



## INDIAN INSTITUTE OF MANAGEMENT KOZHIKODE

IIM KOZHIKODE CAMPUS P.O, KOZHIKODE 673 570

Tel: 0495 – 2809212, 461

Web site: [www.iimk.ac.in](http://www.iimk.ac.in)

### **Notice Inviting Expression of Interest (EoI) for Developing Campus Infrastructure of Indian Institute of Management, Kozhikode (Kochi Campus)**

EoI No.06-20(04)/EoI-02/2025-IIMK.GA

25.11.2025

1.	EoI Details	<b>Expression of Interest (EoI) for Developing Campus Infrastructure of Indian Institute of Management, Kozhikode (For Kochi Campus)</b>
2.	Cost of EoI Document	Free of cost.
3.	Period of downloading of EoI Document from IIMK Website	From <b>25.11.2025 to 30.12.2025 (till 3.00 PM)</b>
4.	Last Date of Receipt of the EoIs	<b>25.11.2025 up to 30.12.2025 03.00 PM</b>
5.	Date of Opening EoIs	<b>30.12.2025 at 04:00 PM</b>
6.	PPT Presentation by shortlisted parties/ developers	Will be intimated if required
7.	Mode of submission of EoIs	Can be sent by Speed Post/Registered Post/ Courier or dropped in the Box entitled ' <b>General Administration</b> ' in the Admin Building
8.	Address to which EoI is to be sent	<b>Chief Administrative Officer</b> Indian Institute of Management, Kozhikode IIM Kozhikode Campus P.O. Kozhikode – 673 570
9.	Contact Address	General Administration Section Indian Institute of Management Kozhikode IIM Kozhikode Campus P.O. Kunnamangalam, Kozhikode – 673 570 Tel: 0495 – 2809212, 461, Email: <a href="mailto:aaoga@iimk.ac.in">aaoga@iimk.ac.in</a> , <a href="mailto:gadmin@iimk.ac.in">gadmin@iimk.ac.in</a>

Amendments/Corrigendum to the EoI (if any) will be issued only through website: <https://iimk.ac.in/tender>

## **PART-I**

### **Introduction:**

1. **About the Organization.** The Indian Institute of Management Kozhikode (IIM Kozhikode), is an Institution of National Importance, imparting management education, research, training, consultancy and research facilities in management under the Ministry of Education, Government of India, invites Expressions of Interest (EOI) from qualified parties/developers for the sale or long-term lease of land and/or built-up campus infrastructure in Ernakulum District, Kerala. The proposed campus is intended to support IIM Kozhikode's academic programs. The land or facility must be suitable for developing or housing a full-fledged academic campus.
2. **Objective.** The objective of seeking EoI is to identify capable parties/developers who are willing to **sell their land (Minimum 10 acres)** or **willing to long term lease of land** or already **Built Up Campus infrastructure** in Ernakulum District of Kerala.
3. **Project Overview.**
  - **Project Name:** IIM Kozhikode- Developing New Kochi Campus
  - **Location:** Within Ernakulam District, Kerala
  - **Land/ Building Requirement:** Minimum of 10 acres land, suitable for academic campus development (either for sale or for long term lease) or already built up campus infrastructure.
4. **Scope of the Project.** Willing parties can express their interest in submitting any of the following options enumerated in succeeding paras: -
  - (a) **Option A- Sale of Land with Ready-built Infrastructure:** Sale of a minimum of 10 acres with already partially constructed facilities suitable for converting the same to a full-fledged campus subsequently. Clear title is a must and Encumbrance Certificate (EC) to be produced.
  - (b) **Option B- Lease of Land with existing Infrastructure:** Long-term lease (30–99 years) of minimum 10 acres with already partially constructed facilities suitable for converting the same to a full-fledged campus subsequently. Clear title is a must and Encumbrance Certificate (EC) to be produced. Preference for lease terms of 80+ years (Options/conditions for lease renewal to be indicated)
  - (c) **Option C- Sale of Land Only:** Sale of minimum 10 acres of land suitable for institutional development Clear title and land use permissions required. Valid documents, Sale deed, recent land tax receipt, Encumbrance certificate (EC) to verify ownership and check for liabilities are mandatory.
  - (d) **Option D- Lease of Land Only:** Long-term lease (30–99 years) of minimum 10 acres of land is required. Clear land titles and encumbrance certificate, permissions for educational use are mandatory (Options/conditions for lease renewal to be indicated).
  - (e) **Option E- Turnkey Development:** Campus on Sale or Lease Basis End-to-end solution including land procurement, planning, construction, and delivery of a functional campus. Sale or long-term lease agreement to be finalized upon approval (Options/conditions for lease renewal to be indicated).

