

THE PLANTATION CORPORATION OF KERALA LTD

(An ISO 9001:2015 Certified Company under Government of Kerala)
Registered Office: KOTTAYAM-686 004
CIN:U01119KL1962SGC001997

☎ 0481.2578301- 04, 2578306 (MD) Fax:0481.2575133 (MD) Web:www.pcklimited.in E-mail:pckltd@bsnl.in , mdpckltd@gmail.com



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23.01.2026

NOTICE INVITING TECHNICAL BID/EXPRESSION OF INTEREST (EOI) FOR STARTING A SUITABLE COMMERCIAL PROJECT ON B.O.T. BASIS IN THE 42 CENTS OF LAND OWNED BY THE PLANTATION CORPORATION OF KERALA LTD., INCALICUT CITY

1. Introduction

Plantation Corporation of Kerala Ltd. (PCKL), a Public Sector Undertaking under Government of Kerala owns a 42 cent prime land with a partially constructed building inside Calicut city in Kerala. This piece of land has excellent potential for developing diverse commercial projects. PCKL proposes to handover this land as “land concession” to prospective entrepreneurs on “as-is-where-is” basis for a period of 30 years to develop commercial projects of their choice on a B.O.T. basis for which an Technical Bid/Expression of Interest is invited.

2. Brief Description of the Site

This prime site of approximately 42 cents is located inside Calicut city (West Hill) on the Calicut-Kannur Highway. The site has a partially constructed building with a foundation for B+G+9 floors.

Location & Approximate Area	GPS Coordinates	Brief Description of the Site
West Hill, Calicut City (Kozhikode Taluk, Kacheri Village) Extent : 42 cents, with a partially built structure with foundation for	11°16'58.4"N 75°46'11.7"E	On the eastern side of the Calicut-Kannur Highway. Nearly square plot with flat terrain, located inside the heart of the city in West Hill.

B+G+9 floors.		
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3. Possible Projects

Depending upon the interest and financial capacity of the entrepreneurs, this site may be suitable for different types of commercial activities such as multipurpose commercial complexes/shopping malls, IT/logistic hub, convention centre, residential complex, hotel, education/medical/healthcare institutions, etc. These projects should positively impact the local socio-economic development and ensure handsome revenue to PCKL.

4. Technical Bid/Expression of Interest (EOI)

PCKL invites Technical Bids/EOIs from reputed, experienced and financially sound bidders for development of any suitable commercial project in this site owned by PCKL in Calicut city on B.O.T basis. The site will be given to the successful bidder only as land concession basis on “as-is-where-is” basis for a period of 30 years, with a possibility for further extension based on mutually agreed terms and conditions after 30 years and the land ownership will always remain with PCKL.

Interested parties are invited to submit a Technical Bid/Expression of Interest (EOI) through the e-portal <https://etenders.kerala.gov.in/n> on or before 21.02.2026 4.30 PM. Prospective parties should inspect the site, check the land documents etc. and get themselves fully convinced about the suitability of the site for the project being proposed by them before submitting their Technical Bids/EOIs. To facilitate the site inspection, you may contact mdpckltd@gmail.com

5. General Terms & Conditions and Eligibility Criteria for Submitting Technical Bids/EOIs

1. Individuals/firms/companies or their consortia can be a bidding party. (Please submit self-attested copies of supporting documents such as partnership deeds, certificate of registration with the Registrar of Companies etc. to prove the business status of the bidding party).

2. Bidding party should have no legal restrictions to operate in India.
3. Bidding party is free to propose any project of its choice that is suitable for the site, but no red category projects will be allowed.
4. In addition to the various documents mentioned elsewhere in this document, the bidding party should submit along with the Technical Bid/EOI the following:
 - a. Self-attested copies of Adhar card, PAN, GST etc.
 - b. Audited account statements for three years
 - c. IT returns for the past three years
 - d. A profile of the bidding party and partners (if any).
5. Ideally, the bidding party should have a proven track record in the field of activity that it is proposing. The bidding party (either individually or at least one partner in the case of firms/companies or their consortia) should have at least 3 years' experience in the project activity that it is proposing to take up. (Please submit self-attested copies of supporting documents to prove experience such as audited accounts etc.).
6. If the bidding party has no previous track record in the project activity it is proposing, the party should submit along with the technical Bid/EOI a detailed report of what it proposes to do, the reasons for doing it and how it will obtain the required technical expertise and financial support for the same.
7. Once the project is awarded to a party, leaving the site idle beyond a reasonable period of time to start the project by the successful bidder will not be allowed (even if the amount quoted by the party is paid to PCKL).
8. The bidding party (either individually or collectively in the case of firms/companies or their consortia) should have a net worth of at least Rs. 10 cr. as of 2024 or 2025. (Please submit self-attested copies of supporting documents such as a CA certificate etc.).

