

Note # 1

Request for Inviting Public Offers/RFP for Canteen Building and Health Centre Building at KSIP, Nellad

1. Canteen Building

KINFRA Nellad has constructed a Canteen Building having a total built-up area of 1,507.18 sq. ft. The facility was developed as a mandatory common infrastructure requirement for a Food Park that received financial assistance from the Government of Kerala.

During the initial phase, the canteen was operated by Trinity Caterers under an agreement executed on 30.12.2010, and operations commenced in January 2011. However, vide letter dated 03.04.2011, the firm requested cancellation of the agreement due to insufficient business prospects and lack of viability. Subsequently, the building was leased out for non-canteen purposes during the financial years 2017-18 to 2021-22.

At present, all industrial plots in KINFRA Park, Nellad have been allotted, and approximately 90% of the units have commenced operations. Considering the increased occupancy and workforce within the park, there is now a substantial demand for food and catering services. Hence, the canteen facility is expected to be viable and beneficial to the park's stakeholders.

As the Pricing Committee is in the final stage of fixing the lease rent for the building, further steps may be initiated for inviting offers through a Request for Proposal (RFP) from interested parties.

In view of the above, it is proposed to invite public offers/RFPs from eligible parties for operating the common facility building as a canteen, restaurant, food court, or food supply centre, thereby ensuring the availability of essential food services within the industrial park.

2. Health Centre Building

KINFRA Nellad has also constructed a Health Centre Building with a total built-up area of 721.08 sq. ft. Establishment of healthcare facilities within the industrial park enhances the overall infrastructure rating of the park and may support eligibility for assistance from the Government of Kerala and Government of India under various development schemes.

The building was previously leased out for non-healthcare purposes during the financial years 2018-19 and 2019-20.

As the Pricing Committee is in the final stage of fixing the lease rent for the building, it is proposed to initiate the process of inviting offers through a Request for Proposal (RFP) from interested parties.

Considering the importance of healthcare facilities within an industrial park, it is proposed to invite public offers/RFPs from eligible parties for operating the building as a Health Centre, Clinic, Occupational Health Facility, or similar healthcare service centre. Establishment of such a facility will improve employee welfare, strengthen the Industrial park's infrastructure profile, and support future funding opportunities from State and Central Government

agencies.

03/06/2026 11:33 PM

Muhammed Rafeek K M
JR.MGR9(TECH) KINFRA

Note # 2

04/06/2026 04:43 PM

Reshma P B
ACC.OFF8 KINFRA

Note # 3

Request for Inviting Public Offers/RFP for Canteen Building and Health Centre Building at KSIP, Nellad

1. Canteen Building

KINFRA Nellad has constructed a Canteen Building having a total built-up area of 1,507.18 sq. ft. The facility was developed as a mandatory common infrastructure requirement for a Food Park that received financial assistance from the Government of Kerala.

During the initial phase, the canteen was operated by Trinity Caterers under an agreement executed on 30.12.2010, and operations commenced in January 2011. However, vide letter dated 03.04.2011, the firm requested cancellation of the agreement due to insufficient business prospects and lack of viability. Subsequently, the building was leased out for non-canteen purposes during the financial years 2017-18 to 2021-22.

At present, all industrial plots in KINFRA Park, Nellad have been allotted, and approximately 90% of the units have commenced operations. Considering the increased occupancy and workforce within the park, there is now a substantial demand for food and catering services. Hence, the canteen facility is expected to be viable and beneficial to the park's stakeholders.

As decided by the Pricing Committee, the lease rent for the building has been fixed at a rate of [₹5.16 per sqft](#) . Accordingly, it is proposed to initiate the process of inviting offers from interested parties through a Request for Proposal (RFP).

In view of the above, it is proposed to invite public offers/RFPs from eligible parties for operating the common facility building as a canteen, restaurant, food court, or food supply centre, thereby ensuring the availability of essential food services within the industrial park.

2. Health Centre Building

KINFRA Nellad has also constructed a Health Centre Building with a total built-up area of 800 sq. ft. Establishment of healthcare facilities within the

industrial park enhances the overall infrastructure rating of the park and may support eligibility for assistance from the Government of Kerala and Government of India under various development schemes.

The building was previously leased out for non-healthcare purposes during the financial years 2018-19 and 2019-20.

