

Lucknow Incubation Service

STPI pioneered the concept of Business Incubators in the country. STPI has come up with its new Incubation facility at Lucknow. STPI Lucknow will broadly provide services to IT/ITES units and Start-ups in the region. STPI Plug n Play offices are targeted at SME who need start- up assistance. These Incubation facilities offer excellent facilities at very attractive rates.



Following facilities are available at Lucknow Incubation Centre:

- Fully furnished office space and raw space as per requirement.
- High-speed internet connectivity.
- 24 hrs power backup backed by UPS and DG-set.
- One conference room and one auditorium.
- Centralized air conditioning.
- False ceiling with aesthetic and energy-efficient lights, CCTV, and 24/7 security.
- Wide reception area and ample parking space.
- Lush green lawns and eco-friendly work environment.

Plug-n-Play Incubation Facility-



Sl. No.	Studio No.	No. of Seats	Facility	Facilitiesavailable
1	PnPHall1	11	11 -seater	Separate Managers Desk , data and power available at each seat
2	PnPHall2	13	13-seater	
3	PnPHall3	12	12-seater	
4	PnPHall4	04	04 - seater	
5	PnPHall5	16	16- seater	

Commercial Details:-

Sn	Services	MonthlyTariff	Description
1	Plug N Play	Rs. 4400/- per Seat per month	PnP seat without PC, Bandwidth and Electricity

Security Deposit Details:-

SN	Description
1	Security Deposit for Plug n Play Incubation Space: Equivalent to three months' rent of the office space.

Note:-

- One month advance rent has to be deposited along with three months' rent as security deposit.
- Separate sub-meters for raw and UPS powers are installed in each PNP hall and the rates for electricity may be calculated on per seat basis. Per unit cost is calculated from STPI's monthly bill as per below formula:-

Per Unit Cost=Total bill amount/Total unit consumed

- Each Hall at STPI Lucknow is having separate electronic meter and unit consumption by the incubation seat customer may be calculated as :-

Unit Consumption per seat=Total unit consumed/No. of PnP seat customer

- All the fixed charges and rentals would be charged at the start of the month as advance.
- The variable charges would be billed at the end of the month.
- Bandwidth charges would be extra as per tariff.
- GST would be extra as applicable.

RAW Space Incubation Facility:

Sl. No.	Floor	Floor Area	Service Includes
1	First	1440 sq.ft.	Incubation Raw Area

Commercial Details:-

Sn	Services	Monthly Tariff	Description
1	RAW Incubation Facility	Rs.44/-per Sq.ft. per month	Rs.650/-per KVA per month as per Load for fixed DG backup and raw power.

Security Deposit Details:-

SN	Description
1	Security Deposit for Semi Furnished RAW Incubation Space: Equivalent to three months' rent of the office space.
2	Security Deposit for Power Backup: Equivalent to three months' fixed backup charges

Note:-

- One month advance rent has to be deposited along with three months' rent as a security deposit.
- Running power charges would be charged as per actual recorded in the submeter.
- All the fixed charges and rentals would be charged at the starting of the month as advance.
- The variable charges would be billed at the end of the month.
- Bandwidth charges would be extra as per tariff.
- GST would be extra as applicable.

General Terms & Conditions (for PNP/Raw space)

- Contract Period Duration: 11 months
- Lock-In Period: 6 months
- Payment Terms: One month advance cheque/DD and subsequent advance monthly payment before the 7th of each calendar month.
- Termination: One month advance notice period
- Extension: Two months advance request

Eligibility criteria for Allotment of Incubation Facilities

Proposals 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 the 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 locational multi-location 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 incubate 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 discount 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).

