

**UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT
AUTHORITY**

Invites

Expression of Interest (EOI)

For

**Setting up of Hospitals, Schools, Flatted Factories, Warehouses, Industries,
Group Housing, Sports Stadium, Golf Course with Club House, 5 Star
Hotels or any other Real Estate Project in the Future Smart Cities - Trans
Ganga City, Unnao near Kanpur & Saraswati Hi-Tech City, Prayagraj**

Dated: 11/01/2021



**UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
UPSIDA COMPLEX, A-1/4 LAKHANPUR
KANPUR-208024**

Website: <http://www.upsida.gov.in/>

Email: - potransganga@upsidc.com, bppc@upsidc.com, rmallahabad@upsidc.com

DISCLAIMER

The information contained in this Expression of Interest (EOI) document or subsequently provided to interested parties, whether verbally or in documentary form by or on behalf of representatives of UPSIDA or by any of their employees or advisors or consultants, is provided to Applicant(s) on the terms and conditions set out in this EOI document and any other terms and conditions subject to which such Information is provided.

This EOI document is not an agreement neither an offer by UPSIDA to any party/ agency. The purpose of this EOI document is to provide Applicants with information to assist the formulation of their Application for pre-Qualification. This EOI document does not purport to contain all the information each Applicant may require. Each Applicant should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this EOI document and obtain independent advice from appropriate sources. UPSIDA, their employees, advisors and consultants make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the EOI document.

UPSIDA may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the Information including the qualification process in this EOI document at any time including during the release of the Request for Proposal document at any time, including during the release of the RFP document.

UPSIDA reserves the right to accept or reject any or all Applications, and qualify or disqualify any or all applicants, but not limited to, without giving any reasons.

UPSIDA will not entertain any claim for expenses in relation to the preparation of EOI submissions.

About UPSIDA

UP State Industrial Development Authority (UPSIDA) is the largest and oldest Industrial Development Authority in Uttar Pradesh. UPSIDA has been instrumental in attracting thousands of Industrial ventures constituting a wide spectrum of industries. To keep pace with the fast changing requirements of different sectors of industry and to provide quality infrastructure to them, the Authority has entered into many new areas of Infrastructural development in recent years, like development of Specific industry modern parks, Integrated Industrial Townships etc

Believing in the credo “Infrastructure before industrialization” the Authority has developed fully integrated Industrial Townships in Trans Ganga City, Unnao, near Kanpur and Saraswati HighTech City, Naini near Prayagraj.

Project Brief: Trans Ganga City

Trans Ganga City, planned in about 1144 acres on the banks of river Ganga near Kanpur in Unnao District, is aimed to be a self-sufficient sustainable Industrial city.

It is located at a prominent interface of central green and the promenade. Being developed as a mixed-use project, it is proposed to be equipped with state of art infrastructure, plots for Industries, Exhibition Centre, Malls & Group Housing, Institution and ample space for entertainment/sports facilities



Site Features

The key planned features of the Trans Ganga City are:

- ▶ Provision for 24x7 power supply
- ▶ Situated 10 Km from Lucknow-Kanpur NH27.
- ▶ Connectivity through Upcoming Kanpur Lucknow expressway
- ▶ Master plan as per the International design standards.
- ▶ Provisions for development of Industrial Area, Institutional, mall, Exhibition Centre, Golf Course, Commercial, Residential facilities.
- ▶ Beautiful planned landscape
- ▶ Ample green spaces which reduce outside ambient temperature.
- ▶ Self-sufficient in terms of water supply and sewage.
- ▶ Adequate capacity sewerage treatment plant (STP)



Infrastructure at Trans Ganga City

- ▶ Properly planned reserved areas for development of industrial, commercial, residential and institutional infrastructure facilities
- ▶ Wide roads and Arterial roads made up from Cement Concrete
- ▶ Ample provisions for Infrastructure utilities like water supply, drains, streetlight etc.
- ▶ Land/spaces reserved for development of schools, hospitals, shopping malls etc.
- ▶ Provisions for setting up of police and fire station for proper security.
- ▶ Entertainment provision nestled in green areas in proposed Iconic Tower, Golf Course, Sports Complex