***Note: Parties who are willing to submit the Expression of Interest for any of the options given above are to submit duly signed EoI copies along with the self-attested copies of recent Land Tax***

***Receipt, Encumbrance Certificate (EC) to verify ownership and check for liabilities, Address Proof (Aadhar, PAN card, voter ID) latest Possession Certificate, and the location sketch and survey plan of the property.***

5. **Infrastructure Requirement.** Infrastructure requirements furnished below will be applicable to Option A, B & E only.

**(a) Academic Infrastructure: -**

Sl No	Details of Academic Infrastructure	Requirement
(i)	Classrooms	6-8 classrooms of 1800 sq Ft each to accommodate 1920 students at steady state
(ii)	Auditorium	01
(iii)	Seminal Hall	01
(iv)	Meeting Rooms	03
(v)	Library With digital and physical resources	01
(vi)	Faculty Offices	For Up to 192 faculty members
(vii)	Administrative Offices	For Up to 212 faculty members
(viii)	Toilet	Separate toilets in each block for Ladies and Gents
(ix)	Labs	As required
(x)	Space for Cafeteria	As required

**(b) Residential Infrastructure: -**

Sl No	Details of Residential Infrastructure	Requirement
(i)	Hostels	Secured Separate hostels for Boys and girls which can accommodate 1920 students
(ii)	Dining Hall	Adequate Dining Halls which can cater to 1920 students.
(iii)	Food courts/Stalls	As required
(iv)	Wardens Rooms	As required

**(c) Support Infrastructure: -**

Sl No	Details of Residential Infrastructure	Requirement
(i)	Sports facilities	Indoor & Outdoor Courts, Gymnasiums
(ii)	Recreational amenities	Canteen, Student Common Areas
(iii)	Circulation areas	Corridors, Lobbies, Walkways etc
(iv)	Parking Facility	Adequate parking facilities for faculty, staff, institutional vehicles, with minimum provisions for visitors.

***Note. Details of Academic, residential and support infrastructure available with the parties to be submitted along with the EOI documents***

## **PART-II: TECHNICAL SPECIFICATIONS**

1. **Construction Standard** (*Applicable only to Options A, B & E of PART-I of EOI*). Building Infrastructure must comply with the following: -

- (a) Compliant with CPWD, AICTE, and UGC norms.
- (b) Green building standards (LEED/GRIHA certification preferred).
- (c) Earthquake-resistant design as per BIS codes.
- (d) Energy-efficient, state-of-the-art MEP systems.

***Note: valid Documentary proof are to be submitted along with EOI documents.***

2. **Site Requirements:** (*Applicable to all options mentioned in PART-I of EOI*).

- (a) Good road connectivity and proximity to transport hubs.
- (b) Adequate water supply, sewage, and drainage systems.
- (c) Power supply (minimum 1 MVA).
- (d) High-speed internet and telecommunication infrastructure.

***Note: valid Documentary proof are to be submitted along with EOI documents.***

## **PART-III: ELIGIBILITY CRITERIA**

1. **For land Owners/Lessors:** -

- (a) Clear and marketable title.
- (b) Free from legal disputes.
- (c) Zoning and land use approval for educational purposes.
- (d) Environmental clearances, if required.

***Note: valid Documentary proof are to be submitted along with EOI documents***

2. **For Developers / Contractors:** -

- (a) Executed project value of 100 crores and above in the last 3 years
- (b) Experience in similar institutional or educational projects preferred
- (c) Valid contractor registrations and statutory licenses
- (d) Financial capacity to undertake large-scale projects

***Benchmark: positive net worth and liquid assets of ₹10–20 crores.***

***Note: valid Documentary proof are to be submitted along with EOI documents.***

3. **For Turnkey Developers:** -

- (a) Must meet both land ownership/lease and construction eligibility criteria.
- (b) Demonstrated experience in end-to-end campus development preferred.
- (c) Strong financial credentials and project execution capability.

