

**KERALA IT PARKS : STANDARDIZATION OF LAND LEASE NORMS
BOTH FOR SEZ & NON SEZ AREA**

Sl. No	Details	Proposed for all Govt. IT Parks
1	Lease Period	30 years for Non-SEZ and 90 years for SEZ land parcels.
2	Annual Land Lease Rent & O&M Charges	0.70% of total land lease premium.
3	Land/Built-up space Utilization	Land and built-up space developments are as per the latest KMBR.
4	Construction commencement	within 3 months after obtaining all statutory approvals .
5	Penalty in Construction Delay	Rs.5 lakhs per acre for the first year, Rs.7.5 lakhs per acre for second year and Rs.10 lakhs per acre for the third year. After which the Lease Deed shall remain cancelled and land will be taken back unless mutually agreed by both Parties for further extension of time.
6	Salable area applicable to Govt IT Parks	As per KMBR.
7	Failure in commencement of Business operations	Forfeit 50% of the total land lease premium; cancellation of lease & the land will be taken back.
8	FAR	FAR 4 for IT buildings and other buildings as per KMBR.
9	Sub Leasing of Land	Not permitted.
10	Leasing of Built-up Space developed by Co-developer	100%
11	LAR Liability	Encumbrance free land to tenants.
12	Cancellation of agreement at any stage from allotment to Construction commencement	Cancellation charge is 2% of total land lease premium paid by the LESSEE.
13	Land Transfer in any manner	Transferee or sub-LESSEE or the entity which takes over the LESSEE's Company shall pay to the LESSOR such additional sums to be determined by the Executive Council of the LESSOR .