

**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.onlineupsida.com/>

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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.
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5. UPSIDA may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assess mentor assumption contained in this EOI.
6. 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. 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

The following land parcels have been acquired/ are under acquisition by UPSIDA at the below mentioned locations:

Sl. No.	Village/ Tehsil	District	Area (in acres)
1.	Sarojini Nagar	Lucknow	147
2.	Sandhinawa	Hardoi	253
3.	Naini	Prayagraj	231
4.	Kalchiha	Chitrakoot	76
5.	Badanpur, Bhupiyamau	Pratapgarh	78
6.	Jafarpur, Hesampur, Chandrarakha	Chandauli	66
7.	Devarikala	Mirzapur	145
8.	Sanauli, Kandhaipur	Barabanki	263
9.	Fatehganj Paschimi	Bareilly	1280
10.	Mirpur Hindu	Ghaziabad	562
11.	Dhanapur, Kandhiya, Goramir-Imamali, Kachhuabojh, Jolhapur	Bhadohi	543
12.	Alipur Sahna, Paithana, Balnapur	Kannauj	12

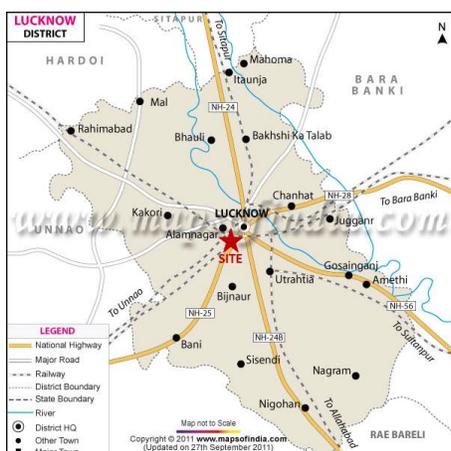
Sl. No.	Village/ Tehsil	District	Area (in acres)
13.	Barabanki Spinning Mill	Barabanki	68

UPSIDA intends to develop an Industrial area as part of its ongoing initiatives in the aforementioned areas. For the same, through this invitation for Expressions of Interest, 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 areas.

3. Site Details:

a. Location & Connectivity for Sarojini Nagar, Lucknow

Sarojini Nagar is a community development block within Lucknow district. The site is located very close to the Lucknow Airport and was an erstwhile unit of Scooters India Limited. The site shall be developed as an extension to the existing Sarojini Nagar Industrial Area of UPSIDA. The location map for the proposed site is represented in figure below.



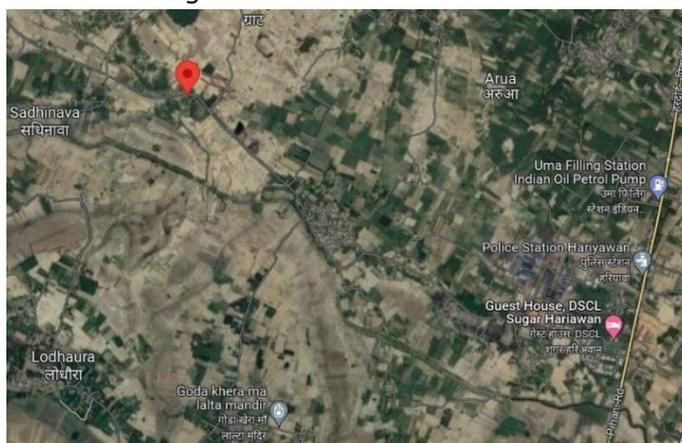
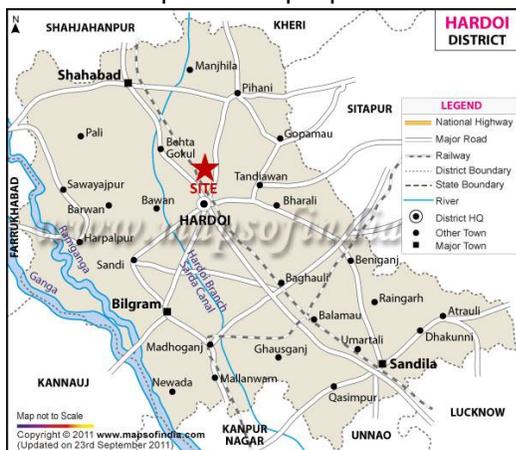
The details of the proposed site are provided in the table below:

1.	Development Type	• Brownfield
2.	Location	• Adjacent to Kanpur-Lucknow Highway (NH 27) • Approx. 15 KM from Lucknow City
3.	Nearest Railway Station	• Lucknow Railway Station (~14 KM)
4.	Nearest Airport	• Lucknow Airport, Uttar Pradesh (~7 KM)
5.	Nearest Transport Nagar	• Transport Nagar, Lucknow (~8 KM)
6.	Nearest ICD	• ICD Fazalganj Industrial Estate (~80 KM)

7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Amausi Industrial Area (~7 KM)
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b. Location & Connectivity for Sandhinawa, Hardoi

Sandhinawa Village is located in Hariyawan Block within Hardoi district. The site is located approx. 20 KM from Hardoi Town, and has very good connectivity by road, rail, and air. The location map for the proposed site is represented in figure below.

