



## Kerala Transport Development Finance Corporation Ltd

Trans Towers (6<sup>th</sup> Floor), Vazhuthacaud, Thiruvananthapuram,  
Telephone: 0471-2327881, 2326883, web: [www.ktdfc.com](http://www.ktdfc.com)

No.KTDFC/BOTP/e-Tender/TVLA/SM/309/2021

Dated 20.04.2022

### Expression of Interest

Expression of Interest are invited from firms with experience of operating state of the art multiplexes (multi screen cinemas) and associated facilities for the floors 8 and 9 of Bus Terminal Complex, Thiruvalla. Designed for operating multiplexes. Offers must contain clear-cut proposal of rent offered, Modifications required and any other particulars with respect to the overall facility. Sealed Expression of Interest with proof of financial strength and experience may be submitted to Principal Project Consultant, KTDFC, Head Office, Trans Towers Vazhuthacaud, Trivandrum considering the following details.

Particulars of the building-floor area occupied/unoccupied, floor wise details & Plans are available in website. Site visit also organized.

Last Date 30.04.2022 3.00 PM

Principal Project Consultant

KTDFC

Contact: 94476 97738

e-mail [bot@ktdfc.com](mailto:bot@ktdfc.com)

BTC Thiruvalla  
(Bus Terminal Complex Building)



