

**KERALA IT PARKS : STANDARDIZATION OF LAND LEASE NORMS BOTH FOR SEZ & NON SEZ AREA**

<b>Sl. No</b>	<b>Details</b>	<b>Proposed for all Govt. IT Parks</b>
1	Lease Period	30 years as per KSIDC & SEZ norms both for SEZ & Non SEZ land (extendable to 90 years).
2	Annual Land Lease Rent & O&M Charges	0.70 % on lease premium <i>(But has to be revised based on the actual O&amp;M charges and added infrastructure provided).</i>
3	Land/Built-up space Utilization	Land utilization as per KMBR norms. Built-up space utilization 70 % - IT/ITeS & 30% -other support services.
4	Construction commencement	within 6 months after getting all statutory approvals .
5	Penalty in Construction Delay	Rs.5 lakhs per acre for the first year, Rs.7.5 lakhs per acre for second year and Rs.10 lakhs per acre for the third year. After which the Lease Deed shall remain cancelled and land will be taken back unless mutually agreed by both Parties for further extension of time.
6	Salable area applicable to Govt IT Parks	70% - leasable & 30 % for Infrastructure creation.
7	Failure in commencement of Business operations	Forfeit 50% of the initial lease down payment ; cancellation of lease & the land will be taken back.
8	FAR	Maximum efficiency of Built up Space Lesable Area - FAR 5 as per new IT Policy/ KMBR norms.
9	Sub Leasing of Land	Not permitted.
10	Leasing of Built-up Space developed by Co-developer	100%
11	LAR Liability	Encumbrence free land to Tenents.
12	Cancellation of agreement at any stage from allotment to Construction commencement	Cancellation chagre 2 % of Land lease premium paid by the LESSEE.
13	Land Transfer in any manner	Transferee or sub-LESSEE or the entity which takes over the LESSEE's, Company shall pay to the LESSOR such additional sums to be determined by the Board of LESSOR .