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IT Park: ELCOSEZ, Aerodrome Post
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TERMS FOR ALLOTMENT OF FOOD OUTLETS IN FOOD COURT (SOUTH)

1.	Warm Shell	The facility is offered as warm shell in 'as is where is' condition, where the operator has to carry out fit out works and establish complete facilities by modifying the warm shell handed over to them to suit his business plan with kitchen, store, work area, servicing counter, utensil washing, utensils, services etc. as per their requirements at their cost. TPCL's scope is limited to provide utility and services up to the battery limit of the food outlet.
2.	Lease Term	3 years Lease
3.	Lock in period	18 months
4.	Rent	Rs.34.60/- per Sq.Ft. per Month (2022-23) [Annual Escalation - 5%]
5.	Operation & Maintenance Charges	Rs.9.57 per sq.ft. per month on carpet Area (2022-23) - [Annual escalation :: 5%]
6.	Water Charges	Rs.0.40 per litre or such other higher rate fixed by TPCL as per commercial rate specifically levied on actual consumption subject to revision from time to time.

7.	Electricity and Air-conditioning	To be paid to TPCL as per actual consumption along with applicable taxes levied by Government by time to time. For Common dining area the energy cost will be charged in proportion to the area leased. Indicative rate is Rs. 9.50/- (per unit of electrical energy consumed). For Air-conditioning system thermal energy consumption in BTU is converted into electrical energy and energy cost will be charged at the same rate of electrical energy cost. The rate indicated above is variable depending power cut / power shutdown and as per DG power generated etc.						
8.	Rent Free Fit-out period	30 days						
9.	Security Deposit	One time refundable interest free security deposit equivalent to 10 months of rent						
10.	Parking subject to availability	<p>Parking slots shall be allotted on Pro-rata basis of area occupied at the following rates.</p> <table border="1" data-bbox="732 1367 1490 1715"> <tr> <td data-bbox="732 1367 1073 1482">Basement – I</td> <td data-bbox="1073 1367 1490 1482">Rs. 1200/- per Car per month</td> </tr> <tr> <td data-bbox="732 1482 1073 1598">Basement – II</td> <td data-bbox="1073 1482 1490 1598">Rs. 1000/- per Car per month</td> </tr> <tr> <td data-bbox="732 1598 1073 1715">Basement - III</td> <td data-bbox="1073 1598 1490 1715">Rs. 250/- per two wheeler per month</td> </tr> </table>	Basement – I	Rs. 1200/- per Car per month	Basement – II	Rs. 1000/- per Car per month	Basement - III	Rs. 250/- per two wheeler per month
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Basement - III	Rs. 250/- per two wheeler per month							

11. **Food Court Counters / Outlets:**

(i) TPCL has established a Food Court in around 20,000 Sq.ft to cater to the workforce operating from the IT Park. Food Court counters are available for allotment as below:

Sl.No.	Food Outlets	Space (Sq.ft) *		
		Counter	Undivided Dining Area	Total space
1.	Module FC-K1	417	926	1,343
2.	Module FC-02,03	360	800	1,160
3.	Module FC-09	180	400	580

(ii) The outlets are offered in warm shell condition. Separate area is earmarked for storage of gas cylinders, the operator has to lay gas supply pipe line up to the kitchen. The Dining Hall is centrally air-conditioned. Energy cost for Air-conditioning & Lighting will be charged on prorata basis. It is the responsibility of the Operator to create necessary infrastructure and facilities at their cost for establishing and operating counters for providing catering services.

(iii) The interested parties may inspect the premises during working hours of any working day before submission of application for having first hand information and available infrastructure and facilities.

12. **PROCEDURE FOR ALLOTMENT OF SPACE:**

- (i) The prospective occupants are required to submit the duly filled-in application form with **Ten months rent as interest-free Booking Advance.**
 - (ii) The applicant has to meet pre-qualification criteria as laid down by TPCL, for which details have to be submitted as per formats enclosed in the application form.
 - (iii) 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 counters are made available.
 - (iv) TPCL will issue Letter of Allotment (LOA) after scrutiny of the particulars furnished by the applicant with reference to Pre-Qualification prescribed.
 - (v) An Agreement in the prescribed format must be signed within 14 days, failing which the allotment of space stands cancelled automatically / re-allotted to the next eligible applicant. The advance paid will be forfeited.
 - (vi) The allotment shall be done first come, first served basis for the eligible applicants provided application is received in full shape with payment of advance.
12. TPCL reserves the right to accept / reject any application assigning any reason thereof.