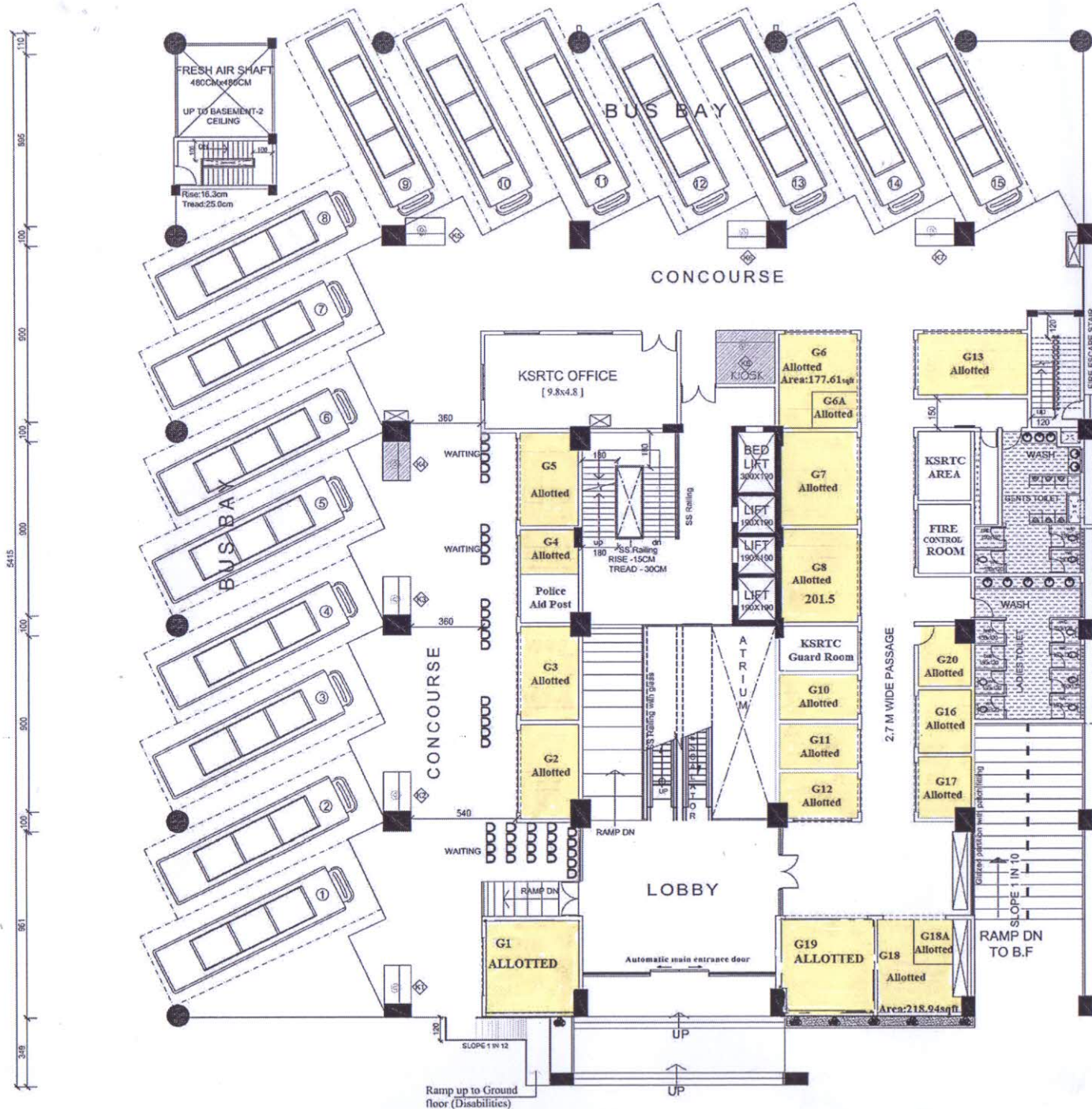


## ANNEXURE-1

K.S.R.T.C. BUS TERMINAL CUM SHOPPING COMPLEX, THIRUVALLA RENTABLE AREA DETAILS					
Sl.No	Floor Name	Total Floor Area In Sq. Ft.	Total Rentable Area in Sq.ft	Allotted Rentable Area in Sq.ft	Vacant Rentable Area in Sq.ft
1	Basement 2-Parking Including Drive Way & Common services	38957.65	0	0	0
2	Basement 1-Parking Including Drive Way & Common services	36957.65	0	0	0
3	Ground Floor	24067.53	2660	2660	0
4	First	14107.43	8125	1349	6776
5	Second	16621.72	9691	0	9691
6	Third	16621.72	10630	1751	8879
7	Fourth	16621.72	10630	1004	9626
8	Fifth	16271.70	12908	0	12908
9	Sixth	15744.03	12908	2500	10408
10	Seventh	16271.70	12908	0	12908
11	Eighth ( Double Ht)	16271.70	14268	0	14268
	<b>TOTAL</b>	<b>228514.55</b>	<b>94728</b>	<b>9264</b>	<b>85465</b>
	Note				
In Basement 1 2000 Sq. Ft. reserved for the use of allotted tenants and KTDFC.					

