



UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY (UPSIDA)

INVITES

Expression of Interest (EOI)

for

**Investor Outreach, Development & Market demand
assessment for activity under COMMERCIAL USE**

**BAREILLY, KANPUR, GHAZIABAD, AGRA,
SURAJPUR, JHANSI, LUCKNOW, AYODHYA,
PRAYAGRAJ, GORAKHPUR, ALIGRAH**

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY

UPSIDA COMPLEX, A-1/4 LAKHANPUR KANPUR-208024, (U.P.)

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

Email: eauction@upsida.co.in

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DISCLAIMER

1. The information contained in this Expression of Interest document ("EOI") or subsequently provided to interested parties, whether verbally or in documentary or any other form by or on behalf of UPSIDA or any of its employees or advisers, is provided to interested parties on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.
2. This EOI is not an agreement and is neither an offer nor invitation by UPSIDA to the interested parties or any other person. The purpose of this EOI is to provide interested parties with background information on the project and identify interested parties willing to participate in the development of the project. This EOI includes statements, which reflect various assumptions and assessments arrived at by UPSIDA in relation to the project. Such assumptions, assessments and statements do not purport to contain all the information that each interested party may require. This EOI may not be appropriate for all persons, and it is not possible for UPSIDA, its employees or advisers to consider the objectives, technical expertise and needs of each party who reads or uses this EOI. The assumptions, assessments, statements, and information contained in this EOI, may not be complete, accurate, adequate or correct. Each interested party should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI and obtain independent advice from appropriate sources.
3. Information provided in this EOI to interested parties is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. UPSIDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

4. UPSIDA, its employees and advisers make no representation or warranty and shall have no liability to any person including any interested party under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment assumption, statement or information contained therein or deemed to form part of this EOI.
5. UPSIDA also accepts no liability of any nature whether resulting from negligence or otherwise, however caused arising from reliance by and interested party upon the statements contained in this EOI.
6. UPSIDA may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EOI.
7. The issue of this EOI does not imply that UPSIDA is bound to shortlist any interested party and UPSIDA reserves the right to reject all or any of the submissions without assigning any reasons whatsoever.
8. Interested parties shall bear all its costs associated with or relating to the preparation and submission of its EOI application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by UPSIDA or any other costs incurred in connection with or relating to its submission. All such costs and expenses will remain with the interested party and UPSIDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an interested party in preparation or submission of the application, regardless of the outcome of the EOI process.
9. UPSIDA reserves the right not to proceed with the project or to change the process or procedure to be applied for identification of interested parties. It also reserves the right to decline to discuss the project further with any party expressing interest.

1. INTRODUCTION

1.1. 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 industrialization led investment 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 City in Unnao and Integrated Manufacturing Cluster (Saraswati Hi-Tech City) in Prayagraj and sector specific industrial areas like Plastic Park in Auraiya, Agro Parks in Karkhiyaon, Barabanki, Mega Food Park in Baheri, Perfume Park in Kannauj, among others which has attracted various small, medium and large industrial units in these areas. There has been a significant quantum of private sector investment consistently, with more than INR 25,000 Crores of investment in the last five years and generating more than 1,80,000 employments within state.

1.2. PURPOSE OF INVITING EOI

There are over 154 industrial areas under the ambit of UPSIDA, wherein across 25 industrial areas encompassing 11 regional offices i.e. Bareilly, Kanpur, Ghaziabad, Agra, Surajpur, Jhansi, Lucknow, Ayodhya, Prayagraj, Gorakhpur, and Aligarh, **a total of approx.132.3 Acres of commercial land**/plots are identified for embarking the activity of development under commercial land use.

However, before embarking on this task of development, UPSIDA considers it prudent to gain a deeper understanding on the prevailing market sentiments, investor confidence and domains of their interest, aspirations of potential buyers and any other idea for making this proposed area a successful development model. It is expected that all the potential stakeholders who respond to this EOI would be able to provide their valuable inputs to help UPSIDA in formulating its development strategy and way forward to create a financially viable, economically sustainable and an attractive and eco-friendly development for the future.

