UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY

Towards inclusive sustainable Industrial Growth

UPSIDA

Destination for Future

“Investors Guide”
Uttar Pradesh has been a leader in the industrial sector, and we have achieved this position with consistent efforts. We have taken right steps and in effect industries are not just coming to Uttar Pradesh from other states, but huge investments are flowing in from overseas also. Foreign investors are eager to invest in various sectors in the state after being convinced of the change in culture and ease of doing business.

With the objective of providing contemporary Hi Tech quality infrastructure and services to the entrepreneurs, UPSIDA is spearheading the development of Industrial areas in the State with the goal of contributing effectively in the economic development of the State in particular and the Country in general. Till date, UPSIDA has developed a record 154 industrial areas on approximately 43,788.54 acres of land across Uttar Pradesh.

As the world is advancing, we are attempting to recognize and fulfil the needs of our investors in terms of world-class infrastructure at UPSIDA. By maintaining a team of capable individuals, who are constantly pushing the frontiers of industry and modern facilities, we ensure a futuristic approach that keeps up with the changing dynamics of the business world.

It is our target to stay one step ahead of the expectations of our investors and ensure them the best arrangement in terms of business ecosystem in the country. I would like invite you to Uttar Pradesh which awaits with ideal industrial ecosystem with state of the art infrastructure, abundant skilled manpower, and progressive policies aimed at improving and flouishing your business.
About Uttar Pradesh

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
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UPSIDA
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Amongst the Top 5 manufacturing and exporting States of India

**Rail and Road Connectivity**
- Eastern & Western Dedicated Freight Corridors intersect at Dadri (G.Noida), 57% of AKIC’s catchment area & 8.5% of DMIC’s catchment area falls in UP
- Located on Golden Quadrilateral with excellent rail & road network
- Largest railway network in the country spanning over 8,949 km
- State of art Expressways ensuring seamless connectivity
- Strong Logistics infrastructure - at Kanpur, Dadri, Boraki & Varanasi

**Air Connectivity**
- High passenger & cargo air traffic in UP - Around 6.1 million passenger air traffic & 5.89 MMT air cargo traffic (2017)
- Some 7 airports made operational under Regional Connectivity Scheme (RCS) for domestic connectivity, another 8 airports in pipeline
- More than 25 domestic routes identified under RCS
- 2 International Airports, and 2 more upcoming

**Water Connectivity**
- India’s 1st Inland Waterway, connecting Prayagraj to Haldia port
Ease of Doing Business and sector specific policies

- MSME Policy
- Solar Energy Policy
- Pharmaceutic Policy
- ESDM Policy
- Warehousing & Logistics Policy
- Defense and Aerospace Policy
- Tourism Policy
- Handloom & Textile Policy
- IT & Start Up Policy
- Export Policy
- Biofuel Policy
- Electric Mobility Policy
- Aviation Policy
- Film Policy
- Retail Trade Policy
- Dairy Policy
- Solid Waste Policy
- Food Processing Policy
- Handloom & Textile Policy
- IT & Start Up Policy
- ESDM Policy
- Warehousing & Logistics Policy
- Defense and Aerospace Policy
- Electric Mobility Policy
- Food Processing Policy

Scoring 92.89%, UP secured "Achiever State" status for Ease of Doing Business reforms 2018 (DIPP, Government of India 2018)

Nivesh Mitra - One of the most efficient Single Window clearance platform

Uttar Pradesh in Top 5 states in providing...
Ease of Doing Business Advantage

**Enabling steps**
- Timelines guaranteed through Act
- Trust based inspection reforms
- MSMEs to be allowed to operate for 3 years without any approval
- GIS enabled land bank
- Increased transparency drive
- Labour reforms
- Dedicated nodal officer for mega investments
- Open Access to power supply
- Liberal FAR for industries

**Online Single Window**
- Enabling reforms

**Timelines**

**Assured timelines**
- Property registration – 1 day
- Power Connection – 15 days
- Labour laws registrations - Instant
- Fire NOC – 15 days
- Building plan approval – 15 days

**Grievance redressal**
- Ranked amongst top 5 SW in India
- 'Know Your Approval & Incentives'
- Consolidated payment
- Digital signed certificate/ NOCs
- Third Party Verification
About UPSIDA

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About UPSIDA

Uttar Pradesh State Industrial Development Corporation (UPSIDC), now UPSIDA, is the premier industrial promotion and infrastructure development of the UP State Government which is dedicated to Industrial development in Uttar Pradesh.

Functions

- Land acquisition for establishment of Industrial area /Integrated Industrial Townships
- Establishment and development of special Infrastructure schemes such as plastic park, theme park, leather park, textile park, perfume park, agro park etc.
- Infrastructural development of acquired land such as road, sewerage, electricity, water and other basic amenities
- Identification and promotion of infrastructure-related and industry-specific projects
- Development of integrated Infrastructure Industrial Townships.

154 Industrial Area’s Developed across 51 Districts
14 Regional Offices
2 Project Offices
2 Electrical Divisional Offices
16 Engineering & Construction Divisions
# District Wise Mapping of Industrial Area's

## Uttar Pradesh

### Pashchimanchal

<table>
<thead>
<tr>
<th>Commissionary</th>
<th>No. of Industrial Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agra</td>
<td>15</td>
</tr>
<tr>
<td>Aligarh</td>
<td>7</td>
</tr>
<tr>
<td>Moradabad</td>
<td>5</td>
</tr>
<tr>
<td>Meerut</td>
<td>29</td>
</tr>
<tr>
<td>Saharanpur</td>
<td>2</td>
</tr>
<tr>
<td>Bareilly</td>
<td>7</td>
</tr>
</tbody>
</table>

### Bundelkhand

<table>
<thead>
<tr>
<th>Commissionary</th>
<th>No. of Industrial Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chitrakoot</td>
<td>3</td>
</tr>
<tr>
<td>Jhansi</td>
<td>6</td>
</tr>
</tbody>
</table>

### Madhyanchal

<table>
<thead>
<tr>
<th>Commissionary</th>
<th>No. of Industrial Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kanpur</td>
<td>18</td>
</tr>
<tr>
<td>Lucknow</td>
<td>27</td>
</tr>
</tbody>
</table>

### Purvanchal

<table>
<thead>
<tr>
<th>Commissionary</th>
<th>No. of Industrial Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faizabad</td>
<td>18</td>
</tr>
<tr>
<td>Gorakhpur</td>
<td>2</td>
</tr>
<tr>
<td>Prayagraj</td>
<td>4</td>
</tr>
<tr>
<td>Mirzapur</td>
<td>1</td>
</tr>
<tr>
<td>Devipatan</td>
<td>0</td>
</tr>
<tr>
<td>Varanasi</td>
<td>4</td>
</tr>
<tr>
<td>Basti</td>
<td>4</td>
</tr>
<tr>
<td>Azamgarh</td>
<td>2</td>
</tr>
</tbody>
</table>

154 Industrial Areas
Why to invest in UPSIDA?

1. Developed Plot
2. Availability of Electricity and Water Connection
3. Availability of CETP/STP's (Industry specific)
4. Transparent online Allotment System
5. Strategically located Industrial Area's
6. Post allotment online Industrial Area services
7. Equipped with Geographical Information System
8. Dedicated investor's facilitation cell
9. Availability of plots with competitive prices
Flagship Projects

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
Towards inclusive sustainable Industrial Growth

UPSIDA
Destination for Future
Trans Ganga City is being developed as an Industrial Model Township with industrial, residential and commercial sectors.