LEASE SPACE COLOURED THUS

GROUND FLOOR PLAN





## Annexure - II

**BUS BAY SEEN BELOW**

**BUS BAY SEEN BELOW**

**F-7**  
949.48 sq.ft  
Vaccant

**F-8**  
353.70 sq.ft  
Vaccant

**F-9**  
353.70 sq.ft  
Vaccant

**F-10**  
353.70 sq.ft  
Vaccant

**F-11**  
353.70 sq.ft  
Vaccant

**F-6**  
341 sq.ft  
Vaccant

**F-5**  
341 sq.ft  
Vaccant

**F-4**  
341 sq.ft  
Vaccant

**F-3**  
341 sq.ft  
Vaccant

**F-2**  
341 sq.ft  
Vaccant

**F-1**  
341 sq.ft  
Vaccant

**F-12**  
180.76 sq.ft  
Vaccant

**F-13**  
1359.22 sq.ft  
Vaccant

**F-14**  
662.51 sq.ft  
Vaccant

**F-15**  
Allotted

**3.0M WIDE PASSAGE**

**3.0M WIDE PASSAGE**

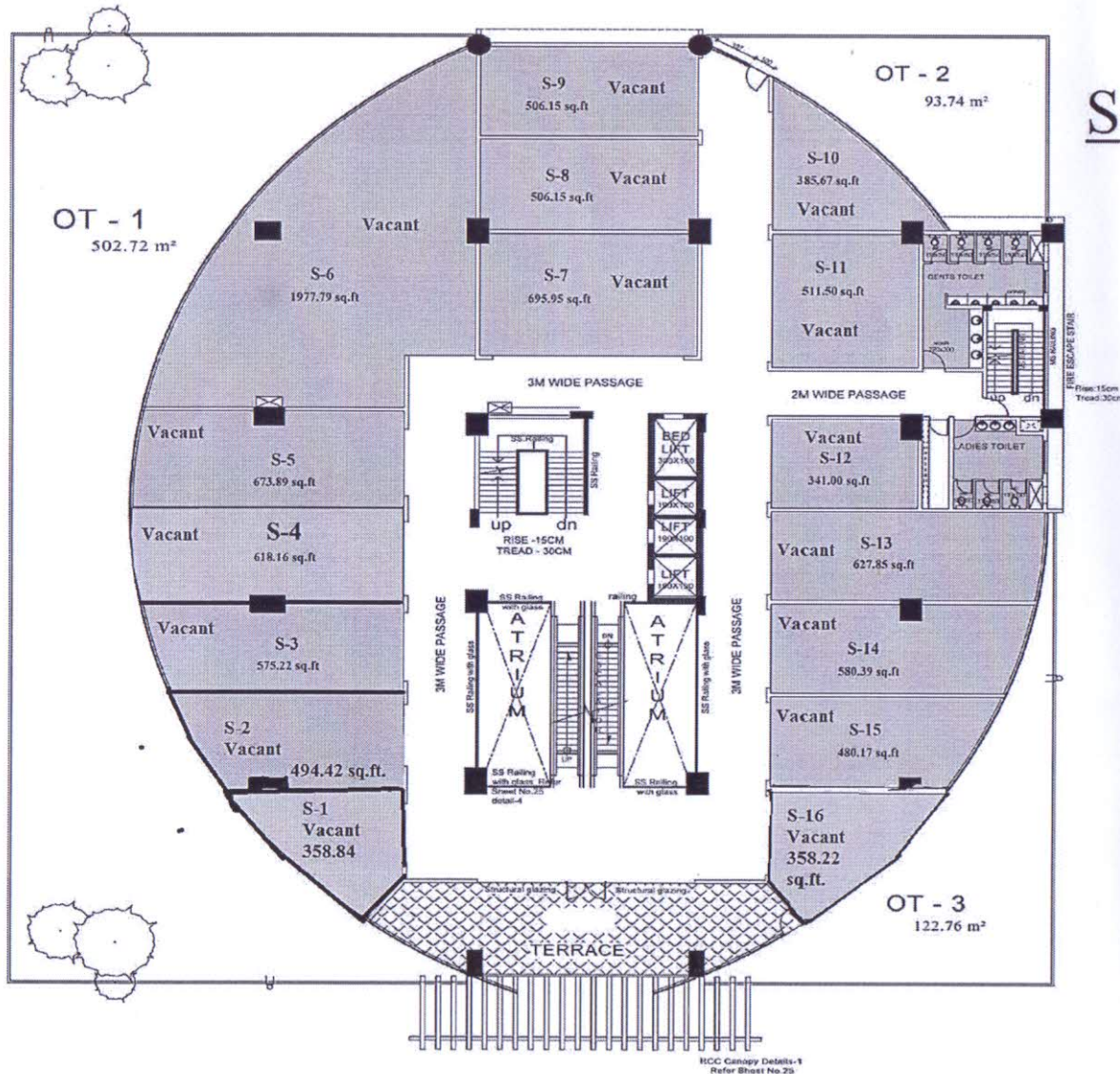
**2.0M WIDE PASSAGE**

**SEEN BELOW**

**12/2011**

**RCC Canopy Details-1**  
Refer Drawing No. 25

**DETAILED PLAN SKETCH OF THE LEASED COMMERCIAL SPACE KSRTBUS TERMINAL ANNEXURE - II  
CUM-SHOPPING COMPLEX, THIRUVALLA.**



## Second Floor - Sketch

\* As a writ petition is pending before the hon'ble High Court of Kerala regarding the allotment of S-2 space having an area of 494.42 Sq.Ft in the Second Floor (presently included in the Vacant Commercial Space Area Details), the final decision on the allotment of the said space will be taken in accordance with the decision of the court in the matter. It may be noted that the prospective tenderers for the S-2 space can quote for the same, but the final decision shall be taken only in accordance with the verdict of the Hon'ble High Court.