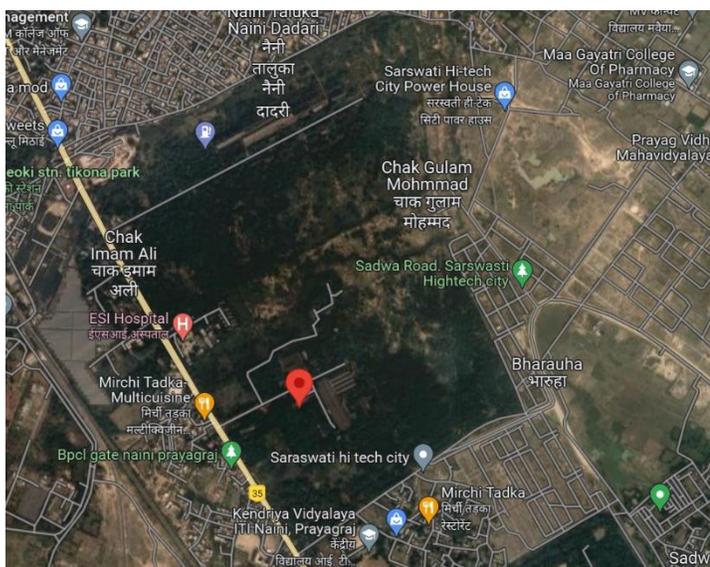


The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Approx. 4 KM from Hardoi-Pihani Road Approx. 20 KM from Hardoi Town Approx. 18 KM from NH 731, which connects to major cities like Lucknow, Shahjahanpur and Jaunpur among others Approx. 130 KM from Lucknow City Approx. 150 KM from Kanpur City
3.	Nearest Railway Station	<ul style="list-style-type: none"> Hardoi Railway Station (~20 KM) Shahjahanpur Railway Station (~60 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Lucknow Airport (~160 KM) Kanpur Airport (~ 160 KM) Pantnagar Airport, Uttarakhand (~215 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Cooperganj, Kanpur (~150 KM) Transport Nagar, Lucknow (~ 160 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Fazalganj Industrial Estate (~148 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Sandila Industrial Area (~65 KM) Lakhimpur Kheri Industrial Area (~95 KM)

c. Location & Connectivity for Naini, Prayagraj

Naini is a satellite neighborhood and a twin city of Prayagraj in Prayagraj District. The site is located around 11.5 km from Prayagraj City, and has excellent connectivity by road, rail, and air. It was an erstwhile location of Bharat Pumps & Compressor Limited (BPCL). It is located adjacent to UPSIDA’s existing industrial area Saraswati Hi-Tech City (Integrated Manufacturing Cluster, Prayagraj). The location map for the proposed site is represented in figure below.



The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Approx. 11.5 KM from Prayagraj City Adjacent to NH 35, which connects major cities in Uttar Pradesh including Prayagraj, Banda, Mau and Mirzapur among others, while also connect to NH 19 terminal near Varanasi
3.	Nearest Railway Station	<ul style="list-style-type: none"> Prayagraj Cheoki Junction (~2.5 KM) Prayagraj Railway Station (~14 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Prayagraj Airport (~24.5 KM) Lal Bahadur Shastri International Airport, Varanasi (~130 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Prayagraj (~22 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Madhosingh, Mirzapur (~87 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Saraswati Hi-Tech City (~2.5 KM)

d. Location & Connectivity for Kalchiha, Chitrakoot

Kalchiha Village is located in Mau Block within Chitrakoot District. The site is located adjacent to NH 35, which connects major cities in Uttar Pradesh including Prayagraj, Banda, Mau and Mirzapur among others, and lies approximately midway between Chitrakoot Dham and Prayagraj. The location map for the proposed site is represented in figure below.



