

Note # 1

Sub: SELECTION OF AN AGENCY FOR SETTING UP AND OPERATION OF A RESTAURANT FACILITY IN Design, Build, Finance, Operate, and Transfer (DBFOT) MODE AT KINFRA HI-TECH PARK, KALAMASSERY

KINFRA Hi-Tech Park, Kalamassery is a premier industrial infrastructure project developed by the Kerala Industrial Infrastructure Development Corporation (KINFRA) to promote industrial growth in the central region of Kerala and is spread over an area of 240 acres. The park is strategically located in Kalamassery, Ernakulam district and the park enjoys excellent connectivity. The park is also well-connected by road via State Highway and has access to National Highway 66 and the nearest major railway station is in Aluva.

KINFRA Hi-tech Park functions with numerous popular companies such as Kerala Start-up Mission, Nest, Nippon, Nuals, Xime etc., totalling to around 47 units functioning successfully. The park is designed to accommodate general industries such as Information technology, Bio Technology, Manufacturing industries etc. The park offers modern infrastructure including internal roads, uninterrupted power and water supply, street lighting, logistics and 24x7 security. The growing presence of industrial units in the park has led to a substantial increase in footfall.

Considering these factors, it is felt that a strategically located restaurant within the park can capture consistent weekday demand from employees, entrepreneurs, and visitors seeking convenient dining options between shifts or meetings.

At present KINFRA Hi-tech Park is having an unutilised area of 10 cents on the ____ side of the Park. Hence, it is proposed to set up a restaurant facility in the said area on DBFOT mode. The restaurant shall be constructed with a built-up area of not less than 2000 sq.ft. The rent shall be finalized based on the actual constructed area. However, the rent payable shall not be for less than 2,000 sq. ft. (i.e., 65% of the usable area of 10 cents), calculated at the quoted rate, even if the actual constructed area is less than 2,000 sq. ft.

In the above context, it is suggested that an RFP may be invited from Restaurateurs / Hoteliers for setting up a restaurant within the park.

Hence an estimate for the work of **SELECTION OF AN AGENCY FOR SETTING UP AND OPERATION OF A RESTAURANT FACILITY IN DBFOT MODE AT KINFRA HI-TECH PARK, KALAMASSERY** is prepared with the following criteria:

1. Earnest Money Deposit	:	Rs.50,000.00
2. Base price rent per sq ft	:	Rs.4/- + GST.
3. Period of operation of Restaurant	:	30 years
4. Document fee	:	Rs.5000.00 (GST extra)

The Draft RFP prepared is attached for approval.

Sanction may be accorded to invite RFPs as per the normal procedure of KINFRA for the work of " **SELECTION OF AN AGENCY FOR SETTING UP AND**

OPERATION OF A RESTAURANT FACILITY IN DBFOT MODE AT KINFRA HI-TECH PARK, KALAMASSERY " with the base price rent of Rs.4 per. Sq.ft. excluding GST.

25/06/2026 12:54 PM

**Jyothish G
JR.MGR8(TECH) KINFRA**

Note # 2

KINFRA Hi-Tech Park, Kalamassery being a premier industrial infrastructure project developed by KINFRA to promote industrial growth in the central region of Kerala, is spread over an area of 240 acres. With the growing presence of industrial units in the park, a restaurant on 10 cents of unutilised land at KINFRA Hi-Tech Park on DBFOT (Design-Build-Finance-Operate-Transfer) basis is proposed to be constructed.

Hence, sanction may be accorded to invite RFPs (draft attached), as per the normal procedure of KINFRA for the work of " **SELECTION OF AN AGENCY FOR SETTING UP AND OPERATION OF A RESTAURANT FACILITY IN DBFOT MODE AT KINFRA HI-TECH PARK, KALAMASSERY "** with the base price rent of Rs.4 per. Sq.ft. excluding GST.

29/06/2026 11:03 AM

**SHAILAJA VELAYUDHAN
JR.MGR1(PA) KINFRA**

Note # 3

Forwarded for approval

29/06/2026 02:54 PM

**Reshma P B
ACC.OFF8 KINFRA**

Note # 4

Recommended for approval

30/06/2026 05:09 PM

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

Note # 5

Plse look into

01/07/2026 11:10 PM

**AMBILI T B
GM2KINFRA- KINFRA**

Note # 6

Please incorporate the detailed workings for arriving at the proposed base rate.

