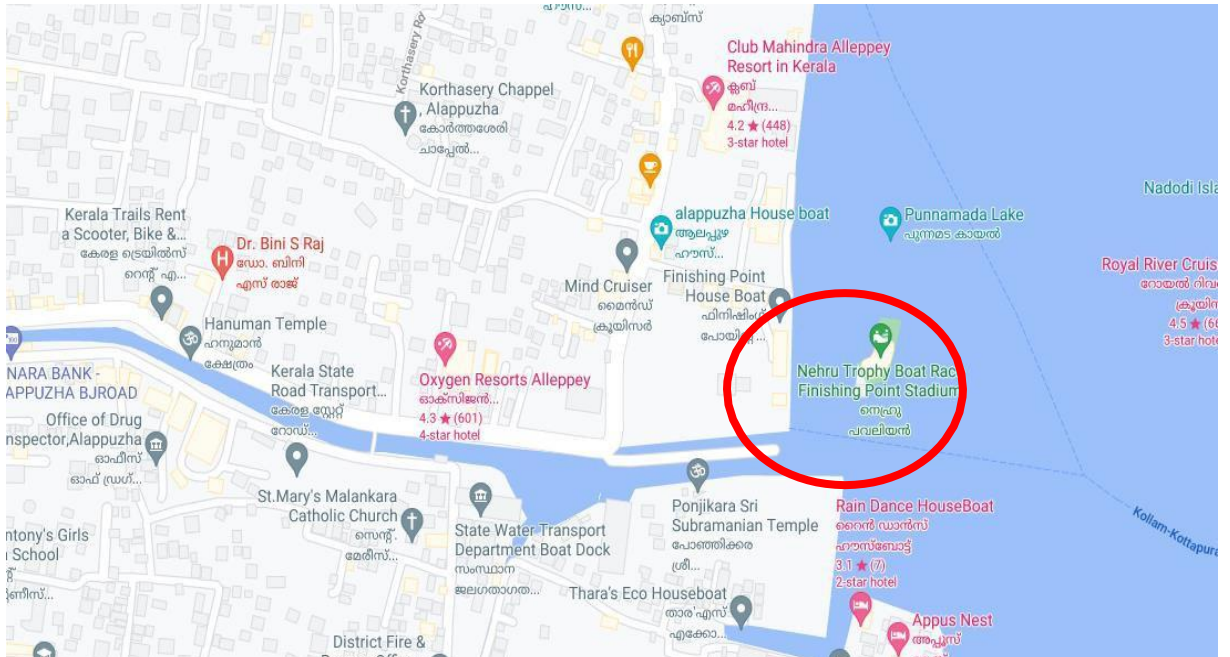


Figure 13: Location of the Project Site

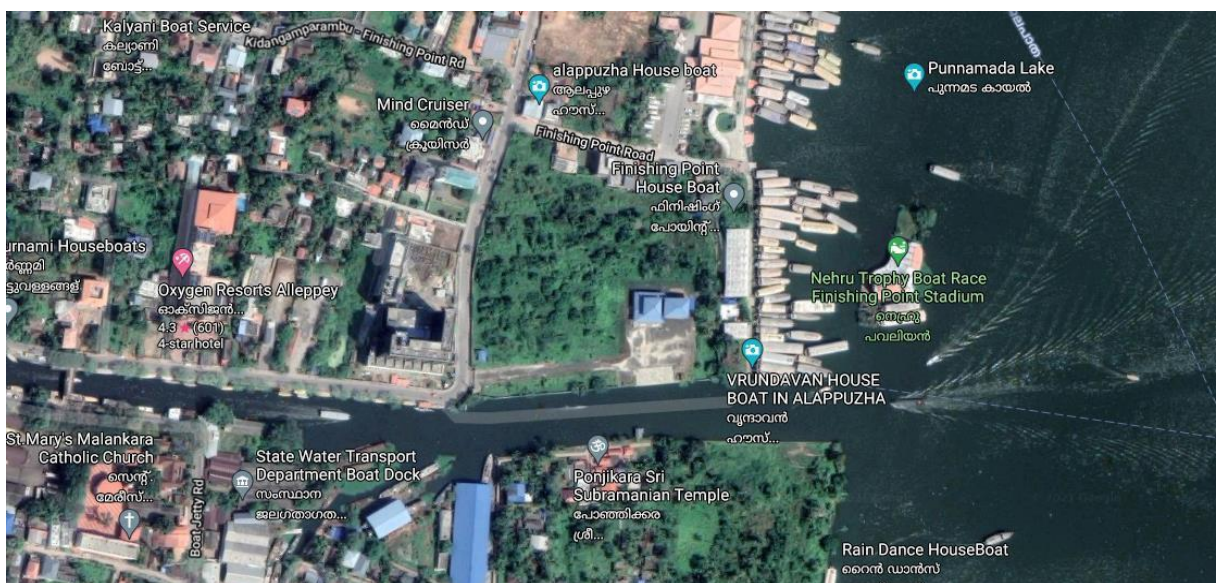


Figure 14: Google Image of the Project Site

The site layout drawing illustrates the proposed development at 11111 Highway 1. The site is bounded by Highway 1 to the north and east, and a creek to the south. The layout includes several building footprints, parking areas, and a storage shed. Key features include:

- Building Footprints:** A large rectangular building footprint is located in the center of the site. To its right is a smaller rectangular building footprint. Further right is a rectangular building footprint labeled "STORAGE SHED AND OFFICE BUILDING".
- Parking Areas:** There are several parking areas, including a large parking area to the left of the central building, a smaller parking area to the right of the central building, and a parking area to the right of the storage shed.
- Access Roads:** A "20' WIDE ROAD" runs along the left side of the site. A "10' WIDE ROAD" runs along the top of the site. A "20' WIDE ROAD" runs along the right side of the site.
- Other Features:** A "MAIN GATEWAY & SECURITY CORN" is located at the bottom left of the site. A "CREEK" is located to the south of the site. A "NORTH" arrow is located in the top right corner of the drawing.

The drawing also includes various dimensions and labels for the site boundaries and internal features. The overall site area is approximately 1.1 acres.

Terminal godown & Office area at Alappuzha

The table below gives details of some of the important parameters relating to the project site.

Table 9: Site Analysis

Parameter	Project Site (Alappuzha)
Location	Alappuzha Municipality, Alappuzha, Kerala
Area	2.25 Ha
Distance from City	The Site is in Alappuzha Town itself.
Distance from Airport	83 Km from Cochin International Airport (CIAL)
Distance from Seaport	Cochin Port :- 56 km International Container Transshipment Terminal ICTT) :- 68 km
Distance from nearest Railway Station	Alappuzha Railway Station :- 2 km
Road Connectivity	Alappuzha- Veliyanad SH 40 : 2 km
Climate	The climate is Tropical monsoon Average summer temperature :- 35 °C (95 °F) Average winter temperature :- 20 °C (68 °F)
Power Availability	Available
Water Availability	Available

The below table shows the existing infrastructure in Alappuzha Terminal.

Table 10: Existing infrastructure analysis

Terminal Location	Alappuzha
Length & Type of Jetty	30 m Long Berth (RCC Jetty)
Storage Facilities	Office Space : 100Sq.m Open Storage Facilities: 2000Sq.m
Mechanical Handling Equipment / Facilities	One 18T Capacity Mobile Hydraulic Crane One 3 T Capacity Forklift available

Photos showing the land details of IWT Terminal at Alappuzha



Approach Road



Berthing Jetty



Open Storage Area