Situated within burgeoning belt of Kanpur and Lucknow zone

Situated at a distance of approx. 70 kms. from Lucknow Airport & Kanpur Railway Station (approx. 10 Km)

State-of-the-art infrastructure with Wide open roads, Sewerage, electricity and water connections

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area in Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>157.32</td>
</tr>
<tr>
<td>Industrial</td>
<td>145.61</td>
</tr>
<tr>
<td>Commercial/ mixed use</td>
<td>110.12</td>
</tr>
<tr>
<td>Institutional (ins)</td>
<td>29.42</td>
</tr>
<tr>
<td>Green/Water body</td>
<td>271.22</td>
</tr>
<tr>
<td>Amenities</td>
<td>78.62</td>
</tr>
<tr>
<td>Roads</td>
<td>290.46</td>
</tr>
<tr>
<td>Reserved for Farmer’s</td>
<td>61.27</td>
</tr>
</tbody>
</table>

Allotted Plots
Industrial: 15
Residential: 1003

Vacant Plots
Industrial: 1057
Residential: 166
Saraswati Hitech is being developed as an Industrial Model Township at Naini, Allahabad with industrial, residential and commercial sectors having an area of 1140 Acres.

- Nearest railway – Allahabad Junction approximately 15 kms
- Situated at a distance of approx. 30 kms from Allahabad Airport
- Special features like solar powered street light, zero effluent discharge, pollution free industrial units and underground electric supply

### Land use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>118.89</td>
</tr>
<tr>
<td>Industrial</td>
<td>115.54</td>
</tr>
<tr>
<td>Commercial/Mixed use</td>
<td>104.45</td>
</tr>
<tr>
<td>State University</td>
<td>112.64</td>
</tr>
<tr>
<td>Road</td>
<td>208.62</td>
</tr>
<tr>
<td>Amenities</td>
<td>54.71</td>
</tr>
<tr>
<td>Future development</td>
<td>104.75</td>
</tr>
<tr>
<td>Green water Body</td>
<td>319.18</td>
</tr>
</tbody>
</table>
The integrated Mega Leather Cluster that is proposed to be developed is located at Villages Sen Purab Para and Sen Paschim Para, Ramaipur, Kanpur of Uttar Pradesh in an estimated area of 300 acres.

- **MEGA LEATHER PARK - SENPURABPARA**
  - **300 Acres**

Common Facilities:
- Common Facility Centre
- Trade/ Convention centre
- HRD and Training Centre
- Product Design & Development Centre
- Testing Laboratories
- Research & Quality Benchmarking centre
- CETP
- Captive Power Plant

Connectivity:
- 6 KM away from the urban boundary of Kanpur city
- Connectivity through NH 86
- Just 3 KM from EDFC Rail Link
- Connected through AH-1, & Golden Quadrilateral

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Infrastructure</td>
<td>35%</td>
<td>(105 acres)</td>
</tr>
<tr>
<td>Common Facilities</td>
<td>5%</td>
<td>(15 acres)</td>
</tr>
<tr>
<td>Factory Buildings</td>
<td>50%</td>
<td>(150 acres)</td>
</tr>
<tr>
<td>Open/Green Spaces</td>
<td>10%</td>
<td>(30 acres)</td>
</tr>
</tbody>
</table>
Moradabad special economic zone (SEZ) is spread over an area of 464.28 Acre and captures the promising market of handicrafts in Moradabad. It is situated in district Moradabad at 6 KM on both sides of Pakbara-Dhingarpur road at 8 k.m. milestone of NH-24. Moradabad SEZ provide excellent infrastructure, supportive services and sector specific facilities for the Handicraft Trade along with Textile, IT/ITES, electronic components and hardware manufacturing sector so as to make it a multi-product zone.

<table>
<thead>
<tr>
<th>UPSIDA Flagship Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moradabad special economic zone (SEZ) is spread over an area of 464.28 Acre and captures the promising market of handicrafts in Moradabad. It is situated in district Moradabad at 6 KM on both sides of Pakbara-Dhingarpur road at 8 k.m. milestone of NH-24. Moradabad SEZ provide excellent infrastructure, supportive services and sector specific facilities for the Handicraft Trade along with Textile, IT/ITES, electronic components and hardware manufacturing sector so as to make it a multi-product zone.</td>
</tr>
</tbody>
</table>

| No of Plots Available | 377 |
| Total Area Available (Acres) | 176 |
| Lease (Rates- per square meter) | 4700 |
| Plot Sizes Available | 190, 200, 700, 900, 1400, 1800, 2100, 4100, 6000 |
| Category of Industries Allowed (Red/Green/Orange/White) | Handicraft (Green) |
| List of Focus Sectors | Manufacturing Sector, IT Sector, Textile Sector |
| Raw Materials availability in the region | Raw Material is available due to DTA suppliers |
| Electricity Availability with Substation Capacity | Pre-commissioned 32 / 11 KVA / 5.0 MVA Power Substation |
| Water Supply Availability with Source | Yes, Overhead tank |
| CETP Availability (YES/NO) with Capacity | Yes, 2.4 MLD |
| Availability of PNG in IA | Yes, 8 KM from IA |
UPSIDA Flagship Projects

PLASTIC CITY, AURAIYA

- UPSIDA has acquired 274.45 acres of land in Dibiyapur,
- Proximity to NH-2 & state highway 21 (Approx. 15 kms)
- 8 km from Kanchausi railway station
- 10 km from GAIL & NTPC limited

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Land Use</th>
<th>Area (In Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Industrial Plots</td>
<td>175.02</td>
</tr>
<tr>
<td>2</td>
<td>Road</td>
<td>43.78</td>
</tr>
<tr>
<td>3</td>
<td>Park + Green Belt</td>
<td>28.27</td>
</tr>
<tr>
<td>4</td>
<td>Facilities such as substation, fire-station, CETP, CFC, Skill development Centre,</td>
<td>16.06</td>
</tr>
<tr>
<td>5</td>
<td>Commercial - II</td>
<td>11.30</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>274.45</td>
</tr>
</tbody>
</table>

Lease (Rates- per SQ.M) 1545

Plot Sizes Available (sqm) 450, 800, 1000, 2100, 1800, 2700, 5000, 10000, 20000, 35000

Raw Materials availability in the region
For Plastic products raw material is easily available due to GAIL Petrochemical Plant

Water Supply Availability with Source
Yes, Ground water

Raw Materials availability in the region
For Plastic products raw material is easily available due to GAIL Petrochemical Plant
UPSIDA Flagship Projects

TRANS DELHI SIGNATURE CITY GHAZIABAD 2800 Acres

Integrated Industrial Township developed by UPSIDA over 2800 Acres of prime location in the north - east of Delhi in district Ghaziabad. Proper provision for residential, industrial sectors, group housing, commercial institutional & other facility plots for self sustainable.

- Loni, Ghaziabad (3 KM from Delhi Border)
- 22 M from downtown Connaught Place.
- 9 Km from Wazirabad Barrage.
- 16 Km from ISBT.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Plot No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>2585</td>
</tr>
<tr>
<td>Commercial</td>
<td>295</td>
</tr>
<tr>
<td>Residential</td>
<td>4427</td>
</tr>
</tbody>
</table>

- Well planned sectors for Industrial, Residential, Group Housing, Institutional and Commercial plots.
- Aesthetically developed central park and good green coverage.
- Land for various public utilities like - Hospital, Fire station, Petrol Pumps, School, Truck Terminus, Telephone Exchange Warehousing Etc earmarked.
- 24 hr Un-interrupted power supply through Captive Power Plant (CPP)
“Kannauj” is famous for essence, flavour, fragrance and perfume industry and is known as perfume capitol of India. The essence, flavour and fragrance of Kannauj are famous internationally. Kannauj is to India what Grasse is to France, but with a perfumery tradition far more ancient. There are approx. 375 units in Kannauj involved manufacturing of various products such as fragrances (attars), essential oils, incense sticks, dhoop sticks, Rose water, scent sprays, mehandi paste, body jells, ayurvedic medicines etc.