This details of identified commercial plots under various industrial areas is as below:

SR	REGION	INDUSTRIAL AREA	AREA(IN ACRES)
1	AGRA	Bhogaon-Industrial	1.54
2	AGRA	Bhogaon-Housing	1.45
3	AGRA	EPIP, Agra	0.48
4	AGRA	Kosi kotwan Ext-2, Mathura	13.81
5	ALIGARH	Etah-Industrial	0.40
6	PRAYAGRAJ	Bhuragarh	1.19
7	BAREILLY	Baheri	35.03
8	AYODHYA	Jagdishpur sector-16	2.08
9	GHAZIABAD	MG Road	2.96
10	GHAZIABAD		3.48
11	GHAZIABAD		4.27
12	GHAZIABAD		9.33
13	GORAKHPUR	Khalilabad	0.84
14	JHANSI	G.C Bijoli Phase-2	4.96
15	JHANSI	Orai-2	0.46
16	KANPUR	Rooma	2.26
17	KANPUR	G.C. Jainpur	9.92
18	KANPUR	Plastic City, Dibiyapur	3.48
19	KANPUR	Malwan, Fatehpur	14.15
20	KANPUR	Panki Site-5	0.46
21	LUCKNOW	Sandilla Phase-2	2.58
22	LUCKNOW	Sandilla Housing	0.89
23	SURAJPUR	Site-C Extn-1, Housing	1.53
24	SURAJPUR	Site-C Extn-2, Housing	7.34
TOTAL			124.89

This EOI is meant for 132.3 Acres of Commercial area development and identification of demand for activity under commercial use. The allowable activities under commercial use are :

VENDING/PAY BOOTH	CONVENIENT SHOPPING CENTRE	HAWKERS AREA	SECTOR SHOPPING COMPLEX
COMMUNITY CENTRE	CONVENIENT RETAIL SHOPS	DISPENSARIES	BANKS
OFFICE SPACES	HOTELS	CINEMA/MULTIPLEX	CULTURAL CENTRE
GROCERY MARKET	KIOSKS	BARAT GHAR/ BANQUET HALL	CARGO BOOKING/OFFICE
PETROL PUMP	CNG STATIONS	EV CHARGING STATIONS	BOOKING OFFICE (RAIL, ROAD & AIR TRANSPORT)
RECREATIONAL CLUB	HOSTEL/BOARDING HOUSE & LODGING HOUSE	GUEST HOUSE/ DHARAMSHALA	MULTIPLEX CUM HOTEL
NURSING HOME	HOSPITAL	RESTAURANT	TRANSPORT NAGAR
	WHOLESALE TRADE CENTER	DHARAMKANTA (WEIGH BRIDGE)	

However, the above activities are admissible with minimum area compliance, FAR (floor aspect ratio), height, GC (Ground coverage) in line with UPSIDA bylaws.

EOI is invited from Stakeholders/ Developers/ Investors and Partners in development who are interested **in identifying market demand & providing insights to UPSIDA for potential activity in commercial use.** The basic purpose of this EOI is to create awareness among the industry players about the proposed project and to undertake an industry consultation to gauge their inputs on the key parameters such as preference of area requirement, development model to name a few and fresh ideas in terms of development and marketability.

The outcome of the EOI process may assist UPSIDA in determining the activity for commercial use and subsequently rolling it for E-auction/bidding. This EOI stage does not shortlist or pre-qualify any applicant responding to this EOI.

UPSIDA does not, in any manner whatsoever, warrant or represent that it will subsequently proceed to release the RFP and/or initiate the RFP Stage of the Bidding Process. Accordingly, the information regarding the RFP made in this EOI are indicative in nature and purely informative, and non-binding.



2. PROJECT DETAILS

ABOUT THE DISTRICTS

(BAREILLY, KANPUR, GHAZIABAD, AGRA, SURAJPUR, JHANSI, LUCKNOW, AYODHYA, PRAYAGRAJ, GORAKHPUR, ALIGARH)

BAREILLY: It is among the largest metropolises in Western Uttar Pradesh and the district occupies an area of 4120 Sq Km. The total population of district is 44,48,359. It is divided in six administrative division or tehsils: Aonla, Baheri, Bareilly city, Faridpur, Mirganj, and Nawabganj.

The city is about 252 kilometres north west of the state capital, Lucknow, and 265 kilometres (east of the national capital, New Delhi) and is located on the bank of Ramganga River and is the site of the Ramganga Barrage built for canal irrigation..

KANPUR: Kanpur was split into Kanpur Nagar district and Kanpur Dehat District. Kanpur Nagar district occupies an area of 3155 Sq Km. It is divided in three administrative division or tehsils: Kanpur, Bilhaur, Ghatampur,

Kanpur dehat district occupies an area of 3021 Sq Km. It is divided in six administrative division or tehsils: Akbarpur, Bhognipur, Rasulabad, Derapur, Sikandara, Maitha

GHAZIABAD: It is the largest city in western Uttar Pradesh and is part of Delhi NCR. The district Ghaziabad is one of the major industrial districts of Uttar Pradesh.

