



Expression of Interest (EoI) for Selection of Co- Developer for Quad Project

Development of One IT Building and One Commercial Building
under the QUAD Project at Technopark Phase IV (Technocity),
Thiruvananthapuram

Thiruvananthapuram: Kerala's Capital, Where Heritage Meets the Horizon

Thiruvananthapuram, the capital of Kerala, represents a rare confluence of deep-rooted cultural legacy and forward-looking innovation. As a major centre of governance, research and technology in southern India, the city has steadily evolved into a strategic hub for knowledge-based industries, tourism, healthcare and sustainable development.



Strategic Positioning

A recently completed comprehensive city profiling of Thiruvananthapuram by Technopark, undertaken through the International Property Consultant (IPC) Colliers, underscores the city's strong and well-balanced fundamentals—strategic relevance, innovation strength, social harmony, quality of life, robust connectivity, and a vibrant talent and startup ecosystem.

Global GCC Destination

These strengths clearly position Thiruvananthapuram as a high-potential destination on the Global Capability Centre (GCC) expansion map. The city is emerging as a compelling new frontier for GCC expansion in India, driven by a unique convergence of geography, defence and innovation ecosystems.



Maritime Advantage

Strategic location at India's southern tip with upcoming Vizhinjam International Seaport, a major deep-water transshipment hub



Space Capital

Home to Vikram Sarabhai Space Centre and premier ISRO institutions, establishing India's undisputed leadership in space technology



IT Ecosystem

Technopark—one of India's largest IT hubs—attracting leading MNCs and GCCs through cost-effective operations and skilled talent

Together, this unique blend of maritime advantage, space and defence leadership, and a thriving IT ecosystem positions Thiruvananthapuram as a city of singular importance to India's national security, innovation landscape and long-term economic growth.

Technopark -The Future of Global Capability Centers

Technopark, **home to over 500 companies and more than 80,000 professionals**, has emerged as a premier hub for IT and business innovation. Its sustainable development framework and future-ready infrastructure make it a strategic location for the establishment and growth of Global Capability Centers (GCCs).



Strategic Talent Access

Abundant availability of skilled, future-ready IT professionals from top-tier STEM institutions across Kerala.



World-Class Infrastructure

State-of-the-art IT park with 12.72 Mn sq. ft. of built-up area, SEZ zones, and plug-and-play workspaces.



Cost-Optimized Operations

Significantly lower setup and operating costs compared to Tier-1 cities, with no compromise on quality.



Vibrant Business Ecosystem

Home to 500 global and domestic IT companies enabling cross-industry collaboration and innovation.



Proactive Government Support

Investor-friendly policies, single-window clearance, and strong support for digital and tech sectors.



Seamless Global Connectivity

Well-connected via Trivandrum International Airport to key global markets in the Middle East, Europe, and US.



Superior Quality of Life

High livability with green surroundings, affordable housing, world-class healthcare, and cultural richness.



Tech-Driven Innovation Environment

Focus on AI, IoT, blockchain, and R&D with strong industry-academia linkage and startup support.

Technopark has emerged as one of India's most compelling destinations for Global Capability Centers (GCCs), offering future-ready infrastructure, a deep talent pool, cost efficiency, and seamless connectivity—all within a vibrant and collaborative business ecosystem. Thiruvananthapuram has the presence of 20+ GCCs which include ALLIANZ, ZAFIN, H&R, EQUIFAX, ORACLE, NISSAN, ICON, INSIGHT, ARCH CAPITAL, D Space etc.

Technopark



India's first and Asia's largest IT park*, a green-certified hub for innovation and technology

July 1990 Year of Establishment	768.63 Total Land Area (acres)	12.72 Total Built-up Space (Mn sqft)
3 Lakhs (80,000 Direct + 225000 Indirect) Employees	500 No of IT Companies	5 No of Phases





