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## GOVERNMENT OF KERALA

### Abstract

Electronics & Information Technology Department – allotting 3 acres of land free of cost to Indian Institute of Management, Kozhikode (IIMK) for setting up their satellite campus at Infopark Kochi Phase II – Sanction accorded – Orders issued.

### ELECTRONICS & INFORMATION TECHNOLOGY (A) DEPARTMENT

**G.O.(MS)No.25/2017/E&ITD.**

**Dated, Thiruvananthapuram, 25/11/2017**

Read:- 1. Minutes of the meeting convened by the Chief Secretary on 17/11/2016 .  
2. Letters dated 27/07/2016, 07/06/2017 and 02/08/2017 received from the Director, Indian Institute of Management, Kozhikode (IIMK).

### ORDER

In the meeting convened by Chief Secretary on 17/11/2016 to discuss on the allotment of land for IIM Kozhikode at Infopark, Kochi, Chief Secretary suggested that land could be provided through a joint MOU between Government of Kerala and IIM and as part of it, IIM can slot trainings for Kerala Government officials and officials of public sector enterprises in Kerala apart from providing consultancy expertise at the rates agreed upon.

2. In the letter read as 2nd paper above the Director, IIM informed that short term deliverables at IIMK Kochi Campus includes training officials from Government of Kerala and Kerala Public Sector Enterprises, consulting projects for State Government, entrepreneurship and startup support programme, with long term deliverables in having proposed to set up centre for Public Policy and Governance. However the costing for the training and consultancy is proposed to be at the rates to be decided in accordance with the prevailing rates for similar programmes at IIMK campus, and to be decided on case to case basis for consulting projects and has hence requested to identify and allot 3 acres of contiguous land which is free of litigation for the purpose of setting up a campus at Kochi.

3. Government have examined the matter in detail and are pleased to give three acres of contiguous land to IIM, Kozhikode from the land parcel in possession of Infopark for setting up Satellite Campus in Infopark, Kochi, Phase-II at concessional rate to IIMK. Government hereby permit the Chief Executive Officer, Infopark to make available the land. The rate of concession will be decided by the Infopark Board.

(BY ORDER OF THE GOVERNOR)  
**M. SIVASANKAR**  
**SECRETARY**

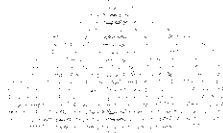
To:

The Director, Indian Institute of Management ,Kozhikode.  
The Chief Executive Officer, Infopark, Kochi  
The Principal Accountant General, (A&E/Audit), Kerala, Thiruvananthapuram.  
General Administration (SC) Department.  
(Web & New Media), I&PRD ( for uploading in the Govt. Website).  
Stock File/ Office copy.

Forwarded/By order



**Section Officer**



കേരള സർക്കാർ  
മന്ത്രിസഭായോഗത്തിന്റെ നടപടിക്കുറിപ്പുകൾ

തീയതി : 22-11-2017

ഫയൽ നം.ഐ.ടി.-എ1/6968/2012-ഇടഐടിഡി.

ഇനം നം: 1656

വിഷയം : ഇലക്ട്രോണിക്സ് & ഇൻഫർമേഷൻ ടെക്നോളജി വകുപ്പ് -  
II/MK-യ്ക്ക് സാറ്റലൈറ്റ് ക്യാമ്പസ് സജ്ജമാക്കുന്നതിലേയ്ക്കായി  
ഇൻഫോപാർക്ക്, കൊച്ചി ഫെയ്സ്-II-ൽ 5 ഏക്കർ സ്ഥലം സൗജന്യ  
നിരക്കിൽ നൽകുന്നത്.

തീരുമാനം : കുറിപ്പിലെ നിർദ്ദേശങ്ങളിൽ 1. മാത്രം അംഗീകരിച്ചു.

