

**FACT SHEET/ TERMS AND CONDITIONS: BioIncubator Lab Space** (Revised on: 1<sup>st</sup> April 2026)



**BIOINCUBATOR AT VENTURE CENTER**

**FEATURES**

- Well designed, lab space at 500, 600 and 900 NCL Innovation Park (NIP).
- Labs in 600 NIP ground floor have external service corridors for gas cylinders, compressors etc. Gas lines etc will have to be done by the users as per need.
- Labs in the first floor of 600 NIP and 900 NIP do not have external service corridor. Gas lines etc will have to be done by the user as per need and the service corridor would be used that on the ground floor.
- Provided with adequate lighting and ventilation; Electrical power provisions
- Back-up power from DG set (for lights and power points only; not for power guzzling equipment; Note: Not UPS)
- Wired internet connectivity through a 10 MBPS leased line of Venture Center.
- Independent, periodic safety audit and monitoring by Lab Block Manager.
- Special EHS and power requirements charged separately at cost
- Availability (for a discounted fee) of shared labs and installed equipment/ instruments in 400, NCL Innovation Park.
- Free use (first-come-first-serve basis) of meeting rooms#.
- Availability (for a discounted fee) of shared areas of NCL Innovation Park like meeting rooms#, lecture halls etc
- Access (some for a fee) to other facilities or resources of NCL Innovation Park
- NCL Innovation Park's serene and elegant environment. Free Parking.
- Basic Utilities including electricity and water are included in Price.

**ELIGIBILITY**

- The Lab Space shall be available for carrying out work related to science, technology, entrepreneurship, business/venture development, education and some related activities. The Lab Space is primarily intended for technology-based start-up companies and services supporting such companies.
- The management of the Venture Center shall exercise judgment in making available the lab space to applicant to ensure that activities held at the lab area shall be in tune with intellectual environment and brand equity of the NCL Innovation Park.
- Preference will be given to start-ups operating in the following domains: Health care medical biotechnology, biomed devices, diagnostics etc, agro/food/animal biotechnology, industrial biotech and biomass value addition etc
- Preference will be given to BIRAC's BIG grantees during the duration of their funding by BIRAC .

## TERMS

- **PAYMENT TERMS**
  - Reservation to be made for not less than 6 months duration.
  - Two month's notice before vacation.
  - Reservation and bookings shall be strictly against payment of 6 months license fee at least 1 month in advance of every 6 month block.
  - Payment is acceptable by DD or cheque payable in Pune or at Par or could be deposited directly into the Venture Center's bank account.
  - Booking once made shall not be transferrable or payment made thereof shall be non-refundable.
  
- **OTHER TERMS**
  - User shall not (intentionally or otherwise) do anything to suggest that the Venture Center or NCL as being party to the activities planned at the Lab Space area.
  - User shall ensure that the Lab Space and the surrounding area shall be used properly and not cause damage in any way. The lab space should be handed over to the authorized representative of Venture Center in the same condition, as at the time of moving in.
  - Any damage to the property shall be made up as per the prevailing costs without *demur* by the user.

## PRICING

	Accessories	Location	Size	Minimum stay required	Notice of vacation	Advance payment	Omnibus inclusive of utilities	Price of
Suite ML4	Labs with: <ul style="list-style-type: none"> <li>• 1 wet work table</li> <li>• 1 sitting space</li> <li>• No fume hood</li> <li>• BSL-2 Clean room facility</li> <li>• Changing room* (Max. Occupancy 2)</li> </ul>	500 NIP	~110 sq ft	6 months	1 month	Advance payment for 6 months to be paid 1 month in advance	Rs 410/ sq ft/ mo*	
Changing room with ML-4		500 NIP	~53 sq ft				Rs 110 /sq ft/mo*	
Suite BL2	Labs with: <ul style="list-style-type: none"> <li>• 2 wet work islands</li> <li>• 1 dry work island</li> <li>• 7 sitting space</li> <li>• No fume hood</li> <li>• Air-conditioned space (Max. Occupancy 7)</li> </ul>	600 NIP	~548 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ mo	
Suite BL3	Labs with: <ul style="list-style-type: none"> <li>• 2 wet work islands</li> <li>• 1 dry work island</li> <li>• 7 sitting space</li> <li>• No fume hood</li> <li>• Air-conditioned space (Max. Occupancy 7)</li> </ul>	600 NIP	~548 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ mo	
Suite LS-1	Labs with: <ul style="list-style-type: none"> <li>• 2 sitting space</li> <li>• 1 wet work table</li> <li>• 1 dry work table</li> <li>• No fume hood</li> <li>• (Max. occupancy 2)</li> </ul>	600 NIP	~150 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 185/ sq ft/ month*	
Suite LS-2	Labs with: <ul style="list-style-type: none"> <li>• 3 sitting space</li> </ul>	600 NIP	~190 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in	Rs 185/ sq ft/ month*	

