



INVEST KERALA
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**Kerala Industrial
Infrastructure
Development Corporation**
INSPIRING GROWTH





ABOUT US

A Statutory body of the Govt. of Kerala was formed in 1993 by an Act of Legislature.

Dedicated to catalyze industrial growth in Kerala by providing the best industry-specific infrastructure.

31 well-defined industrial parks in 32 years of service with sectors viz- Apparel/Textile, Food Processing, Defence, Petrochemical, Film & Animation, IT/ITES, Ayurveda, Marine Products, Rubber, and General Industries.

VISION

Create a sustainable ecosystem for Industry and Commerce and become the preferred Industrial Infrastructure provider and also to develop Industrial cities



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OBJECTIVES

Creation of infrastructure that invites precision manufacturing industries with high-value outputs, specifically in the domains of Machinery, Fabricated metal products, Rubber & Plastic products, Food Industries, Textiles, Non-metallic mineral products, Pharma etc.

Positioning KINFRA as an industrial land bank facilitator and developing an integrated manufacturing cluster.

Introducing investor-friendly policies and offerings by inculcating best practices in the allotment, lease, and sublease land-policy strategies.

KINFRA parks offer comprehensive Infrastructure and support services to the clients.

Offers Single Window facilities for statutory clearance.

Online Single Window Interface for Fast & Transparent clearance (SWIFT).

MISSION

To become the nodal agency to bring in potential investors

To create industrial townships and corridors and provide excellent connectivity to boost the economy

To adopt a 'life-cycle approach' in the design of Infrastructure development projects.



INDUSTRIAL PARKS



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CENTRAL ZONE

- KINFRA Export Promotion Industrial Park, Ernakulam
- KINFRA Electronic Manufacturing Cluster, Ernakulam
- KINFRA Petrochemical Park, Ernakulam
- KINFRA Hi-Tech Park, Ernakulam
- KINFRA Small Industries Park, Thrissur
- KINFRA Small Industries Park, Ernakulam
- KINFRA Defence Park, Palakkad
- KINFRA Mega Food Park, Palakkad
- KINFRA Integrated Industrial & Textile Park, Palakkad
- KINFRA Integrated Industrial Park, Palakkad
- KINFRA Spices Park, Idukki
- Rural Apparel Park, Rajakumari, Idukki

SOUTH ZONE

- KINFRA International Apparel Park Thiruvananthapuram
- KINFRA Flim and video Park, SEZ Thiruvanthapuram
- KINFRA Small Industries Park, Thiruvananthapuram
- Global Ayurveda Village, Thiruvananthapuram
- KINFRA Mini Industrial Park, Thiruvananthapuram
- KINFRA Mini Industrial Park, Mundakal, Kollam
- KINFRA Small Industrial Park, Piravanthoor
- KINFRA Small Industries Park & Food Processing Park, Adoor, Pathanamthitta
- KINFRA Small Industries Park, Kunnammthanam



NORTH ZONE

- KINFRA Small Industrial Park, Kasaragod
- KINFRA Textile Centre, Nadukani, Kannur
- KINFRA Small Industrial Park, Thalassery, Kannur
- KINFRA Industrial Park, Mattannur, Kannur
- Kannur Land Bank
- KINFRA Small Industrial Park, Wayanad
- KINFRA Marine Park, Beypore, Kozhikode
- Advance Technology Park, Ramanattukara, Kozhikode
- KINFRA Techno Industrial & Food Processing Park, Kakkancherry, Malappuram
- KINFRA Small Industrial Park, Kuttipuram, Malappuram





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JOINT VENTURE COMPANIES

- Rubber Park, Irapuram, Ernakulam (JV with Rubber Board, GOI)
- Sea Food Park, Aroor, Alappuzha (JV with MIDCON and Sea Food Exporters)
- Western India KINFRA Ltd, Kanjikode, Palakkad (JV with Kalpaka Infrastructure Pvt Ltd)
- CaRE Keralam, Thrissur (JV with cluster of Ayurveda industries supported by AYUSH Dept, GOI)
- Kottayam Port Development Corporation (JV with South Indian Chamber of Commerce and Industries & Private Investors)



