

**Invites Expression of Interest (EOI) for the  
Development, Operation and Maintenance of Gem  
and Jewellery Park at Puzhakkalpadam, Thrissur  
Kerala**

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***From Reputed Investors and developers to develop a Gem and  
Jewellery Park for MSME sector***



**KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION**

***(A Statutory Body of Government of Kerala)***

**KINFRA Corporate Head Office, KINFRA House, TC 31/2312, Sasthamangalam P.O.,**

**Thiruvananthapuram, Kerala, India - 695 010**

**Kerala Industrial Infrastructure Development Corporation (KINFRA)**  
**Invites Expression of Interest for setting up, operation and maintenance of**  
**a Gem and Jewellery Park**

**A. Genesis :**

In order to address the paucity of infrastructure and speed in development of Gem and Jewellery Industry in MSME sector, Government of Kerala(GOK) has decided to develop infrastructure facility for promotion of micro, small and medium scale industries in the sector. This project targets to create gainful employment opportunities for a large section of population with varying degree of skills and qualifications.

Government of Kerala has taken various steps to boost manufacturing sector in the State by developing a practical model of Industrial Infrastructure Development. The vision of Government of Kerala is to make the State an investment friendly destination and also to create employment opportunities for the people in Kerala. The establishment of Kerala Industrial Infrastructure Development Corporation (KINFRA) in the year 1993 was one of the most effective steps taken by Government of Kerala in this regard.

**B. About KINFRA:**

Kerala Industrial Infrastructure Development Corporation (KINFRA) is a statutory body of Government of Kerala aiming at bringing together all the

suitable resources available in the State and developing infrastructure to support the industrial growth of the State. KINFRA has identified about 20 core competency areas and has 22 well-defined industrial parks of which many are functional and some are in the launching phase. Each of these Parks offers comprehensive infrastructure and support services to the clients. The most important feature of KINFRA is that it offers single window clearance facilities. The Head Office of KINFRA is located in Trivandrum - the capital city of the State of Kerala.

### **C. About the Project GEM & Jewellery Park:**

The proposed project is for the development and providing infrastructure facility for the establishment of a Gem & Jewellery Industrial Park of international standard for non-polluting units. The park would provide state-of-the-art manufacturing, quality control, testing, and other facilities in line with international standard for manufacturing value added jewellery products of international standard for fulfilling the demand of domestic and international markets. This project also provides a unique opportunity to incorporate many supporting facilities and amenities which would contribute to the manufacture and marketing of the jewellery industry in Kerala. Therefore, the proposed park shall incorporate many common facilities and amenities centre for use of the manufacturers in the large and small scale, the hallmarking centres, quality control and testing centres.

KINFRA is in possession of 30 acres of land in Puzhakkalpadam, Thrissur in which KINFRA proposes to deploy 10 acres of land for setting up Gem and Jewellery industrial park for non-polluting industries in green category. There shall be no delay in taking up any activities on the site as the land

can be transferred to the implementing agency immediately. The project focusses on one of the most traditional and reliable field i.e. gem and jewellery which is a premium category product. The implementation of gem and jewellery industrial park will give a new dimension to the gold capital of India-Thrissur

#### **Proposed common facilities**

- Developed Plots suitable for Gem & Jewellery industry.
- Compound wall with entrance/exit gates
- Internal roads with street lighting
- SDF buildings for manufacturing units
- R&D with Testing and Quality checking and hallmarking centres.
- Effluent Treatment Plant.
- Water treatment plant.
- Rainwater Harvesting and water supply
- Power supply
- High Security systems and access control
- Bonded storage
- Disaster management systems and infrastructure
- Crèche and other staff facilities
- Greenery

#### **D. Expression of Interest (Eoi):**

KINFRA invites Eols from reputed developers/ investors for developing the Gem and Jewellery Park for non-polluting industries. The scope of work and terms and conditions includes:-

- 1) Developing the park with all common facilities like internal roads, water supply, power supply, water treatment plants, Effluent treatment plants etc.
- 2) Developing plots suitable for setting up manufacturing units and or Construction of SDF buildings having plug and play facility for the MSME units along with R&D with Testing and Quality checking and hallmarking centres.
- 3) Raising of necessary funding for the project.
- 4) Securing project approvals including environmental clearance etc.
- 5) The Infrastructure development and allotment of the plots to units should be completed in 3 years.
- 6) A comprehensive Masterplan should be developed for the Marketing of the developed plots and SDF to industrial entrepreneurs in the sector.
- 7) Operation and Maintenance of the Park for the entire lease period(30 years)
- 8) Submission of Detailed Project Report(DPR), including technical drawings, arrangement for PMC etc.
- 9) Firm assurance to earmark minimum 50% of the total allotable land for MSME cluster in Gem and Jewelry industry.
- 10) To setup a special purpose vehicle, if found necessary for the implementation and management of the Park .
- 11) The terms and scope are subject to revision after review of the EOI received and preparation of RFP.
- 12) In case the land remains unutilized, KINFRA reserves the right to cancel the allotment and resume the unutilized land.