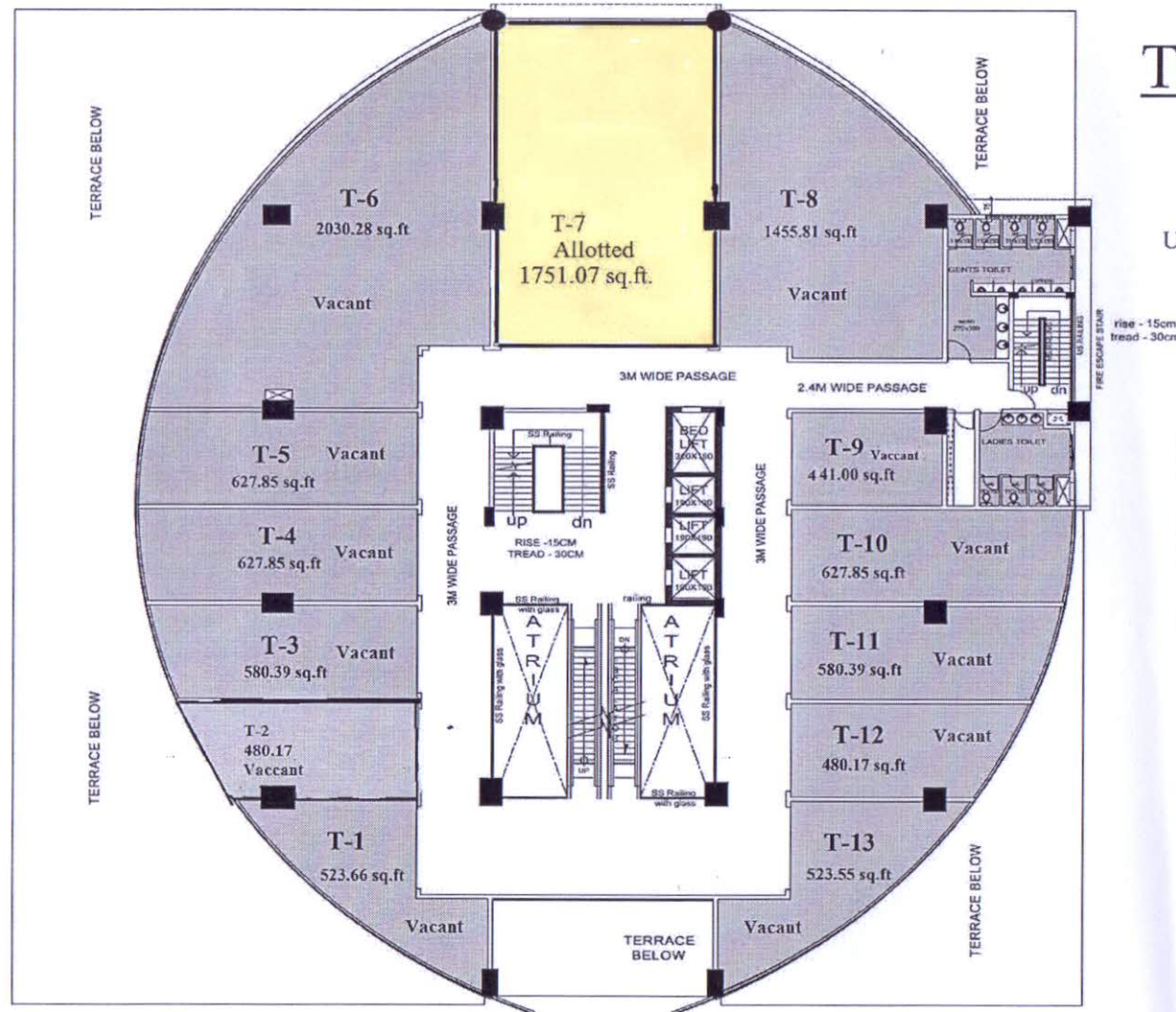


**DETAILED PLAN SKETCH OF THE LEASED COMMERCIAL SPACE KSRTC BUS TERMINAL CUM-SHOPPING COMPLEX, THIRUVALLA**

**Annexure - II**

## Third Floor - Sketch

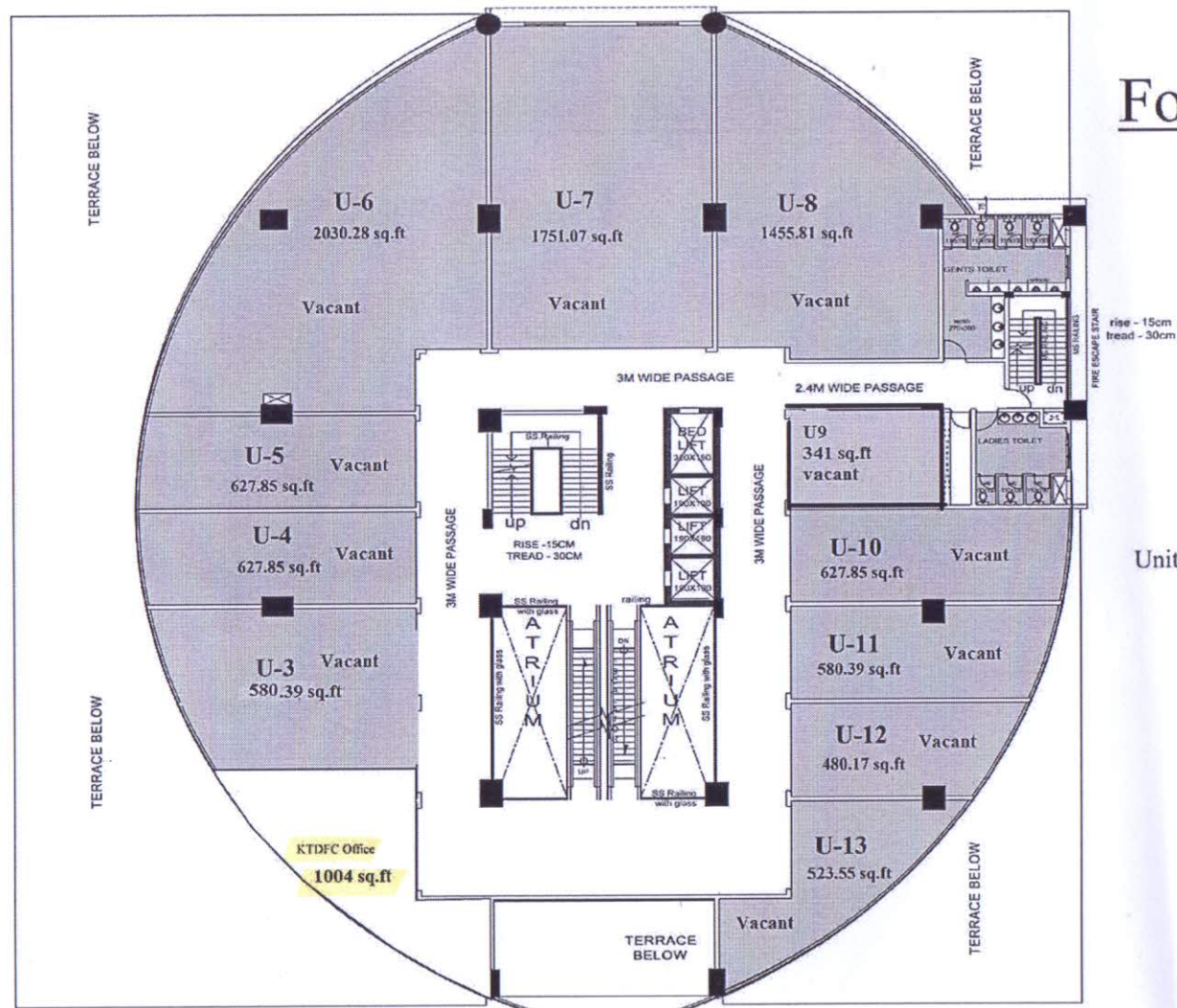
Units in Third Floor are coded from T-1 to T-13



