

**EXPRESSION OF INTEREST
FOR
DEMAND ASSESSMENT OF INDUSTRIAL, WAREHOUSING –
LOGISTICS, DATA CENTRE, SCHOOL, COLLEGES, HOTELS,
HOSPITAL, COMMERCIAL PLOTS FOR DEVELOPMENT OF
INDUSTRIAL AREAS AT
VARIOUS LOCATIONS IN UTTAR PRADESH**



**UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
UPSIDA COMPLEX, A-1/4 LAKHANPUR KANPUR-208024, (U.P.)**

Website: <https://www.onlineupsidc.com/>

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1. About UPSIDA

Uttar Pradesh State Industrial Development Authority (UPSIDA) is the nodal agency for industrial development in Uttar Pradesh. UPSIDA is actively engaged in developing and maintaining industrial infrastructure including industrial areas, industrial parks, industrial townships and fostering investor-friendly climate within the State. It has been spearheading industrial promotion in the State with development of hi-tech integrated industrial townships and sector specific industrial areas attracting various small, medium, and large industrial units.

UPSIDA has been instrumental in the development of high-tech industrial townships like Trans Ganga and Saraswati hi-tech cities and sector specific industrial areas like Plastic City, Agro Parks, Apparel Parks, perfume park, among others which has attracted various small, medium, and large industrial units in these areas.

2. Objective and Purpose of the Expression of Interest

UPSIDA possess 130.91 acres of land near Ramaipur Industrial area at village Senpurab Para, Ramaipur, District Kanpur; 951 acres near Pilibhit at village Bhara Pachpera, District Pilibhit; 482 acres of land near Salempur Industrial area at village Bhara Sichawali Sani, District Hathras and 89.14 acres of land at Salon, District Raebareli.

UPSIDA intends to develop an Industrial area as part of its ongoing initiatives in these aforementioned areas. For the same, UPSIDA intends to gauge interest from various players to set up industrial units, warehousing – logistics units, data center, schools, colleges, hotels, hospitals, commercial centers, etc. in the proposed Industrial land.

3. Location:

The locations are as follows:

a) Ramaipur, Kanpur Nagar:

Senpurab Para is one of the villages in Vidhunu Mandal, Kanpur Nagar District, Uttar Pradesh State. Senpurab Para is located 15 kms distance from its District main City Kanpur. It is located 85 km distance from the capital city of Lucknow.

Senpurab Para village is approx. 4 Kms from Ramaipur which is located on Hamirpur road (NH86)

b) Bhara Pachpera , Pilibhit:

Bhara Pachpera is one of the villages located at Amariya block, Pilibhit District, Uttar Pradesh. It is 36.5 Kms from town of Pilibhit, 87 Kms from Bareilly, 300 kms from Lucknow and New Delhi.

c) Salempur, Hathras:

Sichawali Sani is one of the villages in Sikandara Rao Tehsil of District Hathras. It is 23 Kms from the town of Hathras, 74 Kms from Agra, 180 Kms from New Delhi and 314 Kms from Lucknow.

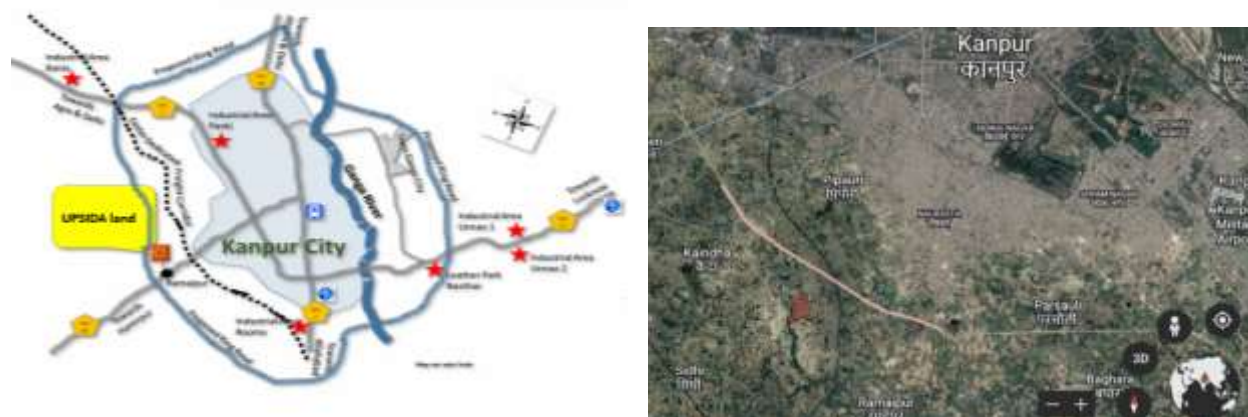
d) Salon, Raebareli:

Salon is one of the villages in Salon block in Raebareli district of Uttar Pradesh. It is 35 Kms from town of Raebareli, 111 Kms away from Lucknow, and 653 Kms from New Delhi.