Other Details

For details please visit:

https://eservices.onlineupsidc.com/flagship_projects/TransGangaCity.aspx

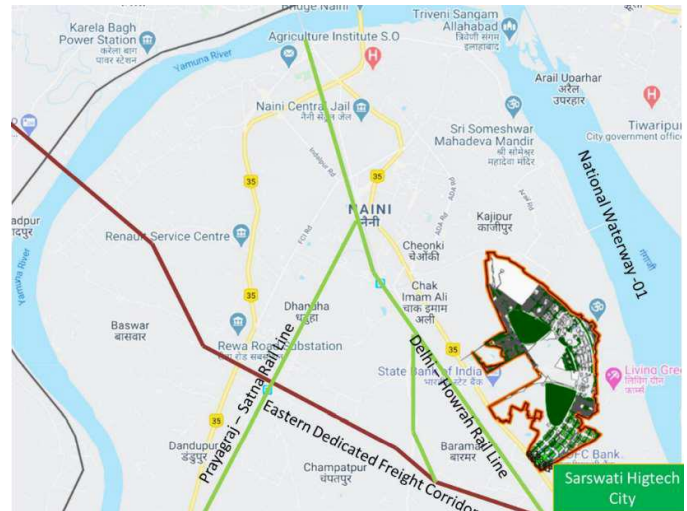
- ▶ Google Maps Link : <https://goo.gl/maps/jxrS4ypNXUzHGty39>
- ▶ YouTube Link : <https://youtu.be/Mso6GAL7xx4>
- ▶ For Detailed Layout please refer “Annexure D”

Project Brief: Saraswati Hi-Tech City

Saraswati Hitech is being developed as an Integrated Industrial Model Township at Naini, Prayagraj with aesthetically planned nonpolluting industrial, residential, Institutional and commercial sectors. Saraswati Hi-Tech City Project spreads over 1138.78 Acres at Naini in Prayagraj district.

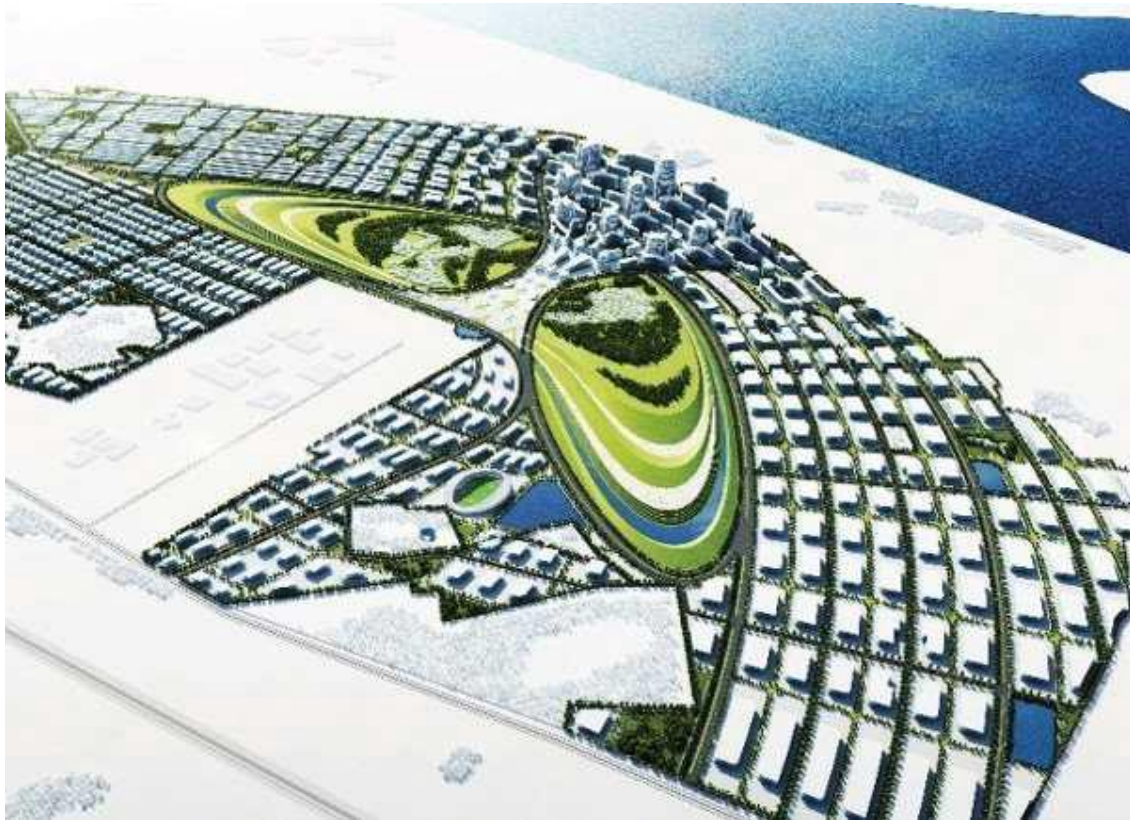
Site Features:

- ▶ Situated close to EDFC at New GanjKhwaja Station (About 2 km)
- ▶ Situated on Prayagraj –Mirzapur NH–35,
- ▶ 10 kms from Prayagraj city
- ▶ Situated approx. 30 kms from Prayagraj Airport and 15 Kms from Prayagraj railway station on the Howrah-Delhi main line
- ▶ Low cost freight transfers shall be possible by upcoming inland waterways on river Ganga.



Infrastructure proposed at Saraswati Hi-Tech City:

- ▶ Land/spaces planned for development of Exhibition centre, Multiplex, Mega Malls, Business & IT Park, Hotels, Multi-stored Housing Societies etc.
- ▶ Proposed to be developed with International development norms with amenities including solar lighting, signature entry points etc.
- ▶ Proposed International Level Stadium
- ▶ Land already allotted for setting up of most modern library.
- ▶ In proximity to major educational institutions like IIIT Prayagraj and NIT Prayagraj
- ▶ Wide roads and Arterial roads made up from Cement Concrete
- ▶ Ample provisions for Infrastructure utilities like water supply, drains, streetlight etc.
- ▶ Provisions for setting up of police and fire station for proper security.



- ▶ For details please visit:
https://eservices.onlineupsidc.com/flagship_projects/SaraswatiCity.aspx
- ▶ Google Maps Link : <https://goo.gl/maps/ib2Wz1Aqc68Ki1WdA>
- ▶ YouTube Link : https://www.youtube.com/watch?v=F5kkHwF_fTk
- ▶ For Detailed Layout please refer "Annexure E"

Invitation to Investors

UPSIDA has planned for establishment of Hospitals, Schools, Flatted Factories, Warehouses, Industries, Group Housing, Sports Stadium, Golf Course with Club House, 5 Star Hotels or any other Real Estate Project at Trans Ganga City, Unnao near Kanpur and Saraswati Hi Tech City for which UPSIDA is inviting investors to undertake detailed designing, financing, construction, marketing through appropriate revenue generating mechanisms, through various kinds of Special Purpose Vehicle (SPV) models as may be applicable for each project or investors are free to create their own proposal for development of projects proposed by them.

UPSIDA also invites suggestions from Industries, Industry Associations to assess the demand requirements and for planning of facilities, plot sizes and infrastructure requirement as per Annexure – C.

Applicants are requested to send their proposal on email potransganga@upsidc.com, bppc@upsidc.com, rmallahabad@upsidc.com.

Follow up on EOI - Investors Meet

Subsequent to the EOI submissions, UPSIDA plans to organize investors meets, in which investors shall be invited to discuss their proposals along with various modes of development, issues related to the implementation of the projects and to know similar project experiences from the investors attending the meeting etc.

The outcome of the meet shall help UPSIDA in finalizing the most suitable mode of implementation of the project and formulation of the Request for Proposal documents.

Contact Details:

Trans Ganga City

For any queries, the single point of contact shall be **Mr. Rakesh Jha, Regional Manager Kanpur, +91 9839163052**

Saraswati Hi-Tech City

For any queries, the single point of contact shall be **Shri Mayank Mangal, Regional Manager, Prayagraj,+919044444446** +

Incentives Available to Investors.

