
FACT SHEET/ TERMS AND CONDITIONS: Lab Space (Revised: 1st April 2026)

FEATURES

- Well designed, lab space in the 300, 400, 500, 600 & 700, 900 NCL Innovation Park.
- Suites in 400 NIP are interconnected for easy movement across lab suites in case multiple suites are used by a given company.
- All labs have provision for external service corridors for gas cylinders, compressors etc. Gas lines etc will have to be done by the users as per need.
- 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 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 at various locations.
- Availability (for a discounted fee) of shared areas of NCL Innovation Park like larger 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.

TERMS

- **PAYMENT TERMS**
 - Reservation to be made for not less than 6 months duration.
 - A notice period as per the below table needs to be served 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 Price inclusive of utilities
Suite L8	Lab with: <ul style="list-style-type: none"> • 1 fume hood • 1 wet work table • 1 dry work table • 2 sitting space (Max. occupancy 4)	300 NIP	~ 300 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 210/ sq ft/ month
Suite ML8	Labs with: <ul style="list-style-type: none"> • 1 wet work table • 2 sitting space • No fume hood (Max. occupancy 2)	300 NIP	~155 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month
Suite ML9	Labs with: <ul style="list-style-type: none"> • 1 wet work table • 2 sitting space • No fume hood (Max. occupancy 2)	300 NIP	~146 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month
Suite ML10	Labs with: <ul style="list-style-type: none"> • 2 sitting space • 1 wet work table • 1 dry work table • No fume hood (Max. occupancy 2)	300NIP	~120 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month

Suite ML11	Labs with: <ul style="list-style-type: none"> • 2 sitting space • 1 wet work table • 1 dry work table • No fume hood (Max. occupancy 2)	300NIP	~117 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month
Suite ML12	Labs with: <ul style="list-style-type: none"> • 2 sitting space • 1 wet work table • 1 dry work table • No fume hood (Max. occupancy 2)	300NIP	~130 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month
Suite ML13	Labs with: <ul style="list-style-type: none"> • 2 sitting space • 2 dry work table • No fume hood (Max. occupancy 2)	300NIP	~160 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month
Lab Bay 1A	Lab with: <ul style="list-style-type: none"> • 1 fume hood • 1 wet work table • 1 dry work table • 2 sitting space (Max. occupancy 4)	300NIP	~295 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 210/ sq ft/ month
Lab Bay 1B	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 1 dry work table • 2 sitting space • No fume hood (Max. occupancy 3)	300NIP	~209 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/sq ft/ month [#]
Lab Bay 3	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 1 dry work table • 2 sitting space • No fume hood (Max. occupancy 2)	300 NIP	~180 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 185/sq ft/ month

Lab Bay 4	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 1 dry work table • 2 sitting space • No fume hood (Max. occupancy 2)	300 NIP	~180 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 185/sq ft/ month
Lab Bay 5	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 1 dry work table • 2 sitting space • No fume hood (Max. occupancy 2)	300 NIP	~180 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 185/sq ft/ month
Lab Bay 6	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 1 dry work table • 2 sitting space • No fume hood (Max. occupancy 2)	300 NIP	~180 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 185/sq ft/ month
Suite L1	Labs with: <ul style="list-style-type: none"> • 1 fume hood • 1 wet work table • 1 dry work table • 2 sitting space • Air conditioner* (Max. occupancy 4)	400 NIP	~ 300 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance of start of every 6 months	Rs 230/ sq ft/ month
Suite L2	Labs with: <ul style="list-style-type: none"> • 1 fume hood • 1 wet work table • 1 dry work table • 2 sitting space (Max. occupancy 4)	400 NIP	~ 300 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance of start of every 6 months	Rs 210/ sq ft/ month
Suite L3	Lab with: <ul style="list-style-type: none"> • 1 fume hood • 1 wet work table • 1 dry work table • 2 sitting space • Air conditioner# 	400 NIP	~ 300 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance of start of every 6 months	Rs 230/ sq ft/ month

	(Max. occupancy 4)						
Suite L4,L5	Labs with: <ul style="list-style-type: none"> • 1 wet work table • 1 dry work table • 2 sitting space • No fume hood • Air conditioner# (Max. occupancy 4)	400 NIP	~ 300 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ month
Suite L6	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 1 dry work table • 2 sitting space • No fume hood • Air conditioner# • (Max. occupancy 4) 	400 NIP	~ 300 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ month
Suite L9	(Max. occupancy 4)	400 NIP	~ 269 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance of start of every 6 months	Rs 197/ sq ft/ month
Suite L10	(Max. occupancy 4)	400 NIP	~ 269 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance of start of every 6 months	Rs 197/ sq ft/ month
Suite L7	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 1 dry work table • 2 sitting space • No fume hood (Max. occupancy 3)	500 NIP	~ 280 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 197/ sq ft/ month

