



KOZHIKODE

Emerging IT Destination



IT/ITES office space is available

Highlights

- 45 acre campus with a mix of SEZ & DTZ area
- 3 Lakhs Sq.ft IT SEZ building
- Smart Business Centres (Plug & Play) & Warm Shell options
- Long term land lease
- Robust infrastructure
- Eco-Friendly campus
- 24 X 7 Maintenance and security



ADVANTAGES

- 3 Tier city with a cost advantage
- Strategic location - close proximity to Bangalore, Coimbatore, Mysore & Cochin
- International Airport - 25 km
- Most-attractive co-developer opportunity including land cost
- Excellent Digital Connectivity
- Mix of SEZ / Domestic Tariff zones
- In house power distribution
- 100% power back up
- Recreational Facility



Information
Manuals Under
Right to Information
2005
सत्यमेव जयते

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Cyberpark (Govt. of Kerala) Park Centre,
Nellikode P O, Kozhikode-673 016, Kerala, India

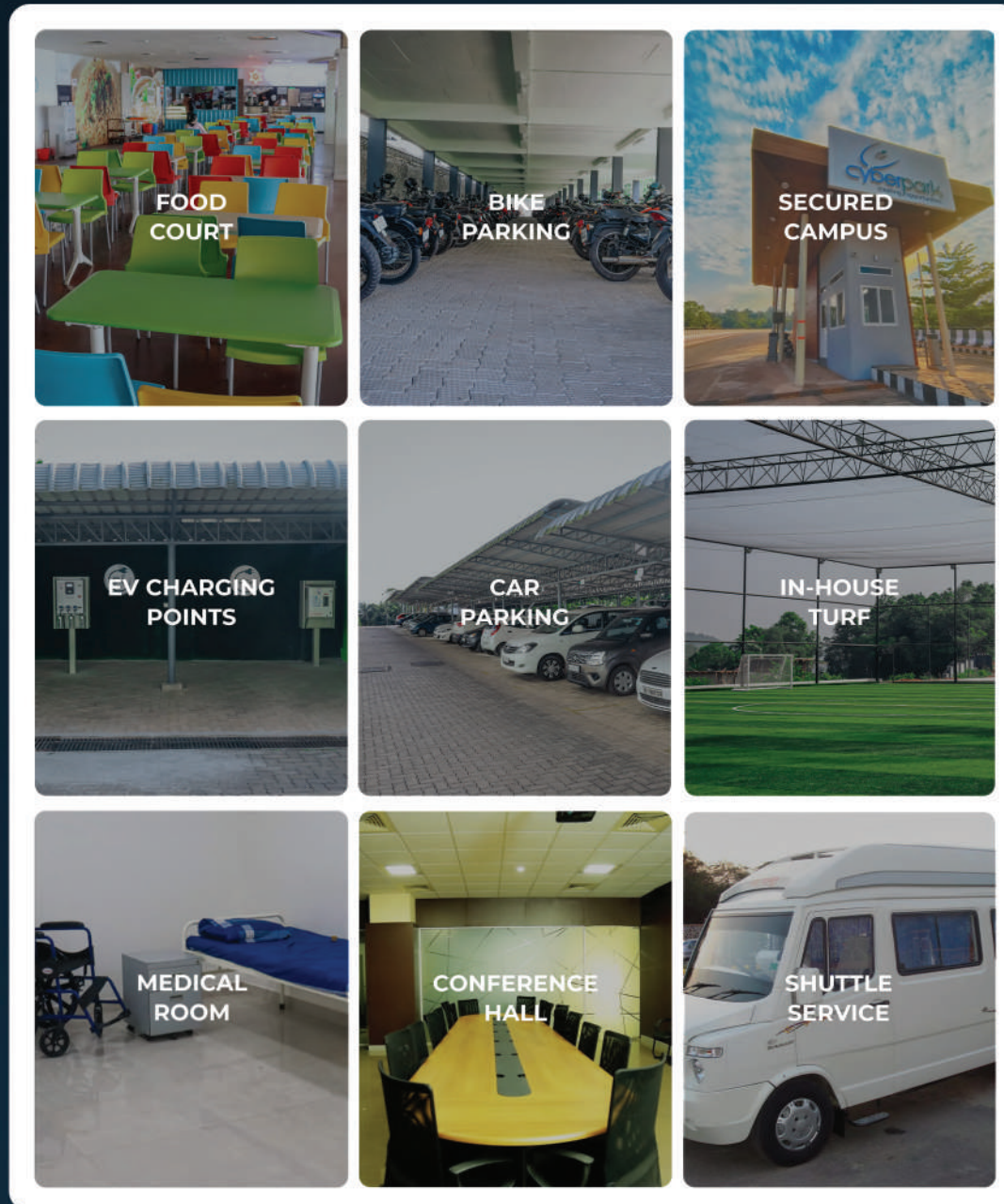
For more information

+91 9633444324

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OUR FACILITIES



Government Cyberpark offers you an ideal opportunity to lease land on a long term basis in this thriving tech hub.

Contact us today to learn more about this exciting opportunity.

Cyberpark Land Lease Rates

Description	Rate
Land lease cost for IT/ITeS	Rs. 3.88 Cr/acre
Land lease rate for commercial purpose	Rs. 4.86 Cr/acre

SMART BUSINESS CENTER COMMERCIALS

- Lease Rent : Rs.60.28/- per Sq.ft per month
- O & M Charges : Rs. 9.21 /- per Sq.ft per month
- Balcony Area : Rs. 10/- per Sq.ft (if applicable)
- Utilities : Power, water, DG - Actuals (AC to be charged at a subsidised rate for a limited period)
- Escalation : 5% on lease rent and O & M (Every Financial Year)
- Term Period : 5 years - Renewable

WARM SHELL SPACE COMMERCIALS

- Lease Rent : Rs.33.46/- per Sq.ft per month
- O & M Charges : Rs. 9.21 /- per Sq.ft per month
- Balcony Area : Rs. 10/- per Sq.ft (If applicable)
- Utilities : Power, water, DG - Actuals (AC to be charged at a subsidised rate for a limited period)
- Escalation : 5% on lease rent and O & M (Every financial year)
- Term Period : 5 years - Renewable

PROCESS

- Expression of Interest on company letter head on the space and commercial
- SD to be remitted to Cyberpark account
- A consent letter will be issued for the particular unit
- Online application and project report to be submitted to SEZ
- Letter of Approval (LOA) to be obtained from SEZ
- Lease Agreement to be executed with Cyberpark
- Commencement of business operations
- Registration of a lease agreement within 3 months of execution
- Comply with all SEZ & Statutory norms
- Cancellation after remittance of SD one month's rental will be deducted
- Cancellation after obtaining LOA 3 months rental will be deducted.

DOCUMENT CHECKLIST

1. Letter of intent for space addressed to the CEO
2. Company profile and the proposed business plan in detail with estimated investment, employment, revenue etc.
3. Company details - Incorporation, AOA and MOA.
4. ID proof of the directors
5. Passport size photographs
6. Audited the balance sheet of the company for the last 3 years
7. IT Returns of directors for the last 3 years.
8. Board resolution of signing authority - lease agreement

Cyberpark Layout Sketch



MASTER PLAN