City Profiling

Thiruvananthapuram

Presented by: Colliers India

Presented to: Technopark

Final Report – September 2025

Colliers

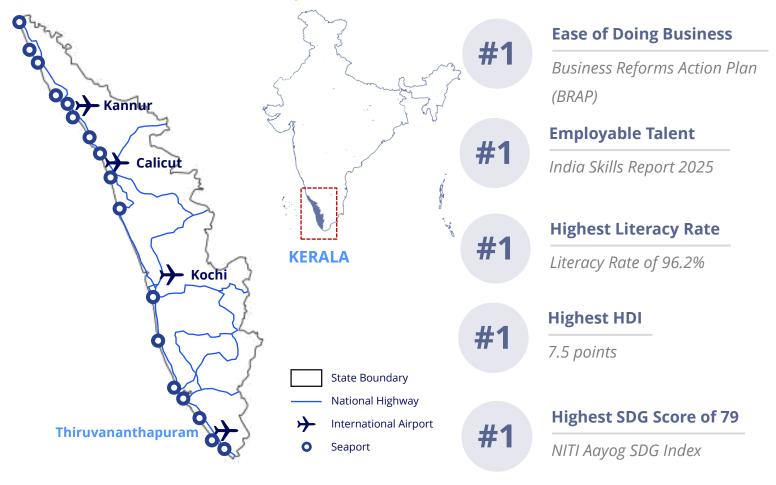Accelerating success.

Table of Content

01

Kerala: An Investment Destination

Kerala Overview

Kerala is emerging as a strong investment destination backed by progressive policies, good governance, and a skilled talent pool. The state consistently ranks at the top across key indicators such as literacy, human development, digital education, and employability—making it one of the most attractive markets for future-ready investments.

KERALA

Kannur
Calicut
Kochi
Thiruvananthapuram

State Boundary
National Highway
International Airport
Seaport

#1 Ease of Doing Business
Business Reforms Action Plan (BRAP)

#1 Employable Talent
India Skills Report 2025

#1 Highest Literacy Rate
Literacy Rate of 96.2%

#1 Highest HDI
7.5 points

#1 Highest SDG Score of 79
NITI Aayog SDG Index

#3 Preferred State to Work
India Skills Report 2025

#1 Digital State in Education
Draft Kerala IT Policy

#1 1st in Asia & 4th globally in 'Affordable Talent'
Global Startup Ecosystem Report 2022

#1 Best Performing State in Tourism
Department of Tourism

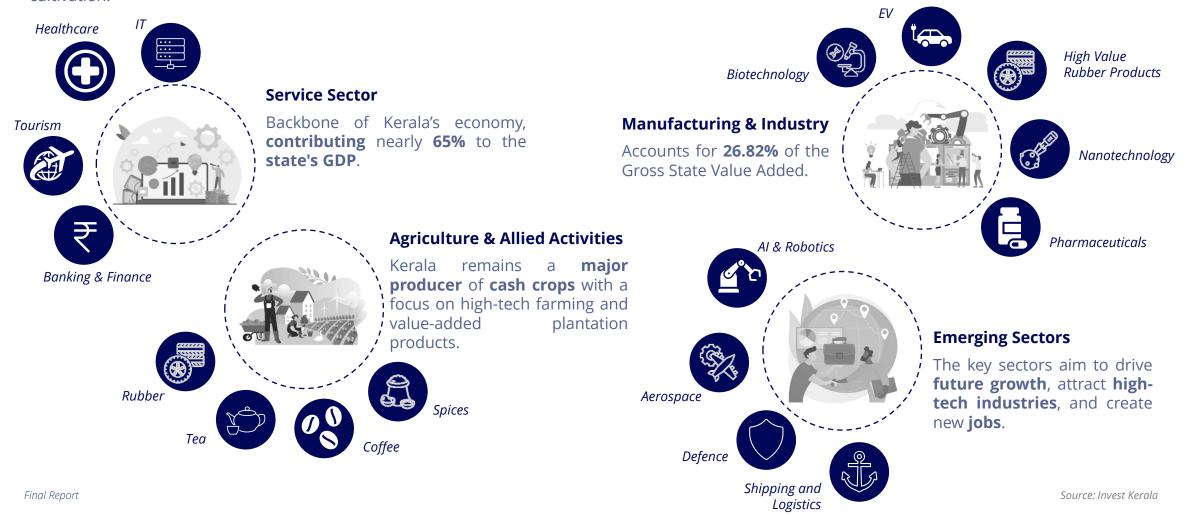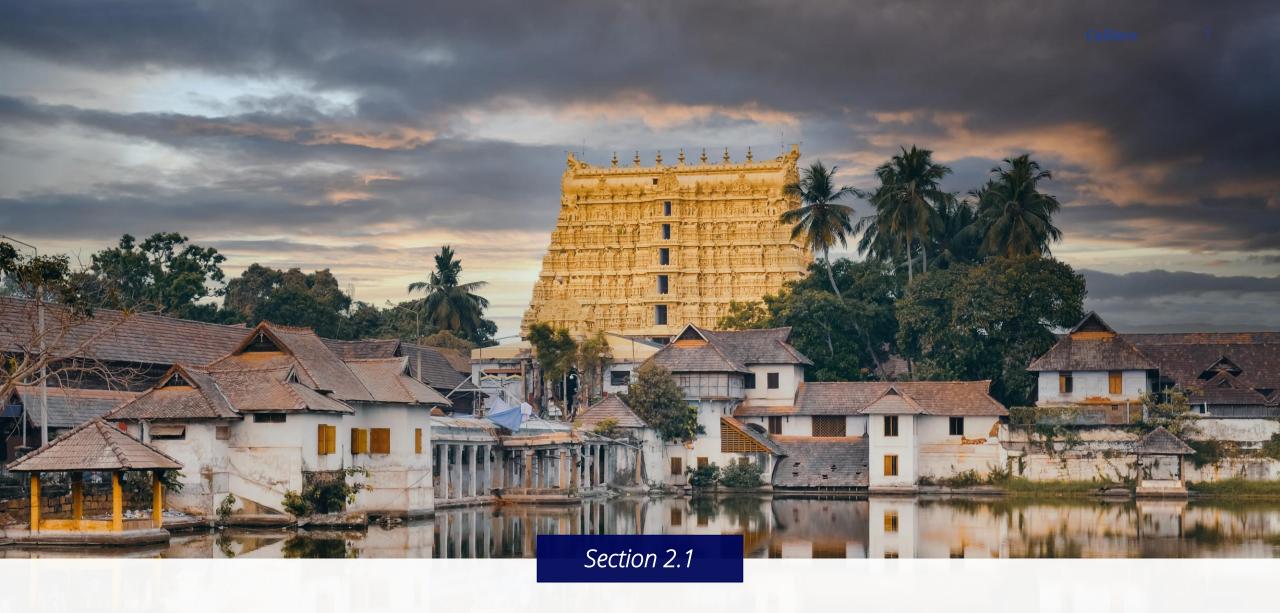**#1 Fully Digital Banking State**
Announced by Chief Minister
Three Digital India Awards :
(Silver – Ksheerashree Portal, Gold – District Administration of Kottayam, Platinum – Digital Workforce Management System)

Kerala is currently formulating dedicated policies on AI and Global Capability Centres (GCCs), underscoring its commitment to fostering innovation and digital transformation.
Final Report

Kerala Economic Drivers & Focus Sectors

Kerala is one of India's leading producers of pepper and rubber, underscoring its strength in agriculture. Thiruvananthapuram and Kochi have evolved into prominent IT hubs, complementing major technology centers like Bengaluru, Chennai, and Hyderabad in South India. With a 580 km coastline and an extensive network of inland water bodies, the state offers immense potential for marine and inland fisheries, cementing its position as a leader in fish cultivation.

Healthcare

IT

EV

Biotechnology

High Value Rubber Products

Tourism

Service Sector

Backbone of Kerala's economy, **contributing** nearly **65%** to the **state's GDP**.

Manufacturing & Industry

Accounts for **26.82%** of the Gross State Value Added.

Nanotechnology

Banking & Finance

Pharmaceuticals

Agriculture & Allied Activities

Kerala remains a **major producer** of **cash crops** with a focus on high-tech farming and value-added plantation products.

AI & Robotics

Emerging Sectors

The key sectors aim to drive **future growth**, attract **high-tech industries**, and create new **jobs**.

Aerospace

Rubber

Spices

Tea

Coffee

Defence

Shipping and Logistics

Source: Invest Kerala

02

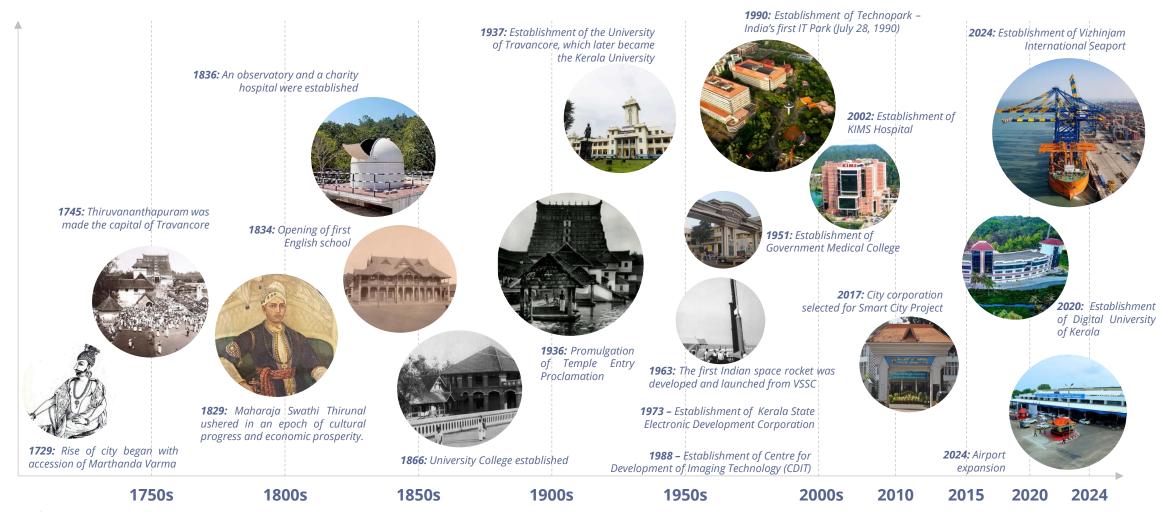# Thiruvananthapuram

Section 2.1

Thiruvananthapuram: History & Heritage

History of TVM

Thiruvananthapuram has evolved from being the capital of the princely state of Travancore in the 18th century to becoming a dynamic political, cultural, and IT hub of Kerala, attracting attention from across the country and around the world.

1990: Establishment of Technopark – India's first IT Park (July 28, 1990)

2024: Establishment of Vizhinjam International Seaport

1937: Establishment of the University of Travancore, which later became the Kerala University

1836: An observatory and a charity hospital were established

2002: Establishment of KIMS Hospital

1745: Thiruvananthapuram was made the capital of Travancore

1834: Opening of first English school

1951: Establishment of Government Medical College

2017: City corporation selected for Smart City Project

1936: Promulgation of Temple Entry Proclamation

1963: The first Indian space rocket was developed and launched from VSSC

2020: Establishment of Digital University of Kerala

1729: Rise of city began with accession of Marthanda Varma

1829: Maharaja Swathi Thirunal ushered in an epoch of cultural progress and economic prosperity.

1973 – Establishment of Kerala State Electronic Development Corporation

1866: University College established

1988 – Establishment of Centre for Development of Imaging Technology (CDIT)

2024: Airport expansion

| 1750s | 1800s | 1850s | 1900s | 1950s | 2000s | 2010 | 2015 | 2020 | 2024 |

Source: Census, TP Dept Kerala

A City with Unexplored Potential

"Thiruvananthapuram, a hidden gem where the fusion of natural beauty, cultural heritage, and a thriving IT industry creates unparalleled opportunities for growth and innovation."

IT Ecosystem

Diverse Landscape

Tourism

Events

Heritage & Culture

Heritage and Culture

Heritage

Manuscript

Craft

Cultural Dance

" *Thiruvananthapuram is renowned for fostering crafts, music and art.* "

Craft

Music

Architecture

" *The city is home to a prominent pilgrimage center and* **World's Richest Temple**, *Sree Padmanabhaswamy Temple.*
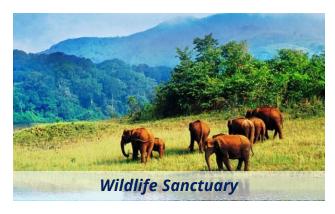
Diverse Landscape

" *Thiruvananthapuram boasts forest trails and wildlife sanctuaries for adventure enthusiasts.* "

Wildlife Sanctuary

Beach

Ranges

Cliff

Lake

Black Sand Beach

" *The city is blessed with a* **Distinctive Landscape Blend**, *ranging from beaches, lakes, forests to Western Ghats ranges, providing a* **Holistic Experience.** "

Tourism
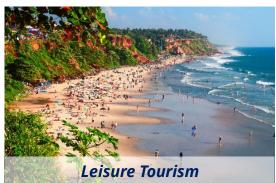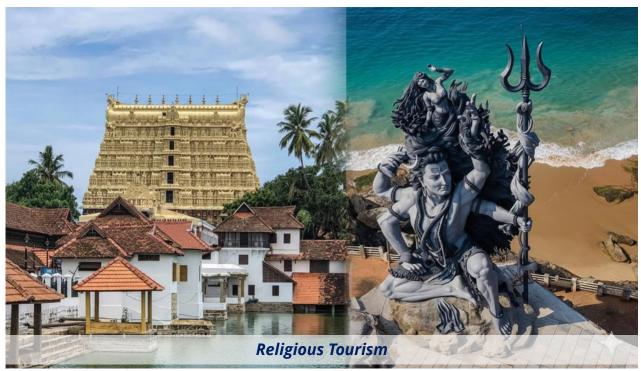
> *Thiruvananthapuram offers an encompassing experience with a range of tourists, rendering it one of the top visited cities.*

Business Tourism

Festivals

Leisure Tourism

Medical Tourism

Heritage Tourism

Religious Tourism
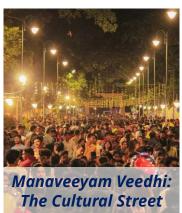
> *The city is a **Top Destination** for domestic and foreign tourists for Religious and Medical Tourism.*

Events

Soorya Festival

Manaveeyam Veedhi: The Cultural Street

WoW WEEK — WORLD OF WOMEN WEEK — 5-10 MAR 2024

GET READY FOR HUDDLE GLOBAL 2025 — INDIA'S PREMIER BEACHSIDE STARTUP FESTIVAL — 11, 12, 13 DECEMBER 2025 | THE LEELA RAVIZ, KOVALAM, TRIVANDRUM, KERALA | GRAB YOUR PASS NOW! — www.huddleglobal.co.in

" The companies in Thiruvananthapuram organise various **Upskill Programs** and **Competitions** for students and prospective employees. "

Candlelight Event

" The city provides an **Immersive Experience** by anchoring programs pertaining to the art of music, dance and crafts on National and International levels. "

Section 2.2

City Milestones: Legacy & Vision

Achievements – Science, Education, Healthcare & Culture

Education and Innovation

- IIST: Asia's first Space University
- DuK - India's first Digital University
- India's first Digital Science Park
- CET - First Engineering College in Kerala

Scientific Milestones

- Thumba: India's first sounding rocket launch
- Kerala's first astronomical observatory : Trivandrum Observatory

Public Infrastructure

- State Central Library: India's first public library
- Technopark: India's first IT park

Healthcare Leadership

- RCC: Asia's leading cancer center
- SCTIMST: India's first artificial heart valve
- Kerala's first Govt Medical College
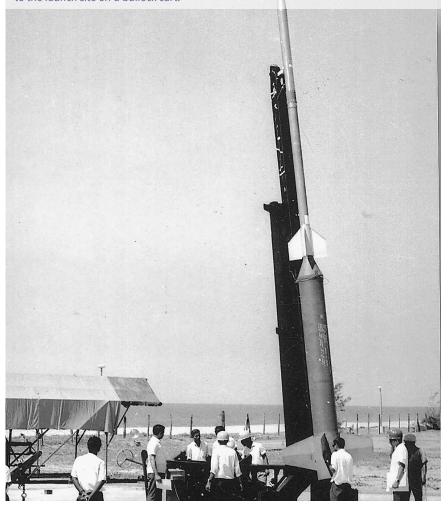- KIMS - India's first NABH + ACHSI accredited hospital

Cultural Distinction

- Sree Padmanabhaswamy Temple: a prominent pilgrimage center and richest temple
- Attukal Pongala: Largest women gathering (Guinness Record)

Sustainable Recognition

- UN Shanghai Global Award for Sustainable Development

India's spaceward odyssey began on November 21, 1963, with the launch of the US Nike Apache sounding rocket from Thumba, near Thiruvananthapuram. The rocket was taken to the launch site on a bullock cart.

