

PRI-BID QUERIES ON-19-06-2026

TENDER NO. LS-04 / 2026 – "E-TENDER CUM E-AUCTION FOR ALLOTMENT OF PLOTS FOR THE PURPOSE OF GREEN HYDROGEN & ITS DERIVATIVES ON AS IS WHERE BASIS.

Sr. No.	PART/VOL.	Page No.	Clause No.	Tender Clause	BIDDER'S Query	CLARIFICATION												
1	CHAPTER - 1	5 of 49	1	"THE FOLLOWING PLOTS SITUATED NEAR SIPC LOCATION ARE to be auctioned of various sizes and are to be utilized for the purpose as detailed hereunder: Note: The tentative location drawing is enclosed."	The drawing attached with the tender is not showing location details of the plots. Please share KML / KMZ file of the proposed plot locations.	The KML/KMZ file indicating the location of the proposed plot is enclosed herewith.												
2	CHAPTER-4 TERMS AND CONDITIONS.	18 of 49	4.4	4.4 AREA OF THE PLOT : ... Note: The tentative location drawing is enclosed. However, the measurement will subject to actual Survey and demarcation upon finalization of the bid. The particulars of the plots are shown in the Plan as Annexure – B (enclosed with Bid document); No dispute whatsoever regarding the size of the Plot shall be entertained by the D.P.A.	The drawing attached with the tender is not showing location details of the plots. Please share KML / KMZ file of the proposed plot locations.													
3	CHAPTER - 1	5 of 49.	1	THE FOLLOWING PLOTS SITUATED NEAR SIPC LOCATION ARE to be auctioned of various sizes and are to be utilized for the purpose as detailed hereunder: <table border="1" data-bbox="370 664 527 1114"> <thead> <tr> <th>S. N.</th> <th>PLOT NO.</th> <th>AREA (IN ACRES)</th> <th>PURPOSE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>100.00</td> <td>GREEN HYDROGEN</td> </tr> <tr> <td>2</td> <td>2</td> <td>230.00</td> <td>ITS DERIVATIVES.</td> </tr> </tbody> </table>	S. N.	PLOT NO.	AREA (IN ACRES)	PURPOSE	1	1	100.00	GREEN HYDROGEN	2	2	230.00	ITS DERIVATIVES.	The bidder understands the land parcels are to be utilized for Production and Storage of Green Hydrogen and its Derivatives. Renewable Energy production plant such as solar, wind, solar-wind hybrid RE plant, etc. is also allowed to be set up under this tender. The renewable energy produced from these land parcels can be utilized by the successful bidder to any Green Hydrogen and Derivatives plant within DPA leased land parcels. Please confirm.	The purpose of land allotted through the subject tender shall be read as: " Setting up of Renewable energy project for supply of power to Manufacturing of Green Hydrogen & Its derivatives."
S. N.	PLOT NO.	AREA (IN ACRES)	PURPOSE															
1	1	100.00	GREEN HYDROGEN															
2	2	230.00	ITS DERIVATIVES.															

			<p>2. Clarification is requested whether Solar Park / Renewable Energy generation, captive solar power, substation, power evacuation, BESS and associated RE infrastructure may be developed as part of the integrated project.</p> <p>3. If the green hydrogen / derivative facility is implemented in phases, RE infrastructure may kindly be permitted as enabling infrastructure to improve technical feasibility, lower energy cost and support project bankability.</p> <p>2. Strategic Importance of Allowing RE</p> <p>1. Green hydrogen and its derivatives require reliable, long-term and competitive renewable power. Allowing RE within the project scope will strengthen viability of green fuel production.</p> <p>2. The integrated RE + Green Hydrogen / Derivatives model aligns with India's clean energy transition, Atmanirbhar Bharat, Make in India, Net Zero 2070 objective and the Hon'ble Prime Minister's green energy vision.</p> <p>3. The model can attract serious developers capable of creating a complete green-energy value chain rather than only a stand-alone land-use activity.</p> <p>4. Solar Park / Renewable Energy generation and associated power infrastructure may be permitted as part of an integrated Green Hydrogen and Derivatives project, subject to applicable</p>

