

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. Incubation Centre, Junwani-Bhilai :

A) State of the art Incubation Facility at Junwani, 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

B) Tariff for Incubation Facility at Incubation centre Bhilai

(a) PnP Incubation Facility Available

STPI Bhilai has fully furnished Plug and play Incubation space for 100 seats on ground floor.

Ground Floor:



Sl. No.	Studio No.	No. of Seats	Facility
1	PP1	20	19-seater with One Manager Seat & Four seater Meeting Table
2	PP2	12	11-seater with One Manager Seat & Four seater Meeting Table
3	PP3	16	15-seater with One Manager Seat & Four seater Meeting Table
4	PP4	14	13-seater with One Manager Seat & Four seater Meeting Table
5	PP5	09	08-seater with One Manager Seat
6	PP6	09	08-seater with One Manager Seat
7	PP7	11	10-seater with One Manager Seat & Four Meeting Table
8	PP8	09	08-seater with One Manager Seat & Four Meeting Table

➤ **Commercial Details:**

Sl. No.	Type of Incubation	Monthly Rental	Descriptions
1.	Plug N Play	Rs.2500/- per Seat per Month including Maintenance	Excluding UPS, DG, Raw power supply and Internet
2.		Rs. 5000/- per Seat per Month	Rs.2500/- per Seat per Month including Maintenance + Rs.2500/- (Raw Power, UPS, DG, Internet up to 512 Kbps, AC) for 12 Hrs.
3.		Rs. 6500/- per Seat per Month	Rs.2500/- per Seat per Month including Maintenance + Rs.4000/- (Raw Power, UPS, DG, Internet up to 512 Kbps, AC) for More than one Shift beyond 12 Hrs.

Following may be noted:

1. PNP Seat rate at Sr. No. 1, above shall be applicable only when all the seats of that room are occupied by one or more customer (s).
2. The fixed power back up (UPS: Rs. 607/KVA/Month, DG: Rs. 607/KVA/Month), UPS, DG Running Charges as per consumption recorded in the sub meter, DG : Electricity: 1.5 times the unit charges.
3. Raw power usage as per consumption recorded in the sub meter would be applicable on Sr. No.- 1.
4. Discount is applicable on Sr. No. 1 , 2 & 3 only on space rent per seat [i.e Rs. 1388.25 /-]

➤ **Security Deposit Details:**

Sl. No	Description
1.	Security Deposit for Incubation Space: Equivalent to three months rent per PnP seat. (Equivalent to three months Fix power back-up would be applicable on Sr.No.-1)

- a. Bandwidth Charges: Extra as per STPI Data-com tariff.
- b. Other consumable(s) – as per actual
- c. Tax extra as applicable

(b) Raw Space & Semi Furnished Space Incubation Facility Available

STPI Bhilai has 7146 Sqft Raw Incubation space and 1667 Sqft semi furnished space available for entrepreneurs to start their business as per their own modified office design.



➤ **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 Note: 20% extra on the allotted Carpet area.	Rs.10/- per Sqft	DG	Rs.607/- per KVA
				UPS	Rs.607/- per KVA
				Running Charges (Raw/Back up/UPS)	As per Actual Usage recorded in sub meter DG Electricity: 1.5 times the unit charges
2.	Semi Furnished Space per month per Sqft (1st Floor)	Rs. 30/- per Sqft/Month (Rs.25 +Rs.5 for AC) Note: 20% extra on the allotted Carpet area.	Rs.10/- per Sqft	DG	Rs.607/- per KVA
				UPS	Rs.607/- per KVA
				Running Charges (Raw/Back up/UPS)	As per Actual Usage recorded in sub meter DG Electricity: 1.5 times the unit charges

➤ **Discount:** Discount is applicable only on space rent i.e. on Rs.25/ Sqft/ Month.

➤ **Security Deposit Details**

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

- a. Bandwidth Charges: Extra as per STPI Data-Com tariff.
- b. Other consumable(s) – as per actual.
- c. Tax extra as applicable

A) Other Facilities



➤ Commercial Details:

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

2. Incubation Centre, Mangal Bhawan-Bhilai

A) **State of the art Incubation Facility at Mangal Bhawan, STPI – Bhilai**

STPI-Bhilai has 7163 Sqft Raw Incubation space for entrepreneurs to start their business as per their own modified office design. Following facilities may be availed at STPI Bhilai:

- Raw Space (as per requirement)
- High Speed Internet connectivity
- conference rooms
- Reception
- Security
- Parking
- Play Ground



B) **Tariff for Raw Incubation Facility at Incubation centre Bhilai**

Table A (Tariff structure)

Sl. No.	Type of Incubation	Monthly Tariff	Fixed Power Back Up	Monthly Tariff for power back up
1.	Raw Incubation	Rs. 27.20/- per Sqft	DG	Rs.607/- per KVA
			UPS	Rs.607/- per KVA
			Running Charges (Raw/Back up/UPS)	As per Actual Usage recorded in sub meter

Table B (Security Deposit)

Sl. No	Description	Details
1.	Security Deposit for Incubation Space:	Equivalent to three months' rent
2.	Security Deposit for Power Back Up	Equivalent to three months' Fixed Back Up Charges

(a) Discount is applicable on space rent i.e. on Rs.27.20/ Sqft/ Month for raw space.

(b) Bandwidth Charges: Extra as per STPI Data-com tariff.

(c) Other consumable(s) – as per actual.

(d) Tax extra as applicable

3. **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

4. **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's:

<p>STPI- Bhilai (Incubation centre, Junwani) Survey No. 837, PC No.:56/15, Apollo Hospital Road, Junwani, Bhilai- 490020 Dist.-Durg (Chhattisgarh) INDIA Tel:+91-788-4040330/4040660</p>	<p>STPI - Bhilai (Incubation centre, Mangal Bhawan) Nehru Nagar (East), Bhilai-490020 Dist.-Durg (Chhattisgarh) INDIA Tel:+91-788-4040330/4040660</p>
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6. Interested companies working in IT/ITeS sector may contact:-

Mr. D.N. Behera
Joint Director & OIC
Mobile No: +91-98261-44033
Email: dhiren.behera@stpi.in

STPI Bhilai
 Tel: +91-788-4040330 Fax: +91-788-4040326
 Email: dhiren.behera@stpi.in

7. Escalation Chart :-

For any type of information on STPI Service Escalation, you are requested to contact the following preferably on Email

First Escalation Point (Immediate) (Within 30 Minutes)	: Mr. D. Chandrashekhar Mob. +91-8982380229 Email : : d.chandrashekhar@stpi.in
Second Escalation Point (Within One (1) Hour)	: Mr. Ratish Kumar Mob. +91-9893984490 Email : : ratish.nair@stpi.in
Third Escalation Point (After Two(2) Hours)	: Mr. Umesh Choubey Mobile : +91-9826235460 Email : umesh.choubey@stpi.in
Fourth Escalation Point (After Four(6) Hours)	: Mr. Dharendra Nath Behera Joint Director & OIC Tel. : +91-788-4040330 Mob. : +91-9826144033 Email: dhiren.behera@stpi.in