

# **DEVELOP YOUR OWN IT / ITES / BPO FACILITY AT KINFRA TECHNO-INDUSTRIAL PARK, KAKKANCHERRY**

## **Inviting expression of interest for allotment of land to develop an IT / ITES / BPO facility at KINFRA's Park near Calicut University**

Kerala Industrial Infrastructure Development Corporation (KINFRA), a statutory body of the Government of Kerala, responsible for the development of state-of-the-art infrastructure for industries in the State, proposes to allot land on long lease, as per land disposal regulations of KINFRA, at its Park in Kakkancherry to interested developers / established IT companies to develop their own IT / ITES / BPO facility. KINFRA will select the developer through an open competitive two-step selection process.

### **LOCATION**

The proposed site is 0.69 acres of land adjacent to NEOSPACE (existing built up facility for Electronics / IT / ITES / BPO) at the KINFRA Techno-Industrial Park in Kakkancherry, Malappuram district. Land will be allotted to eligible and selected developers / established IT companies on long lease for a period of 90 years with a sub-lease clause for developing a minimum of 1,50,000 sq. ft. of built up area.

### **INVITATION**

KINFRA invites Expression of Interest (EOI) from interested applicants for the allotment of undeveloped land, along with the details of the applicant and documentary proof regarding the eligibility criteria.

#### **Eligibility criteria:**

- The applicant should be an established firm or company or entrepreneur with proven track record of developing, marketing and maintaining an IT/ ITES built up facility / complex.
- The applicant should have experience in the past five years of successfully developing, marketing and maintaining an IT/ ITES built up facility / complex of at least 2.0 lakh sq. ft area, as one single project.
- The applicant should have a minimum tangible net worth of Rs. 25.0 crores as per the audited financial results of the preceding financial year.
- The applicant should not have incurred any loss in the previous three financial years.
- The applicant must have experience and expertise of running / maintaining an IT/ ITES facility / complex.

#### **The conditions to be fulfilled are:**

- The applicant must utilize the land solely for the purpose of developing an IT / ITES / BPO complex / facility of a minimum of 1,50, 000 sq. ft built up area.

- The applicant must set apart 30% of the allotted area for developing basic infrastructure facilities, parking etc. and must comply with Kerala Building Rules and other statutory norms.
- The applicant must submit a clear Business Plan, along with a detailed Master Plan and land utilization pattern for approval.

### **SELECTION PROCESS**

The selection process for developers would be a 2-step process: (1) Short listing based on eligibility criteria (2) Price Bid and Business / Development Plan. Only those applicants who have satisfied the eligibility criteria will be short listed. The short listed applicants will then be asked to submit their Price Bid and Business / Development Plan for developing an IT / ITES / BPO complex / facility in two separate covers, put into a larger cover and sealed. The Price Bids of those applicants, who have made a clear, detailed and acceptable business / development plan, quoting the highest amount above the floor price fixed by KINFRA, will then be selected as the developer of the IT / ITES / BPO complex / facility. The selection is subject to approval by KINFRA's Board.

The Expression of Interest should be enclosed in a sealed envelope superscribed "EOI for allotment of land at KINFRA Techno-Industrial Park, Kakkancherry" and should reach the Managing Director, KINFRA, at the address given below, on or before 4 p.m. on 20-th June 2008.

KINFRA reserves the right to accept or reject the EOI without assigning any reason whatsoever.

The applicants are advised to visit the site before preparing the Business / Development Plan. For a site visit, please contact Mr. Pradeep H. at (0494) 2401178 or 9447460717.

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