(ഒപ്പ്)  
പിണറായി വിജയൻ  
മുഖ്യമന്ത്രി  
(ശരിപ്പകർപ്പ്)

ഡോ. കെ.എം. എബ്രഹാം  
ചീഫ് സെക്രട്ടറി

സെക്രട്ടറി, ഇലക്ട്രോണിക്സ് & ഇൻഫർമേഷൻ ടെക്നോളജി വകുപ്പ്

Issue go promptly CEO Infopark to make available the  
land at concessional rate to II/M. The concession will be  
decided by Infopark Board

ly

4301  
M. SIVASANKAR IAS  
Secretary to Government  
Information Technology Department

2/11/17

**GOVERNMENT OF KERALA**  
(SHRI. PINARAYI VIJAYAN MINISTRY)

**NOTE FOR THE COUNCIL OF MINISTERS**

- |       |  |   |   |
|-------|--|---|---|
| 1     | File Number  | : | No.E&IT-A1/6968/2012/E&ITD  |
| 2     | Department   | : | E&IT (A) Department.  |
| 3     | Subject  | : | Request for allotting 5 acres of land free of cost to IIMK, Kozhikode for setting up satellite campus at Infopark Kochi Phase II – Reg. |
| 4     | Date of Chief Minister's order for placing before the Council  | : | 26/09/2017  |
| 5 (i) | Does the case involve financial commitments/ implications  | : | Yes.  |
| (ii)  | If the answer to the above is in the affirmative, whether Finance Department has been consulted and their remarks incorporated in the Council Note | : | Yes.  |
| 6     | Are any other Departments concerned with the case and if so, have they been consulted and their remarks incorporated in the Note for the Council?  | : | Yes   |
| 7     | Name of Additional Secretary who submitted the Draft Note  | : |   |
| 8     | Name of Secretary who approved the Draft Note  | : | Sri.M.Sivasankar  |
| 9     | Date of approval of the Draft Note for the Council by the Secretary  | : | 13/10/2017  |
| 10    | Name of Chief Secretary who approved the Draft Note  | : | Dr.K.M.Abraham.   |
| 11    | Date of approval of the Draft Note for the Council by the Chief Secretary  | : | 19/10/2017  |
| 12    | Name of Chief Minister who approved the Draft Note   | : | Shri.Pinarayi Vijayan.  |
| 13    | Date of approval of the Draft Note for the Council by the Chief Minister   | : | 02/11/2017  |
| 14    | Date of submission of fair copies  | : | 20/11/2017  |
| 15    | Date of decision by the Council of Ministers   | : |   |
| 16    | Number and Date of the Government Order / letter communicating the decision  | : |   |

## NOTE FOR THE COUNCIL OF MINISTERS

1. This note deals with the request of the Director, Indian Institute of Management Kozhikode (IIMK) for allotting 5 acres of land free of cost to IIMK, Kozhikode for setting up satellite campus at Infopark Kochi Phase II.
  
2. In a meeting held by the Chief Secretary on 17/11/2016, Chief Secretary suggested that land could be provided at Infopark through a Joint MOU between Government of Kerala and IIM Kozhikode and as part of the MOU, IIMK can slot trainings for Kerala Government officials and officials of public sector in Kerala apart from providing consultancy expertise at the rates agreed upon .
  
3. The Director, IIMK has reported that short term deliverables at IIMK Kochi Campus include training officials from Government of Kerala and Kerala Public Sector Enterprises, consulting projects for State Government, entrepreneurship and startup support programme, with long term deliverable in having proposed to set up centre for Public Policy and Governance. However the costing for the training and

consultancy is proposed to be at the rates to be decided in accordance with the prevailing rates for similar programmes as IIMK campus, and to be decided on case to case basis for consulting projects.

4. The Additional Chief Secretary (Revenue) has offered the remarks of the department in the matter as follows:-

- *“I understand that Government have provided free land to IIMK for their Kozhikode Campus. The course they run now in Infopark in the rented building is an Executive MBA, with very high fee as only employed Executives are the students.*
  
- *I don't think the State should provide such valuable land free of cost to such a profitable course. If they have problem in paying the lease premium up front, they may pay the same in instalments in say a period of 5 years in half early instalments, which they can very well do from the fee collected from the students.*
  
- *There is no problem in leasing out land to them as per existing lease rules of Infopark”.*