The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Adjacent to NH 35, which connects major cities in Uttar Pradesh including Prayagraj, Banda, Mau and Mirzapur among others, while also connect to NH 19 terminal near Varanasi Approx. 62 KM from Prayagraj City Approx. 62 KM from Chitrakoot Dham
3.	Nearest Railway Station	<ul style="list-style-type: none"> Bargarh Railway Station (~4.5 KM) Chitrakoot Dham Railway Station (~61 KM) Prayagraj Railway Station (~64 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Prayagraj Airport (~64 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Prayagraj (~72 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Madhosingh, Mirzapur (~135 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Bargarh Industrial Area (~1 KM) Saraswati Hi-Tech City (~55 KM)

e. Location & Connectivity for Badanpur & Bhupiyamau Villages, Pratapgarh

Badanpur & Bhupiyamau Villages are located in Pratapgarh Block within Pratapgarh District. The site is located around 2 KM from Bhupiyamau Crossroad, which is a junction of 2 major National Highways – NH 31 and NH 330, connecting major cities in Uttar Pradesh including Pratapgarh, Unnao, Prayagraj, Faizabad and Ayodhya among others. It is located around 3.5

km from Pratapgarh Town, and has very good connectivity by road, rail, and air. It was the erstwhile location of Auto Tractors Limited. The location map for the proposed site is represented in figure below.



The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Adjacent to NH 31, which connects major cities in Uttar Pradesh including Unnao, Raebareli, Salon, Pratapgarh and Varanasi among others Approx. 2 KM from NH 330, which connects major cities in Uttar Pradesh including Prayagraj, Faizabad and Ayodhya among others Approx. 3.5 KM from Pratapgarh Town
3.	Nearest Railway Station	<ul style="list-style-type: none"> Bhupiyamau Railway Station (~2 KM) Pratapgarh Railway Station (~8 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Prayagraj Airport (~72 KM) Lal Bahadur Shastri International Airport, Varanasi (~130 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Prayagraj (~65 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Madhosingh, Mirzapur (~108 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Trishundi Industrial Area (~25 KM) Saraswati Hi-Tech City (~70 KM)

f. Location & Connectivity for Jafarpur, Hesampur & Chandrarakha Villages, Chandauli

The site is located around 8 km from Ramnagar Town and 8.5 km from Mughalsarai Town, and is adjacent to NH 19, which connects major cities in Uttar Pradesh including Agra, Firozabad, Etawah, Kanpur, Prayagraj, Mirzapur and Varanasi among others. It is located adjacent to UPSIDA's existing industrial area Chandauli Industrial Area Phase-2. It has very good connectivity by road, rail, and air. The location map for the proposed site is represented in figure below.

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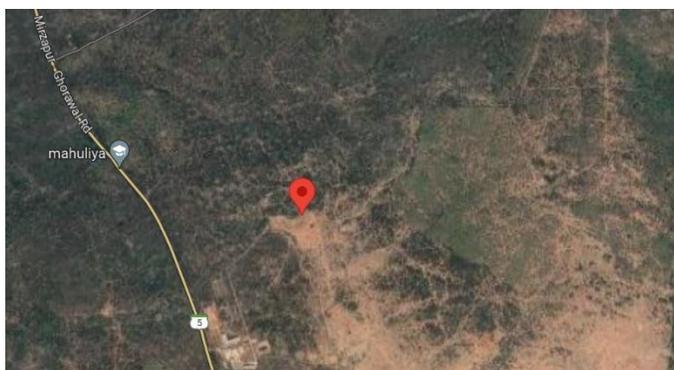
The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Brownfield
2.	Location	<ul style="list-style-type: none"> Adjacent to NH 19, which connects major cities in Uttar Pradesh including Agra, Firozabad, Etawah, Kanpur, Prayagraj, Mirzapur and Varanasi among others Approx 8 KM from Ramnagar Town Approx. 8.5 KM from Mughalsarai Town Approx. 23 KM from Varanasi City
3.	Nearest Railway Station	<ul style="list-style-type: none"> Pandit Deen Dayal Upadhyay Junction (~6 KM) Varanasi Railway Station (~22 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Lal Bahadur Shastri International Airport, Varanasi (~52.5 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Prayagraj (~142 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Madhosingh, Mirzapur (~59 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Adjacent to Chandauli Industrial Area Phase-2 Ramnagar-I Industrial Area (~5 KM)

g. Location & Connectivity for Devarikala, Mirzapur

The site is located adjacent to Mirzapur-Ghorawal Road (UP SH 5) and is around 24 km from Mirzapur Town. Further, it is around 22 KM from NH 35, which connects major cities in Uttar Pradesh including Prayagraj, Banda, Mau and Mirzapur among others, while also connect to NH 19 terminal near Varanasi The location map for the proposed site is represented in figure below.