Source: ISRO, Govt of Kerala, State Central Library, Shanghai Award, Guinness World Records

Final Report

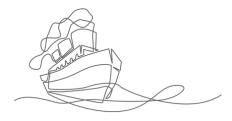# Strategic Achievements – Infrastructure, Economy & Connectivity

Technology & Talent

- State Capital & Technology Hub contributing 55% of Kerala's software exports
- 550+ tech companies, 20+ GCCs
- ~55,000 employed in tech sector, ~20,000 graduates annually

Port Infrastructure

- Vizhinjam International Seaport: India's first deepwater transshipment port (20m draft)

Air Connectivity

- 23 international routes across 11 countries via Trivandrum International Airport

Cost Advantage

- 25% lower cost of living than Tier-1 cities
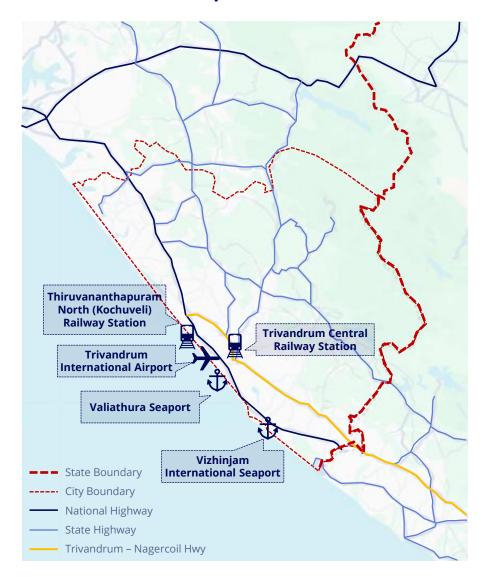- Lower office rentals & operational costs

Vizhinjam International Seaport is a significant milestone is he history of Thiruvananthapuram. The seaport is a mere 10 nautical miles away form the international ship route. The location provides a natural deep draft which is essential for a deepwater transshipment port.

Section 2.3

City Overview

Thiruvananthapuram Overview

Thiruvananthapuram North (Kochuveli) Railway Station

Trivandrum International Airport

Valiathura Seaport

Vizhinjam International Seaport

Trivandrum Central Railway Station

- - - State Boundary
······ City Boundary
— National Highway
— State Highway
— Trivandrum – Nagercoil Hwy

Trivandrum (Thiruvananthapuram), the **capital of Kerala**, plays a **key role** in the **state's economy** due to its **strategic location** and **diverse infrastructure**.

43.75 lakh	**95.1%**	**INR 1.4 lakh**
City Population (2025)	Literacy Rate	Per Capita GDP of District

207	**37.3%**
Consumer Price Index	Workforce Participation Rate

Key Economic Drivers

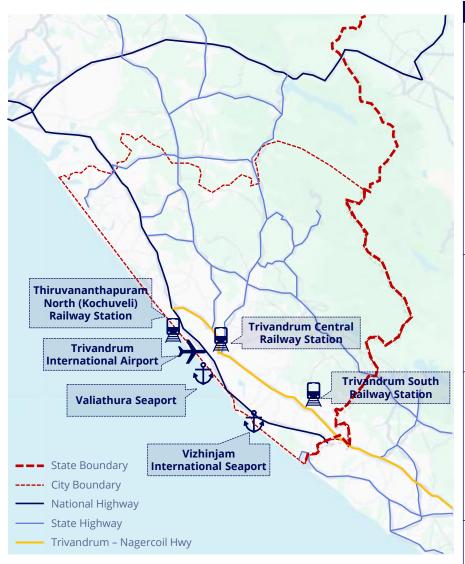*Information Technology*   *Healthcare & Ayurveda*   *Education*   *Tourism*   *Agriculture*

With its strong presence in IT, tourism, research, and healthcare, the city **significantly boosts** Kerala's **employment**, **innovation**, and **investment**, **reinforcing** its **importance** in the state's overall **economic growth**.

Source: Census, TP Dept Kerala, Ecostat – Govt of Kerala

Mobility Corridor

Thiruvananthapuram North (Kochuveli) Railway Station

Trivandrum Central Railway Station

Trivandrum International Airport

Trivandrum South Railway Station

Valiathura Seaport

Vizhinjam International Seaport

- - - State Boundary
- - - City Boundary
——— National Highway
——— State Highway
——— Trivandrum – Nagercoil Hwy

Final Report

Connectivity	Details

Road Network	• **Nearby major cities and towns**
	  ○ Kovalam – 20 km ○ Alappuzha – 154 km
	  ○ Varkala – 41 km ○ Tirunelveli – 158 km
	  ○ Kollam – 64 km ○ Kochi – 207 km
	  ○ Nagercoil – 70 km ○ Madurai – 264 km
	  ○ Kanniyakumari – 91 km ○ Thrissur – 278 km
	  ○ Kottayam – 147 km
	
	• The city is well connected to nearby cities through a robust road network
	• The Municipal Corporation is actively implementing multiple road-widening and flyover projects to improve urban mobility

Railways	• The city has 3 railway stations – Trivandrum Central Railway Station , Thiruvananthapuram North (Kochuveli) Railway Station and Thiruvananthapuram South railway Station (Nemom). • High Speed Rail Corridor – Silver Line *(Proposed)* from Thiruvananthapuram to Kasaragod, designed to cut down travel time to less than 4 hours.

Air Connectivity	• The city has Trivandrum International Airport which is currently being expanded. Major connections from Thiruvananthapuram are:-
	  ○ Bengaluru ○ Dubai ○ Singapore
	  ○ Hyderabad ○ Abu Dhabi ○ Malaysia
	  ○ Chennai ○ Oman ○ Bahrain
	  ○ Mumbai ○ Saudi Arabia ○ Sri Lanka
	  ○ Delhi ○ Kuwait ○ Maldives

Waterways	• Thiruvananthapuram hosts an international seaport at Vizhinjam, located just 10 nautical miles from the international shipping route • Inland Waterways – The West Coast Canal (National Waterway 3), spanning 610 km from Kovalam to Bekal, along with the Thiruvananthapuram–Shoranur Canal (an ongoing project), aims to enhance navigation and promote tourism in the region

Infrastructure Appraisal

#	Development	Status	Impact on City
1	**Adani Vizhinjam Port** India's first mega transshipment container terminal	*Operational*	The shipping route will connect Europe, Persian Gulf and the Far East
2	**Vande Bharat Express Train** – · – Connects Thiruvananthapuram to Kasaragod and Mangalore	*Operational*	Reduced travel time from Thiruvananthapuram to Kochi to 3 hours
3	**Space Park**	*Operational*	Attract global investments
4	**International Stadium**	*Operational*	Positioning the region as a premier destination for sports tourism.
5	**Floating Sea Bridge** Operational in Varkala; more bridges proposed	*Operational*	Boosting tourism and water sports
6	**Kerala Coastal Highway** 625 km long highway, to be completed by 2026	*Under construction*	The project will improve connectivity between the coastal regions of the state and significantly boost tourism
7	**Metro Project** 21.8 km and 19 stations	*Construction to start*	The project will enhance connectivity across major IT and infrastructure hubs, while also driving an increase in property values
8	**Mumbai-Kanyakumari Economic Corridor** ―――	*Under construction*	Project will facilitate the connection of diverse economic entities
9	**Outer Ring Road** – – – Part of economic corridor	*Under construction*	Project will facilitate the connection of diverse economic entities
10	**Anantha Project - Airport Terminal 2** 12 Mn passenger capacity	*Under construction*	The project will accommodate the growing influx of passengers into the city

Legend:
- – – – State Boundary
- ····· City Boundary
- —— National Highway
- —— State Highway
- —— Trivandrum – Nagercoil Hwy

Infrastructure Appraisal

State Boundary
City Boundary
National Highway
State Highway
Trivandrum – Nagercoil Hwy

The extent of infrastructural development will improve connectivity, stimulate the regional economy, and lay the foundation for growth and future investments.

#	Development	Status	Impact on City
11	**Outer Area Growth Corridor** Connecting Vizhinjam & Navaikulam, focus on Neopolis in Technopark Phase IV	*Approved*	Project will enhance the economic growth
12	**High Speed Corridor** 205 km, connects Thiruvananthapuram & Angamaly	*Approved*	The project will enhance connectivity between key locations and cities across the state.
13	**International Convention Center**	*Approved*	It will boost corporate tourism catering increased MICE demand
14	**Emerging Technology Hub & Kerala Defence Innovation Zone**	*Approved*	Strategic innovation hub, attracting high-tech investments and boosting local employment
15	**KRCL Project** 10.7 km, connecting Deepwater Seaport to railway network	*MOU*	It will facilitate & expedite the transportation
16	**Health Tourism Hub** To be developed in 4.01 sq km	*Proposed*	Project will boost economy through tourism
17	**Logistics & Industrial Hub** To be developed in 6.2 sq km	*Proposed*	Project will enhance economy through this sector
18	**IT Corridor expansion** Connecting Technopark Phase III and Kollam	*Proposed*	Enhance development and improve the economic growth

ESG Aspects of the city

The Environmental, Social, and Governance (ESG) initiatives in Thiruvananthapuram :

Environmental	Social	Governance

Environmental

- **Carbon Emissions Reduction:** Expansion of electric mobility (115 e-buses, 100 e-autos), LED streetlight conversion, and solarized public buildings (17,000 kW).

- **Waste Management:** Segregation at source, decentralized composting units, plastic bans, and scientific landfill remediation.

- **Water Resource Management:** Rainwater harvesting in public buildings, rejuvenation of canals & ponds, wastewater recycling in select zones.

- **Climate Preparedness:** Flood-mitigation infrastructure, coastal erosion protection, and urban cooling through 453 green islets (Pachathuruthu Project).

- **Air Quality Improvement:** Continuous monitoring stations; promotion of non-motorized transport (NMT lanes, cycling tracks).

Social

- **Access to Basic Services:** Improved public healthcare facilities, mobile health units, and universal primary education coverage.

- **Affordable Urban Mobility:** Electrified public transport for low-income commuters, last-mile connectivity via e-autos.

- **Social Inclusion & Culture:** Revitalized cultural spaces like Manaveeyam Street; accessible infrastructure for differently-abled.

- **Safety & Livability:** Expansion of CCTV-enabled surveillance, women-only transport options, and disaster resilience awareness campaigns.

- **Community Engagement**: Art & cultural festivals, neighbourhood committees, participatory design of public spaces.

- **Housing & Livelihood:** Affordable housing schemes, livelihood programs for informal sector workers.

Governance

- **Integrated Command & Control Centre (ICCC):** Central hub for real-time civic monitoring—traffic, waste, water, streetlights, and disaster response.

- **Smart City Infrastructure:** ₹980 cr projects including smart roads with ducts, multi-level parking, market redevelopment, and Wi-Fi-enabled public spaces.

- **Urban Planning:** GIS-based master planning with zoning enforcement and transport-oriented development in core city areas.

- **Public Participation:** Ward sabhas, Haritha Karma Sena involvement, and participatory projects like Chalai Heritage Street and Manaveeyam Cultural Street.

- **Digital Governance:** Online tax payments (Sanchaya), e-tendering, grievance redressal apps, and ICCC open dashboards for transparency.

Source: Secondary Research

Final Report

"Thiruvananthapuram, known for its top-tier educational institutions and high human development index, is a fast-growing city poised for future development and major investments."

Section 2.4

Economic Drivers of the City

Thiruvananthapuram: Micro-Economics

#3

Employable Talent

India Skills Report 2024

#4

Preferred City to Work

India Skills Report 2024

686

Global Cities Index

Oxford Economics

437

Economics Index

Oxford Economics

3 Institutes
In Top 50 NIRF Ranking
(IIST, Kerala University, SCTIMST)

0 – 100
AQI Range Throughout Year

#6
Computer Skills

#3
City for Tourism in Kerala

Thiruvananthapuram, the capital of Kerala, offers a compelling blend of tradition and modernity with diverse investment opportunities across sectors.

Technology & Innovation: Home to Technopark, one of India's leading IT parks, the city is a thriving base for software development, startups, and IT-enabled services. It was recently recognised by BCI Global as one of 24 'out-of-the-box' emerging tech hubs worldwide.

Tourism & Hospitality: The district's rich cultural heritage and natural beauty create strong potential for eco-friendly and heritage-based hospitality ventures.

Sustainability: Kerala's focus on green growth opens avenues for investments in renewable energy and sustainable infrastructure.

Education & Skilling: With a concentration of renowned institutions, the city presents opportunities in schools, higher education, and skill development sectors.

Connectivity & Trade: Its strategic coastal location and the upcoming Vizhinjam International Seaport position Thiruvananthapuram as a gateway to global trade and logistics.

Source: IIST, NIRF, India Skills Report 2024, Oxford Economics

Real Estate Overview

Residential

85+

Projects Launched between 2021 & 2024

~7,000

Units Launched between 2021 & 2024

~45%

Growth in units launched in 2021-24

~2,500

Units Launched between 2022 & 2024

Rates (INR/sqft) in Thiruvananthapuram

Localities	Rate	Localities	Rate
Pangappara	4,200	Kazhakootam	5,600
Ambalamukku	4,300	Peroorkada	5,700
Menamkulam	4,700	Pattom	6,000
Karyavattom	5,000	Kowdiar	6,700
Mannanthala	5,300	Sasthamangalam	6,800
Nalanchira	5,400	Kumarapuram	7,000
Vazhuthacaud	5,400	Aakkulam	7,200

NOTE: The rates for properties are average rates

Commercial

Major Grade A supply in commercial sector infused by Technopark.