Infosys



UST



Ganga Yamuna Twin Tower

Embassy Taurus Tech Zone



SunTec Tower

Shaping Tomorrow: Technopark's Future Projects

6



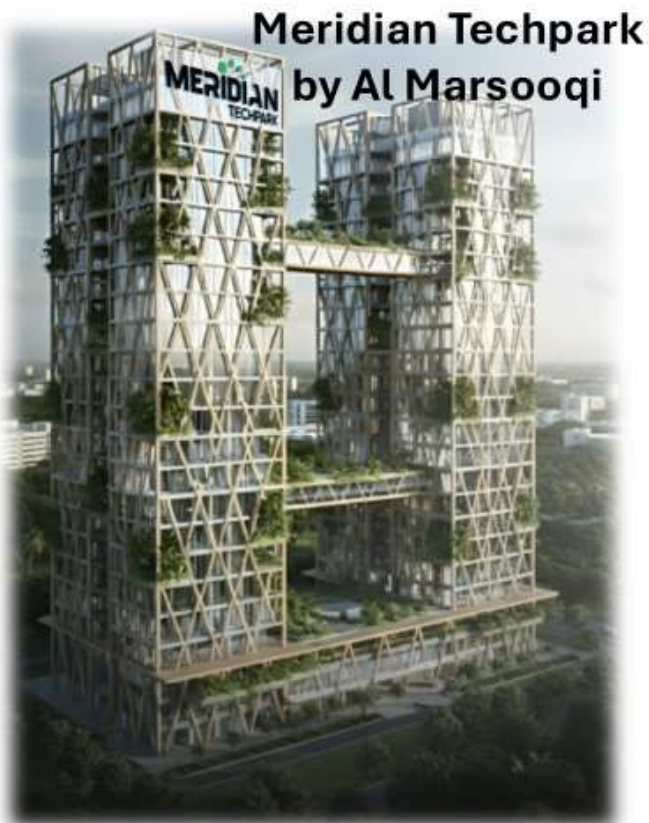
**Quad by
Technopark**
(First IT building
under Quad by
Technopark)



WTC by Brigade



Brigade Square



**Meridian Techpark
by Al Marsooqi**



HiLITE

GCC Anchor Hub (Chaliyar) Prefab building by Technopark



**Kallayi building by
Technopark**

Technocity (Technopark Phase IV) : The Next Major Development Hub

Technocity (Technopark Phase IV) is envisioned as Thiruvananthapuram's next major development hub, designed as a comprehensive, future-ready ecosystem for IT/ITeS, Global Capability Centres (GCCs), R&D hubs, and innovation-driven sectors.

A detailed 390-acre master plan of Technocity was completed on 07.08.2025 with the services of architect CP Kukreja & Associates, featuring strategic zoning for technology clusters, social infrastructure, and sustainability.

01	02	03
QUAD Development	TCS IT/ITeS Hub	GCC Cluster
3.5 million sq. ft. integrated IT/Commercial/Residential township	2 million sq. ft. technology centre focusing on emerging sectors	30-acre dedicated Global Capability Centre precinct
04	05	
Innovation Ecosystem	Specialised Hubs	
Green Data Centre, MSME Technology Centre, Digital Science Park	Kerala Space Park, CFSL, Emerging Technology Hub, R&D Hub, Unity Mall	

Technocity (Technopark Phase IV) : The Next Frontier of Innovation

Phase IV represents a sprawling integrated township combining IT, academia, research, and enterprise across SEZ and non-SEZ precincts. This master-planned environment by C.P. Kukreja Architects delivers a self-sustained community where business performance, lifestyle, and sustainability converge.



TCS IT/ITES Campus

Exclusive 94-acre campus focused on defence, space, IoT, robotics, and AI. Rs. 800 crore investment targeting 20 lakh sq.ft. build-up with 15,000 direct jobs upon completion.



Digital University Kerala

10.33-acre campus with 1.9 lakh sq.ft. academic block operational since 2021, anchoring advanced digital learning and skills development for the region.



CFSL (Central Forensic Science Laboratory)

State-of-the-art forensics facility providing advanced investigative and analytical capabilities for the region.



Emerging Technology Hub

Kerala Startup Mission's innovation centre fostering entrepreneurship, incubation, and startup acceleration programmes.



Kerala Space Park

15.56-acre dedicated space technology park promoting aerospace innovation, satellite technology, and space research initiatives.



MSME Technology Centre

Comprehensive support facility for Micro, Small, and Medium Enterprises with technology upgradation and skill development resources.



Unity Mall

Modern commercial and retail destination providing shopping, dining, and entertainment amenities for the integrated township community.



Digital Science Park

India's first Digital Science Park creating a unique ecosystem for digital innovation, research collaboration, and technology commercialisation.