## **E. Eligibility Criteria**

- 1) The applicant should have proven experience in the Gem and Jewellery Business or development of manufacturing cluster or park in allied field in India.
- 2) Applicants must be Limited Companies or LLP or a registered partnership firm.
- 3) If any consortium arrangements are envisaged full details of the same, with the particulars of each member (maximum three members) to be provided.
- 4) Consortium/Firms formed by SMEs in Gem and Jewellery/Trade bodies will be given preference on a case to case basis.

**EoI to be submitted in the following Format duly signed by the authorized representative of the applicant with copy of resolution or power of attorney:**

Sl. No.	Description	Details
1	Name of the applicant and address with e mail, phone etc ( If consortium full particulars of all members and proposed share and indicating who is the lead member)	
2	Main area of Business	
3	Major Products being Manufactured at present or activities / services.	
4	Location of Corporate / registered Office	
5	Location of Manufacturing Units	

6	Turn over in the last 3 years	
7	Net worth of preceding three years.	
8	Interest in setting up a Unit for manufacture of Gem or jewellery or in any allied services. If so brief details.	
9	Proposed Investment in the Park and period of completion.	
10	Marketing experience in relevant field.	

**Following Documents to be submitted along with the EoI ( certified copy):**

- 1) Brief Company/ Promoters/LLP Profile/ Firm
- 2) Balance Sheet and Profit & Loss Statement for the Year 2014-15, 2015-16 and 2016-17.
- 3) Copy of latest Income Tax Return
- 4) Copy of latest Service Tax Return
- 5) PAN Card Copy
- 6) Self Certification stating that the Company/ LLP/Firm or its Subsidiaries / Associates are not Debarred / Blacklisted by any Central / State Governments, Government Departments, Government Bodies or PSUs.
- 7) Certificate from Chartered Accountant showing the Net worth of preceding three years.

Net worth shall be calculated as below:

Net worth = Share Capital + Reserves & Surplus - Miscellaneous expenditure to the extent not written off

**OR**

Net worth = Total Assets - External Liabilities

- 8) Copy of MOA and AOA/ Partnership deed and certificate of incorporation/ registration.
- 9) Any other detail which the Applicant Company/ Firms feels relevant in this regard.

#### **F. Evaluation**

Only those investors having satisfied the eligibility criteria will be shortlisted for submitting their business development plan and RFP for the park. A document will be issued for the shortlisted investors inviting them to submit their business development plan/ RFP. The shortlisted investors will be awarded points for the business development plan presented and the investor with highest score will be selected for the development of the park. The decision of KINFRA will be final in the selection process.

#### **G. Time Line:**

<b>Sl. No.</b>	<b>Activity</b>	<b>Date</b>
1	Release of EoI Notification	24 <sup>th</sup> August 2017
2	Last date for receipt of Queries	7 <sup>th</sup> September 2017
3	Pre EoI Meeting	14 <sup>th</sup> September 2017
4	Release of Clarifications to Queries	20 <sup>th</sup> September 2017
5	Submission of EoI	27 <sup>th</sup> September 2017 before 5.00pm



## **12. DISCLAIMERS**

- a) The EOI document is not an agreement and is not an offer or invitation by KINFRA to any party other than the Bidders.
- b) KINFRA may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in the EOI. The information that KINFRA is in a position to furnish is limited to this EOI and the information available at the contact addresses given herein along with any amendments/clarifications thereon.
- c) The information contained in the EOI or subsequently provided to Bidders, whether verbally or in documentary form by or on behalf of KINFRA /Consultants/any of their employees, is provided to the bidders on the terms and conditions set out in the EOI and any other terms and conditions subject to which such information is provided.
- d) The purpose of the EOI is to provide the bidder(s) with information to assist the formulation of their bids. The EOI does not purport to contain all the information each Bidder may require. The EOI document may not be appropriate for all persons, and it is not possible for KINFRA, their employees or Consultants to consider the investment objectives, financial situation and particular needs of each eligible party who reads or uses the EOI document.
- e) Each Bidder should check the accuracy, reliability and completeness of the information in the EOI and wherever necessary obtain independent advice from appropriate sources. KINFRA, their employees make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the EOI. Each Bidder should conduct its own studies and analysis and is advised to collect and obtain any other information that may be necessary for preparing the Bid, at its own

responsibility. The Bidder shall be deemed to have satisfied himself before submitting his Bid, as to the risks, contingencies and all other circumstances, which may influence or affect his Bid.

f) Mere submission of a responsive Bid does not ensure selection of the Bidder ..

#### **H. Submission of Eoi:**

The EOI should be enclosed in sealed envelope super scribed 'EOI for development of Gem and Jewelry Park, Puzhakkalpadam, Thrissur' and should reach in the address given below. Submission of EOI through email will not be accepted.

The Managing Director,  
Kerala Industrial Infrastructure Development Corporation (KINFRA),  
KINFRA House, 31/2312,  
Sasthamangalam,  
Trivandrum – 695010  
Kerala, India

Telephone: - +91 471 2727281 / 2727282

Fax: - +91 471 2727241

E mail: [mail@kinfra.org](mailto:mail@kinfra.org)