



GOVERNMENT OF KERALA

Abstract

Planning and Economic Affairs (Development & Innovation) Department- K-DISC-Work Near Home (WNH) Programme- Entrusting KSITIL to implement the SPV - Driven Model for Ramanattukara Pilot Work Near Home Centre- Modified Administrative Sanction Accorded –Orders issued.

PLANNING AND ECONOMIC AFFAIRS (DEVELOPMENT & INNOVATION) DEPARTMENT

G.O.(Rt)No.120/2025/PLG&EA (DVPMT & INNOVATION)

Dated,Thiruvananthapuram, 29-12-2025

- Read 1 .G.O.(Rt)No.57/2023/PLG&EA(DVPMT&INNOVATION) dated 13.06.2023
 2 G.O.(Rt)No.72/2023/PLG&EA(DVPMT & INNOVATION) dated 11.07.2023
 3 G.O.(Rt)No.142/2023/PLG&EA(DVPMT&INNOVATION)dated 20.12.2023
 4 G.O.(Rt)No.40/2024/PLG&EA(DVPMT& INNOVATION) dated 15.04.2024
 5 G.O.(Rt)No.87/2024/PLG&EA DVPMT & INNOVATION) dated 01.09.2024
 6 Order No:PEA001-01/APR-4/2025/KIIFB dated 01.09.2025
 7 D.O.No.3963/2025/KDISC dtd10.12.2025 from the Member Secretary, K-DISC

ORDER

As per the Government Order read as 1st above, Administrative Sanction had been accorded to conduct Work Near Home Project and empanelled two agencies selected through tender process for the preparation of Detailed Project report (DPR) and the Operating Partners for the 10 pilot Work Near Home centres.

2. Subsequently, as per the Government Order read as 2nd above, Administrative sanction was accorded for undertaking Work Near Home (WNH) programme by K DISC under the Kerala Knowledge Economy Mission (KKEM). Sanction was also accorded for the implementation of the project with the financial support of KIIFB and the Kerala State Information Technology Infrastructure Ltd (KSITIL) to act as the Special Purpose Vehicle (SPV) for the WNH project and to establish a short term Infra Project Management Unit (Infra PMU) in KSITIL as part of SPV.

3. As per the Government Order read as 3rd above, the Government had accorded sanction for entrusting the Managing Director, KSITIL to head the SPV for WNH project and lead activities of WNH, assigned roles and responsibilities of the Head of the SPV and establishing of a short term Infra PMU in KSITIL. In the Government Order read as 4th above, the Government have accorded administrative sanction to empanel Uralungal Labour Contract Cooperative Society (ULCCS) Ltd -UL Insight and Inner Space Co-working for preparation of Detailed Project Report (DPR) of the Work Near Home project and Operating partners for conducting the pilot study for establishing 10 WNH centres .

4. In the Government Order read as 5th above, the Government have, inter alia, accorded Administrative Sanction to the KSITIL to implement the Operating Partner Initiated Model for 8 Pilot WNH Centres (Excluding Two Centres by K-DISC at Kottarakara and Perinthalmanna Municipalities) with the features as specified in the Government Order.

5. As per the letter read as 7th above, the Member Secretary, KDISC has informed that the MD, KSITIL has reported that the Operating Partner for the Ramanattukara WNH Centre faced operational difficulties, particularly in DPR preparation and arranging rent advance for taking space from KINFRA. Subsequently, in the meeting convened by CEO, KIIFB dated 02.08.2025, it was decided to execute the WNH project at Ramanattukara as an SPV-driven model based on the report submitted by KSITIL. As per the proceedings read as 6th above, the KIIFB has issued financial approval for an amount of **₹6,83,05,097/- (Rupees Six Crore Eighty-Three Lakhs Five Thousand and Ninety-Seven Only)** for establishing the WNH Centre at Ramanattukara through SPV mode and directed KSITIL to obtain formal Government approval in this regard. Accordingly, the MD, KSITIL has requested to issue necessary Administrative Sanction for the proposed change in the mode of implementation of the project.