***Note: valid Documentary proof are to be submitted along with EOI documents***

#### **PART IV: EOI SUBMISSION PROCESS.**

- (a) The EoIs should consist of: -
- (i) Detailed profile of parties/developer as per **Annexure-I** and proof of satisfying all criteria mentioned under the Eligibility criteria be submitted.
  - (ii) The EoIs should be submitted in a sealed cover/envelope. The sealed cover/envelope should be Superscribed as **“EoI for Developing Campus Infrastructure of Indian Institute of Management, Kozhikode (For Kochi Campus)”**
  - (iii) The EoIs must be sent to **Chief Administrative Officer**, Indian Institute of Management Kozhikode, IIMK Campus P.O., Kozhikode – 673 570 (Kerala) so as to reach on or before 3:00 PM on **30.12.2025**. IIMK shall not take responsibility if the EoI is not received within due date and time. The EoIs received after the date and time stipulated for receipt of EoIs shall be summarily rejected. No request for extension of time for submission of EoI shall be considered on the plea of delay by Post/Courier, etc.
  - (iv) Bidders are requested to contact the respective person via call/ E-mail if required, for any clarifications or understanding the requirements during the time period mentioned.
  - (v) **Opening of EoIs.** EoIs received upto the scheduled time of **03.00 pm** on **30.12.2025** will be opened at **04:00 pm** on the same day at IIMK in the presence of representatives of IIMK and the representatives of the Bidders, who wish to be present on the date of opening.
  - (vi) **Evaluation of EoIs.** A professional consultant will be engaged by IIM Kozhikode to:
    - Evaluate submitted proposals
    - Conduct technical and financial due diligence
    - Provide detailed feasibility and comparison reports
    - Recommend the most suitable proposal(s) to the Committee and to the Board of Governors of IIM Kozhikode.
  - (vii) IIMK will determine the substantial responsiveness of each EoI with reference to EoI terms and conditions. For this purpose, a substantially responsive EoI is one, which conforms to all the terms and conditions of this document without material deviations.
  - (viii) IIMK will examine the materiality/significance of the deviation/variation, if any, and shall take its own decision to accept or reject the EoI. IIMK’s decision on acceptance/rejection shall be final, without assigning any reason thereof. Bids once submitted will not be allowed for revision without the approval of IIMK.
  - (ix) If shortlisted after the evaluation, the Developer will have to make a detailed presentation before the committee regarding their proposal, and concept. The firm/organization will be then selected/ invited at the discretion of the Institute based on the presentation. Decision of the IIMK in this regard would be firm and final.
  - (x) **Mandatory Documents to be submitted along with the EOI other than the documents mentioned in Technical specifications and eligibility criteria: -**
    - Proof of land ownership/lease rights
    - Copy of recent land tax receipts.
    - Possession and Encumbrance Certificate.

- Location Sketch
- Survey Plan.
- Site survey and soil investigation/geo-technical reports
- Zoning and land-use permissions
- Preliminary architectural plans or layout
- Project timelines and milestone-based schedule
- Financial statements (audited) and solvency certificate
- Past project credentials, if applicable
- PAN, Aadhaar

## **PART V: TERMS AND CONDITIONS OF EOI**

### **1. Confidentiality**

- (a) The PARTY/DEVELOPER acknowledges that all material and information which it has and will come into its possession or knowledge in connection with this agreement or the performance thereof, whether consisting of confidential and proprietary data or not, whose disclosure to or use by third parties may be damaging or cause loss to IIMK will all times be held by it in strictest confidence and it shall not make use thereof other than for the performance of this agreement and to release it only to employees requiring such information, and not to release or disclose it to any other party. The BIDDER agrees to take appropriate action with respect to its employees to ensure that the obligations of non-use and non-disclosure of confidential information under this agreement are fully satisfied. In the event of any loss to the IIMK in divulging the information by the employees of the BIDDER, IIMK shall be indemnified. The BIDDER agrees to maintain the confidentiality of the IIMK's information after the termination of the agreement also.
  - (b) The PARTY/IIMK will treat as confidential all data and information about the BIDDER/IIMK/ Contract, obtained in the execution of this EoI including any business, technical or financial information, in strict confidence and will not reveal such information to any other party.
2. **Force Majeure.** Neither party will be liable in respect of failure to fulfil its obligation, if the said failure is entirely due to Acts of God, Governmental restrictions or instructions, natural calamities or catastrophe, epidemics or disturbance in the country. The party affected by an event of Force Majeure will immediately notify to the other party about its inability to fulfil its contractual obligation resulting from such Force Majeure Act. It should similarly notify to the other party on cessation of disability arising from such event.
  3. **Exit Clause.** IIMK reserves the right to exit from the agreement at any point in time on account of unsatisfactory performance from the vendor by giving three months' notice.
  4. **Non-Disclosure Agreement.** Along with MoU vendor shall sign a Non-Disclosure agreement with IIMK.
  5. IIM Kozhikode reserves the right to accept or reject any or all EOIs without assigning any reason.

