

Design, Development, Construction and Handover of a Startup Pod & LEAP Centre at Tanur Beach, Malappuram

1. INTRODUCTION

Kerala Startup Mission (KSUM), the nodal agency of the Government of Kerala for promoting entrepreneurship and innovation in the State, proposes to establish a Startup Pod at Tanur Beach, Malappuram, in association with the concerned Municipality.

The proposed Startup Pod is envisaged as a distinctive, modular and scalable destination integrating startup-oriented workspaces, short stay facilities, community spaces and supporting amenities in a beachside environment.

The project seeks to create an inspiring environment for entrepreneurs, startup teams, professionals, remote workers and visitors, while also demonstrating a modular development model that can potentially be replicated at other suitable locations. The concept is based on modular/prefabricated pod architecture intended to reduce on-site construction time and enable phased development.

KSUM invites Expressions of Interest from eligible startups having the requisite design, technical, fabrication, project execution and innovation capabilities for undertaking the design, development, fabrication/construction, installation, commissioning, handover including 5 year maintenance of the Startup Pod.

2. OBJECTIVE OF THE EoI

The objective of this EoI is to identify and select a suitable startup capable of delivering the proposed Startup Pod as a complete design-and-build project.

The selected startup shall be responsible for translating the broad project concept into a site-responsive, technically sound and aesthetically appropriate facility and delivering the completed Pod to KSUM/the designated authority for subsequent operation by the Tanur Municipality.

The initiative aims to:

- Establish a distinctive startup-oriented destination at Tanur Beach
- Demonstrate innovative modular construction
- Provide facilities for work, collaboration, short stays and community engagement
- Integrate technology and innovation into the project
- Ensure efficient and quality project execution
- Develop a visually appealing and landscape sensitive facility
- Minimise prolonged on-site construction through modular/prefabricated approaches and
- Establish a model that can potentially be replicated at other suitable destinations.

3. VISION FOR THE STARTUP POD

The vision of the Startup Pod is to establish Tanur Beach as a distinctive destination for innovation, entrepreneurship, remote work, creative collaboration and short-stay experiences, while integrating modular architecture with the natural character of the Kerala coast.

The facility is intended to bring together:

Work + Stay + Innovation + Community + Coastal Experience

The design shall seek to create a high-quality user experience while remaining sensitive to the coastal setting.

4. PROJECT LOCATION

Tanur Beach, Malappuram District, Kerala

The project shall be implemented at the site identified for the Startup Pod, subject to confirmation of the site boundary, access, levels, utilities and applicable statutory requirements.

The final site layout shall be developed after considering, as applicable:

- Topographical conditions
- Soil/geotechnical conditions
- Site drainage
- Access and circulation
- Emergency access
- Utility availability
- Beach ecology
- Required setbacks
- Coastal and environmental requirements &
- Local-body and other statutory requirements.

5. INDICATIVE PROJECT BRIEF

The present concept envisages a modular development comprising the following broad components:

Component	**Qty**	**Expected size&#x20;** (Min Area & Height)**&#xA0;**	**Facilities planning in a unit**	**Function**
Stay Pod (Premium)	6	200 sqft & 2.60 m	Bed space with side table, storage, seating/ work surface, washroom.	Guest accommodation / short stay
Workstation Pod	2	200 sqft & 2.60 m	Minimum 12 workstations with storage units	Co-working, meetings & focused works
Food Kiosk	1	60 sqft & 2.50 m	Service / Display Counter , storage, food reheating facility, Tea/Coffee Preparation Counter, Sink & Washing Area	Compact service points for beverages, snacks and selected food offerings,

Reception & Washroom	1	270 sqft & 2.60 m	Reception - Waiting area, reception desk and record room. Washroom - 3 toilets & urinals.	Reception & Rest room facilities
Portable ducking Platform	1	-	Pod decks, minimum 20-25 informal seating, shaded areas and beach-view relaxation.	Open Dining

The above quantities are indicative and may be modified during detailed design and planning, based on site conditions, functional requirements, technical feasibility and approval by KSUM.

The concept proposal identifies the Stay Pods, Workstation Pods, Food Kiosk and Reception & Washroom as the principal modular components.

The final configuration, dimensions, materials, specifications and site arrangement shall be determined through the detailed design process and shall be subject to approval by KSUM.

TECHNICAL SPECIFICATIONS

Project Configuration

The proposed Startup Pod shall broadly comprise the following components. The quantities and dimensions are indicative and may be refined during detailed planning/design based on site conditions, functional requirements, technical feasibility and approval by KSUM.