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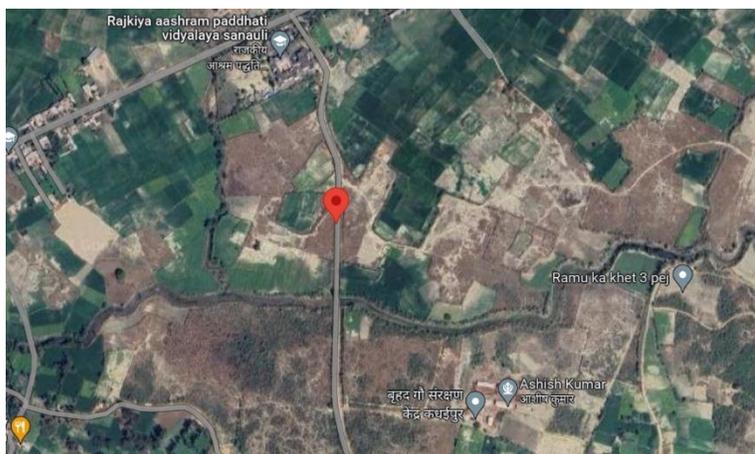
The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Adjacent to Mirzapur-Ghorawal Road (UP SH 5) Approx. 24 KM from Mirzapur Town Approx. 22 KM from NH 35, which connects major cities in Uttar Pradesh including Prayagraj, Banda, Mau and Mirzapur among others, while also connect to NH 19 terminal near Varanasi
3.	Nearest Railway Station	<ul style="list-style-type: none"> Mirzapur Railway Station (~23 KM) Jhingura Railway Station (~24 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Lal Bahadur Shastri International Airport, Varanasi (~96 KM) Prayagraj Airport (~126 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Prayagraj (~120 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Madhosingh, Mirzapur (~40 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Ramnagar-I Industrial Area (~76 KM) Ramnagar-II Industrial Area (~80 KM) Saraswati Hi-Tech City (~102 KM)

h. Location & Connectivity for Sanauli & Kandhaipur Villages, Barabanki

Sanauli and Kandhai Villages are located in Ramsanehighat Block within Barabanki District. The site is 7 KM from National NH 27, which connects it to major cities including Lucknow, Unnao, Jhansi, Gorakhpur, Basti among others. The location map for the proposed site is represented in figure below.

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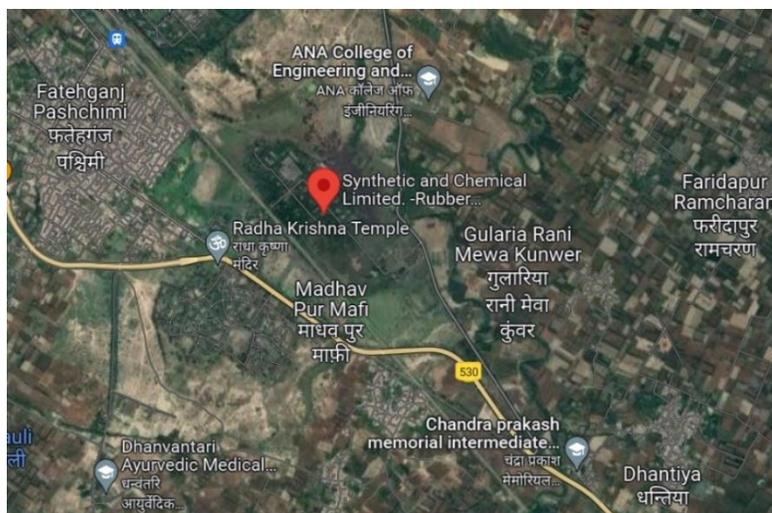
The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Approx. 7 KM from NH 27 connecting major cities including Lucknow, Unnao, Jhansi, Gorakhpur, Basti among others Approx. 40 KM from Barabanki Town Approx. 65 KM from Lucknow City
3.	Nearest Railway Station	<ul style="list-style-type: none"> Haidergarh Railway Station (~30 KM) Barabanki Railway Station (~40 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Lucknow Airport (~82 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Lucknow (~87 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Fazalganj Industrial Estate (~165 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Jagdishpur Industrial Area (~55 KM) Faizabad Industrial Area – I (~68 KM) Kursi Road Industrial Area (~70 KM) IIDC Kursi Road (~70 KM) Agro Park, Kursi Road (~70 KM)

i. Location & Connectivity for Fatehganj Paschimi, Bareilly

Fatehganj Pashchimi is a town and a Nagar Panchayat in Bareilly district. The site is located around 2.5 km from NH 530 (connecting Bareilly to Rampur), and has very good connectivity by road, rail, and air. It was the erstwhile location of the Synthetic & Chemical Factory Limited (Rubber Factory, Bareilly). The location map for the proposed site is represented in figure below.