ALLOTMENT PROCEDURE



SUBSIDIARY COMPANIES



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1. KINFRA Film & Video Park, Thiruvananthapuram

- Established in the year 2001
- location:Kazhakuttam ,Trivandrum
- Total area-75acres(25 acres,SEZ zone)
- Buildup area- 3,24,491 sq.ft (fully allotted)
- Units-58
- Investment- 635.34 Cr
- Employment -8178
- Thrust sector-Infotainment,animation,IT/ITES



2. KINFRA Export Promotion Industrial Park Kochi

- Established in the year 1998
- location: Kakkanad, Kochi
- Total area- 75.47 acres
- Allotable area : 50.3acres (Fully allotted)
- SDF : 8892.88 sq.ft (fully allotted)
- Units-17
- Investment-200Cr
- Employment -1250
- Thrust sector-Manufacturing, Engineering





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SUBSIDIARY COMPANIES Cont....

3. KINFRA International Apparel Park, Thiruvananthapuram

- Established in the year 2000
- location: Thumba, Trivandrum
- Total area-95.83acres
- Buildup area-3.33 lakh sq.ft
- Units-119
- Investment-241.95Cr
- Employment -5348
- Thrust sector - Apparel, Garments, General Industries



4. KINESCO Power & Utilities Pvt Ltd, Kochi

- Established in the year 2008 as a JV with NTPC & became fully owned subsidiary of KINFRA in 2015
- The power vertical of KINFRA with an objective of providing power supply to various industrial Parks in the State.
- Approved as "Licensee" status for power distribution in KINFRA Parks
- Currently providing power supply in 5 KINFRA Parks



WHY KINFRA ?



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World-Class Infrastructure – Key Attractions for Business Success

- ⚡ **Powering Progress:** Uninterrupted, reliable power supply
- 💧 **Water, Anytime:** Continuous 24/7 water supply for seamless operations
- ★ **Brilliantly Lit Streets:** Safe, well-lit internal roads with street lighting
- 🚗 **Seamless Connectivity:** Well-maintained internal roads for smooth transport
- ♻️ **Eco-Friendly Solutions:** State-of-the-art STP & ETP ensuring sustainability
- 🔥 **Industrial-Grade Essentials:** Comprehensive GAIL pipeline network
- 🏭 **Ready-to-Use Facilities:** Modern Standard Design Factory (SDF) spaces
- ☠️ **Safety First:** Dedicated hazardous waste disposal facility
- 👥 **Workforce Well-Being:** On-site canteen, health centre, and crèche
- 🌱 **Green & Sustainable:** Rainwater harvesting for environmental impact
- 📈 **Business Advantage:** Single-window clearance for hassle-free approvals
- 📦 **Smart Storage:** Spacious warehouses and a centralized utility centre
- 🚗 **Convenience Redefined:** Service yard & ample car parking spaces
- 🏠 **SEZ & Beyond:** Special Economic Zone (SEZ) for food processing
- 🔬 **Innovation Hub:** Cutting-edge food incubation facility for startups
- 🏢 **Corporate Excellence:** Conference & training rooms for knowledge-sharing
- 🏢 **Administrative HQ:** Efficient management & support services





UNIFIED LAND LEASE POLICY

Highlights

Unlock the Potential of Logistics Activities

- Effortless Sub-Leasing for Warehouses
- Original allottees can sublease built-up space for logistics operations.
- Sublease period cannot exceed the original lease duration.

Simplified Land Leasing Payment Terms

- Flexible Payment Plans for Investors
- 20% upfront payment within 30 days of the "Letter of Intimation."
- 80% balance payable in 5 equal yearly installments with applicable interest rates.

Unlocking Land Allotment Opportunities

Investment Level	Initial Payment(EMD)	Balance Payment	Lease Period	Moratorium
Above ₹100 Cr	10%	90% in 9 yearly installments*	90 years	24 months
₹50 Cr – ₹100 Cr	20%	80% in 5 yearly installments*	60 years	24 months
Up to ₹50 Cr	20%	80% in 5 yearly instalments*	60 years	Nil

* Interest applicable as fixed by the agency.



