

DEVELOP YOUR OWN COMMERCIAL COMPLEX AT KINFRA TECHNO-INDUSTRIAL PARK, KAKKANCHERRY

Inviting expression of interest for allotment of prime commercial land to develop commercial complex / venture 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 prime commercial land on long lease, as per the land disposal regulations of KINFRA, at its Park in Kakkancherry to interested developers to develop their own commercial complex / venture. KINFRA will select the developer through an open competitive two-step selection process.

LOCATION

The proposed site is 3.20 acres of land beside the NH-17 at KINFRA Techno Industrial Park in Kakkancherry, Malappuram district. Land will be allotted to eligible and selected developers on long lease for a period of 90 years, with a sub-lease clause, for construction of a minimum of 1,00,000 sq. ft. of built up area.

INVITATION

KINFRA invites Expression of Interest (EOI) from interested applicants for the allotment of prime commercial 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 commercial space.
- The applicant should have experience in the past five years of successfully developing and sub-leasing commercial land of equal or more area.
- The applicant should have a minimum tangible net worth of Rs. 3.0 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 the commercial space.

The conditions to be fulfilled are:

- The applicant must utilize the land solely for the purpose of developing a commercial complex / venture of a minimum of 1,00,000 sq. ft. built up area.

- The applicant must set apart at least 20% 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 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 the commercial space 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 development plan, quoting the highest amount above the floor price fixed by KINFRA, will then be selected as the developer of the commercial land. 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 commercial 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 19th 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.

Kerala Industrial Infrastructure Development Corporation
(A statutory body of the Govt. of Kerala)
KINFRA House, Sasthamangalam, Trivandrum-695010, Kerala
Phone: 0471- 2726585 Fax: 0471- 2724773
E-mail: kinfra@vsnl.com www.kinfra.com