*\* As a writ petition is pending before the hon'ble High Court of Kerala regarding the allotment of T-2 space having an area of 480.17 Sq.Ft in the Third Floor (presently included in the Vacant Commercial Space Area Details), the final decision on the allotment of the said space will be taken in accordance with the decision of the court in the matter. It may be noted that the prospective tenderers for the T-2 space can quote for the same, but the final decision shall be taken only in accordance with the verdict of the Hon'ble High Court.*

## Annexure - II

Units in Fourth Floor are coded from U-3 to U-13

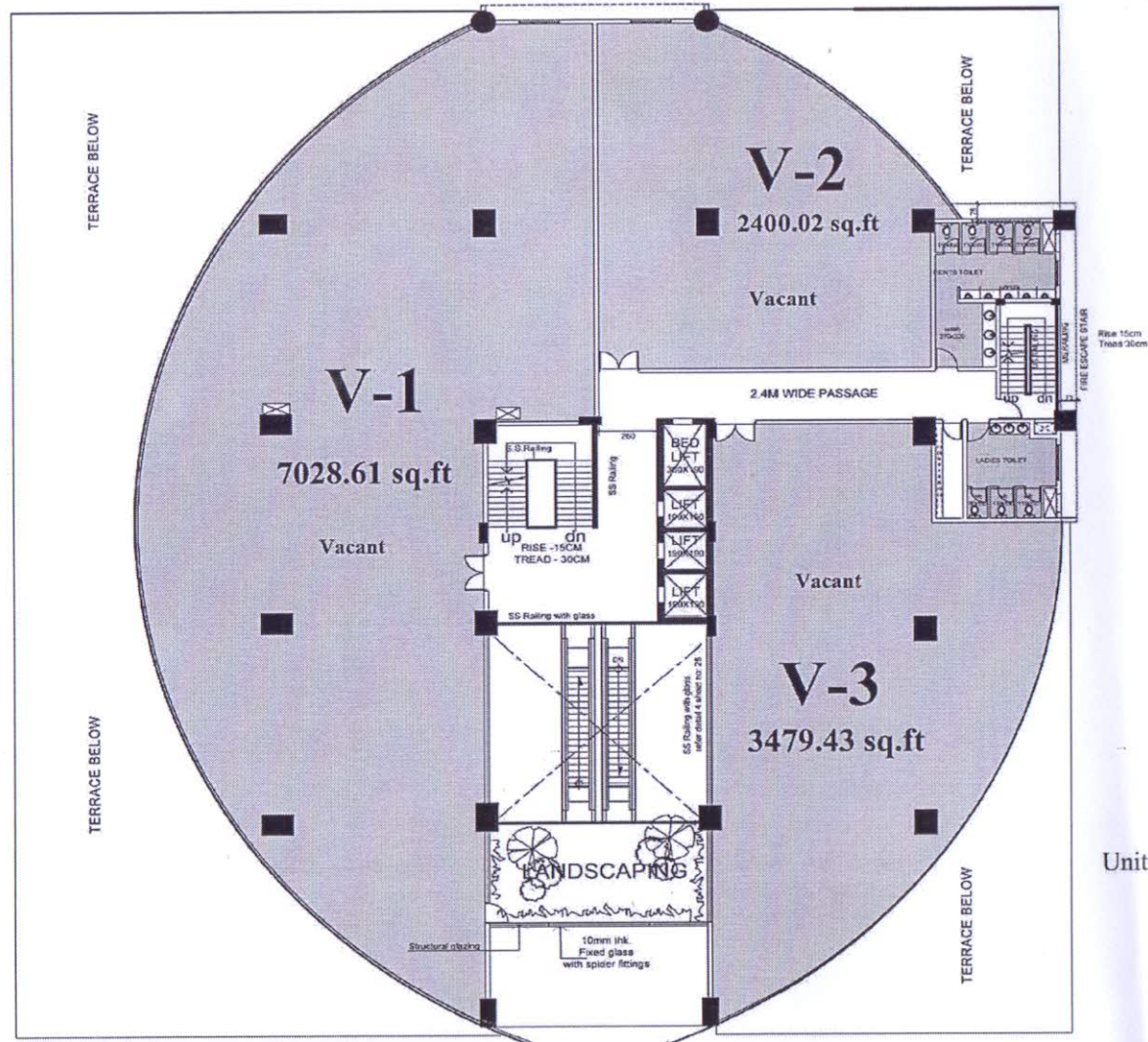




**DETAILED PLAN SKETCH OF THE LEASED COMMERCIAL SPACE KSRTC BUS TERMINAL  
CUM-SHOPPING COMPLEX, THIRUVALLA.**