4. Site Detail:

a. Infrastructure availability for Senpurab Para Village, Ramaipur, Kanpur District, Uttar Pradesh

The site has very good connectivity by road, rail, and air. It is located very close the National Highway NH86 which connects Kanpur to Hamirpur, Chhatarpur, Bhopal and Indore. The location map of the site for the proposed site is represented in Figure:



The detail of the proposed site is provided in the table below:

1.	Development Type	• Greenfield
2.	Location	<ul style="list-style-type: none"> • 4 kms from NH 86 connecting Kanpur to Hamirpur • Approx. 15 km from Kanpur City • (~1 km) from proposed Kanpur ring road
3.	Nearest Station Railway	• Kanpur Railway Station Junction (~15.5 km)
4.	Nearest Airport	<ul style="list-style-type: none"> • Kanpur Airport (~25.2 km) • Lucknow Airport, Uttar Pradesh (~87.1 km)
5.	Nearest Transport Nagar	• Cooperganj Kanpur, Uttar Pradesh (~13.9 km)
6.	Nearest ICD	• I.C.D. Fazalganj Industrial Estate (~13.1 kms)

7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Rooma IA, Bareilly (~24.5 km) Chakeri IA (~21.4 km)
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b. Infrastructure Availability for Bhara Pachpera Village, District Pilibhit

The site has very good connectivity by road, rail, and air. It is well connected with National Highways – NH – 30 and NH – 9 which connect majors cities and towns of Pilibhit, Bareilly, Moradabad, Aligarh, Dehradun, New Delhi. The location map of the site for the proposed site is represented in figure below



1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Approx. 30 Kms from Amariya connecting NH – 9 and NH – 30. Approx. 42 Kms from Pilibhit connecting NH – 30 and major towns of Bareilly, Moradabad, Aligarh, Dehradun, New Delhi.
3.	Nearest Railway Station	<ul style="list-style-type: none"> Majhola Junction Railway Station (10 Kms.) Pilibhit Junction (36.5 Kms) Bareilly Junction (93 Kms) provides frequent trains and connectivity to New Delhi, Lucknow, Dehradun, Agra.
4.	Nearest Airport	<ul style="list-style-type: none"> Pant Nagar Airport (60 KM) Nearest airport is Bareilly Airport (75 KM) International Airport Jewar Airport, Greater Noida (290 km) Lucknow Airport (315 km)

		<ul style="list-style-type: none"> • IGI Airport, New Delhi (310 km)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> • Near Transport Nagar
6.	Nearest ICD	<ul style="list-style-type: none"> • ICD Moradabad
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> • SEZ Moradabad (~ 146 Kms) • Baheri Food Park, Bareilly (~52.4 Km) • Parsakhera, Bareilly (~ 100 Kms)

c. Infrastructure Availability for Sichawali Sani village, Hathras District, Uttar Pradesh

The site has very good connectivity by road, rail, and air. It is well connected with National Highways – NH – 33 AND connect majors cities and towns of Hathras, Aligarh, Agra, Mathura, New Delhi. The location map of the site for the proposed site is represented in figure below:



1.	Development Type	<ul style="list-style-type: none"> • Greenfield
2.	Location	<ul style="list-style-type: none"> • Approx. 1.0 Km connecting NH – 33 connecting major towns of Hathras, Aligarh, Agra, Mathura, New Delhi
3.	Nearest Railway Station	<ul style="list-style-type: none"> • Rati Ka Nagla (2.6 Kms) • Sikandara Rao (16.4 Kms)