Renewable / Green Energy Rental Opportunities Await!

- Minimum investment: ₹100 Cr
- Minimum land allocation: 50 acres
- Lock-in period: 20 years
- Annual rental basis: Rent + GST fixed on a cost-recovery basis.

Exciting Changes in Transfer of Allotment / Constitution Change

Effortless Family Allotment Transfer

- In case of death or incapacity, reconstitution with legal heirs at no additional cost.

Enhanced Exit Policy for Entrepreneurs

- Current policy requires 100% differential lease premium (LP) at exit.

Now, reduced LP payments for exiting entrepreneurs:

- <5 years from commercial production: 50% differential LP
- 5-7 years: 20% differential LP
- >7 years: 10% differential LP

- For Mergers/Amalgamations (approved by Court/ NCLT under same management) : 1% differential LP applies.

PRESTIGIOUS RECOGNITIONS FOR KINFRA PARKS



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I. FICCI SWACHH INDUSTRY PARK AWARD

KINFRA Integrated Industrial and Textile Park (KIITP) and KINFRA Hi-Tech Park, Kalamassery, have been awarded the Swachh Industry Park Award by FICCI for their outstanding commitment to cleanliness and waste management.

- KINFRA Hi-Tech Park – Recognized as an Infrastructure Champion for its world-class facilities and industry-leading development.
- KIITP – Honored as a Sustainability Champion, setting benchmarks in eco-friendly and sustainable industrial practices.

At KINFRA, we continue to redefine industrial excellence through innovation, sustainability, and infrastructure leadership! 🚀



II KINFRA – HOME TO INDIA'S BEST RATED INDUSTRIAL PARKS

Recognized under IPRS 2.0 by the Government of India, KINFRA's 5 top-performing industrial parks offer world-class infrastructure, business-friendly policies, and a thriving industrial ecosystem.

Rated on Four Key Pillars:

- ✓ External & Internal Infrastructure – Seamless connectivity & modern facilities
- ✓ Business Support Services – Hassle-free operations & single-window clearance
- ✓ Environment & Safety – Sustainable & eco-friendly initiatives

📍 KINFRA's Top 5 Industrial Parks:

- 📍 Hi-Tech Park, Kalamassery – Innovation & technology hub
- 📍 Mega Food Park, Palakkad – Boosting food processing industries
- 📍 Film & Video Park, Kazhakkootam – Premier media & entertainment zone
- 📍 Small Industries Park – Supporting MSMEs & startups
- 📍 Integrated Industrial & Textile Park, Kanjikode – Textile & apparel powerhouse





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ACHIEVEMENTS



MAJOR PARKS



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1. Petrochemical Park, Kochi

- Location : Ambalamugal, Kochi
- Total Project Cost : 202.72 Cr
- Total area of park : 481.79 acres
- Allotable area : 399.62 acres
- No. of units : 21
- Land allotted : 198.17 Acres
- Proposed Investment : 10,000 Cr
- Proposed Employment : 11000



2. Electronic Manufacturing Cluster, Kochi

- Location : Kakkanad, Kochi
- Total Project Cost : Rs.35.06 Cr
- Total area of park : 71.87 Acres
- Allotable area : 54.28 Acres (Fully allotted)
- No of units : 13
- Investment : 850 Cr
- Employment : 12098

TCS Ltd. is setting up an Innovation Park at the Electronic Manufacturing Cluster in Kakkanad.

- Investment : Rs. 700 crore.
- Proposed employment : 10000





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3. Mega Food Park, Palakkad

(Under the Mega Food Park Scheme (MFPS) of Ministry of Food Processing Industries (MoFPI), Govt. of India.