08/07/2026 02:38 PM

AJITH S
ACC.OFF6 KINFRA

Note # 7

Rate Calculation

Calculation of Rent for Restaurant	
Current Land rate(Per Acre)	28454000
For 10 Cents	2845400
Per Year Amount	94847
Per Month Amount	7904
Sqft	2000
Per Sq. feet	Rs.4
	Rs.4/Sqft

10/07/2026 09:31 AM

Jyothish G
JR.MGR8(TECH) KINFRA

Note # 8

For approval

13/07/2026 03:08 PM

AJITH S
ACC.OFF6 KINFRA

Note # 9

Sub: SELECTION OF AN AGENCY FOR SETTING UP AND OPERATION OF A RESTAURANT FACILITY IN Design, Build, Finance, Operate, and Transfer (DBFOT) MODE AT KINFRA HI-TECH PARK, KALAMASSERY

As recommended MD may accord sanction to invite RFPs (draft attached), as per the normal procedure of KINFRA for the work of " SELECTION OF AN AGENCY FOR SETTING UP AND OPERATION OF A RESTAURANT FACILITY IN DBFOT MODE AT KINFRA HI-TECH PARK, KALAMASSERY " with the base price rent of Rs.4 per. Sq.ft. excluding GST.

13/07/2026 04:28 PM

SAJI JOSEPH
MGR(FINANCE) KINFRA- FINANCE KINFRA

Note # 10

Approved

15/07/2026 10:38 AM

SANTHOSH KOSHY THOMAS
MD(KINFRA) KINFRA

Note # 11

15/07/2026 03:46 PM

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

Note # 12

Pls take necessary steps for further proceedings

15/07/2026 04:37 PM

**SHAILAJA VELAYUDHAN
JR.MGR1(PA) KINFRA**

Note # 13

Sub: REQUEST FOR PROPOSAL (RFP) – Selection of an Agency for Setting up and Operation of a Restaurant – Adoption of 70:30 Weightage – Approval to Proceed – Reg.

Approval was initially obtained for inviting a RFP for the selection of an agency for setting up and operation of the restaurant.

However, considering the nature of the proposed activity and in order to ensure a more competitive and effective selection process, it is proposed to proceed through an RFP with evaluation based on both the technical presentation and financial proposal.

Accordingly, it is proposed to adopt a70:30 weightage, with 70% weightage for the Technical component and 30% weightage for the Financial component.

This evaluation methodology will enable the selection of a suitable and competent agency by duly considering its technical capabilities, proposed concept and presentation, along with the financial offer, thereby ensuring a more competitive and transparent process.

The draft RFP is attached

In view of the above, approval may kindly be accorded to proceed with the RFP proceedings by adopting the 70:30 weightage (Technical/Presentation – 70% and Financial – 30%), in place of the initially proposed Normal Tender procedure, for the selection of an agency for setting up and operation of the restaurant.

19/08/2026 04:02 PM

**Jyothish G
JR.MGR8(TECH) KINFRA**

Note # 14

Recommended

21/08/2026 03:56 PM

AMBILI T B
GM2KINFRA- KINFRA

Note # 15

21/08/2026 04:11 PM

SAJI JOSEPH
MGR(FINANCE) KINFRA- FINANCE KINFRA

Note # 16

Sub: REQUEST FOR PROPOSAL (RFP) - Selection of an Agency for Setting up and Operation of a Restaurant facility in DFOT Mode at KINFRA Hi Tech park, Kalamassery- Adoption of 70:30 Weightage - Approval to Proceed - Reg.

In order to ensure the selection of a competent agency based on its technical capabilities, proposed concept, presentation and financial offer. Sanction may be accorded to proceed with the RFP proceedings by adopting the 70:30 weightage (Technical/Presentation - 70% and Financial - 30%), in place of the initially proposed Normal Tender procedure for the selection of an agency for setting up and operation of the restaurant at KINFRA Hi Tech Park, Kalamssery.

22/08/2026 08:46 PM

Reshma P B
ACC.OFF8 KINFRA

Note # 17

Sub: REQUEST FOR PROPOSAL (RFP) - Selection of an Agency for Setting up and Operation of a Restaurant facility in DFOT Mode at KINFRA Hi Tech park, Kalamassery- Adoption of 70:30 Weightage - Approval to Proceed - Reg.

As recommended, to ensure the selection of a competent agency based on its technical capabilities, proposed concept, presentation and financial offer, MD may accord sanction to proceed with the RFP proceedings by adopting the 70:30 weightage (Technical/Presentation - 70% and Financial - 30%), in place of the initially proposed Normal Tender procedure for the selection of an agency for setting up and operation of the restaurant at KINFRA Hi Tech Park, Kalamssery.

24/08/2026 09:52 AM

SAJI JOSEPH
MGR(FINANCE) KINFRA- FINANCE KINFRA

Note # 18

Approved

29/08/2026 12:47 PM

SANTHOSH KOSHY THOMAS
MD(KINFRA) KINFRA

Note # 19

31/08/2026 10:09 AM

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