9. If a bidding party (either individually or collectively in the case of firms/companies or their consortia) does not have a net worth of Rs. 10 cr. in 2024 or 2025, the party should submit documentary evidence to show that it will have the financial resources/credit facilities to successfully take up the project it is proposing.
10. Those bidders who qualify the Technical Bid/EOI will be invited for a pre-bid meeting.
11. During the pre-bid meeting all original documents submitted in the Technical Bid/EOI should be produced for verification.
12. No financial offer shall be submitted now along with the Technical Bids/EOIs.
13. After the pre-bid meeting, the parties qualifying the technical Bid/EOI will be invited to submit their financial bids through e-tender-cum-e-auction.
14. Generally, but not necessarily, the highest financial offer will be selected. PCKL reserves the right to cancel the tender at any stage of the tendering procedure with or without citing a reason and the parties will have no rights to claim any compensation whatsoever.
15. The entire project activity should be taken up by the bidder at their own risk and cost. Other than giving the land on concession on an as-is-where-is basis, PCKL will have no direct role in the financing, development or running of the commercial project the successful bidder plans to take up.
16. The party shall take the necessary permits, licences etc. and comply with all legal and administrative requirements for implementing the project and PCKL will have no responsibility or liability in this regard.
17. The ownership of the land will always remain with PCKL.
18. All developments the party will make on the land should have the prior approval of PCKL.
19. At the end of the agreement period of 30 years, all assets created by the party will become the exclusive property of PCKL and the party will have no claims whatsoever for any compensation etc.

20. At the end of the first agreement period, the possibility of further continuing/extending the agreement for a further period on mutually agreed terms can be negotiated.
21. A Vision Statement should be submitted along with the Technical Bid/EOI along with a brief note on the purpose of taking the proposed commercial project by the party.
22. PCKL reserves the right to consider the overall credentials of the party (financial and otherwise) and their past track record before finalizing the selection and entering in to agreement.
23. PCKL reserves the right to reject any or all tenders without assigning any reason whatsoever at any stage of the bidding process and the parties can claim no compensation whatsoever.
24. PCKL reserves the right to collect additional information about the bidders and do a background check on their credentials, verify the documents submitted by them etc.
25. The Technical Bids/EOIs should be accompanied by a comprehensive report on the commercial project the bidder proposes to do in the site. A Detailed Project Report (DPR) is not expected, but the report should be comprehensive and have the following basic information.
 - type/nature of the proposed project and its likely cost
 - expected date of starting the work and commissioning the project once the party is awarded the project.
 - a comprehensive development plan for the property, including potential financial investments, likely job opportunities created, and the time-frame/milestones etc.
 - How the proposed development plan will help the local community and socio-economic development of the region.

6. How to Submit the Technical Bids/EOIs and the Last Date for Submission

- Interested parties may obtain the technical tender document at <https://etenders.kerala.gov.in/>
- A non-refundable application fee of ₹10,000/- (Rupees Ten Thousand only) shall be remitted online through the payment gateway available in the Kerala Government e-Tender portal (<https://etenders.kerala.gov.in>) at the time of submission of the Technical Bid. No offline payment shall be accepted
- The completed Technical Bid/EOI shall be submitted online through the Kerala Government e-Tender portal <https://etenders.kerala.gov.in> on or before 4:30 PM on 21.02.2026. The Technical Bid/EOI will be opened at the Head Office of Plantation Corporation of Kerala Ltd., Kottayam at 10:30 AM on 23.02.2026.
- If interested, bidders or their authorized representatives may be present at the time of opening of the technical bids/EOIs.
- Prospective bidders may now submit their Technical Bids/EOIs (but no financial offers) with information and documents as explained above through the e-portal <https://etenders.kerala.gov.in> latest by 21.02.2026 4.30PM stating their interest to take the identified property for a specific commercial project.

KOTTAYAM

Date: 23.01.2026

Sd/-

MANAGING DIRECTOR