



SOFTWARE TECHNOLOGY PARKS OF INDIA

Ministry of Electronics and Information Technology
Government of India

STPI Srinagar- “Incubation Centre”



- STPI has come up with its Additional Incubation facility at Srinagar formally inaugurated on 22nd of January, 2020 by Hon'ble Union Minister for Electronics & IT, Govt of India .
- STPI Srinagar Comprises of 3 Building Blocks, A, B & C



STPI Srinagar broadly provides following services to IT/ITES units and Start-ups in the region.

- **Statutory Services**
- **Incubation Services(Semi Furnished & Raw)**
- **Co-Location Services**
- **Data communication Services**

Following Facilities can be availed from STPI, Srinagar

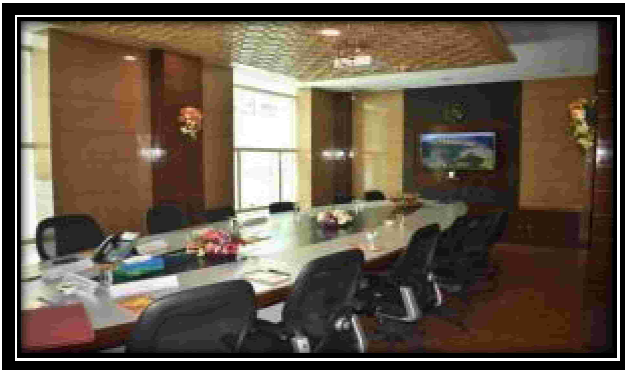
- **Semi furnished Office Space**



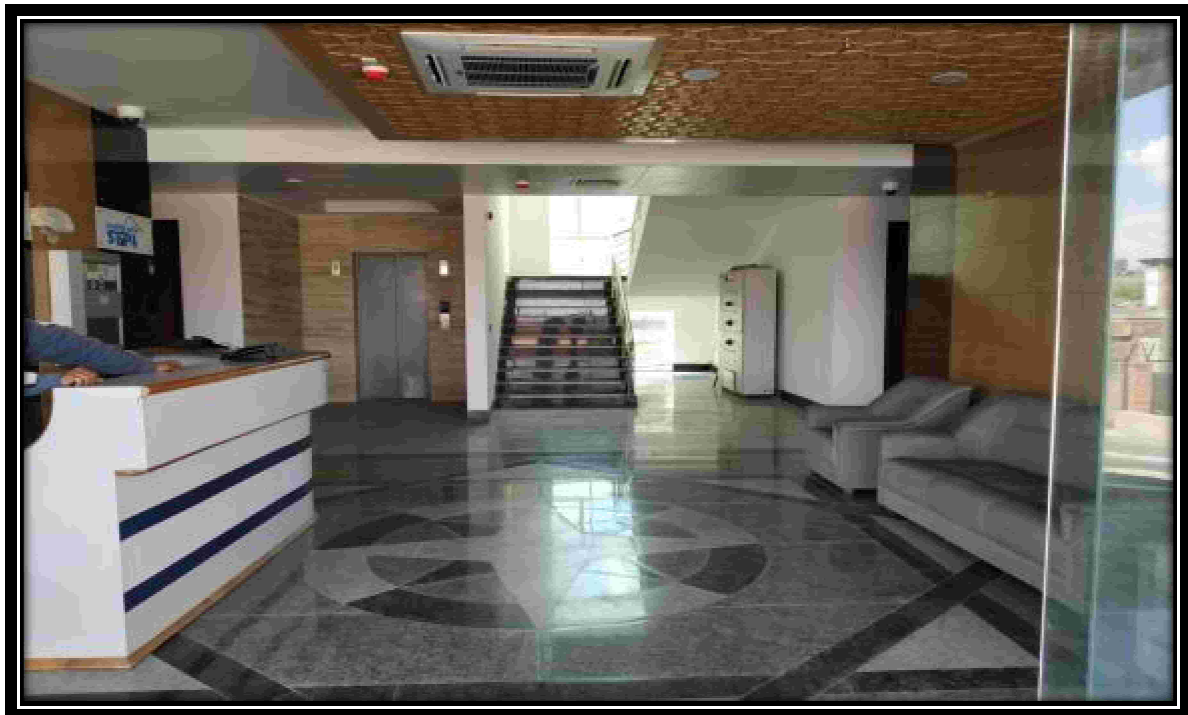
- **Raw Space**



- **High Speed Internet connectivity**
- **24 hrs Power back up backed by UPS and DG-Set&**
- **Conference room**



- ❖ **Centralized Air Conditioning**
- ❖ **False Ceiling with aesthetic and energy efficient lights**
- ❖ **CCTV Surveillance and 24/7 security.**
- ❖ **Wide Reception Area and ample parking Space.**



- ❖ **Lush green lawns and eco-friendly work environment.**

Semi Furnished Incubation Spaces:

- ❖ STPI Srinagar Centre has Semi furnished incubation space of around 4745 Sq.ft. The area is available in the form of rooms of different sizes as per following details

Space details:-

SNo.	Type of facility	Block A/B/C Floor	Semi Furnished Space(Sq Ft)	Facilities available
1	Semi Furnished Incubation Space	First Floor (Block A)	1680	Voice, data, power, Hot n Cold AC False Ceiling with aesthetic and energy Efficient lights. Sub-meter for Raw power Supply.
		Second Floor (Block A)	1965	
		Ground Floor (Block B)	164	
		Ground Floor (Block C)	1100	
		Total	4909	

Commercial Details:-

SNo	Type of Incubation Area	Monthly Rental Per sft	Monthly Fixed Backup Charges per KV per facility DG&UPS
1	Semi Furnished -FF & SF Block A & B	₹ 42.00	₹ 625.00
2	Semi Furnished -Ground Floor- Block C	₹ 27.00	₹ 625.00

Detail of Deposit for availing the Incubation Space:

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

Raw Incubation Facility:

- ❖ STPI Srinagar has raw space approx. 9122 Sq .ft on Second Floor, Block-A and Ground floor, First Floor of the building(Block C) which gives freedom to the entrepreneurs to start their business as per their own modified office design.

