



**An overview of
Govt. IT Parks in Kerala**

7th November 2017

INDIA IT & BPO Growth pattern

NATIONAL IT POLICY & NASSCOM PROJECTION



- **US \$300 billion (domestic and export) by 2020**
- Major growth in Tier II/III cities
- 10 million new jobs
- Opportunities for Real estate private developers in Tier II cities

OPPORTUNITIES FOR PRIVATE DEVELOPERS IN KERALA

- Kerala has 600+ IT companies and more than 1,00,000 IT professionals working today
- Kochi & Trivandrum are in the top tier II cities
- 30% low operational cost attracts IT companies

*Source:

1. National IT Policy.
2. NASSCOM Strategic Review 2011

Govt. IT Parks in Kerala



Three Major Brands of Kerala IT

KERALA INDIA
TECHNOPARK
HARMONY@WORK


infopark
smart space KOCHI

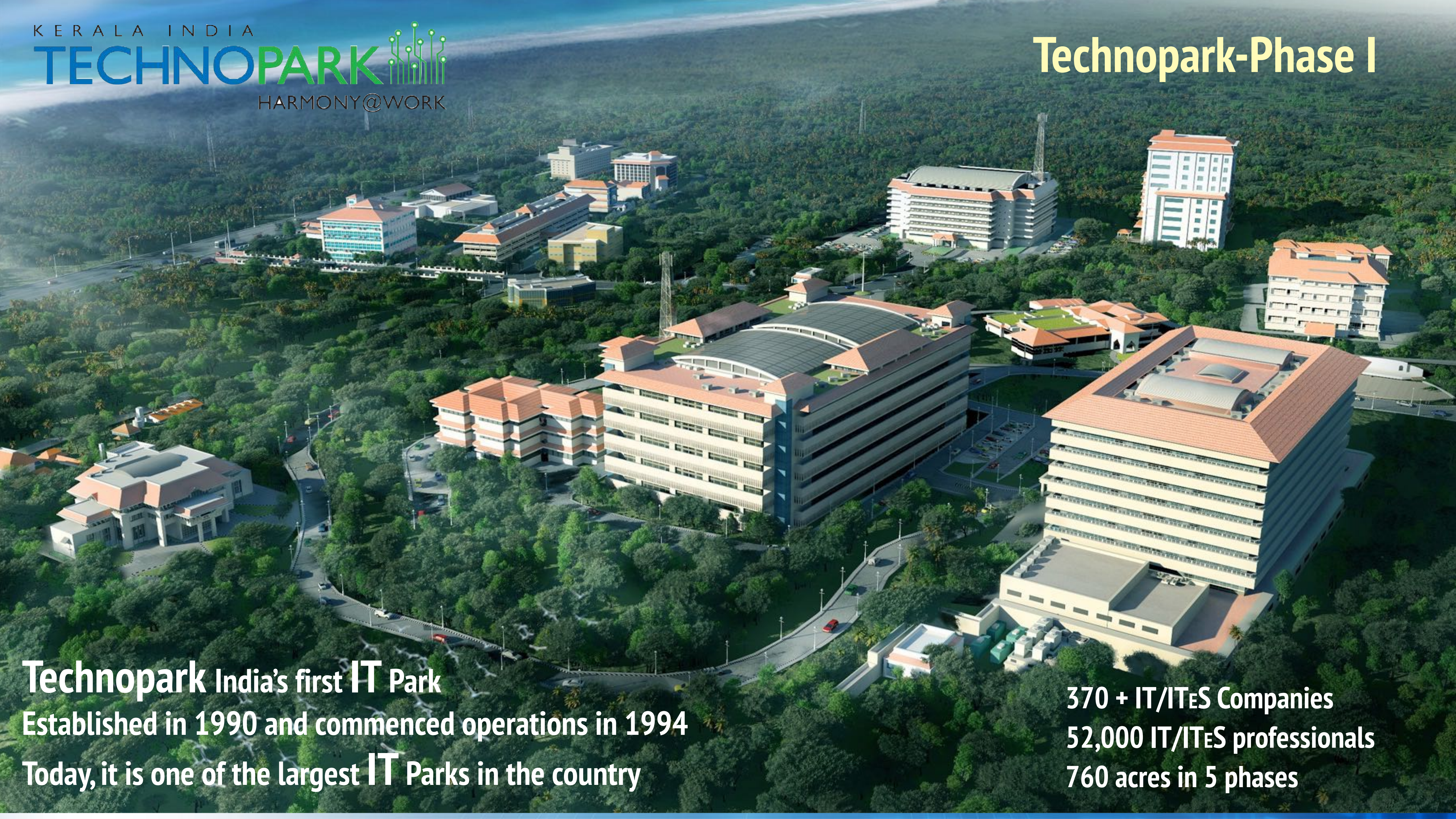

kozhikode india
cyberpark
creating opportunities

KERALA INDIA

TECHNOPARK

HARMONY@WORK

Technopark-Phase I



Technopark India's first IT Park
Established in 1990 and commenced operations in 1994
Today, it is one of the largest IT Parks in the country

370 + IT/ITES Companies
52,000 IT/ITES professionals
760 acres in 5 phases

Phase I



QuEST Global - 4,50,000 sft



Carnival IT - 600,000 sft

Phase II



**Infosys campus - 15,00,000 sft
(including MLCP)**



UST Global - 8,50,000 sft

Phase III

Asia's Largest IT Building with Gold rating



1 Million sft - LEED Gold

Unique Features

- **Largest IT City in Kerala**
- **Integrated Township**
- **Mix of SEZ/DTA**
- **Largest Employment Generation**

TECHNOCITY 
THE FUTURE LIVES HERE



Proposed New Building Technocity



- **Total 2 Lakhs Sq. Ft**
- **Stilt + 3 Floors**
- **50,000 Sq.ft Per Floor Plate**



Global Learning Centre by TCS