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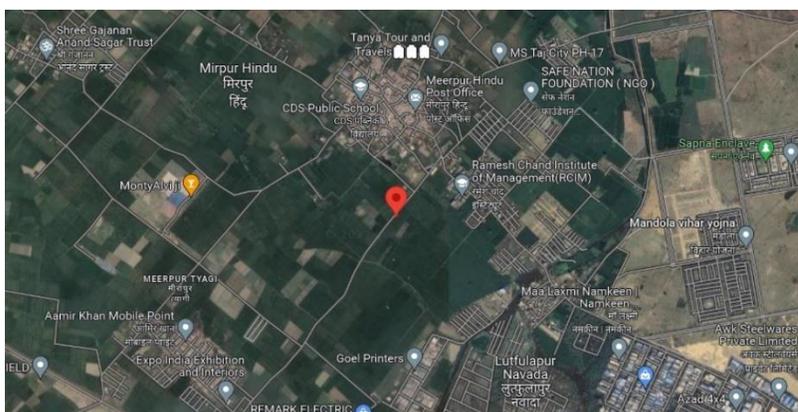
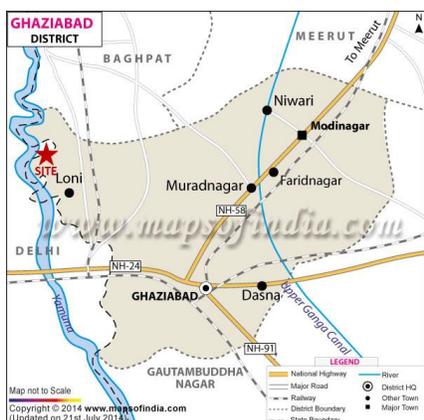


1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Approx. 2.5 KM from NH 530, connecting Bareilly to Rampur Approx. 28 KM from Bareilly Town Approx. 80 KM from Moradabad Town
3.	Nearest Railway Station	<ul style="list-style-type: none"> Bhitaura, Fatehganj Pashchimi (~7 KM) Bareilly Junction (~28 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Bareilly Airport (~23 KM) Pantnagar Airport, Uttarakhand (~80 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Bareilly (~41 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Moradabad (~86 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Parsakhera Industrial Area (~11 KM) Mega Food Park, Baheri (~58 KM) SEZ Moradabad (~100 KM) Pilibhit (~100 KM)

j. Location & Connectivity for Mirpur Hindu, Ghaziabad

Mirpur Hindu Village is located in Loni Block within Ghaziabad District. The site is located within 20 KM from New Delhi and has excellent connectivity by road, rail, and air. It is located adjacent to UPSIDA’s existing industrial area Trans Delhi Signature City. The location map for the proposed site is represented in figure below.

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The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Approx. 20 KM from New Delhi Approx. 33 KM from Ghaziabad City Approx. 6 KM from NH 709B Adjacent to Uttar Pradesh – Delhi Border
3.	Nearest Railway Station	<ul style="list-style-type: none"> Loni Railway Station (~12 KM) New Delhi Railway Station (~23 KM) Ghaziabad Railway Station (~ 32 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Indira Gandhi International Airport, New Delhi (~35 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Sanjay Gandhi Transport Nagar, Delhi (~24 KM) Transport Nagar, Ghaziabad (~36 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Dadri (~60 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Trans Delhi Signature City, Ghaziabad (~3 KM)

k. Location & Connectivity for Alipur Sahna, Paithana & Balnapur Villages, Kannauj

Alipur Sahna, Paithana & Balnapur Villages are located in Umarda Block within Kannauj District. The site is located adjacent to the Agra-Lucknow Expressway, and has very good connectivity by road, rail, and air. It is proposed to be developed as the second phase of UPSIDA’s existing industrial area Ittra Park. The location map for the proposed site is represented in figure below.

