



**ELECTRONICS CORPORATION OF TAMILNADU  
LIMITED (ELCOT), CHENNAI –600035**

**ELCOT**  
Adding value through IT


**Expression of Interest (Eoi) NOTICE**

**Request for Expression of Interest from Banks/Financial Institutions for financing debt requirement of ELCOT IT Tower project**

ELCOT invites expression of interest from Banks/Financial Institutions for financing debt requirement of ELCOT for upcoming IT Tower Project. The purpose of the Eoi is to identify the least interest rate for financing the project. Details of the project is provided in the Eoi document.

Eoi No.	ELCOT / ITPD /013/ Eoi /2023
Eoi document	The Eoi document with project details and the application form can be downloaded from ELCOT website. <a href="http://www.elcot.in">www.elcot.in</a>
Due date and time for submission of Eoi	<b>07.08.2023 @ 03.00 PM through Hard copy</b> at the below address

**-Sd/-**  
**MANAGING DIRECTOR**  
**ELECTRONICS CORPORATION OF TAMIL NADU LIMITED**  
692, II Floor, MHU Complex, Anna Salai,  
Nandanam, Chennai – 600035.  
e-mail : [md@elcot.in](mailto:md@elcot.in) Website URL : [www.elcot.in](http://www.elcot.in)

	<b>Electronics Corporation of Tamil Nadu Limited</b>
<b>Open Tender</b>	
	<b>Request for Expression of Interest from Banks/Financial Institutions for financing debt requirement for future ELCOT Projects</b>
	<b>Tender Ref: ELCOT / ITPD /013/ EOI /2023</b>
	<b>ELECTRONICS CORPORATION OF TAMIL NADU LIMITED No.692, MHU Complex, Nandanam, Anna Salai, Chennai - 600 035. Tel No: +91-044-66401400 Email: <a href="mailto:itpdelcot@elcot.in">itpdelcot@elcot.in</a>, Website: <a href="http://www.elcot.in">www.elcot.in</a></b>

## **DISCLAIMER**

The information contained in this EoI document and/or subsequently provided to Banks/ Financial Institutions, whether verbally and/or in documentary form by or on behalf of or on behalf of the **Electronics Corporation of Tamil Nadu Limited** or any of their representatives, employees or Advisors (collectively referred to as the “Client”) is provided to Banks/ Financial Institutions on the terms and conditions set out in this Document and any other terms and conditions subject to which such information is provided.

This document is not an agreement and is not an offer or invitation by the Client Representatives to any party other than the entities who are qualified to submit their proposal (Banks/ Financial Institutions). The purpose of this document is to provide the Banks/ Financial Institutions with information to assist the formulation of Proposal. This document does not purport to contain all the information each firm may require. This document may not be appropriate for all persons and it is not possible for the Client Representatives, their employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this document. Each firm should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary obtain independent advice from appropriate sources. The Client Representatives, their employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document.

The Client Representatives may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this document.

## 1. Introduction

ELCOT has developed eight ELCOT IT PARKS s in Tier-I and Tier-II cities across Tamil Nadu, namely Chennai–Sholinganallur, Coimbatore–Vilankurichi, Madurai-Ilandaikulam, Madurai-Vadapalanji, Tiruchirapalli–Navalpattu, Salem-Jagirammalayam, Tirunelveli–Gangaikondan, and Hosur-Vishwanathapuram, with a total land extent of 1288.03 acres (1231.48 acres in SEZ + 56.55 acres in Non-SEZ). ELCOT's growth strategy is based on creating IT parks with excellent IT infrastructure, generating additional economic activities, promoting IT investment, and fostering skill development to increase employment opportunities.

To meet the growing demand for quality IT space, ELCOT is in the process of establishing new IT towers in various tier II locations such as Kanyakumari, Erode, Chengalpattu, Tirunelveli with a minimum built up area of 50,000 sqft. ELCOT is also planning to establish a new IT Tower at Coimbatore with 1 million sq ft to anchor new investments in the region. In this regard, ELCOT intends to borrow from Banks / Financial institutions and finance the development of the proposed IT Towers. The purpose of the EOI is to identify Bank/Financial institution that will finance the project with least interest rates. ELCOT will approach the Banks/Financial institution that offers least interest rates for proceeding further with the financing.

