



**TIDEL PARK COIMBATORE LTD**  
Regd. Office: No.4, Rajiv Gandhi Salai  
Taramani, Chennai – 600 113. India



**TERMS FOR ALLOTMENT OF SPACE (IT / ITES)**

**Warm Shell**

The Warm Shell include complete infrastructure and facilities for IT activities without interior decoration viz. flooring, false ceiling, light fittings, AC ducts and distributors, fire detectors, sprinklers. However, the utilities viz. ACMV, 100% power back-up, AHU, power distribution boards, fire protection systems, communication duct / boards etc., are provided at one connect point of the space.

**(a) Terms of Lease for IT/ITES Companies :- Super Built-up Area**

Rent (warm shell) <b>2017-18</b>	Upto 50,000 Sq.ft (SBU) - Rs. 30.20/- per Sq.ft. per month 50,000 Sq.ft & above – Rs. 29.10/- per Sq.ft per month
Annual Escalation in rent	5% (Effective 1 <sup>st</sup> April of each financial year)
Lease Term	Five years
Rent Free Fit out period	Upto 25,000 Sq.ft – 3 months 25,000-50,000 Sq.ft – 4 months 50,000 Sq.ft & above – 5 months

**(b) O&M / Utility Charges for IT/ITES space**

Operation & Maintenance (O&M) Charges <b>2017-18</b>	Rs.7.50 to Rs. 9.50 per sq.ft. per month
Annual Escalation in O&M	5% (Effective 1 <sup>st</sup> April of each financial year)
Air-conditioning Charges	At actuals
Electricity Charges	At actuals

**Security Deposit :**

One time refundable interest free security deposit equivalent to 10 months of rent on super built up area.

**(d) Car Parking subject to availability:**

Parking slots shall be allotted on Pro-rata basis of area occupied in IT/ ITEs / Commercial Space.

➤ **Covered Car park:**

(i) For Basement – I .. Rs. 1200/- per Car per month

(ii) For Basement – II .. Rs. 1000/- per Car per month

➤ **Open Car Park (subject to availabilities) .....** Rs. 500/- per Car per month

➤ **Covered Two wheeler Parking ..** Rs. 250- per month  
(3<sup>rd</sup> basement)

**(e) ALLOTMENT OF SPACE:**

- The prospective occupants are required to submit duly filled-in application form, with initial security deposit
- The application received with Booking Advance will be scrutinized and qualified based on the nature of the activities for which the spaces are made available.
- Balance Security Deposit has to be paid within 21 days from the date of allotment.
- The agreement has to be signed within 30 days from the date of allotment. Failing which, the Booking Advance will be refunded and allotment of space stands cancelled automatically / re-allotted to the next eligible applicant.
- The allotment shall be done first served basis for the eligible applicants provided application is received in full shape with payment of as token advance.