- Location : Palakkad
- Total Project Cost : Rs.105.36Cr (GOI grant - Rs.50Cr)
- Park area : 79.42acres
- Allotable area : 50.22acres (fully allotted)
- Allotable Space : 37,086 sq ft
- No of Units : 43
- Investment : Rs 270.29Cr
- Employment : 1350



4. Defence Park, Ottapalam

- Location : Palakkad
- Total Project Cost : 130.84Cr (Grant from Govt.of India -Rs 50Cr)
- Total area of park : 60Acres
- Total allottable land : 33.80 Acres
- Total No. of Units : 11
- Allotable area : 33.80acres
- Built-up space : 235683 sq. ft
- Allotment status : 37.5% allotted





5. Advance Technology Park, Ramanattukara, Kozhikode

- Location: Ramanattukara, Kozhikode
- Total Project Cost: 41.76 Cr
- Total area of park: 78 Acres
- Allotable area: 72.77 Acres
- Allotable space: 55000 sq.ft



6. KINFRA Mattanur Industrial Park,

- Location: MAttannur, Kannur
- Total Project Cost: 67.74 Cr
- Total area of park: 128 Acres
- Allotable area: 91 Acres
- Allotable space: 36001 sq.ft
- No of units: 8
- Investment: 75 Cr
- Employment:393

ONGOING MEGA PROJECTS

1. Kochi-Bangalore Industrial Corridor (KBIC)

A Game Changer for Industrial Growth

- The Government of India is developing industrial corridor projects under the National Industrial Corridor Programme (NICDIT) to create world-class manufacturing hubs.
- Kochi-Bangalore Industrial Corridor (KBIC) is an extension of the Chennai-Bangalore Industrial Corridor, planned with two key nodes:
 - Node 1: Integrated Manufacturing Cluster (IMC), Palakkad
 - Node 2: Global Industrial Finance and Trade City (Global City), Kochi
- Kerala Industrial Corridor Development Corporation Ltd. (KICDC) was formed as a 50:50 partnership between NICDIT (Govt. of India) and KINFRA (Govt. of Kerala) to implement KBIC.



- IMC Palakkad spans 1,710 acres across Pudussey Central (1,137 acres), Pudussey West (240 acres), and Kannambra (313 acres).
- Focus sectors: Pharmaceuticals, Textiles & Apparel, Food & Beverages, Rubber & Plastics, Hi-Tech Industries, and Metal Machinery & Equipment.
- Land Acquisition: 1400 acres completed (1,100 acres in Pudussey Central, 299 acres in Kannambra).
- Govt. of Kerala released ₹1,489 Cr via KIIFB for land acquisition.
- Environmental clearance obtained.
- Project Approved by NICDIT and Union Cabinet for the total project cost of Rs.3806 cr
- Key Developments:
 - First tranche of equity released by NICDC, matched by state govt. land contribution.
 - Master Plan & DPR prepared, Project Management Consultancy (PMC) proposal floated, Global EPC tender to follow.

OTHER MAJOR / ONGOING PROJECTS

1. International Exhibition Cum Convention Centre (IECC), Kakkanad, Kochi -

A significant achievement in the state's infrastructure development.

- Location: 7 acres of land at Kakkanad, Ernakulam district
- Purpose: Facilitates small and medium enterprises to display products, organize exhibitions, and connect with markets
- Project Cost: Rs 90 crore



2. Standard Design Factory (Phase-II), KINFRA Film & Video Park, Thiruvananthapuram

- Location: Thiruvananthapuram
- Total Project Cost: Rs 78.476 crore
- Project Area: 1.78 lakh square feet
- Construction Progress: 20% of construction completed
- Proposed Employment Generation: Direct employment - 2,500
- Indirect employment - 1,500
- Proposed Investment Potential: Rs.600 crore
- Completion Date: Expected to be completed by December 2025



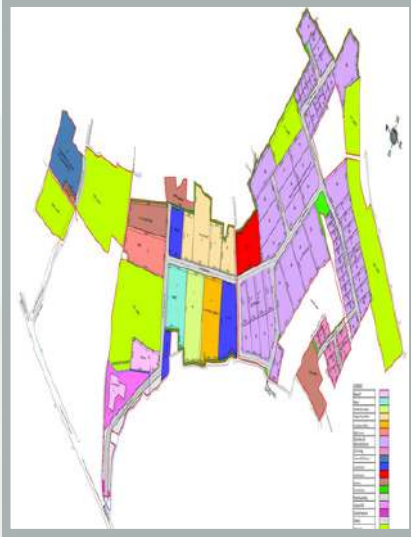
3. KINFRA Industrial Park, Ernakulam

- Location: Perumbavoor
- Total Project Cost: 41.42 Cr
- Total area of park: 68.884 acres
- Phase I : 29.976 Acres
- Phase II : 38.908 acres
- Masterplan: Completed
- Investment: 400 Cr
- Employment: 3000
- Completion Timeline: in the FY 2025-26