Key Details of Technopark

768.63 acres

Total Land Area

12.72 Mn

Built-up Area

500

Companies

3 lakhs

Employees

Top Companies in the City

Allianz ⑪ tcs TATA CONSULTANCY SERVICES EY

U·ST HCLTech Infosys

accenture > TATA ELXSI

Retail

4

Major Malls

3

Major High Streets

INR **150 – 250** / sqft

Average Rental Range for Organised Retail

Rental Rates (INR/sqft) in Organised Retail

Name	Launch Year	Area (sqft)
Lulu Mall	2021	20,00,000
Mall of Travancore	2018	6,50,000
Centro Mall	2018	1,00,000
Taurus Zentrum	Under construction	12,00,000
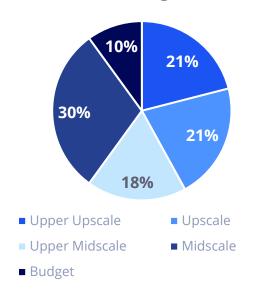
Top Localities for Retail

- MG Road
- Pattom
- Thiruvananthapuram Bypass
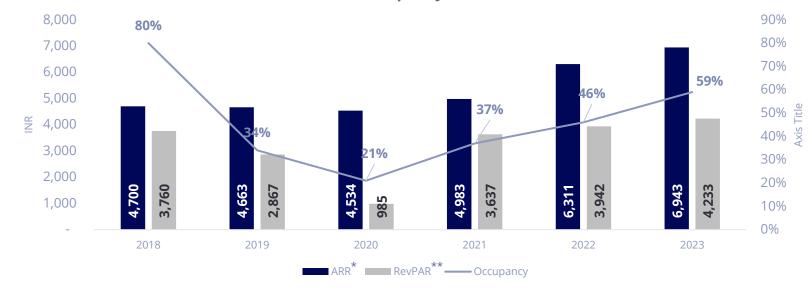- Palayam
- Chalai
- East Fort

Delivering a 30–50% cost differential across real estate and ancillary sectors, the city emerges as a prime location for capital-efficient investments.

Hospitality Overview

Hotel Market Segmentation

Pie chart legend:
- Upper Upscale — 21%
- Upscale — 21%
- Upper Midscale — 18%
- Midscale — 30%
- Budget — 10%

ARR, RevPAR and Occupancy Level over the Years

Year	ARR*	RevPAR**	Occupancy
2018	4,700	3,760	80%
2019	4,663	2,867	34%
2020	4,534	985	21%
2021	4,983	3,637	37%
2022	6,311	3,942	46%
2023	6,943	4,233	59%

Legend: ARR* · RevPAR** · Occupancy

Top Hotels in the City

148 Keys	132 Keys	108 Keys	132 Keys	188 Keys
O by Tamara (Dec 2019)	Hyatt Regency (Nov 2022)	Vivanta (Apr 2021)	Hilton Garden (Dec 2013)	Leela Ravis Kovalam (1932)

Majority of the supply of keys in the market is commanded by midscale hotel segment followed by upper upscale and upscale hotels. The ARR has increased with a CAGR of 7% from 2018 to 2023 indicating a healthy revival and growth.

Source: Secondary Research
Note: * ARR – Average Room Rate , **RevPAR - Revenue Per Available Room

Education Scenario

With highest literacy rate in the state of Kerala, Thiruvananthapuram is a one stop destination that satisfies one's academic needs with the presence of premier institutions, from kindergarten to research level.

Schools

80+	**15+**	**50+**	**5**
CBSE Schools	ICSE Schools	Government Schools	International Schools

Colleges

70+	**5**
Private Institutes	Government Institutes

Additional Facilities and Activities

Atal Tinkering Lab

NITI Aayog initiative for various schools, equipping with 3D printers, robotics and electronic developmental tools

Ancillary Services

Karyavattom Sports Hub, LNCPE and Musical Academy, Central Library

Top Institutes in the City

Schools	Specialisation Institutes
• Kendriya Vidyalaya SAP	• Indian Institute of Space Science and Technology (IIST)
• Army Public School	• Indian Institute of Science Education and Research (IISER)
• Sainik School Kazhakootam	• National Institute of Speech and Hearing
• Trivandrum International School	• Sree Chitra Thirunal Institute for Medical Sciences & Technology (SCTIMST)
• St Thomas School	• National Institute of Interdisciplinary Science and Technology, Thiruvananthapuram
	• RCC

Prominent Locations for the Sector

Vithura

Chalakkuzhi

Nalachira

Pattom

Kochuveli

- - - State Boundary
- - - City Boundary
——— National Highway
——— State Highway
——— Trivandrum – Nagercoil Hwy

With top institutes of national importance in the sectors of research, management, business and healthcare along with high literacy rate, Thiruvananthapuram has emerged as an education hub.

Source: Directorate Of Higher Secondary Education, Thiruvananthapuram Municipal Corporation

Talent Profiling

Trivandrum boasts a strong talent pool, with approximately 19,650 graduates annually in different streams like Science, Commerce and Arts. More than **30% of the workforce is absorbed by leading IT firms**, benefiting from the presence of reputed universities producing highly skilled professionals. The upcoming Kerala IT Policy further enhances career opportunities in the city, attracting top-tier companies, reinforcing Trivandrum's position as an emerging IT hub.
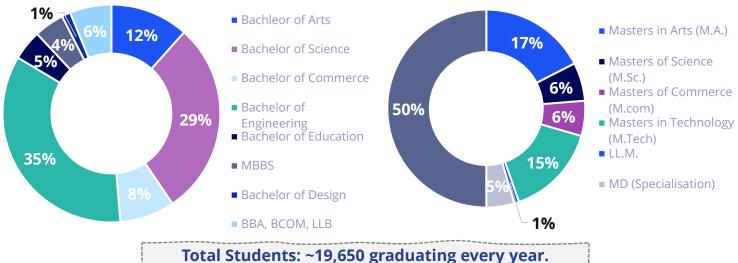
Economic Contribution by Sectoral Influence

Institutes and Local companies
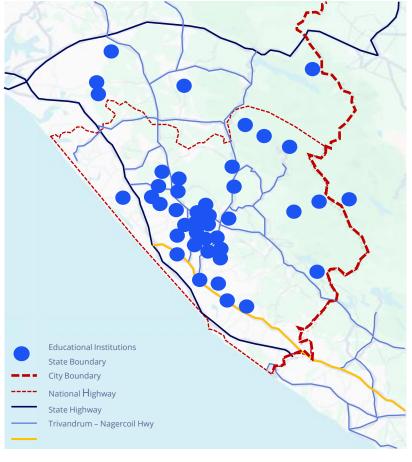
IT Sectors and manufacturing

Technology and BFSI

Prominent institutes in the city

Programme-Wise Students Enrolment (UG)

- 12%
- 29%
- 8%
- 35%
- 5%
- 4%
- 1%
- 6%

■ Bachleor of Arts
■ Bachelor of Science
■ Bachelor of Commerce
■ Bachelor of Engineering
■ Bachelor of Education
■ MBBS
■ Bachelor of Design
■ BBA, BCOM, LLB

Programme-Wise Students Enrolment (PG)

- 17%
- 6%
- 6%
- 15%
- 5%
- 1%
- 50%

■ Masters in Arts (M.A.)
■ Masters of Science (M.Sc.)
■ Masters of Commerce (M.com)
■ Masters in Technology (M.Tech)
■ LL.M.
■ MD (Specialisation)

Total Students: ~19,650 graduating every year.

Map legend:
- ● Educational Institutions
- State Boundary
- ---- City Boundary
- ---- National Highway
- —— State Highway
- —— Trivandrum – Nagercoil Hwy

Source: Secondary Research

Healthcare Overview

Thiruvananthapuram has a robust public healthcare system, with institutions offering comprehensive medical services and earning recognition for their research and specialized care.

11,500 +	**10**	**16**	**5,000+**	**6,000+**
Total Number of Beds	Government Institutes	Private Institutes	Beds in Government Institutes	Beds in Private Institutes

Medical Tourism

Thiruvananthapuram is one of Kerala's most sought-after medical tourism destinations, offering a blend of advanced cancer care facilities and renowned Ayurvedic treatment centers.

Key Healthcare Institutes

Prominent Locations for the Sector

Kazhakkoottam

Balaramapuram, Pallichal, Kalliyoor, Neyyattinkara

Chalakkuzhi, Anayara, Pattom, Kuravankonam

- - - State Boundary
- - - City Boundary
— National Highway
— State Highway
— Trivandrum – Nagercoil Hwy

Regional Cancer Centre

Medical College

KIMS Hospital

Sree Chitra Thirunal Institute for Medical Sciences & Technology

The sector primarily serves the local population, but Thiruvananthapuram is also a preferred destination for both national and international travelers. The healthcare industry accounts for approximately 5% of the total visitors to the city.

Source: Secondary Research

IT Scenario

Thiruvananthapuram serves as the capital of the state and is recognized as a technology hub. The IT sector in the city experienced significant growth following the establishment of the primary STPI center in the capital and the launch of Technopark.

Technopark

- Technopark, the state-of-the-art IT park located in Thiruvananthapuram, was founded in July 1990 by the Government of Kerala.
- It is one of the largest in Asia and the first and most environmentally friendly technology parks in the country based on its developed area.
- Technopark plays the role of an ecosystem enabler.

Software Technology Parks of India (STPI)

- STPI, an independent organization under the Ministry of Electronics and Information Technology, Government of India, was established with a specific aim to enhance software exports from the nation.
- STPI-Thiruvananthapuram, one of the 11 STPI regions, has its primary center located in Thiruvananthapuram and was founded in 1992. In the fiscal year 2024-25, the units within the STPI-Thiruvananthapuram jurisdiction accounted for software exports amounting to Rs. 14,575 crore.

Top Companies in the City

Key Details of Technopark

768.63 acres
Land Area

12.72 Mn
BUA

500
Companies

3 lakhs
25% Direct & 75% Indirect
Employees

With supportive policies and a strong presence of well-known companies, the city stands out as a preferred location for investment in the IT sector, fostering its growth and development.

Final Report

IT Ecosystem

" The IT ecosystem of Thiruvananthapuram is a vibrant and dynamic hub for **Technology and Innovation.** "

" The IT ecosystem, anchored by Technopark, houses over 500 companies and promotes **Sustainable Development.** "

Source: Primary Research

Tourism Overview

Thiruvananthapuram District Tourism Statistics

6% CAGR

Tourist Footfall (in lakhs)

Year	Value
2015	21.72
2016	24.14
2017	29.26
2018	30.55
2019	33.49
2020	9.52
2021	12.44
2022	16.85
2023	35.90
2024P	37.96
2025P	40.14

Prominent Tourism Sectors

Leisure
Beaches, museum, natural beauty

Religious
World's Richest Temple and other temples
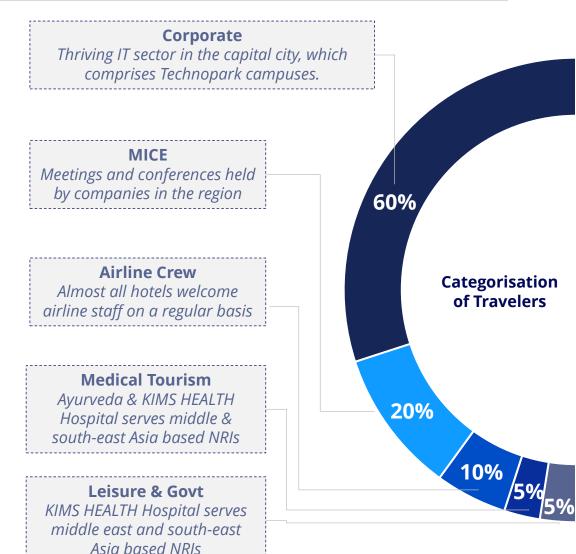
Business
Corporates from IT, MICE events
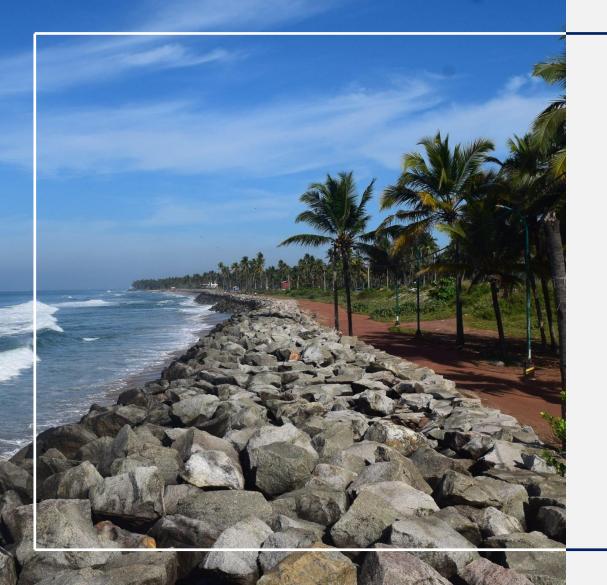
Experiential & Medical
Festivals and ayurvedic treatments
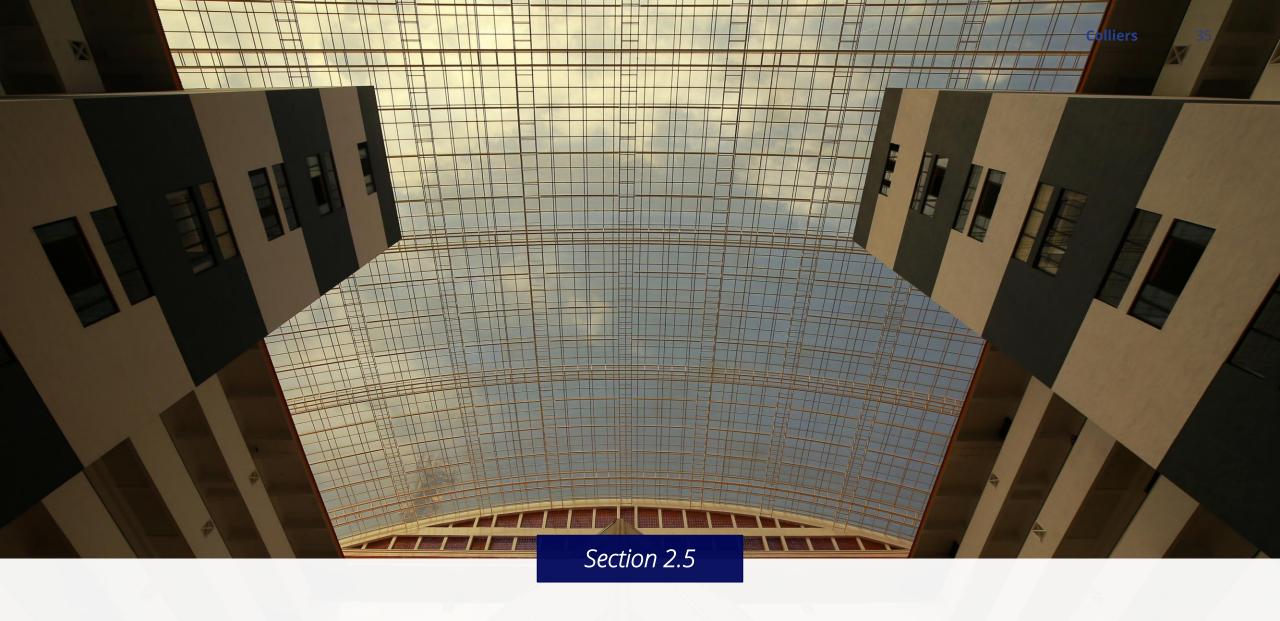
In the last ten years, tourist visits have risen at a compound annual growth rate (CAGR) of 6%, reflecting robust growth. At present, business travelers account for a significant portion of the travel market.

