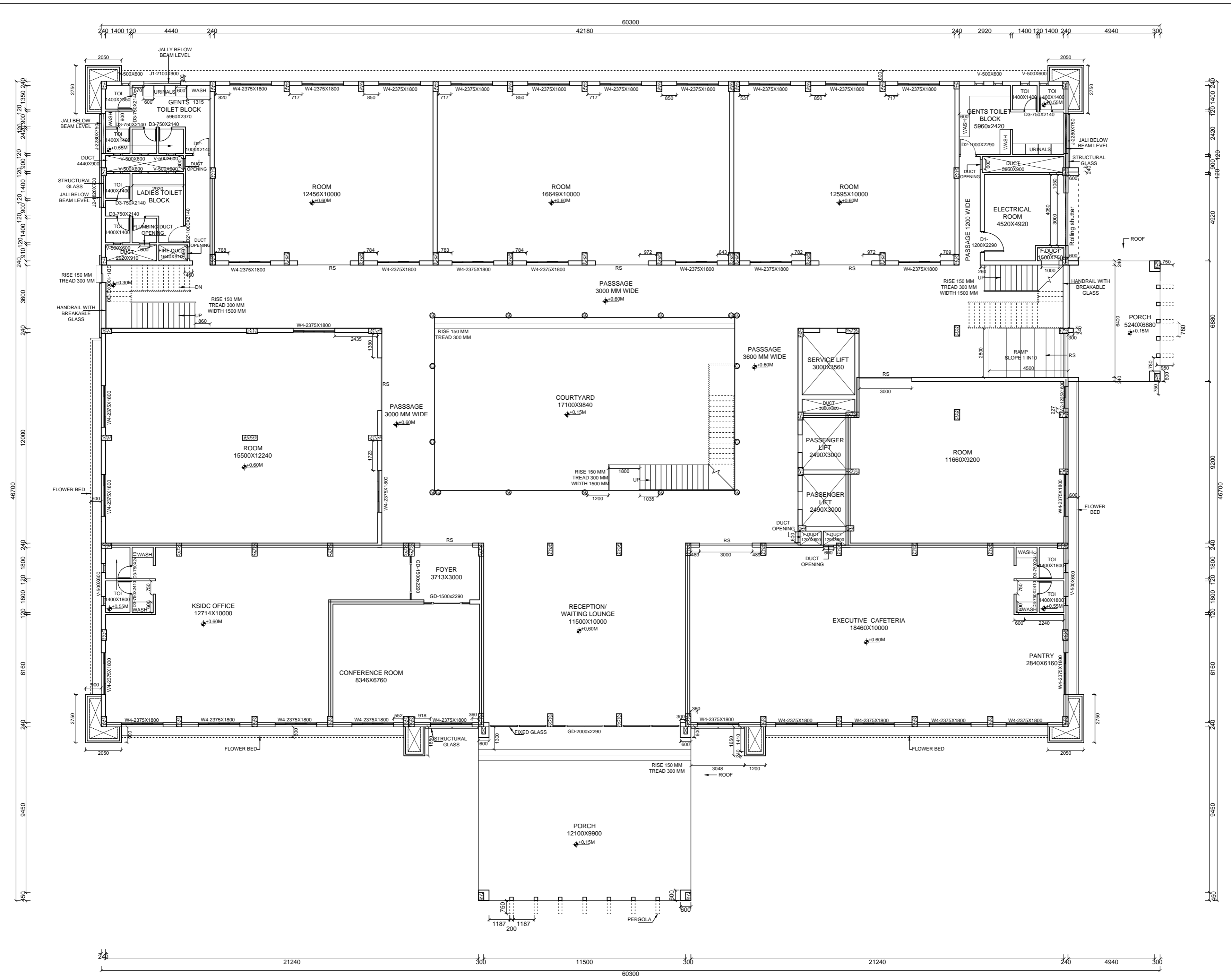


**Terms and Conditions for allotment of Built up space in the Standard Design  
Factory Building(SDF) at IGC Kinalur, Kozhikode.**