Component	Qty	Expected Size (Minimum Area & Height)	Facilities Planning in a Unit	Function
Stay Pod (Premium)	6	200 sq.ft. & 2.60 m height	Bed space with side table, storage, seating/work surface and washroom	Guest accommodation / short stay
Workstation Pod	2	200 sq.ft. & 2.60 m height	Minimum 12 workstations with storage units	Co-working, meetings & focused work
Food Kiosk	1	60 sq.ft. & 2.50 m height	Service/display counter, storage, food reheating facility, tea/coffee preparation counter, sink & washing area	Compact service point for beverages, snacks and selected food offerings
Reception & Washroom	1	270 sq.ft. & 2.60 m height	Reception: waiting area, reception desk and record room. Washroom: 3 toilets & urinals	Reception & restroom facilities
Portable Decking Platform	1	—	Pod decks, minimum 20-25 informal seating, shaded areas and beach-view relaxation	Open dining

General / Modular Construction

- Modular/prefabricated, low-rise and relocatable development with minimum prolonged on-site construction.
- Factory manufacture to the maximum extent, including safe transportation, lifting, assembly and commissioning at site.
- The system shall permit dismantling, relocation, reconfiguration and future expansion wherever technically feasible.
- Provide safe service interfaces, inspection/maintenance access and appropriate coastal detailing.

Structural & Finishes

- High-strength structural steel frame or approved equivalent; design for applicable dead/live/wind, lifting and transportation loads and applicable Indian Standards.
- Provide corrosion protection suitable for salt-laden coastal atmosphere by using suitable coastal-grade fasteners.
- External cladding material shall be weather-, moisture-, UV- and impact-resistant with sealed joints.
- Submit structural calculations/drawings and material specifications indicating resistance to corrosion, thickness, fire/UV performance and coating system for approval.
- Roof shall have positive slope, waterproof finish, flashing, sealed penetrations, controlled rainwater discharge and maintenance access.
- Provide rigid, level and moisture-protected floor/base system with safe connection to approved foundation/support platform.
- Provide suitable thermal and acoustic insulation considering thermal comfort, moisture, fire, durability and mould resistance.
- Provide corrosion-resistant, weather-tight doors/windows with safety glass (toughened glass) wherever required, seals, flashing and secure hardware.
- Provide durable, washable and moisture-resistant internal finishes, slip-resistant flooring and sealed wet-area interfaces.

Electrical, HVAC & Network

- Complete electrical system including DB, wiring/cabling, lighting, power outlets, dedicated equipment points, earthing, protection and emergency lighting wherever required.
- Energy-efficient lighting for workspaces, external/pathway/landscape lighting and controlled architectural lighting.
- Suitable air-conditioning/ventilation for accommodation and workspaces, using coastal-suitable equipment with adequate maintenance access.
- Structured data cabling, LAN/Wi-Fi provisions and CCTV/security systems.

Plumbing, Sanitary & Food Kiosk

- Complete potable-water, sanitary, drainage and waste/vent systems with corrosion-resistant materials and accessible isolation valves.
- Washroom shall include adequate WC, wash basins, fittings, floor drains, ventilation, waterproof finishes and accessible facilities wherever required.

- Food kiosk shall include service/preparation counter, washable finishes, water supply, wastewater drainage, handwash facility, electrical outlets, ventilation/exhaust and waste provisions.

Accommodation & Workstation Pods

- Stay Pods shall provide sleeping, storage, seating/work surface, power, lighting, HVAC/ventilation, internet/Wi-Fi, openings, approved furniture/finishes and restroom facilities.
- Workstation Pods shall support remote work, startup activities, meetings and mentoring, with work surfaces, power/data, Wi-Fi, lighting, HVAC and suitable acoustic treatment.

Fire, Safety & Accessibility

- Comply with applicable fire and safety requirements; provide extinguishers, detection/alarm provisions, emergency lighting, exit signage, safe evacuation and emergency access, as applicable.
- Provide safe accessible pedestrian routes, non-slip surfaces, guardrails/handrails, deck edge protection, suitable stairs/ramps and adequate circulation lighting.

External Works, Drainage & Coastal Durability

- Provide pod decks, common/outdoor seating, shaded areas, pedestrian paths, landscaped/beach-facing areas, external/landscape lighting and controlled circulation.
- Use salt-tolerant, low-maintenance landscaping and minimise disturbance to the existing site.
- Provide roof and surface drainage, positive site grading, controlled discharge, prevention of water stagnation and erosion-control measures wherever required.
- The entire development shall be weather-tight and suitable for coastal exposure.

Waste, Sustainability & Statutory Compliance

- Provide segregation/collection of food, recyclable and general waste with suitable temporary storage and removal.
- Adopt modular/dry construction, durable low-maintenance materials, energy-efficient equipment, daylight/natural ventilation wherever feasible, stormwater management and salt-tolerant landscaping.
- Design and execution shall comply with applicable coastal-zone, local-body, environmental, fire, electrical, sanitation and other statutory requirements.

