



**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

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**TERMS FOR ALLOTMENT OF SPACE (IT / ITES)  
[FULLY FURNISHED IT SPACE WITH SEZ BENEFITS]**

1.	Semi Fit Out	The facility is offered as Semi Fit out, which includes complete infrastructure and facilities for IT / ITES activities viz; flooring, false ceiling, light fittings, independent AC Units, Fire Detectors, Power etc.								
2.	Lease Term	5 years								
3.	Lock in period	2 ½ years								
4.	Rent	Rs. 49/- per Sq.Ft. per Month (2021-22) on Super Built-up Area [Escalation - 5% from 1 <sup>st</sup> April of each year]								
5.	Operation & Maintenance Charges	Rs.9.11 per sq.ft. per month on Super Built-up Area (2021-22) (T&C apply), subject to Annual Escalation of 5% [w.e.f 1 <sup>st</sup> April of each year]								
6.	Air-conditioning charges	At actuals								
7.	Electricity	At actuals								
8.	Rent Free Fit-out period	15 days from signing of agreement (or) from the date of commencement of operations, whichever is earlier								
9.	Security Deposit	Refundable interest free security deposit equivalent to 10 months of rent on super built up area along with application form.								
10.	Parking subject to availability	<p>Parking slots shall be allotted on Pro-rata basis of area occupied in IT/ ITES / Commercial Space.</p> <table border="1"> <tr> <td colspan="2"><b>Covered car park</b></td> </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 Wheeler - Two - 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 Wheeler - Two - 3 <sup>rd</sup> basement	Rs. 250- per month
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**11. SPACE AVAILABLE:**

- (i) To cater to requirements of IT Professionals / Start Up Companies / Established Small & Medium Enterprises, TPCL has designed limited ready to occupy space in the Ground Floor.
- (ii) 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.

**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 Security Deposit, by way of RTGS / NEFT, in favour of TIDEL Park Coimbatore Limited.
- (ii) The applications complete in all respects, received with Security Deposit will be scrutinized and qualified based on the nature of the activities for which the space is made available.
- (iii) The agreement has to be signed within 30 days from the date of allotment, failing which the allotment of space stands cancelled automatically / re-allotted to the next eligible applicant. Security Deposit paid will also stand forfeited.
- (iv) The allotment shall be done for the eligible applicant provided application is received in full shape with payment of Security Deposit.

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

- (i) Criteria for prioritizing multiple applications would be as below:
  - (a) Existing clients of TIDEL Park Coimbatore
  - (b) IT Companies having Global business presence
  - (c) IT Professionals / Start Up Companies / SMEs
  - (d) Turnover
  - (e) Number of years of operation
  - (f) Number of persons employed
- (iii) Subject to satisfying eligibility criteria, space would be allotted based on highest score.

**14. MEPZ APPROVAL:**

- (i) On finalizing the applicant, based on ranking, TPCL shall issue a Letter of Allotment to the chosen allottee.
- (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) It is the responsibility of the client to obtain MEPZ approval. TPCL will not be responsible for delay in obtaining MEPZ approval by applicant.
- (iv) 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.

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

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