



# SOFTWARE TECHNOLOGY PARKS OF INDIA

Ministry of Electronics and Information Technology

**Government of India**

**STPI BHOPAL CENTRE- A State-of-art Incubation facility in the "City of Lakes"**



**STPI has come up with its new centre at Bhopal. STPI Bhopal will broadly provide following services to IT/ITES units and Start-ups in the region:-**

- ➔ **Statutory Services**      ➔ **Incubation Services**
- ➔ **Co-Location Services**      ➔ **Data communication Services**

**Following facilities may be availed at STPI Bhopal Centre**

- ➔ **Fully furnished Office Space and Raw Space as per requirement**
- ➔ **High speed Internet connectivity**
- ➔ **Multiple conference rooms**
- ➔ **24 x 7 power supply backed-up by UPS and DG Sets**
- ➔ **Reception** ➔ **Security** ➔ **Parking** ➔ **Cafeteria** ➔ **Lift**
- ➔ **Lush green lawns and eco-friendly work environment.**

➤ **Tariff for Incubation Facility at STPI Bhopal**

**1. Plug-n-play Incubation Facility-**

STPI Bhopal Centre has fully furnished plug-n-play incubation space of around 1308.44 sq.ft were 26 plug-n-play seats available. The area of 1308.44 sq.ft has been divided into two rooms measuring 654.22 sq.ft each. Each room consists of 13 plug-n-play seats along with Manager's work station in each room.

**Space details:-**

SN	Type of facility	Room No.	Floor	No. of Seats	Facilities available
1	Fully Furnished Plug-n-play facility	Incubation-1	Ground Floor	13	Separate Managers work station, Access control equipped. Voice, data and power available at each seat
2		Incubation-2	Ground Floor	13	

**Commercial Details:-**

SN	Type of Incubation Area	Monthly Rental	Other Charges
1	Plug N Play Incubation	Rs. 3,400/- Per Seat per month	<ul style="list-style-type: none"> <li>Rs.570/- per KVA per month as per load for fixed UPS/ DG backed raw power.</li> <li>Electricity charges as per actual consumption</li> </ul>

**Security Deposit Details:-**

SN	Description
1	<b>Security Deposit for Plug-n-play Incubation Space:</b> Equivalent to three months' rent per PNP seat.
2	<b>Security Deposit for Power back up:</b> Equivalent to three months' Fixed Back Up Charges

**Note:-**

- One month advance rent has to be deposited along with security deposit.
- Running power charges would be charged as per actual recorded in the submeter.
- Units used for DG will be calculated in proportion with the total DG running hours in a month against total hours of that month.
- All the fixed charges and rentals would be charged in starting of month as advance.
- The variable charges would be billed in the end of the month.
- Bandwidth charges would be extra as per tariff.
- GST would be extra as applicable.

**2. Raw Incubation Facility:-**

STPI Bhopal has approx. 7,366.89 sq.ft from I<sup>st</sup> to II<sup>nd</sup> floor of the building which gives freedom to the entrepreneurs to start their business as per their own modified office design.

**Space details:-**

SN	Type of facility	Room No.	Floor	Area (in Sq.ft)	Facilities available
1	Semi Furnished/ Raw Incubation facility	Incubation-3	First Floor	1586.49	Facility of Lift, Access control equipped. False Ceiling with aesthetic and energy efficient lights. Voice and data point available in each room
2		Incubation-4	First Floor	1586.49	
3		Incubation-5	First Floor	780.91	
4		Associated Services	First Floor	644.95	
5		Incubation-6	Second Floor	1586.49	
6		Incubation-7	Second Floor	1181.56	

**Commercial Details:-**

SN	Type of Incubation Area	Monthly Rental	Other Charges
1	Semi furnished/ Raw Incubation Facility	Rs. 28/- Per sq.ft per month	<ul style="list-style-type: none"><li>Rs.570/- per KVA per month as per load for fixed UPS/ DG backed raw power.</li><li>Electricity charges as per actual consumption</li></ul>

**Security Deposit Details:-**

SN	Description
1	<b>Security Deposit for semi furnished/ Raw Incubation Space:</b> Equivalent to three months' rent of the office space.
2	<b>Security Deposit for Power back up:</b> Equivalent to three months' Fixed Back Up Charges

**Note:-**

- One month advance rent has to be deposited along with security deposit.
- Running power charges would be charged as per actual recorded in the sub meter.
- Units used for DG will be calculated in proportion with the total DG running hours in a month against total hours of that month.
- All the fixed charges and rentals would be charged in starting of month as advance.
- The variable charges would be billed in the end of the month.
- Bandwidth charges would be extra as per tariff.
- GST would be extra as applicable.

**3. Other Facilities:-**

SN	Description	Floor	Tariff
1	11 Seater Conference Room	Ground Floor	Rs.280/- per Hour
2	8 Seater Meeting Room	First Floor	Rs. 240/- per Hour
3	8 Seater Meeting Room	Second Floor	Rs. 240/- per Hour

➤ **General Terms & Conditions (for PNP/Raw space)**

1. Contract Period Duration: **11 months**
2. Lock In Period: **06 Months**
3. Payment Terms: One Month advance cheque / DD and subsequent advance monthly payment before 7th of each calendar month.
4. Termination: One Month advance notice period
5. Extension: Two Months advance request

➤ **Eligibility criteria for Allotment of incubation facilities**

Proposal from prospective Incubates 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:

SN	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 1<sup>st</sup> year, 25% in 2<sup>nd</sup> year & 15% in 3<sup>rd</sup> year.
- 2) Incubatee companies NOT involved in Product Development or R&D shall be provided rental discount of 20% in 1<sup>st</sup> year, 15% in 2<sup>nd</sup> year & 10% in 3<sup>rd</sup> year.
- 3) Incubatee companies led by SC/ST entrepreneurs involved in Product Development or R&D shall be provided rental discount of 50% in 1<sup>st</sup> year, 35% in 2<sup>nd</sup> year & 25% in 3<sup>rd</sup> 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 1<sup>st</sup> year, 25% in 2<sup>nd</sup> year & 15% in 3<sup>rd</sup> year.

➤ **Address of STPI Bhopal Centre:**

Plot No. C-11, IT Park,  
Near RGPV, New Jail Road,  
Gandhinagar,  
Bhopal- 462036

➤ **Interested companies working in IT/ITeS sector may contact:-**

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