**Annexure - II**

**Fifth Floor - Sketch**

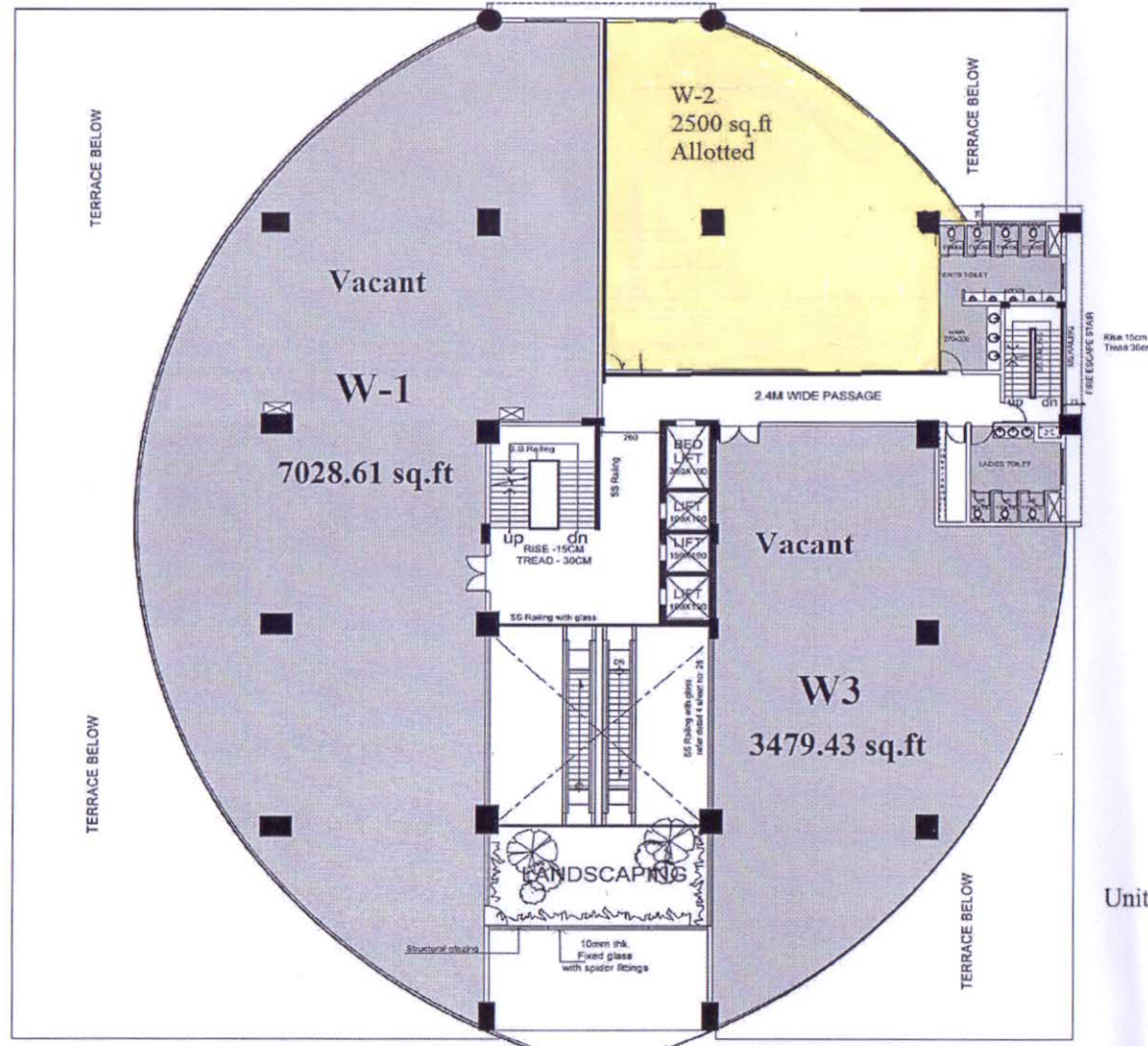


Units in Fifth floor are coded from V-1 to V-3

**DETAILED PLAN SKETCH OF THE LEASED COMMERCIAL SPACE KSRTC BUS TERMINAL  
CUM-SHOPPING COMPLEX, THIRUVALLA.**

**Annexure - II**

**Sixth Floor - Sketch**



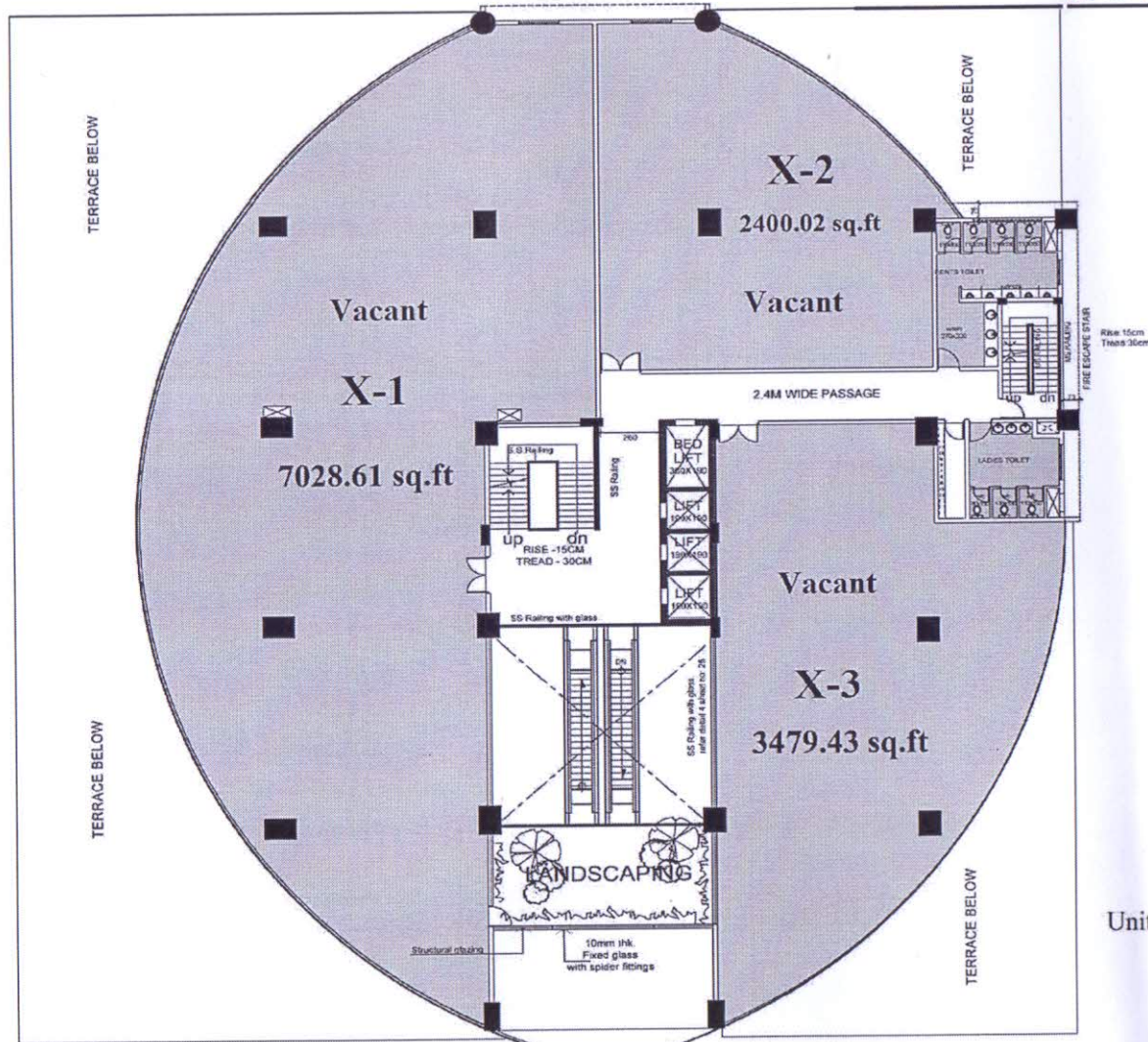
Units in Sixth floor are coded from W-1 to W-3