<table>
<thead>
<tr>
<th>Connectivity</th>
<th>Located along “Thathiya road” near Agra Lucknow Expressway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest Highways</td>
<td>5 km distance form Lucknow-Agra Expressway</td>
</tr>
<tr>
<td>Railway Connectivity</td>
<td>25 km away from the nearest railway station- Kannauj</td>
</tr>
<tr>
<td>Air Connectivity</td>
<td>Nearest Airport is the Chaudhary Charan Singh Airport Lucknow-120 KM</td>
</tr>
</tbody>
</table>

**Location**
- Paithana & Balnapur in Tirwa tehsil of Kannauj district.

**Proposed product mix**
- Museum, Auditorium, Retails shops, Offices
- Factory (Bottling and manufacturing unit)
- Skill Development

**No. of functional units**
- 375 units

**Employment**
- 25000-30,000 Nos. (Direct & Indirect)
Digital Reforms

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Geographical Information System (GIS)

1. GIS online Platform for investors seeking land
2. Entire land of UPSIDA along with infrastructure available are mapped on GIS platform
3. Allottee’s can easily locate their land on GIS
4. Details of Allottee/Investor such as name, area, product, plot category Displayed
5. Facilitate search of sector wise availability of land
6. Screening of plots in terms of pollution category
7. Provision of investor query handling
MODES OF LAND ALLOTMENT

ONLINE LAND ALLOTMENT THROUGH NIVESH MITRA PORTAL

THOSE INDUSTRIAL AREA’S HAVING AVAILABILITY OF LESS THAN 25% LAND

LAND ALLOTMENT THROUGH NIVESH MITRA WITH TRANSPARENT OBJECTIVE CRITERIA

LAND ALLOTMENT THROUGH E-AUCTION
# TRANSPARENT LAND ALLOTMENT SYSTEM

## OBJECTIVE CRITERIA FOR LAND ALLOTMENT THROUGH NIVESH MITRA

<table>
<thead>
<tr>
<th>S.No</th>
<th>Parameters</th>
<th>Marking Criteria</th>
<th>Marks</th>
<th>Maximum Marks (100)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Proposed capital investment on Building construction and machinery components.</td>
<td>Upto to 2 times of the investment on land</td>
<td>5</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Upto to 3 times of the investment on land</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Upto to 5 times of the investment on land</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 5 times of the investment on land</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Direct employment generation</td>
<td>1 marks per 05 person</td>
<td>01</td>
<td>20</td>
</tr>
<tr>
<td>3</td>
<td>Production Start Timeline</td>
<td>Within 12 Months</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>In between 12 to 18 months</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>In between 18 to 24 months</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Relevant Experience</td>
<td>Per year mark</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td>6</td>
<td>Demand of additional land in the same Industrial Area or Augmentation of Units</td>
<td></td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>7</td>
<td>100 % Export oriented units</td>
<td></td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>8</td>
<td>Atleast 26% of partnership in the applicant firm/partnership firm consisting of women SC/ST/ handicapped entrepreneur</td>
<td></td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>9</td>
<td>Net worth and turnover in last financial year (more than INR 10 crores)</td>
<td>At the time of registration</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>
Online portal for land search and allotment

- Plot search in UPSIDA portal
- Registration in NIVESH MITRA
- Application for land allotment in UPSIDA portal
Process flow for land search and allotment

**Land Allotment through NIVESH MITRA portal process flow**

1. Start
2. Register in Nivesh Mitra (https://niveshmitra.up.nic.in)
3. Fill common application form
4. Click on “Apply for Permission/NOC’s/License”.
5. Select Industrial Authority - “UPSIDA”
6. Read and accept the terms and conditions
7. Select the Regional Office, Industrial Area and plot
8. Redirect to Nivesh Mitra after choosing plot and submit application fees
9. Fill project details to be setup and upload all the requisite documents
10. Pay EMD fees
11. End

**E-Auction Process Flow**

1. Start
2. Visit onlineupsidc.com
3. Click on “e-auction” tab
4. Fill application form and submit application fees
5. Receive online reference number
6. Qualified bidder allocates necessary EMD
7. Submit EMD online
8. Receive allotment letter
9. End
<table>
<thead>
<tr>
<th>No.</th>
<th>Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Land Allotment</td>
</tr>
<tr>
<td>2</td>
<td>Building plan approval</td>
</tr>
<tr>
<td>3</td>
<td>Amalgamation of Plot pre allotment</td>
</tr>
<tr>
<td>4</td>
<td>Subdivision of Plot pre allotment</td>
</tr>
<tr>
<td>5</td>
<td>Automatic refund of EMD to unsuccessful applicants of land allotment</td>
</tr>
<tr>
<td>6</td>
<td>Payment of reservation money</td>
</tr>
<tr>
<td>7</td>
<td>Instant Allotment of Plots for selected Industrial Areas</td>
</tr>
<tr>
<td>8</td>
<td>Lease Deed Execution and Registration</td>
</tr>
<tr>
<td>9</td>
<td>Time Extension for setting up of Project</td>
</tr>
<tr>
<td>10</td>
<td>Change of Project</td>
</tr>
<tr>
<td>11</td>
<td>Addition of Products</td>
</tr>
<tr>
<td>12</td>
<td>Issuance of NOC for permission to mortgage in favour of Financial Institution</td>
</tr>
<tr>
<td>13</td>
<td>Permission for creation of Second Charge in favour of Financial Institution</td>
</tr>
<tr>
<td>14</td>
<td>Permission for Joint Mortgage</td>
</tr>
<tr>
<td>15</td>
<td>Transfer of Lease Deed to Financial Institution</td>
</tr>
<tr>
<td>16</td>
<td>Issuance of Occupancy Certificate</td>
</tr>
<tr>
<td>17</td>
<td>Issuance Certificate of Start of Production</td>
</tr>
<tr>
<td>18</td>
<td>Issuance Completion Certificate</td>
</tr>
<tr>
<td>19</td>
<td>Transfer of Plot</td>
</tr>
<tr>
<td>20</td>
<td>Alerts and Notices related to payment of Dues and Demands</td>
</tr>
<tr>
<td>21</td>
<td>Online facility for payment of Dues and Demands</td>
</tr>
<tr>
<td>22</td>
<td>Outstanding dues position</td>
</tr>
<tr>
<td>23</td>
<td>No Dues Certificate after full payment</td>
</tr>
<tr>
<td>24</td>
<td>Cancelation of plot &amp; refund of refundable amount</td>
</tr>
<tr>
<td>25</td>
<td>Restoration of plot</td>
</tr>
<tr>
<td>26</td>
<td>Reconstitution of plot in favour of Legal Heir after death of Allottee</td>
</tr>
<tr>
<td>27</td>
<td>Reconstitution Allottee firm/company etc.</td>
</tr>
<tr>
<td>28</td>
<td>Surrender of Plot and Refund of refundable amount</td>
</tr>
<tr>
<td>29</td>
<td>Establishment of Additional Unit</td>
</tr>
<tr>
<td>30</td>
<td>Handover of Lease Dead to the Lessee</td>
</tr>
<tr>
<td>31</td>
<td>Application for Subletting of Plot</td>
</tr>
<tr>
<td>32</td>
<td>Demand Generation</td>
</tr>
<tr>
<td>33</td>
<td>Application for Subletting of Plot</td>
</tr>
<tr>
<td>34</td>
<td>Allotment of land for other purposes(Power sub-station, Fire Station, etc)</td>
</tr>
<tr>
<td>35</td>
<td>Water Connection</td>
</tr>
<tr>
<td>36</td>
<td>Sub Division of plots post allotment</td>
</tr>
<tr>
<td>37</td>
<td>Amalgamation of plots post allotment</td>
</tr>
<tr>
<td>38</td>
<td>Submission of Grievance</td>
</tr>
<tr>
<td>39</td>
<td>Reconstitution Allottee firm/company etc.</td>
</tr>
</tbody>
</table>
Investment Opportunities

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
Towards inclusive sustainable Industrial Growth