Testing, Documentation & Handover

- The selected agency shall preferably undertake **Design, Engineering, Manufacturing, Transportation, Installation, MEP Integration, Testing, Commissioning, Handover and Maintenance for 5 years**.
- Submit architectural, fabrication, structural, MEP, fire, networking and landscape drawings, material data/samples, method statements, QC plan, testing/commissioning records, as-built drawings and O&M manuals.
- Test and commission structural connections, weather-tightness, electrical, earthing, lighting, HVAC, plumbing, drainage and fire & safety systems.

- Clearly state exclusions, assumptions, client-supplied items, warranty/defect-liability periods and after-sales/service support in the EOI submission.

Note: Quantities and dimensions are indicative and may be refined during detailed planning/design and KSUM approval. Material grades, structural sections and coastal durability systems shall be technically validated before execution.

6. SCOPE OF WORK

The selected startup shall undertake the project on a design-and-build basis, covering all activities necessary for delivery of the Startup Pod in accordance with the approved design, specifications and scope and maintenance for 5 years from the date of handover.

Concept Development and Design

The startup shall:

- Study the site and project requirements
- Develop the overall design concept
- Prepare the site layout/master plan
- Develop architectural and functional designs
- Develop designs for individual modular components
- Integrate outdoor spaces, circulation and landscaping
- Incorporate appropriate coastal design considerations
- Integrate accessibility, safety and emergency requirements and
- Submit designs and drawings for approval by KSUM.

The design shall retain the broad vision of a compact, modular, landscape-sensitive coastal destination.

Detailed Engineering and Drawings

The selected startup shall prepare all necessary drawings and technical documents required for execution, including, as applicable:

- Architectural drawings
- Structural drawings
- Electrical layouts
- Plumbing layouts
- Service layouts
- Utility requirements
- Foundation/support details
- Pod installation details
- Landscape/interface details
- Fire and safety provisions &
- Other drawings required for execution and approvals.

All designs shall be subject to approval by KSUM and/or the competent authority, as applicable.

Fabrication / Construction of Modular Components

The selected startup shall undertake the fabrication/manufacture/construction of the approved modular components.

The modular structures shall be designed and fabricated taking into account the coastal environment, including the need for suitable durable and corrosion resistant materials and finishes.

Transportation and Installation

The startup shall be responsible for:

- Transportation of the fabricated units to the project site;
- Site mobilisation;
- Installation and positioning;
- Assembly/integration of modular components;
- Necessary connections and services;
- Finishing works; and
- Making the facility ready for commissioning.

Utilities and Services

The selected startup shall provide/integrate the utilities and services required within its approved scope, including, as applicable:

- Electrical distribution
- Water supply
- Drainage/sewage arrangements
- Internet/data infrastructure
- Waste-management provisions
- Fire/life-safety provisions &
- Other essential services.

The project proposal identifies these as key utility and service requirements for the facility.

Outdoor Spaces and Site Development

The project shall include appropriate treatment of the spaces between and around the pods, including, as applicable:

- Outdoor decks
- Seating
- Shaded areas
- Pedestrian pathways

- Landscaping
- Beach-facing relaxation areas
- Common gathering areas
- Lighting &
- Other low-impact site features.

The outdoor environment should support informal interaction, networking and community activities.

Technology and Innovation Integration

Applicants are encouraged to incorporate suitable technology and innovative solutions into the design and functionality of the Startup Pod.

Proposals may include, as relevant:

- Smart access systems
- Digital facility management
- Workspace management
- Energy monitoring
- Digital information systems
- Internet/data infrastructure
- Smart lighting
- Environmental monitoring &
- Other appropriate technology applications.

The proposed solutions should be practical, maintainable and appropriate to the scale and purpose of the facility.

Testing and Commissioning

Before handover, the selected startup shall undertake all necessary:

- Testing
- Inspection
- Functional verification
- Safety checks
- Rectification of deficiencies and
- Commissioning activities.

The completed facility shall be handed over in a fully functional condition in accordance with the approved scope.

7. HANDOVER

Upon completion and successful commissioning, the Startup Pod shall be handed over to KSUM/the designated authority for subsequent operation by the Tanur Municipality.

The startup shall provide, as applicable:

- As-built drawings
- Technical documentation
- Equipment manuals
- Warranty documents
- Maintenance information
- Material/specification details
- Completion documentation; and
- Other documents required for operation and maintenance.

The selected startup shall rectify defects attributable to design, materials, fabrication, installation or workmanship during the applicable warranty period.