1. The allotment of built up space will commence only after 1.12.2017.
2. The total carpet area of the SDF building including common area is 42245 sqft in 3 floors.
3. The SDF building is designed with 21 factory modules of sizes ranging from 1250 sqft to 3250 sqft.
4. Heavy machineries will be permitted only in the Ground floor of the SDF.
5. The design strength of 1st and 2nd floor of the SDF building is to carry a Live Load of 5KN/m<sup>2</sup>.
6. Applicant should apply for the entire area of the SDF building.
7. The built up area in the SDF shall be leased to the selected applicant on monthly rental basis.
8. Applicant shall submit their offered rate per square feet per month, excluding taxes.
9. The applicant shall download the application for allotment from the website [www.ksidc.org](http://www.ksidc.org) from the link *Industrial Growth Centre*.
10. A Detailed Project Report shall be submitted together with the application for allotment.
11. 10% increment in monthly rent will be applicable in the subsequent years. The proposed rent structure shall be for six years in a single agreement. Rent shall be subject to revision after six years.
12. Security deposit equivalent to 12 months' rent shall be collected initially.
13. The allottee shall pay the common service charges of the SDF building.
14. The allotment shall be based on the rates offered and the merits of the proposal submitted depending on the evaluation of the proposals by the Committee constituted by KSIDC for allotment of land and built up space in Industrial Parks.
15. The allottee shall not sublease or rent out the premises to any other company.

\*\*\*\*\*



- GENERAL NOTES**
1. THIS DRAWING FOLLOW WRITTEN DIMENSIONS ONLY.
  2. ANY DISCREPANCY IN THE DRAWING SHOULD BE BOUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.
  3. ALL DIMENSIONS SHOWN TO BE VERIFIED BEFORE EXECUTION.
  4. ALL DIMENSIONS ARE MILLIMETRES.
  5. HIS IS THE PROPERTY OF INDIGO ARCHITECTURE IT SHALL NOT BE COPIED OR PRINTED WITHOUT PERMISSION.
  6. ALL DIMENSIONS INDICATED ARE INCLUDING PLASTER THICKNESS.
  7. REFER DETAILED DRAWING FOR DOOR, WINDOW, STAIRCASE HANDRAIL, KITCHEN AND TOILET LAYOUT.
  8. REFER STRUCTURAL DRG. FOR R.C.C DETAIL
  9. FOR DETAILED DESCRIPTION OF FINISHES REFER SCHEDULE OF FINISHES DRG.
  10. FLOOR FINISH OF 4CM THICKNESS IS ASSUMED UNLESS OTHERWISE MENTIONED
  11. READ THIS DRAWING IN CONJUNCTION WITH STRUCTURAL, INTERIOR AND SERVICES DRAWINGS

**REVISIONS**

28-05-16	R1	BOX WORKS REVISED
05-10-16	R2	BOX WORKS REVISED
13-03-17	R3	INTERNAL PARTITIONS REVISED
11-07-17	R4	DUCT OPENING POSITION, TOILET BLOCK REVISED

**AREA DETAILS**

	PLINTH AREA(M <sup>2</sup> )	FLOOR AREA(M <sup>2</sup> )	CARPET AREA(M <sup>2</sup> )
GROUND FLOOR	2026.21	2005.39	1604.31
FIRST FLOOR	1833.64	1833.64	1466.91
SECOND FLOOR	1833.64	1833.64	1466.91
TERRACE FLOOR	164.94	99.80	
TOTAL	5858.43	5772.47	4538.13