4. Advance Technology Park, Puzhakkal, Thrissur

- Location: Puzhakkal, Thrissur
- Total Project Cost: 25 Cr
- Total area of park: 30 Acres
- Allotable area: 18.66 Acres
- Target Industries: Green category, non-polluting industries
- Infrastructure: Development of roads, water supply, and electricity
- Completion Timeline: in FY 2025-26





5. Advance Technology Park, Ramanattukara, Kozhikode - Land development

- Location: Ramanattukara, Kozhikode
- Total Project Cost: 24.37 Cr
- Total area of park: 78 Acres
- Masterplan: Completed

Proposed Industry / Sectors

- Plug and Play offices, Artificial Intelligence Block, Skill Development Institute, R&D Centres, Incubation Centres, Electronics / Micro Electronics, General Industries

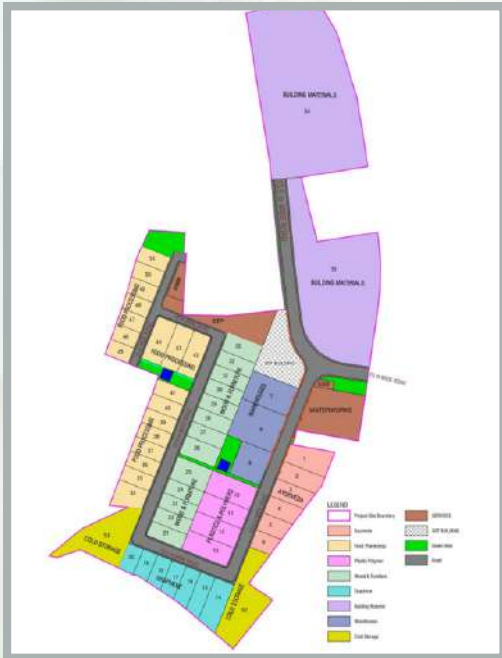
6 KINFRA Marine Park, Beypore

- Location: Beypore, Kozhikode
- Total Project Cost: 16.32 Cr
- Total area of park: 22.34 Acres
- Total Allotable land : 16 acres
- Masterplan: Completed

Proposed Industry / Sectors

- Fisheries, Coastal Acquaculture, Cold storages, Food processing, Fire Board manufacturing / repairing unit, Coir Industries, Ayurveda





5. KINFRA Small Industries Park, Kasaragod (Phase -II)

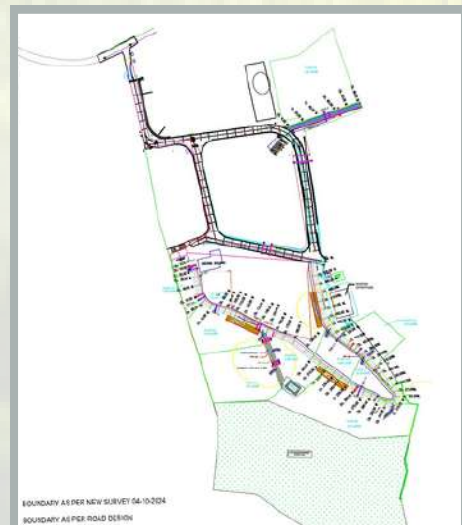
- Total Land: 21 acres
- Total Development Cost: Rs 9 Cr
- Lease Premium: Rs.185.45 lakhs/acre