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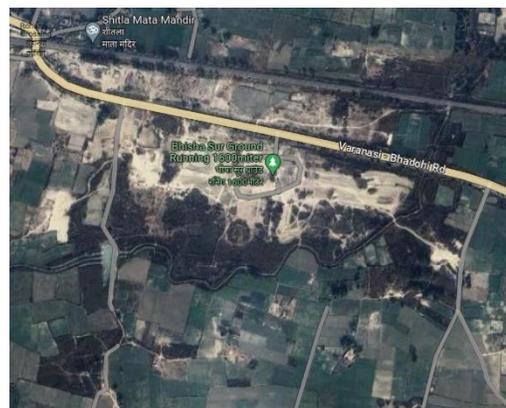


The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Brownfield
2.	Location	<ul style="list-style-type: none"> Adjacent to Agra-Lucknow Expressway Approx. 20 KM from Kannauj Town
3.	Nearest Railway Station	<ul style="list-style-type: none"> Kannauj Railway Station (~17 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Kanpur Airport (~94 KM) Lucknow Airport (~116 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Cooperganj, Kanpur (~85 KM) Transport Nagar, Lucknow (~116 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Fazalganj Industrial Estate (~83 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Badhanpur Industrial Area, Kannauj (~30 KM)

1. Location & Connectivity for Dhanapur, Kandhiya, Goramir-Imamali, Kachhuabojh & Jolhapur Villages, Bhadohi

The site is located adjacent to Varanasi-Bhadohi Road (NH 731B) and lies around 30 km from Varanasi City. The site has very good connectivity by road, rail, and air. The location map for the proposed site is represented in figure below.

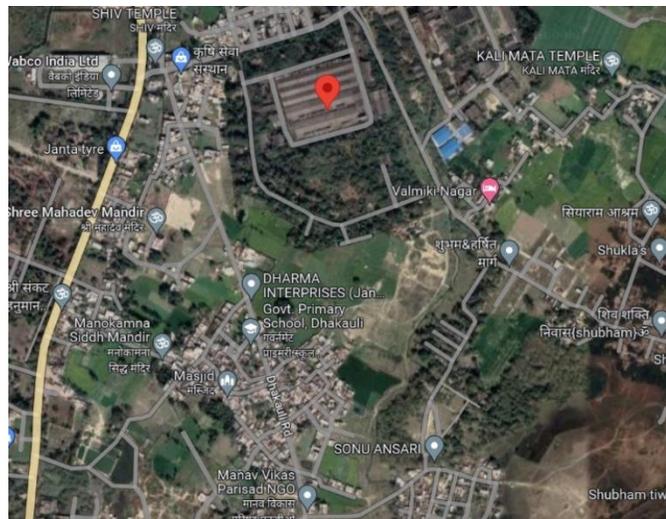


The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Adjacent to Varanasi-Bhadohi Road (NH 731B) Approx. 13 KM from Bhadohi Nagar Palika Approx. 30 KM from Varanasi City Approx. 15 KM from NH 19, which connects major cities in Uttar Pradesh including Agra, Firozabad, Etawah, Kanpur, Prayagraj, Mirzapur and Varanasi among others
3.	Nearest Railway Station	<ul style="list-style-type: none"> Bhadohi Railway Station (~14 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Lal Bahadur Shastri International Airport, Varanasi (~27 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Prayagrah (~115 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Madhosingh, Mirzapur (~28 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Agro Park, Karkhiyaon (~43 KM) Ramnagar Industrial Area (~46 KM)

m. Location & Connectivity for Barabanki Spinning Mill, Barabanki

The site is located within 4 km from Barabanki Town, and has very good connectivity by road, rail, and air. It was the erstwhile location of the Barabanki Spinning Mill. The location map for the proposed site is represented in figure below.



The details of the proposed site are provided in the table below:

1.	Development Type	<ul style="list-style-type: none"> Greenfield
2.	Location	<ul style="list-style-type: none"> Approx. 4 KM from Barabanki Town Approx. 4 KM from NH 927, which connects Barabanki to Nepalganj (Border) Approx. 11 KM from NH 27 connecting major cities including Lucknow, Unnao, Jhansi, Gorakhpur, Basti among others
3.	Nearest Railway Station	<ul style="list-style-type: none"> Barabanki Railway Station (~4 KM)
4.	Nearest Airport	<ul style="list-style-type: none"> Lucknow Airport (~47 KM)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Lucknow (~45 KM)
6.	Nearest ICD	<ul style="list-style-type: none"> ICD Fazalganj Industrial Estate (~128 KM)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> Kursi Road Industrial Area (~28 KM) IIDC Kursi Road (~28 KM) Agro Park, Kursi Road (~28 KM)

