

## **STPI - Bhilai - “Incubation Centre”**

STPI - Bhilai will broadly provide following services to promote IT/ITeS industry in the region:-

- Statutory Services
- Incubation Services
- Co-Location Services
- Data Communication Services
- Value added services

### **1. State of the art Incubation Facility at STPI – Bhilai**



Following facilities may be availed at STPI Bhilai:

- Fully furnished office Space and Raw Space (as per requirement)
- High Speed Internet connectivity
- Multiple conference and meeting rooms
- Reception
- Security
- Parking
- Cafeteria
- Gymnasium

### **2. Tariff for Incubation Facility at Incubation centre Bhilai**

#### **A. PnP Incubation Facility Available**

STPI Bhilai has fully furnished Plug and play Incubation space of around 4628 sq.ft for approx. 91 seats on ground floor.

## Ground Floor:



Sl. No.	Studio No.	No. of Seats	Facility
1	PP1	14	13-seater with One Manager Seat & Four seater Meeting Table
2	PP2	8	07-seater with One Manager Seat & Four seater Meeting Table
3	PP3	9	06-seater with One Manager Seat & Four seater Meeting Table
4	PP4	15	14-seater with One Manager Seat & Four seater Meeting Table
5	PP5	11	10-seater with One Manager Seat
6	PP6	11	10-seater with One Manager Seat
7	PP7	13	12-seater with One Manager Seat & Four Meeting Table
8	PP8	10	09-seater with One Manager Seat & Four Meeting Table

### A. Commercial Details:

Sl. No.	Type of Incubation	Monthly Rental
1	Plug N Play	Rs.3200/- per Seat

## B. Security Deposit Details:

Sl. No.	Description
1	Security Deposit for Incubation Space: Equivalent to three months rent per PnP seat.

- C. Bandwidth Charges: Extra as per tariff.
- D. Other consumable(s) – as per actual
- E. Taxes extra as applicable

## B. Raw Space Incubation Facility Available

STPI Bhilai has approx. 7345 Sqft Raw Incubation space available for entrepreneurs to start their business as per their own modified office design.



## A. Commercial Details

Sl. No.	Type of Incubation	Monthly Tariff	Monthly Maintenance Charges	Fixed Power Back Up	Monthly Tariff for power back up
1	Raw Incubation	Rs 25./-per Sqft <b>Note:</b> 20% extra on the allotted carpet area.	Rs 10./-per Sqft	DG	Rs.600/- per KVA
				UPS	Rs.600/- per KVA
				Running Charges (Raw/ Back up/UPS)	As per Actual Usage recorded in sub meter

## B. Security Deposit Details

Sl. No.	Description
1	<b>Security Deposit for Incubation Space:</b> Equivalent to three months' rent
2	<b>Security Deposit for Maintenance:</b> Equivalent to three months' rent
3	<b>Security Deposit for Power back up:</b> Equivalent to three months' Fixed Back Up Charges

- A. Bandwidth Charges: Extra as per tariff.
- B. Other consumable(s) – as per actual
- C. Taxes extra as applicable

## C. Other Facilities

Sl. No.	Description	Tariff
1	18 Seater Video Conference Room 1 <sup>st</sup> Floor	Rs. 330/- Per Hour
2	10 Seater Meeting Room 1 <sup>st</sup> Floor	Rs. 150/- Per Hour
3	04 Seater Discussion Room at 1 <sup>st</sup> Floor	Rs. 70/- Per Hour
4	CLUB Subscription	Rs. 400/- Per Person

### 1. General Terms & Conditions (for PNP/Raw space)

- A. Contract Period Duration: **11 months**
- B. Lock In Period: **06 Months**
- C. Payment Terms: One Month advance cheque / DD and subsequent advance monthly payment before 7th of each calendar month.
- D. Termination: One Month advance notice period
- E. Extension: Two Months advance request

### 2. Eligibility criteria for Allotment of incubation facilities

Proposal from prospective Incubatees shall be analyzed considering various parameters as detailed below. The analyzed proposal shall be placed before the advisory board who shall thereafter decide to offer the space to the company /individual etc. The advisory board will examine the proposal based on various parameters like number of employees, total cost of the proposal (Turnover in Rs. Lakhs), Percentage of R&D component etc.

**An indicative marking methodology is shown below:**

S. No	Description	Marks	Remark	
1	Type of company	Start-up	10	Start-up, multi-locational, older than three years etc.
		Less than 3 years old	5	
		More than 3 years old	2	
2	Location(s)	Single	10	Multi-locational or uni-locational incubatee company.
		> 3 but < 5	5	
		> 5	2	
3	Product or service to be developed	R&D	10	R&D shall be given priority.
		Product	5	
		Service	2	
4	Employment generation	> 25	10	Employment generated by incubatee.
		> 15 but < 25	5	
		< 15	2	

Incubation seats shall be allotted on first come first serve basis subject to fulfilling the eligibility criteria, assessment of Advisory Board and availability of seats.

**Benefits / Discounts for Incubatees:**

1. Incubatee companies involved in Product Development or R&D shall be provided rental discount of 40% in 1st year, 25% in 2nd year & 15% in 3rd year.
2. Incubatee companies NOT involved in Product Development or R&D shall be provided rental discount of 20% in 1st year, 15% in 2nd year & 10% in 3rd year.
3. Incubatee companies led by SC/ST entrepreneurs involved in Product Development or R&D shall be provided rental discount of 50% in 1st year, 35% in 2nd year & 25% in 3rd year.
4. Incubatee companies led by SC/ST entrepreneurs NOT involved in Product Development or R&D shall be provided rental discount of 40% in 1st year, 25% in 2nd year & 15% in 3rd year.
5. Additional 5% discount over & above the existing discounts shall be provided to following:-
  - a) For Women led Entrepreneurs (In case of Non individual enterprises at least 51% of the share holding and controlling stake should be held by woman entrepreneur).
  - b) For Divyang-jan led Entrepreneurs (In case of Non individual enterprises at least 51% of the share holding and controlling stake should be held by Divyang-jan entrepreneur).

## **5. Address of STPI Bhilai Incubation Centre:**

Survey N  
STPI Bhilai ( Incubation centre)  
Survey No. 837,PC No.:56/15  
Apollo Hospital Road, Junwani ,Bhilai  
Pin-490020  
Tel:0788-4040330/4040826  
Email: [dhiren.behera@stpi.in](mailto:dhiren.behera@stpi.in)

## **6. Interested companies working in IT/ITeS sector may contact:-**

**Mr. D.N Behera**  
**Joint Director & OIC**  
**Mobile No:98261-44033**  
**Email: [dhiren.behera@stpi.in](mailto:dhiren.behera@stpi.in)**

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