



**TIDEL PARK COIMBATORE LTD.**

ELCOSEZ, Aerodrome Post  
Coimbatore – 641 014

**Regd. Office:** No.4, Rajiv Gandhi Salai  
Taramani, Chennai – 600 113



**Contact**

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**TERMS FOR ALLOTMENT OF FULLY FURNISHED IT / ITES SPACE  
[Fully Furnished & Independent IT Office at "Zero Capital Cost"]**

1.	Development Centre	TIDEL Park Coimbatore Ltd. has developed a State-of-the-Art IT Development Centre with Fully Furnished Modular Rooms in 70,000 Sq.ft. (SEZ) for Start-ups / IT/ITES Companies.								
2.	Fully Furnished Modular Space for IT / ITES business	The independent & furnished IT rooms are designed with Modular Workstations (Table, Chair & Cupboards), Vitrified Tile Flooring, False Ceiling, Light Fittings, AC, Fire Protection, Communication, Except Server and Laptop.  <b>Common facilities</b> include 24 x 7 helpdesk / Security, Conference Hall, Meeting rooms, Visitors Lobby, Dining Hall / Cafeteria, Electrical / AHU / Communication / Server Rooms etc.								
3.	Allotment of space	The fully furnished modular IT / ITES space is available typically in combinations of <b>16/20/24 seaters</b> . Seats may vary in certain cases.								
4.	Lease Term	<b>5 Years</b>  <b>( Lock in period Two and Half years )</b>								
5.	Monthly user charges	<b>Rs. 4962/- Per Seat Per Month</b> [2018-19] [Annual Escalation (Effective from 1 <sup>st</sup> April each year) - <b>5%</b> ] The monthly user charges <b>include Rent, O&amp;M and also AC and Electricity for 24 Hour operations. (Monday-Saturday)</b>  For working on Sunday, charges will be extra as applicable.								
6.	Security Deposit	Refundable interest free security deposit equivalent to <b>Rs.22,000/- per seat</b> , to be paid								
7.	Parking subject to availability	Parking slots shall be allotted on Pro-rata basis of area occupied in IT/ ITES / Commercial Space.  <table border="1" style="width: 100%;"> <tr> <th colspan="2"><b>Covered car park</b></th> </tr> <tr> <td>Basement – I</td> <td>Rs. 1200/- per Car per month</td> </tr> <tr> <td>Basement – II</td> <td>Rs. 1000/- per Car per month</td> </tr> <tr> <td>Covered <b>Two Wheeler</b> - 3<sup>rd</sup> basement</td> <td>Rs. 250- per month</td> </tr> </table>	<b>Covered car park</b>		Basement – I	Rs. 1200/- per Car per month	Basement – II	Rs. 1000/- per Car per month	Covered <b>Two Wheeler</b> - 3 <sup>rd</sup> basement	Rs. 250- per month
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## 8. SPACE AVAILABLE:

(i) **TIDEL Park Coimbatore Ltd.(TPCL)**, IT Park established in 9.5 acres in the Special Economic Zone of ELCOT at Coimbatore in Tamilnadu, typically offers IT / ITES space as Warm Shell ranging from 17,000 Sq.ft to 2 Lakh Sq.ft per floor. The Honourable Chief Minister, Government of Tamil Nadu has announced under Rule 110 for establishing IT / ITES Development Centre in TPCL - IT Park (SEZ). TPCL's Development Centre is designed with **950 seats modular work stations** ( typically 16 / 20 / 24 seats) which are fully-furnished with plug & play facilities (except laptops / servers) and limited internet connectivity.

(ii) The Development Centre is meant for the development of IT / ITES industry by the entrepreneurs /start-up companies in Tier-II city and is the first of its kind project proposed in SEZ by the State Government.

(iii) Applications are invited for allotment of Cubicles in the Development Centre as below:

Cubicle No.	Seats	Monthly user charges Rs.4962 ( 2018-19)	Security Deposit (Rs.22,000/- per seat) Rs.
DC 35	16	79,392	3,52,000/-

(iv) Applicants are welcome to visit TPCL during working hours of any working day for an understanding of the infrastructure and combinations of modules, that would suit their requirement.

## 9. SUBMISSION OF APPLICATION:

The duly filled in application should be superscribed "**Application for Development Centre**" and should reach TPCL at the following address:

**The Committee of Directors (Operations)**  
**TIDEL Park Coimbatore Ltd.**  
**ELCOSEZ, Aerodrome Post**  
**Coimbatore – 641 014 (Ph: 0422 – 2513604)**

The application form should be supported with **Security Deposit of Rs. 22,000/- per seat**, paid by way of NEFT ( online transfer ), in favour of TIDEL Park Coimbatore Limited,Coimbatore

## 10. PROCEDURE FOR ALLOTMENT OF SPACE:

(i) The prospective occupants are required to submit the **duly filled-in application** form with advance, equal to **Rs. 22,000/-** (Rupees Twenty two Thousand only) **per seat**.

- (ii) The **applications** complete in all respects, received with booking advance will be **scrutinized** and qualified based on the nature of the activities for which the spaces are made available.
- (iii) TPCL will issue **Letter of Allotment** to qualified applicants
- (iv) **MEPZ approval** has to be obtained and **agreement** has to be signed within **30 days** from the letter of allotment, failing which, the allotment space stands cancelled automatically / re-allotted to the next eligible applicant. Security Deposit paid will also stand **forfeited**.
- (v) The allotment shall be done first served basis for the eligible applicants provided application is received in full shape with payment of security deposit.

**11. RANKING CRITERIA IN CASE OF MULTIPLE APPLICATIONS:**

- (i) Criteria for prioritizing multiple applications would be as below:
  - (a) Existing Clients of TPCL
  - (b) IT companies having Global Business presence
  - (c) Turnover of the company
  - (d) Number of years of operation
  - (e) Number of persons employed
- (ii) Subject to satisfying eligibility criteria, space would be allotted on '**First Come First Served Basis**'.

**12. MEPZ APPROVAL:**

- (i) On finalizing the applicant, TPCL shall issue a Letter of Allotment
- (ii) The applicant is required to obtain approval of the Madras Export Processing Zone (MEPZ), to qualify to set up and operate an SEZ unit in TIDEL Park Coimbatore Ltd.
- (iii) In the event of MEPZ approval being rejected, TPCL shall refund the security deposit paid after deducting dues upto the said date and the letter of allotment shall stand automatically cancelled. Cancellation deed shall be executed in respect of the Lease deed executed.

**13. TPCL reserves the right to accept / reject any one / all applications without assigning any reason thereof.**