Construction started in March 2015





TECHNOPARK - Kollam Rural - IT Park

- Serene environment
- IT SEZ Built-up Space - 1 Lakhs Sq.ft





infopark
smart space **KOCHI**



kozhikode india
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creating opportunities



trivandrum india
technopark
harmony at work



Infopark Kochi Phase I

4.5 million sq ft

Workplace of 21,000 people

45 lakh sqft

204 companies



Phase 1 :
Current employment 21,000

2015 :
Anticipated employment 35,000



Current Co-Developers/IT Units



TCS 15 lakh sqft



Wipro 10 lakh sqft



Brigade 12 lakh sqft



Leela 6.18 lakh sqft



L & T 4 lakh sqft



The image is an aerial architectural rendering of the Infopark Kochi - Phase II development. It features a cluster of modern, multi-story office buildings with glass facades and green roofs. The buildings are arranged around a central courtyard area that includes a soccer field, a basketball court, and a swimming pool. A winding river or canal flows through the site, with several boats and a small waterfall. The surrounding landscape is lush with greenery, including trees and lawns. In the background, there are more buildings and a large open area that appears to be a golf course. The overall scene is bright and sunny, with a clear blue sky and some birds flying in the distance.

Infopark Kochi - Phase II

8 Million Sq Ft

Anticipated employment 80,000



SmartCity Kochi

Project Details

- Knowledge based Township
- Multi Clusters** – IT, Media, Finance, Research & Innovation
- Spanning over **250 Acres**
- Investment above **US\$ 500 Million**
- Above **90,000** Knowledge workers + indirect jobs
- BuA above **8.8 million Sq ft**