Common area =1241.72 sqm  
Industrial room area =788.96sqm

**SIGNATURE OF FIRM**

**ARCHITECTS**



FORT CITY, EAST FORT, THRISSUR, PH : 04872325005  
mail@indigoarkitects.com

**PROJECT**

**PROPOSED STANDARD DESIGN FACTORY BUILDING AT CALICUT**

**TITLE**

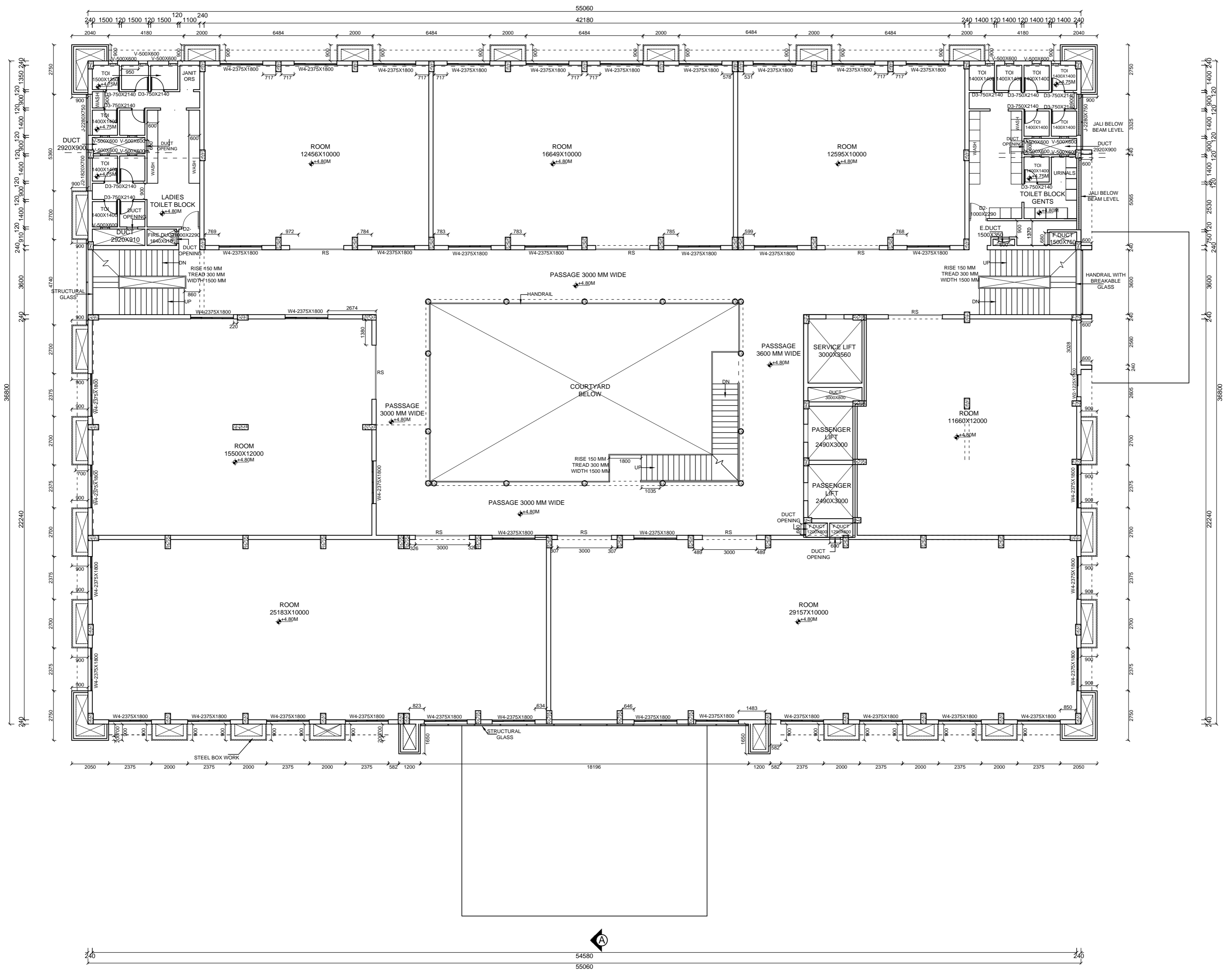
**GROUND FLOOR PLAN**

**ISSUED FOR**

**WORKING**

CHIEF ARCHITECT	
RIYAS MOHAMMED CHISHTI	
PROJECT ARCHITECT - RAKHI	CHECKED: ANEESH
DRAWN ASHA	
DATE 09-08-2017	
SHEET NO 1/8	JOB NO. DRG. NO.
SCALE 1:100	
ALL DIMENSIONS ARE IN MILLIMETRES	