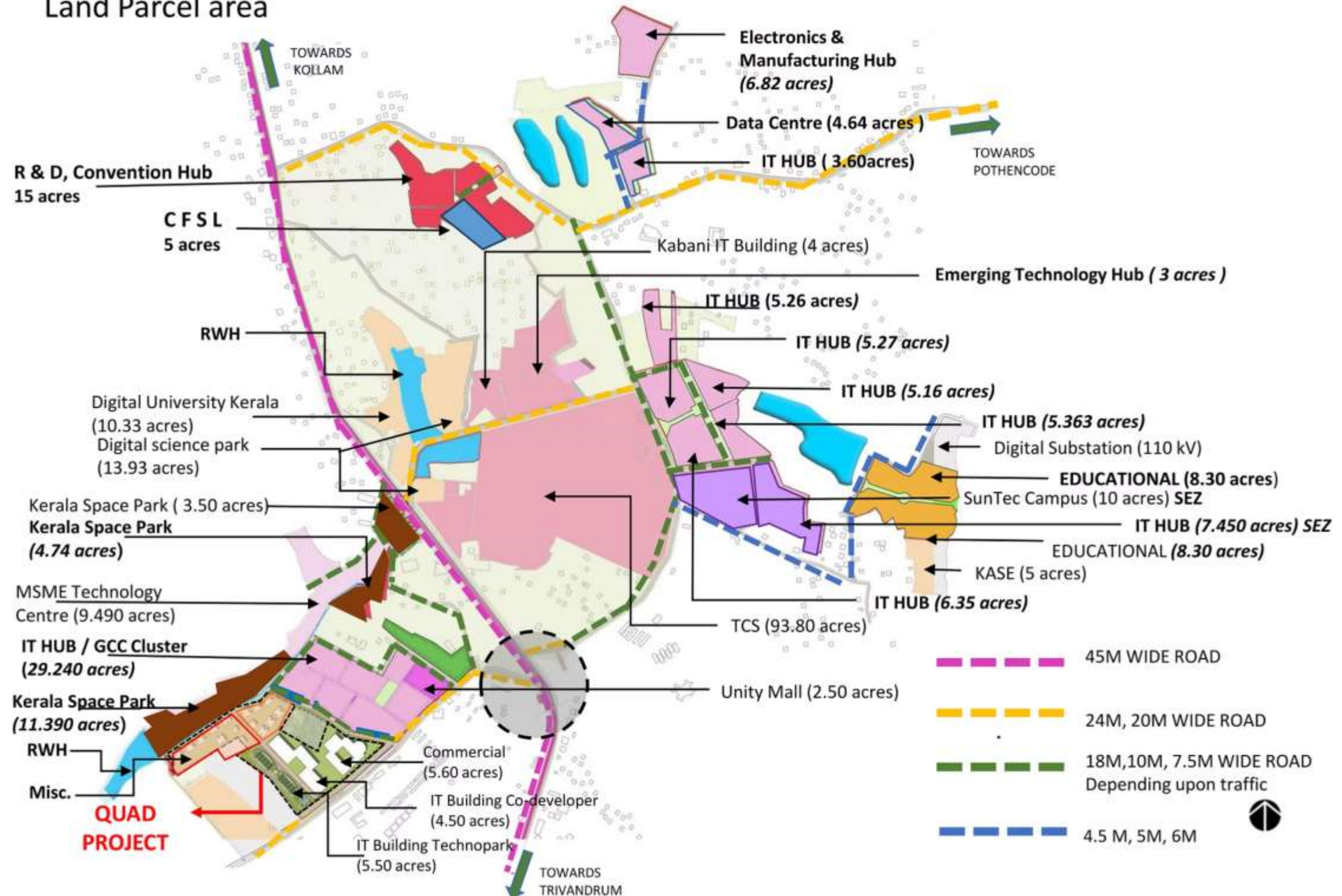


Suntec

Premium commercial office towers developed by Suntec, a leading IT company based in Trivandrum, bringing local expertise and innovation to Technopark Phase IV's business infrastructure.

TECHNOPARK PHASE IV - MASTER PLAN

Land Parcel area



QUAD Project – Zonal Plan

MSME Technology Centre

RWH

QUAD Project (mini IT township over 30 acres non-SEZ area at Technocity)

Commercial building

IT Building

IT Building by Technopark (work commencing soon in Jan'26)

- Developer – Technopark
- PMC – CP Kukreja & Associates
- Construction – M/s CCCL

EoI for Selection of Co-Developer is floated for these two buildings

KEY PLAN

The QUAD Project: Your Canvas for Innovation



IT Building Development

8 - 13.50 lakh sq.ft built-up area on 4.50 acres with FAR 7, featuring business centres, food courts, and rooftop solar capability meeting international energy benchmarks.