SmartCity - Kochi



kozhikode india
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trivandrum india
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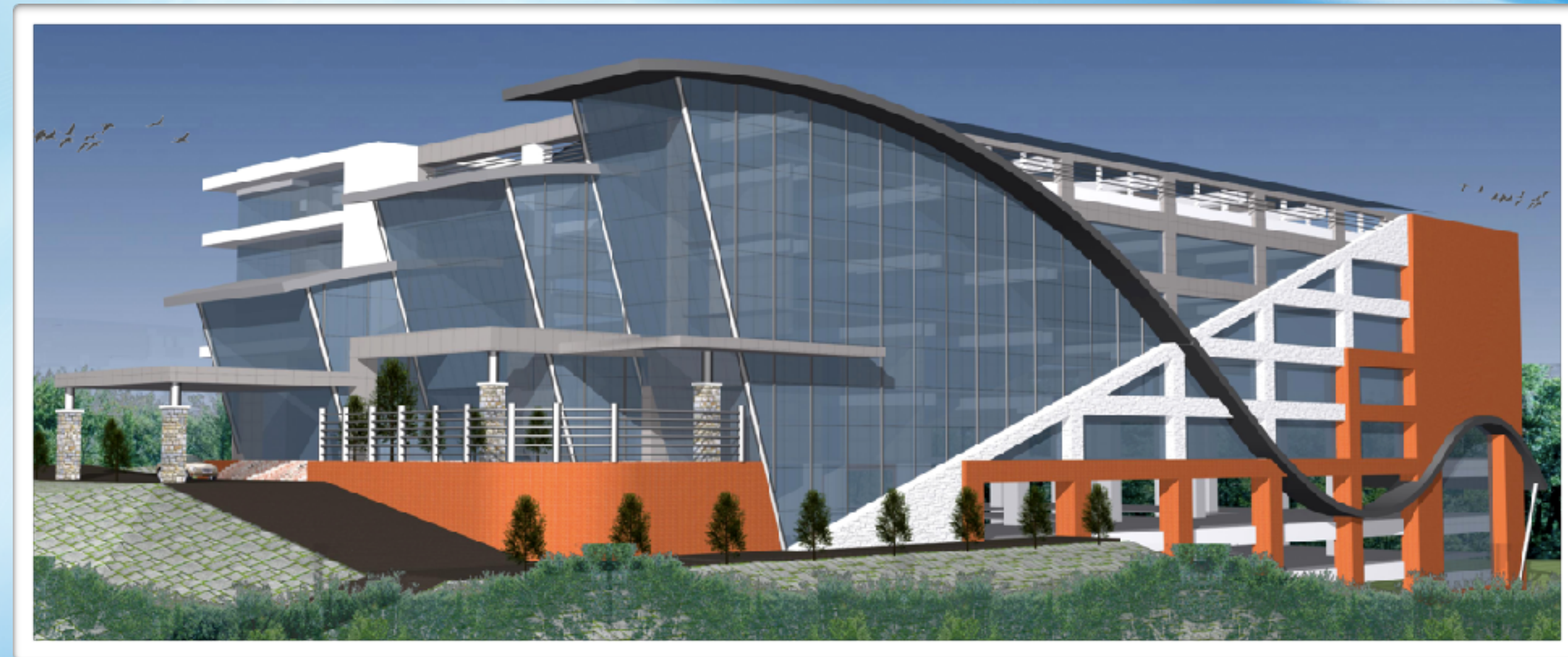
infopark
smart space KOCHI