**WD1/8/091210**



- GENERAL NOTES**
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  7. REFER DETAILED DRAWING FOR DOOR, WINDOW, STAIRCASE HANDRAIL, KITCHEN AND TOILET LAYOUT.
  8. REFER STRUCTURAL DRG. FOR R.C.C DETAIL
  9. FOR DETAILED DESCRIPTION OF FINISHES REFER SCHEDULE OF FINISHES DRG.
  10. FLOOR FINISH OF 4CM THICKNESS IS ASSUMED UNLESS OTHERWISE MENTIONED
  11. READ THIS DRAWING IN CONJUNCTION WITH STRUCTURAL, INTERIOR AND SERVICES DRAWINGS

**REVISIONS**

28-05-16	R1	BOX WORKS REVISED
05-10-16	R2	BOX WORKS REVISED
13-03-17	R3	INTERNAL PARTITIONS REVISED
11-07-17	R4	DUCT OPENING POSITION, TOILET BLOCK REVISED

**AREA DETAILS**

	PLINTH AREA(M <sup>2</sup> )	FLOOR AREA(M <sup>2</sup> )	CARPET AREA(M <sup>2</sup> )
GROUND FLOOR	2026.21	2005.39	1604.31
FIRST FLOOR	1833.64	1833.64	1466.91
SECOND FLOOR	1833.64	1833.64	1466.91
TERRACE FLOOR	164.94	99.80	
<b>TOTAL</b>	<b>5858.43</b>	<b>5772.47</b>	<b>4538.13</b>