UPSIDA
Destination for Future
<table>
<thead>
<tr>
<th></th>
<th>Industry</th>
<th>Icon</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Auto Components &amp; Automobile</td>
<td>![Car Icon]</td>
</tr>
<tr>
<td>2</td>
<td>Aviation</td>
<td>![Airplane Icon]</td>
</tr>
<tr>
<td>3</td>
<td>IT and BPM</td>
<td>![Cloud Icon]</td>
</tr>
<tr>
<td>4</td>
<td>Food Processing</td>
<td>![Hands Icon]</td>
</tr>
<tr>
<td>5</td>
<td>Chemicals</td>
<td>![Test Tubes Icon]</td>
</tr>
<tr>
<td>6</td>
<td>Defence</td>
<td>![Rocket Icon]</td>
</tr>
<tr>
<td>7</td>
<td>Renewable</td>
<td>![Solar Panel Icon]</td>
</tr>
<tr>
<td>8</td>
<td>Railways</td>
<td>![Train Icon]</td>
</tr>
<tr>
<td>9</td>
<td>Textile and Apparels</td>
<td>![Sewing Machine Icon]</td>
</tr>
<tr>
<td>10</td>
<td>Leather</td>
<td>![Football Icon]</td>
</tr>
<tr>
<td>11</td>
<td>Pharmaceuticals</td>
<td>![Medicine Bottle Icon]</td>
</tr>
<tr>
<td>12</td>
<td>Tourism and Hospitality</td>
<td>![Skull Icon]</td>
</tr>
<tr>
<td>13</td>
<td>Warehousing and Logistics</td>
<td>![Truck Icon]</td>
</tr>
<tr>
<td>14</td>
<td>Handicraft</td>
<td>![Handicraft Icon]</td>
</tr>
<tr>
<td>15</td>
<td>Banking and Financial Institution</td>
<td>![Building Icon]</td>
</tr>
<tr>
<td>16</td>
<td>Electronics</td>
<td>![Flame Icon]</td>
</tr>
</tbody>
</table>
INVESTMENT OPPORTUNITIES

**A**
KOSI KOTWAN EXTN.-I
MATHURA
324 Plots
116.98 Acres
INR 2575/sqm
Plot Sizes (sqm): 600, 1000, 1800, 4000+

**B**
KOSI KOTWAN EXTN.-II
MATHURA
6 Plots
147.33 Acres
INR 2575/sqm
Plot Sizes (sqm): 9000, 18200, 50000+

**C**
TRANS GANGA CITY
KANPUR
249 Plots
144.74 Acres
INR 10850/sqm
Plot Sizes (sqm): 900, 950, 1600, 1700

**D**
CHOLA
BULANDSHEHR
85 Plots
108.11 Acres
INR 9900/sqm
Plot Sizes (sqm): Available as per req.

**E**
SARASWATI HIGHTECH CITY
PRAYAGRAJ
52 Plots
115.54 Acres
INR 9900/sqm
Plot Sizes (sqm): 900, 950, 1600, 1700
Auto Components & Automobile - Incentives

10 cities identified as EV Model Cities including Noida, Ghaziabad, Meerut, Mathura, Agra, Kanpur, Lucknow, Allahabad, Gorakhpur and Varanasi

Incentives

- Large, Anchor EVMUs/EBUs and MSME units as defined in the policy will be eligible for following incentives (as per UP IIEPP 2017) -
  - **Stamp Duty**: 100% in Bundelkhand & Poorvanchal, 75% in Madhyanchal & Paschimanchal (except Gautambuddhnagar & Ghaziabad districts) and 50% in Gautambuddh Nagar & Ghaziabad districts.
  - **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 for 5 years
    - 70% for Anchor 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 set up in the state for 10 years, and 100%, exemption to all new industrial units producing electricity from captive power plants for self-use for 10 years
    - Tech Transfer subsidy to EBU's upto 100% reimbursement of cost of technology transfer towards vendor units.
    - Capital Subsidy @25% on FCI (excluding land cost) to first 1000 stations
    - Capital interest subsidy for setting up Hydrogen enabled refuelling infra @50% on FCI (excluding land cost) (first 10 units)
Auto Components & Automobile -Incentives

► Environment protection incentives
  ▪ 50% capital interest subsidy to Large & Anchor EVMU/EBU for setting up Waste Treatment Plant
  ▪ 50% capital interest subsidy to Large & Anchor EBU and Service units for setting up battery recycling infra or equipment procurement

► Patent & Certification support: Reimbursement of 75% of cost of patent registration, and 50% of all charges paid for obtaining quality certification.

► EV Mobility incentives (Creating demand):
  ▪ 100% exemption from Vehicle registration fees, and 100% exemption on road tax for 2-wheeler EVs and 75% road tax exemption for other EVs (first 1 lakh buyers) Incentives to Private EV Parks developed on more than 150 acres with plug & play facilities can avail following incentives (as per UPIIEPP 2017)-
    ▪ 50% subsidy on annual interest on the loan taken to buy land for 7 years
    ▪ 60% subsidy on annual interest for loan taken for building infrastructure, and building common facilities for workers for 7 years
    ▪ 100% exemption/ reimbursement to developer and 50% exemption to individual buyers (first) on stamp duty
# Aviation

## INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th>A</th>
<th>CHOLA BULANDSHEHR</th>
<th>85 Plots</th>
<th>108.11 Acres</th>
<th>Plot Sizes (sqm): Available as per req.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>TRANS GANGA CITY KANPUR</td>
<td>249 Plots</td>
<td>144.74 Acres</td>
<td>Plot Sizes (sqm): 900, 950, 1600, 1700</td>
</tr>
<tr>
<td>C</td>
<td>ROOMA KANPUR</td>
<td>1 Plots</td>
<td>86.91 Acres</td>
<td>Plot Sizes (sqm): Available as per req.</td>
</tr>
</tbody>
</table>

- A: CHOLA BULANDSHEHR
  - 85 Plots
  - 108.11 Acres
  - To be decided
  - Plot Sizes (sqm): Available as per req.
- B: TRANS GANGA CITY KANPUR
  - 249 Plots
  - 144.74 Acres
  - INR 10850/sqm
  - Plot Sizes (sqm): 900, 950, 1600, 1700
- C: ROOMA KANPUR
  - 1 Plots
  - 86.91 Acres
  - INR 10500/sqm
  - Plot Sizes (sqm): Available as per req.
Aviation - Incentives

► **Viability Gap Funding**: For 50% of total seats, 20% State share as per Regional Connectivity Scheme

► **Electricity**: Subsidized power of INR 4/unit up to 30000 units per month

► **Fuelling Facilities**: Land at zero rental to Oil Marketing Companies to develop ATF fuelling facilities at RCS Airports owned by the State Government

► **Underwriting of Non VGF Seats (from remaining 50% of Total seats)** - INR 2500/underwritten seat
  
  ▶ 100% - For category-1 Aircraft connecting Lucknow with Divisional Headquarters (initially for 3 years)
  
  ▶ 30% - for other categories of Aircraft or on other routes (initially for 3 years)

► **Reimbursement of S-GST**: 100% reimbursement on sale of air tickets on RCS flight initially for 3 years

► **Airport Parking/ Night Halts at RCS Airports**: Zero Charges (initially for 3 years) at Airports/ Airstrips owned by the State Government

► **Space at No-Frills Airports for office of airlines**: Upto 100 Sqm and aircraft maintenance engaged in RCS in UP. Zero Rental (initially for 3 years) at Airports/ Airstrips owned by the State Government

► **Route Navigation and Facilitation Charges (RNFC)**: 50% of RNFC (upto INR 2000) will be reimbursed on RCS Airports or flights connecting Divisional Headquarters (initially for 3 years)
## INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th>Location</th>
<th>Plot Details</th>
<th>Plot Sizes (sqm):</th>
</tr>
</thead>
<tbody>
<tr>
<td>SARASWATI HIGHTECH CITY</td>
<td>52 Plots 115.54 Acres</td>
<td>900, 950, 1600, 1700</td>
</tr>
<tr>
<td>PRAYAGRAJ</td>
<td>INR 9900/sqm</td>
<td></td>
</tr>
<tr>
<td>TRANS GANGA CITY KANPUR</td>
<td>249 Plots 144.74 Acres</td>
<td>900, 950, 1600, 1700</td>
</tr>
<tr>
<td>INR 10850/sqm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MORADABAD SEZ MORADABAD</td>
<td>377 Plots 180.55 Acres</td>
<td>200, 800, 1000, 3000+</td>
</tr>
<tr>
<td>INR 1700/sqm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AGRA IA Agra</td>
<td>1000 Acres</td>
<td>Available as per req.</td>
</tr>
<tr>
<td>YTD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Location**: SARASWATI HIGHTECH CITY  
**Plot Details**: 52 Plots 115.54 Acres  
**Plot Sizes (sqm)**: 900, 950, 1600, 1700  
**Price**: INR 9900/sqm

