

Clarifications pertaining to the Pre Bid meeting held at 3 pm on 15.11.2021 wrt vaccine manufacturing unity at Life Sciences Park

No	Queries from Vaccine manufacturing units	Clarifications from KSIDC
1	Land on lease for 60 years with 50% concession on lease - What would be the lease rent	<ul style="list-style-type: none"> ● The actual cost of land in the park is Rs 386.70 lakhs per acre which was worked out based on actual value paid by the Govt to land owners and also factoring actual cost of developmental works such as internal roads, power and water. In order to make attractive for prospective investors, Govt have offered a 50% reduction in the land cost. It may be noted that the present land cost of Rs 186.85 lakhs per acre is less than market rate in that area, (in view of the fact that land is lying along NH 66 and very close to International Airport and International Seaport). ● The land allotment of KSIDC is bound by the provisions of the 'Disposal of Land for Industrial Purposes Rules 2013' framed by the KSIDC, as well as any amendments made thereof, from time to time. Hence as per "Disposal of Land for Industrial Purposes Rules 2013" followed by KSIDC, the Land will be allotted on lease basis for a period of 30 years. ● However, now the Government is planning to announce a new uniform land lease policy under Industries department, in which, even though the land is leased initially for 30 years, it shall be entitled to renew the lease for a further term up to the total period of 30 years, subject to the condition that, the allottee has successfully carried out the industrial activity and operation of industrial unit during the initial 30 years of lease period. If the allottee continues the industrial activity and operation of unit, the allottee will be entitled for a further extension of lease to another 30 years and thus a total period of 90 years. This new uniform land lease policy will be automatically applicable to all the allotted units of KSIDC, once its published by Government.
2	Common Effluent treatment plant - How it works for Biotech companies, there are multiple categories Effluent treatment like RED category etc. what inputs you need to get permission for	<ul style="list-style-type: none"> ● Promoter has to take measures to undertake a primary treatment of the effluent and KSIDC proposes to set up a common ETP that will undertake the secondary treatment process. ● KSIDC has taken steps to engage consultant for carrying out Feasibility Study, Detailed Project Report and Project Management services for establishing a common STP cum ETP at Life Sciences Park.

	common effluent treatment plant	
3	Common Biological waste collection - Are there any approved or recognized agencies in Kerala State, it is our view that a centralized common Incinerator would be an Ideal solution for this person	<ul style="list-style-type: none"> • Presently Kerala is having Common Biomedical Waste Treatment Facility run by Indian Medical Association (IMA) at Palakkad and another one by Kerala Enviro Infrastructure Limited (KEIL) at Ernakulam. • Since there is no facility for Biomedical Waste treatment to cater to the needs of the Thiruvananthapuram district, Government is exploring the possibility of setting up a plant at Thiruvananthapuram.
4	Equipment subsidy. 1 crore for fill finish and 5 crores for vaccine manufacturing - For the size of industry and investments gets in to the industry. The value looks to be very small. (establishment of Biotech infrastructure will not be less that Rs 200 crores) Look in the possibility of providing certain percentage of P&M cost as investment subsidy without cap or with higher cap.	<ul style="list-style-type: none"> • Matter will be taken up with Government for consideration.
5	Single window clearance includes what are all the clearances - We request you to include all the required licenses as required to set up an industry in Kerala state under this single window process including R&D recognition.	<ul style="list-style-type: none"> • KSIDC, being the Convenor of the Kerala State Single Window Clearance Board, will facilitate to obtain all clearances for the project from various departments/ agencies through KSWIFT/ State Single Window Clearance Board, if the allottee provides all the documents as and when required, pertaining to the guidelines prescribed by the concerned agencies. An efficient team of professionals under the monitoring of CEO, Life Sciences Park, will be deployed at the park to facilitate the clearances.
6	Power tariff subsidy and water charges subsidy - What is the tariff there and what is the	<ul style="list-style-type: none"> • A Power Tariff subsidy of Rs. 2 per unit in the billed amount to the anchor vaccine manufacturing and fill finish units at the Life Sciences Park will be provided. This will be capped at Rs.1 crore per year for each fill finish unit and Rs.1.25 crore per year for each manufacturing unit. The total