The district is bounded on the northwest by Baghpat District, on the north by Meerut District, on the east by Hapur District, on the southeast by Bulandshahr District, on the southwest by Gautam Buddha Nagar District, and on the west by Delhi state across the Yamuna River.. At the 2011 census, this district had a population of 4,661,452 (3rd highest in UP).

AGRA: Agra district comprises 6 tehsils. The tehsils are Etmadpur, Agra, Kiraoli, Kheragarh, Fatehabad and Bath. The district occupies an area of 4027 Sq Kms with a total population of 44,18,797 (As per census -2011).

GAUTAM BUDDHA NAGAR (SURAJPUR): Gautam Buddha Nagar district is a district of Uttar Pradesh, named after Gautama Buddha. It is a part of Delhi NCR and is divided into 4 sub-divisions i.e. Noida, Greater Noida, Dadri and Jewar. According to the 2011 census of India, Gautam Buddha Nagar has a population of 1,648,115.

JHANSI: It lies in the region of Bundelkhand on the banks of the Pahuj River, in the extreme south of Uttar Pradesh. It is about 420 kms from national capital New Delhi and 315 kms from state capital Lucknow. The National Highways Development Project has supported development of the city. Jhansi is also being developed as the defense corridor by the NDA government which will boost the economy of the city and the region at the same time. Srinagar to Kanyakumari North-South corridor passes through Jhansi as does the East-West corridor, consequently, there has been a sudden rush of infrastructure and real estate development in the city.

As of 2011 Indian Census, Jhansi city had a total population of 505,693, of which 265,449 were males and 240,244 were females.

LUCKNOW: Lucknow is Bounded on the east by Barabanki district, on the west by Unnao and Hardoi districts, on the south by Raebareli district and in the north by Sitapur district. Lucknow district covers an area of 2,528 square kilometers. Lucknow district is divided into 4 tehsils: Lucknow, Malihabad, Mohanlalganj, and Bakshi Ka Talab. According to the 2011 census Lucknow district has a population of 45,89,838.

Lucknow continues to be an important centre of governance, administration, education, commerce, aerospace, finance, pharmaceuticals, technology, design, culture, tourism, music and poetry.

AYODHYA: Faizabad district, officially Ayodhya district occupies an area of 2,522 square kilometres and had a population of 24,70,996 in the 2011 census. Ayodhya is a city situated on the banks of holy river Saryu.

PRAYAGRAJ: Prayagraj is one of the oldest cities in India. It is situated at the confluence of three rivers- Ganga, Yamuna and the invisible Saraswati. The total geographical area of the district is 5482 Sq. Km. The district is divided into 8 Tehsils, 20 development Blocks and 2802 populated Villages.

GORAKHPUR: According to the 2011 census, Gorakhpur district has a population of 4,440,895. The district covers an area of 3,483.8 Sq kms. The district lies in the Purvanchal region of Uttar Pradesh. The district is situated about 270 kilometers east of Lucknow and about 102 kilometers from Nepal Border. It is situated on the banks of the Rapti River.

ALIGARH: The city lies 342 kms northwest of state capital Lucknow and approximately 130 kms southeast of the capital, New Delhi. Aligarh district is divided into five tehsils, namely Kol , Khair, Atrauli, Gabhana and Iglas.

3. SITE VISIT

The applicants are advised to visit the site and inspect the status of the said land parcels and its surroundings before the Pre-Application meeting and/or before the submission of EOI at their own cost. In case, any assistance is required in this regard, the applicant may contact Mr. Khan Bassi, Manager,

Auction Cell - UPSIDA during office hours at:

Uttar Pradesh State Industrial Development Authority, (UPSIDA),

Lakhanpur,

Kanpur Uttar Pradesh 282007

E-mail Address: **eauction@upsida.co.in**



4. SCHEDULE OF EOI SUBMISSION

Activity	Scheduled Date
Issue of date of EOI	To be downloaded from the website: https://www.onlineupsidc.com/
Pre-application conference (Virtual)	Venue –Board Room, UPSIDA- Lakhanpur, Kanpur, Uttar Pradesh
Due date of submission of EOI	16.03.2023 upto 06.00 PM
Place of submission	Mr. Khan Bassi, Manager, Auction Cell Uttar Pradesh State Industrial Development Authority, (UPSIDA) Lakhanpur, Kanpur, Uttar Pradesh 282007 E-mail Address: eauction@upsida.co.in