**Location**: TRANS GANGA CITY KANPUR  
**Plot Details**: 249 Plots 144.74 Acres  
**Plot Sizes (sqm)**: 900, 950, 1600, 1700  
**Price**: INR 10850/sqm

**Location**: MORADABAD SEZ MORADABAD  
**Plot Details**: 377 Plots 180.55 Acres  
**Plot Sizes (sqm)**: 200, 800, 1000, 3000+  
**Price**: INR 1700/sqm

**Location**: AGRA IA Agra  
**Plot Details**: 1000 Acres  
**Plot Sizes (sqm)**: Available as per req.
IT and BPM - Incentives

- **Interest Subsidy** - 5% per annum for a period of 7 years shall be reimbursed subject to a maximum of INR 1 crore per annum per unit.
- **Stamp Duty** - 100% exemption of stamp duty on with condition of commencing operations within 3 years.
- **Electricity Duty** - 100% reimbursement for new IT/ITeS units for a period of 10 years.
- **Incentives for Certifications** - Reimbursement of the cost incurred by an IT/ITeS Company with maximum reimbursement of 3 certifications with total limit of INR 25 lakhs per unit.
- **EPF Reimbursement** - 100% reimbursement of the total EPF amount paid for IT/ITeS Professionals of Uttar Pradesh domicile with employment for continuous 1 year.
- **Recruitment Assistance** – INR 20,000 per employee of a unit located in Tier-II and Tier-III cities subject to continuous employment of min 6 months and annual recruitment of at least 50 students in the field of IT-BPM, recruited from UP based colleges.
- **Patent Filing Cost** - Reimbursement of up to 100% of actual filing costs on awarded patents, subject to a max of INR 500,000 for domestic patents and INR 10,00,000 for international patents.
- **Provision for Land** - Reimbursement of up to 25% of the cost of land on purchase of land from state agencies @INR 15,000 per employee, providing employment to minimum 200 people per acre of land.
- **Incentives on Case to Case Basis** - Incentives are offered on Case to Case basis for Mega Projects.

Additional Incentives to MSME IT/ITeS units

- **Rebate on Lease/Rental Space** - 25% of lease /rental charges with max limit of INR 10 lakhs per year, for a period of 3 years.
- **Power subsidy** - 25% subsidy on power bills for a period of 3 years from the date of commencement, subject to a maximum limit of INR 30 lakhs.
IT and BPM - Incentives

Special Incentives for Bundelkhand/ Poorvanchal Region

- **Rebate on Lease/Rental Space** - Reimbursement up to 50% of lease /rental charges with max limit of INR 20 lakhs per year, for a period of 3 years from date of commencement of operations
- **Power subsidy** - 50% subsidy on power bills for a period of 3 years from the date of commencement of commercial operations, subject to a maximum limit of INR 50 lakhs
- **India BPO Promotion Scheme** - State Government shall provide capital support equivalent to 50% of capital expenditure incurred on every seat under India BPO Promotion

Incentives for promoting Start-ups

The Uttar Pradesh Start-up Policy gives thrust to “START IN UP”, to nurture start-up culture using INFUSE model (INcubators – FUnd of Funds – Startup Entrepreneurs)

Incentives for Incubators:

- **Capital Grant**: 75% reimbursement of technology infrastructure in case of Government Host Institutes and 50% in case of other Host Institutes, subject to a maximum limit of INR 1 crore.
- **Operational Expenditure**: Support of INR 5 Lakhs per year for 5 years
- **Rebate on Lease/ Rental Space**: Reimbursement up to 25% with maximum limit of INR 10 lakhs per year, for a period of 5 years
- **Reimbursement of paid Stamp Duty and Registration Fee**: 100% reimbursement on sale/ lease / transfer of land and office space for the first transaction
- **Electricity Duty Reimbursement**: 100% reimbursement for a period of 5 years
- **Mentorship Assistance**: INR 2 Lakhs per mentor shall be given to Mentors
- **Incentives for Centres of Excellence**: Financial support in the form of Grant-in-aid upto INR 10 crore for a maximum period of 5 years.
## Food Processing

### INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th>Location</th>
<th>Plots</th>
<th>Acres</th>
<th>Plot Sizes (sqm):</th>
<th>Price (INR/sqm)</th>
<th>Total Acres</th>
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</thead>
<tbody>
<tr>
<td>BAHERI BAREILLY</td>
<td>116</td>
<td>133</td>
<td>100, 500, 1000, 4000+</td>
<td>2445</td>
<td></td>
</tr>
<tr>
<td>KOSI KOTWAN EXTN.-I MATHURA</td>
<td>324</td>
<td>116.98</td>
<td>600, 1000, 1800, 4000+</td>
<td>2575</td>
<td></td>
</tr>
<tr>
<td>KOSI KOTWAN EXTN.-II MATHURA</td>
<td>6</td>
<td>147.33</td>
<td>9000, 18200, 50000+</td>
<td>2575</td>
<td></td>
</tr>
<tr>
<td>ORAI-II ORAI</td>
<td>86</td>
<td>76.38</td>
<td>800, 1800, 3200, 4000+</td>
<td>980</td>
<td></td>
</tr>
<tr>
<td>KHIMSEPUR FARUKHABAD</td>
<td>4</td>
<td>166.58</td>
<td>60000, 15000+</td>
<td>1120</td>
<td></td>
</tr>
<tr>
<td>ORAI-II ORAI</td>
<td>86</td>
<td>76.38</td>
<td>800, 1800, 3200, 4000+</td>
<td>980</td>
<td></td>
</tr>
</tbody>
</table>

### Location Details

- **BAHERI BAREILLY**
  - Plots: 116
  - Acres: 133
  - Plot Sizes: 100, 500, 1000, 4000+
  - Price: INR 2445/sqm

- **KHIMSEPUR FARUKHABAD**
  - Plots: 4
  - Acres: 166.58
  - Plot Sizes: 60000, 15000+
  - Price: INR 1120/sqm

- **KOSI KOTWAN EXTN.-I MATHURA**
  - Plots: 324
  - Acres: 116.98
  - Plot Sizes: 600, 1000, 1800, 4000+
  - Price: INR 2575/sqm

- **KOSI KOTWAN EXTN.-II MATHURA**
  - Plots: 6
  - Acres: 147.33
  - Plot Sizes: 9000, 18200, 50000+
  - Price: INR 2575/sqm

- **ORAI-II ORAI**
  - Plots: 86
  - Acres: 76.38
  - Plot Sizes: 800, 1800, 3200, 4000+
  - Price: INR 980/sqm

### Map

- National Waterways
- Yamuna Expressway
- Purvanchal Expressway
- Bundeikhand Expressway
- Lucknow–Allahabad Expressway
- Eastern Dedicated Freight Corridor
- Agra–Lucknow Expressway
- Gorakhpur–Link Expressway
- Kanpur–Lucknow Expressway
- Varanasi Link Expressway
Food Processing - Incentives

► Grants-in-aid - 25% of cost of plant & machinery and technical civil works subject to maximum limit of INR 50 lakh for establishment/expansion/modernization of food processing industries.

► Additional Grants-in-aid - 10% of cost of plant & machinery and technical civil works for establishment/expansion/modernization of fruits & vegetable processing industries under the SAMPADA GOI Scheme.

► Additional Grants-in-aid - 10% of eligible cost of project as per the GOI Guidelines for mega food park scheme with a minimum investment of Rs. 50 crore under the SAMPADA GOI Scheme.