5. In this regard Additional Chief Secretary, Finance has furnished the remarks of the department as follows:-

- *“The proposal under consideration is allotment of 5 acres of land free of cost to Indian Institute of Management, Kozhikode for setting up Satellite campus at Infopark, Kochi Phase -II, and consideration of extension of lease of 12,594 Sq.ft of Super Built Up Area in Athulya IT Complex in Infopark Phase-I operating training facility by IIMK.*
- *Infopark Phase -II has received planned approval for approximately 160 acres of land from Government of Kerala out of which 125 acres is in their possession. The park phase-II has approval from SEZ Board of Approval, Government of India for 97 acres of land leaving remaining 28 acres in non SEZ function. As per the information 43 acres of the land is remaining to be allotted / sold to the core developers for IT /IT enabled services in Phase-II.*
- *Infopark is a society registered under the Travancore Cochin Literary, Scientific and Charitable Society Act, 1955. The society is fully controlled and financed by Government of Kerala. As per the Rules governing the society the liability to meet with all the costs and damages rest with Government of Kerala, the later having full right of liquidating the society as well. The land acquisition cost*

*including the cost to meet LAR charges, and initial development expenses for the park is flowing out of State Government Budget. The financial model approved for the park for determination of sale price of land to developers / industries takes into account the cost incurred on land procurement as well as common infrastructure development. However the prime objective of the park is not to realise such cost but to attract investment in IT and IT enabled services to generate employment and other associated benefits.*

- The instant reference to Finance Department is about granting gratis / pro bono five acres of land from Infopark Phase -II to IIMK. The proposal of IIMK to start a Satellite Campus in this parcel of land to support industry, commerce and business in the region by providing high quality training programmes to help assist the industry, to support the development of human resources, to enhance marketability of the Infopark and Smart City and others.*
- Proposal has not been agreed to by Infopark management stating that if five acres out of remaining 43 acres with them in phase-II is provided free of cost to IIMK the pricing for balance 38 acres would be adversely affected, making the sale price non-viable for PPP to operate. It has also been flagged by Infopark that Phase-II land is being put to use for IT and IT related services, the Satellite Campus*



*Services as proposed by IFK is not a viable supporting function for the use in the park by a very small proportion of population operating in the park.*

- *The bilateral meeting on 17<sup>th</sup> November 2016 chaired by Chief Secretary, Government of Kerala recorded IIMK's statement – Kochi campus role in development of entrepreneurial spirit amongst working executives and it enhancing / supporting their spirit going forward through its newly created Technology Business Incubator – Laboratory for Innovation Venturing and Entrepreneurship. It was decided in the meeting as a trade off for land cost compensation IIMK and Government of Kerala enter into Joint MoU for training of officials of Government of Kerala, PSUs of Government of Kerala, Research Chair Professors in thematic areas and consultancy of Government of Kerala.*
- *IIMK vide their letter June 7<sup>th</sup> 2017 has informed Government of Kerala of the decisions taken by 79<sup>th</sup> Board of Governors of IIMK, and conveyed in accordance of the decision taken in the meeting with Chief Secretary of Kerala – short term deliverables of IIMK Kochi campus to include training of officials from State Government & State PSUs consulting projects for State Government entrepreneurship and start up support programmes;*

*with long term deliverables in having proposed to set up Centre for Public Policy and Governance. However the costing for the training and consultancy is proposed to be at the rates to be decided in accordance with the prevailing rates for similar programmes as IIMK campus, and to be decided on case to case basis for consulting projects.*

- *It is evident that IIMK is not in a position to pay for the land cost to set up Satellite Campus at Kochi. Neither there is any assurance to accommodate sponsored training and engaging in consultancy assignments from Government of Kerala at a given concessional rate.*
  
- *Finance Department takes note of the recording made by Additional Chief Secretary (Revenue) dated 22/07/2017”.*
  
- *In consideration of the subject as elaborated in preceding paragraphs the observation of Finance Department is recorded as under:-*
  - i. *“ Premier institution like Indian Institute of Management are centres of human resource Development at higher echelon*

propelling managerial growth and infusing the diversified enterprising skills not only in the institutions but in the entire economic space. The contribution of IIM in invoking and defusing the managerial capacities for forward and backward linkage economic entities does not require any over emphasis.