6. Key features of SPV driven model

KSITIL will be responsible for the following:-

- (a) Take suitable buildings for setting up the WNH facility on rent/lease.
- (b) Responsible for the preparation of the Detailed Project Report.
- (c) Undertake the necessary infrastructure development including interior works.

(d) KSITIL requires 100% financial support from KIIFB in the form of an interest-free loan, to be repaid over a period of 10 years, with a moratorium of 6 months extendable up to one-year.

(e) Assume full responsibility for the repayment of the KIIFB loan.

(f) The loan amount will inter alia include feasibility study, DPR preparation cost, tendering cost, statutory and legal expenses, project execution costs and marketing, website development, rent advances, administrative overheads, and any other costs associated with the project.

(g) Empanel qualified Operating Partners (OPs)

(h) The selection of OPs will be based on the highest percentage of profit share offered to KSITIL.

(i) The OP will pay monthly rent and loan EMIs to KSITIL.

(j) Make EMI payments to KIIFB.

(k) Execute the repayment agreement with KIIFB.

(l) Execute the lease agreement with the building owner.

(m) Enter into operational agreements with selected OPs.

7. In the circumstances, the Member Secretary, K-DISC vide letter read as 7th above has requested to accord modified administrative sanction to KSITIL for implementing the SPV-driven model for the pilot WNH Centre at KINFRA Park, Ramanattukara in Kozhikode, out of the 8 Pilot WNH Centres (excluding the 2 Centres by K-DISC at Kottarakara and Perinthalmanna Municipalities) sanctioned as per the Government Order read as 5th above, with the key features specified at para 6 (a) to (m) above subject to the condition that KSITIL shall implement the Operating Partner Initiated Model for the remaining 7 Pilot WNH Centres with the features specified at para 8 (i)(a) to (p) of the Government Order read as 5th above. The expenditure in this regard will be met from the fund to be received from the KIIFB towards the aforementioned purpose.

8. The Government have examined the matter in detail and are pleased to accord modified administrative sanction to KSITIL for implementing the SPV-driven model for the pilot WNH Centre at KINFRA Park, Ramanattukara in Kozhikode, out of the 8 Pilot WNH Centres (excluding the 2 Centres by K-DISC at Kottarakara and Perinthalmanna Municipalities out of 10 Centres) sanctioned as per the Government Order read as 5th above, with the key features specified at para 6 (a) to (m) above.

9. KSITIL shall implement the Operating Partner Initiated Model for the remaining 7 Pilot WNH Centres with the features specified at para 8 (i)(a) to (p) of the Government Order read as 5th above.

10. The expenditure in this regard will be met from the fund to be received from the KIIFB towards the aforementioned purpose.

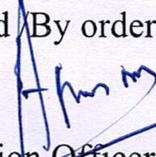
11. The Government Order read as 5th above stands modified to the above extent.

(By order of the Governor)
K M ABRAHAM
EX-OFFICIO SECRETARY

To:

1. The Executive Vice Chairperson, K-DISC, Thiruvananthapuram
2. The Chief Executive Officer, KIIFB, Thiruvananthapuram
3. The Principal Accountant General (Audit 1 & II) Kerala, Thiruvananthapuram
4. The Principal Accountant General (A & E) Kerala, Thiruvananthapuram
5. The Additional Chief Secretary, Finance Department
6. The Special Secretary, Planning & Economic Affairs Department
7. The Secretary, Electronic & IT Department
8. The Member Secretary, K-DISC, Thiruvananthapuram
9. The Member Secretary, State Planning Board, Thiruvananthapuram
10. The Managing Director, KSITIL, Thiruvananthapuram
11. Planning & Economic Affairs [(A)/(D)] Department
12. Finance [Planning (B)/Expenditure (B)/Budget Wing - D] Department
13. 1 & PR (Web & New Media) Department (For publishing on the website)
14. Stock File/Office Copy (Comp. No.: 3358184, File No.: DI-A3/5/2023-PLGEA.DVPMT INV-Part(1))

Forwarded / By order


Section Officer

Copy to:

- The Principal Secretary to the Chief Minister, Government of Kerala
The Private Secretary to Minister for Finance, Government of Kerala