## 2. Project Overview

2.1 ELCOT proposes to establish new IT Towers at the various locations as given below:

S. No	Project and location	Proposed leasable area (sq ft)
1.	IT Tower at Kanyakumari	1,90,000
2.	IT Tower at Tirunelveli	50,000
3.	IT Tower at Chengalpattu	50,000
4	IT Tower at Erode	50,000
5	IT Tower at Coimbatore	10,00,000

**2.2 Financials of project:**

<b>S. No</b>	<b>Project and location</b>	<b>Land Cost (INR Crs)</b>	<b>Approximate construction cost (INR Crs)</b>	<b>Approx. Project cost (INR Crs)</b>
1.	IT tower at Kanyakumari	13	101	<b>114</b>
2.	IT Tower at Tirunelveli	4.5	25	<b>29.5</b>
3.	IT Tower at Chengalpattu	19	25	<b>44</b>
4	IT Tower at Erode	9.5	25	<b>34.5</b>
5	IT Tower at Coimbatore	-	500	<b>500</b>

Above project costs are indicative only. Further details of the project shall be provided to the interested Banks/ Financial Institutions on request.

**2.3 The Project is proposed with the following Means of Finance**

<b>Proposed Means of Finance</b>	<b>Percentage</b>
ELCOT contribution	10%
Loan/debt	90%
<b>Project cost</b>	<b>Total</b>

**2.4** Interested Banks/ Financial Institutions can attend the pre submission meeting for further information for preparation of proposals.

**2.5** Interested Banks/ Financial Institutions may submit their applications as per the format provided in the EOI by the due date and time as mentioned.

**3. EOI Schedule**

1.	EOI Inviting Authority, Designation and Address	The Deputy General Manager (ITPD) ELCOT, II Floor MHU Complex, 692 Anna Salai, Nandanam, Chennai-600035
2.	EOI Accepting Authority Designation and Address	The Managing Director, ELCOT, II Floor MHU Complex, 692 Anna Salai, Nandanam, Chennai-600035
3.	A) Name of the Work	<b>Request for Expression of Interest from Banks/Financial Institutions for financing debt requirement of ELCOT IT Tower project</b>
4	B) EOI reference	<b>ELCOT / ITPD /013/ EOI /2023</b>
5	EOI documents	EOI documents can be freely downloaded from <a href="http://www.elcot.in">www.elcot.in</a> till the closing date and time.
6	Pre submission meeting	Interested banks/financial institutions can attend the pre submission meeting to get more details/ clarity.  Meeting date: <b>02.08.2023 at 3.00pm</b> Venue: ELCOT, II Floor MHU Complex, 692 Anna Salai, Nandanam, Chennai-600035  For VC link: Please send request to <a href="mailto:itpdelcot@elcot.in">itpdelcot@elcot.in</a>
7	EOI submission	EO to be submitted in hardcopy.
8	Due Date and Time of submission of EOI	<b>07.08. 2023 @ 03.00 PM</b> at ELCOT, II Floor MHU Complex, 692 Anna Salai, Nandanam, Chennai-600035

If any of the dates mentioned above are declared as Government Holidays or unplanned shutdowns by the State, the event or deadline will be postponed to the next working day at the same time.

## **Response Form**

**Format for Application form**

To

The Managing Director,  
No.692, MHU Complex, Nandanam,  
Anna Salai,  
Chennai - 600 035,  
Tamil Nadu.

Sub: Response to Request for Expression of Interest from Banks/Financial Institutions  
for financing debt requirement for future ELCOT projects.

SINo	Particulars	Description/Details			
1	Name of Bank / Financial Institution				
2	Contact details: Address: Telephone no: Email: Website:				
3	Primary contact person along with designation, email address and phone number				
4	Indicative Project Finance / Lending to ELCOT for each IT Tower Project (Amount in Rs. Crores)	Project	Loan (INR Crs)	Percentage	
		IT Tower at Kanyakumari			
		IT Tower at Tirunelveli			
		IT Tower at Chengalpattu			
		IT Tower at Erode			
		IT Tower at Coimbatore			
5	Indicative Rate of Financing / Lending (%) with repayment terms & tenure  • Loan slabs and tenure are indicative	Tenure	Upto INR 100 crs	INR 100-250 crs	Above INR 250 crs
		10 yrs			
		15 yrs			
		20 yrs			



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		>20 yrs			
6	Upfront fees for the loan				
7	Details of other Charges				
8	Repayment terms and conditions including Moratorium				
9	Agreeable for Consortium Agreement (Please specify YES / NO)				

Note: The Bank / Financial Institution shall also provide further relevant details indicating the following. More rows can be added as required.

- I. Eligibility conditions for the loan
- II. Application procedures
- III. Documentation requirements
- IV. Other fees & charges applicable
- V. List of approvals
- VI. Processing Time
- VII. Any other details regarding the Loan / Project Financing

(Signature, name and designation of the authorized signatory)

(Name and seal of the Applicant)