ii. IIMK was set up like any other IIM in the country with full support of each of the State Government in having provided land and other infrastructure at later's cost. The rationale for this need not be invented at this hour. Although Finance Department is not in possession of any document which has mapped the benefit and advantages of the presence of IIMK for the State and region it is certain that the same are not difficult to decipher.

iii. Institutions like IIM operate basic courses at prices to sustain the cost of infrastructure and faculty, with many a times Government of India supplementing the financial means essential to keep highly paid faculties to ensure imparting quality education and training. The consultancy programmes and executives business programmes though are sources of additional revenue for IIM, the proceeds are dovetailed and circulated in building further research and quality faculty sustenance programmes in such institutions.

iv. *The pursuit and endeavour of the State Government should aim at creating – fostering high quality managerial training programme like the ones offered by IIMK in this case as an integral to the regional development strategy without looking into the instant cost for the reason that expenditure in education, skill, managerial capacity building is investments not an expenditure with large scale windfalls in all the sectors of economy directly and indirectly. Presence of existing programmes of IIMK in Athulya building in Infopark itself is a beneficial indicator.*

v. *The provisioning of five acres of land for Infopark phase-II free of cost is certainly expected to benefit the human resource not only for the managers engaged in the business enterprises inside the park but also will have propelling effect on the units servicing / availing services from the units inside in Infopark.*

vi. *The subject of providing free of cost five acres of land to IIMK should be decided in having taken note of the positions as explained above, and not solely on the basis of cost or cost plus merchandise basis. FD is of the opinion that fixed slots on permanent basis in each relevant programme from IIMK for imparting training for official of State Government / State PSUs at Satellite Campus, Kochi.*

vii. *In continuation of the State Government policy to provide land free of cost to set up National level Institutions, the request of IIMK to set up their Satellite, Campus in Infopark Phase-II, Kochi could be considered favourably with approval from Cabinet.*

viii. *In so far as extending the lease for further period is concerned in respect of existing installation in Athulya Building the existing lease agreement itself provides for extendibility for three years after expiry of the initial six years. The approval of Department of Commerce, Government of India would be required, Department of IT and Higher Education should bring it to the notice of Ministry of HRD, GOI in response to the communication received from them to take up the matter with the Department of Commerce from their side as well"*

6. Considering all aspects the department proposes that three acres of contiguous land in possession of Infopark may be handed over to IIMK on long term lease agreement at free of cost. Infopark may be asked to retain the pricing of land for IT /ITES companies and not increase the same because of the financial loss suffered on this account. The Chief Minister has ordered to place the matter before the Council of Ministers.

## POINTS FOR DECISION

- 1). Whether IIMK may be given three acres of contiguous land from the land parcel in possession of Infopark for setting up Satellite Campus in Infopark, Kochi, Phase -II, at concessional rate on long term lease agreement?.
- 2). Whether Infopark may be directed to retain the present price structure for land, even after giving the three acres of land to IIMK at concessional rate?.