Common area = 464.75sqm  
Industrial room area = 1368.89sqm

**SIGNATURE OF FIRM**

**ARCHITECTS**



FORT CITY, EAST FORT, THRISSUR, PH : 04872325005  
mail@indigoarkitects.com

**PROJECT**

**PROPOSED STANDARD DESIGN FACTORY BUILDING AT CALICUT**

**TITLE**

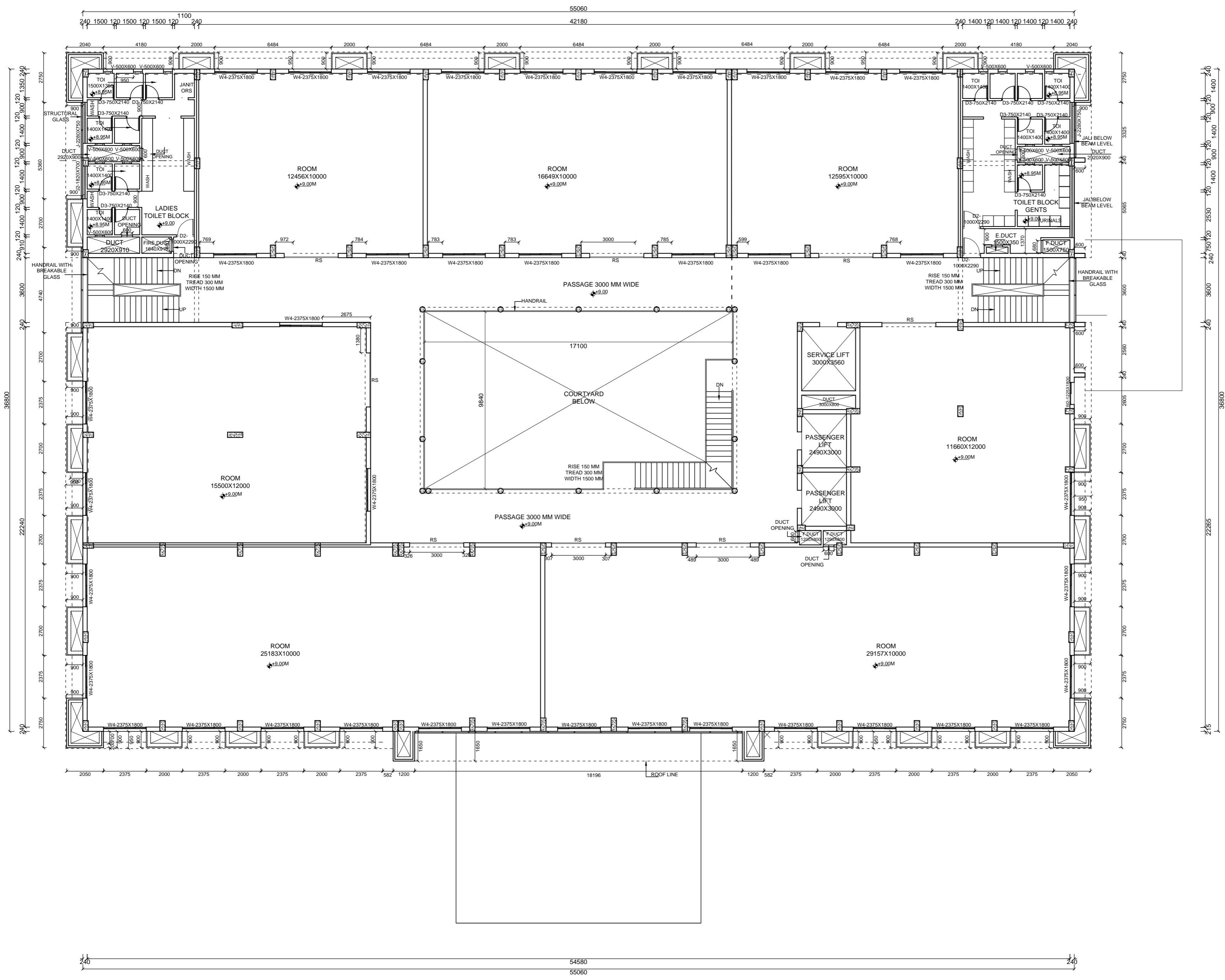
**FIRST FLOOR PLAN**

**ISSUED FOR**

**WORKING**

CHIEF ARCHITECT	
RIYAS MOHAMMED CHISHTI	
PROJECT ARCHITECT - RAKHI	CHECKED: ANEESH
DRAWN ASHA	
DATE 09-08-2017	JOB NO. DRG. NO.
SHEET NO 2/8	
SCALE 1:100	
ALL DIMENSIONS ARE IN MILLIMETRES	

**WD2/8 091210**



- GENERAL NOTES**
1. THIS DRAWING FOLLOW WRITTEN DIMENSIONS ONLY.
  2. ANY DISCREPANCY IN THE DRAWING SHOULD BE BOUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.
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  8. REFER STRUCTURAL DRG. FOR R.C.C DETAIL
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  10. FLOOR FINISH OF 4CM THICKNESS IS ASSUMED UNLESS OTHERWISE MENTIONED
  11. READ THIS DRAWING IN CONJUNCTION WITH STRUCTURAL, INTERIOR AND SERVICES DRAWINGS

**REVISIONS**

28-05-16	R1	BOX WORKS REVISED
05-10-16	R2	BOX WORKS REVISED
13-03-17	R3	INTERNAL PARTITIONS REVISED
11-07-17	R4	DUCT OPENING POSITION, TOILET BLOCK REVISED

**AREA DETAILS**

	PLINTH AREA(M <sup>2</sup> )	FLOOR AREA(M <sup>2</sup> )	CARPET AREA(M <sup>2</sup> )
GROUND FLOOR	2026.21	2005.39	1604.31
FIRST FLOOR	1833.64	1833.64	1466.91
SECOND FLOOR	1833.64	1833.64	1466.91
TERRACE FLOOR	164.94	99.80	
TOTAL	5858.43	5772.47	4538.13

Common area = 464.75  
Industrial room area = 1368.89sqm

**SIGNATURE OF FIRM**

**ARCHITECTS**

**Indigo**

FORT CITY, EAST FORT, THRISSUR, PH : 04872325005  
mail@indigoarkitects.com

**PROJECT**

**PROPOSED STANDARD DESIGN FACTORY BUILDING AT CALICUT**

**TITLE**

**SECOND FLOOR PLAN**

**ISSUED FOR**

**WORKING**

CHIEF ARCHITECT	
RIYAS MOHAMMED CHISHTI	
PROJECT ARCHITECT - RAKHI	CHECKED: ANEESH
DRAWN ASHA	
DATE 09-08-2017	
SHEET NO 3/8	JOB NO. DRG. NO.
SCALE 1:100	
ALL DIMENSIONS ARE IN MILLIMETRES	

WD3/8/091210