



GOVERNMENT OF KERALA

Abstract

IT Department-Guidelines for Private IT Parks to qualify for certification -
Approved - Orders issued.

INFORMATION TECHNOLOGY (A) DEPARTMENT

G.O.(MS)No.9/2009/ITD

Dated, Thiruvananthapuram, 4.5.2009.

Read:- G.O.(MS)No.1/2008/ITD dated 14.1.2008.

ORDER

In the IT policy 2007 Government had inter-alia announced that a committee will be constituted to decide on the minimum standards required for private IT Parks to qualify for certification. Accordingly a committee was constituted vide GO read above. The committee had discussed the matter in detail and based on the discussions, draft guidelines were prepared and submitted to Government for approval.

2. Government have examined the matter in detail and are pleased to approve the guidelines (Annexure) for private IT Parks to qualify for certification.

(BY ORDER OF THE GOVERNOR)

DR. AJAY KUMAR

Secretary to Government

To

All members of the committee.

✓The Director, Kerala State IT Mission. (with C/L)

The Accountant General (A&E)/(Audit), Kerala, Thiruvananthapuram.
Finance Department.

General Administration (SC) Department.

Stock file/Office copy.

Forwarded/By Order

Section Officer

Annexure

Policy on Private IT Parks - Buildings

Background

The Indian economy is booming with a sustained high growth rate of close to 9% per annum, driven by the services sector. The phenomenal growth of the services sector is fuelled by the growth of the Indian IT/ITES Industry, thanks to large-scale outsourcing of many business processes and technology development activities by Organizations and Governments from the Developed World. Being one of the most advanced States in India, Kerala is well placed to leverage on its educated human resource, cost advantage and quality of life to attract the knowledge driven Industries in large numbers.

The State of Kerala embarked on bringing in the IT/ITES Industry into the state with the setting up of the Technopark in Trivandrum in early nineties. In the past fifteen years Technopark has grown manifold and today, there are nearly 140 Companies in Technopark, employing close to 18,000 Professionals. Following the footsteps of Technopark, the Infopark in Kochi has also shown considerable promise as a potential IT destination. The excellent work environment, ambience and success of these two Parks have attracted some of the top IT majors to the state. Today the State is well on a take off phase in the sphere of Knowledge based industries.

Kerala has been traditionally strong on the human resource front, with relatively high levels of literacy and today, the state is planning to capitalize on this strength by facilitating the creation of large-scale employment opportunities for our talented Professionals in Knowledge driven Industries. Such an initiative calls for the setting up of world-class infrastructure the State to attract the Industry and would require substantial investments from the private sector, in conjunction with the governmental efforts. To attract capital inflows from the

private sector, the state government is planning to frame Policy guidelines for setting up IT Parks by Private investment and this is an attempt to suggest broad guidelines for the Policy.

Vision 2012 for IT Development in Kerala.

- To create 200,000 direct job opportunities in the state in the knowledge sector.
- To raise the share of the state in IT/ITES export from the current level of 0.75% to 3%.
- To sustain the economic growth of the State at a level above the national average, by leveraging on the human resource advantage of the state.

Mission

To drive the overall growth of the state by focusing on the knowledge driven Industry, channelizing large-scale investments into infrastructure creation and education initiatives.

Objectives of the Policy on Private IT Parks - Buildings.

The Policy envisages attracting large-scale investment for the creation of state-of-the-art Infrastructure so that the IT/ITES Industry could be brought into the State, in large numbers. The Private IT Parks are expected to showcase the innate strengths of the State and provide Infrastructure of global standards at competitive costs, without exploitation of the Companies coming into the Parks. These IT Parks are expected to attract players in knowledge industries and create a favourable eco-system for the industry to thrive within Kerala.

The creation of the Infrastructure has to be in compliance with the Policy Guidelines of the Government of India, conforming to the rules of the state and the statutory norms pertaining to various operational aspects. The Parks should ensure in uniformly distributing the development to different parts of the State. Further, each Park should be set up by Agencies having adequate financial and technical capabilities, commensurate with the projected size of the Project.

Implementation Strategy for the Private IT Parks

With aggressive marketing initiatives, it is felt that the state has the potential to absorb 25 million square feet of built up business space over the next five years. Though major Projects like Technocity in Trivandrum and Smart City in Kochi are in the anvil, there is scope for more IT Infrastructure projects to come up uniformly across the State, so that the Industry may benefit from the evenly distributed growth of the Parks all along the State. Kerala has certain unique enabling features that make the growth of the industry possible in all parts of the State.

Definition of a Private IT Park - Building

The policy document aims to fix norms for stand-alone IT Park-Buildings being set up in the Private Sector. The buildings coming up in the land leased out to private players within the government-controlled IT Parks and KSITI promoted IT Cities are excluded from the purview of this Policy. Similarly, all buildings in Government and Private SEZs are excluded from this policy.

Modalities for approval of Application and compliance of the terms.

The Department of Information Technology (IT) of the Government of Kerala shall be the Controlling Department for sanctioning approval for the Private IT Park-Buildings. The IT Department would constitute an Empowered Committee of functional Experts to evaluate and approve the Applications submitted for approval. The Kerala State IT Mission (KSITM) shall be the nodal agency for monitoring the compliance of norms by the approved Private IT Park- Buildings. The promoters of the IT Park-Buildings shall be required to enter into an agreement with the GoK/KSITM for the compliance of the terms and conditions of Approval.

The Promoter of the IT Park-Buildings shall submit the Application for approval along with Detailed Project Report establishing technical, commercial and financial feasibility of the project. The application would be deemed to be fit for processing once all the clarifications sought are submitted. From the date

of receipt of all clarifications the approval or rejection of the application shall be intimated to the Applicant within 45 days.

Standards for approving a Private IT Park - Buildings

1) Criteria for Promoters.

- The Promoters submitting the application for approval of the Private IT Park-Building should establish their legal ownership of the property.
- In case of the building being leased out, all requirements for IT Park shall be conformed by lessee.
- If the IT Park-Building is to be newly constructed, the Promoter should guarantee that the construction of the IT Park-Building would start within six months from the date of approval and complete the construction within 3 years of approval.
- The plans for construction of the IT Parks-Building should have all the necessary statutory approvals and clearances from the concerned departments and bodies.
- The IT Park-Building should have a minimum land area of 50 cents and should have a minimum super built up area of 30,000 sq. ft. and generally conforming NBC norms. The maximum coverage shall be 40% and maximum permissible FAR should be 3.25.
- The built up space in rural areas should be less than that in urban areas.
- The IT Park-Building should have minimum allocation of electricity @ 10W per sq.ft. of super built up area which is to be substantiated.
- The IT Park-Building should have a minimum parking facility @ one car per 500 sq.ft. of super built up area. This space cannot be converted for any other purpose.
- At least 70% of the built up area in the IT Park - Building should be used for IT/ITES/Knowledge work and related support services.
- The Promoter should substantiate the arrangements made with regard to sewage collection and treatment. The proposed building should have arrangements to dispose all solid and liquid waste generated as per norms stipulated by Government agencies.