4. Data Sheet

Sr. No	Item	Description		
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 Officers (for clarification about site location or any other details)	Sl. No.	Nodal Officer	Locations
		1.	Shri Santosh Kumar Regional Manager, Lucknow & Bareilly Uttar Pradesh State Industrial Development Authority (UPSIDA) 66, Kapoorthala Road, Sector E, Aliganj, Lucknow - 226024 Contact No. 8707058688 E-mail Address: rmlucknow@upsida.co.in	1. Sarojini Nagar, Lucknow 2. Sandhinawa, Hardoi 3. Barabanki Spinning Mill, Barabanki 4. Fatehganj Paschimi, Bareilly
		2.	Shri Pradeep Satyarthi Regional Manager, Prayagraj Uttar Pradesh State Industrial Development Authority (UPSIDA) D-3,CFC Bhawan Industrial Area, Naini, Prayagraj Contact No. 9458608440	1. Naini, Prayagraj 2. Kalchiha, Chitrakoot 3. Badanpur & Bhupiyamau Villages, Pratapgarh

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

Sr. No	Item	Description	
			E-mail Address: rmallahabad@upsida.co.in
		3.	<p>Shri Ashish Nath Regional Manager, Varanasi</p> <p>Uttar Pradesh State Industrial Development Authority (UPSIDA)</p> <p>Plot No 11, 1st Floor, Gangapuri Colony, Mahmoorga</p> <p>Contact No. 9415487752</p> <p>E-mail Address: rmvaranasi@upsida.co.in</p>
		4.	<p>Shri K N Srivastava Regional Manager, Ayodhya</p> <p>Uttar Pradesh State Industrial Development Authority (UPSIDA)</p> <p>1/13/386 Civil Lines, Faizabad</p> <p>Contact No. 9415106198</p> <p>E-mail Address: rmayodhya@upsida.co.in</p>
		5.	<p>Shri Anil Kumar Sharma Regional Manager, Ghaziabad</p> <p>Uttar Pradesh State Industrial Development Authority (UPSIDA)</p> <p>C-2, Fourth Floor, Mahaluxmi Mall, RDC, Raj Nagar</p> <p>Contact No. 7390811284</p> <p>E-mail Address: rmghaziabad@upsida.co.in</p>
		6.	<p>Shri Mayank Mangal Regional Manager, Kanpur</p> <p>Uttar Pradesh State Industrial Development Authority (UPSIDA)</p> <p>UPSIDA Complex, A-1/4 Lakhanpur Kanpur-208024</p> <p>Contact No. 9044444446</p> <p>E-mail Address: rmkanpur@upsida.co.in</p>
3	Publication of EoI	31-05-2023	
4	Document Download (Date & Time)	31-05-2023 , 11.00 AM Onwards	

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

Sr. No	Item	Description
5	Last Date & Time of submission	14-06-2023, 06.00 PM
6	Mode of Submission	Soft Copy as per format provided in Annexure A via email as mentioned above in Sr. (2) as per respective locations. Or Hardcopy as per format provided in Annexure A on the postal address as mentioned above in Sr. (2) as per respective locations.

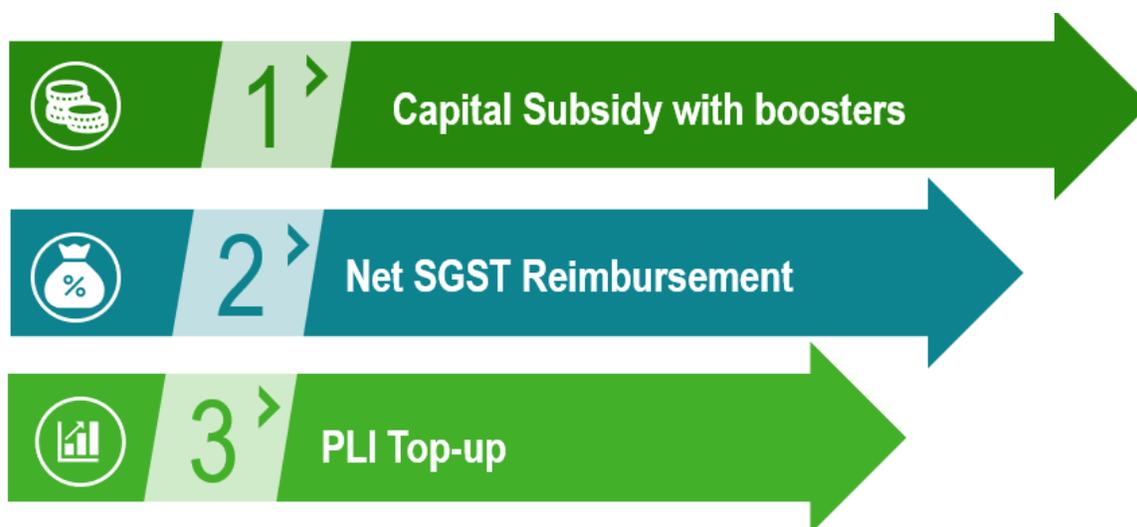
5. Highlights of UP Industrial Investment & Employment Promotion Policy 2022