Commercial Building Complex

9 -17.00 lakh sq.ft built-up area on 5.60 acres, incorporating branded retail, multiplex entertainment, food courts, and extensive visitor amenities with 24x7 operations.

Multiple Revenue Streams

Generate income from premium office leasing, commercial space rentals, business services, advertising rights, and alignment with Kerala's thriving innovation ecosystem.

Project Specifications & Infrastructure Support

8L – 13.5L

IT Building BUA

Square feet built-up area (minimum 8 lakh sq.ft, scalable to 13.5 lakh sq.ft) on 4.50 acres with FAR 7

9L – 17L

Commercial BUA

Square feet built-up area (minimum 9 lakh sq.ft, scalable to 17 lakh sq.ft) on 5.60 acres with FAR 7

90

Lease Period

Years of long-term partnership opportunity with extension potential. Extension of lease period shall be considered based on performance and mutual agreement.

Land & Lease Terms

- Total land allocation: approximately 10 acres
- Lease period: 90 years (case-to-case basis)
- Maximum FAR: 7 with 60% coverage
- Relaxed parking and sanitary requirements per KPBR 2019
- Cannot sell facilities outright to third parties.

Technopark Provides

- Power at 11/33 kV at building site
- Water supply via internal distribution
- All approvals through Single Window Clearance Board
- 24x7 operational support

Mandatory Building Features & Sustainability Standards



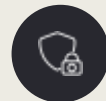
Energy & Environment

- Solar rooftop installations with grid integration
- Global standards on energy management
- Minimum carbon footprint design
- Gold-rated green building certification
- ESG compliance throughout operations



Water & Waste Management

- Rainwater harvesting systems
- Sewage treatment plant with MBR and ultrafiltration
- 100% water supply and sewerage connectivity
- Sustainable landscaping and vertical gardening



Operations & Safety

- Building management systems with CCTV
- 100% DG power backup
- Fire safety and housekeeping infrastructure
- 24x7 security and surveillance mechanisms
- Barrier-free universal design access

Eligibility & Selection Process

Bidder Eligibility

The bidder shall be a company registered under Companies Act 2013, or a registered partnership firm or a Limited Liability Partnership (LLP).

Selection Process

The selection of Co-Developers is based on the evaluation of the presentation made by the bidders and the submission of documentary evidence on track records, including Financial Turn Over Certificates of the bidders.

The bidder securing the highest aggregate score (Rank - 1) may be selected as the Co-Developer, subject to fulfilment of eligibility requirements. In the event that the Rank 1 bidder withdraws, or fails to accept the LOA, Technopark reserves the right to consider bidders in the order of ranking.

Technopark reserves the right to reject any or all proposals, withdraw the invitation at any stage without citing reasons, and validates information authenticity.

One Time Land Lease Premium Fee, Annual Lease Rent & Operation and Maintenance Charges

The selected agency shall have to pay One Time Land Lease Premium (OTLP) and Annual Rent O&M charges as per the standard rate prescribed by Technopark along with applicable GST.

OTLP:- For IT Building - **Rs.2,65,00,000** plus GST per acre for an extent of 4.50 acres of land.

OTLP:- For Commercial Building - **Rs.3,45,00,000** plus GST per acre for an extent of 5.60 acres of land.

Annual Rent O&M Charges - 0.70% of the OTLP.

Framework for Evaluation of Presentation

Bidders shall make presentation which shall be evaluated as per the documentary evidences submitted by the bidder during the presentation. Bidders shall submit the experience certificates proving the construction and operations of the building. Copy of Work Order, Occupancy Certificates issued by local body authorities, shall be submitted. The criteria for awarding the marks are as follows:

Particulars	Max Marks
Project Implementation Capability to execute both IT Building and Commercial Building.	10
Annual Turn Over Certificate - Copies of audited financial statements, P&L Accounts, Balance statement of previous years shall be submitted.	10
Current Ratio for each of the last 3 financial years shall be equal or greater than 0.75. Document shall be certified by Chartered Accountant.	10
Project Implementation Plan for the Construction & Operation of the proposed Project (Shall include sequencing, Activity Schedule & Construction Methodologies)	5
Design attractiveness, Aesthetics, façade, Environment friendliness, energy efficiency etc of the proposed project	5
Strategies for bringing in IT Companies and mode of operations for the proposed Buildings. (Include Previous experience)	10
Max Marks	50

Financial Structure & Revenue Opportunities

01

One-Time Land Lease Premium

First instalment: Rs. 1 crore + GST within 30 days of LOA. Second instalment: 33% of total premium within 60 days. Balance 67% at lease agreement signing within 90 days.

