



GOVERNMENT OF KERALA

Abstract

Industries Department – Granting Approval for investment proposal of Rs. 215 crores at Bio Life Science park of Kerala (KLIP) by CSIR-NIIST for establishing the CSIR-NIIST centre for innovation and technology and allotting 10 acres of land on lease for a period of not more than 90 years at no financial cost to CSIR-NIIST at the Phase 2 of Bio360 Life Science park of Kerala Life Science Industries Park (KLIP) Thiruvananthapuram – Orders Issued

INDUSTRIES (J) DEPARTMENT

G.O.(Ms)No.46/2025/ID Dated,Thiruvananthapuram, 07-06-2025

Read : 1] GO (Ms) No.8/2022/ID dated 18.01.2022

2] Proposal Submitted by Managing Director, Kerala Lifescience Industries Park (KLIP) on CSIR-NIIST investment at Thonnakkal, Thiruvananthapuram on 07.09.2024

3] GO (Ms) No.39/2024/IND dated 26.07.2024

ORDER

A company in the name of “Kerala Lifescience Industries Park Private Ltd” was incorporated for Lifescience Industries Park at Thonnakkal in Velloor village of Thiruvananthapuram District. This initiative intends to strengthen the industrial and technology driven ecosystem within the state thereby creating necessary facilities and strengthening the bio economy of the state. Vide Government Order read as first paper above sanction was accorded for re-vesting an extent of 155.89 acres (63.08 ha) of land in possession of KSIDC Ltd in favour of Kerala Lifescience Industries Park Private Ltd.

As read as second paper above, MD, KLIP has forwarded a proposal to Government to grant the approval for the total investment of Rs. 215 cores at Bio Life Science park of KLIP by CSIR-NIIST for establishing the CSIR-NIIST centre for innovation, technology and entrepreneurship and allotting 10 acres of land on lease for a period of not less than 90 years at no financial cost to CSIR-NIIST at the Phase 2 of Bio360 Life Science park of KLIP at Thonnakkal, Thiruvananthapuram.

The Project includes the following features.

- i. Setting up a pilot plant for solar allied hydrogen production from waste water under DST- Kerala Government support.
- ii. Bio manufacturing Hub (Rs.115 Crore Joint proposal CSIR-NIIST and KLIP to BIRAC, Govt of India).
- iii. Commissioning a production line for bio-polymers, and bio-based products as alternatives to plastics and animal leather with CSIR funding and industry support.
- iv. Establishing a manufacturing and standardization hub for AYUSH products with support from AYUSH Ministry, CSIR and industry partnership.
- v. Creating a Regional Resources Development Centre with special focus on rubber, coir and spices under Governmental schemes and public-private partnership.

Government have formulated a framework of Unified Industrial Land/building (Allotment & Disposal) regulations for KINFRA & KSIDC enabling entitles to set up industrial units in the land/ building owned by KINFRA and KSIDC , vide GO read as Third paper above.

As per clause 8 of the Unified Industrial Land/building (Allotment & Disposal) regulations for KINFRA & KSIDC -2024, a minimum of 10 acres of land can be allotted to investments above ₹100 crores for a period not exceeding 90 years subject to the certain conditions.

Government have examined the matter in detail and are pleased to accord sanction for the total investment proposal of Rs.215 crores at Bio Life Science park of KLIP by CSIR-NIIST for establishing the CSIR-NIIST centre for innovation, technology and entrepreneurship and also the allotment of 10 acres of land on lease for a period not more than 90 years at no financial cost to CSIR-NIIST at the Phase 2 of Bio 360 Life Science park of KLIP at Thiruvananthapuram, subject to following conditions:

- i. Allotment is limited to 25% of the total extent of allowable land in the industrial park or a minimum of 10 acres of land.
- ii. Investor shall bring not less than 100 Crore investment within a period of 3 years and the project should generate employment opportunities commensurate with the investment. Such allotments shall be subject to the approval of State Industrial Land Allotment Committee (SILAC).
- iii. In addition to the above, Agency/Government shall consider providing a package of incentives for those mega projects with an investment of not less than 300 Crore through a high-power committee headed by the Chief Secretary, which will be in line with the Industrial Policy of the State Government.

(By order of the Governor)
A P M MOHAMMED HANISH
PRINCIPAL SECRETARY

To:

The Managing Director, KSIDC/KLIP

The Director, DIC, Thiruvananthapuram.