5. PREPARATION AND SUBMISSION OF EOI

5.1 GENERAL

The Applicant may be a single entity or a group of entities, expressing interest for the Project. The Applicants eligible for participating in the EOI process shall be any of the following categories:

The Applicant shall be legally competent to enter into agreement as per prevailing Indian law and must be either:

- (i) A registered proprietary firm (Copy of GST registration, EPF registration, shop registration certificate, as may be applicable, should be submitted).
Or
- (ii) Partnership firm registered the Indian Partnership Act (copy of registered partnership deed should be submitted)
Or
- (iii) Limited liability partnership duly incorporated under the Limited Liability Partnership Act, 2008 (copy of registered partnership deed should be submitted)
Or
- (iv) a company incorporated under the Companies act 1956 (as amended or re-enacted and restated including the Companies act 2013 as notified from time to time), (Copy of certificate of incorporation, Memorandum and Article of the Association of the Applicant should be submitted)

UPSIDA is expecting response from commercial operators, developers, corporates, shopping complex owners, multiplex owners, hotels, commercial societies, and any other private parties/ industrial investors involved in commercialization, or Real Estate Development business.

The term applicant used in the EOI document would therefore apply to the above-mentioned categories. Any entity, which has earlier been barred by UPSIDA from participating in its projects, would not be eligible to submit an EOI individually if such bar would subsist as on the last date of submission of EOI.

5.2 EOI PREPARATION COST

The Applicant is responsible for all costs incurred in connection with participation in this process, including, but not limited to, costs incurred in conduct of informative and other diligence activities, participation in meetings/ discussions/ presentations, preparation of its Application, in providing any additional information required by UPSIDA to facilitate the Application process. UPSIDA will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process. All materials submitted by the Applicant shall become the property of UPSIDA and may be returned at its sole discretion. No Applicant shall submit more than one EOI.

5.3 AMENDMENT

The Authority may modify the EOI by issuing an addendum / corrigendum before last date of submission of the Application. Any addendum / corrigendum issued shall be part of EOI and shall be posted on UPSIDA's website.

To give Applicants reasonable time in which to take addendum / corrigendum into account in preparing their applications, UPSIDA may at its sole discretion, extend the last date of submission of application.

5.4 LANGUAGE

The EOI application prepared by the Applicant and all correspondence and documents related to the EOI, and exchange by the Applicant and UPSIDA shall be written in English. Any printed literature furnished by the Applicant may be written in another language as long as such literature is accompanied by a translation of its pertinent passages in English, in which case, for purpose of interpretation of the EOI, the English translation shall govern.

5.5 DOCUMENTS TO BE SUBMITTED

The Application shall include the following requisite documents and necessary supporting documents as specified in Forms No. 1 to 3:

- (i) Form 1: Covering Letter
- (ii) Form 2: Details of the Applicant
- (iii) Form 3: Concept Note

5.6 SUBMISSION OF APPLICATION

- The duly filled application forms along with required/ supporting documents as per the EOI document, signed and stamped by the Authorized Signatory shall constitute the Application. The Application must be supported with documentary evidence wherever necessary.
- The Application shall be of A4 size and must be submitted in hard copy as a spiraled/ hard bound document . Along with a hard copy, a soft copy in PDF format shall also be submitted through mail address.
- The Application shall be submitted in a sealed envelope indicating the name, address, and contact phone number of the Applicant.
- The sealed envelope shall clearly bear the following identification:

'Expression of Interest for Investor Outreach, Development & Market demand assessment for activity under COMMERCIAL USE for commercial plots'

5.7 RIGHT TO ACCEPT / REJECT ANY EOI

- The Authority reserves right to reject any or all EOI applications without assigning any reason and the same shall be at the entire discretion of the Authority. The Authority's decision in this respect shall be final and binding.
- The Authority reserves the right to change/modify any or all the provisions of this EOI.
- The Authority may cancel the EOI at any stage without assigning any reasons whatsoever and will not be liable to compensate any participant on any grounds whatsoever. The participant shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason, at any stage.

5.8 COMMUNICATION

All official communication including submission of Application should be addressed to:

Mr. Khan Bassi, Manager, Auction Cell

Uttar Pradesh State Industrial Development Authority, (UPSIDA)

Lakhanpur, Kanpur, Uttar Pradesh 282007

Contact no. – 8707503785

E-mail Address: **eauction@upsida.co.in**

5.9 GENERAL CONDITIONS

- 1) All the information provided will be considered for the purpose of review of capability and suggestions of interested Applicants. UPSIDA may seek verbal / written clarifications from interested Applicants to clarify ambiguities and uncertainties arising out of the information submitted. UPSIDA may optionally invite Applicants to make a presentation as part of the evaluation process. The feedback received may be considered for designing the actual RFP.
- 2) UPSIDA shall be under no obligation to shortlist any interested party as part of this EOI process or to issue a Request for Proposal (RFP) for the Project.
- 3) UPSIDA may cancel this EOI process at any stage without assigning any reasons whatsoever and will not be liable to compensate any Applicant on any grounds whatsoever. The Applicants shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason.