Corporate
Thriving IT sector in the capital city, which comprises Technopark campuses.

MICE
Meetings and conferences held by companies in the region

Airline Crew
Almost all hotels welcome airline staff on a regular basis

Medical Tourism
Ayurveda & KIMS HEALTH Hospital serves middle & south-east Asia based NRIs

Leisure & Govt
KIMS HEALTH Hospital serves middle east and south-east Asia based NRIs

Categorisation of Travelers

60%

20%

10%

5%

5%

Source: Kerala Tourism, Secondary Research

Final Report

" Thiruvananthapuram stands out in the fields of Tourism, Education, Healthcare, and Information Technology. With a strong base in these sectors, the city is poised for considerable growth and advancement.

The real estate market within the city is experiencing an upward trend, especially in the commercial sector, which shows encouraging growth and ample opportunities. "

Section 2.5

Potential Investment Sectors & Clusters

Prominent Investment Sectors in the City

IT
Trivandrum, often referred to as the "Silicon Valley of Kerala," plays a pivotal role in India's IT landscape, contributing significantly to the nation's software exports and fostering innovation through its thriving Technopark and talented workforce.

Semiconductors & Electronics
The city is witnessing growing interest in electronics and semiconductor investments, driven by government-backed initiatives and the availability of a skilled talent pool.
This sector is gaining traction with the potential to support India's electronics manufacturing and design ecosystem.

Education
It is the cornerstone of Kerala's renowned educational system, featuring prestigious institutions like the University of Kerala and Technopark-based research centers, which contribute significantly to India's academic and research excellence.

Healthcare
The city's healthcare system, part of Kerala's acclaimed public health model, is often compared to those in developed nations for its high standards and innovative approaches.

Defence & Aerospace
Trivandrum's Defence and aerospace sector is a critical component of India's strategic capabilities, featuring prominent institutions like the Vikram Sarabhai Space Centre (VSSC), BrahMos Aerospace, Kerala Space Park and Kerala Defence Innovation Zone which drive innovation and technological advancements on a global scale.
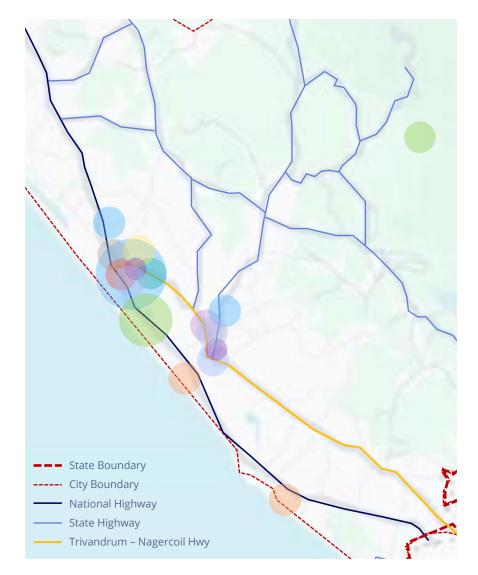
Seaport Activities
The seaport activities, centered around the Vizhinjam International Seaport, play a crucial role in India's maritime trade, offering deep-water transshipment capabilities and strategic access to major global shipping routes.

Imaging & Mapping
This sector encompasses advanced medical imaging (MRI, CT scans), geospatial technologies for urban planning, and the fast-growing AVGC (Animation, Visual Effects, Gaming & Comics) segment, poised to position the city as a creative technology hub.

Source: Secondary Research

Established Clusters in Thiruvananthapuram

State Boundary
City Boundary
National Highway
State Highway
Trivandrum – Nagercoil Hwy

#	Major Cluster	Thiruvananthapuram Leverage
1	Information Technology	• Establishment of STPI and launch of Technopark has boosted and provided base for IT development.
1.1	Fintech	
1.2	Medtech	• The companies are preferring the city for setting up IT & ITES offices.
1.3	Edtech	
1.4	Automotive	• Prominent presence of port activities has encouraged the warehousing & logistics sector in the city.
1.5	Warehousing & Logistics	
1.6	Electronics and Semiconductors	
2	Data Centers	• Reliable power, connectivity, and state policies favor DC infrastructure.
3	R&D (Medical and Defence & Aerospace)	• This cluster is prevalent in medical, Defence and aerospace sectors, all of which have significant presence in the city.
4	Defence & Aerospace	• Presence of institutes like IISER, VSSC, IIST provides a base for prospective establishments and for attracting investments. • LPSUs like BrahMos, ISRO units provide momentum for aerospace growth. • Presence of KSpace and K-DIZ
5	Port Activities	• The location has proximity to international trading routes, putting the city on global radar. • Vizhinjam Seaport connects to global trade routes.

Source: Secondary Research

Potential Investment Sectors & Clusters

IT

- Thiruvananthapuram is an established cluster for IT and related sector.

- The establishment of renowned companies in the city had encouraged the allied companies to set up their units in the city.

- Key Companies : Accenture, Infosys, TCS, EY, UST etc..

- Major Establishments : Technopark, KSUM, ICTAK, Space Park, ICFOSS, KSITM, KSITIL, CDIT.

- Currently, the city hosts IT services for **software** companies, **automotive** companies and other **next gen services**.

Education

- The city has renowned educational institutes along with one of the best R&D centers:

  - Government Medical College

  - Indian Institute of Space Science and Technology

  - Digital University Kerala (DUK)

  - Indian Institute of Science Education and Research (IISER)

  - College of Engineering, Trivandrum

  - University of Kerala

Healthcare

- Thiruvananthapuram has top medical institutes creating an ecosystem.

  - Sree Chitra Thirunal Institute for Medical Sciences and Technology

  - Genome Data Center

  - Rajiv Gandhi Biotech Center

- Based on **firm foundation** and **availability of talent pool**, the sector is now expanding to **R&D**. **Bio Life Sciences Park** is India's first integrated life sciences park.

Source: Secondary Research

Potential Investment Sectors & Clusters

Defence & Aerospace

The city has top establishments for Defence and aerospace sector such as:

- Vikram Sarabhai Space Center (VSSC)
- Indian Institute of Science Education and Research (IISER)
- BrahMos Aerospace
- Indian Institute of Space Science Technology (IIST)
- Liquid Propulsion System Centre (LPSC) at Valiamala
- Pangode Military Station
- Southern Air Command at Akkulam
- BSF Sector Headquarters at Bheemapalli
- India's Maritime Theatre Command (Upcoming)
- Kerala Space Park
- Kerala Defence Innovation Zone (under Emerging Technology Hub of KSUM))
- KELTRON

The presence of these organisations has laid a strong foundation for the growth of several companies specializing in **R & D** in this sector.

Seaport

- Port activity has picked up pace and is anticipated to grow further with the commissioning of **Vizhinjam International Seaport**, India's first deepwater container transshipment port.

- **Allied services** of **operations** in **warehousing and logistics** are anticipated to enter the market of Thiruvananthapuram.

Imaging and Mapping
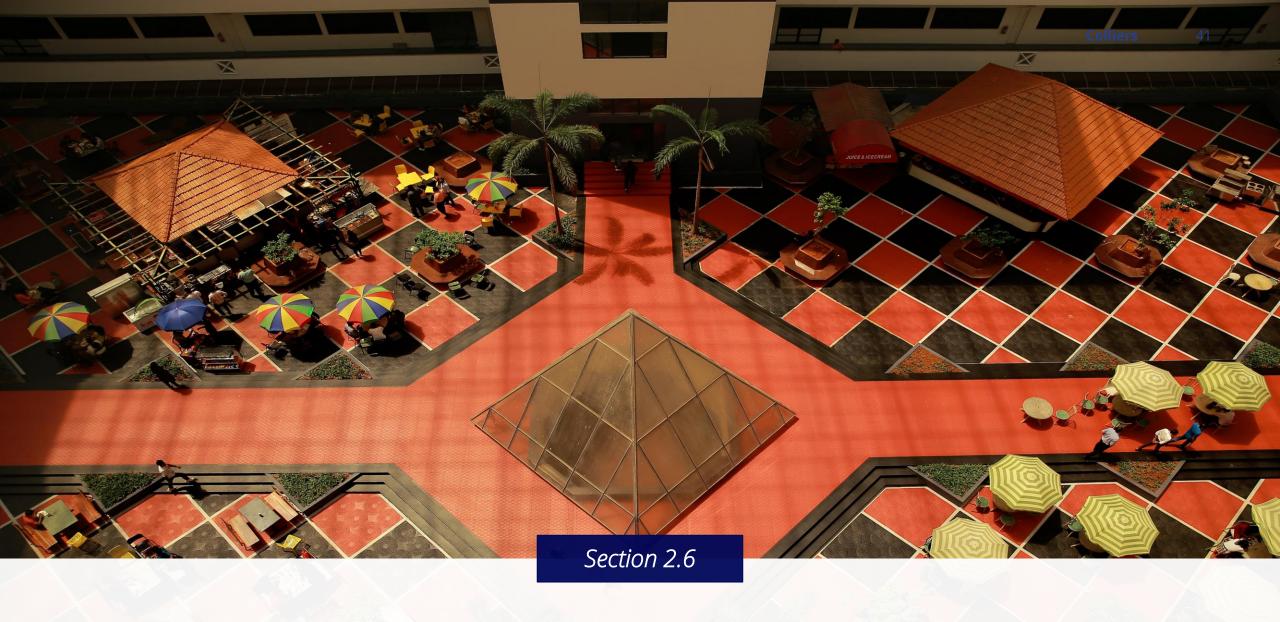
- The city has well established institutes and organisations that specialize in imaging technology in medical and environmental fields:

  - CDIT

  - Emerging Technology Hub

  - ICFOSS (Incubates and harnesses the potential of such talent)

  - Sree Chitra Thirunal Institute for Medical Sciences and Technology

" City clusters flourish on a strong base of prestigious institutions, prominent organizations, and a diverse talent pool, establishing it as an ideal center for business activities.

The city's supportive ecosystem is driving the growth of emerging sectors alongside well-established industries. "

Section 2.6

Major Establishments and Educational Institutes

Top Institutes

#	Institutes	Facilities
1	**ISRO (VSSC)** *Vikram Sarabhai Space Centre*	Lead center of ISRO responsible for the design and development of launch vehicle technology
2	**IISER** *Indian Institute of Science Education and Research*	Autonomous institution under the Ministry of Education, Government of India dedicated to scientific research and science education of international standards
3	**IIST** *Indian Institute of Space Science and Technology*	Autonomous body under the Department of Space, Government of India offering high quality education at undergraduate, graduate, doctoral and post-doctoral levels on areas with special focus to space sciences, space technology and space applications
4	**LPSC** *Liquid Propulsion Systems Centre*	Centre Headquarters under ISRO, responsible for R & D, System Design/Engineering and Project Management functions
5	**NISH** *National Institute of Speech and Hearing*	Institute devoted to the education and rehabilitation of individuals with speech-language and hearing impairments
6	**CSIR – National Institute For Interdisciplinary Science and Technology** *Council of Scientific and Industrial Research*	CSIR laboratory focused on materials science, chemical sciences, and environmental engineering. It conducts research to support industrial and technological advancements.
7	**CICAR - CTCRI** *ICAR – Central Tuber Crops Research Institute*	Only research organization in the world dedicated soley to research on tropical tuber crops
8	**NCESS** *National Centre for Earth Science Studies*	NCESS is a premier institute in India that has strong linkages to researches and studies related to the Earth System. The major two areas are Earth System Dynamics and Earth Science Applications.
9	**RGCB** *Rajiv Gandhi Centre for Biotechnology*	This institute exclusive devoted to research in Molecular Biology and Biotechnology.
10	**LNCPE** Lakshmibai National College of Physical Education	It is part of Sports Authority of India and provides facilities for promotion of physical education, sports and teacher training by offering UG and PG research courses.
11	**ICAR - CMFRIRC** ICAR- Central Marine Fisheries Research Institute Regional Centre	The institute is under Ministry of Agriculture and Farmer Welfare and later joined ICAR and conduct region-specific research and development in the field of marine fisheries, mariculture, and coastal ecosystem management.
12	**SRRI** Siddha Regional Research Institute	A prominent research center dedicated to the Siddha system of medicine, one of the oldest traditional healing systems in India. It operates under the Central Council for Research in Siddha (CCRS), which is an autonomous body under the Ministry of AYUSH, Government of India
13	**CDS** *Centre for Development Studies*	Interdisciplinary research in economics and social sciences addressing development challenges in India and South Asia.

Top Institutes

#	Institutes	Facilities
14	**JNTBGRI** *Jawaharlal Nehru Tropical Botanic Garden and Research Institute*	Extensive work in the conservation and sustainable utilization of tropical plant resources, particularly those native to the Western Ghats and other parts of India.
15	**SIL** *State Institute of Languages (Kerala Bhasha Institute)*	To develop Malayalam into an effective medium for modern scientific and technological communication through publishing, translation, and educational initiatives.
16	**Dr Ambedkar Memorial Girls School (Tribal Residential School)**	Empower tribal girls by providing them with quality education, fostering personal development, and bridging educational gaps in rural areas.
17	**IIB** *Indian Institute of Diabetes*	Healthcare institution dedicated to diabetes care, education, and research and serves as the state's nodal center for the National Program for Prevention and Control of Diabetes, Cardiovascular Diseases, and Stroke .
18	**GIFT** *Gulati Institute of Finance and Taxation*	Actively engages in research, training, and consultancy, providing fiscal and social policy inputs to the Government of Kerala and other South Indian states.
19	**Laurie Baker Centre for Habit Studies**	A non-profit institution dedicated to promoting sustainable and cost-effective architecture through research, training and advocacy
20	**Kanthari International Institute for Leadership**	Offers a 12-month leadership program designed for individuals who have overcome significant adversities—such as physical disabilities, poverty, war, or discrimination—and are committed to initiating social or environmental change.
21	**CET** *College of Engineering Trivandrum*	Established in 1939 as the first Engineering College in the then Travancore State, offering 8 undergraduate, 27 postgraduate and doctoral programmers
22	**KIMS Hospital**	M/s KIMS Health Care Management Limited started in the year 2002 with its flagship quaternary-care hospital at Trivandrum
23	**RCC** *Regional Cancer Center*	Internationally recognised center providing state-of-the-art facilities for cancer diagnosis, treatment, palliation and rehabilitation and conducting a wide range of research on various type of cancers
24	**Government Medical College**	One of 15 across India to be connected through the National Knowledge Commission's National Knowledge Network to integrate its knowledge base with the global scientific community
25	**Sree Chitra Thirunal Institute for Medical Sciences & Technology**	Institution of National Importance under the Department of Science and Technology, Govt. of India with a joint culture of medicine and technology
26	**Bio 360 Life Sciences Park**	Cluster of research institutions, sci-tech academia and companies, working in the field of Biotechnology, Nano-technology and Life sciences
27	**µLearn**	A digital learning platform offering skill-based and industry-aligned courses for continuous education.