As decided by the Pricing Committee, the lease rent for the building has been fixed at a rate of ₹6.88 per sqf t. Accordingly, it is proposed to initiate the process of inviting offers from interested parties through a Request for Proposal (RFP).

Considering the importance of healthcare facilities within an industrial park, it is proposed to invite public offers/RFPs from eligible parties for operating the building as a Health Centre, Clinic, Occupational Health Facility, or similar healthcare service centre. Establishment of such a facility will improve employee welfare, strengthen the Industrial park's infrastructure profile, and support future funding opportunities from State and Central Government agencies.

23/06/2026 03:14 PM

**Muhammed Rafeek K M
JR.MGR9(TECH) KINFRA**

Note # 4

24/06/2026 12:10 PM

**Reshma P B
ACC.OFF8 KINFRA**

Note # 5

Request for Inviting Public Offers/RFP for Canteen Building and Health Centre Building at KSIP, Nellad

1. Canteen Building

KINFRA Nellad has constructed a Canteen Building having a total built-up area of 1,507.18 sq. ft. The facility was developed as a mandatory common infrastructure requirement for a Food Park that received financial assistance from the Government of Kerala.

During the initial phase, the canteen was operated by Trinity Caterers under an agreement executed on 30.12.2010, and operations commenced in January 2011. However, vide letter dated 03.04.2011, the firm requested cancellation of the agreement due to insufficient business prospects and lack of viability. Subsequently, the building was leased out for non-canteen purposes during the financial years 2017-18 to 2021-22.

At present, all industrial plots in KINFRA Park, Nellad have been allotted, and

approximately 90% of the units have commenced operations. Considering the increased occupancy and workforce within the park, there is now a substantial demand for food and catering services. Hence, the canteen facility is expected to be viable and beneficial to the park's stakeholders.

As decided by the Pricing Committee, the lease rent for the building has been fixed at a rate of ₹5.16 per sqft. Accordingly, it is proposed to initiate the process of inviting offers from interested parties through a Request for Proposal (RFP).

- *Draft tender documents is attached*

In view of the above, it is proposed to invite public offers/RFPs from eligible parties for operating the common facility building as a canteen, restaurant, food court, or food supply centre, thereby ensuring the availability of essential food services within the industrial park.

2. Health Centre Building

KINFRA Nellad has also constructed a Health Centre Building with a total built-up area of 800 sq. ft. Establishment of healthcare facilities within the industrial park enhances the overall infrastructure rating of the park and may support eligibility for assistance from the Government of Kerala and Government of India under various development schemes.

The building was previously leased out for non-healthcare purposes during the financial years 2018-19 and 2019-20.

As decided by the Pricing Committee, the lease rent for the building has been fixed at a rate of ₹6.88 per sqft. Accordingly, it is proposed to initiate the process of inviting offers from interested parties through a Request for Proposal (RFP).

- *Draft tender documents is attached*

Considering the importance of healthcare facilities within an industrial park, it is proposed to invite public offers/RFPs from eligible parties for operating the building as a Health Centre, Clinic, Occupational Health Facility, or similar healthcare service centre. Establishment of such a facility will improve employee welfare, strengthen the Industrial park's infrastructure profile, and support future funding opportunities from State and Central Government agencies.

02/07/2026 03:36 PM

**Muhammed Rafeek K M
JR.MGR9(TECH) KINFRA**

Note # 6

Forwarded for approval

03/07/2026 12:14 PM

**Reshma P B
ACC.OFF8 KINFRA**

Note # 7

It is proposed to invite public offers through a Request for Proposal (RFP) for leasing the Canteen Building (1,507.18 sq. ft.) at KINFRA Park, Nellad, to operate it as a canteen, restaurant, food court, or food supply centre. The canteen is expected to be commercially viable considering that all industrial plots have been allotted and around 90% of the units are operational, creating demand for food services. The Pricing Committee has fixed the lease rent for the Canteen Building at Rs.5.16 per sq. ft., and the draft tender document is attached.

It is also proposed to invite public offers through an RFP for leasing the Health Centre Building (800 sq. ft.) to establish a Health Centre, Clinic, Occupational Health Facility, or similar healthcare service. The Pricing Committee has fixed the lease rent for the Health Centre Building at ₹6.88 per sq. ft., and the draft tender document is attached.