The District Collector, Thiruvananthapuram.

GA[SC]Department] ഇനം നം.3015

The CEO, KIIFB

The Principal Accountant General (A&E/Audit) Thiruvananthapuram

The Finance Department(vide UO file No.PU-D2/131/2024/Fin dated 01.04.25)

The Director, Information and Public Relation Department (For publishing in the official website)

Office Copy/Stock File

Copy to: PA to Minister [Industries& Coir]

PA to Principal Secretary[Industries]

CA to Joint Secretary Industries

Forwarded /By order

Signed by Hari G S

Date: 08-06-2025 20:37:26

Section Officer



രഹസ്യം

കേരള സർക്കാർ
മന്ത്രിസഭായോഗത്തിന്റെ നടപടിക്കുറിപ്പുകൾ

തീയതി : 05-06-2025

ഫയൽ നം. ജെ3/140/2024/വ്യവ.

ഇനം നം: 3015

വിഷയം : വ്യവസായ വകുപ്പ് - തിരുവനന്തപുരം തോന്നയ്ക്കലിൽ കേരള ലൈഫ് സയൻസ് ഇൻഡസ്ട്രീസ് പാർക്ക് (KLIP)-ന്റെ ബയോ 360 ലൈഫ് സയൻസ് പാർക്ക് - രണ്ടാം ഘട്ടത്തിൽ 215 കോടി രൂപയുടെ നിക്ഷേപ പദ്ധതി പ്രകാരം കൗൺസിൽ ഓഫ് സയന്റിഫിക് & ഇൻഡസ്ട്രിയൽ റിസർച്ച് - നാഷണൽ ഇൻസ്റ്റിറ്റ്യൂട്ട് ഫോർ ഇന്റർഡിസിപ്ലിനറി സയൻസ് & ടെക്നോളജി (CSIR-NIIST) ഇന്നോവേഷൻ, ടെക്നോളജി, എന്റർപ്രണർഷിപ്പ് എന്നിവയ്ക്കായുള്ള സെന്റർ സ്ഥാപിക്കുന്നതിനും കൂടാതെ 10 ഏക്കർ ഭൂമി 90 വർഷത്തിൽ കുറയാത്ത കാലയളവിലേയ്ക്ക് CSIR-NIIST-ന് യാതൊരു സാമ്പത്തിക ബാധ്യതയുമില്ലാതെ പാട്ടത്തിന് നൽകുന്നതിന്, KLIP-ന് അംഗീകാരം നൽകുന്നത്.

തീരുമാനം : “90 വർഷത്തിൽ കുറയാത്ത കാലയളവിലേയ്ക്ക്” എന്നത് “90 വർഷത്തിൽ കൂടാത്ത കാലയളവിലേയ്ക്ക്” എന്ന ഭേദഗതിയോടെ കുറിപ്പിലെ നിർദ്ദേശം അംഗീകരിച്ചു.

5/6/25

(ഒപ്പ്)
പിണറായി വിജയൻ
മുഖ്യമന്ത്രി
(ശരിപ്പകർപ്പ്)

ഡോ. എ. ജയതിലക്
ചീഫ് സെക്രട്ടറി

പ്രിൻസിപ്പൽ സെക്രട്ടറി, വ്യവസായ വകുപ്പ്.

**GOVERNEMENT OF KERALA
(SRI. PINARAYI VIJAYAN MINISTRY)
NOTE FOR COUNCIL OF MINISTERS**

1	File Number	J3/140/2024/ID
2	Department	Industries (J) Department
3	Subject	Approval for the total investment proposal of Rs. 215 cores at Bio Life Science park of KLIP by CSIR-NIIST for establishing the CSIR-NIIST centre for innovation, technology and entrepreneurship and allotting 10 acres of land on lease for a period of not less than 90 years at no financial cost to CSIR-NIIST at the Phase 2 of Bio360 Life Science park of KLIP at Thonnakkal, Thiruvananthapuram - Reg
4	Date of Chief Minister order for placing before the Council	04.05.2025
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	No
7	Name of Joint Secretary who submitted the Draft Note	Smt. Pravada P R
8	Name of Principal Secretary who approved the Draft note	Sri. A P M Mohammed Hanish
9	Date of approval of the Draft Note for the Council by the Principal Secretary	30.05.2025
10	Name of Chief Secretary who approved the Draft Note	Dr. A Jayathilak
11	Date of approval of the Draft Note for the Council by the Chief Secretary	02.06.2025
12	Name of Minister who approved the Draft Note	Sri. P. Rajeeve
13	Date of approval of the Draft Note for the Council by the Minister	03.06.2025
14	Date of submission of fair copies	03.06.2025
15	Date of decision by the Council of Ministers	
16	Number and Date of the G.O./letter communicating the decision.	