		<ul style="list-style-type: none"> Hathras Junction connecting New Delhi, Agra, Lucknow (13.5 Kms)
4.	Nearest Airport	<ul style="list-style-type: none"> Agra Airport (80.0 Kms) Bareilly Airport (163 Kms) Jewar Airport, Greater Noida (110 km) IGI Airport, New Delhi (193 km)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Agra (73.7 Kms)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Agra (70 Kms)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Salempur, Hathras(6.0 Kms) Talanagari, Aligarh (41.8 Kms) Firozabad (63.5 Kms) Agra (75.0 Kms)

d. Infrastructure Availability for Salon town, Raebareli District, Uttar Pradesh

The site has very good connectivity by road, rail, and air. It is well connected with National Highways – NH – 30 and NH – 31 and connect majors cities and towns of Raebareli, Lucknow, Kanpur, Varanasi, Prayagraj. The location map of the site for the proposed site is represented in figure below:



1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Approx. 32 Kms from Raebareli via NH – 31 connecting major cities of Lucknow Kanpur and Varanasi. Approx. 23 Kms from NH – 30 connecting major cities and towns of Prayagraj.
3.	Nearest Railway Station	<ul style="list-style-type: none"> Unchahar (23.2 Kms) Rae Bareli Junction (35 Kms)
4.	Nearest Airport	<ul style="list-style-type: none"> CCS Airport, Lucknow (110 Kms) Prayagraj Airport (96 Kms) LBS Airport, Varanasi (186 Kms)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Lucknow (108 kms) Prayagraj (100 Kms)
6.	Nearest ICD	<ul style="list-style-type: none"> I.C.D. Fazalganj Industrial Estate (~13.1 kms)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Salon, Rae Bareli Maharajganj, Rae Bareli (55 Kms) Singhpur, Rae Bareli (63.9 kms)

5. Data Sheet

Sr. No	Item	Details for Ramaipur, Kanpur District	Details for Salempur, Hathras District	Details for Bhara Pachpera, Pilibhit District	Details for Salon, Raebareli District
1	Project Name	Demand Assessment of Industrial, Warehousing – Logistics, Data Centre, School, Colleges, Hotels, Hospital, Commercial Plots for Development of Industrial Areas at Various locations in Uttar Pradesh			
2	Nodal Officer (for clarification about site location or any other details)	Shri Mayank Mangal Regional Manager, Kanpur Uttar Pradesh State Industrial Development Authority, (UPSIDA) UPSIDA Complex, A-1/4 Lakhanpur Kanpur-208024 Contact No. 9044444446 E-mail Address: rmkanpur@upsida.co.in	Shri Ajay Regional Manager Aligarh Uttar Pradesh State Industrial Development Authority, (UPSIDA) UPSIDA Complex, Sector 1, Talanagari, Ramghat Road, Aligarh - 202125 Contact No.8800718595 E-mail Address: upsidc_aligarh@yahoo.co.in	Shri Santosh Kumar Regional Manager, Lucknow & Bareilly Uttar Pradesh State Industrial Development Authority, (UPSIDA) 66, Kapoorthala Road, Sector E, Aliganj, Lucknow - 226024 Contact No. 87070518888 E-mail Address: rmlucknow@upsida.co.in	Shri Santosh Kumar Regional Manager, Lucknow & Bareilly Uttar Pradesh State Industrial Development Authority, (UPSIDA) 66, Kapoorthala Road, Sector E, Aliganj, Lucknow - 226024 Contact No. 87070518888 E-mail Address: rmlucknow@upsida.co.in
3	Publication of EoI	08-02-2023			
4	Document Download (Date & Time)	08-02-2023 , 11.00 AM Onwards			
5	Last Date & Time of submission	17-02-2023, 06.00 PM			
6	Mode of Submission	Soft Copy as per Annexure (A) via email as mentioned above in Sr. (2) as per respective locations. Or Hardcopy as per Annexure (A) on the postal address as mentioned above in Sr. (2) as per respective locations.			