			statutory approvals and DPA land-use conditions	
4	CHAPTER – 4 TERMS AND CONDITIONS	25 of 49	4.26 (A)	4.26 (A) APPROVALS FROM STATUTORY AUTHORITIES Deendayal Port Authority will only issue letters of allotment in the name of allottees and the allottees will have to obtain all approvals from different authorities like clearance from Gujarat Pollution Control Board, Coastal Regulatory Zone (CRZ), Environment & Forest Department, Chief Controller of Explosives, Nagpur and other statutory clearance from various Departments as applicable under the various Acts being in force from time to time. Deendayal Port Authority shall not be responsible for any loss/damages etc. occurring, if permission or approval of the above authorities or any other authority including Ministry of Shipping, Government of India are not granted. Deendayal Port Authority may facilitate such permission to the extent possible.
			We understand the land parcels under this tender may fall into CRZ areas. As per CRZ notification 2011/2019, industrial activities may not be permitted in CRZ demarcated areas. Since "Green Hydrogen and Derivatives" projects are only allowed activity as per defined "Purpose" of the tender, Deendayal Port Authority (DPA) is kindly requested following: 1. Kindly share details of the CRZ zones under the tendered land parcels. 2. Kindly confirm whether project as per defined "Purpose" is allowed as per prevailing CRZ regulation. 2. Kindly share way-forward in case of the said projects are not allowed as per ongoing CRZ regulation.	Please refer to Tender Conditions No. 4.2 and 4.26(A), which shall remain applicable. With regard to the details of the Coastal Regulation Zone (CRZ) classification, it is informed that the KML/KMZ files of the proposed plot locations are enclosed herewith. Prospective bidders are advised to verify the CRZ status and other site-related details based on the enclosed KML/KMZ files and satisfy themselves before submitting their bids. No claim on this account shall be entertained at a later stage.

					3. The bidder may have to surrender the land if the proposed industrial activity is not allowed as per the regulation. In such case, DPA shall return Bank Guarantees, payments already made to DPA with 12% interest per annum. Please confirm acceptance.	Refer Tender Condition No. 4.6, holds good.
				4. Proposed Pre-Bid Clarification / Amendment 1. Bidders incorporated for less than five years may be allowed to submit ITRs / audited financial statements for available years since incorporation, supported by promoter / group / JV / consortium / associate company credentials and financial capability documents.	Bidders incorporated for less than five (05) years shall be permitted to submit Income Tax Returns (ITRs) and/or audited financial statements for the available financial years only, subject to the submission of documentary proof of the date of incorporation of the company, such as the Certificate of Incorporation or any other valid statutory document.	
		General	Encumbrance	We would appreciate if you can confirm if the proposed plot is completely encumbrance-free and free from any legal or third-party obligations	The proposed plot is completely encumbrance-free and free from any legal or third-party obligations.	
		General	2 Jetty Infrastructure	Please indicate the jetty which would be used for evacuation of green ammonia/methanol.	Please note that the utilization purpose for the land allotted through the subject tender has been revised. It is now designated for the 'Setting up of a Renewable Energy project to supply power	