8.ROLE OF THE SELECTED STARTUP

The selected startup shall be responsible for the end-to-end delivery of the Pod within the approved scope.

Its responsibilities shall include:

1. Concept and detailed design
2. Site-responsive planning
3. Engineering and documentation
4. Fabrication/construction
5. Procurement of materials/components within its scope
6. Transportation
7. Installation
8. Integration of utilities/services
9. Quality control
10. Safety during execution
11. Testing and commissioning
12. Rectification of defects
13. Documentation and liaisoning with statutory departments for obtaining approval.

14. Handover.

15. Maintenance of the project for 5 years from the date of handover

The startup shall coordinate with KSUM, the Municipality and other stakeholders during implementation.

9. ROLE OF KSUM

KSUM shall, as applicable:

- Facilitate implementation of the project
- Provide the approved project brief
- Coordinate with the concerned Municipality and other stakeholders
- Review and approve designs and project submissions
- Monitor implementation
- Facilitate access/coordination required for project execution
- Undertake inspections at appropriate stages
- Facilitate completion and handover and
- Provide such other support as may be specifically approved.

The project infrastructure shall be funded by KSUM, subject to the applicable approvals and sanctioned scope.

The exact roles and responsibilities shall be incorporated in the work order/agreement issued to the selected startup.

10. ROLE OF THE MUNICIPALITY

The concerned Municipality shall be the intended operator of the Startup Pod after completion and handover.

The Municipality shall, as applicable:

- Facilitate site access and local coordination;
- Support statutory/local-body coordination;
- Receive the completed facility after handover;
- Undertake operation and day-to-day management after handover;
- Ensure maintenance and upkeep of the facility; and
- Manage users, activities and services at the Pod.

The detailed responsibilities shall be governed by the arrangement between KSUM and the concerned Municipality.

11.ELIGIBILITY

The EoI shall be open to eligible startups satisfying the conditions specified below.

11.1 Startup Status

The applicant shall be a legally registered startup with Kerala Startup Mission and shall satisfy the applicable startup recognition requirements prescribed in this EoI.

11.2 Technical Capability

The applicant should demonstrate capability in one or more of the following areas:

- Modular/prefabricated construction
- Product design
- Architecture/design-led innovation
- Engineering
- Fabrication/manufacturing
- Construction technology
- Infrastructure technology

11.3 Relevant Experience

The applicant should preferably demonstrate experience in one or more of the following:

- Designing modular structures
- Fabricating prefabricated structures
- Executing similar projects
- Site installation
- Developing innovative physical infrastructure or
- Delivering integrated design-and-build solutions.

11.4 Execution Capability

The applicant shall demonstrate the ability to undertake the project from design through fabrication, installation and handover.

11.5 Team Capability

The applicant shall have an appropriate technical/project team with relevant expertise.

12. PREFERRED ATTRIBUTES

The following attributes may be considered favourably during evaluation:

- Innovative modular construction solutions
- Strong design capability
- Proven execution capability
- Technology integration
- Coastal/environment-sensitive design experience
- Sustainable construction practices
- Use of locally appropriate materials
- Ease of maintenance
- Scalability
- Replication potential

- Strong quality-control systems and
- Ability to deliver within the prescribed implementation schedule.

13. DESIGN PRINCIPLES

The proposed design shall consider the following principles.

Modular and Scalable

The solution should enable efficient installation and, where feasible, future expansion, reconfiguration or relocation.

Coastal Appropriate

Materials, finishes and construction details should be appropriate for a coastal environment, with attention to corrosion resistance and durability.

Landscape Sensitive

The design should respond sensitively to the existing beach environment and minimise unnecessary site intervention.

User Experience

The Pod should provide an attractive and comfortable environment for work, stay, interaction and relaxation.

Sustainability

The design should consider:

- Energy efficiency
- Natural daylight
- Natural ventilation where feasible
- Rainwater/stormwater management
- Waste segregation
- Low-maintenance landscaping and
- Responsible material selection.

14. DELIVERABLES

The selected startup shall provide, at minimum:

Stage 1 – Design

- Concept design
- Site layout
- Architectural drawings
- Detailed technical drawings
- Material/specification schedule
- Utility/service layouts
- Project execution plan.

Stage 2 – Fabrication/Construction

- Approved modular components
- Quality documentation
- Fabrication-stage inspection support
- Transportation and site installation.

Stage 3 – Commissioning

- Testing
- Rectification
- Final finishing
- Commissioning documentation.

Stage 4 – Handover

- Completed Startup Pod
- As-built drawings
- Operation/maintenance documentation
- Warranty documentation
- Completion report and
- Formal handover.