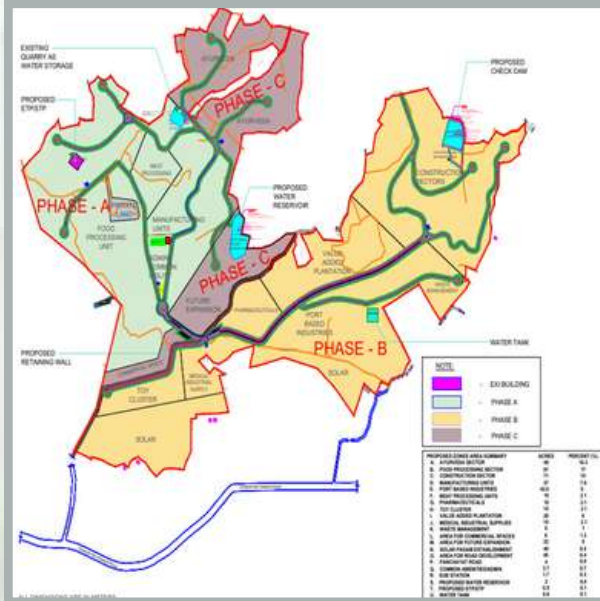
Proposed Industry/Sectors:

- Food Processing - 3 acres
- Building Materials - 3 acres
- Wood & Furniture - 3 acres
- Plastics, PVC & Polymers - 1 acre
- Warehouses and Cold Storages - 2 acres
- Ayurveda - 1 acre
- Graphene - 1 acre
- Common Infrastructure - 0.25 acre
- General - 6.75 acres

6. KINFRA Spices Park – Phase II

- Location : Thodupuzha, Idukki district
- Total Project Cost- Rs.7cr
- Total area of park Phase II: 21.7 acres
- Developer: KINFRA
- Expected date of completion : October 2025





8. Land Bank at Kannur (Phase-1)

- Total Area: 1,054 acres of land identified in Kannur district for development
- Land Division: Divided into 3 land parcels, acquisition in the final stages

Acquired Land:

- 45.96 acres in Keezhallur villages for expansion of KINFRA Industrial Park, Mattannur
- 500 acres in Pattannoor and Keezhallur-Vellaparambu villages; acquisition process completed, land transfer in final stages
- 500 acres in Ancharakandi, Panayathamparambu, Paduvilai, and Keezhallur villages; acquisition process nearing completion

9. Land Bank at Kannur (Phase-II)

- Location : Panayathanparambu, Kannur
- Total Area: 500 acres
- Acquisition is nearing completion

Projects earmarked in advance :

- 25 acres for IT Park
- 25 acres for Science Park

LIMITED AVAILABILITY ! CLAIM YOUR SLOT IN KINFRA PARKS



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1. KINFRA Small Industrial Park, Ernakulam

Location: Nellad, Ernakulam
SDF Building (Allotable): 78,200 sq. ft.
Available : 20,000 sq. ft.



2. KINFRA Small Industries Park, Kollam

Location: Piravanthoor, Kollam
Total Land: 64.08 Acres
Allotable Land: 50.76 Acres
Balance Land: 3.29 acres
SDF (Allotable): 33,246. Sq.ft
Balance built up space : 30,915 sq. ft.



3. KINFRA Small Industries Park & Food Processing Park, Adoor, Pathanamthitta

Location: Adoor, Pathanamthitta
Total Land: 64.08 Acres
Allotable Land: 49.69 Acres
Balance Land: 1 acre (undeveloped) and
12.51 acres developed





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4. Global Ayurveda Village, Thiruvananthapuram

Location : Varkala

Total Land: 30.95 Acres

Thrust Sector :

Ayurveda and related industries



5. KINFRA Textile Centre, Nadukani

Location: Thaliparambu, Kannur

Land: 123.99 acres

Allotable Land: 94 acres

no of Units: 157

Land: 1 acre

SDF (Allotable): 1,29,222 Sq.ft

Balance built up space : 25,000 sq. ft.

Employment: 1700

Investment: 236.36 Cr



MAJOR EVENTS



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INAUGURATION OF SPICES PARK



INAUGURATION OF CONVENTION CENTRE



INAUGURATION OF SDF AT MATTANNUR





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CLIENTELE



KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION



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