For incentives purposes:

- **Trans Ganga City, Unnao is categorised into Madhyanchal Region**
- **Sarawasti Hi Tech City, Prayagraj is categorised into Poorvanchal Region**

Industrial Investment and Employment Promotion Policy of Uttar Pradesh 2017

Fiscal Incentives

- ▶ **Stamp Duty:** 100% in Bundelkhand & Poorvanchal, 75% in Madhyanchal & Paschimanchal (except Gautambuddhnagar & Ghaziabad districts) and 50% in GautambuddhNagar & Ghaziabad districts.
- ▶ **EPF reimbursement:** Facility to the extent of 50% of employer's contribution to the units providing direct employment to 100 or more unskilled workers
- ▶ **SGST Reimbursement:** Net SGST reimbursement as following conditions and criteria-
 - 90% for Small Industries for 5 years
 - 60% for Medium Industries for 5 years
 - 60% for large Industries other than Mega Industries for 5 years
 - 70% for Mega category Industries for 10 years.
- ▶ **Capital Interest Subsidy** - 5% per annum for 5 years
- ▶ **Infrastructure Interest Subsidy** - 5% per annum for 5 years
- ▶ **Industrial Quality Development** - 5% per annum for 5 years
- ▶ **Electricity Duty** – 100% exemption to all new industrial units setup in the state for 10 years.
- ▶ **Electricity Duty** -100%, exemption to all new industrial units producing electricity from captive power plants for self-use for 10 years
- ▶ **Mandi fee**- 100% exemption to all new food processing units on purchase of raw material for 5 years.
- ▶ **Incentivizing employment generation** - Units generating minimum employment of 200 direct workers including skilled and unskilled will be provided 10% additional EPF reimbursement facility on employer's contribution.

Incentives for private sector industrial parks/ estates

- ▶ The Government will provide following incentives to industrial parks/ estates of more than 100 acres in Bundelkhand & Poorvanchal; 150 acres in Madhyanchal & Paschimanchal; and more than 50 acres in case of Agro Parks in Bundelkhand, Poorvanchal and Madhyanchal developed by private sector –
- ▶ Interest Subsidy reimbursement for industrial parks/ estates and Agro Parks developed by private sector
 - 50% of annual interest on the loan taken to buy land for 7 years

- 60% of annual interest on the loan taken for building infrastructure for 7 years
- 60% of annual interest on the loan taken for building Hostel/Dormitory Housing for workers for 7 years
- 100% exemption/ reimbursement to developer and 50% exemption to individual buyers (first) on stamp duty

Promoting SC/ST/ Women and Differently Abled entrepreneurs –

- ▶ 20% exemption from stamp duty, 2.5% reimbursement each in the form of capital interest and Infrastructure interest subsidy and 10% EPF reimbursement
- ▶ Additional incentives in the form of 10% reimbursement of net VAT/CST/ amount deposited in State's account vis-a-vis share of the state under GST in each of the following cases-
 - Industrial units employing minimum 25% workers from BPL families
 - Industrial units employing minimum 40% female workers
 - Industrial units employing minimum 25% workers belonging to SC/ST category
 - Industrial units providing employment to differently abled workers will be provided payroll assistance of Rs. 500 per month for each such worker.

Promoting Mega Investments

Projects in the mega categories (mega, mega plus and super mega) will be processed on a case to case basis for finalizing the incentive structure.

| Category | Paschimanchal | Madhyanchal | Bundelkhand, & Poorvanchal |
|-----------------|--|--|--|
| Mega | Capital investment of more than Rs.200 crore but less than Rs.500 crore or Providing employment to more than 1000 workers | Capital investment of more than Rs.150 crore but less than Rs.300 crore or Providing employment to more than 750 workers | Capital investment of more than Rs.100 crores but less than Rs.250 crores or Providing employment to more than 500 workers |
| Mega Plus | Capital investment of more than Rs.500 Crores but less than Rs.1,000 crore or Providing employment to more than 2000 workers | Capital investment of more than Rs.300 Crores but less than Rs.750 crore or Providing employment to more than 1500 workers | Capital investment of more than Rs.250 crore but less than Rs.500 crore or Providing employment to more than 1000 workers |
| Super Mega | Capital investment of more than Rs.1,000 Crore or Providing employment to more than 4000 workers | Capital investment of more than Rs.750 Crore or Providing employment to more than 3000 workers | Capital investment of more than Rs.500 crore or Providing employment to more than 2000 workers |

The incentives will be applicable for new units as well as projects under expansion/diversification.

