

**Expression of Interest for Demand Assessment of
upcoming Industrial Areas in Prayagraj, Banda, and
Ballia districts in Uttar Pradesh**



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

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

Table of Contents

Disclaimer	3
1. About UPSIDA	4
2. Objective and Purpose of the Expression of Interest	4
3. Site Detail:	4
a. Infrastructure Availability for U.P. State Yarn Company Ltd, Meja (Prayagraj)	4
b. Infrastructure Availability for U.P. State Yarn Company Ltd., Banda	5
c. Infrastructure Availability for U.P. State Yarn Company Ltd., Rasra (Ballia)	6
4. Data Sheet	7
5. Highlights of UP Industrial Investment & Employment Promotion Policy 2022	9
6. Highlights of UP Warehousing & Logistics Policy 2022	12
7. Highlights of UP Data Centre Policy 2021	13

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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.

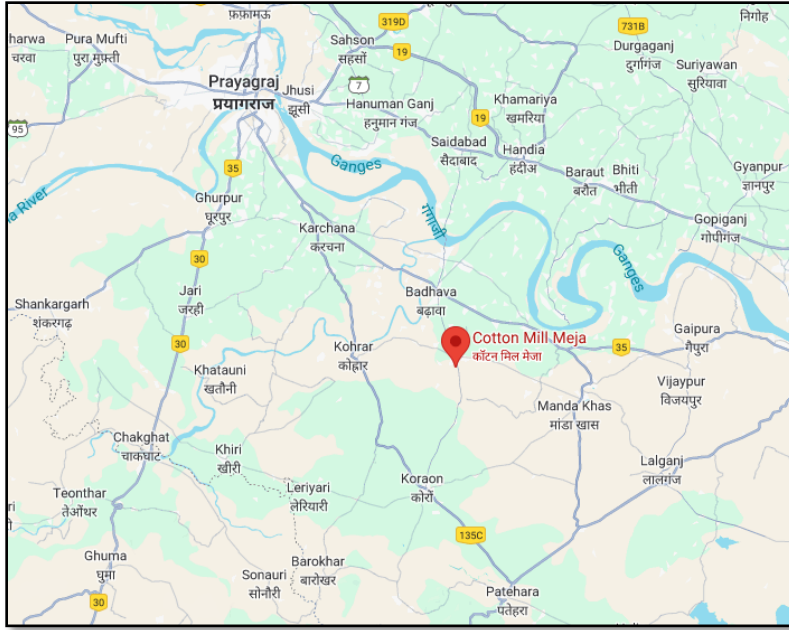
2. Objective and Purpose of the Expression of Interest

- UPSIDA is developing 175 acres of land in Meja Tehsil, Prayagraj; 99.43 acres of land in Village MawaiBujurg, Banda district; and 56.92 acres of land in Rasra Tehsil, Ballia district, Uttar Pradesh
- UPSIDA intends to develop Industrial Areas 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, Warehousing, Logistics, Commercialunits.

3. Site Detail:

a. Infrastructure Availability for U.P. State Yarn Company Ltd, Meja (Prayagraj)

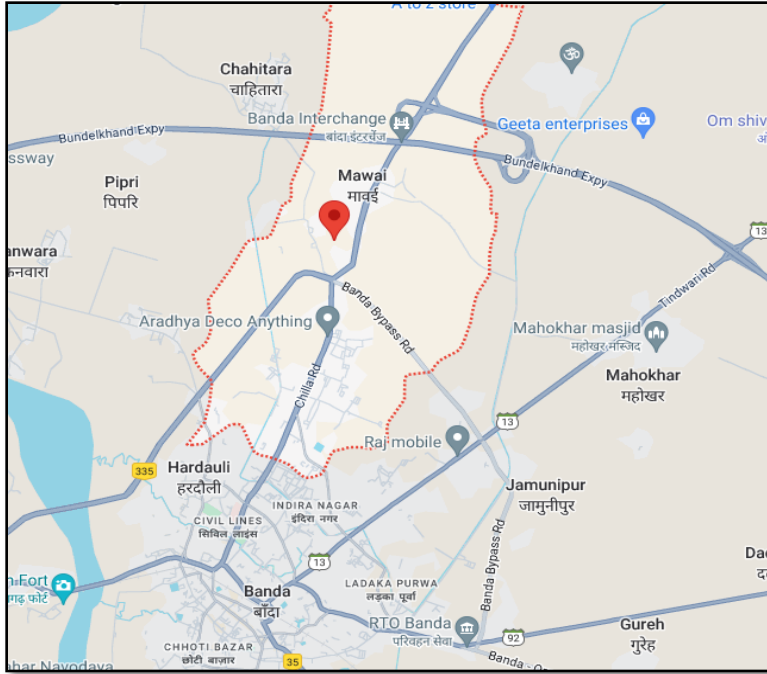
The site has very good connectivity by road, rail, and air. It is well connected with National Highways – NH 35 and connects major cities and towns of Prayagraj&Mirzapur. The location map of the site for the proposed site is represented in figure below:



1.	Development Type	<ul style="list-style-type: none"> • Brownfield
2.	Location	<ul style="list-style-type: none"> • This site is located in Meja Tehsil in Prayagraj District of UP. • It is located 51 KM towards South from District headquarters. • Located on Koraon-Meja Link Road
3.	Nearest Railway Station	<ul style="list-style-type: none"> • Unchdih Railway Station - ~9 KM
4.	Nearest Airport	<ul style="list-style-type: none"> • Prayagraj Airport- ~60Kms
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> • Transport Nagar Allahabad- ~56 Kms
6.	Nearest ICD	<ul style="list-style-type: none"> • I.C.D. Fazalganj Industrial Estate- ~250 kms
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> • Saraswati Hi Tech City, Naini, Prayagraj- ~35Kms

b. Infrastructure Availability for U.P. State Yarn Company Ltd., Banda

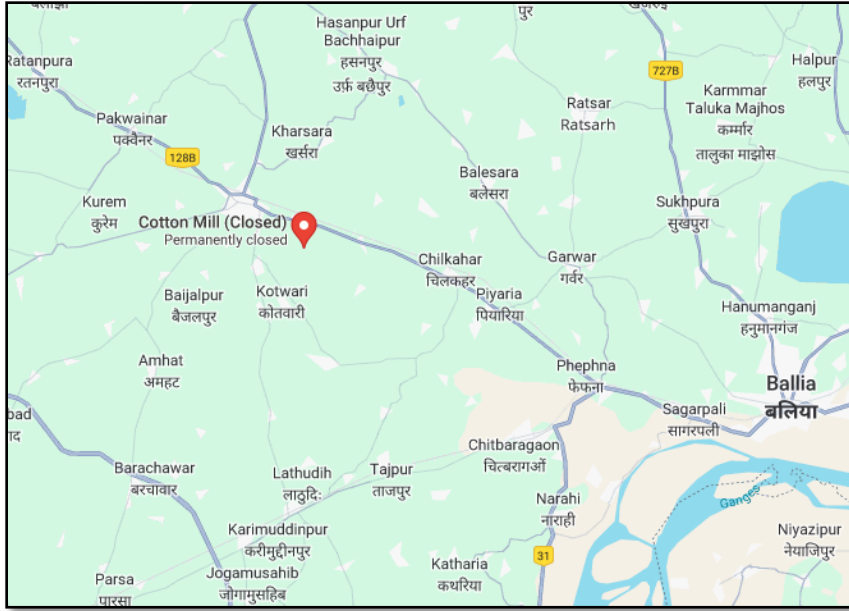
The site has very good connectivity by road, rail, and air. It is well connected with National Highways – NH 335 & Bundelkhand Expressway and connect major cities and towns of Fatehpur, Kanpur, Orai, Chitrakoot. The location map of the site for the proposed site is represented in figure below:



1.	Development Type	<ul style="list-style-type: none"> • Brownfield
2.	Location	<ul style="list-style-type: none"> • It is situated 7km away from Banda. • It's located on NH335
3.	Nearest Railway Station	<ul style="list-style-type: none"> • Banda Railway Station- ~7Kms
4.	Nearest Airport	<ul style="list-style-type: none"> • Prayagraj Airport~170 Kms
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> • Transport Nagar Allahabad- ~169 Kms • Transport Nagar, Lucknow~172Kms
6.	Nearest ICD	<ul style="list-style-type: none"> • I.C.D. Fazalganj Industrial Estate- ~130 kms
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> • Bhuragarh, Banda, Bhurendi- ~10 kms

c. Infrastructure Availability for U.P. State Yarn Company Ltd., Rasra (Ballia)