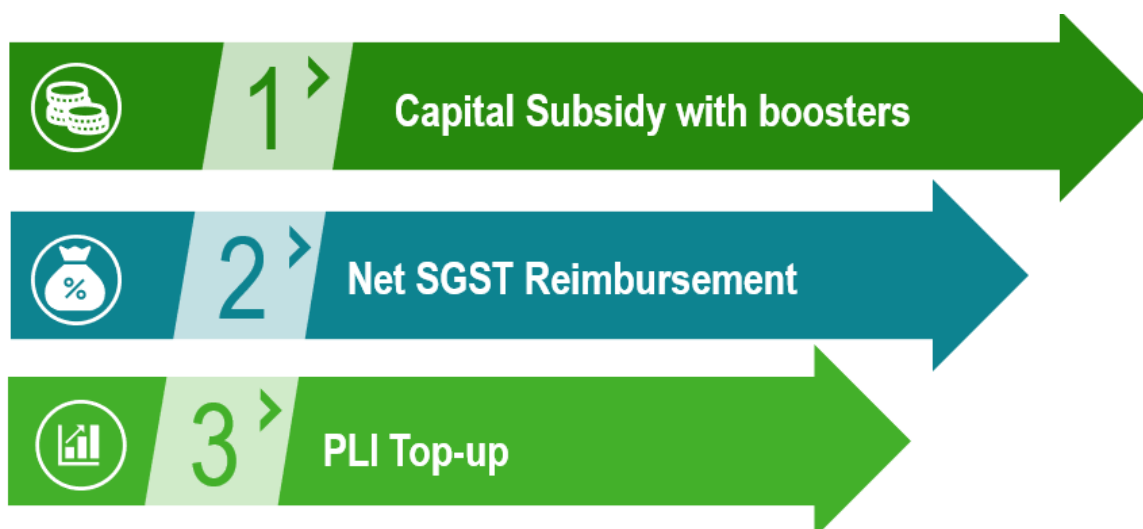
6. Highlights of UP Industrial Investment & Employment Promotion Policy 2022

Manufacturing projects Categories


			
Large	Mega	Super Mega	Ultra Mega
Above ₹50 Cr but below ₹200 Cr	200 Cr or above but below ₹500 Cr	₹500 Cr or above but below ₹5,000 Cr	₹5,000 Cr or above
Up to 4 years	Up to 5 years	Up to 7 years	Up to 9 years

Investment Promotion Subsidy





A **one-time choice** of choosing one option between three mutually exclusive options during the time of application.



Option 1 - Capital Subsidy with Boosters

Option-1 Capital Subsidy = Base Capital Subsidy X Gross Capacity Utilization Multiple (GCM) Gross Capacity Utilization Multiple (GCM) = Minimum of (75%, Peak Capacity Utilization of the considered year)/75%	 Large	 Mega	 Super Mega	 Ultra Mega
GAUTAM BUDH NAGAR AND GHAZIABAD	10% of ECI over a period of 10 years	18% of ECI over a period of 12 years	20% of ECI over a period of 15 years	22% of ECI over a period of 20 years
MADHYANCHAL AND PASCHIMANCHAL	12% of ECI over a period of 10 years	20% of ECI over a period of 12 years	22% of ECI over a period of 15 years	25% of ECI over a period of 20 years
BUNDELKHAND AND POORVANCHAL	15% of ECI over a period of 10 years	22% of ECI over a period of 12 years	25% of ECI over a period of 15 years	30% of ECI over a period of 20 years
INCENTIVE DISBURSAL DURATION	Over 10 years in 10 annual instalments	Over 12 years in 12 annual instalments	Over 15 years in 15 annual instalments	Over 20 years in 20 annual instalments
ANNUAL CELING	INR 5 crores	INR 10 crores	INR 50 crores	INR 150 crores
ANNUAL CELING WITH BOOSTERS	Not applicable	INR 15 crores	INR 75 crores	INR 210 crores

Option 2 - Net SGST Reimbursement

Option-2 Net SGST Reimbursement: Reimbursement of 100% of the net SGST amount deposited in State's account x		 Large	 Mega	 Super Mega	 Ultra Mega
Annual % of net SGST reimbursement		100%	100%	100%	100%
Period of reimbursement (in years)		6	12	14	16
GAUTAM BUDH NAGAR AND GHAZIABAD	Annual ceiling as % of ECI	16%	7%	6%	5%
	Overall ceiling as % of ECI	80%	80%	80%	80%
MADHYANCHAL AND PASCHIMANCHAL	Annual ceiling as % of ECI	18%	17%	14%	13%
	Overall ceiling as % of ECI	90%	200%	200%	200%
BUNDELKHAND AND POORVANCHAL	Annual ceiling as % of ECI	20%	25%	21%	19%
	Overall ceiling as % of ECI	100%	300%	300%	300%

