

**FACT SHEET/ TERMS AND CONDITIONS: Bio-starter package (Launch: 1<sup>st</sup> April 2026)****FEATURES**

- This service provides the modularized lab facility for biotech/ biomed/ life sciences start-ups and POC projects.
- This lab facility shall be shared by 3-4 start-ups/ projects.
- The service offers the applicants an opportunity to choose between a) Wet lab bench units, b) Table top instrument space units, c) Floor space units, d) Lab seats and e) Hot desks as per their needs and as per availability.
- At this time, this service shall be offered in Labs BL1, BL3 and Office B4A. The features of these rooms are as follows:
  - Labs BL1 and BL3
    - Well furnished labs
    - Air conditioned
  - Office B4A
    - Well furnished office desks
    - Air conditioned
- Lab BL1 has external service corridor. Gas lines etc will have to be done by the user as per need and the service corridor can be used that on the ground floor.
- Lab BL 3 at 600 NIP first floor does 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 Lab Block Meeting Bay.
- 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 Bio-starter package 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 3 months duration.
  - One month 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:

Labs BL 1 and BL3 are air conditioned labs.

Unit	Description of the unit	Available in BL3	Available in B4A	Pricing
<b>WORK SPACE (WS)</b>				
A combination of wet lab bench unit and lab seat unit (W+S)	Wet lab bench (W) includes: <ul style="list-style-type: none"> <li>▪ 1 Wet work table space</li> <li>▪ 1 Table rack</li> <li>▪ 2 storage cabinets</li> </ul>	7	0	Rs 17,265
	Lab seat unit (S) includes: <ul style="list-style-type: none"> <li>▪ 1 seat</li> <li>▪ 1 storage cabinet for office supplies and documents</li> </ul>	6	16	
<b>Add on space (AS)</b>				
Table top instrument space units (T)	Includes: <ul style="list-style-type: none"> <li>▪ 1 dry work table space TS (2ft)</li> </ul>	8	0	Rs 4,590
	<ul style="list-style-type: none"> <li>▪ 1 dry work table space TL (3ft)</li> </ul>	0	0	Rs 6,885
Floor space units (F)	Includes: <ul style="list-style-type: none"> <li>▪ 1 floor space unit for instruments/ equipments</li> </ul>	5	0	Rs 2,295

#### Rules for Bio-starter Package Users:

- The maximum capacity of people working in the labs at any time is equal to the workspace units available in the labs. If any additional member of the incubatee companies wishes to monitor the progress of their work as a temporary visitor to the lab can do so by availing a hot desk in BioIncubator. But one should make sure that at a time only as many people can be present in the lab as the maximum capacity of the lab as per the EHS guidelines.
- Minimum configuration must involve at least 1 workspace (WS) unit. Additional table top instrument units and floor space units can be opted along with the workspace units.
- Hot desks as a part of workspace units, will be allotted only after the seating spaces in the labs are completely occupied.
- Venture Center shall allot the specific units to applicants keeping in mind optimum space usage and needs of other applicants.
- Internet connection will be provided only along with seating space.

**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

**IMPORTANT:**

- 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, Bio-starter package) will be required to compulsorily subscribe to the Address Service.
- This will allow all residents to use the 100, NCL Innovation Park address as 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>

**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
  - c. Sky Deck discussion Meeting Room, 600 NIP, Sky Deck