6. APPLICATION FORMS

Form 1: Covering Letter

(The covering letter is to be submitted by 'Applicant' on the Applicant's letterhead)

Date:

To:

Mr. Khan Bassi,
Manager, Auction Cell
Uttar Pradesh State Industrial Development Authority, (UPSIDA)
Lakhanpur, Kanpur, Uttar Pradesh 282007
E-mail Address: eauction@upsida.co.in

Dear Sir,

Having examined the information provided in the EOI Notice and Project details within the EOI document, I/We hereby submit our EOI for the Project and the relevant information.

1. I/We agree and understand that this EOI is non-binding and non-committal. Further, I/we confirm that neither UPSIDA nor any of its directors, employees, associates, affiliates or its agents shall not be liable to me/us for any liability arising directly or indirectly from our participation in the EOI Process.
2. I/We further agree, understand and fully comprehend that UPSIDA may in its absolute and exclusive discretion at any time change, alter, replace, remove and/or cancel any or all part of the EOI Document or the Project. UPSIDA may also abandon, call-off, alter, replace, revise the Project. Furthermore, UPSIDA is under no obligation or compulsion in any manner whatsoever to release or publish the RFP, it may also change or replace or cancel any or all part of the bidding process.
3. I/We submit hereto my/our EOI as per the requirements and details specified in the EOI Document. I/We confirm that the information contained in these submissions or any part thereof, including the appendices, and other documents and instruments delivered or to be delivered to UPSIDA, are true, accurate, verifiable and complete. These submissions include all information necessary to ensure that the statements therein do not in whole or in part mislead UPSIDA in its EOI Process
4. I/We fully understand and agree to comply that on verification, if any of the information provided here is found to be misleading during the EOI Process, I/we are liable to be disqualified from the EOI Process.
5. I/We also authorize UPSIDA or their authorized representatives to approach individuals, employers, and firms to verify our competence and general reputation.

6. I/We agree that UPSIDA is not bound to accept any EOI that UPSIDA may receive. I/We also agree that UPSIDA reserves the right in absolute sense to reject all or any of the EOI received as per the EOI Document and Advertisement.
7. It is hereby confirmed that I/We am/are entitled to act on behalf of my/our firm and empowered to submit this document as well as such other documents, which may be required in this connection.
8. I/We understand that UPSIDA is under no obligation to shortlist any entity as part of this EOI process.

For and on behalf of:

Signature(s) and seal of Applicant(s): Authorized Signatory

Name of the Authorized Signatory:

Designation of the Authorized Signatory:

Address of the Applicant:

Telephone & Fax of the Applicant:

Date:

Form 2: Details of the Applicant

Sr. no.	Particulars	Details
1.	Name of Applicant	
2.	Type of Firm (Private Limited/Public Limited company/LLP/Partnership)	
3.	Country of registered office of the Applicant	
4.	Address of registered office of the Applicant	
5.	Address of corporate headquarters	
6.	Date of Incorporation of the Applicant	
7.	PAN Number (Mandatory for Indian Applicant)	
8.	GST Registration Number (Mandatory for Indian Applicant)	
9.	No. of years of operations in India (Mandatory for Indian Applicant)	
10.	Associate firms, if applicable	
11.	Authorized signatory name	
12.	Authorized signatory designation	
13.	Authorized signatory contact details (email and phone number)	
14.	Has the Applicant been blacklisted by any government agencies in the last five years from the date of EOI submission (Yes/No)	

Form 3: Concept note

The Applicant is also required to submit a Concept Note regarding their understanding, vision and market demand for activities permissible under commercial use. The Applicant may cover the following aspects in the Concept Note:

1. Understanding on the proposed area.
2. Market demand or survey analysis for activity having potential and demand under commercial use.
3. Capability & experience in alignment of the indicated vision
4. Proposed activity under commercial use - objectives and envisaged results
5. Brochures/materials which supports their suggestions of commercial demand.

The concept note is to be prepared in good faith, post understanding the EOI document and requirements of UPSIDA. The Applicant shall ensure that all requirements mentioned above with respect to the Concept Note are to be fully covered.