GOVERNMENT OF KERALA
Abstract

Electronics & Information Technology Dept. - Establishment of Infopark Phase III using Land pooling model in collaboration with Greater Cochin Development Authority (GCDA) - In-principle Sanction Accorded- Orders Issued.

ELECTRONICS & INFORMATION TECHNOLOGY (A) DEPARTMENT

G.O.(Rt)No.206/2025/ITD   Dated,Thiruvananthapuram, 14-09-2025

Read 1 Letter No.Infopark/Phase3/810/2024 dated 18.06.2024 from the Chief Executive Officer, Infopark
2 G.O (Rt)No.1978/2024/LSGD dated 18.10.2024

ORDER

Infopark, as per paper read as 1st above, proposed to establish Infopark Phase III using Land pooling model on 300 acres in Ernakulam District. The land pooling method is a collaborative approach where landowners voluntarily pool their land parcels together to form a larger area, typically for planned urban development. Under this system, the landowners transfer development rights of their individual plots to a designated authority or agency. This authority consolidates the pooled land, undertakes necessary infrastructure development, and redistributes a certain percentage of the land back to the owners with enhanced value, typically in the form of developed plots. Thus the landowners retain ownership of a certain percentage of the developed land.

2.Government as per paper read as 2nd above, entrusted Greater

Cochin Development Authority (GCDA) to undertake land pooling for Infopark Phase III project under the Kerala Town and Country Planning Act 2016.

3.As the proposal is crucial for facilitating large-scale IT investments and creating substantial additional employment opportunities for professionals in Kerala, Government have examined the matter in detail and are pleased to order the following:

1) In -principle approval is hereby issued to Infopark to proceed with the Infopark Phase III project consisting of 300 plus acres in Ernakulam District to create an integrated township.

2) Infopark shall enter into a Memorandum of Understanding(MoU) with the GCDA based on the Government order read as 2nd paper above, and shall begin initial preparatory activities for Land Pooling in coordination with the GCDA. These initial activities include feasibility studies, stakeholder consultations, preliminary surveys, master planning, and the preparation of detailed project reports. Infopark will provide the necessary funds for these activities.

3) Infopark will be the owner agency for the project, and GCDA will implement the Land Pooling Scheme on its behalf. Infopark shall bear necessary administrative expenses from its own funds.

4) GCDA and Infopark shall jointly furnish a detailed proposal to the Government within one year after completing the formalities of land pooling for this project.

5) Infopark shall urgently complete the process of bylaw amendment and conversion into a company. The new corporate structure as a company will legally enable it to own, develop, and manage such a large-scale commercial project and enter into the necessary contractual

agreements for the Land Pooling Scheme.

6) The Land Pooling process will advance to the agreement execution stage once Infopark's Articles of Association is amended to include 'Land Pooling' in its objectives or after it has been converted into a Company.

Primary Responsibilities of GCDA

- Implementation: The GCDA is the primary implementing agency for the Land Pooling Scheme using its authority under the Kerala Town and Country Planning Act. Government have specifically assigned GCDA the responsibility to conduct land pooling for Info-park Phase III, following request of Infopark.

- Land Identification: The GCDA will identify suitable land for the scheme in consultation with Infopark.

- Landowner Engagement: The GCDA will facilitate discussions with landowners, explain the land pooling model, and secure their voluntary consent. This includes managing the process, where landowners receive back a percentage of their developed land.

- Survey and Consolidation: The GCDA will conduct detailed surveys of the pooled land and oversee its consolidation for comprehensive planning.

- Infrastructure Development: Infopark shall engage GCDA for planning and developing the necessary infrastructure (roads, utilities, and public amenities) within the pooled area.

- Reconstitution and Redistribution: The GCDA will oversee the

reconstitution of the land into developed plots and their redistribution to the original landowners.

- Regulatory Compliance: The GCDA will ensure that the land pooling process strictly adheres to the Kerala Land Pooling Guidelines and Rules as well as other relevant regulations.

Primary Responsibilities of Info-park

- Project Ownership and Vision: As the owner agency, Infopark will define the vision for the new campus, including its proposed size (300-500 acres), key features, and the overall development as an integrated IT township with residential, commercial, sports, and medical facilities.

- Demand Generation: Infopark is responsible for attracting IT and ITeS companies and investments to the new campus.

- Project Planning and Design: While the GCDA manages the land pooling mechanics, Infopark will provide critical input for the master planning and design of the IT park and associated township elements. This includes determining the allocation of land for IT infrastructure and allied facilities.

- Long-term Management: Once the land pooling and infrastructure development are complete, Infopark will be responsible for the management, operation, and maintenance of the Infopark Phase III campus.

- Facilitator and Advocate: Infopark has been crucial in advocating for the land pooling model to the Government and will continue to

work closely with the GCDA and other stakeholders to advance the project.

The Infopark CEO shall bring before the Government, for decision, any other matter concerning the Project.

(By order of the Governor)
SEERAM SAMBASIVA RAO I A S
SPECIAL SECRETARY

To:
 The Secretary, Greater Cochin Development Authority
 The Principal Director, Local Self Government Department
 The Chief Executive Officer, Infopark
 The Director, Information Kerala Mission
 Local Self Government Department
 Law Department
 Web & New Media
 Stock File/Office Copy

Forwarded /By order

Section Officer