The site has very good connectivity by road, rail, and air. It is well connected with National Highways – NH128B and connect major cities and towns of Azamgarh, Gorakhpur & Jaunpur. The location map of the site for the proposed site is represented in figure below:



1.	Development Type	<ul style="list-style-type: none"> Brownfield
2.	Location	<ul style="list-style-type: none"> Rasra is a Town and Tehsil in Ballia District of Uttar Pradesh. It is located 38 KM towards west from District headquarters Ballia.
3.	Nearest Railway Station	<ul style="list-style-type: none"> Rasra Railway Station- ~6Kms
4.	Nearest Airport	<ul style="list-style-type: none"> Lal Bahadur Shastri International Airport, Varanasi- ~148Kms Gorakhpur Airport- ~133Kms
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> Transport Nagar, Gorakhpur~~138Kms
6.	Nearest UPSIDA Industrial Area(IA)	<ul style="list-style-type: none"> Deoria IA- ~80Kms





4. Data Sheet

Sr. No	Item	Details for for U.P. State Yarn Company Ltd, Meja (Prayagraj)	Details for U.P. State Yarn Company Ltd., Banda	Details for U.P. State Yarn Company Ltd., Rasra (Ballia)
1	Nodal Officer (for clarification about site location or any other details)	<p>SHRI SANTOSH KUMAR Regional Manager, Prayagraj</p> <p><i>D-3, CFC Bhawan Industrial Area, Naini, Prayagraj</i></p>	<p>SHRI SANTOSH KUMAR Regional Manager, Prayagraj</p> <p><i>D-3, CFC Bhawan Industrial Area, Naini, Prayagraj</i></p>	<p>SHRI AJAY YADAV Regional Manager, Gorakhpur</p> <p><i>24 A, Awas Vikas Colony, First Floor, Infront of Munsipremchand</i></p>

		<u>Contact</u> No.8707058688 <u>E-mail Address:</u> rmallahabad@upsida. co.in	<u>Contact</u> No.8707058688 <u>E-mail Address:</u> rmallahabad@upsida. co.in	Park, Betiahata, Gorakhpur <u>Contact</u> No.8707580388 <u>E-mail</u> Address: rmgorakh pur@upsida.co.in
2	Publication of Eoi	14-02-2025		
3	Mode of Submission	Soft Copy as per Annexure (A) via email mentioned below: iasectionupsidc@gmail.com Or Hardcopy as per Annexure (A) on the postal address as mentioned above in Sr. (1) as per respective locations.		

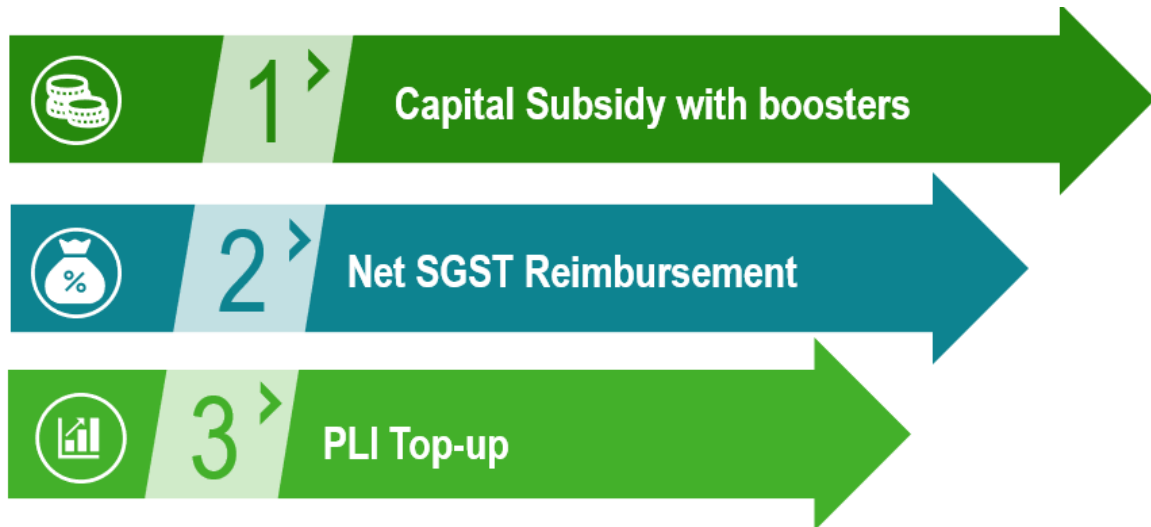
5. Highlights of UP Industrial Investment & Employment Promotion Policy 2022

