



Incubation centre

@STPI - Kochi

Software Technology Parks of India
KINFRA HI-TECH Park, HMT Colony P.O.,
Kalamassery, Kochi- 683503
www.thiruvananthapuram.stpi.in

STPI-Kochi - “Incubation centre”

The new Infrastructure of STPI-Kochi at KINFRA Hi-Tech Park, HMT Colony, Kalamassery, Kochi -683 0503 is ready & operational and accepting application from the interested parties to fill the Incubation facility.

STPI-Kochi is providing following services to promote IT/ITeS industry in the region: -

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

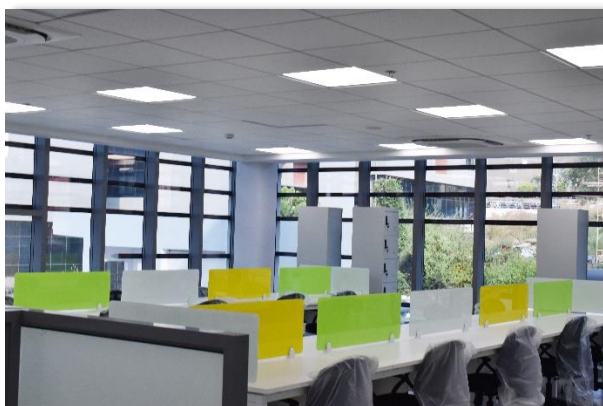
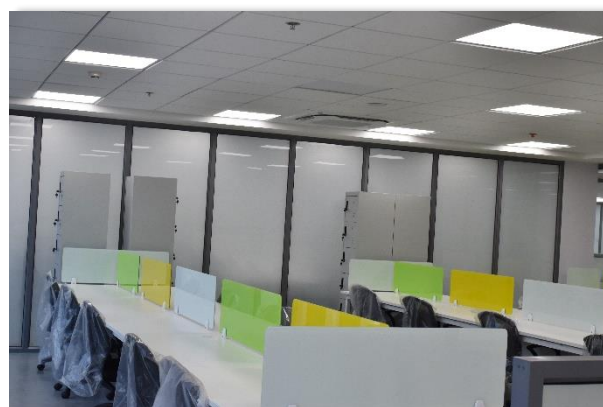


The salient features of the new Infrastructure at STPI-Kochi are as follows: -

- Fully furnished office Space
- High speed Internet connectivity
- Server Co-location
- Conference Hall
- Training room / Auditorium
- Manager room
- Multiple Meeting Rooms
- DG backup facility
- 24X7 Security

Tariff for Incubation Facility at STPI-Kochi.

1. Plug & Play (PnP) Incubation Facility



STPI-Kochi has 135 PnP seats in this new infrastructure.

Sl. No.	Floor	PnP Incubation Room
1	Ground floor	9-Seater – 1 no
2	First Floor	25-Seater – 2 nos
3		23-Seater – 1 no
4		18-Seater – 1 no
5		15-Seater – 2 nos
6		5-Seater – 1 no

Choice and entitling of PnP modules and floors will be at the discretion of Director, STPI, Thiruvanthapuram, considering availability, operational efficiency, etc.

A) Commercial Details

S. No.	Type of Incubation Area	Monthly Rentals (Rent for space+ Other operational & Maintenance charges)
1	PnP Seats	Rs. 6500 / Seat / month (3500+3000)
Note: *Discount is applicable on rent for space only.		

B) Security Deposit Details

S. No.	Type of Incubation Area	Description
1	PnP Seats	Security Deposit for Incubation Space: Equivalent to 3 months License Fee

C) Internet Connectivity: Bundled bandwidth of 512Kbps or equivalent data transfer per seat is included. Extra bandwidth/data transfer will be charged.

2. Semi furnished Incubation Facility



STPI_Kochi has total 12,130 Sq. ft. Semi furnished incubation space available for startups to start their business as per their own modified office design. @2nd, 3rd and 4th Floor.



A) Commercial Details

S.No	Type of Incubation Area	Monthly Tariff	Monthly Power Tariff (including DG back up)
1	Semi furnished incubation space 20% area is loaded towards the common area access and maintenance	Rs. 48 per Sq. Ft (Base rate Rs.40/- + Maintenance Rs. 8/-)	As per actual usage recorded in sub meter +fixed charges.

Note: Discount will be applicable on base rate only.

B) Security Deposit Details

S.No	Description
1	Security Deposit for Incubation Space: Equivalent to 3 months License Fee.
2	Security Deposit for Power and back Up power: Equivalent to three months fixed charges

C) Internet Bandwidth Charges: Extra as per tariff.

3. Other Facilities

S. No	Description	Nos	Tariff/Hour (in INR) *
1	40-seater Auditorium	01	840
2	09-seater Conference room	01	180
3	06-seater meeting room	03	120
4	04-seater meeting room	03	80

Separate tariff for above facilities for longer usages are also available.

General Terms & Conditions (for PNP/ Semi-furnished)

- Contract Period Duration: 11 months.
- Lock In Period: 06 months.
- Notice Period: 1 month.
- Payment Terms: Monthly in advance.
- Security Deposit amount shall be paid by the eligible applicants after they are screened in but prior to allotment. (Email intimation will be sent)
- Monthly payment shall be done before 7th of each calendar month.
- All payments to be made to STPI, Thiruvananthapuram.

Account Name : STPI, Thiruvananthapuram

Account No : 853010110001803

Bank Name : Bank of India

IFSC : BKID0008530

UPI : stpi@upi

GST : 32AAATS2468J1ZF

PAN : AAATS2468J
- Taxes extra as applicable.

4. Eligibility criteria for Allotment of incubation facilities

Proposal from prospective incubatees shall be analyzed by the STPI centre, 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, % of R&D component etc. The incubation scheme will be operated on the basis of first come and first serve and will not be for business/profit.

An indicative marking methodology is given below:

S. No.	Description	Marks		Remarks
1	Type company	Start-up	10	
		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/ space.

5. Benefits / Discounts for Incubatees (applicable for rent/ base rate only)

Discount shall be provided as follows:

- 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%, 15% and 10% in the 1st, 2nd & 3rd year.
- 3) 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.
- 4) 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.
- 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 shareholding and controlling stake should be held by woman entrepreneurs).
- 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)

6. Interested start-ups/companies working in IT/ITeS/ESDM sector may apply at

Online Application

Further, the copies of the digitally-signed application form and supporting documents shall also be emailed to kochi.isg@stpi.in.

Soft copies of the application form, draft agreement, user manual, etc. are available at [Documents for Download](#)

Documents to be enclosed: -

1. KYC of the Directors/Partners/Proprietor of the company/firm.
2. RoC, MoA, AoA, Partnership Deed, Trade License, MSME/Udyam Registration – as applicable
3. PAN of the company/individual.
4. Appropriate proof for availing discount.

For any clarifications regarding incubation services, pls feel to contact us in the below address.

Software Technology Parks of India,
KINFRA HI-TECH Park, HMT Colony P.O.,
Kalamassery, Kochi- 683503

kochi.isg@stpi.in

Contact person Sh. Nevin S. R., Dy. Director, +91 924 957 8335