Cyberpark /UL CyberPark Calicut



4.5 lakh sft structure completed

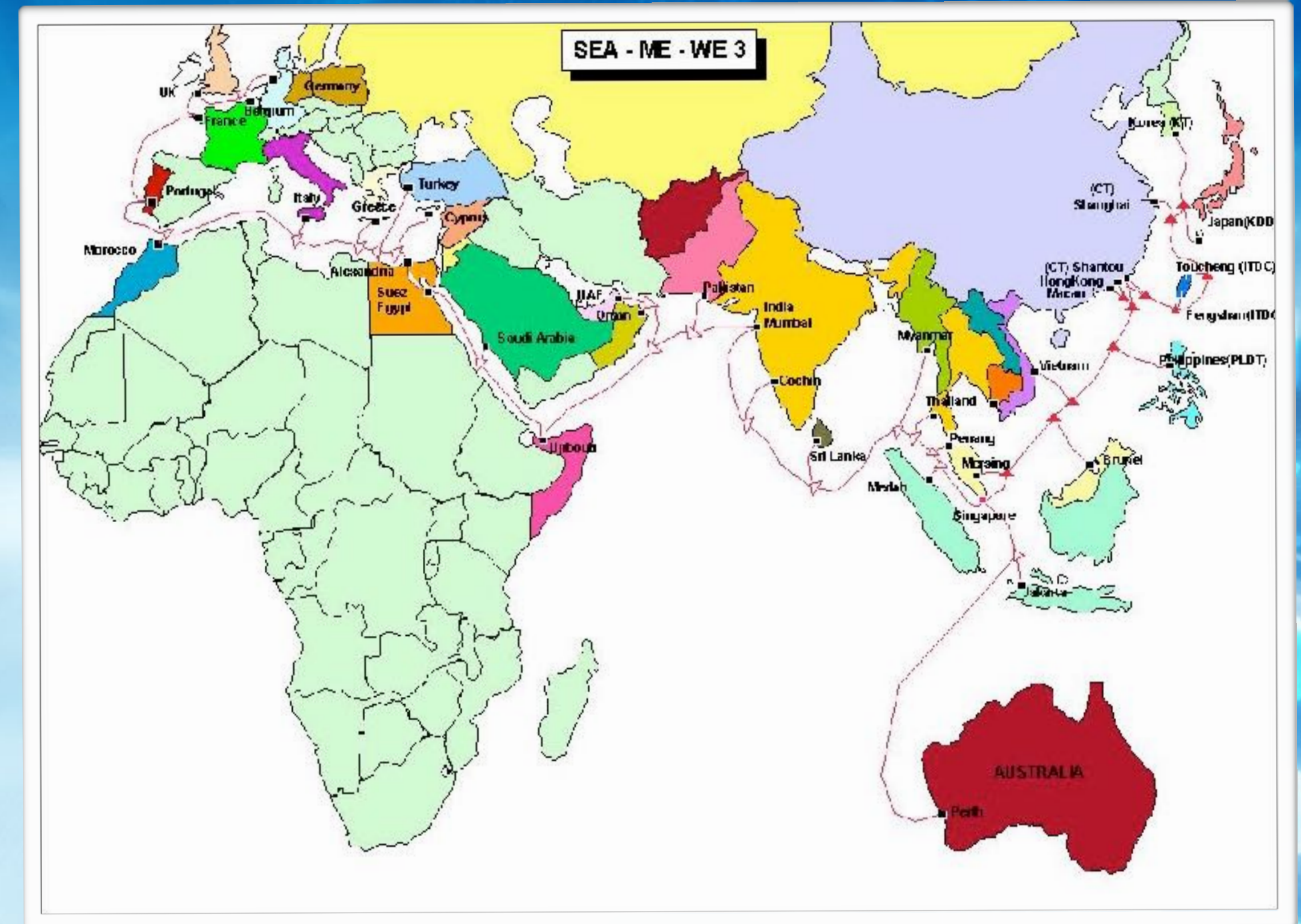