► Capital Interest rate subsidy - 100% for 5 years for establishment of Micro and Small Food Processing Industries.
  - 7% with limit of Rs. 50 lakh in a year for 5 years for establishment of other than micro and small Food Processing Industries.
  - 7% on purchase of vehicle/mobile cooling van up to Rs. 50 lakh for 5 years.

► Human Resource Development grant: INR 75 lakh per institute for creation of infrastructure facilities.

► Grants-in-aid- 50% of cost of eligible project subject to maximum limit of INR 1 lakh for establishment of small food processing unit in rural areas.

► Patent/ Design Registration One time 75% reimbursement max. up to Rs. 1.50 lakh for patent/design registration.

► Assistance for Market development 50% reimbursement up to Rs. 2.00 lakh per beneficiary.

► For promotion of export of processed products, 25% of the actual transportation cost of the product up to the sea/airport subject to a maximum of Rs. 10 lakhs per year for a period of three year.

► 20% reimbursement of F.O.B. value up to Rs. 20 lakh per beneficiary per year for 3 years on export of processed products.
## INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th>Plot Location</th>
<th>Number of Plots</th>
<th>Size (Acres)</th>
<th>Plot Sizes (sqm):</th>
<th>Price per sqm (INR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUMERPUR HAMILPUR</td>
<td>11</td>
<td>119.28</td>
<td>800, 1800, 3000, 4000+</td>
<td>980</td>
</tr>
<tr>
<td>BARGARH-II CHITRAKOOT</td>
<td>123</td>
<td>69.45</td>
<td>500, 1000, 2000, 4000+</td>
<td>740</td>
</tr>
<tr>
<td>SENPURAB PARA KANPUR</td>
<td></td>
<td>300</td>
<td>Available as per req.</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- All plots are described as suitable for chemicals industries. 
- The price per sqm is inclusive of all taxes and levies.
Defence

INVESTMENT OPPORTUNITIES

A. TRISHUNDI AMETHI
   - 329 Plots
   - 44.54 Acres
   - Plot Sizes (sqm): 1500, 12900+
   - INR 1700/sqm

B. KOSI KOTWAN EXTN.-I MATHURA
   - 324 Plots
   - 116.98 Acres
   - Plot Sizes (sqm): 600, 1000, 1800, 4000+
   - INR 2575/sqm

C. KOSI KOTWAN EXTN.-II MATHURA
   - 6 Plots
   - 147.33 Acres
   - Plot Sizes (sqm): 9000, 18200, 50000+
   - INR 2575/sqm

D. TRANS GANGA CITY KANPUR
   - 249 Plots
   - 144.74 Acres
   - Plot Sizes (sqm): 900, 950, 1600, 1700
   - INR 10850/sqm

E. SUMERPUR HAMIRPUR
   - 11 Plots
   - 119.28 Acres
   - Plot Sizes (sqm): 800, 1800, 3000, 4000+
   - INR 980/sqm

National Waterways
- Yamuna Expressway
- Purvanchal Expressway
- Bundeikhand Expressway
- Lucknow–Allahabad Expressway

Eastern Dedicated Freight Corridor
- Agra–Lucknow Expressway
- Gorakhpur–Link Expressway
- Kanpur–Lucknow Expressway
- Varanasi Link Expressway
Incentives to D&A units –

Incentives under UP IIEPP 2017 –

- SGST Reimbursement, Stamp duty exemption, Capital Interest Subsidy, Infrastructure Interest Subsidy, Industrial Research Subsidy and Electricity Duty exemption

Transportation subsidy to Anchor D&A units –

- For transporting equipment from port/logistics parks to production site: @50% subsidy upto first year of production
- For transporting finished products from production site to port/logistics parks: @30% subsidy for 5 years from start of commercial production

R&D and Technology Support -

- 50% interest subsidy for 5 years (in the defence corridor) to Anchor D&A units for setting up R&D and testing centres
- 75% reimbursement of cost of Tech Transfer reimbursement to Anchor D&A unit towards first 5 vendor units, and 50% for next 5 vendor units
- 50% reimbursement of charges/fees paid for using common testing/R&D facilities at DPSUs/OFBs

- 100% reimbursement of domestic patent filing fees; 50% reimbursement of international patent filing fees
- 100% reimbursement of trademark registration fees and quality certification fees
- 50% reimbursement of cost of participation in international exhibitions/fairs to MSME D&A units

Incentives to Pvt Defence & Aerospace Park –

Developers of Private Defence & Aerospace Park will be provided same incentives as provided to Private Industrial Parks
## Renewable

### INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th>Location</th>
<th>Plot Details</th>
<th>Plot Sizes (sqm):</th>
<th>Plot Sizes (YTD):</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>G.C. SHAHJAHANPUR SHAHJAHANPUR</td>
<td>173 Plots</td>
<td>60.31 Acres</td>
</tr>
<tr>
<td>B</td>
<td>ROOMA KANPUR</td>
<td>1 Plots</td>
<td>86.91 Acres</td>
</tr>
<tr>
<td>C</td>
<td>ORAI-II ORAI</td>
<td>86 Plots</td>
<td>76.38 Acres</td>
</tr>
<tr>
<td>D</td>
<td>K HIMSE Pur FARUKHABAD</td>
<td>4 Plots</td>
<td>166.58 Acres</td>
</tr>
<tr>
<td>E</td>
<td>AGRA IA AGRA</td>
<td>1000 Plots</td>
<td>1000 Acres</td>
</tr>
</tbody>
</table>
Renewable - Incentives

Renewable Purchase Obligation- UPPCL through its discoms will purchase 100 % solar power generated from first 2, 000 MW capacity of grid connected solar projects.

► **Electricity Duty**: 100% exemption from electricity duty for 10 years
► **Stamp Duty**: 100 % exemption on chargeable stamp duty
► **Solar Park**: State offer to purchase of 100 % power generated from solar park.
► **Large scale stand-alone solar projects** set up for sale of power to Distribution Licensee: Bundelkhand and Purvanchal region- The State will bear the cost for construction of transmission line length as follows:-

<table>
<thead>
<tr>
<th>Capacity</th>
<th>Length of Transmission line</th>
</tr>
</thead>
<tbody>
<tr>
<td>5- 10 MW</td>
<td>10 Km</td>
</tr>
<tr>
<td>10-50 MW</td>
<td>15 Km</td>
</tr>
<tr>
<td>More than 50</td>
<td>20 Km</td>
</tr>
</tbody>
</table>

► **Large scale stand-alone solar projects**
  - 50% exemption on wheeling charges/transmission charges on intrastate sale of power to third party or in case of captive use
  - 100 % exemption from cross subsidy surcharge and wheeling charges /Transmission charges on interstate sale of solar power
  - Metering for sale of solar power shall be done at STU/Distribution licensee substation end.

► **Grid connected Rooftop Solar PV Plants** : A subsidy of INR 15000/KW to the maximum limit of subsidy INR 30000/- per consumer on first come first basis for the first 100 MW applications submitted online to UPNEDA

► **Mini Grid**: Project to be installed in villages/Majras identified by UPNEDA/State Government through the private developers.
  - 30% subsidy to be provided by the state government
  - Subsidy shall be provided by determination of VGF standard through Standard Bidding Document
# Railways

## INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th></th>
<th>Plots</th>
<th>Acres</th>
<th>Plot Sizes (sqm):</th>
<th>INR</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>TRISHUNDI AMETHI</td>
<td>329</td>
<td>44.54</td>
<td>1500, 12900+</td>
</tr>
<tr>
<td>B</td>
<td>KAUHAR AMETHI</td>
<td>329</td>
<td>44.54</td>
<td>200, 500, 600, 3000+</td>
</tr>
<tr>
<td>C</td>
<td>ORAI-II ORAI</td>
<td>86</td>
<td>76.38</td>
<td>800, 1800, 3200, 4000+</td>
</tr>
</tbody>
</table>