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	 Large	 Mega	 Super Mega	 Ultra Mega
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%				
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	 Large	 Mega	 Super Mega	 Ultra Mega
Net SGST Reimbursement: Reimbursement of 100% of the net SGST amount deposited in State's account x				
Annual % of net SGST reimbursement	100%	100%	100%	1000%
Period of reimbursement (in years)	6	12	14	16
GAUTAM BUDH NAGAR AND GHAZIABAD	Annual ceiling as % of ECI	16%	7%	5%
	Overall ceiling as % of ECI	80%	80%	80%
MADHYANCHAL AND PASCHIMANCHAL	Annual ceiling as % of ECI	18%	17%	13%
	Overall ceiling as % of ECI	90%	200%	200%
BUNDELKHAND AND POORVANCHAL	Annual ceiling as % of ECI	20%	25%	19%
	Overall ceiling as % of ECI	100%	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/>

6. Highlights of UP Warehousing & Logistics Policy 2022

Key Policy Pillars



Key policy highlights

Front End Subsidies

- **Stamp duty exemption:** Exemption of Stamp Duty on land purchased or taken on lease (for a period of at least 10years) at following rates
 - Storage facilities: @100% in Bundelkhand, Purvanchal, @75% in Madhyanchal & Paschimanchal (except Gautambuddha Nagar & Ghaziabad) and 50% in Gautambuddha Nagar & Ghaziabad
 - Dry ports, Logistics parks & Truckers Park: 100%
- **Concession of land use conversion** for all eligible projects @75%
- **Exemption of Development Charges** for all eligible projects @75%
- **Ground Coverage**
 - Storage facilities & Dry ports: upto 60%
 - Logistics Park: overall ground coverage of 60%

Back End Subsidies

- **Capital Subsidy:**
 - Storage facilities: @15% upto INR 5 Cr anywhere in UP and upto INR 10 Cr in designated Logistics Zones
 - Dry ports & Logistics Parks: @25% upto INR 25 Cr anywhere in UP & upto INR 50 Cr in designated Logistics Zones
 - Berthing Terminal: @25% upto INR 15 Cr subject to max 6 terminals
 - Cargo Terminals (GCT approved, non-approved each): @20% upto INR 15 Cr
- **Land** provided on PPP basis for 35years BOOT model to developers of Cargo/ Berthing Terminals
- **Electricity Duty Exemption** @100% for 10 years
- **Quality certification cost reimbursement** for storage facilities @50% of cost paid upto INR 5 lakh per project
- **Purchase subsidy for Inland Vessels** @25% upto INR 5 Cr subject to max. 50 vessels
- **Skill development subsidy** as reimbursement of stipend @INR1000 per trainee per month for 6 months up to maximum 50 trainees per annum for 5 years per project

For more details: <https://invest.up.gov.in/uttar-pradesh-warehousing-logistics-policy-2022/>

7. 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/>

8. Incentives from UPSIDA:

UPSIDA provides for payment of lease premium on allotted land through specific installments as given below:

- 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"/>	Sarojini Nagar, Lucknow
		<input type="checkbox"/>	Sandhinawa, Hardoi
		<input type="checkbox"/>	Naini, Prayagraj
		<input type="checkbox"/>	Kalchiha, Chitrakoot
		<input type="checkbox"/>	Badanpur & Bhupiyamau Villages, Pratapgarh
		<input type="checkbox"/>	Jafarpur, Hesampur & Chandrarakha Villages, Chandauli
		<input type="checkbox"/>	Devarikala, Mirzapur
		<input type="checkbox"/>	Sanauli & Kandhaipur Villages, Barabanki
		<input type="checkbox"/>	Fatehganj Paschimi, Bareilly
		<input type="checkbox"/>	Mirpur Hindu, Ghaziabad
		<input type="checkbox"/>	Alipur Sahna, Paithana & Balnapur Villages, Kannauj
		<input type="checkbox"/>	Dhanapur, Kandhiya, Goramir-Imamali, Kachhuabojh & Jolhapur Villages, Bhadohi
<input type="checkbox"/>	Barabanki Spinning Mill, Barabanki		
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
		<input type="checkbox"/>	Any Other _____ (Please Specify)
12.	Major Raw Material with sourcing place		

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

Sr. No.	Description	Investor Details			
13.	Pollution Category (Select One)		Red Category		Orange Category
			White Category		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				