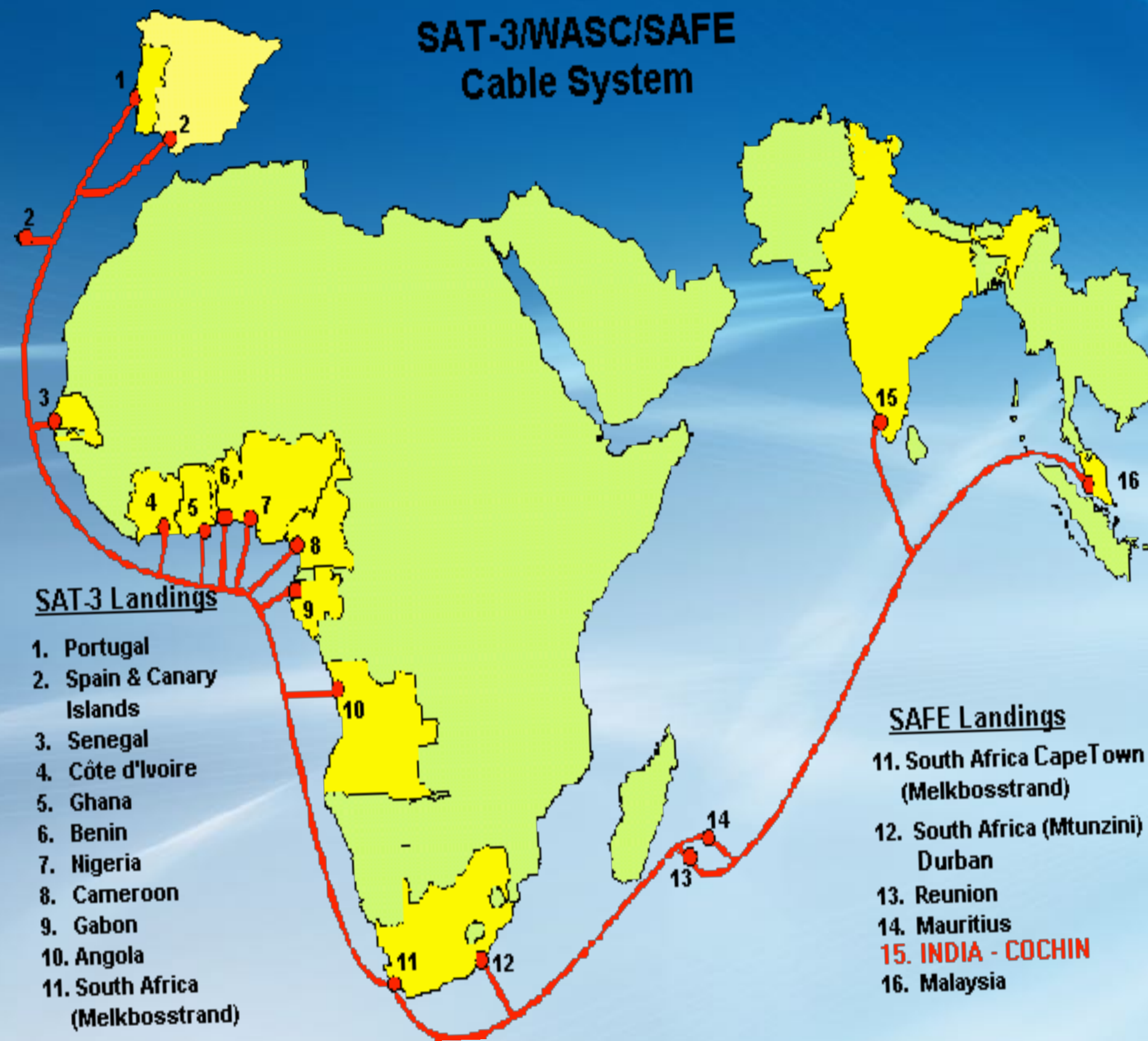
- Knowledge based IT Township
- Spanning over **68 Acres**