**DETAILED PLAN SKETCH OF THE LEASED COMMERCIAL SPACE KSRTC BUS TERMINAL  
CUM-SHOPPING COMPLEX, THIRUVALLA.**

**Annexure - II**

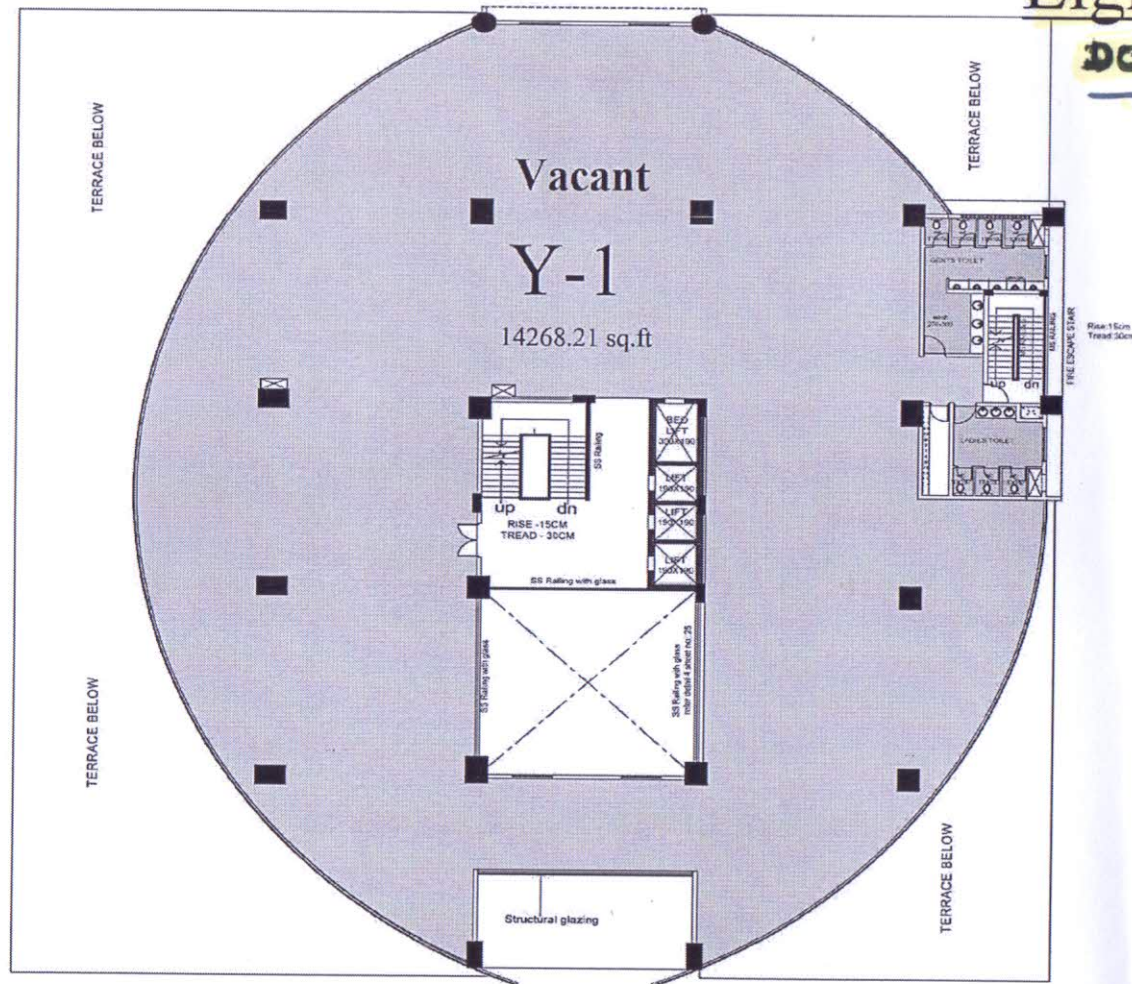
**Seventh Floor - Sketch**



Units in Seventh floor are coded from X-1 to X-3

## Eighth Floor - Sketch

DOUBLE HEIGHT



Y-1 is the double height theater floor in which multiplex theaters and food courts can be housed.



# BTC THIRUVALLA

LVL+3780

+3945 Lvl

Brick parapet wall

FFL+3935  
STAIR ROOF LVL

FFL+3660  
TERRACE LVL

Proposal  
for  
Multiplex

FFL+2940  
EIGHTH FLOOR LVL

FFL+2580  
SEVENTH FLOOR LVL

FFL+2220  
SIXTH FLOOR LVL

FFL+1860  
FIFTH FLOOR LVL

FFL+1500  
FOURTH FLOOR LVL

FFL+1140  
THIRD FLOOR LVL

FFL+780  
SECOND FLOOR LVL

Front Canopy as per  
Refer Sheet N

See through glass

FFL+390  
FIRST FLOOR LVL

36.6m

DOUBLE  
HEIGHT

29.4m

720

360

360

360

360

360

360

390