	<p>subsidy offered and what is the power situation and water availability and source of supply for water. (based on the source of water we need design water purifying plants.</p>	<p>power subsidy for all the anchor units will be capped at Rs.4.5 crores per year for the whole project. The power tariff subsidy will be extended for a period of initial 5 years of commercial operation. The subsidy amount will be reimbursed to the industries annually by the state government upon submission of bills paid to the Kerala State Electricity Board.</p> <ul style="list-style-type: none"> ● A Water charge subsidy of Rs.10 per KL in the billed amount for a period of two years from the commencement of operation will be provided. The subsidy amount will be reimbursed to the industries annually by the state government upon submission of bills paid to Kerala Water Authority. The water charge subsidy will be capped at Rs. 20 lakh per year for the whole project and Rs. 5 lakh per unit per year. The water charge subsidy will also be extended for a period of initial 5 years of commercial operation. ● At present, Water supply arrangements for supplying one Million Litre per day of water and 3 MVA dedicated power are readily available in the park as part of infrastructure facilities set up. ● The present power & water tariff in Kerala are Rs. 4.75 to 6.25 per unit and Rs. 40 per kilo liter.
7	<p>Interest rate 4% for first 5 years and subsequent to the same floating rate - It is from Banks or FIs if yes what is the current floating rate of interest.</p>	<ul style="list-style-type: none"> ● Attractive loans with a longer term of repayment of 20 years, through state Government financial institutions at subsidised interest rate of 4 % per annum for the initial 5 years and at prevailing floating rate for the balance 15 years and a moratorium for commencement of repayment till 3 years after starting commercial operation will be made available. This loan limit is capped at Rs. 20 crores for the fill finish unit and Rs.30 crores for the vaccine manufacturing unit. The total loan amount is capped at Rs. 100 crore. ● Promoters can avail the term loan from the Financial institutions like KSIDC, KFC etc. ● The present the interest rate of KSIDC for lending rate in the band of 8.75 %to 10.75 %(For clients having no interest arrears, a further interest reduction of 0.50% will be granted on a quarterly basis by interest reversal, as a rebate for prompt repayment.).
8	<p>We require state government commitment to buy our products</p>	<ul style="list-style-type: none"> ● Matter will be taken up with Government for consideration.

	manufactured in the state of Kerala at L1 matching price	
9	GST waiver on SGST for about 3 to 5 years period	<ul style="list-style-type: none"> ● Matter will be taken up with Government for consideration.
10	Any priority to be given to local employment if yes how to handle unions	<ul style="list-style-type: none"> ● Every Govt wishes to attract more capital investments to the state and to generate employment within the State. Being an Industrial Park, trade union activities are restricted. If there are any issues, labour department will promptly intervene. The government of Kerala has taken several proactive steps to ensure industry friendly atmosphere successfully.
11	Any Height restrictions on plant buildings	<ul style="list-style-type: none"> ● The park is 20 kms from the airport and is just 6 minutes away from the third phase of Technocity project. There are many high rise buildings in the nearby area. KSIDC is constructing a building of 7 to 8 floor height at the site.. Hence it is envisaged that height restrictions are not an issue for buildings in the park.
12	What is the facility for transportation facility from city	<ul style="list-style-type: none"> ● The Park is on the National Highway 66 and around 20 km from the city centre with well established transport network systems. Kazhakkootam fly over, which will be completed by 2022 and the proposed Sreekaryam and Ulloor fly overs will considerably reduce the travel time to the city. The already developed new Trivandrum area around the Technopark is just 20 minutes away from the Park. The proposed Lite Metro Project has a major station planned at Thonnakkal. There would not be any difficult for transportation.
13	Availability of housing near to the site	<ul style="list-style-type: none"> ● The park, is on the National highway 66, and near to the third phase of Technocity and just 10 km from the Technopark. The greater City development is focused in this area. Several new housing schemes are being developed by private builders close to the project.
14	Can Joint venture participate?	<ul style="list-style-type: none"> ● Yes, please refer to clause 3.1 of the RFP document.
15	Any waiver on registration fee for lease deed registration	<ul style="list-style-type: none"> ● Payment of Stamp Duty as per section 9(1)(a) of the Kerala Stamp Act, 1959 and the payment of Registration Fees as per section 78(2) of the Registration Act, 1908, for the purpose of registration of lease deed with Kerala State Industrial Development Corporation Ltd. is exempted
16	Can lease hold rights can be mortgaged	<ul style="list-style-type: none"> ● The Promoter /Licensee entitled to mortgage the leasehold right of the plot allotted for raising funds from financial institutions/ banks to set up or run the industrial unit in the plot only after obtaining prior consent from the Licensor/KSIDC .
17	Vaccine Policy	<ul style="list-style-type: none"> ● Govt has taken steps to develop a Vaccine policy for the State. A team led by Dr. B. Ekbal, Former Vice Chancellor, University of Kerala, is entrusted with the assignment of developing the

	vaccine policy.
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