Top Institutes

#	Institutes	Facilities
28	**TREST Research Park** *Trivandrum Engineering Science and Technology Research Park*	The main objective of the research park is to promote partnership and interaction between academic community and industry
29	**KINFRA Film and Video Park**	Industrial park dedicated to the film and video industry, providing infrastructure and facilities for production and post-production activities
30	**KINFRA Apparel Park**	Industrial park focused on the apparel and textile industry, offering facilities for manufacturing and related activities
31	**Monvila Industrial Estate**	Industrial estate providing infrastructure and facilities for various industries, including manufacturing and services. Focus on promoting small and medium enterprises with necessary resources and incentives.
32	**Kochuveli Industrial Area**	Industrial area with facilities and infrastructure to support a wide range of industrial activities. Emphasis on eco-friendly practices and alignment with UNIDO standards

Source: Secondary

Top Entities & Establishments

#	Organisations	Facilities
1	**KSITM** *Kerala State IT Mission*	KSITM, the nodal IT implementation agency of the Government of Kerala, drives the state's digital transformation by enabling e-governance, fostering innovation, and bridging the digital divide. With its varied roles from citizen services to industry collaboration KSITM plays a vital part in ensuring inclusive growth and efficient governance.
2	**KSITIL** *Kerala State Information Technology Infrastructure Ltd*	KSITIL, the apex public limited company for IT infrastructure, leads the development of IT/ITES SEZs, IT Townships, and IT Parks across the state. Through a hub-and-spoke model with Thiruvananthapuram, Kochi, and Kozhikode as hubs, KSITIL supported by Technopark, Infopark, and Cyberpark ensures inclusive IT growth across all 14 districts of Kerala.
3	**KSUM** *Kerala Startup Mission*	KSUM the state's nodal agency for supporting technology startups, drives policy and implementation of startup schemes in Kerala. By enabling infrastructure, funding, talent development, partnerships, and global collaborations, KSUM nurtures startups through its "Startup–Boot Up–Scale Up" model, helping ideas grow into IPO-ready ventures.
4	**Digital University**	DUK, India's first digital university, was established by the Government of Kerala in Thiruvananthapuram to drive digital transformation through world-class academic programs and global industry collaborations. With innovation clusters, incubation facilities, and centres of excellence, DUK nurtures the digital leaders of tomorrow.
5	**ICT Academy**	ICTAK, a leading PPP social enterprise, was conceived by GOI and formed by the Government of Kerala in collaboration with industry leaders like TCS, UST, IBS, QUEST Global and other 12+ industry partners to strengthen digital skills among youth and professionals. Supported by MeitY, ICTAK delivers training, capacity building, and advisory services, with special programs for rural youth, women, and persons with disabilities, fostering inclusive talent development.
6	**ICFOSS** *International Centre for Free and Open-Source Solutions*	ICFOSS, is India's first institution dedicated to advancing free and open-source software and hardware. Recognized as a research centre of JNU, it plays a pivotal role in Kerala's digital ecosystem through its open hardware labs, Malayalam computing initiatives, assistive technology research, and collaborations with state and central agencies. By fostering innovation in e-governance, localization, and IoT, ICFOSS positions Kerala as a leader in inclusive and open digital transformation.
7	**C-DIT** *Center for Development of Imaging technology*	C-DIT established by the Government of Kerala, has evolved from an R&D institution into the state's premier ICT solutions provider. For over three decades, C-DIT has pioneered flagship e-governance initiatives such as FRIENDS service centres, Panchayat computerisation, and the Chief Minister's Public Grievance Redressal System, empowering over 16,000 government users statewide. By combining innovation with governance, C-DIT continues to strengthen Kerala's digital transformation journey.
8	**KFON** *Kerala Fiber Optic Network*	KFON, a joint venture of KSITIL and KSEB, was conceived to provide affordable, high-speed internet access across the state. By leveraging KSEB's vast transmission and distribution infrastructure, KFON ensures last-mile connectivity, driving Kerala's vision of digital inclusion and a connected society.

Source: Secondary

Top Entities & Establishments

#	Organisations	Facilities
9	**KSPACE** *Kerala Space Park*	KSPACE, a strategic initiative of the Government of Kerala, aims to position the state as a hub for space, aviation, and defense industries. With a vision to foster innovation, generate high-value employment for skilled youth, and boost the state economy, KSPACE focuses on developing cutting-edge products and services in these high-potential domains.
10	**KITE** *Kerala Infrastructure and Technology for Education*	KITE, established by the Government of Kerala, drives the digital transformation of the state's education sector. By enhancing ICT infrastructure, developing digital content, enabling e-learning, and building teacher capacity, KITE ensures modern, inclusive, and technology-enabled learning across schools in Kerala.
11	**Technopark**	Technopark, an autonomous body under the Government of Kerala, is more than just a business park it is a true ecosystem enabler, driving innovation, supporting enterprises and their workforce, and setting new benchmarks for sustainable growth and progress in India.
12	**ASAP** *Additional Skill Acquisition Programme Kerala*	Additional Skill Acquisition Programme (ASAP) Kerala, a Section-8 company under the Department of Higher Education, is the state's flagship EdTech initiative for skilling, upskilling, and reskilling. With 150+ contemporary courses across 19 domains, delivered through 16 Community Skill Parks and 126 Skill Development Centres, ASAP Kerala builds a future-ready workforce, enhancing employability in both corporate and academic domains.
13	**Digital Science Park Kerala**	Kerala is pioneering India's first Digital Science Park, a hub for frontier technologies including AI, robotics, AR/VR, 5G, and med-tech. Anchored by Digital University Kerala, the Park fosters innovation through a unique university–industry–government collaboration, positioning the state at the forefront of deep-tech and digital transformation.
13	**IIITM-K**	A premier institute for advanced IT education and research, specializing in data analytics, AI, and blockchain technologies.

Source: Secondary

Major IT Companies

03

Technopark

Technopark -The Future of Global Capability Centers

Technopark, **home to over 500 companies and more than 80,000 professionals**, has emerged as a premier hub for IT and business innovation. Its sustainable development framework and future-ready infrastructure make it a strategic location for the establishment and growth of Global Capability Centers (GCCs).

Strategic Talent Access

Abundant availability of skilled, future-ready IT professionals from top-tier STEM institutions across Kerala.

World-Class Infrastructure

State-of-the-art IT park with 12.72 Mn sq. ft. of built-up area, SEZ zones, and plug-and-play workspaces.

Cost-Optimized Operations

Significantly lower setup and operating costs compared to Tier-1 cities, with no compromise on quality.

Vibrant Business Ecosystem

Home to 500 global and domestic IT companies enabling cross-industry collaboration and innovation.

Proactive Government Support

Investor-friendly policies, single-window clearance, and strong support for digital and tech sectors.

Seamless Global Connectivity

Well-connected via Trivandrum International Airport to key global markets in the Middle East, Europe, and US.

Superior Quality of Life

High livability with green surroundings, affordable housing, world-class healthcare, and cultural richness.

Tech-Driven Innovation Environment

Focus on AI, IoT, blockchain, and R&D with strong industry-academia linkage and startup support.

Technopark has emerged as one of India's most compelling destinations for Global Capability Centers (GCCs), offering future-ready infrastructure, a deep talent pool, cost efficiency, and seamless connectivity—all within a vibrant and collaborative business ecosystem. Thiruvananthapuram has the presence of 20+ GCCS which include ALLIANZ, ZAFIN, H&R, EQUIFAX, ORACLE, NISSAN, ICON, INSIGHT, ARCH CAPITAL, D Space etc.

Source: Secondary data source

Technopark

Legend:
- – – – State Boundary
- - - - City Boundary
- —— National Highway
- —— State Highway
- —— Trivandrum – Nagercoil Hwy

Map labels: Technopark Kollam, Technopark Phase IV, Technopark Phase I, Technopark Phase III, Technopark Phase II, Thiruvananthapuram City Center, 10 km radius, 20 km radius

India's first and Asia's largest IT park*, a green-certified hub for innovation and technology

July 1990 Year of Establishment	**768.63** Total Land Area *(acres)*	**12.72** Total Built-up Space *(Mn sqft)*
3 Lakhs **(80,000 Direct + 225000 Indirect)** Employees	**500** No of IT Companies	**5** No of Phases

Note*: A detailed list of companies and their areas of expertise is provided in Annexure 6.5.

Technopark - Phase I

198.43 Total Land Area (acres)	**31.12** SEZ Land Area (acres)	**0** Total Available Land (acres)
5.61 Total Built-up area (Mn sqft)	**100%** Occupancy (Land)	**95%** Occupancy (Built-up)

Key Projects:

- Upcoming: 1 lakh sqft of Technopark-owned building
- Technopark IT Under Construction **: Brigade Square**: 2 lakh sq. ft. commercial space on 1 acre
- **MOU Signed : World Trade Centre (WTC)** : 15 lakh sq. ft. commercial space
- **LOI signed : Caspian Techparks** for leasing 81.42 cents at Technopark Phase 1 to develop a managed office and co-working space of around 1 lakh sq. ft.

Key Tenants:

Technopark - Phase II

86 Total Land Area (acres)	**86** SEZ Land Area (acres)	**0** Total Available Land (acres)
3.72 Total Built-up area (Mn sqft)	**100%** Occupancy (Land)	**100%** Occupancy (Built-up)

Key Projects:

- Technopark Phase II is a **captive SEZ campus**
- Leased out to UST Global and Infosys

Key Tenants:

UST   Infosys

Technopark - Phase III

90.02 Total Land Area (acres)	**43.36** SEZ Land Area (acres)	**14.64** Total Available Land (acres)
2.56 Total Built-up area (Mn sqft)	**84%** Occupancy (Land)	**100%** Occupancy (Built-up)

Key Projects:

- Grade A IT Buildings: Ganga, Yamuna & Niagara – among the largest floor plates in Technopark.
- Upcoming project : Company-Owned IT Building with Vinvish Technologies (1 Lakh sqft)
- Under construction : **Downtown Trivandrum Taurus** (5.44 Lakh sqft Techzone in Non SEZ zone (Yosemite) and 15 lakh sqft building in SEZ zone (Victoria) .
- Under Construction : **Speridian** (4 lakh sqft commercial building), Global Public school

Key Tenants:

Allianz   EQUIFAX   Acsia   H&R BLOCK

HCLTech   accenture   prochant   nissan digital

RM   ICON   Arch

Final Report

Technopark - Phase III

Rain Water Harvesting

TAURUS Downtown Trivandrum
NON SEZ (9 Acres 75 Cents)

TAURUS Identity TAURUS Yosemite TAURUS Zentrum

EXISITING MAIN ENTRY ROAD

Ganga and Yamuna
SEZ (5.2 Acres)

PROPOSED NEW ENTRY
SEZ

Embassy TAURUS TechZone
SEZ (10 Acres)

Niagara Victoria Key Stone

Trivandrum Corporation
NON SEZ

Fire & Rescue Services
NON SEZ

Speridian Technologies
SEZ (2 Acres)

GATE

Vinvish Technologies
NON SEZ (1 Acre)

2.86 NON SEZ

KASE
NON SEZ (1 Acre)

2 SEZ

2.20 SEZ

1 SEZ

Global Public School
NON SEZ (3 Acres)

STAND OUT IT
SEZ (1 Acre)

4.63 SEZ

1.95 NON SEZ

GATE

Speridian TECHNOLOGIES

N

Legend

▬▬▬	**SEZ Road**
▪▪▪▪	**NON SEZ Road**
▬▬▬	**Available Land** (In Acres)

Technopark - Phase IV

389.74	**43**	**121.6**
Total Land Area (acres)	SEZ Land Area (acres)	Total Available Land (acres)
0.73	**69%**	**70%**
Total Built-up area (Mn sqft)	Occupancy (Land)	Occupancy (Built-up)

Key Projects:

- Available for Lease : Kabani IT building and SunTec Campus (3.1 lakh Sqft)
- Under Construction : 94 acres; 20 lakh sqft **TCS Campus (**First Phase of 5 Lakh Sq. ft to be completed by Jan 2026)
- Under Construction - **QUAD Project** (30 acres ;40 lakh sqft) Mixed-use developments include IT office buildings (8.5 lakh sqft on 5.5 acres), IT/ITES complex (8 lakh sqft on 4.5 acres), commercial space (9 lakh sqft on 5.6 acres), and residential units (14 lakh sqft with 1,100 units on 5.5 acres).
- Under Construction : Unity Mall, MSME Technology Centre, and the Emerging Technology Hub by KSUM, Digital Science Park
- Operational : Kerala Space Park

Key Tenants:

Land Parcel area

CFSL
(6.82 acres)

Data centre (4.64 acres)

IT HUB (3.60acres)

TOWARDS
KOLLAM

TOWARDS
POTHENCODE

R&D HUB –
(AVGC – XR
Electronics & manufacturing
convention hub etc
(20 acres)

Kabani IT Building (4 acres)

Emerging Technology Hub (3 acres)

IT HUB (5.26 acres)

RWH

IT HUB (5.27 acres)

IT HUB (5.16 acres)

Digital University Kerala
(10.33 acres)

IT HUB (5.363 acres)

DigitaL science park
(13.93 acres)

Digital Substation (110 kV)

EDUCATIONAL (8.30 acres)
SunTec Campus (10 acres) SEZ

Kerala Space Park (3.50 acres)

Kerala Space Park
(4.74 acres)

IT HUB (7.450 acres) SEZ

EDUCATIONAL (8.30 acres)

MSME Technology
Centre (9.490 acres)

KASE (5 acres)

IT HUB (6.35 acres)

IT HUB / GCC Cluster
(29.240 acres)

TCS (93.80 acres)

Kerala Space Park
(11.390 acres)

Unity Mall (2.50 acres)

RWH

Residential

Commercial
(5.60 acres)

QUAD
PROJECT

IT Building Co-developer
(4.50 acres)

IT Building Technopark
(5.50 acres)

TOWARDS
TRIVANDRUM

45M WIDE ROAD

24M WIDE ROAD

18M,10M, 7.5M WIDE ROAD
Depending upon traffic

Technopark - Phase IV (Technocity)