	<ul style="list-style-type: none"> <li>1 wet work table</li> <li>1 dry work table</li> <li>No fume hood</li> <li>(Max. occupancy 2)</li> </ul>					advance	
Suite LS-3	<ul style="list-style-type: none"> <li>Labs with:</li> <li>3 sitting space</li> <li>1 wet work table</li> <li>1 dry work table</li> <li>No fume hood</li> <li>(Max. occupancy 3)</li> </ul>	600 NIP	~215 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 185/ sq ft/ month*
Suite LS-4	<ul style="list-style-type: none"> <li>Labs with:</li> <li>2 sitting space</li> <li>1 wet work table</li> <li>1 dry work table</li> <li>No fume hood</li> <li>(Max. occupancy 2)</li> </ul>	600 NIP	~125 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 185/ sq ft/ month*
Suite LS-5	<ul style="list-style-type: none"> <li>Labs with:</li> <li>2 sitting space</li> <li>1 wet work table</li> <li>1 dry work table</li> <li>No fume hood</li> <li>Air conditioner</li> <li>(Max. occupancy 2)</li> </ul>	600 NIP	~175 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 210/ sq ft/ month*
Suite LS-6	<ul style="list-style-type: none"> <li>Labs with:</li> <li>2 sitting space</li> <li>1 wet work table</li> <li>1 dry work table</li> <li>No fume hood</li> <li>Air conditioner</li> <li>(Max. occupancy 2)</li> </ul>	600 NIP	~130 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 210/ sq ft/ month*
Suite BS1	<ul style="list-style-type: none"> <li>Labs with:</li> <li>2 wet work bench</li> <li>1 dry work bench</li> <li>3 sitting space</li> <li>No fume hood</li> <li>Air-conditioned space</li> <li>(Max. Occupancy 3)</li> </ul>	900NIP	~225 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ mo
Suite BS2	<ul style="list-style-type: none"> <li>Labs with:</li> <li>2 wet work bench</li> <li>1 dry work bench</li> <li>3 sitting space</li> <li>No fume hood</li> <li>Air-conditioned space</li> <li>(Max. Occupancy 3)</li> </ul>	900NIP	~240 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ mo
Suite BS3	<ul style="list-style-type: none"> <li>Labs with:</li> <li>2 wet work bench</li> <li>1 dry work bench</li> <li>3 sitting space</li> <li>No fume hood</li> <li>Air-conditioned space</li> <li>(Max. Occupancy 3)</li> </ul>	900NIP	~240 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ mo
Suite BS4	<ul style="list-style-type: none"> <li>Labs with:</li> <li>2 wet work bench</li> <li>1 dry work bench</li> <li>3 sitting space</li> <li>No fume hood</li> <li>Air-conditioned space</li> <li>(Max. Occupancy 3)</li> </ul>	900NIP	~240 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ mo
Suite BS5	<ul style="list-style-type: none"> <li>Labs with:</li> </ul>	900NIP	~240 sq ft	6 months	2 months	Advance payment	Rs 220/ sq ft/ mo

	<ul style="list-style-type: none"> <li>2 wet work bench</li> <li>1 dry work bench</li> <li>3 sitting space</li> <li>No fume hood</li> <li>Air-conditioned space (Max. Occupancy 3)</li> </ul>					for 6 months to be paid 1 month in advance	
Suite BS6 (Lab space)	Labs with: <ul style="list-style-type: none"> <li>12 wet work bench</li> <li>12 sitting space</li> <li>No fume hood</li> <li>Air-conditioned space (Max. Occupancy 20 inside the lab)</li> </ul>	900NIP	~1407 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ mo
Suite BS6-Combo (Lab space + 2 cabin spaces)	Labs with: <ul style="list-style-type: none"> <li>12 wet work bench</li> <li>12 sitting space</li> <li>No fume hood</li> <li>Air-conditioned space</li> <li>Two office cabins (~90 sq ft) each with a seating capacity of 3 persons.</li> </ul> (Max. Occupancy 20 inside the lab and 6 persons in the cabin spaces)	900NIP	~1587 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220 / sq ft/ mo

**Note:**

- Service tax and other taxes applicable at the prevailing rate shall in addition to the above.
- Price includes all basic utilities –power, generator back up, internet etc and also basic housekeeping.
- Special needs regarding EHS and utilities charged extra.
- Please note that all payments are advance payments

\* Non Air-conditioned labs.

# The listed charges are inclusive of AC charges.

**I PORTANT:**

- Please note that with effect from 1 April 2014, all new subscribers (and those seeking extension to existing contracts) to resident services (Lab, Office, Hot desk) will be required to compulsorily subscribe to the Address Service.
- This will allow all residents to use the 100, NCL Innovation Park addresses their communication address and use the services of the Reception to receive mail/courier/guests.
- Residents will receive the following discounts for the use of the Address Service:
  - 100% discount on the Brand Fee
  - Residents do not have to pay for the AIP component of the fee.

For standard discounts, please visit <http://www.venturecenter.co.in/discounts.php>

**Introductory offer for Bioincubator lab space in 900 NIP:**

- Eligibility: For all applicants signing contract with Venture Center for lab spaces in 900 NIP Bioincubator on or before 1<sup>st</sup> February 2017 and planning to move in to the lab space on or before 1<sup>st</sup> March 2017 are eligible for,
  - a. Discount of 25% on the Suite S-6 and Suite BS-6 combo in BioIncubator at 900 NIP

b. Discount of 10% on the suites BS-1, BS-2, B -3 BS-4 & BS-5

- The discounts are applicable for max. duration of 1 year from the date of moving in to the lab spaces.
- The bookings can be made with an advance payment for service charge of one month for the respective lab space. The booking and the eligibility for discount will stand cancelled if the advance payment is not received along with the booking of the lab spaces.
- Only one discount will apply at any given point of time.

**Access to meeting rooms for residents:**

- All resident incubatees have free access to at least one meeting room out of all the meeting rooms mentioned below on first-come-first-serve booking basis:
  - a. Access to Brainstorming Room at 300 NIP (6 seater, non-AC)
  - b. Access to Garden Meeting Room at 600 NIP (10 seater, non-AC)
- Residents will be eligible for limited free usage of the Board Room at 200 NIP based on their occupancy as follows:

Number of subscribed seats/ occupancy	Number of hours allowed per month of Board Room
1	2
2-5	4
6-10	6
11-20	8
>20	10

- Furthermore, residents can book other meeting rooms on a need basis against discounted charges:
  - a. Board Room at 200 NIP
  - b. Conference Room at 900 NIP