STPI-Meerut- "Incubation center"

We are glad to inform you that STPI-Meerut building is now operational.

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

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

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

Following facilities may be availed at STPI Meerut center:-

- Fully furnished office Space or raw space (as per requirement)
- High speed connectivity
- Manager room
- Multiple conference rooms
- Training rooms
- Reception
- Security
- Parking
- Cafeteria

2. Tariff for Incubation Facility at STPI Meerut

STPI Meerut has 133 PNP seats (approximate area 4822 Sq.ft) available at ground & first floor.

2.1 PNP Incubation Facility Available

A. Commercial Details

S. No.	Type of Incubation Area	Details	Monthly Rental
1	PNP Seats	For 12 Hrs	**Rs. 6000/-** per Seat per month (Base Rate: Rs 2400 + Maintenance & Common Utility: Rs. 3600/-)
2	PNP Seats	For 24 Hrs	**Rs. 8500/-** per Seat per month (Base Rate: Rs 2400 + Maintenance & Common Utility: Rs. 6100/-)

B. Security Deposit Details

C. Bandwidth Charges: Extra as per tariff.

D. Other consumable(s) – as per actual

E. Service Tax extra as applicable

3. Raw Space Incubation Facility Available

STPI Meerut has 1903sq. ft. Raw incubation space available for startups to start their business as per their own modified office design.

S. No.	Description
1	**Security Deposit for Incubation Space**: Equivalent to three months' rent

A. Commercial details

S. No.	Type of Incubation Area	Monthly Tariff	Fixed Power Back Up	Monthly Tariff for Power Back Up
1	Raw Space 20% area is loaded toward the common area access and maintenance	**Rs. 35/- per Sqft per month** (Rs. 25/- base + Rs. 5/- maintenance + + Rs. 5/- overheads)	Raw/DG	Rs. 670/- Per KVA per Month
			UPS	Rs. 670/- Per KVA per Month
			Running Charges (Raw/Back Up/UPS)	As per Actual Usage recorded in sub meter
2.	Semi Furnished (Raw space with	➢ **Rs. 4600/- per month per seat (12 Hrs**	Raw/DG	Rs. 670/- Per KVA per Month
			UPS	Rs. 670/- Per KVA

	Flooring, AC ducting & false ceiling + lighting but without furniture)	**Basis)** ➢ **Rs. 7100/- per month per seat (24 Hr Basis)**		per Month
			Running Charges (Raw/Back Up/UPS)	As per Actual Usage recorded in 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. The variable charges would be billed in the end of the month

B. Security Deposit Details:

➢ Bandwidth Charges: Extra as per tariff.
➢ Other consumable(s) – as per actual
➢ Service Tax extra as applicable

Other Facilities

SN	Description	Tariff
1	105 Seater Auditorium on ground floor	Rs. 3300/- per hour
2	21 Seater Conference Room ground floor	Rs. 700 per Hour
3	7 seater meeting room on Ground, First and Second Floor	Rs. 300 per Hour

➢ Taxes extra as applicable

General Terms & Conditions (for PNP/Raw space/ Semifurnished)

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

S. No.	Description
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

4. Eligibility criteria for Allotment of incubation facilities

Proposal from prospective Incubatees shall be analysed 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	Criteria	Marks	Remarks If any
1.	Type of Company	Start up	10	Start up, multi locational, older than three years
		Less than 3 years old	5	

		More than 3 years old	2	etc.
2.	Location	Single	10	Multi-locational or uni loctaional 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 the 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:

- 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.
- 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.
- 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.
- 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.
- 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 shareholding 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 shareholding and controlling stake should be held by Divyang-jan entrepreneur).

5. Address of STPI Meerut:

Plot No. ITP-03, Near NH-58 bypass,
Vedvyas Puri Yojna,
Meerut, Uttar Pradesh

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

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