Technopark Kollam

4.4 Total Land Area (acres)	**4.4** SEZ Land Area (acre)	**0** Total Available Land (acres)
0.1 Total Built-up area (Mn sqft)	**100%** Occupancy (Land)	**65%** Occupancy (Built-up)
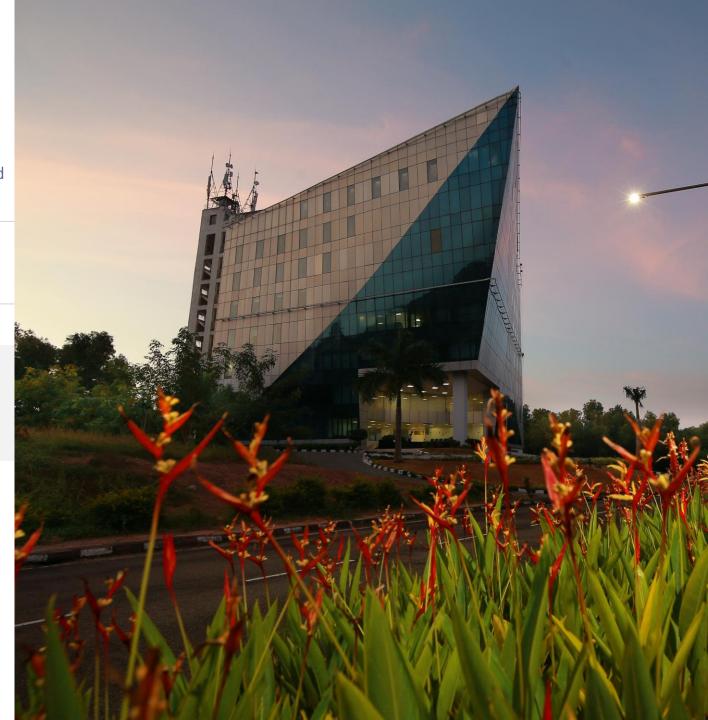
Key Projects:

- Operation Building : Ashtamudi (first, second and third floors – Fully furnished Plug and play office spaces , fourth, fifth and sixth floors are in warm shell (bare shell)
- Under construction : Working Women's Hostel, Workcation project

Key Tenants:

Companies who have grown within Technopark & beyond

Allianz ⑪

Multinational Corporations (MNCs)

ibssoftware

Multinational Corporations (MNCs)

SunTec®

Mid-sized Multinational Company (MNC)

GENROBOTICS®

Startup

THEN

- *Entered Technopark in 2004 to set up a Global Capability Center (GCC) for Allianz Group.*
- *Started as a service delivery hub for back-office operations.*

- *Started in Technopark in 1997 as a software product start-up focused on the aviation industry.*
- *One of the earliest product companies to emerge from Kerala.*

- *Founded in 1990s in Trivandrum, grew within Technopark's ecosystem.*
- *Started as a niche product company in billing and pricing software for telecoms.*

- *Started as a student-led startup incubated in Technopark TBI (Technology Business Incubator).*
- *Mission: Eliminate manual scavenging through robotic innovation.*

NOW

- *Allianz Services India (Trivandrum + Pune) is the largest center of competence for Allianz Services globally.*
- *Key functions: Insurance Operations, Business Analytics, Business Consulting, Financial Services.*
- *Over 2500 employees and growing.*
- *Awards: NASSCOM GCC Conclave winner (2019), Stevie Gold Award (2019), GPTW*

- *Global SaaS leader in travel, transportation, and logistics technology.*
- *Flagship platforms include iCargo, iFlight, and iFly, used by major airlines and airports worldwide.*
- *Operates in 15 countries across the world with a strong presence in aviation, hospitality, and logistics sectors.*

- *Global leader in relationship-based pricing and billing solutions for banks and financial institutions.*
- *Xelerate, its flagship platform, powers revenue management for 150+ clients across 45+ countries.*
- *A trusted partner to leading organizations across the Banking, Financial Services, Insurance, Telecom, and Travel industries.*

- *Maker of Bandicoot, the world's first robotic scavenger.*
- *Partnered with 100+ municipalities and adopted across India.*
- *Recognized by the Prime Minister under Startup India.*
- *Now exploring medical robotics and industrial automation.*
- *Symbol of social impact through tech innovation from Kerala.*

04

Stakeholders' Outlook

Stakeholders' Consulted

#	Groups	Stakeholders Consulted
1	Companies	TCS · TATA ELXSI · H&R Block · Nissan · Quest Global · Acsia Technologies · Ernst & Young · CareStack · IBS Software · Dspace
2	Entities	Sainik School · CET · DAC · KACV · KIMS · Vizhinjam International Seaport
3	Ecosystems	IT Department · Digital University of Kerala · ICFOSS · KSITIL · KFON · KSITM · KSPACE · C-DIT · KSUM · Credai Thiruvananthapuram · Technopark
4	Co-developers	Taurus · Brigade · CASPIAN

Stakeholder Consultation

World-class infrastructure with low congestion and a thriving ecosystem.	Prominent Developments & Initiatives	Upcoming Developments	Potential Sectors	Unexplored Factors	Comparison with Tier II Cities
World-class infrastructure with low congestion and a thriving ecosystem.	Kerala Automotive Tech Summit and Technopark Phase III expansion are driving the tech economy.	Vizhinjam Port and Seaport, with highway upgrades, will enhance connectivity.	Finance, R&D, SaaS, and cybersecurity are key emerging sectors.	ISRO collaboration and the MuLearn model offer innovation pathways.	15% operational cost arbitrage, supported by low traffic and high literacy.
Inclusive, safe environment with a high Human Development Index (HDI).	Kerala Startup Mission fosters entrepreneurship and innovation.	Expansion of Airport Terminal 2 will boost regional connectivity.	AI, fintech, semiconductors, and aerospace are gaining traction.	Experiential learning and better branding can elevate city perception.	Stronger science-tech ecosystem compared to Tier II peers.
Dense talent pool from premier institutes and a digitally mature workforce.	Embassy Taurus in Technopark Phase III and KINFRA IT Park provide high-grade IT infrastructure.	Addition of ~800 hospital beds will enhance the healthcare ecosystem.	App development, gaming, medtech, and life sciences are fast-growing.	Cultural heritage and active communities can drive social engagement.	Higher employee retention and stronger CSR-linked funding channels.
ESG-focused governance, low living costs, and quality of life.	Smart City 2030, Genome Center, and Brahmos Aerospace anchor science-led growth.	Projects like Neopolis, NH upgrades, and Digital Science Park are in progress.	Robotics, bioinformatics, biotech, and disability tourism are niche growth areas.	Temple tourism and CSR-linked festivals can support inclusive growth.	Lower traffic and cohesive social fabric aid livability and productivity.
Affordable, synergistic ecosystem for fintech, auto-tech, and deep-tech sectors.	Digital University and women-focused reentry programs are building inclusive talent pipelines.	Export growth is projected to triple, with a corresponding investment surge.	Education-linked electronics and AVGC (animation, VFX, gaming) show strong potential.	Green urban planning and integrated tech benefits remain underutilized.	Space-efficient and infrastructure-light compared to Tier II cities.
Inclusive living supported by accessible health, leisure, and education.	Private Industrial Estate schemes and biotech-aerospace clusters are emerging.	KSPACE zone and World Trade Center Phase I will strengthen commercial infrastructure.	—	NRI engagement and underutilized workstations offer capital repatriation potential.	—
High air quality, safety, and tourism appeal attract global investors.	—	—	—	—	—
Fully digital governance framework strengthens operational ease.	—	—	—	—	—

Note: Detailed stakeholder consultations are provided in the annexure 6.4 .

05

Stakeholder Perspectives

" Stakeholder Perspectives "

" *Thiruvananthapuram stands as a beacon of heritage, knowledge, and innovation, a city where tradition and progress walk hand in hand. As the capital of Kerala, it is steadily transforming into a model urban centre, driven by world-class infrastructure, inclusive development, and smart governance. With transformative initiatives such as the Vizhinjam Port, Smart City Mission, digital innovation, and next-generation mobility, the city is poised to emerge as a global destination for knowledge, sustainability, and urban excellence. Strategic international collaborations, cutting-edge IT infrastructure, a growing Defence and Aerospace hub, and the Emerging Technology Startup Hub are positioning Thiruvananthapuram as a vibrant launchpad for innovation, equity, and future-ready growth.* "

— Shri Pinarayi Vijayan – Chief Minister of Kerala

" *Thiruvananthapuram is a city where tradition meets innovation to create a vibrant environment of opportunity. As a planned capital and a centre of knowledge, set amidst natural beauty and a pleasant climate, it is enriched with skilled talent, sustainable infrastructure, and an entrepreneurial spirit driving digital transformation.With global institutions like Technopark and progressive policies, the city provides a launchpad for enterprises and GCCs seeking growth, innovation, and inclusive progress. Beyond these advantages, Thiruvananthapuram offers a high quality of life and a culturally vibrant community that fosters collaboration, enabling both businesses and individuals to flourish. It is not just a business hub but a commitment to building a future-ready, knowledge-driven economy with an impact that reaches the world.* "

— Dr. Shashi Tharoor - Member of Parliament Thiruvananthapuram

" *Thiruvananthapuram is fast becoming a strategic epicenter in India's digital economy. Backed by a robust technology ecosystem, cutting edge infrastructure and a highly skilled talent pool, the city offers an ideal environment for the growth of Global Capability Centers, IT services and next-generation startups. Its seamless connectivity and supportive policy framework further enhance its appeal as a preferred destination for innovation led investments and inclusive job creation.* "

— Mr. Seeram Sambasiva Rao IAS - Special Secretary (Electronics & IT) Government of Kerala

" Stakeholder Perspectives "

" *Thiruvananthapuram offers a compelling blend of intellectual capital, institutional strength, and quality of life — making it a naturally evolved destination for global technology players. As India's first IT park, Technopark has been central to this transformation in the city as an eco-system enabler, nurturing a culture of co-development, research, and excellence for 35 years. Today, with availability of sustainable infrastructure (land & built-up space) adhering to ESG norms, talent, collaborative ecosystem and sound social fabric, the city is fast emerging as a launchpad for GCCs, deep tech ventures, SMEs/Startups and sustainable innovation. For businesses seeking not just growth but a sense of belonging, Thiruvananthapuram is more than a strategic location — it is a community that truly cares.*

— Col Sanjeev Nair (Retd) - CEO Technopark "

" *Thiruvananthapuram stands out as a strategic destination where innovation meets opportunity. The city's robust infrastructure, exceptional talent pool, and supportive ecosystem make it more than just a cost-effective choice , it's a value-rich environment for enterprises aiming for scale and impact. With Technopark at the helm, driving excellence through decades of committed infrastructure development and ecosystem leadership, the city is fast emerging as a preferred hub for global digital and logistics operations*

— Mr. S. D. Shibulal – Co-founder, Infosys & Vice Chairman, HPIC "

" *UST was founded with the mission of transforming lives. This foundation was empowered by the bold vision of our leaders to start operations in two small cities: Trivandrum in India and Aliso Viejo in California, at a time when most companies in India went to the metros. We invested our dreams in the beautiful city of Trivandrum, home to pioneering institutions and ecosystems, including the largest IT park in Kerala and sought-after engineering colleges. UST has immensely benefited from the talent, the gorgeous landscapes and the entrepreneurial and innovation mindset that shape Trivandrum today.*

— Mr. Alexander Varghese, President, UST "

" Stakeholder Perspectives "

" *For Global Capability Centres (GCCs), the factors contributing to a location decision include access to the best and cost-effective infrastructure, support from the ecosystem and availability of skills and expertise. They go along with the employee retention, peaceful environment for work-life balance and other such human factors. Trivandrum brings them together very well and hence has been investing in itself and growing since the start in 2003, to become one of the largest GCCs in the state. We are delighted about the great workplace culture we have established in our organization, the excellent delivery of services and the value we are contributing to Allianz globally.* "

— Mr Jison John - CEO & MD of Allianz Services India

" *Thiruvananthapuram offers a unique confluence of talent, infrastructure, and quality of life. For SunTec, it has been a long-term strategic choice - not just for its cost advantage, but for the richness of its human capital and the ecosystem that nurtures innovation. As the city transforms into a digital and logistics gateway for India, we see it as the ideal launchpad for global impact. We appreciate the pivotal role Technopark has played in shaping this ecosystem - through its sustained efforts in building world-class infrastructure and fostering a culture of technology-driven growth.* "

— Mr. Nanda Kumar Founder & CEO, SunTec Business Solutions

" *Thiruvananthapuram is rapidly emerging as a vibrant node in India's digital growth story. With its thriving technology hub, world-class IT infrastructure, and rich talent base and seamless connectivity, the city holds immense potential to catalyse the next wave of growth for GCCs, IT services, and a new generation of tech startups. As part of this high-powered committee, NASSCOM is proud to support the state's vision to transform Thiruvananthapuram into a hub of innovation, investment, and inclusive job creation* "

— Mr. Rajesh Nambiar, President, Nasscom

" Stakeholder Perspectives "

" *Trivandrum is India's leading technology destination among secondary cities and offers an ideal combination of a rich talent pool, competitive operating costs, great infrastructure, and the best quality of life in the country. The city's time to shine has well and truly come with an influx of Fortune 500 employers in the last few years.*

—Mr. Ajay Prasad, Managing Director and CEO India at Taurus Investment Holdings "
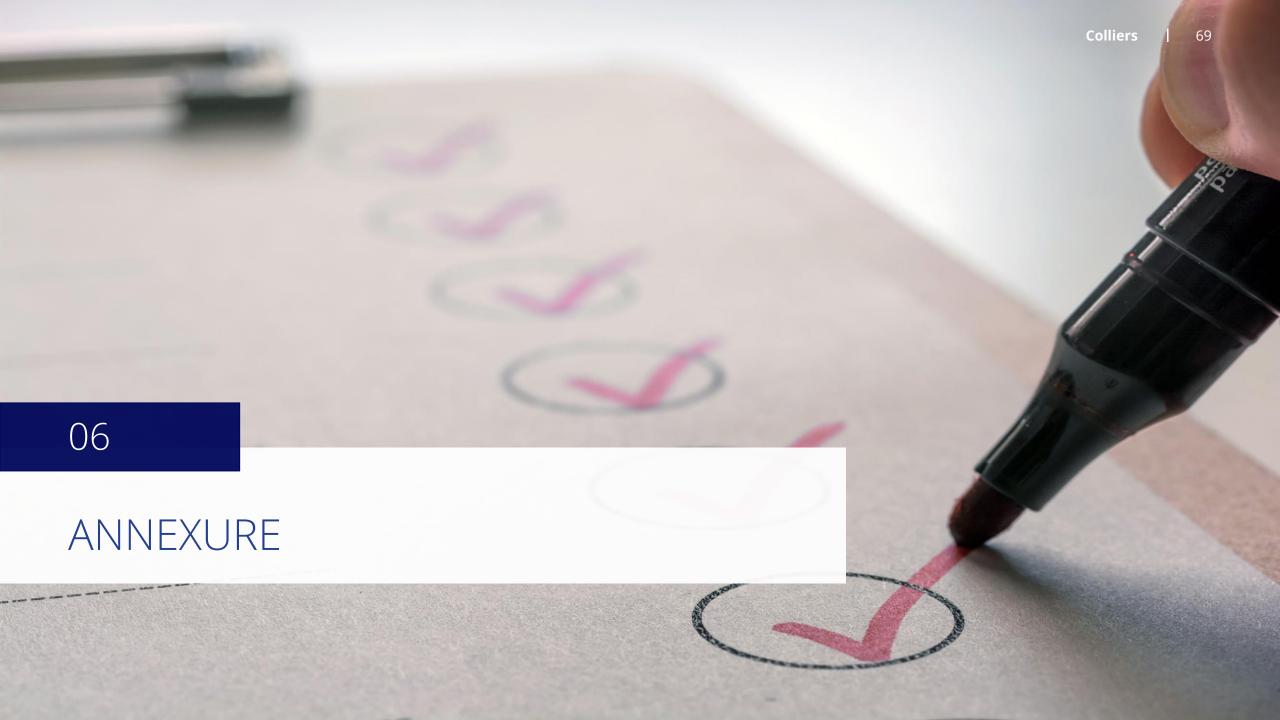
" *Thiruvananthapuram city with its rich cultural heritage always had the locational advantage as the state capital as well as a tourist destination. With the well-developed social infrastructure with the best of the breed hospitals, star Hotels, International schools/ colleges, the city has gained recognition as one of the preferred places in the country to relocate. Technopark, the first IT park in the country, is the technology hub and start up ecosystem. It offers the best talent pool & cost arbitrage for the companies ; while offering better quality of life for the Employees. With the Vizhinjam port opening up, its going to be the logistics gateway to the country. With Technopark, Vizhinjam port and supporting infrastructure, a unique blend of opportunity is unfolding for Investments and a foray of developments in the coming years.*