**കേരള സർക്കാർ**  
(ശ്രീ. പിണറായി വിജയൻ മന്ത്രിസഭ)

മന്ത്രിസഭാ യോഗത്തിനുള്ള കുറിപ്പ്

- |       |   |   |   |
|-------|---|---|---|
| 1     | ഫയൽ നമ്പർ   | : | നം.ഐ.ടി.-എ 1/6968/2012/ഇ&ഐടിഡി  |
| 2     | വകുപ്പ്   | : | ഇ&ഐടി (എ) വകുപ്പ്   |
| 3     | വിഷയം   | : | IIMK-യ്ക്ക് സാറ്റലൈറ്റ് ക്യാമ്പസ് സജ്ജമാക്കുന്നതിലേയ്ക്കായി ഇൻഫോപാർക്ക്, കൊച്ചി. ഫെയ്സ്-II ൽ 5 ഏക്കർ സ്ഥലം സൗജന്യ നിരക്കിൽ - നൽകുന്നത് - സംബന്ധിച്ച്. |
| 4     | മന്ത്രിസഭാ യോഗത്തിൽ സ്ഥർപ്പിക്കാനുള്ള മുഖ്യമന്ത്രിയുടെ ഉത്തരവ് തീയതി  | : | 26/09/2017  |
| 5 (i) | ഇത് സാമ്പത്തിക ബാധ്യതയുള്ളതാണോ ?  | : | അത.   |
| (ii)  | സാമ്പത്തിക ബാധ്യതയുള്ളതാണെങ്കിൽ ധനകാര്യ വകുപ്പുമായി ആലോചിച്ചിട്ടുണ്ടോ, ഉണ്ടെങ്കിൽ അവരുടെ അഭിപ്രായം മന്ത്രിസഭാ യോഗത്തിനുള്ള കുറിപ്പിൽ ഉൾക്കൊള്ളിച്ചിട്ടുണ്ടോ ? | : | ഉണ്ട്.  |
| 6     | മറ്റേതെങ്കിലും വകുപ്പുമായി ആലോചിച്ചിട്ടുണ്ടോ ; ഉണ്ടെങ്കിൽ അവരുടെ അഭിപ്രായം മന്ത്രിസഭാ യോഗത്തിനുള്ള കുറിപ്പിൽ ഉൾക്കൊള്ളിച്ചിട്ടുണ്ടോ ?                         | : | ഉണ്ട്.  |
| 7     | കുറിപ്പ് സ്ഥർപ്പിച്ച അഡീഷണൽ സെക്രട്ടറിയുടെ പേര്   | : |   |
| 8     | കുറിപ്പ് അംഗീകരിച്ച സെക്രട്ടറിയുടെ പേര്   | : | ശ്രീ. എം.ശിവശങ്കർ   |
| 9     | മന്ത്രിസഭയ്ക്കുള്ള കരട് കുറിപ്പ് സെക്രട്ടറി അംഗീകരിച്ച തീയതി  | : | 13/10/2017  |
| 10    | കുറിപ്പ് അംഗീകരിച്ച ചീഫ് സെക്രട്ടറിയുടെ പേര്  | : | ഡോ. കെ. എം. എബ്രഹാം   |
| 11    | മന്ത്രിസഭയ്ക്കുള്ള കരട് കുറിപ്പ് ചീഫ് സെക്രട്ടറി അംഗീകരിച്ച തീയതി   | : | 19/10/2017  |
| 12    | കുറിപ്പ് അംഗീകരിച്ച മുഖ്യ മന്ത്രിയുടെ പേര്  | : | ശ്രീ. പിണറായി വിജയൻ   |
| 13    | മന്ത്രിസഭയ്ക്കുള്ള കരട് കുറിപ്പ് മുഖ്യ മന്ത്രി അംഗീകരിച്ച തീയതി   | : | 02/11/2017  |
| 14    | കുറിപ്പിന്റെ പകർപ്പുകൾ സ്ഥർപ്പിച്ച തീയതി  | : | 20/11/2017  |
| 15    | മന്ത്രിസഭായോഗം തീർച്ചയാണെടുത്ത തീയതി  | : |   |
| 16    | തീർച്ചാനു പുറപ്പെടുവിച്ച സർക്കാർ ഉത്തരവ് / കത്തിന്റെ നമ്പരം തീയതിയും  | : |   |

മന്ത്രിസഭാ യോഗത്തിനുള്ള കുറിപ്പുകൾ

സാറ്റലൈറ്റ് ക്യാമ്പസ് സജ്ജമാക്കുന്നതിലേയ്ക്കായി ഇൻഫോപാർക്ക്, കൊച്ചി. ഫെയ്സ്-II ൽ 5 ഏക്കർ സ്ഥലം സൗജന്യമായി അനുവദിക്കണമെന്ന ഇന്ത്യൻ ഇൻസ്റ്റിറ്റ്യൂട്ട് ഓഫ് മാനേജ്മെന്റ് കോഴിക്കോട് (IIMK) ഡയറക്ടറുടെ അപേക്ഷയാണ് ഈ കുറിപ്പിന് ആധാരം.

