October 12, 2026

MINISTRY OF PORTS, SHIPPING AND WATERWAYS

Mumbai Port invites bids for a 45-year Victoria Dock marina concession

Mumbai Port Authority's RFP T. No. 77/2026 offers a 45-year concession to build and run a marina at Victoria Dock. Bids are due December 15, 2026.

MUMBAI PORT Authority has issued a Request for Proposal (RFP) for "T. No. 77/2026-Development of World-class full service Viksit Bharat Mumbai Marina and Integrated Waterfront Assets at Mumbai Port on DBFOT (PPP) mode". It's a global tender issued by the Chief Engineer, Civil Engineering Department, and the RFP was available to download from October 12, 2026. The winner gets a concession to design, build, finance, operate and transfer (DBFOT) the marina for 45 years from the appointed date, including a 3-year construction period. The term can be extended by 30 years on re-tender, and the concessionaire has a right of first refusal on that.

KEY FACTS

AUTHORITY
Ministry of Ports, Shipping and Waterways

PUBLISHED
October 12, 2026

ISSUED BY
The Chief Engineer, Civil Engineering Department, Mumbai Port Authority

DOCUMENT
Request for Proposal (RFP), T. No. 77/2026 (Global Tender)

Mumbai Port invites bids for a 45-year Victoria Dock marina concession

Ministry of Ports, Shipping and Waterways · October 12, 2026

Mumbai Port Authority has issued a Request for Proposal (RFP) for "T. No. 77/2026-Development of World-class full service Viksit Bharat Mumbai Marina and Integrated Waterfront Assets at Mumbai Port on DBFOT (PPP) mode". It's a global tender issued by the Chief Engineer, Civil Engineering Department, and the RFP was available to download from October 12, 2026. The winner gets a concession to design, build, finance, operate and transfer (DBFOT) the marina for 45 years from the appointed date, including a 3-year construction period. The term can be extended by 30 years on re-tender, and the concessionaire has a right of first refusal on that.

The project is at Victoria Dock. The RFP puts the water area across all three phases at 3,73,000 sq.m and the land side at about 7.30 ha, made up of Victoria Dock (42,000 sq.m), DCT-2 (8,900 sq.m), DCT-1 (7,104.25 sq.m) and the Haji Bunder shipyard (15,000 sq.m). Capacity is 604 yachts, as laid out in the Detailed Project Report prepared by IIT Madras. The Authority will build the 424 berths of Phase I and hand them over. The concessionaire may rearrange the floating pontoons to take the count up to 696 berths. The concessionaire builds and runs the land side, which the RFP says includes a tourism complex, an international sailing school, a marina club, a hotel, regulatory offices, yacht stack parking, car parking, offices and a boat repair and maintenance yard. The estimated project cost is Rs 922.67 crore, "to be invested in full by the Concessionaire".

Bids are judged on one number: a revenue share, quoted as a single percentage of gross revenue (up to 3 decimals) and applied for the whole concession. It can't be below the base revenue share of 11.50%, and the highest share wins. The revenue share is paid on top of a concession fee: Rs 3 crore a year for each of the first 3 years, then Rs 46.30 crore a year from the fourth year, rising 3% a year up to the 45th year. Tariffs are market based, but may not exceed the tariff then prevailing at Dubai Creek Marina for Indian flag vessels under 15 m, may change at most once a year with 30 days' notice to the Authority, and must be published. For 10 years from the scheduled completion date, or until berth occupancy averages 70% for 2 years running if that comes first, the Authority won't open another yacht marina within port limits, itself or through anyone else. The commercial component may be sublet with the Authority's written approval, and the letting fee counted in gross revenue is at least Rs 225 per sq.ft. a month on carpet area in the first year, rising 4% a year.