Space details:-New Building (Raw)

SN	Type of facility	Room No. Floor/Block A/B/C	Area (in Sq.ft)	Facilities available
1	Raw Incubation facility new building at STPI-Srinagar	Second Floor-A	417	Sub-meter for Raw power supply. Voice and data point available in each room
2		Ground Floor-B	1821	
		First Floor-B	1114	
3		Second Floor-B	2270	
4		Ground Floor-C	1000	
5		First Floor-C	2500	
		Total	9122.00	

Commercial Details:-

SN	Type of Incubation Area	Monthly Rental per sq ft	Other Charges per KVA per month for
1	Raw Incubation Facility Building (Block A & B)	₹ 25.00	₹ 625.00
1	Raw Incubation Facility Building Block C)	₹ 19.50	₹ 625.00

Security Deposit Details:-

SN	Description
1	Security Deposit for semi furnished and Raw Incubation Space: Equivalent to three months' rent against the occupied incubation space
2	Security Deposit for Power back up: Equivalent to one months' Fixed Back Up Charges

Note:-

- One-month advance rent has to be deposited along with three months' rental charges and one month backup charges as security deposit.
- Running power charges would be charged as per actual recorded in the sub meter.
- 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.

Other Facilities:-STPI, Srinagar-New Building

SN	Description	Floor	Tariff
1	15 Seater , Conference Room in Block A	Ground Floor	Rs.300/- per Hour
2	8 Seater Discussion Room at GF of Block-A	Ground Floor-A	Rs.130/-per Hour

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

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**

B. Eligibility criteria for Allotment of incubation facilities

Proposal from prospective Incubates shall be analysed considering various parameters as detailed below. The analysed 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 for availing Incubation Space In STPI

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

C. 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.

- e. Additional 5% discount over & above the existing discounts shall be provided to following:-
- i. 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).
 - ii. 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).

D. Address of STPI Srinagar Centre:

S T P I, Srinagar
6-SIDCO, Electronics Complex,
Old Airport Road, Rangreth, Srinagar-191132

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

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Tel(O)- 0194-2300381
Email: Irshad.badri@stpi.in



(To be filled by prospective incubation customer for availing facility)

1	Name of the company*	- - - -		
2	Name of the Applicant*			
3	PAN No. of the company (In case of Proprietorship, PAN)			
4. Contact Details				
4.1	Registered Address*			
4.2	Contact Address*			
4.3	Mobile No.*			
4.4	Fax No.			
4.5	Telephone No.*			
4.6	Email Address*			
5. Project Details				
5.1	Prime Differentiator of the company & prominent companies competing in similar field of business	(attach the doc./pdf If any)		
5.2	Funding requirements and status of the funding with respective references	Amount of fund (INR)	Source of Fund	Reference for funds
5.3	Details of the Promoter*	(attach doc/pdf)		
6. Requirement Details				
6.1	Customer Requirement (Pl. tick the required option)*	a. Incubation Requirement*		
		Raw Space	Semi Furnished	
		Area requested (sq. ft.)	Area Requested Sq Feet	
		Raw/ DG KVA/month		
		UPS KVA/month		

		b. Bandwidth Requirement Yes No (Pl. tick an option)			
7. Incubation Company Details					
7.1	Type of company * (pl. tick anyone option & attach the related document)	<input type="checkbox"/> Start -up <input type="checkbox"/> less than 3 years old <input type="checkbox"/> more than 3 years old			
7.2	Location * (Operatng from single or multi-locaton) (pl. tick anyone option & attach the related document)	<input type="checkbox"/> Single <input type="checkbox"/> more than 3 but less than 5 <input type="checkbox"/> more than 5			
7.3	Product or service to be developed * (pl. tick anyone option & attach the related document)	<input type="checkbox"/> R&D <input type="checkbox"/> Product <input type="checkbox"/> Service			
7.4	Employment Generation per annum* (pl. tick anyone option & attach the related document)	<input type="checkbox"/> more than 25 <input type="checkbox"/> more than 15 but less than 25 <input type="checkbox"/> less than 15			
7.5	Is the company availing any scheme benefits that is approved by MeitY?*	<input type="checkbox"/> Yes <input type="checkbox"/> No (Pl. tck an option) If yes, Give Details (atach the required document)			
7.6	Projected Employment & Revenue year wise for next 3 years*		Year 1	Year 2	Year 3
		Employment			
		Revenue			
7.7	Name of the Persons who authorized to work in your behalf*	Ms./Mr.:..... (Contact No.....)			
7.8	Proposed Period of use	Year / Month			
7.9	Expected Date of occupancy *	/ / (dd/mm/yyyy)			
7.10	Turnover of the company (in Rs. Lakhs)	Rs. Lakhs			
7.11	IPR generation	<input type="checkbox"/> Yes <input type="checkbox"/> No (Pl. tick an option) If yes, give details (Atach the doc./pdf)			

*Mandatory Columns

** In case of NEFT /RTGS/Online Payments, Please furnish the receipts of the payments done.

I hereby agree that I will use this facility only for the purpose mentioned above. In case of any damage or missing of related Equipment / Accessories, I am liable to refund the entire cost of the above items.

Further, I agree to abide all the rules and regulations of STPI regarding Incubation facility.

Sign. _____

Name: _____

Designation: _____

Stamp of organization: _____

Date: _____