2. 17/11/2016-ൽ ചീഫ് സെക്രട്ടറി വിളിച്ചു ചേർത്ത യോഗത്തിൽ കേരള സർക്കാരും കോഴിക്കോട് IIM ഉം സംയുക്തമായി ഉണ്ടാക്കുന്ന MOU പ്രകാരം ഇൻഫോപാർക്കിൽ സ്ഥലം ലഭ്യമാക്കാവുന്നതാണെന്നും, IIM-ന് സമ്മതിച്ചുറപ്പിച്ചിട്ടുള്ള നിരക്കുകളിൽ വിദഗ്ദ്ധപ്രായം ലഭ്യമാക്കുന്നത് കൂടാതെ സർക്കാർ, പൊതുമേഖലയിലെ ഉദ്യോഗസ്ഥർക്കായി പരിശീലനങ്ങൾ നിശ്ചയിക്കാവുന്നതാണെന്നും ചീഫ് സെക്രട്ടറി നിർദ്ദേശിക്കുകയുണ്ടായി.

3. IIMK കൊച്ചി ക്യാമ്പസിൽ നിന്നും സർക്കാർ, പൊതുമേഖലാ വിഭാഗങ്ങളിലെ ഉദ്യോഗസ്ഥർക്ക് പരിശീലനം നൽകുക, സംസ്ഥാന സർക്കാർ സംരംഭകത്വ, സ്റ്റാർട്ടപ്പ് പദ്ധതികൾക്ക് വിദഗ്ദ്ധപദേശം നൽകുക എന്നീ ഹ്രസ്വകാല ഫലങ്ങൾ കൂടാതെ പൊതു നയ രൂപീകരണം, ഭരണ നിർവ്വഹണം എന്നിവയുമായി ബന്ധപ്പെട്ട കേന്ദ്രം കൂടി സജ്ജമാക്കാൻ ഉദ്ദേശിക്കുന്നതായി IIMK ഡയറക്ടർ റിപ്പോർട്ട് ചെയ്തിട്ടുണ്ട്. എന്നിരുന്നാലും പരിശീലനത്തിനും വിദഗ്ദ്ധപദേശത്തിനും വരുന്ന ചെലവ് IIMK ക്യാമ്പസിലെ സമാന പരിപാടികൾക്ക് നൽകിവരുന്ന നിലവിലുള്ള നിരക്കിൽ നിശ്ചയിക്കാവുന്നതാണ്.

4. ഇക്കാര്യത്തിൽ റവന്യൂ വകുപ്പിന്റെ അഭിപ്രായം അഡീഷണൽ ചീഫ് സെക്രട്ടറി അറിയിച്ചിട്ടുള്ളത് താഴെ കണ്ടാലും.

- *"I understand that Government have provided free land to IIMK for their Kozhikode Campus. The course they run now in Infopark in the rented building is an Executive MBA, with very high fee as only employed Executives are the students.*



- *I don't think the State should provide such valuable land free of cost to such a profitable course. If they have problem in paying the lease premium up front, they may pay the same in instalments in say a period of 5 years in half early instalments, which they can very well do from the fee collected from the students.*
- *There is no problem in leasing out land to them as per existing lease rules of Infopark”.*

5. ഈ വിഷയത്തിൽ ധനകാര്യ വകുപ്പിന്റെ അഭിപ്രായം ധന വകുപ്പ് (അഡീഷണൽ ചീഫ് സെക്രട്ടറി) താഴെപ്പറയും പ്രകാരം അറിയിച്ചിട്ടുണ്ട്.

- *“The proposal under consideration is allotment of 5 acres of land free of cost to Indian Institute of Management, Kozhikode for setting up Satellite campus at Infopark, Kochi Phase -II, and consideration of extension of lease of 12,594 Sq.ft of Super Built Up Area in Athulya IT Complex in Infopark Phase-I operating training facility by IIMK.*
- *Infopark Phase -II has received planned approval for approximately 160 acres of land from Government of Kerala out of which 125 acres is in their possession. The park phase-II has approval from SEZ Board of Approval, Government of India for 97 acres of land leaving remaining 28 acres in non SEZ function. As per the information 43 acres of the land is remaining to be allotted / sold to the core developers for IT /IT enabled services in Phase-II.*
- *Infopark is a society registered under the Travancore Cochin Literary, Scientific and Charitable Society Act, 1955. The society is fully controlled and financed by Government of Kerala. As per the*