For other sector Specific policies please find the below links:

- **UP Electric Vehicle Manufacturing Policy**
<http://www.udyogbandhu.com/topics.aspx?mid=UP%20Electric%20Vehicle%20Manufacturing%20Policy%202019>
- **Civil Aviation Promotion Policy of UP 2017**
<http://www.udyogbandhu.com/topics.aspx?mid=Civil%20Aviation%20Promotion%20Policy%20of%20UP%202017>
- **UP Electronics Manufacturing Policy-2017**
<http://www.udyogbandhu.com/topics.aspx?mid=UP%20Electronics%20Manufacturing%20Policy-2017>
- **U.P. IT and Start-Up Policy 2017**
<http://www.udyogbandhu.com/topics.aspx?mid=U.P.%20IT%20and%20Start-Up%20Policy%202017>
- **UP Solar Energy Policy 2017**
<http://www.udyogbandhu.com/topics.aspx?mid=UP%20Solar%20Energy%20Policy%202017>
- **Handloom Powerloom Silk Textile Garmenting Policy 2017**
<http://www.udyogbandhu.com/topics.aspx?mid=Handloom%20Powerloom%20Silk%20Textile%20Garmenting%20Policy%202017>
- **U.P. Warehousing & Logistics Policy 2018**
<http://www.udyogbandhu.com/topics.aspx?mid=UP%20Warehousing%20Logistics%20Policy%202018>
- **UP Pharmaceutical Policy-2018**
<http://www.udyogbandhu.com/topics.aspx?mid=UP%20Pharmaceutical%20Policy-2018>
- **Defence Policy-2018**
<http://www.udyogbandhu.com/topics.aspx?mid=Defence%20Policy-2018>
- **U.P. Food Processing Policy 2017**
<http://www.udyogbandhu.com/topics.aspx?mid=UP%20Food%20Processing%20Policy%202017>
- **U.P. Tourism Policy 2018**
<http://www.udyogbandhu.com/topics.aspx?mid=U.P.%20Tourism%20Policy%202018>
- **UP MSME & EXPORT PROMOTION POLICY 2017**
<http://www.udyogbandhu.com/topics.aspx?mid=UP%20MSME%20EXPORT%20PROMOTION%20POLICY%202017>

Application Format

Annexure A

(On letter head of the Applicant's Company)

To

Chief Executive Officer
Uttar Pradesh State Industrial Development Authority
UPSIDA Complex, A-1/4 Lakhanpur
Kanpur-208024

Dear Sir,

**Subject: Expression of Interest (EOI) for setting up of Hospitals/Schools/
Flatted Factories/ Warehouses/ Industries/ Group Housing/ Sports Stadium/
Golf Course with Club House/ 5 Star Hotels or any other Real Estate Project in
the Future Smart Cities - Trans Ganga City, Unnao near Kanpur & Saraswati Hi-
tech City, Prayagraj**

We, (NAME OF THE APPLICANT
COMPANY/ FIRM) hereby submit our expression of interest for the
..... (mention the project/ facility name) project.

We understand that UPSIDA reserves the right to reject any application without
assigning any reason thereof.

1. Name of the Applicant/firm:
2. Address of the Applicant:
3. Contact details:
4. E-mail:
5. Turnover (last three financial years) in INR:
6. Relevant experience:
7. detailed proposal for the proposed facility/Project: (Please attach additional sheets
for proposal)
8. Proposed Investment:
9. Preliminary Proposal (Annexure B)/ Demand Assessment (AnnexureC):

(Signature of Authorized Person)

Date:

N.B: Applicants may send the Application letter with proposals alongwith the attachment by
post/courier/by-hand along with soft copy on email potransganga@upsidc.com, bppc@upsidc.com,
mallahabad@upsidc.com.