Option 3 - PLI Top-up

Top up on incentives received under PLI Scheme of Government of India

30% of the PLI incentives (as and when disbursed by GOI) sanctioned under any PLI Scheme of Government of India Scheme

30% of the PLI incentives (as and when disbursed by GOI) sanctioned under any PLI Scheme of Government of India Scheme

An overall ceiling of the incentives to be capped at 100% of ECI

Fast track Land Allotment

- Preferential land allotment on fast-track basis for following category of investors –
- Super Mega and above category as per DPR
- Mega projects meeting the following conditions:
 - Projects with 100% Foreign Direct Investment
 - Companies featuring in Fortune Global-500 in last 3 consecutive years
 - Companies featuring in Economic Times-200 in last 3 consecutive years
 - Companies featuring in Forbes Global-2000/ Asia best – 200 companies in last 3 consecutive years
- Large+ category projects which are industrial PSUs of any State/Central Govt with majority Govt holding
- In industrial areas where direct land allotment is allowed, the concerned IDA will directly allot the plot in favour of investor. In case of multiple application, highest investor will be allotted.
- In Industrial areas where land is allotted through auction, land will be allotted directly at Base rate of the Plot + additional 15% of the base rate. In case of multiple application, highest investor will be allotted.
- In areas outside any IDA/ DA or Urban Local body, State to acquire land 1.25 times of that required by eligible unit so that a minimum of 4 more industrial units can be set up in the additional land so acquired and an industrial area can be developed

Incentives to Private Industrial Parks

Incentives to developers of Private Industrial Parks (Having min. 5 units with no single unit occupying more than 80% of the total allocable area):

- 20 acres or more in Bundelkhand & Purvanchal and 30 acres or more in Madhyanchal and Pashminchal
 - Capital subsidy @ 25% of ECI (except land cost) – Max. up to ₹40 Cr in Madhyanchal & Pashminchal, ₹45 Cr in Bundelkhand or Purvanchal
 - Capital subsidy @ 25% of the cost of Hostel/ Housing (except land cost) for workers in the Industrial Park – Max. up to ₹25 Cr
 - 100% exemption on stamp duty on the purchase of land
- More than 100 acres
 - Capital subsidy @ 25% of ECI (except land cost) – Max. up to ₹80 Cr
 - Capital subsidy @ 25% of the cost of Hostel/ Housing (except land cost) for workers in the Industrial Park – Max. up to ₹50 Cr
 - 100% exemption on stamp duty on the purchase of land
- 70% of incentives will be released on completion of park development, the next 10% on completion of allotment of envisaged plots and the final 15% after the units in the park start their commercial operations.

Case-to-case incentives






- a) Government may consider providing customized package of incentives on case-to-case basis as deemed necessary for projects of special importance.
- b) Kind of such projects eligible for case-to-case basis incentives shall be approved by the Cabinet

For detailed Policy Please visit given link.

<https://invest.up.gov.in/uttar-pradesh-industrial-investment-employment-promotion-policy-2022/>

7. Highlights of UP Warehousing & Logistics Policy 2018

Key Policy Objectives

				
Promote Private investments in setting up logistics facilities in the state with forward and backward linkages.	Upgrading and improving the existing warehousing and logistics infrastructure to boost economic activities.	Create more employment opportunities in the sector.	Enhance Warehousing capacity to promote the interests of both primary and secondary sectors.	Promote green and innovative practices to develop a competitive logistics infrastructure in the state.





Key policy highlights

- **Capital Interest Subsidy**@5% for 5 years upto INR 50 lacs for logistics unit
 - @5% for 5 years subject to overall ceiling of INR 10Cr for Private logistics Par
- **Infrastructure Interest subsidy**@5% for 5 years upto INR 5 Cr for logistics unit
 - @5% for 5 years upto INR 10 Cr for Private logistics Park
- **Energy@ 100% exemption** on electricity duty for 10 years
- **Land-use conversion Charge**@ 50% concession on land use conversion charges
- Development Charges **@75% exemption.**
- **Quality certification of Warehouses**@50% of cost of quality certification upto INR 1.5 lacs reimbursement
- **EPF reimbursement facility**@50% reimbursement on providing direct employment to 100 or more employees

For more details: <https://invest.up.gov.in/up-warehousing-logistics-policy-2018/>