Sanction may be accorded to invite RFP for running the restaurant space and health centre at KSIP, Nellad as per the normal procedures of KINFRA

04/07/2026 01:46 PM**GEESHA A K
DY.MGR2(TECH) KINFRA**

Note # 8**Recommended****06/07/2026 04:29 PM****AMBILI T B
GM2KINFRA- KINFRA**

Note # 9**Request for Inviting Public Offers/RFP for Canteen Building and Health Centre Building at KSIP, Nellad**

As recommended, MD may approve the RFP to run the restaurant space and health centre at KSIP, Nellad, in line with KINFRA's normal procedures.

07/07/2026 10:57 AM**SAJI JOSEPH
MGR(FINANCE) KINFRA- FINANCE KINFRA**

Note # 10**Approved****09/07/2026 10:49 AM****SANTHOSH KOSHY THOMAS
MD(KINFRA) KINFRA**

Note # 11**09/07/2026 03:07 PM****SAJI JOSEPH
MGR(FINANCE) KINFRA- FINANCE KINFRA**

Note # 12**Sub: Extension of Time for Submission of Public Offers/RFP for Health Centre Building at KSIP Nellad – Reg.**

KINFRA has constructed a Health Centre Building having a built-up area of 800 sq. ft. at KSIP Nellad. The facility is intended to provide healthcare services within the Industrial Park and enhance the infrastructure facilities available to the units and employees.

The RFP/Public Offer for the Health Centre Building was [published on the KINFRA](#) website and displayed at nearby Government offices. However, the response received so far is not encouraging, and the present last date for submission of offers is [10.08.2026](#).

Further, [two bidder](#) are interested for Health Centre Building, has requested one week's additional time to finalise and submit their offer to visit the building and take a final decision.

Considering the limited response received and the interest shown by [two bidder](#), extension of time would facilitate wider participation and better response.

In view of the above, MD may kindly be accorded to extend the last date for submission of offers from 10.08.2026 to 14.08.2026 up to 1:00 PM.

08/08/2026 07:54 PM

**Muhammed Rafeek K M
JR.MGR9(TECH) KINFRA**

Note # 13

Forwarded for approval

10/08/2026 09:39 AM

**Reshma P B
ACC.OFF8 KINFRA**

Note # 14

Considering the limited response received and the interest expressed by two prospective bidders, the last date for submission of offers for the Health Centre Building at KSIP Nellad may be extended from **10.08.2026 to 14.08.2026 up to 1:00 PM** to facilitate wider participation and better response.

Sanction may be accorded **for extending the last date for submission as 14.08.2026,2PM**

10/08/2026 10:03 AM

**GEESHA A K
DY.MGR2(TECH) KINFRA**

Note # 15

Sub: Extension of Time for Submission of Public Offers/RFP for Health Centre Building at KSIP Nellad – Reg.

MD may approve to extend the last date for submission as 14.08.2026,2PM

10/08/2026 10:25 AM

**AMBILI T B
GM2KINFRA- KINFRA**

Note # 16

Approved

13/08/2026 02:30 PM

**SANTHOSH KOSHY THOMAS
MD(KINFRA)- KINFRA**

Note # 17

14/08/2026 03:15 PM

**AMBILI T B
GM2KINFRA- KINFRA**

Note # 18

Request for Re-tender – RFP for Canteen Building Space at KSIP, Nellad

KINFRA Nellad has constructed a Canteen Building having a total built-up area of 1,507.18 sq. ft. The facility was developed as a mandatory common infrastructure facility for the Food Park, which received financial assistance from the Government of Kerala.

An RFP for the canteen building space was invited and published on the official KINFRA website on 27 July 2026, and the bid was opened on 10 August 2026.

As part of the tender process, the tender notice was also [displayed/published](#) at the following offices for wider publicity: KINFRA Export Promotion Park, Kakkanad, KINFRA Hi-Tech Park, Kalamassery, Agricultural Office Nellad, Taluk Supply Office, Sub-Treasury, Taluk Industries Office, Intelligence Office GST

However, **only one participant Saranya caterers Mumbai** submitted a bid in response to the RFP. In view of the inadequate response and lack of sufficient participation and competition, the tender was **cancelled**. The participant has also requested the [refund of the EMD amount of Rs 2,350 /-](#) to their account submitted along with the bid.

Account Details

Name :Saranya caterers
HDFC BANK
A/C No:502000 53273 989
IFSC code HDFC0002501

Considering the above circumstances,

- MD may kindly accord approval for re-tendering the RFP for the Canteen Building space at KSIP, Nellad, so as to obtain competitive offers and participation.
- Further, approval may kindly be accorded for refund of the EMD amount

of Rs 2,350/- to the participant who had submitted the bid in the cancelled tender.