Annexure B

1. Project Name
2. Proposer Name
3. Company Profile
4. Financial Capabilities
5. Past Experience - Domestic/ International
(Details of project, with brief introduction)
6. Project Detail (Components, Product Mix, Land Use, Land cost etc.)
7. Tentative Project Cost
8. Direct and Indirect Employment Generation Potential
9. Sources of Fund
10. Tentative Revenue Projection with Revenue Streams
11. IRR
12. Brief Presentation on the proposed project with silent features, USP, benefits to State of Uttar Pradesh.

Annexure C

Demand Assessment Form for Industrial Area Plots at Trans Ganga City/ Saraswati Hi-Tech City

| | | |
|----|--|--|
| 1 | Name | |
| 2 | Company Name | |
| 3 | Designation | |
| 4 | Mobile No | |
| 5 | eMail | |
| 6 | Website Address | |
| 7 | Proposed Project Name | |
| 8 | Products to be manufactured | |
| 9 | Proposed Investment (in Crores) | |
| 10 | Proposed Employment Generation | |
| 11 | Type of Unit | <input type="checkbox"/> Ancillary Unit <input type="checkbox"/> Final Product <input type="checkbox"/> Raw Material Manufacturing <input type="checkbox"/> |
| 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"/> Green Category <input type="checkbox"/> White Category |
| 14 | Plot Size Required (in Square Meter) | |
| 15 | Floor Area Ratio Required | (Higher Floor Area mean more number of floors and large floor area can be constructed vertically) |
| 16 | Expected Rate of Plot in Square Meter in Smart Industrial Township | |

Other Common Facilities/ Infrastructure Required:

.....
 ...

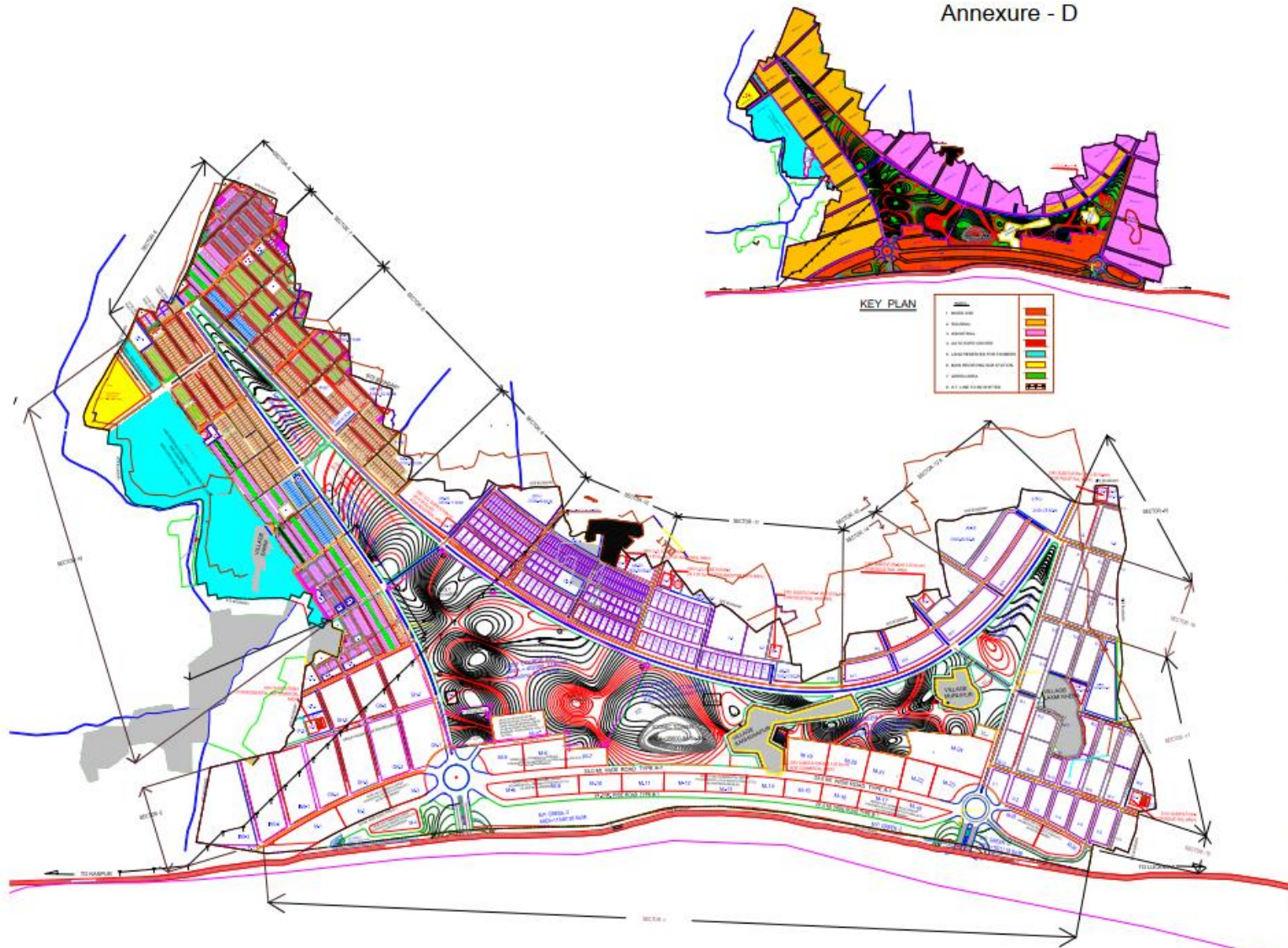
Date: Name:

Place:

Signature

Annexure D- Trans Ganga City -Unnao

Annexure - D



| TABLE 1 | | TOTAL AREA OF THE SITE (AS PER THE PLAN) | |
|------------------------|-------------|--|--------------------|
| NO. OF PLOTS | | AREA IN HA. | AREA IN SQ. METERS |
| RESIDENTIAL | | | |
| 1. RESIDENTIAL (GATED) | 100 | 100.00 | 1000000 |
| 2. RESIDENTIAL (OPEN) | 100 | 100.00 | 1000000 |
| 3. RESIDENTIAL (MIXED) | 100 | 100.00 | 1000000 |
| 4. RESIDENTIAL (TOTAL) | 300 | 300.00 | 3000000 |
| COMMERCIAL | | | |
| 5. COMMERCIAL (GATED) | 100 | 100.00 | 1000000 |
| 6. COMMERCIAL (OPEN) | 100 | 100.00 | 1000000 |
| 7. COMMERCIAL (MIXED) | 100 | 100.00 | 1000000 |
| 8. COMMERCIAL (TOTAL) | 300 | 300.00 | 3000000 |
| INDUSTRIAL | | | |
| 9. INDUSTRIAL (GATED) | 100 | 100.00 | 1000000 |
| 10. INDUSTRIAL (OPEN) | 100 | 100.00 | 1000000 |
| 11. INDUSTRIAL (MIXED) | 100 | 100.00 | 1000000 |
| 12. INDUSTRIAL (TOTAL) | 300 | 300.00 | 3000000 |
| OTHERS | | | |
| 13. OTHERS (GATED) | 100 | 100.00 | 1000000 |
| 14. OTHERS (OPEN) | 100 | 100.00 | 1000000 |
| 15. OTHERS (MIXED) | 100 | 100.00 | 1000000 |
| 16. OTHERS (TOTAL) | 300 | 300.00 | 3000000 |
| TOTAL | 1200 | 1200.00 | 12000000 |

| | |
|---|---|
| ARCHITECT | |
| STUDIO SYMBIOSIS | |
| <input checked="" type="checkbox"/> ARCHITECTURAL CELL  UPSIDC COMPLEX A-118 LAKHANPUR KANPUR | |
| JOB TITLE: CONCEPT LAYOUT PLAN OF TRANS GANGA CITY (DISTT. UNNAO - U.P.) | |
| DRG. TITLE: CONCEPT LAYOUT PLAN TRANSGANGA-18-TECH CITY | |
| REVISION NO. - 2 | |
| SCALE - 1:5000 DRG. NO. - | DATE - 27-09-2017 AMT SHARMA, CHIEF MANAGING DIRECTOR |

Annexure D- Saraswati Hi-Tech City– NainiPrayagraj