Note for the Council of Ministers

This note deals with the proposal of whether the request of Managing Director, Kerala Life Sciences Industries Park (KLIP) to grant approval for the total investment proposal of Rs. 215 cores at Bio Life Science park of KLIP by CSIR-NIIST for establishing the CSIR-NIIST centre for innovation, technology and entrepreneurship and allotting 10 acres of land on lease for a period of not less than 90 years at no financial cost to CSIR-NIIST at the Phase 2 of Bio360 Life Science park of KLIP at Thonnakkal, Thiruvananthapuram .

2. The project proposal of the Managing Director, KLIP for establishing CSIR-NIIST Centre for innovation and allocation of land on lease includes:

- I. Setting up a pilot plant for solar allied hydrogen production from waste water under DST- Kerala Government support.
- II. Biomanufacturing Hub (115 Crore Joint proposal CSIR-NIIST and KLIP to BIRAC, Govt of India).
- III. Commissioning a production line for biopolymers, and bio-based products as alternatives to plastics and animal leather with CSIR funding and industry support.
- IV. Establishing a manufacturing and standardization hub for AYUSH products with support from AYUSH Ministry, CSIR and industry partnership.
- V. Creating a Regional Resources Development Centre with special focus on rubber, coir and spices under Governmental schemes and public-private partnership.

3. The issue of allotting the land free of cost, land was acquired by Government under L.A Act with Kerala Infrastructure Investment Fund Board (KIIFB) aid for developing Phase II of Life Science Park. KIIFB had released an amount of ₹301.17 Crore for land acquisition. In the 46th General Board Meeting of KIIFB held on 02.09.2023 chaired by Hon'ble Chief Minister, had approved the proposal to remove the Bio Life Science Park Project from the category I and included the same as category III project to retain the plot as a pool for allocating land to strategic Government projects which are not fully remunerative.

4. As per clause 8 of the Unified Industrial Land/building (Allotment & Disposal) regulations for KINFRA & KSIDC -2024, a minimum of 10 acres of land can be allotted to investments above ₹100 crores for a period not exceeding 90 years subject to the following conditions :

- I. Allotment is limited to 25% of the total extent of allotable land in the industrial park or a minimum of 10 acres of land.
- II. Investor shall bring not less than 100 Crore investment within a period of 3 years and the project should generate employment opportunities commensurate with the investment. Such allotments shall be subject to the approval of State Industrial Land Allotment Committee (SILAC).
- III. In addition to the above, Agency/Government shall consider providing a package of incentives for those mega projects with an investment of not less than 300 Crore through a high-power committee headed by the Chief Secretary, which will be in line with the Industrial Policy of the State Government.

5. The project proposal also contains 115 Crore Bio Manufacturing Hub to be jointly executed by CSIR-NIIST and KLIP. The State Government is developing a Medical Devices Park in LSP Phase I as a joint venture between SCTIMST, GoI and KSIDC for which Administrative Sanction had been issued in the year 2019. But the SPV is not yet formed owing to the delay in getting cabinet approval of Central Govt. The proposal for forming SPV is pending at Science and Technology Department, GoI. It is seen that the land at LSP Phase I allotted to other State Govt. Departments/ Agencies were on lease basis only and there is not any concessions given to that Departments/ Agencies.

6. The remarks of Finance Department on the proposal is as follows:

“Administrative Department is informed that 'Finance' concurs with the proposal from KSIDC ”

7. The Hon’ble Chief Minister has ordered to place the matter before the Council of Ministers for Consideration.

Point for decision

Whether the request of Managing Director, Kerala Life Sciences Industries Park (KLIP) to grant approval for the total investment proposal of Rs. 215 cores at Bio Life Science park of KLIP by CSIR-NIIST for establishing the CSIR-NIIST centre for innovation, technology and entrepreneurship and allotting 10 acres of land on lease for a period of not less than 90 years at no financial cost to CSIR-NIIST at the Phase 2 of Bio360 Life Science park of KLIP at Thonnakkal, Thiruvananthapuram may be approved?