



TIDEL PARK COIMBATORE LTD.

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

Site: ELCOSEZ, Aerodrome Post
Coimbatore – 641 014

Contact

Ph: 0422-2513604 Fax: 0422-2513609
Web: www.tidelcbe.com
Mail: tpcl@tidelcbe.com



**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 of 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, Limited Internet connectivity, except Server and Laptop. Common facilities 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 in combinations of seats ranging from 16 to 24 nos.								
4.	Lease Term	5 Years								
5.	Lock in period	1 year								
6.	Monthly user charges (All inclusive)	Rs. 6,500/- Per Seat Per Month [2022-23] [Annual Escalation (Effective from 1 st April each year) - 5%] The monthly user charges include Rent, O&M and also AC and Electricity. Extra charges applicable for working on Sundays and Public Holidays.								
7.	Security Deposit	Refundable interest free security deposit equivalent to 4 months of user charges, to be paid								
8.	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">Covered car park</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 Two Wheeler - 3rd basement</td> <td>Rs. 250- per month</td> </tr> </table>	Covered car park		Basement – I	Rs. 1200/- per Car per month	Basement – II	Rs. 1000/- per Car per month	Covered Two Wheeler - 3 rd basement	Rs. 250- per month
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9. SPACE AVAILABILITY:

- (i) Fully-furnished plug & play facility designed as typically **16/20/24 seaters** is being offered by **TIDEL Park Coimbatore (TPCL)** in the 950 seater Development Centre in its IT Park (SEZ) of 9.5 acres at Coimbatore in Tamilnadu.
- (ii) Applicants are welcome to visit TPCL during working hours of any working day for an understanding of the infrastructure.

10. SUBMISSION OF APPLICATION:

- (i) The duly filled in application should be superscribed "**Application for Development Centre**" and should be sent to "*The Managing Director, TIDEL Park Coimbatore., ELCOSEZ, Aerodrome Post, Coimbatore – 641 014 (Ph: 0422 – 2513604)*"
- (ii) The application form should be supported with **Security Deposit** equal to 4 months of user charges, to be paid by way of RTGS / NEFT, in favour of TIDEL Park Coimbatore Limited.

11. PROCEDURE FOR ALLOTMENT OF SPACE:

- (i) The prospective occupants are required to submit the **duly filled-in application** form with advance, equal to 4 months user charges.
- (ii) The **applications** complete in all respects, received with booking advance will be **scrutinized** and qualified based on the nature of activities for which the space is made available. TPCL reserves the right to decide on the preferred occupant.

- (iii) TPCL will issue **Letter of Allotment** to qualified applicants.

- (iv) **MEPZ approval** has to be obtained within 30 days of LOA and **agreement** has to be signed within **10 days** from the MEPZ approval, failing which, the space allotment stands cancelled automatically / re-allotted to the next eligible applicant. Security Deposit paid will also stand **forfeited**. TPCL will not be responsible for delay in obtaining MEPZ approval beyond the said 30 days.

- (v) 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.

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