— Hrishikesh Nair, President, World Trade Center "

"*Blessed as part of God's Own Country, Trivandrum seamlessly blends timeless heritage with modern infrastructure, offering investors a unique opportunity to be part of a culturally rich, future-ready growth story.*"

06

ANNEXURE

Section 6.1

Comparative Analysis (Tier 1 & 2 Cities) - Cost

Commercial Real estate - Cost Comparison

Tier	Subject City	Tier I Cities			
Cities	Trivandrum	Bangalore	Hyderabad	Chennai	Pune
Location	Kerala	Karnataka	Andra Pradesh	Tamil Nadu	Maharashtra
Major IT Companies	Allianz, EY, HCLTech, Accenture, Oracle, Envestnet, IBS Software, UST, TCS,Quest Global, Nissan Digital, SunTec, CareStack, Acsia Technologies, Space, Speridian, Prochant, RR Donnelly, RM Education, Guide house, Equifax (500+ companies in Technopark)	Infosys, Wipro, TCS, Accenture, IBM, Capgemini, Cognizant, HPE, Dell Technologies, Microsoft, Oracle, L & T, Tech Mahindra, Deloitte, EY, KPMG,	Microsoft, Infosys, Kelton Tech, Wipro, TCS, Capgemini, Cognizant, Accenture, IBM, Google, Tech Mahindra, HCl, Deloitte	TCS, IBM, Tech Mahindra, Zoho Corporation, Capgemini, Oracle, Atos, Dell, Infosys, Wipro, L & T	Infosys, Wipro, Cognizant, IBM, Microsoft, Accenture, TCS, Tech Mahindra, Zensar Technologies
Major IT Parks	Government Owned IT Park – Technopark	Embassy Tech Village, ITPL, Bagmane Tech Park, Manyata Embassy Business Park, RMZ Infinity, Global Tech Park	Salarpuria Knowledge City, Divyasree Orion, RMZ Skyview, Raheja Mindspace, Cyber Pearl, HITEC City	Ramanujam IT City, Global Infocity, TIDEL Park, EPIP, RMZ Eco World	Eon Free Zone, The Qubix, Quadron, Hinjewadi IT Park, Magarpatta City
Average Rentals (INR per sqft per month)	40 - 65	70 - 110	65-80	70 - 105	60 - 105
Talent pool availability	Availability of skilled workforce from universities the city, state and neighboring cities including Tamil Nadu .	Availability of skilled workforce from local and neighboring cities	Availability of skilled workforce from local and neighboring cities	Availability of skilled workforce from local and neighboring cities	Availability of skilled workforce from local and neighboring cities
Cost of Living Index	Moderate	Moderate to High	Moderate	Moderate	Low to Moderate
Infrastructure Quality	Robust IT infrastructure, extensive road and rail networks, upcoming metro, and proposed waterway connectivity	Well – developed IT Infrastructure, well-connected road network, metro, railway and air connectivity	Well - developed IT ecosystem, Well – connected road network, metro, railway and air connectivity	Expanding IT ecosystem, Well – connected road network and railway connectivity, expanding Metro Connectivity	Expanding IT ecosystem, close proximity to Mumbai, Good road connectivity, expansion of Metro

Rental rates for Grade A commercial developments in Tier I cities range from INR 60 to 110 per sqft/month, while Trivandrum has rental rates ranging from INR 40 to 65 per sqft/month. This indicates a cost advantage for businesses in Tier II cities like Trivandrum.

Source: Secondary data source

Commercial Real estate - Cost Comparison

Tier	Subject City	Tier II Cities			
Cities	**Trivandrum**	**Coimbatore**	**Vishakhapatnam**	**Mysuru**	**Madurai**
Location	**Kerala**	**Tamil Nadu**	**Andra Pradesh**	**Karnataka**	**Tamil Nadu**
Major IT Companies	Allianz, EY, HCLTech, Accenture, Oracle, Envestnet, IBS Software, UST, TCS,Quest Global, Nissan Digital, SunTec, CareStack, Acsia Technologies, Space, Speridian, Prochant, RR Donnelly, RM Education, Guide house, Equifax (500+ companies in Technopark)	TCS, Wipro, Infosys, L&T Mindtree, Tech Mahindra, Deloitte, Cognizant	L&T, Lansum Properties, Navaratnam Group, Nava Yuga, Hema Abodes, K Raheja Crop	Marlabs Technologies, Infosys, Excelsoft Technologies, L & T Infotech, Wipro	HCL Technologies, Honeywell Technology Solutions, Zoho Corporation, Solartis Technology Services
Major IT Parks	Government Owned IT Park – Technopark	Tidel Park, Hanudev IT Park, Rathinam Techpark, and SVB Tech Park, CHIL IT SEZ	Rushikonda IT Park, Vizag IT Park, Millennium IT Tower	Gopalan E-Park, Renaissance Firstface Tech Park, and Subramanya Tech Park.	ELCOT IT Park, TIDEL Park (upcoming)
Average Rentals (INR per sqft per month)	40 - 65	40 - 70	35 - 50	30 - 50	25-30
Talent pool availability	Availability of skilled workforce from universities the city, state and neighboring cities including Tamil Nadu .	Availability of skilled workforce from local and neighboring cities	Availability of skilled workforce from local and neighboring cities	Availability of skilled workforce from local and neighboring cities	Availability of skilled workforce from local universities and neighboring cities
Cost of Living Index	Moderate	Moderate	Low to Moderate	Low	Low to Moderate
Infrastructure Quality	Robust IT infrastructure, extensive road and rail networks, upcoming metro, and proposed waterway connectivity	Established industrial and IT ecosystem, strong logistics support	Growing IT ecosystem, strong government incentives	Expanding IT ecosystem, well-planned road network	Growing IT ecosystem (post-pandemic) with new upcoming investments and policy shifts

Rental rates for Grade A commercial developments in Tier II cities range from INR 25 to 70 per sqft/month, while Trivandrum has slightly higher rates, ranging from INR 40 to 65 per sqft/month. This indicates that Trivandrum have a stronger commercial real estate market and potentially higher demand compared to other Tier II cities.

Source: Secondary data source

Section 6.2

Kerala State Initiatives

New Kerala IT Policy (under advanced stages of preparation)

OBJECTIVE

> " *Kerala to contribute to 10% of India's IT & Electronics Industry in the next 5 years along with Attainment of sustainable development goals through Digital Technologies* "

Key Initiatives

Infrastructure Augmentation & IT Industry Development

Innovation, Entrepreneurship & Startups

Human Resource Development

KSPACE Special Incentives

Digital Citizenship & Lifestyle- Digital Transformation Mission

New Digital Technologies and Making Campuses 5G Enabled

Key Fiscal Incentives

Key incentives under the Draft Kerala Information Technology Policy are as follows:

- ✓ **100% exemption on stamp duty and registration charges** for eligible units in government and notified private parks.
- ✓ Subsidised Power Tariff
- ✓ Land Parcels can be availed on lease for a period of 90 years
- ✓ Single Window clearance for fast-track approvals
- ✓ **Reduction of land conversion chargers, upto 50% for setting up private IT parks**
- ✓ **Special subsidies for green campus initiatives**
- ✓ **Special financial aid in the form of rental discounts for promoting employee diversity & inclusion**
- ✓ **Quality Certification Incentive (ISO, BIS, CMM level 3 to 5) – Refund up to 50% of expense subject to a maximum of Rs 25 lacs/unit/annum**

> " *This policy seeks to provide a series of incentives designed to boost further growth in the IT sector along with the establishment of private IT parks in the state.* "

Upcoming GCC Policy (under advanced stages of preparation)

OBJECTIVE

> " Where Talent, Technology, and Policy Power the Next Digital Wave "

Talent Support

Academia-industry collaboration to align curriculum, offer internships and joint research
Government-supported skill development programs for emerging technologies
Comprehensive talent support to meet the new generation talent needs through tailored programs and recruitment drives.
Open- Source Community Support for insourcing talent and developing solutions.

Innovation Support

Dedicated incubation & acceleration centres within universities, colleges and IT parks
Corporate innovation program (CIP) of Kerala Startup Mission for business problem solving
Research grants for R&D activities in cutting edge technologies.
Robust legal framework and support for Intellectual Property registration and protection.

Key Fiscal Incentives

Key incentives under the Draft GCC Policy are as follows:

Reimbursement of State Goods and Services Tax (SGST)
Stamp duty &Registration fee Exemption
Reduction of land conversion charges
Property tax incentives
Capital Subsidy (Investment & Employment Linked)
Quality certification Incentives
Investment beyond major cities
Training & skill development subsidies
Special Financial Aid for Diversity & Inclusion

> " With its robust ecosystem, Kerala is shaping the future of India's digital economy "

Source: Draft GCC Policy Announced at ET GCC Surge - Kochi

Kerala Technology Startup Policy

OBJECTIVE

> *" To undertake the planning, establishment and management of Technology Business Incubators/Accelerators in Kerala to promote technology-based entrepreneurship activities.*
>
> *To create infrastructure and environment required for promoting high technology-based business activities.*
>
> *Establishing Kerala Technology Innovation Zone, a global innovation incubator hub for multiple domains & technology sectors under a single roof. "*

Key Initiatives

Youth Entrepreneurship Development Program

Scheme for the startups to improve their entrepreneur talents during incubation period.

Technology Innovation Zone

Global innovation incubator hub for multiple domains and technology sectors under a single roof with world-class facilities.

Fab Kerala Network

Envisaged to encourage innovation, technology development, product prototyping, maker learning & commercialisable product development. Thiruvananthapuram has FabLab's at Technopark.

Key Fiscal Incentives

✓ The government shall give **INR 2 lakhs** per innovative idea/startup and this shall be to startups within the state.

✓ Government shall **encourage Kerala focused funds** to start **operations** in the state & shall take **participation** in the same up to **25% as limited partner**.

✓ **KSIDC** is offering **Seed Funding** to any new ventures promoted by **Young Entrepreneurs**, subject to a maximum of **INR 25 lakhs** per venture **or 90% of the initial cost** of the project, whichever is lower.

✓ A standard **investment subsidy** is available for startups at **30% of Fixed Capital Investment** subject to a limit of **INR 15 Lakhs** for companies located in Thiruvananthapuram.

> *" These initiatives collectively will create a supportive environment for startups, encouraging innovation and entrepreneurship within Kerala. Additionally, this will assist in bringing in investments to the state. "*

Source: Startup India, Secondary Research

Kerala Industrial Policy

" *The policy focuses on fostering an entrepreneurial ecosystem along with job creation and upgradation of traditional industries by infusing new technologies.*

The policy also aims to and attract investment for industrial infrastructure while fostering innovation and technological advancements. "

Key Initiatives

- Fostering Entrepreneurship
- Enabling Infrastructure
- Transition to Hi-Tech
- Skill Development
- Supportive Business Environment
- Enhancing 'Kerala' Brand Equity
- Priority Sector Based Industrialisation

Key Fiscal Incentives

✓ A **Venture Capital Fund** shall be created collectively by Kerala Bank, KSIDC, KFC, and KSFE exclusively for **Start-ups** and **MSMEs**, including for their R&D works, with a **corpus** of **INR 200 Cr per year**.

✓ **Mega projects** can benefit from a **100% State GST reimbursement** on **capital investment** for five years.

✓ **MSMEs** are **exempt** from **electricity duty** for five years.

✓ **Waiver** of **stamp duty and registration charges** for **women** and SC/ST entrepreneurs.

✓ Dedicated **R&D Funds** for technically competent institutions for specific projects to drive innovation as per requirements of the sector.

" *The new Industrial Policy aims to foster a conducive and sustainable industrial ecosystem that brings about investment and innovation thus attracting more investments in the state.* "

Source: Kerala Industry Policy

Policy for Public Private Partnership in Kerala

OBJECTIVE

" The main objective of this policy is to create an enabling environment and to facilitate private sector participation in upgrading, developing and expanding the physical and social infrastructure in the State of Kerala "

Project Identification and Approval Process

Engagement of Transaction Advisor → *Request for Qualification/ EOI*

Preparation of Request for Proposals (RFP) for financial bid ← *Receiving proposals from prospective bidders*

Pre – bid meeting → *Receipt of Financial Bids*

Signing of Agreement & Award ← *Finalizing Concession Agreement*

Key Fiscal Incentives

✓ The policy offers **Viability Gap Funding** for projects that are essential for the state's development but are not financially viable on their own.

✓ **Financial assistance** for preparation of **detailed project reports**, **feasibility studies** and other initial project development activities.

✓ Various **tax exemptions** and **concessions** are available to PPP projects to make them more financially attractive.

✓ **Direct subsidies** on **capital investments** to reduce the financial burden on private partners.

✓ **Provision of land** at **concessional rates** for PPP projects.

✓ Assistance in **developing necessary infrastructure** like roads, water supply, and electricity.

" As the policy combines the strengths of public and private sectors and encourages risk sharing, it will attract investments while enhancing development in the state along with creating job opportunities. "

Kerala Startup Mission

> " To undertake the planning, establishment, and management of the Technology Business Incubator (TBI), a startup accelerator in Kerala, to promote technology-based entrepreneurship activities, and to create the infrastructure and environment required to support high-technology-based businesses. "

7000+
Startups

27 Cr
Grants Disbursed

61 Cr
Fund

63+
Incubators

10 Lakh sqft
Office Space

Services Provided

Policies and Schemes

Programs

Events

Support for Startup Life Cycle

Schemes

✓ Soft Loan Scheme for Women Entrepreneurs

✓ Innovation and Entrepreneurship Development Centres

✓ International Exchange program

✓ Marketing Support

✓ Support to Rural Innovators

✓ Fund of Funds

✓ Innovation Grant

✓ Rent Subsidy

✓ Seed Fund Assistance Scheme of KSIDC

✓ Seed Fund for Women Entrepreneurs

✓ Seed Fund

✓ Soft Loan against PO for Women Entrepreneurs

✓ Startup Communities Development and Partnership Programs

✓ R & D Grant

✓ Technology Commercialization Support

✓ Patent Reimbursement

✓ Government as a market place

Source: Policy for PPP in Kerala

Capital Region Development Program

> " *The Capital Region Development Project (CRDP) in Thiruvananthapuram is a significant urban development initiative aimed at transforming the region into a modern, vibrant, and economically sustainable area.* "

Key Highlights of CRDP

Outer Area Growth Corridor (OAGC): This is a major component of the CRDP, designed to ease traffic congestion and boost economic activities in the city's outer areas. The corridor will be located on either side of the planned Outer Ring Road (ORR) project.