**Plots in Location A:**
- TEDHA MANDI
- BARRACKHOPRE

**Plots in Location B:**
- SANTHI
- CHHATA

**Plots in Location C:**
- GHAZIABAD
- NAURAN

---

- National Waterways
- Yamuna Expressway
- Purvanchal Expressway
- Bundeihand Expressway
- Lucknow-Allahabad Expressway
- Eastern Dedicated Freight Corridor
- Agra-Lucknow Expressway
- Gorakhpur-Link Expressway
- Kanpur-Lucknow Expressway
- Varanasi Link Expressway
## INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th>Textile and Apparels</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MORADABAD SEZ</strong></td>
</tr>
<tr>
<td><strong>MORADABAD</strong></td>
</tr>
<tr>
<td>377 Plots</td>
</tr>
<tr>
<td>180.55 Acres</td>
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<tr>
<td>INR 1700/sqm</td>
</tr>
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<td>Plot Sizes (sqm):</td>
</tr>
<tr>
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</tr>
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<td><strong>LEATHER PARK</strong></td>
</tr>
<tr>
<td><strong>agra</strong></td>
</tr>
<tr>
<td>98 Plots</td>
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<td>Plot Sizes (sqm):</td>
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<tr>
<td><strong>DEORIA-UD</strong></td>
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<tr>
<td><strong>DEORIA</strong></td>
</tr>
<tr>
<td>1 Plots</td>
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<tr>
<td>41.45 Acres</td>
</tr>
<tr>
<td>INR 1500/sqm</td>
</tr>
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<td>Plot Sizes (sqm):</td>
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<tr>
<td>Sizes as per requirement</td>
</tr>
</tbody>
</table>

---

**MORADABAD SEZ**
- **Plot Sizes (sqm):** 200, 800, 1000, 3000+
- **INR 1700/sqm**

**LEATHER PARK**
- **Plot Sizes (sqm):** 300, 1000, 2000, 4000+
- **INR 3142/sqm**

**TRISHUNDI**
- **Plot Sizes (sqm):** 1500, 12900+
- **INR 1700/sqm**

**DEORIA-UD**
- **Plot Sizes (sqm):** Sizes as per requirement
- **INR 1500/sqm**
Textile and Apparels - Incentives

► Land
  - 50% of land cost will be reimbursed for land bought from State Government agencies
  - 30% subsidy in case of Gautam Budh Nagar

► Incentives for Textile Units
  ► Stamp Duty: 100% exemption (except in GB Nagar district), 75% exemption in GB Nagar district, 100% exemption to Sericulture chaaki, koya production, threading units, 100% exemption on land purchased for the development of infrastructure facilities
  ► SGST: Net SGST reimbursement subject to an annual upper limit of 25% of fixed capital investment (Land, Building, other Construction and Plant & Machinery for period of 10 years
  - 90% for MSME textile units
  - 80% for Mega and Super-Mega

► Non-MSME units
  - 90% in Poorvanchal and Bundelkhand
  - 75 % in Madhyanchal and Pashchimanchal
  - 60 % in GB Nagar district

► Energy: 100% exemption from electricity duty will be given to new units for 10 years

► Mandi fees: Purchase of raw materials will be exempted from Mandi Fee for a period of 5 years

► Interest Subsidy: 7% on loan taken for procurement of TUFS eligible plant & machinery for period of 7 years subject limit of INR 1.5 Cr per year and INR 75 lakh in GB nagar district

► Infrastructure Interest Subsidy: 5% on loans taken for developing infrastructural amenities for period of 5 years subject to cap of INR1.00 Cr per unit

► Quality Development Subsidy: 5% on loans taken for research, quality improvement and development of textile products by textile industry associations and groups of textile industrial units for a period of 5 years
Textile and Apparels - Incentives

**Capital Subsidy**: 25% subsidy for plant and machinery subject to following limit and conditions:

<table>
<thead>
<tr>
<th>Project Investment (INR. Cr)</th>
<th>OR Minimum Employment</th>
<th>Subsidy cap (INR Cr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than or equal to 10</td>
<td>50</td>
<td>2</td>
</tr>
<tr>
<td>Greater than 10 and Less than or equal to 50</td>
<td>200</td>
<td>10</td>
</tr>
<tr>
<td>Greater than 50 and Less than or equal to 100</td>
<td>300</td>
<td>20</td>
</tr>
<tr>
<td>Greater than 100 and Less than or equal to 200</td>
<td>500</td>
<td>40</td>
</tr>
<tr>
<td>Greater than 200</td>
<td>1000</td>
<td>100</td>
</tr>
</tbody>
</table>

- 20% for silk reeling units with capital investment of minimum INR 1 Crores
- 15% margin money as capital subsidy for units for rearing of Chaaki worm, Koya production, reeling and spinning in sericulture sector, for SC/ST and women his subsidy will be 20%

**EPF reimbursement**
- 50% for 5 years for new textile units which provide employment to minimum 100 workers
- 60% for 5 years for units which provide employment to minimum 100 workers

**Special Incentives for Textile Parks**
- 50% of annual interest on purchase of land for 7 years subject to maximum limit of INR 1 Cr per annum with cumulative limit of INR 50 Cr
- 100% exemption on stamp duty to developers of textile park (except in GB Nagar district)
- 50% exemption on stamp duty to first buyer of plot/unit in every park
- 60% subsidy on annual interest for 7 years for construction of staff-quarters, hostel/dormitory
- 100% exemption from stamp duty to developers of staff quarters/hostels/dormitories for purchase of land (except in GB Nagar district)
### Textile and Apparels - Incentives

<table>
<thead>
<tr>
<th>Type of unit</th>
<th>Criterion</th>
</tr>
</thead>
</table>
| In Bundelkhand & Poorvanchal | Investment: Rs50 to 75 crores  
Or  
Employment: Minimum 500 (Minimum 1,000 for garmenting units) |
| In rest of Uttar Pradesh | Investment: Rs 75 to 125 crores  
Or  
Employment: Minimum 750 (Minimum 1,500 for garmenting units) |
| Mega Units            | Investment: More than Rs75 crores  
Or  
Employment: Minimum 750 (Minimum 1,500 for garmenting units) |
| Super Mega Units      | Investment: More than Rs 125 crores  
Or  
Employment: Minimum 1,000 (Minimum 2,000 for garmenting units) |

**MEGA AND SUPER-MEGA TEXTILE PROJECTS**

**Employment Generation subsidy**

- INR 3,200 per employed person per month for 5 years in all districts except Gautam Budh Nagar and Ghaziabad

**Case-to-Case Basis:** Financial caps as per the policy may be relaxed on Case–to Case basis
INVESTMENT OPPORTUNITIES

A  SENPURAB PARA  KANPUR  
   300 Acres  
   Plot Sizes (sqm):  
   Available as per req.

B  LEATHER PARK  AGRA  
   98 Plots  
   59.6 Acres  
   Plot Sizes (sqm):  
   300, 1000, 2000, 4000+  
   INR 3142/sqm
Pharmaceuticals

INVESTMENT OPPORTUNITIES

**A**
BARGARH-II
CHITRAKOOT
123 Plots
69.45 Acres
INR 740/sqm
Plot Sizes (sqm):
500, 1000, 2000, 4000+

**B**
SUMERPUR
HAMIRPUR
11 Plots
119.28 Acres
INR 980/sqm
Plot Sizes (sqm):
800, 1800, 3000, 4000+

**C**
SENPURAB PARA
KANPUR
300 Acres
YTD
Plot Sizes (sqm):
Available as per req.
Pharmaceuticals - Incentives

- **Incentives to Pharma units** –
  - Incentives under UP IIEPP 2017 –
    - SGST Reimbursement, Stamp duty exemption, Capital Interest Subsidy, Infrastructure Interest Subsidy, Industrial Research Subsidy, Electricity Duty & Mandi Fee exemption
  - Environment Protection Subsidy for –
    - Setting up common purpose ETP – Reimbursement of 50% of annual interest on loan taken for 5 years
    - Installing zero waste technology – Reimbursement of 50% of annual interest on loan taken for 5 years

