



Jharkhand Industrial Area Development Authority, Ranchi

“JIADA Bhawan” Namkum Industrial Area, Lowadih, Ranchi-834010 Jharkhand

Web-www.jiada.co.in, Email Id-riada.rnc@gmail.com



Public Notice

Advertisement No. 883 Dated 02.01.2025

Sub: Long term lease of newly built IT Tower, Lowadih, Namkum Industrial Area, Ranchi

Jharkhand Industrial Area Development Authority (JIADA), Ranchi Regional Office, invites applications from reputed organizations and eligible entities of IT /ITes sector for the **long-term lease for a period of 30 years of a state-of-the-art IT Tower** located in the strategic **Namkum Industrial Area, Ranchi**. **Key Features of the IT Tower are:**

- Structure: G+5, Total Area: Approx. 40,000 Sqft.
- Proximity to key urban centres.
- Designed to cater to modern IT/ITes needs.

S. No.	Particulars	Details
1.	Total Cost (Land +Building)	17.65 Cr.
2.	Application Submission Starts	08.01.2025
3.	Application Submission Ends	15.02.2025
4.	Application Opening Date	18.02.2025
5.	Application Fee	10,000+GST 18%

Terms and Conditions:

- The lessee shall pay the extant yearly rent, maintenance charges, and any other applicable fees as stipulated in the lease agreement without any delay.
- The lessee shall pay total cost within 30 (thirty) days from the date of receipt of letter of provisional allotment by way of online payment in favour of the Authority.
- The lessee may pay the total cost in ten equal instalments in spread of 5 (five) years, but they will have to pay 5% interest per annum on the remaining principal amount which will be collected with the instalment amount due for that period. If the lessee fails to pay instalment in time, the interest of 15 % shall be levied on instalment amount from the due date.
- Failure to make timely payments may attract penalties or result in lease termination as per the provisions of the lease agreement.
- The lessee shall comply with all applicable laws, rules, and regulations, including but not limited to environmental and labour during the lease period.
- The lessee shall not make any structural alterations, modifications, or additions to the premises without prior written approval from JIADA, Ranchi Regional Office.
- The lessee shall maintain the premises in good condition and undertake necessary repairs (DG Set, Lift, UPS, Centralised A.C. etc.) at their own cost, except for those repairs deemed the responsibility of JIADA, Ranchi Regional Office as per the lease agreement.
- Any damage to the property caused by negligence or misuse by the lessee shall be rectified by the lessee at their own expense.
- The lessee shall not sub-lease, assign, or transfer the lease or any part thereof to any third party without the prior written consent of JIADA, Ranchi Regional Office.
- JIADA, Ranchi Regional Office or its authorized representatives shall have the right to inspect the leased premises at reasonable intervals to ensure compliance with the terms of the lease.
- Renewal of the lease, if applicable, shall be subject to mutual agreement and compliance with the terms specified in the lease agreement and JIADA regulations-2016.
- Upon the expiry or termination of the lease, the lessee shall vacate the premises and hand over possession to JIADA, Ranchi Regional Office in the condition specified in the lease agreement.

Interested organizations and eligible entities of IT /ITes sector may submit their application through Single Window System website www.advantage.jharkhand.gov.in .

The allotment process shall be governed in accordance with the provisions of the JIADA Regulation- 2016. For further details please contact on above mentioned address and Phone 8294472762 Email-riada.rnc@gmail.com. The detailed information is also available on www.jiada.co.in and notice board of JIADA, Ranchi Regional Office.

JIADA, Ranchi Regional Office reserves the right to withdraw or cancel this advertisement at any time without assigning any reason thereof.


Regional Director,
JIADA, Ranchi Region



Golden opportunity for IT/ ITeS Cos. to secure a world-class workspace in the heart of Ranchi

Exclusive Lease Offer



Peaceful work environment



Strategic air, road and rail connectivity



Continuous power/ water supply

~40,000 Sq. Ft.

Ready to Move in Space

Available for Long-term Lease

- ❖ State-of-the-art Infrastructure
- ❖ Sustainable Design and Architecture
- ❖ Scalable Office Spaces
- ❖ Business Ecosystem
- ❖ Abundant Human Resource
- ❖ Pleasant weather conditions
- ❖ Safe Surroundings
- ❖ Supportive social environment



+91- 87577 32989



mdjiada@gmail.com



9935+RP2, Namkum Industrial Area, Samlong, Ranchi, Jharkhand-834010



WHAT WE

OFFER?

IT Tower in Ranchi is for better growth prospects that will meet evolving citizen demands, boost industry convergence and bring a new technology mindset.

Unique Amenities include

- ✓ 2 nos. of 8 Passenger Lift
- ✓ 1 no. of 13 Passenger Lift
- ✓ 1 no. of 400 KVA DG Set
- ✓ 1 no. of 500 KVA UPS
- ✓ 1 no. 630 KVA Transformer
- ✓ High-Speed Connectivity
- ✓ Green Carpet Area (190 sq.mt.)

Ranchi boasts one of the most favourable climates, ideal for comfortable living and conducive to a variety of outdoor activities.

A substantial pool of talented professionals, bolstered by numerous top-tier universities that produce a dense population of technology experts.

Reliable and modern infrastructure, including high-speed internet, transportation, and utilities.

Lower real estate costs, tax incentives, electricity and affordable living expenses for employees.

Good quality of life to attract and retain talent, including cultural amenities, safety, healthcare, and education.

Innovation and Technology is the way forward.

Floor-wise details

Others	Area (Sq.Mt.)
Hall no.: 1	61.62
Hall no.: 2	52.15
Hall no.: 3	89.79
Hall no.: 4	65.57
Hall no.: 5	51.23
She Toilet	23.28
He Toilet	36.28

GET IN TOUCH

-  +91-87577 32989
-  mdjiada@gmail.com
-  9935+RP2, Namkum Industrial Area, Samlong, Ranchi, Jharkhand-834010