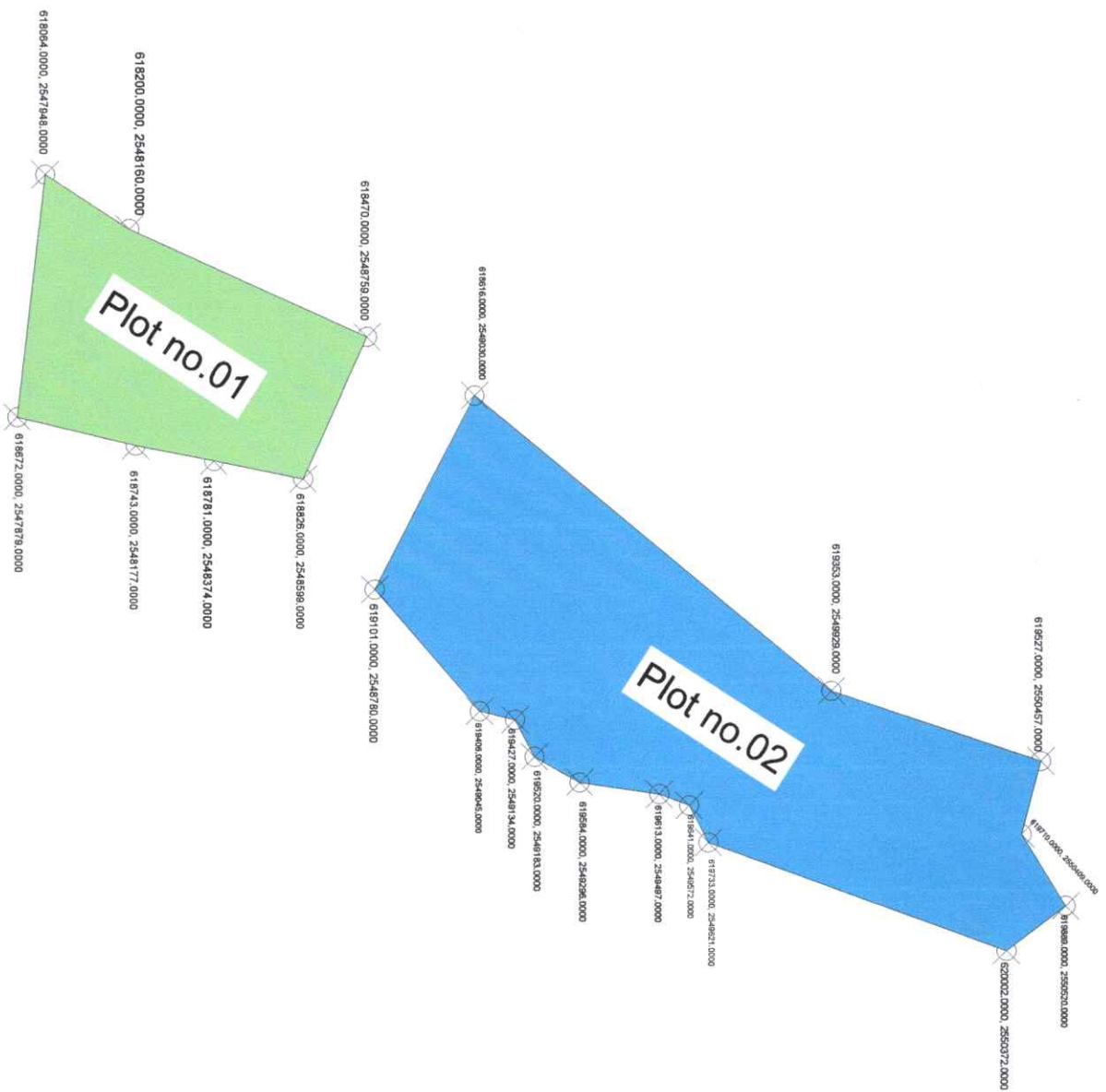
					for the manufacturing of Green Hydrogen and its derivatives.' In view of this change, the noted query has rendered irrelevant."
		Pipeline Infrastructure		We request Port authority to indicate the proposed pipeline corridor (if any) within port area for evacuation of green ammonia/methanol up to the designated jetty	Please note that the utilization purpose for the land allotted through the subject tender has been revised. It is now designated for the 'Setting up of a Renewable Energy project to supply power for the manufacturing of Green Hydrogen and its derivatives.' In view of this change, the noted query has rendered irrelevant."
	General	4 Power Infrastructure		We request Port authority to indicate the proposed power transmission line within port area for transmission of power up to the plot from the nearest CTU.	As per Sr. No. 04.
	General	5 CRZ & Coastal Restrictions		We would like to seek clarification that the proposed land parcel is not affected by CRZ (Coastal Regulation Zone) restrictions or any coastal/environmental limitations.	As per the Sr. No. 01
	Plot Boundary & Coordinates	Chapter 1 & Site Details		We would like to request the Authority to provide KML/GIS coordinates, DGPS demarcation.	The above data is readily not available with DPA. If required, bidder has to carry out the same on own cost.
	Land Condition & Soil	Clause 4.2		We would request the Authority Provide soil quality data, Hydrology data	Allotment of land is on as is where is basis. Bidder is requested visit the concerned division/department of DPA to obtain the above details.
	Access & Connectivity	Clause 4.2		We would like to seek information on road access to plot distance to rail/port/highway	

			Clause 4.7	We would like to seek clarification on whether the reserve price escalation is linked to CPI/WPI or any other index and request detailed information on the methodology for such escalation.	The same is as per the provisions of PGLM, 2015.
	Commercial Terms			Kindly clarify whether a bidder is permitted to submit a bid for either Plot No. 01 or Plot No. 02 individually, or for both plots simultaneously. Further, kindly confirm whether the Earnest Money Deposit (EMD) may be submitted corresponding only to the plot(s) for which the bidder intends to participate.	Bidder are free to submit bid for one plot or two plots as per their requirement and submit EMD (plot wise) accordingly. E-Auction of plots will be carried out plot wise.
	5/47 Chapter 1, Clause 1	Plot No. 01: 100 Acres Plot No. 02: 230 Acres		Though 1st line indicated Three Volume, the first indicates only 2 Volumes as below Volume 1 -Technical Bid Volume 2 - Commercial Bid Please clarify.	The same may please read as 2 Volumes as below Volume 1 -Technical Bid Volume 2 - Commercial Bid
	17/47 Chapter 3, Clause 3.1	No of ITB's Volume		It is requested to extend the payment timeline from 30 days to 180 days from the date of issuance of the Pre-Acceptance Letter for remittance of advance annual lease rental, applicable taxes, Security Deposit and Development Charges.	Tender condition holds good.
	22/47 Chapter 4, Clause 4.17	The successful Bidder shall, within 30 days from the date of issue of the Pre-Acceptance letter by DEENDAYAL PORT AUTHORITY, remit the advance annual lease rental along with the applicable taxes and Security Deposit (being 02 years lease rental).		It is requested to consider increasing the lease tenure from 30 years to 99 years.	Tender condition holds good.
	24/47 Chapter 4, Clause 4.21	Lease period shall be of 30 Years.		It is requested to increase the land utilization period from 2 years to 4 years from the date of allotment. Alternatively,	Tender conditions holds good.
	25/47 Chapter 4, Clause 4.25	If the leased land is not utilized within two years of allotment for the purpose for which it is allotted, the lease will be terminated.		Kindly clarify the lease rent escalation mechanism applicable during the lease period, including (i) frequency of revision, (ii) applicable escalation percentage/formula, (iii) basis of determination of revised rates, and (iv) the competent authority responsible for	Bidders is requested refer the PGLM, 2015 which is enclosed with the tender documents. The lease period will be start from the date of possession of the plots.
	35/47 Annexure-C (Draft Lease Deed) Clause 10(a)	The Lessee shall pay unto the lessor the yearly lease rent hereby reserved on the days and in manner hereinbefore appointed. The Lessee shall however be liable to pay the lease rent at a higher rate wherever the scheduled rates are revised upwards by the competent authority			