*Rules governing the society the liability to meet with all the costs and damages rest with Government of Kerala, the later having full right of liquidating the society as well. The land acquisition cost including the cost to meet LAR charges, and initial development expenses for the park is flowing out of State Government Budget. The financial model approved for the park for determination of sale price of land to developers / industries takes into account the cost incurred on land procurement as well as common infrastructure development. However the prime objective of the park is not to realise such cost but to attract investment in IT and IT enabled services to generate employment and other associated benefits.*

- *The instant reference to Finance Department is about granting gratis / pro bono five acres of land from Infopark Phase -II to IIMK. The proposal of IIMK to start a Satellite Campus in this parcel of land to support industry, commerce and business in the region by providing high quality training programmes to help assist the industry, to support the development of human resources, to enhance marketability of the Infopark and Smart City and others.*
- *Proposal has not been agreed to by Infopark management stating that if five acres out of remaining 43 acres with them in phase-II is provided free of cost to IIMK the pricing for balance 38 acres would be adversely affected, making the sale price non-viable for PPP to operate. It has also been flagged by Infopark that Phase-II land is being put to use for IT and IT related services the Satellite Campus Services as proposed by IFK is not a viable supporting function for*

*the use in the park by a very small proportion of population operating in the park.*

- *The bilateral meeting on 17<sup>th</sup> November 2016 chaired by Chief Secretary, Government of Kerala recorded IIMK's statement – Kochi campus role in development of entrepreneurial spirit amongst working executives and it enhancing / supporting their spirit going forward through its newly created Technology Business Incubator – Laboratory for Innovation Venturing and Entrepreneurship. It was decided in the meeting as a trade off for land cost compensation IIMK and Government of Kerala enter into Joint MoU for training of officials of Government of Kerala, PSUs of Government of Kerala, Research Chair Professors in thematic areas and consultancy of Government of Kerala.*
- *IIMK vide their letter June 7<sup>th</sup> 2017 has informed Government of Kerala of the decisions taken by 79<sup>th</sup> Board of Governors of IIMK, and conveyed in accordance of the decision taken in the meeting with Chief Secretary of Kerala – short term deliverables of IIMK Kochi campus to include training of officials from State Government & State PSUs consulting projects for State Government entrepreneurship and start up support programmes; with long term deliverables in having proposed to set up Centre for Public Policy and Governance. However the costing for the training and consultancy is proposed to be at the rates to be decided in accordance with the prevailing rates for similar programmes as IIMK campus, and to be decided on case to case basis for consulting projects.*

- *It is evident that IIMK is not in a position to pay for the land cost to set up Satellite Campus at Kochi. Neither there is any assurance to accommodate sponsored training and engaging in consultancy assignments from Government of Kerala at a given concessional rate.*
- *Finance Department takes note of the recording made by Additional Chief Secretary (Revenue) dated 22/07/2017”.*
- *In consideration of the subject as elaborated in preceding paragraphs the observation of Finance Department is recorded as under:-*
  - i. *“ Premier institution like Indian Institute of Management are centres of human resource Development at higher echelon propelling managerial growth and infusing the diversified enterprising skills not only in the institutions but in the entire economic space. The contribution of IIM in invoking and defusing the managerial capacities for forward and backward linkage economic entities does not require any over emphasis.*
  - ii. *IIMK was set up like any other IIM in the country with full support of each of the State Government in having provided land and other infrastructure at later's cost. The rationale for this need not be invented at this hour. Although Finance Department is not in possession of any document which has mapped the benefit and advantages of the presence of IIMK for the State and region it is certain that the same are not difficult to decipher.*

