



ABSTRACT

Information Technology Department – Electronics Corporation of Tamil Nadu (ELCOT) - Construction of an Information Technology (IT) Tower at ELCOSEZ Sholinganallur, Chennai by ELCOT – Administrative Approval - Orders - Issued.

INFORMATION TECHNOLOGY (B3) DEPARTMENT

G.O.(Ms).No.18

Dated: 09.10.2017

ஹேவிளம்பி, புரட்டாசி-23,
திருவள்ளூர் ஆண்டு-2048.

Read:

1. G.O. (Ms.) No.752, Finance (BPE) Department, dated 26.12.1996.
2. G.O.(Ms.) No.288, Finance (BPE) Department, dated 15.12.2014.
3. Announcement made by then Hon'ble Chief Minister on 23.09.2016.
4. From the Managing Director, ELCOT letter No.ELCOT/ITPD/SHO-SEZ/IT TOWER/2016, dated 17.11.2016, 31.01.2017, 14.02.2017, 23.03.2017, 25.04.2017 and 26.05.2017.

ORDER:

The then Hon'ble Chief Minister of Tamil Nadu, among other things, made the following announcement on 23.09.2016:-

“தமிழ்நாடு மின்னணு நிறுவனம் கடந்த 2004-05ஆம் ஆண்டு சென்னை சோழிங்கநல்லூரில் ஒரு ‘எல்கோSEZ’ (ELCOSEZ)-ஐ நிறுவியது. தற்போது சோழிங்கநல்லூர் எல்கோSEZ 45,000 இளைஞர்களுக்கு நேர்முக வேலைவாய்ப்பையும் 90,000 இளைஞர்களுக்கு மறைமுக வேலைவாய்ப்பையும் ஏற்படுத்தியுள்ளது. சோழிங்கநல்லூர் ‘எல்கோSEZன்’ தகவல் தொழில் நுட்பவியல் மற்றும் தகவல் தொழில் நுட்பவியல் சார்ந்த ஏற்றுமதியின் மதிப்பு 16,536 கோடி ரூபாய் ஆகும். இது, தமிழ்நாட்டில் உள்ள அனைத்து சிறப்பு பொருளாதார மண்டலங்களின் ஏற்றுமதியில் 25 சதவீதமாகும். சிறு மற்றும் குறு தொழில் முனைவோர்கள் தகவல் தொழில் நுட்பவியல் மற்றும் தகவல் தொழில் நுட்பவியல் சார்ந்த வணிகத்தை சென்னையில் தொடங்க ஏதுவாக, சென்னை சோழிங்கநல்லூரில் உள்ள எல்கோSEZல், 2 லட்சம் சதுர அடி பரப்பளவில், தகவல் தொழில் நுட்ப கட்டடம் ஒன்றினை 80 கோடி ரூபாய் மதிப்பீட்டில் கட்டப்படும்.”

2. Consequent to the above announcement, in the letters 4th read above, the Managing Director, Electronics Corporation of Tamil Nadu Limited (ELCOT) has sent a detailed proposal, seeking administrative approval for construction of an Information Technology (IT) Tower (Ground + Nine floors) measuring 2.33 lakh sq.ft. and

24,130 sq.ft. for stilt floor in an extent of 2 acres of land located at Plot No.9, ELCOSEZ Sholinganallur, Chennai at an estimated cost of Rs.84.42 crore (Rupees eighty four crore and forty two lakh only) (inclusive of land cost) from out of its own funds.

3. The salient features of the proposal are as follows:

- i. ELCOT has established an ELCOSEZ at Sholinganallur, Chennai to carry out IT and IT enabled services (ITES). This Special Economic Zone (SEZ) became operational during 2008. In Chennai, only a few SEZs have been promoted by realtors and still high demand persists for built up space for IT Sector. In order to capture the demand, ELCOT, as a developer has now proposed to construct an IT Tower and to let it out to the entrepreneurs for setting up of IT / ITES in the SEZ area.
- ii. In this ELCOSEZ, ELCOT has earmarked 2 acres of land for construction of the proposed IT Tower of Ground + Nine Floors in an area measuring about 2.33 lakh Sq.ft. for IT space and 24,130 sq.ft. for stilt floor. The cost of the project has been estimated as Rs.84.42 Crore including the land cost as detailed below:

| S.No | Details | Cost (Rs.in lakh) |
|------|--|--|
| A. | Land cost (purchased during 2005 based on Government orders) | 100.00 |
| B. | Other Expenditures | |
| 1. | Site Development | 130.00 |
| 2. | IT and Administrative Building civil works | 5206.00 |
| 3. | Approach Road | 100.00 |
| 4. | Plumbing & Sanitary Works | 120.00 |
| 5. | Electrical works | 471.36 |
| 6. | Diesel Generators (2 Nos) | 190.00 |
| 7. | Lifts (8 Nos) | 200.00 |
| 8. | Heating Ventilation and Air Conditioning | 900.00 |
| 9. | Fire Production works | 300.00 |
| 10. | Building Management Services | 140.00 |
| 11. | Unforeseen Items and Contingencies | 387.87 |
| 12. | Facilities for Electricity through TANGEDCO | 20.00 |
| 13. | Project consultancy for Architect and other services @1.75% of Project construction cost excluding land cost and EB cost. (i.e 1.75% on item No.1-11 above = 1.75% on Rs. 8145.23) | 142.54 |
| 14. | Project report preparation, etc., | 10.00 |
| 15. | Administrative Expenses (1 lakh per month for 24 months) | 24.00 |
| | Total | 8341.77 |
| C. | Total project cost including land cost (A+B) | 8441.77 (or) 84.42 cr. |

- iii. ELCOT has proposed to meet out the above construction cost of Rs.83.42 Crore from out of its own funds (i.e. by utilizing the fixed deposits held by the Company in Banks / Financial Institutions).

4. The Government, after careful examination of the above proposal of the ELCOT and with the approval of the members of the Project Investment Committee, accord administrative approval to Electronics Corporation of Tamil Nadu Limited (ELCOT) for construction of an Information Technology (IT) Tower (Ground + Nine floors) measuring 2.33 lakh sq.ft. and 24,130 sq.ft. for stilt floor, in an extent of 2 acres of land located at Plot No.9, ELCOSEZ Sholinganallur, Chennai at an estimated cost of Rs.84.42 crore (Rupees eighty four crore and forty two lakh only) (inclusive of the land cost), from out of its own funds.

5. The Chairman and Managing Director, ELCOT is directed,

- i. to take effective steps to implement the project in a time bound manner and within the estimated cost,
- ii. to achieve the maximum permissible Floor Space Index (FSI) for construction of IT Tower with Ground + Nine floors and stilt floor within the estimated cost.
- iii. to ensure that the actual income tax benefits provided to ELCOSEZ, for this project be claimed and
- iv. to carry out effective marketing strategies to achieve higher occupancy rate as compared to the projected level so as to reduce the Payback period.

6. This order issues with the concurrence of Finance (Industries) Department, vide its U.O.No.48271/Ind/2017, dated 06.10.2017.

(By Order of the Governor)

T.K.RAMACHANDRAN
Principal Secretary to Government.

To
The Chairman & Managing Director, ELCOT, Chennai-35.
The Principal Accountant General, Chennai-18
The Account General (Audit), Chennai-18
The Account General, Chennai-9
The Pay and Accounts Officer, Chennai-9
The Resident Audit Officer, Secretariat, Chennai-9

Copy to:-

The Principal Secretary II to Hon'ble Chief Minister, O/o Hon'ble Chief Minister, Chennai-9

The Special Personal Assistant to Hon'ble Minister Information Technology ,
Secretariat, Chennai-9

The Senior Private Secretary to Additional Chief Secretary to Government,
Finance Department, Chennai-9.

The Finance (Industries/BPE) Department, Secretariat, Chennai-9

The Senior Private Secretary to Principal Secretary to Government,
Information Technology Department, Secretariat, Chennai-9

The Content Creator/Moderator / Nodal Officer (CMS),
Information Technology Department, Secretariat, Chennai-9

Sf/Sc.

// Forwarded / By Order //


Section Officer
Dt. 4
10/10/17