Lab Hut-1	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 3 sitting space • No fume hood (Max. occupancy 3)	500 NIP	~ 222 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month
Lab Hut-2A	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 3 sitting space • No fume hood (Max. occupancy 3)	500 NIP	~ 196 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month
Lab Hut-2B	Lab with: <ul style="list-style-type: none"> • 1 wet work table • 3 sitting space • No fume hood (Max. occupancy 3)	500 NIP	~ 196 sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/ sq ft/ month
Suite L11	(Max. occupancy 4)	500 NIP	~ 269 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance of start of every 6 months	Rs 197/ sq ft/ month
Suite L12	(Max. occupancy 4)	500 NIP	~ 269 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance of start of every 6 months	Rs 197/ sq ft/ month
Suite BL1	Labs with: <ul style="list-style-type: none"> • 2 wet work bench • 1 dry work bench • 6 sitting space • No fume hood • Air-conditioned# space (Max. Occupancy 6)	600 NIP	~493 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ month

Suite BL5	Labs with: <ul style="list-style-type: none"> • 2 wet work bench • 1 dry work bench • 3 sitting space • No fume hood • Air-conditioned[#] space (Max. Occupancy 4)	600 NIP (Sky Deck)	~310 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ month [#]
Suite BL6	Labs with: <ul style="list-style-type: none"> • 2 wet work bench • 1 dry work bench • 3 sitting space • No fume hood • Air-conditioned[#] space (Max. Occupancy 3)	600 NIP (Sky Deck)	~260 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ month [#]
Suite BL7	Labs with: <ul style="list-style-type: none"> • 2 wet work bench • 1 dry work bench • 3 sitting space • No fume hood • Air-conditioned[#] space (Max. Occupancy 3)	600 NIP (Sky deck)	~260 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ month [#]
Suite BL8	Labs with: <ul style="list-style-type: none"> • 2 wet work bench • 1 dry work bench • 3 sitting space • No fume hood • Air-conditioned[#] space (Max. Occupancy 3)	600 NIP (Sky Deck)	~260 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/ sq ft/ month [#]

Lab Suite Alpha	Labs with: <ul style="list-style-type: none"> • 4 sitting space • 1 wet work bench • 2 dry work bench • No fume hood • Air conditioner# (Max. occupancy 6)	700NIP	~427 Sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/sq ft/month#
Lab Suite Beta	Labs with: <ul style="list-style-type: none"> • 2 sitting space • 1 wet work bench • 1 dry work bench • No fume hood • Air conditioner# (Max. occupancy 3)	700NIP	~241 Sq ft	6 months	2 months	Advance payment for 6 months to be paid 1 month in advance	Rs 220/sq ft/month#
Lab Suite Gamma	Labs with: <ul style="list-style-type: none"> • 5 sitting space • 2 wet work bench • 2 dry work bench • No fume hood • No Air conditioner (Max. occupancy 9)	700NIP	~682 Sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 197/sq ft/month
Suite L14	Shell space (Max. occupancy 7)	700NIP	~512 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/sq ft/month
Suite L15	Shell space (Max. occupancy 7)	700NIP	~512 sq ft	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 175/sq ft/month

- Note: 1) Special needs regarding EHS and utilities will be charged extra.
 2) Service tax and other taxes applicable at the prevailing rate shall be in addition to the above.
 3) Price includes all basic utilities –power, internet etc.
 4) For clients who wish to install an air conditioner in the non-air conditioned spaces additional charges of Rs 2900, Rs 4200 and Rs 5700 per 1 ton, 1.5 ton and 2 ton A/C per month will apply.

* The listed charges are not inclusive of AC charges. Additional charges of AC as per tonnage per month will be applicable

The listed charges are inclusive of AC charges.

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

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) 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.

Access to meeting rooms for residents:

1. 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)
2. 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	Number of hours per month of Board Room
1		2
2-5		4
6-10		6
11-20		8
>20		10

3. Furthermore, residents can book other meeting rooms on a need basis against discounted charges:



(Entrepreneurship Development Center)

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- a. Board Room at 200 NIP
- b. Conference Room at 900 NIP
- c. Sky Deck Discussion Meeting Room, 600 NIP, Sky Deck