

## ICE Sonipat

### Space occupancy terms and conditions

The types of occupancy of the Research Park space are expected to be of the following types:

1. Incubator - Start-ups
2. Corporates intending to move into the Technopark at Sonipat when ready.

#### 1. Incubation

For the incubator the current model and rates of incubation being charged at the TBIU at IIT Delhi Hauz Khas campus would be followed with a discount over the rentals. The space utilisation charges at Hauz Khas campus and proposed at Sonipat campus for incubation are as follows:

S.No	Category	Rates per sq ft per month	
		Hauz Khas	Sonipat
1	IIT Delhi community – faculty and alumni. For first quarter	45	25
2	IIT Delhi community – faculty and alumni. Second quarter onwards	76	40
3	Non IIT Delhi start-ups	108	60
4	Start-ups of R&D arms of corporates	108	60

#### 2. Corporate organisations

Based on the approved working for the Research Park at Hauz Khas campus, corporate organisations would be expected to pay occupancy charges and commit an amount towards R&D projects with IIT Delhi over 10 years. Initially only light engagement is proposed to be considered.

The occupancy charges and R&D commitments are realistically discounted to make it attractive to lease the space available at ICE rather than acquiring a similar space in the vicinity considering the property prices in Sonipat. The occupancy charges and minimum R&D spends over 10 years by corporates proposing engagement with IIT Delhi at Sonipat are recommended as follows:

Area (sqft)	Occupancy charges (₹ lakhs) for 10 years	R&D Commitment (₹ lakhs) over 10 years
500	50	≥ 50
1,000	100	≥ 100

Maintenance and utility charges are extra. Preferred lease period is 10 years after which they can move to the Techno Park at Sonipat. Charges for facilities in the ICE are proposed to be based on similar facilities at Hauz Khas campus as follows:

Description	Charges (Rs) for	at IITD HK*	at ICE
500 seat auditorium	Full day (8 hrs)	40,000	30,000
	Half day (4 hrs)	24,000	20,000
100 seat Lecture Theatre	Without AC	4,000	NA
	With AC	8,000	5,000
40 seat rooms for conferences, lectures, board meetings, workshops, seminars etc	Half day (4 hrs)	6,000	3,000
	Full day (8 hrs)	10,000	5,000
Double bed rooms		3700	2500
Suites		4500	3500

\*closest equivalent facility considered for reference

#### Package deals for Academic Programmes at ICE Sonipat with < 50 participants

For regular programmes, we may have package fares with suitable discounts for IIT Delhi

Three types of programmes are expected

- IIT programmes
- Sponsored IIT programmes
- Outsider programmes

The rates for a one day IIT meeting at ICE are proposed as follows:

Number of people	With overnight stay (Rs)*	Without overnight stay (Rs)
Upto 10	5,000+5,000 per participant	5,000+2,000 per participant
Over 10 up to 40	55,000+4,500 per participant over 10	25,000+1,500 per participant over 10
For example for		
8 participants	45,000	21,000
25 participants	1,22,500	47,500

\*double sharing

### IIT Programs (QIP/ TEQIP)

Typical size: 20 participants, 3 faculty members

Package details	3days	5days	> 5 days < 30 days
Basic including lecture hall, accommodation (double sharing), transport and food.	Rs 2,00,000/-	Rs 3,20,000/-	Rs 64,000/ day
for every additional participant up to total of 40	Rs 7,500	Rs 12,000/-	Rs 2,400 per day
for any participant for single occupancy of double sharing room. (Paid by participant)	Rs 3,000 extra	Rs 5,000 extra	Rs 1,000 per day extra

Eg

for 36 participants, 20 days

12,80,000 (64,000 x 20) + 2,88,000 (2,400 x 20 x 16) = Rs 20,48,000

for 40 participants, 25 days

16,00,000 (64,000 x 25) + 3,60,000 (2,400 x 25 x 20) = Rs 28,00,000

**For programmes over 30 days**

Total tariff = Tariff for 30 days + Rs 12,000/ person per month for every month/ part thereof over the first month. Any transport arranged for participants/ faculty for programmes over 30 days will charged extra.

### Sponsored IIT Programs (CEP)

Typical size: 20 participants, 3 faculty members

Package details	3days	5days	> 5 days < 30 days
Basic including lecture hall, accommodation (double sharing), transport and food.	Rs 2,75,000/-	Rs 3,50,000/-	Rs 70,000/ day
for every additional participant up to total of 40	Rs 10,000	Rs 15,000/-	Rs 3,000 per day
for any participant for single occupancy of double sharing room. (Paid by participant)	Rs 3,600 extra	Rs 6,000 extra	Rs 1,200 per day extra

Eg

for 36 participants, 20 days

14,00,000 (70,000 x 20) + 3,60,000 (3,000 x 20 x 16) = Rs 23,60,000

for 40 participants, 25 days

$$17,50,000 (70,000 \times 25) + 4,50,000 (3,000 \times 25 \times 20) = \text{Rs } 32,50,000$$

#### For programmes over 30 days

Total tariff = Tariff for 30 days + Rs 15,000/ person per month for every month/ part thereof over the first month. Any transport arranged for participants/ faculty for programmes over 30 days will charged extra.

#### Outsider programmes

Typical size: 20 participants, 3 faculty members

Package details	3days	5days	> 5 days < 30 days
Basic including lecture hall, accommodation (double sharing), transport and food.	Rs 3,25,000/-	Rs 5,00,000/-	Rs 1,00,000/ day
for every additional participant up to total of 40	Rs 10,000	Rs 17,500/-	Rs 3,500 per day
for any participant for single occupancy of double sharing room. (Paid by participant)	Rs 4,500 extra	Rs 7,500 extra	Rs 1,500 per day extra

Eg

for 36 participants, 20 days

$$20,00,000 (1,00,000 \times 20) + 4,20,000 (3,500 \times 20 \times 16) = \text{Rs } 31,20,000$$

for 40 participants, 25 days

$$25,00,000 (1,00,000 \times 25) + 5,25,000 (3,500 \times 25 \times 20) = \text{Rs } 42,50,000$$

#### For programmes over 30 days

Total tariff = Tariff for 30 days + Rs 18,000/ person per month for every month/ part thereof over the first month. Any transport arranged for participants/ faculty for programmes over 30 days will charged extra.

#### Other packages

Non-standard packages for any number of participants for any number of days can be determined on a case-to-case basis using the costing for the facilities and services.