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
<p>Capital Subsidy = Base Capital Subsidy X Gross Capacity Utilization Multiple (GCM)</p> <p>Gross Capacity Utilization Multiple (GCM) = Minimum of (75%, Peak Capacity Utilization of the considered year)/75%</p>				
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
<p>Net SGST Reimbursement: Reimbursement of 100% of the net SGST amount deposited in State's account x</p>				
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%
	Overall ceiling as % of ECI	80%	80%	80%
MADHYANCHAL AND PASCHIMANCHAL	Annual ceiling as % of ECI	18%	17%	14%
	Overall ceiling as % of ECI	90%	200%	200%
BUNDELKHAND AND POORVANCHAL	Annual ceiling as % of ECI	20%	25%	21%
	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 favor 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 Objectives

				
Robust Infrastructure Development <ul style="list-style-type: none"> ● Multi Modal Connectivity ● Promotion of Dry Port ● Industrial Infrastructure ● Quality Storage Facility 	Comprehensive Logistics Planning <ul style="list-style-type: none"> ● Integrated Logistics Plan ● PM Gati Shakti Master Plan ● Institutional set up 	Sustainable Logistics <ul style="list-style-type: none"> ● Green logistics ● Intelligent logistics ● safe & smooth Logistics movement 	Ecosystem Support by <ul style="list-style-type: none"> ● Skill Development ● Centres of Excellence 	Attracting Investments <ul style="list-style-type: none"> ● Industry Status ● Ease of Doing Business ● Designated Logistics Zones ● Fast Track land Allotment ● Incentive Scheme





Key Incentives

- **Capital Subsidy @ 15-25%** of Eligible Capital Investment

- **Exemption of Stamp duty @50-100%** depending upon location
- **Exemption of Electricity duty @ 100%** for 10 years
- **Concession on Land-use conversion Charge@ 75%**
- **Exemption of External Development Charges@75%.s**
- **Quality certification of Warehouses@50%** of cost of quality certification upto INR 5 lacs reimbursements
- **Skill Development Subsidy@** reimbursement INR 1000/trainee/month for 6 months, max 50 trainees per annum for 5 years 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 Dept. 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/>

Annexure A

Expression of Interest for demand assessment of upcoming industrial areas in Prayagraj, Banda, and Ballia Districts in Uttar Pradesh. Interested investors are requested to provide relevant details as highlighted in the table below:

Sr.	Description	Investor Details	
1.	Name of Applicant		
2.	Company Name		
3.	Location	Please Tick	Name of the Location
		<input type="checkbox"/>	U.P. State Yarn Company Ltd, Meja (Prayagraj)
		<input type="checkbox"/>	U.P. State Yarn Company Ltd., Banda
		<input type="checkbox"/>	U.P. State Yarn Company Ltd., Rasra (Ballia)
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"/>	Manufacturing based unit		
		<input type="checkbox"/>	Service based Industry		
		<input type="checkbox"/>	Warehousing – Logistics Unit		
		<input type="checkbox"/>	Data Centre		
		<input type="checkbox"/>	Commercial - Retail /Professional Offices		
		<input type="checkbox"/>	Any Other (Please Specify) _____		
13.	Product				
13.	Major Raw Material with sourcing place				
14.	Pollution Category (Select One)	<input type="checkbox"/>	Red Category	<input type="checkbox"/>	Orange Category
		<input type="checkbox"/>	White Category	<input type="checkbox"/>	Green Category
15.	Plot Size/ Area required (in Square Meter)				
16.	Floor Area Ratio (FAR) required				

17.	Expected Rate of Plot (In square meter)	
18.	Support from Authority (UPSIDA) solicited	