



Kerala State IT Infrastructure Ltd

The apex company promoted by Government of Kerala for the development of IT Infrastructure



Request For Expression of Interest (Eol) for setting up of Technolodge at Thrissur

Kerala State Information Technology Infrastructure (KSITI) Ltd invites Expression of Interest (Eol) for forming Special Purpose Vehicles (SPV), from firms who meet the prescribed eligibility criteria, jointly with KSITI, to set up "**Technolodges**" (Rural IT Parks) in any one of the two panchayaths in Thrissur District in Kerala. Detailed information is available at our website at www.keralaitparks.org.

1. KSITI

- 1..1 Government of Kerala acknowledges the critical importance of Information Technology as an instrument for the State's overall development and remains deeply committed to its dissemination, both as a crucial engine of economic growth and as a tool for increasing productivity, speed and transparency in governance and improved quality of life for the common man. A Company under the name **Kerala State IT Infrastructure (KSITI) Ltd** has been formed for the creation of IT infrastructure in the State vide G.O. (MS) NO.33/07/ITD dated 12th November 2007. KSITI has been identified as the implementing agency for IT Parks in the state.
- 1..2 Government of Kerala has, further notified the "Policy on Private IT Parks – Buildings" vide GO.(MS)No.1/2008/ITD dated 14.01.2008.Hence the building envisaged under this project shall also be in compliance with the aforesaid policy.

2. Technolodges

- 2.1 A large number of IT / ITES / BPO companies are now looking at smaller towns and villages to set up their shops. The low cost of operations and lower employee attrition levels are the key benefits that these companies derive from their rural operations. In order to provide an impetus to the advantage, Government have decided to set up rural IT centers, namely, **Technolodges** scheme, typically advantageous to IT companies which are looking for reducing operational costs.
- 2.2 The main objective of this scheme is to encourage ITeS and BPO companies to operate from low cost rural centers and thereby create employment in rural areas.

3. Objective

The objective of this Expression of Interest (Eol) is to prepare a **panel** of developers interested in forming a Special Purpose Vehicle (SPV) with KSITI to conceive, design, setup, operate & maintain Technolodges in one of the two locations, identified for the purpose, in Thrissur District.

4. Location

Government has tentatively identified the following two locations in Thrissur District in Kerala for setting up of Technolodges. These lands would be made available in consultation with relevant authorities based on the interest from potential investors. The applicant may choose a location of interest to him from among the two locations.

- 1.Veloor Panchayath : 1 acre in Sy No.89/1,Kiraloor village at Kiraloor,14KMs from Thrissur and 4 Kms from Thrissur-Kunnamkulam NH
2. Adat Panchayath : 1 acre in Puranattukara village,near Moorpara Padasekharam ,8 Kms from Thrissur by the side of a deviation road 3Kms from Thrissur-Kunnamkulam NH

5. Implementation

- 5.1 KSITI will form a Special Purpose Vehicle (SPV) with the selected applicant and this SPV will be entrusted with the setting up and maintenance of Technolodges at any one of the above two locations at the option of the applicant, following the guidelines for private IT Parks issued by Government.
- 5.2 The land identified will be allotted to SPV on long lease (90 years) with clause for subleasing of constructed space. However the land will not be allowed to be sublet and the development and construction should be carried out by the SPV itself.
- 5.3 **KSITI will hold 26% of the shareholdings in the SPV.**
- 5.4 The role of KSITI will be limited to the extent of leasing the land and the entire activity of conceiving, designing, setting up, operation and maintenance of Technolodges will be the responsibility of the selected applicant.

6. Eligibility criteria

This Expression of Interest (Eol) is invited from companies meeting the following minimum eligibility criteria.

1. The applicant must be a company registered in India under the Companies Act 1956/proprietary firm.

2. As per the audited financial results of the preceding three financial years, the applicant must have an average annual turnover of not less than Rs 200 Lakhs and should have been making profit in two of the three years.
3. Previous experience in similar IT/ITES projects and/or experience in PPP model ventures will be given weight age.

7. Documents/Details to be submitted.

1. Certified copy of Certificate of incorporation issued by the Registrar of Companies.
2. Certified copies of MoA /AoA.
3. Audited financial statements along with auditor's reports of the last three financial years.
4. Brief approach paper to this project specifying the estimated project cost, sources and application of funds for the project, proposed area of building to be constructed along with a Gantt chart depicting the proposed time line of implementation starting from leasing of land to commencement of business.
5. Lease premium proposed for the land opted.
6. Proposed number of employment to be generated
7. Proposed sources of finance for meeting the project cost. In case of internal sources proof of the same is to be submitted.
8. Organization's core technical competencies and skill sets relevant to this project.
9. Core business area of operations, number of years in the business, ownership and organization structure of the firm.
10. Documents establishing previous experience of similar works /services.
11. Office address.
12. Designated person's contact details.

8. Invitation

Expression of Interest (Eol) for forming Special Purpose Vehicles (SPV) with KSITI to set up "**Technolodges**" (Rural IT Parks) in any one of the two Panchayaths in Thrissur District in Kerala, along with the details of the applicant and documentary proof as mentioned above, is invited from companies who meet the prescribed eligibility criteria.

9. Evaluation

The screening committee will be evaluating the EOIs on the basis of the business plans, proposed lease premium and employment generation envisaged. Previous experience in similar projects, experience in PPP etc. will be given more weight age. Based on the evaluation the screening committee will recommend the panel of developers to the Board of KSITI.

10. Submission of Eol

1. The applicant shall sign on each page of Eol.
2. **The Eol should be submitted to reach before 5pm on 25/08/09 at the following address**
The Chairman & Managing Director
Kerala State Information Technology Infrastructure Ltd
Park Centre, Technopark Campus
Trivandrum- 695581
3. The EOI should be enclosed in sealed envelope super scribed "Expression of Interest for forming SPV to establish Technolodges".

11. Other relevant Information.

1. There is no fee for participating in this Eol.
2. Please note that this is not a Request for Proposal (RFP). EOI shall be screened by a Committee constituted by KSITI.
3. The Screening Committee will create a panel of eligible firms from whom proposal will be invited.
4. The final approval of the applicant as developer is subject to the approval of the same by the Board of KSITI.
5. KSITI reserves the right to accept or reject the EOI from the developer without assigning any reason whatsoever.
6. For site visit, contact Mr. K. Venu at Mob phone 9446405947