Outer Ring Road (ORR): A 78-kilometer six-lane road stretching from Vizhinjam to Navaikulam. This road will facilitate the development of economic zones, industrial parks, and townships along its route.

Economic Clusters: The plan includes the formation of eight economic clusters from Vizhinjam to Navaikulam. These clusters will focus on various sectors such as logistics, health tourism, and mixed-use townships.

Special Investment Region (SIR) Act: The CRDP includes a draft report for the SIR Act, which aims to develop special investment zones through land pooling, offering investment opportunities for landowners and reducing future land acquisition costs.

Seed Development Areas (SDA): Two SDAs have been proposed. The first at Vizhinjam, focusing on detailed town planning, and the second at Mangalapuram, where an integrated mixed-use township called Neopolis will be developed.

Technocity / Neopolis Township: It is in the Phase-IV campus of Technopark at Pallipuram, spans 389.74 acres. It is set to be the next major IT development hub in Trivandrum, Kerala. Major developments like Digital Science Park, Kerala Digital University, Kabani, TCS Campus, KSPACE, Suntec Business Solution, Unity Mall, MSMEs are taking place within this township
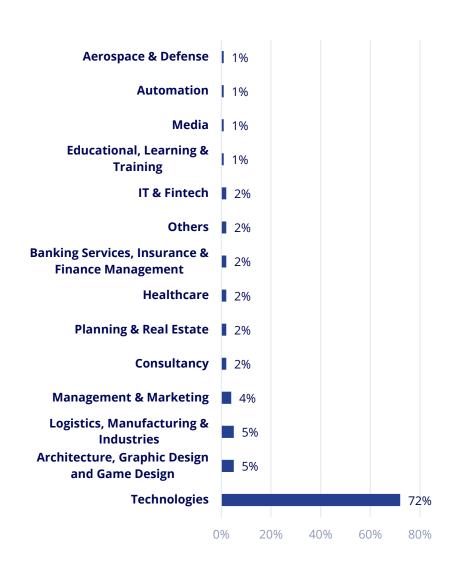
> " *This comprehensive plan is expected to significantly shape the future development of Thiruvananthapuram, promoting balanced regional growth and enhancing the quality of life for its residents.* "

Section 6.3

Expertise of Companies inside Technopark

Expertise of companies in Technopark

Aerospace & Defense — 1%
Automation — 1%
Media — 1%
Educational, Learning & Training — 1%
IT & Fintech — 2%
Others — 2%
Banking Services, Insurance & Finance Management — 2%
Healthcare — 2%
Planning & Real Estate — 2%
Consultancy — 2%
Management & Marketing — 4%
Logistics, Manufacturing & Industries — 5%
Architecture, Graphic Design and Game Design — 5%
Technologies — 72%

Categories	Services Included
Aerospace & Defence	Aerospace, Defence
Automation	Robotics & Machine automation, automated testing & QA, AI-driven IT operations, Smart solutions, programming, Customer Segmentation & Personalization, Smart Home & IoT Integration, Security & Access Control Automation, industrial automation & factory automation
Architecture, Graphic design and Game design	UI/UX Designs, Animations, 2D, 3D, Architectural software's (AutoCAD, ArchiCAD, Photoshop, Revit, SketchUp), Civil Services, Project Management, interior design, Graphic designs, logo designs, construction services, game design, explainer videos, illustrations, animation, whiteboard animations, AR, VR, Caricature, poster design, trailers, BIM & CAD consultant.
Banking services, Insurance & Finanance Management	Banking services, finance, CA, insurance, loans, online and mobile banking, investment banking, credit facilities, debt & equity financing, investment advisory etc..
Consultancy	Business consultancy, brand consultancy, consulting in digital solutions, media consultancy, other consultancy services
Educational, Learning & Training	E-learning, educational courses, training-based programs, university and colleges, institutes, work training
Healthcare	mHealth","personalized healthcare management", "online health consultation services", "cloud-based healthcare management solutions for doctors, laboratories, x-rays, DNA test, healthcare services, treasury & fund management.
IT & Fintech	IT Solutions, Fintech companies, IT enabled services, business solutions, consulting, , IT Infrastructure consulting.
Logistics, Manufacturing & Industries	Warehouse services, logistics services, production industries (Automotive, machinery, ship making, machinery, gas, oil & other commodity.
Management & Marketing	Digital Marketing, Big Data Management, brand strategy, market presence, content, creation and making, digital transformation, risk management, human resource management, project management, business management, customer relationship management, branding & identity, public relations, market research and analysis, event marketing & sponsorships, media buying & advertisement, sales and lead generations, marketing automation & CRM.
Media	Entertainment, advertising, movies making, production, Flim and video production, photography, videography, visual media, audio production & podcasting, YouTube and video streaming, television & radio, OTT, editorial etc..
others	Tourism, Shipping Agency ERP, Travel Agency, Document Management, Business Intelligence, RPA, Mobility, Surveillance and Analytics, Support Services, event solutions, call centers, etc..
Planning & Real Estate	Real estate consultancy, real estate solutions, sales and management, environment planning, sustainable development, transport planning & solutions, management, urban planning, Rich Internet Applications, Machine Vision & Image Processing Systems, Abnormal load Management & Notifications, Advanced Route Planning, GIS Map Rendering and Processing, Telematics and Telemetric development (GPS)","Public transport real time timetable information and Dynamic bus platform allocation system, Urban designs, data analyzing, ticketing, governance consultation, asset management.
Technologies	Software Testing, Quality Assurance Manager as a Service, Process Audits, Mobile Web Desktop and API Testing, App Development Services, QA Consulting, Agile Coaching & Consulting, Software development, C++, C#, VC++, Net, C#, VB, Java, ASP, ASP. Net, MVC, Core, DNN, HTML5, Angular JS, PHP, Mobile development (iPhone and Android), PHP, Python, Power BI, ASP. Net, Angular, Mobile apps, Cloud, Machine learning, Blockchain, Product development, web mobile application development, AI&ML, RPA, Web technologies, cloud services, web designing, SEO Services, SMO Services, PHP, DEVELOPERS, ECOMMERCE, Web scripting, Analytics, data management, cyber security, software testing, secure and reliable web hosting, android, iOS, Microsoft technologies, Cloud Computing & DevOps Solutions.

List of companies in Technopark : https://technopark.in/company-list

Caveats & Limitations

Caveats & Limitation

1. DEFINITIONS
In these Caveats and Assumptions, the following words or phrases shall have the meaning or meanings set out below:
'**Confidential Information**' means information that:
(a) Is by its nature confidential.
(b) Is designed by us as confidential.
(c) You know or ought to know is confidential.
(d) Includes, without limitation: information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services.
'**Currency Date**' means, in relation to any consultancy report, the date as at which our professional opinion is stated to be current.
'**Fee**' means the amount agreed to be paid for the Services as set out in the Quotation.
'**Parties**' means You or Us as the context dictates.
'**Quotation**' means the written quote provided by Us in relation to the Services.
'**Services**' means the consultancy services provided pursuant to these Terms and Conditions and the Quotation, and includes any documents, reports or certificates provided by Us in connection with the Services.
'**The Property**' means the assets which are subject of our appointment as your advisor.
'**We**', '**Us**', '**Our**', '**Colliers**' means Colliers International Limited.
'**You**', '**Your**', '**Client**' means the person, company, firm or other legal entity by or on whose behalf instructions are given, and any person, firm, company or legal entity who actually gave the instructions to us even though such instructions were given as agent for another.
'**Professional Property Practice Standards**' refers to RICS Valuation and Appraisal Handbook, or appropriate standards.

2. PERFORMANCE OF SERVICES
2.1 We have provided the Services in accordance with:
(a) The Terms and Conditions contained herein; or
(b) As specifically instructed by You for the purpose of the Services; and
(c) Within the current provisions set by the prevailing Professional Property Practice Standards.

3. CONDITION OF THE PROPERTY
3.1 We have assumed that any development sites are in a condition suitable for development; this has not been checked by us.
3.2 We recommend that You engage appropriately qualified persons to undertake investigations excluded from our Services.

4. ENVIRONMENT AND PLANNING
4.1 We have obtained only verbal town planning information. It is your responsibility to check the accuracy of this information by obtaining a certificate under the appropriate legislation.

5. OTHER ASSUMPTIONS
5.1 Where third-party expert or specialist information or reports are provided to Us or obtained by Us in connection with Services (including but not limited to surveys, quantity surveyors' reports, environmental audits, structural/ dilapidation reports), we will rely upon the apparent expertise of such experts/ specialists. We will not verify the accuracy of this information or reports and assume no responsibility for their accuracy.
5.2 Our services are provided on the basis that the Client has provided us with a full and frank disclosure of all information and other facts which may affect the service, including all secrecy clauses and side agreements.
5.3 Any plans, sketches or maps included in this report are for identification purposes only and should not be treated as certified copies of areas or other particulars contained therein.
5.4 Unless clear information is given to the contrary, it will be assumed that the land titles are valid and clear, and that the Property can be freely disposed of in the open market. It will be further assumed that no encumbrances exist, and site conditions are normal.

Caveats & Limitation

6. ESTIMATED SELLING PRICE

6.1 Where you instruct us to provide an Estimated Selling Price, You agree that the Services:

(a) Are limited to the provision of an opinion based on our knowledge of the market and informal enquiries.

(b) We are not required to carry out a full inspection of the property; any inspection of comparable properties; a search of Title(s) or other enquiries as to encumbrances, restrictions or impediments on Title(s).

(c) Provide an indicative figure only which is not suitable for use for any purpose other than as general information or guide as to sale expectations. It is not suitable to be relied upon for the purpose of entry into any transaction.

6.2 No responsibility will be accepted either to You or to any third party for loss or damage that may result from the issue of such an Estimated Selling Price.

7. CURRENCY USED IN REPORT

7.1 Due to possible changes in market forces and circumstances in relation to the subject site the Services can only be regarded as relevant as at the Currency Date.

7.2 Where You rely upon Our consultancy report after the Currency Date, You accept the risks associated with market movements between the Currency Date and the date of such reliance.

8. MARKET PROJECTIONS

8.1 Any market projections incorporated within our Services including, but not limited to, income, expenditure, associated growth rates, interest rates, incentives, yields and costs are projections only and may prove to be inaccurate. Accordingly, such market projections should be interpreted as an indicative assessment of potentialities only, as opposed to certainties.

8.2 Where Our Services include market projections such projections require the dependence upon a host of variables that are highly sensitive to varying conditions. Accordingly, variation in any of these conditions may significantly affect these market projections.

8.3 Where market projections form part of Our Services, We draw your attention to the fact that there will be a number of variables within acceptable market parameters that could be pertinent to Our Services and the projections adopted are representative of only one of these acceptable parameters.

9. YOUR OBLIGATIONS

9.1 You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Services.

9.2 You warrant that all third-party expert or specialist reports provided to Us by You for the purpose of Us providing the Services are provided with the authority of the authors of those reports.

9.3 You authorise and license Us to incorporate Your intellectual property within Our report(s).

9.4 You will not release any part of Our consultancy report or its substance to any third party without Our written consent. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms and Conditions is provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided that You shall provide any such recipient with a copy of these Terms and Conditions.

9.5 We reserve the right to reconsider or amend the consultancy advice, or the Fee set out in Our Quotation to You, if;

(a)   Certificates, surveys, leases, side agreements or related documentation that were not provided to Us prior to the provision of the Services are subsequently provided, and contain matters that may affect the value of the advice; or

9.6 If You release any part of the consultancy advice or its substance without written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this consultancy advice.

10. CONFIDENTIALITY

10.1 This report and each part of it is prepared and intended for the exclusive use of the Client for the sole purpose outlined in Our agreement for internal reference purposes, and in accepting this report, the Client expressly agrees not to use or rely upon this report or any part of it for any other purpose. No person other than the Client shall use or rely upon this report or any part of it for any purpose unless we have given Our express written consent. Similarly, neither the whole nor any part of this report nor any reference there to may be included in any document, circular or statement nor published in any way without our written approval of the form and context in which it may appear.

10.2 If consent to disclose the Confidential Information is provided by Us, You agree to abide by any additional terms and conditions that We may apply to that disclosure.

10.3 You agree that You will indemnify, hold harmless and defend Us from and against any and all loss, liability, costs or expenses (including but not limited to professional or executive time) We may suffer or reasonably incur, directly or indirectly, as a result of a breach of this clause.

10.4 Unless otherwise directed in writing by Client, Colliers International retains the right to include references to the Services in its promotional material. Such references shall not contain confidential material.

10.5 The Client is permitted to use the report for presentation to prospective Clients or investors or bankers or credit rating agencies for the purpose of raising funds or selling the project

Caveats & Limitation

11. PRIVANCY

11.1 We may obtain personal information about You in the course of performing Our Services. We respect your privacy and advise You that we will only obtain information that is necessary to assist us in the course of performing Our Services. If it is necessary for Us to engage third parties, we will inform these parties that they are not to disclose any personal information about You to any person or organisation other than Us.

12. SUBCONTRACTING

12.1 We may sub-contract or otherwise arrange for another person to perform any part of the Services or to discharge any of Our obligations under any part of these Terms and Conditions, with Your consent.

13. LIMITATION OF COLLIERS LIABILITY

13.1 To the extent permissible under applicable laws, in no event shall Colliers International be liable to Client or anyone claiming by, through or under Client, including insurers, for any lost, delayed, or diminished profits, revenues, production, business, use or opportunities, or any incidental, special, indirect, or economic losses, wasted costs, diminution of value or consequential damages, of any kind or nature whatsoever, however caused. 13.2 All the costs and benefits forecasted will, ultimately, be determined by future market conditions. Forecasts of these elements are based on assumptions of certain variable factors, which, in turn, are extremely sensitive to changes in the market and economic contexts. For this reason, the figures mentioned in this report were not computed under any known or guaranteed conditions. Rather, these are forecasts drawn from reliable sources of data and information and made in the best judgment and professional integrity of Colliers International. Notwithstanding this, Colliers International reiterates that it will not accept any responsibilities in the face of damage claims that might result from any error, omission or recommendations, viewpoints, judgments and information provided in this report. 13.3 Colliers International, or any employee of Ours shall not be required to give testimony or to appear in court or any other tribunal or to any government agency by reason of this consultancy report or with reference to the property in question unless prior arrangements have been made and we are properly reimbursed.

14. ENTIRE AGREEMENT

14.1 No further agreement, amendment or modification of these Terms and Conditions shall be valid or binding unless made in writing and executed on behalf of the Parties by their duly authorised officers. 14.2 If there is inconsistency between these Terms and Conditions and the Quotation, any letter of instruction from You, or other specific request or information shall prevail to the extent of the inconsistency.