8. Highlights of UP Data Centre Policy 2021

Key Policy Objectives

			
Establish UP as preferred investment destination for Data Centre industry	Develop 250 MW Data Centre Industry in UP	Attract investments worth Rs. 20,000 Crores	Establishing at least 3 State of art Private Data Centre Parks in UP

Key Policy Highlights

- **Capital Subsidy** to units @7% upto maximum Rs 10 Crores on FCI (exclude land & building) to be paid in 10years
- **Interest Subsidy** to parks @60% on annual interest for 7years subject to maximum Rs 50 Crores per park
- **Land Subsidy** 25% on prevailing sector rates in Madhyanchal & Paschimanchal; and @50% on prevailing sector rates in Bundelkhand & Purvanchal upto maximum Rs 75 Crores to parks & units

- **Stamp duty exemption** @100% on first transaction and @50% on second transaction to both parks & units
- **Electricity duty exemption** @100% for 10years to units
- **Dual power grid power supply** to first 3 DC parks established in the State. Energy Deptt to bear the cost of second grid. For units it is available on demand at applicable charges
- **Transmission & Wheeling charges exemption** for 25years @50% on intrastate sale of power; @100% for intrastate transmission system & for 5years import of energy from outside UP to both parks & units

For more details: <https://invest.up.gov.in/up-data-centre-policy-2021/>

9. Incentives from UPSIDA:

In addition to incentive highlighted in the policy, UPSIDA also provides for Investment specific installments/incentives as follows:

- a. 10% while applying from Nivesh Mitra portal.
- b. 15% at the time of issue of allotment letter.
- c. Remaining 75% will be divided into 12 half yearly instalments for 6 years with applicable rate of interest, there shall be no moratorium period.

Annexure A

Expression Of Interest for Demand Assessment of Industrial, Warehousing – Logistics, Data Centre, School, Colleges, Hotels, Hospital, Commercial Plots for Development of Industrial Areas at Various Locations in Uttar Pradesh

Interested investors are requested to provide relevant details as highlighted in the table below:

Sr. No.	Description	Investor Details			
1.	Name of Applicant				
2.	Company Name				
3.	Location	Please Tick	Name of the Location		
		<input type="checkbox"/>	Senpurab Para, Ramaipur, Kanpur District		
		<input type="checkbox"/>	Salempur, Hathras District		
		<input type="checkbox"/>	Bhara Pachpera, Pilibhit District		
		<input type="checkbox"/>	Salon, Raebareli District		
4.	Designation				
5.	Mobile No.				
6.	E-Mail				
7.	Website Address				
8.	Proposed Project Name				
9.	Products to be manufactured (if any)				
10.	Proposed Investment (In Crores)				
11.	Proposed Employment Generation				
12.	Type of Units/Activities	Please Tick	Type of Units/Activities		
		<input type="checkbox"/>	Ancillary Unit Industry		
		<input type="checkbox"/>	Raw Material Manufacturing Industry		
		<input type="checkbox"/>	Finished Product - Industry		
		<input type="checkbox"/>	Warehousing – Logistics Unit		
		<input type="checkbox"/>	Data Centre		
		<input type="checkbox"/>	School/s		
		<input type="checkbox"/>	College/s		
		<input type="checkbox"/>	Hospital/s		
		<input type="checkbox"/>	Hotel/s		
		<input type="checkbox"/>	Commercial Center		
		Any Other _____ (Please Specify)			
12.	Major Raw Material with sourcing place				
13.	Pollution Category (Select One)	<input type="checkbox"/>	Red Category	<input type="checkbox"/>	Orange Category
		<input type="checkbox"/>	White Category	<input type="checkbox"/>	Green Category
14.	Plot Size/ Area required (in Square Meter)				
15.	Floor Area Ratio (FAR) required				
16.	Expected Rate of Plot (In square meter)				
17.	Support from Authority (UPSIDA) solicited	<input type="checkbox"/>			

EXPRESSION OF INTEREST FOR DEMAND ASSESSMENT OF INDUSTRIAL, WAREHOUSING – LOGISTICS, DATA CENTRE, SCHOOL,
COLLEGES, HOTELS, HOSPITAL, COMMERCIAL PLOTS FOR DEVELOPMENT OF INDUSTRIAL AREAS AT VARIOUS LOCATIONS IN
UTTAR PRADESH