Single companies and consortiums of up to 4 members may bid. A bidder needs a net worth, assets under management or available capital for investment of Rs 230 crore, and must have spent or earned more than Rs 1,840 crore on marina or port projects over the past 8 financial years. For marina experience, at least one project must have a 100-yacht berthing facility. The bid security is Rs 9,22,00,000 (Rs 9.22 crore), paid on https://eplatform.mbptedi.gov.in or given as an e-bank guarantee or insurance surety bond, and the tender fee is Rs 90,000. Bids stay

valid for 180 days. The winner must set up a special purpose vehicle. A bidder from a country that shares a land border with India may bid only if it is registered with the Competent Authority named in the Department of Expenditure's order F. No. 6/18/2019-PPD of July 23, 2020. The RFP includes an integrity pact, and the financial bids open only after security clearance from the Government of India.

The RFP's schedule, which it calls tentative: pre-bid queries by October 28, 2026; the first pre-bid meeting on October 30; the Authority's answers by November 18; a second pre-bid meeting on November 25; the final corrigendum on November 28; online bids due December 15, 2026; and original documents and the opening of technical bids on December 18. It expects security clearance in March 2027, financial bids to open in April 2027, the letter of award in May 2027 and the concession agreement to be signed within 45 days of the award. Queries go to chiefengineer@mumbaiport.gov.in.

Issued by	The Chief Engineer, Civil Engineering Department, Mumbai Port Authority
Document	Request for Proposal (RFP), T. No. 77/2026 (Global Tender)
Date of RFP	October 12, 2026
Project	Viksit Bharat Mumbai Marina and Integrated Waterfront Assets at Mumbai Port, Victoria Dock
Mode	Design, Build, Finance, Operate and Transfer (DBFOT), Public-Private Partnership
Concession period	45 years from the appointed date, including 3 years of construction; extendable by 30 years on re-tender, with a right of first refusal
Capacity	604 yachts; 424 Phase I berths built by the Authority; up to 696 berths by rearranging pontoons
Estimated project cost	Rs 922.67 crore, invested in full by the concessionaire
Bidding parameter	Revenue share as a single percentage of gross revenue, at least 11.50%; highest wins
Concession fee	Rs 3 crore a year for years 1 to 3; Rs 46.30 crore a year from year 4, up 3% a year to year 45; on top of the revenue share
Tariff	Market based, capped at the Dubai Creek Marina tariff for Indian flag vessels under 15 m; revised at most once a year
Exclusivity	No other yacht marina opened by the Authority within port limits, itself or through anyone else, until the earlier of 10 years from the

	scheduled completion date or 70% average annual berth occupancy for 2 consecutive years
Financial capacity	Rs 230 crore net worth, AUM or available capital for investment
Technical capacity	More than Rs 1,840 crore on marina or port projects over 8 financial years; one marina project with 100 yacht berths
Bid security	Rs 9,22,00,000
Tender fee	Rs 90,000
Bid due date	December 15, 2026
Technical bids open	December 18, 2026
Queries	chiefengineer@mumbaiport.gov.in

Schedule of Bidding Process (clause 1.3, tentative)

Event	Date
Start date of downloading the RFP document (date of RFP)	October 12, 2026
Last date of receiving pre-bid queries	October 28, 2026
Pre-bid meeting	October 30, 2026
Authority response to pre-bid queries (corrigendum)	November 18, 2026
Pre-bid meeting 2	November 25, 2026
Publishing of final corrigendum	November 28, 2026
Last date of submission of online bid (bid due date)	December 15, 2026
Submission of original documents; opening of technical bids	December 18, 2026
Declaration of technically qualified bidders	Within 15 days from the bid due date
Security clearance from the Government of India	March 2027
Opening of financial bids	April 2027
Letter of award	May 2027
Signing of concession agreement	Within 45 days of the letter of award

The request for proposal (PDF, 1.5 MB)

Source: Ministry of Ports, Shipping and Waterways's own copy.

Checked against the official copy on November 12, 2026.

IndusDesk

hello@indusdesk.com · +91 11 4141 3939

9th Floor, Hemkunt House, Rajendra Place, New Delhi, Delhi 110008, India

Read online: indusdesk.com/mopsw/insights/mumbai-port-invites-bids-for-a-45-year-victoria-dock-marina-concession/