02


Annual Lease & O&M Charges

Annual lease rent plus operations and maintenance charges calculated at 0.70% of Rs. 2.65 / 3.45 crore per acre of allotted land, plus applicable GST, as per Technopark norms.

03

Revenue Generation Rights

Full flexibility to charge competitive market rentals for leased spaces. Advertisement rights for hoardings and LED façade. Co-working and managed office space sub-leasing permitted with Technopark approval.

 **Note:** Co-developers cannot sell facilities outright to third parties. All developments must align with Technopark standards and receive prior written approval for non-envisaged activities. Extension of lease period beyond 90 years will be considered based on performance and mutual agreement.

Submission Requirements & Presentation Schedule

1 — EOI Clarification Meeting

Date: Friday, 30th December 2025 at 4:00 PM IST

Attend online via Zoom (Meeting ID: 826 7584 2521, Passcode: 948431) or offline to clarify project specifications and submission requirements.

2 — Bidder Presentations

Date: 6th February 2026 starting at 11:00 AM

Submit comprehensive presentation with documentary evidence of track records, financial turnover certificates, completed project portfolios, and proposed execution timelines.

Document Requirements

All proposals and supporting documents must be in English. Include work orders, occupancy certificates, audited financials, CA-certified current ratios, experience certificates, and detailed construction methodologies with milestone sequencing.



Undertaking

(to be submitted IN letter head OF THE COMPANY IN A SEPARATE COVER)

To,
The Chief Executive Officer,
Park Centre, Technopark Campus,
Kariyavattom P.O, Trivandrum
Kerala State, INDIA

Subject: EOI For Selection of A Co-developer to Construct and Operate an IT Building & Commercial Building under QUAD Project in Technopark Phase-IV (TECHNOCITY) Campus, Trivandrum

We, the undersigned, hereby agree to provide our services in accordance with all terms and conditions under this Request for Proposal -EOI No. 240/2025.

We hereby agree to remit the applicable one-time Land Lease Premium, as prescribed by Technopark, along with applicable GST, as detailed below:

- a) For IT Building - Rs. 2,65,00,000/- (Rupees Two Crores and Sixty-Five Lakhs only) plus applicable GST **per acre** for an extent of 4.50 acres of land.
- b) For Commercial Building - Rs. 3,45,00,000/- (Rupees Three Crores and Forty-Five Lakhs only) plus applicable GST **per acre** for an extent of 5.60 acres of land.

We further undertake that the above payments shall be made within the time period and in the manner stipulated by the Authority, subject to the terms and conditions of the EOI and subsequent agreements.

In addition to above amount, we agree to pay the annual rent and Operations & Maintenance charges also , which comes to 0.70% of the base price (Rs 2,65,00,000 / Rs.3,45,00,000) of one time land lease premium. Applicable GST will be paid additionally. This shall be paid annually.

We undertake that, in competing for (and, if the award is made to us, in executing) this bidding contract, we will strictly observe the laws against fraud and corruption in force in India namely “Prevention of Corruption Act 1988” and its latest amendments.

We fully understand that you are not bound to accept any Proposal you receive.

Name and Title of Signatory: Authorized Signatory

Name of the Firm:

Address:

Contact Information & Next Steps

Download EOI Document

EOI No. 240/2025 available at:

www.technopark.in/Tenders

Join Online Meeting

Zoom Link:

[Join EOI Clarification Meeting](#)

Meeting ID: 826 7584 2521

Passcode: 948431

Clarifications & Queries

Contact the following for any questions regarding this Expression of Interest:

- madhavan_praveen@technopark.in
- rahul@technopark.in

Issuing Authority

Chief Executive Officer Electronics Technology Parks-Kerala (TECHNOPARK)

Park Centre, Technopark Campus

Trivandrum, Kerala-695581

Tel: 0471-2700222

❏ Technopark reserves the right to reject any or all proposals, withdraw the invitation at any stage without citing reasons, and validates information authenticity. Bidders must not be under declaration of ineligibility for corrupt or fraudulent practices. This represents a transformational opportunity to partner with India's premier IT park in shaping the future of integrated technology infrastructure.