				<p>Plot No. 01 – 100 Acres and Plot No. 02 – 230 Acres as shown in the land layout drawing.</p> <p>Kindly clarify whether any intermediate plots, roads, utility corridors, common areas, or third-party leased lands exist between Plot No. 01 (100 Acres) and Plot No. 02 (230 Acres). Further, kindly provide a detailed land layout indicating plot boundaries, adjoining plots, internal roads, utility corridors, and right-of-way provisions.</p>	<p>The land will be allotted on as is where is basis as per KML/LMZ file showing location of plot. There is no commitment on the part of DPA to providing infrastructure to successful bidder. Please refer clause 4.2 of tender.</p>
	General	Land Layout Drawing		<p>Plot No. 01 – 100 Acres and Plot No. 02 – 230 Acres as shown in the land layout drawing.</p> <p>In the event that a bidder is allotted both plots, kindly confirm whether Deendayal Port Authority will provide the necessary Right of Way (RoW) and permissions for laying interconnecting facilities such as hydrogen pipelines, water pipelines, power cables, communication cables, drainage lines, and other utility infrastructure between the two plots.</p> <p>Kindly also specify any applicable charges or conditions associated with such RoW.</p>	<p>Please note that the utilization purpose for the land allotted through the subject tender has been revised. It is now designated for the 'Setting up of a Renewable Energy project to supply power for the manufacturing of Green Hydrogen and its derivatives.' In view of this change, the noted query has rendered irrelevant.</p> <p>However, permission for water pipelines, power cables, communication cables, drainage lines, and other utility infrastructure, ROW permission will be given as per site requirement and as per Policy based on the request of successful bidder on payment of applicable charges.</p>
	General	Land Layout Drawing			

				<p>Plot No. 01 – 100 Acres and Plot No. 02 – 230 Acres as shown in the land layout drawing.</p> <p>In case a bidder is allotted only Plot No. 01 (100 Acres), kindly confirm whether DPA shall provide direct and uninterrupted road access from the existing port/internal road network to the allotted plot. Further, kindly clarify whether such access road shall remain available throughout the lease tenure and whether any separate charges shall be applicable.</p>	<p>The tender condition No. 4.2 holds good.</p>
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ANNEXURE - I



PLOT ADMG. 100 ACRE		
SR NO.	EASTING	NORTHING
1	618064.00	2547948.00
2	618672.00	2547879.00
3	618743.00	2548177.00
4	618781.00	2548374.00
5	618826.00	2548599.00
6	618470.00	2548759.00
7	618200.00	2548160.00

PLOT ADMG. 230 ACRE		
SR NO.	EASTING	NORTHING
1	618616.00	2549030.00
2	619101.00	2548780.00
3	619406.00	2549045.00
4	619427.00	2549134.00
5	619520.00	2549183.00
6	619584.00	2549296.00
7	619613.00	2549497.00
8	619641.00	2549572.00
9	619733.00	2549621.00
10	620002.00	2550372.00
11	619889.00	2550520.00
12	619710.00	2550409.00
13	619527.00	2550457.00
14	619353.00	2549929.00

LEGEND

- PLOT ADMG.230 ACRES
- PLOT ADMG.100 ACRES

NOTE:

1. ALL THE GIVEN DETAILS IN STATEMENT IS TENTATIVE.
2. ALL COORDINATES ARE IN METERS.
3. COORDINATE SYSTEM : UTM
4. DATUM: WGS 84
5. MAP NOT TO SCALE (FOR REFERENCE ONLY)

COORDINATE SYSTEM

PROJECTION	UTM
DATUM	WGS 84
ZONE	42Q
UNITS	METERS