3.5 lakh sft under tendering

Advantage – ‘Kerala IT’

India's best digital connectivity



- SAFE and SE-ME-WE3 submarine OF cables land at Kochi
- FLAG Alcatel-Lucent Optical Network (FALCON) landing at Thiruvananthapuram (2.56 Tbps)
- Infopark is directly linked to the gigabyte router of Primary Gateway through Optical Fiber Link

Kerala Advantages

- Less cost of living results in better earnings compared to other cities

Talent Availability

- 40,000 engineering graduates in Kerala
- Catchment area includes Kerala, Tamilnadu and Karnataka
- Returning NRKs

Higher satisfaction Levels

Global Work Culture

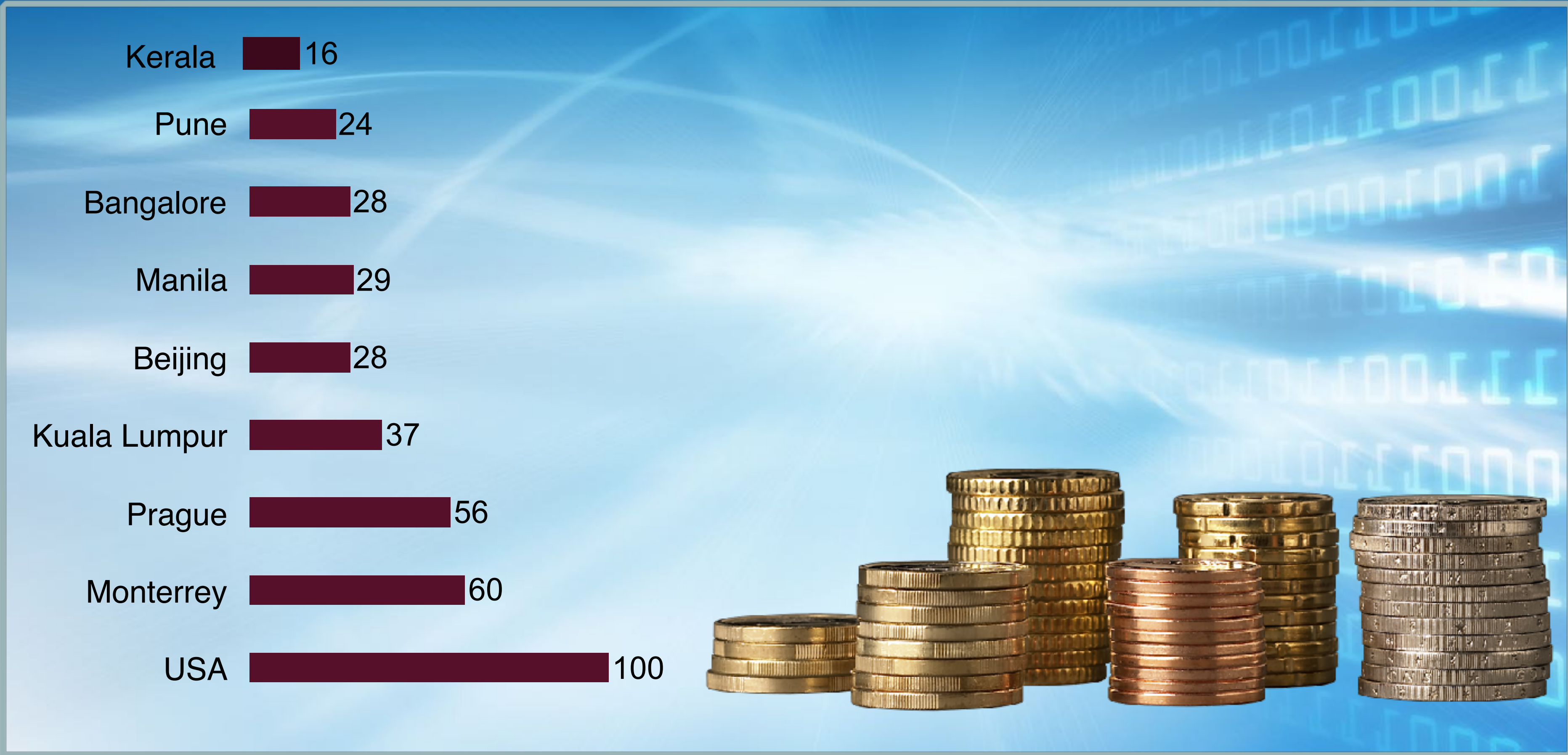
- Large number of expatriates have brought in a Global work culture in to Kerala
- Highly disciplined manpower

Low Attrition

- Less than 5% - Lowest in the country

Cost competitiveness - Kerala

Operating Costs in Kerala - Indexed at 35% lower than Pune, a Tier 1 City



Kerala Advantages - Operational



Investor Opportunities

Investment Opportunities in IT

- As a Co Developer in SEZ
- As a Service Provider in the Park
- As a Unit in IT / ITeS

Co-Developer opportunities

SEZ (Special Economic Zone)

- IT/ITeS/BPO buildings
- Convention centre
- Budget Hotels
- Hospitality facilities
- Rest and recreation
- Sports and recreation club
- Day care centre
- Guest house
- Working women hostel
- Training centres
- Restaurants

Co-Developer Benefits

- FAR up to 5 permitted
- Single Window Clearance (10 days)
- Power, Water, Roads
- Power cost around Rs 5.15/per unit
- 90 year lease
- SEZ benefits (Customs, excise, KVAT)
- 17-21% cost reduction
- 15-18% ROI
- Quick Procurement of materials
- Stamp duty and registration exemption
- Create Job and sell your apartments
- Brand Value improvements
- Minimal Labor issues

Industry - pro approach for growth in SME segment



Snapshots of Kerala



Kovalam - One of the finest beaches in the world

Beaches, Boat Houses, Resorts, Star Hotels

Leisure@Kerala



Health Care @Kerala



Padmanabha Swami temple
The richest temple in the World



Heritage@Kerala



Arts@Kerala

Thank you!

Hrishikesh R Nair
Chief Executive Officer