6. IIMK may, at its discretion, also seek proposals from other government entities, public sector undertakings, or private parties beyond those who respond to this EOI.
7. The Institute reserves the right to negotiate with shortlisted bidders for the most suitable terms.
8. This EOI does not constitute an offer; it is issued for information-gathering and preliminary evaluation purposes.
9. Any disputes will fall under the jurisdiction of the courts in Kozhikode/Kochi, Kerala.
10. Undertaking. Bidder is required to submit an undertaking accepting all terms & conditions stipulated from para 1 to 9 above.

11. **General Instructions for Submission of EoIs**

- (a) EoIs not properly filled, mutilated, with incorrect calculations or generally not complying with the conditions are liable to be rejected.
- (b) Each page of the EoI should be serially numbered and signed. The covering letter should clearly specify the total number of pages in the EoI submitted by the party/developer.
- (c) EoI is to be signed by the authorized signatory. Unsigned EoIs will summarily be rejected and no correspondence shall be entertained.
- (d) The EoI shall remain valid for acceptance for a period of **180 days** from the date of opening of EoI.
- (e) No alternations in EoI document shall be made by the Bidder and if any such alteration is made, the EoI is liable to be rejected.
- (f) The acceptance of EoI will rest with the Institute, which does not bind itself to accept the lowest EoI and reserve to itself the authority to reject any or all of the EoIs received, without assigning any reasons.
- (g) The EoIs submitted shall clearly indicate the name of the firm/person in whose favour the final order is to be placed. Any request made after submitting the EoI for changing the name of the firm in whose favour the purchase order is to be placed shall not ordinarily be entertained.
- (h) If the Bidder suggests any other alternative (option), this shall be separately mentioned and deviation from our specifications indicated clearly.
- (i) IIMK reserves the right to alter and revise the technical specifications or the required quantity of the items at any point of time. In case of such alteration, the parties/developers shall be duly notified.
- (j) Bidders are to abide by all the Terms and Conditions detailed above. In case these terms and conditions are not acceptable to any Bidder, he/she should clearly specify the deviations in his/her EoI. IIMK reserves the right to accept or to reject them.

(k) The EoIs along with all necessary documents in sealed envelopes should be sent to the following address, super scribing EoI number. Alternatively, the vendors can directly drop the EoI in the Box, entitled **General Administration** kept near Reception Counter in Administrative Block.

(l) The EoIs will be addressed to: -

**Chief Administrative Officer  
Indian Institute of Management Kozhikode,  
IIMK Campus P.O., Kunnamangalam  
Kozhikode – 673 570, Kerala.**

(m) IIMK is not liable for non-receipt of the EoI forms in time due to postal delays or any other reasons. EoI documents received after the last date and time for receiving EoIs will be summarily rejected and no correspondence shall be entertained.

**-Sd/-**

**(Aju John Varghese)  
Chief Administrative Officer**

**25.11.2025**



**Annexure-I**

**PROFILE OF PARTY/DEVELOPERs**

- A. Name of the Individual/Proprietor /Firm :
- B. Registered Offices and branches (if any) :
- C. Type (*Individual, Proprietorship, partnership, LLP, Private: Sector Company or Public Sector Company*)
- D. Registration details (Attach proof) :
- E. Experience in years (Attach proof) :
- F. GST Registration with Proof/copy attached :
- G. PAN No (copy to be attached)
- H. Contact Person:

Name, Appointment:  
Landline and Mobile Number:  
Email Id:

*Seal*

*Name, designation and signature*

*Date*

Note:

1. *Details as indicated may please be amplified*
2. *Clarifications on above aspects, if required may be called for, post opening of EoIs.*