21/08/2026 05:03 PM

**Muhammed Rafeek K M
JR.MGR9(TECH) KINFRA**

Note # 19

24/08/2026 10:26 AM

**Reshma P B
ACC.OFF8 KINFRA**

Note # 20

Sub: Request for cancel existing RFP, refunding EMD for Saranya caterers Mumbai and fresh inviting RFP for Running the Restaurant Space at the Kinfra Small Industries Park, Nellad on Contract Basis.

KINFRA Nellad has constructed a Canteen Building having a total built-up area of 1,507.18 sq. ft. The facility was developed as a mandatory common infrastructure facility for the Food Park, which received financial assistance from the Government of Kerala.

An RFP for the canteen building space was invited and published on the official KINFRA website on 27 July 2026, and the bid was opened on 10 August 2026.

As part of the tender process, the tender notice was also [displayed/published](#) at the following offices for wider publicity: KINFRA Export Promotion Park, Kakkanad, KINFRA Hi-Tech Park, Kalamassery, Agricultural Office Nellad, Taluk Supply Office, Sub-Treasury, Taluk Industries Office, Intelligence Office GST

However, only one participant Saranya caterers Mumbai submitted a bid in response to the RFP. The participant has also requested the [refund of the EMD](#) amount of Rs 2,350 /- to their account submitted along with the bid.

Account Details

Name :Saranya caterers
HDFC BANK
A/C No:502000 53273 989
IFSC code HDFC0002501

Considering the above circumstances,

MD may kindly accord to

- a. approval for cancel existing RFP for Running the Restaurant Space at the Kinfra Small Industries Park, Nellad on Contract Basis.
- b. Refund of the EMD amount of Rs 2,350/- to the Saranya caterers Mumbai

who had submitted the bid in the cancelled tender.

- c. Fresh RFP for the Running the Restaurant Space at the Kinfra Small Industries Park, Nellad on Contract Basis, so as to obtain competitive offers and participation.

24/08/2026 12:16 PM

**Muhammed Rafeek K M
JR.MGR9(TECH) KINFRA**

Note # 21

Sanction may be accorded to

- a. Cancel existing RFP for Running the Restaurant Space at the Kinfra Small Industries Park, Nellad on Contract Basis.
- b. Refund of the EMD amount of Rs 2,350/- to the Saranya caterers who had submitted the bid in the cancelled tender.
- c. Invite fresh RFP for the Running the Restaurant Space at the Kinfra Small Industries Park, Nellad on Contract Basis.

27/08/2026 01:20 PM

**Reshma P B
ACC.OFF8 KINFRA**

Note # 22

Since only bid received, it is recommended to cancel RFP for running the Restaurant Space at the Kinfra Small Industries Park, Nellad published on 27.07.2026 and to refund the EMD amount of Rs 2,350/- to the Saranya caterers who had submitted the bid. Also recommended to invite fresh RFP for running the restaurant Space at Kinfra Small Industries Park, Nellad.

31/08/2026 12:58 PM

**GEESHA A K
DY.MGR2(TECH) KINFRA**

Note # 23

Recommended

01/09/2026 09:39 PM

**AMBILI T B
GM2KINFRA- KINFRA**

Note # 24

Sub: Request for cancel existing RFP, refunding EMD for Saranya caterers Mumbai and fresh inviting RFP for Running the Restaurant Space at the Kinfra Small Industries Park, Nellad on Contract Basis.

Since only bid received, it is recommended to cancel RFP for running the Restaurant Space at the Kinfra Small Industries Park, Nellad published on 27.07.2026 and to refund the EMD amount of Rs 2,350/- to the Saranya caterers who had submitted the bid. Also recommended to invite fresh RFP for running the restaurant Space at Kinfra Small Industries Park, Nellad.

MD may approve.

02/09/2026 11:49 AM

**SAJI JOSEPH
MGR(FINANCE) KINFRA- FINANCE KINFRA**

Note # 25

Approved

09/09/2026 05:11 PM

**SANTHOSH KOSHY THOMAS
MD(KINFRA) KINFRA**

Note # 26

09/09/2026 05:28 PM

**SAJI JOSEPH
MGR(FINANCE) KINFRA- FINANCE KINFRA**