- iii. Institutions like IIM operate basic courses at prices to sustain the cost of infrastructure and faculty, with many a times Government of India supplementing the financial means essential to keep highly paid faculties to ensure imparting quality education and training. The consultancy programmes and executives business programmes though are sources of additional revenue for IIM, the proceeds are dovetailed and circulated in building further research and quality faculty sustenance programmes in such institutions.*
- iv. The pursuit and endeavour of the State Government should aim at creating – fostering high quality managerial training programme like the ones offered by IIMK in this case as an integral to the regional development strategy without looking into the instant cost for the reason that expenditure in education, skill, managerial capacity building is investments not an expenditure with large scale windfalls in all the sectors of economy directly and indirectly. Presence of existing programmes of IIMK in Athulya building in Infopark itself is a beneficial indicator.*
- v. The provisioning of five acres of land for Infopark phase-II free of cost is certainly expected to benefit the human resource not only for the managers engaged in the business enterprises inside the park but also will have propelling effect on the units servicing / availing services from the units inside in Infopark.*
- vi. The subject of providing free of cost five acres of land to IIMK should be decided in having taken note of the positions as explained above, and not solely on the basis of cost or cost plus merchandise basis. FD is of the opinion that fixed slots on permanent basis in each*

*relevant programme from IIMK for imparting training for official of State Government / State PSUs at Satellite Campus, Kochi.*

*vii. In continuation of the State Government policy to provide land free of cost to set up National level Institutions, the request of IIMK to set up their Satellite, Campus in Infopark Phase-II, Kochi could be considered favourably with approval from Cabinet.*

*In so far as extending the lease for further period is concerned in respect of existing installation in Athulya Building the existing lease agreement itself provides for extendibility for three years after expiry of the initial six years. The approval of Department of Commerce, Government of India would be required, Department of IT and Higher Education should bring it to the notice of Ministry of HRD, GOI in response to the communication received from them to take up the matter with the Department of Commerce from their side as well”*

6. മേൽ പറഞ്ഞിരിക്കുന്ന മുഴുവൻ ഘടകങ്ങളും കണക്കിലെടുത്ത് ഇൻഫോപാർക്കിന്റെ കൈവശമുള്ള 3 ഏക്കർ ഭൂമി സൗജന്യ നിരക്കിൽ ദീർഘകാല പാട്ടു വ്യവസ്ഥയിൽ IIMK-യ്ക്ക് കൈമാറാവുന്നതാണെന്ന് വകുപ്പ് തലത്തിൽ അഭിപ്രായപ്പെടുന്നു. ഇപ്രകാരം സംഭവിച്ച സാമ്പത്തിക നഷ്ടം പരിഗണിച്ച് ഐ.ടി / ഐ.ടി.ഇ.എസ് കമ്പനികൾക്ക് ഭൂമി കൈമാറുമ്പോൾ നിലവിലുള്ള നിരക്കിൽ മാറ്റം വരാതിരിക്കാൻ ശ്രദ്ധിക്കണമെന്ന് ഇൻഫോപാർക്കിനോട് ആവശ്യപ്പെടാവുന്നതാണ്. ഇക്കാര്യം മന്ത്രിസഭാ യോഗത്തിന്റെ പരിഗണനയ്ക്കു സമർപ്പിക്കുന്നതിന് ബഹു.മുഖ്യമന്ത്രി ഉത്തരവായിട്ടുണ്ട്.

തീരുമാനിക്കേണ്ട വിഷയങ്ങൾ

1. IIMK-യ്ക്ക് ഇൻഫോപാർക്ക്, കൊച്ചി ഫെയ്സ്-II ൽ സാറ്റലൈറ്റ് ക്യാമ്പസ് സജ്ജമാക്കുന്നതിലേയ്ക്കായി ഇൻഫോപാർക്കിന്റെ കൈവശമുള്ള 3 ഏക്കർ ഭൂമി സൗജന്യ നിരക്കിൽ ദീർഘകാല പാട്ടു വ്യവസ്ഥയിൽ നൽകാമോ?.
2. IIMK-യ്ക്ക് 3 ഏക്കർ ഭൂമി സൗജന്യ നിരക്കിൽ കൊടുത്തതിനു ശേഷവും ഭൂമിയ്ക്ക് നിലവിലുള്ള നിരക്ക് ഘടന നിലനിർത്തുന്നതിനുള്ള നിർദ്ദേശം ഇൻഫോപാർക്കിന് നൽകാമോ?.