- **Incentives for R&D and Innovations**
  - For setting up R&D institutes – Reimbursement of 60% of annual interest on loan taken
  - For Clinical Trials – Reimbursement of 75% of total expenditure
  - For Contract / sponsored research – 50% subsidy on eligible project cost to institutes situated within the state
  - Pharmaceutical Incubators – Capital grants, rebate on lease/rental space, mentorship assistance, Stamp and Electricity duty exemption as per UP Start up Policy 2017

- **Other incentives**
  - Patent filing – Reimbursement of 100% of actual filing costs on domestic patents and 50% of actual filing costs on international patents
  - Quality certification – Reimbursement of 75% of cost incurred for ISO certification and 50% of cost incurred for BIS certification

- **Incentives to Pharma Park** –
  - Horizontal Pharma Park developed over min 10 acres of land and Vertical Pharma Park developed over min 3 acres of land will be provided same incentives as provided to Private Industrial Parks.
Warehousing and Logistics

**INVESTMENT OPPORTUNITIES**

A. DIBIYAPUR AURAIYA
   - 248 Plots
   - 147.78 Acres
   - Plot Sizes (sqm): 500, 800, 1800, 4000+
   - INR 1545/sqm

B. KOSI KOTWAN EXTN.-I MATHURA
   - 324 Plots
   - 116.98 Acres
   - Plot Sizes (sqm): 600, 1000, 1800, 4000+
   - INR 2575/sqm

C. KOSI KOTWAN EXTN.-II MATHURA
   - 6 Plots
   - 147.33 Acres
   - Plot Sizes (sqm): 9000, 18200, 50000+
   - INR 2575/sqm

D. SARASWATI HIGHTECH CITY PRAYAGRAJ
   - 52 Plots
   - 115.54 Acres
   - Plot Sizes (sqm): 900, 950, 1600, 1700
   - INR 9900/sqm

E. AGRA IA AGRA
   - 1000 Acres
   - Plot Sizes (sqm): Available as per req.
   - YTD

---

**Road Network**

- Eastern Dedicated Freight Corridor
- Agra - Lucknow Expressway
- Purvanchal Expressway
- Gorakhpur - Lucknow Expressway
- Kanpur - Lucknow Expressway
- Varanasi Link Expressway
- Lucknow - Allahabad Expressway
Govt of Uttar Pradesh will provide incentives to Logistics Parks developed on more than 50 acres of land area. These parks will be given following incentives –

- **Capital Interest Subsidy** in form of reimbursement to the extent of 5% per annum for 5 years on loan taken for procurement of material handling equipment, loading and unloading plant & machinery.

- **Infrastructure Interest Subsidy** in form of reimbursement to the extent of 5% per annum for 5 years on loan taken for development of infrastructural amenities like roads, drainage, erection of power lines, solar panels, etc. subject to maximum INR 2 crores per annum, with an overall ceiling limit of INR 10 crores.

- **Stamp Duty** –
  - Developer of the logistics park will be eligible for 100% reimbursement/exemption of stamp duty paid on purchase of land.

- **Electricity duty exemption** - 100% exemption for 10 years.

- **Incentives on purchase of Transport Vehicles:**
  - 2% exemption in vehicle registration fee on purchase of minimum fleet of 50 vehicles with minimum load capacity of at least 10MTs per vehicle, by the developer.
  - 30% Road tax exemption on purchase of mentioned fleet of such vehicles by the developer.
  - In case of purchase of at least 50 Hybrid or Plug-in-Electric or Electric Cargo Vehicles of minimum load capacity of at least 1MT per vehicle, by the developer, 100% road tax will be exempted.

- **EPF reimbursement facility** to the extent of 50% of employer’s contribution to the developer of the Park providing direct employment to 100 or more unskilled workers, and additional 10% of employer’s contribution on direct employment to 200 skilled and unskilled workers.

- **Land use conversion charges** – 50% concession on land use conversion charges to the developer.

- **Development Charges** – Development charges will be levied only on the facilities used by the unit in the Master Plan area of the concerned Development authority and only 25% of the total charges will be charged.

- **Skill Development incentives** – Developer providing skill training in Warehouse management, Logistics management, etc. will be reimbursed INR 1000 per trainee per month for 6 months up to maximum 50 trainees per annum for 5 years.

- **Incentives for Intelligent Logistics** – Interest subsidy to the extent of 5% per annum subsidy in form of reimbursement on loan subject to maximum ceiling of INR 1 crore per park.
Warehousing and Logistics - Incentives

Incentives to Logistics units

Logistics units as defined in the policy, will be eligible for following fiscal incentives—

- Capital Interest Subsidy in form of reimbursement to the extent of 5% per annum for 5 years on loan subject to maximum INR 50 lacs per annum per unit.

- **Infrastructure Interest Subsidy** in form of reimbursement to the extent of 5% per annum for 5 years on subject to maximum INR 1 Crore per annum, with an overall ceiling of INR 5 crores.

- **Electricity duty exemption**: 100% exemption for 10 years to new logistics units set up.

- **Stamp duty exemption**: 100% exemption on purchase of land in Bundelkhand & Purvanchal region, 75% in Madhyanchal & Paschimanchal (except GB Nagar, Ghaziabad) and 50% in GB Nagar and Ghaziabad districts.

- **EPF reimbursement** facility to the extent of 50% of employer’s contribution to all new Logistics units providing direct employment to 100 or more unskilled workers, and additional 10% of employer’s contribution on direct employment to 200 skilled and unskilled workers.

- **Land use conversion charges** – 50% concession on land use conversion charges to defined logistics units.

- **Development Charges** – Development charges will be levied only on the facilities used by the unit in the Master Plan area of the concerned Development authority and only 25% of the total charges will be charged.

- **Quality certification of Warehouses** – 50% of cost of quality certification upto maximum INR 1.5 lacs, will be reimbursed to units defined in this policy.

- **Skill Development incentives** – Units providing skill training in Warehouse management, Logistics management, etc. will be reimbursed INR1000 per trainee per month for 6 months up to maximum 50 trainees per annum for 5 years.
## Electronics

### INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th>A</th>
<th>KOSI KOTWAN EXTN.-I MATHURA</th>
<th>324 Plots</th>
<th>116.98 Acres</th>
<th>INR 2575/sqm</th>
<th>Plot Sizes (sqm): 600, 1000, 1800, 4000+</th>
</tr>
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<td>B</td>
<td>KOSI KOTWAN EXTN.-II MATHURA</td>
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<td>147.33 Acres</td>
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<td>Plot Sizes (sqm): 9000, 18200, 50000+</td>
</tr>
<tr>
<td>C</td>
<td>TRANS GANGA CITY KANPUR</td>
<td>249 Plots</td>
<td>144.74 Acres</td>
<td>INR 10850/sqm</td>
<td>Plot Sizes (sqm): 900, 950, 1600, 1700</td>
</tr>
<tr>
<td>D</td>
<td>CHOLA BULANDSHEHR</td>
<td>85 Plots</td>
<td>108.11 Acres</td>
<td>To be decided</td>
<td>Plot Sizes (sqm): Available as per req.</td>
</tr>
<tr>
<td>E</td>
<td>SARASWATI HIGHTECH CITY PRAYAGRAJ</td>
<td>52 Plots</td>
<td>115.54 Acres</td>
<td>INR 9900/sqm</td>
<td>Plot Sizes (sqm): 900, 950, 1600, 1700</td>
</tr>
</tbody>
</table>
Electronics - Incentives

- **Capital subsidy**: 15% on fixed capital other than land subject to max. of INR 5 Cr.
- **Interest subsidy**: 5% per annum for 7 years subject to a max. of Rs. 1 Cr. per annum per unit
- **Stamp Duty**: 100% exemption of stamp duty on purchase/lease of land
- **Incentives for filing patents**: Reimbursement of up to 100% of actual filing costs on awarded patents subject to a maximum of INR 5,00,000 for Domestic and INR 10,00,000 for International patents
- **State GST Reimbursement**: 100% SGST Reimbursement subject to a maximum of 100% of fixed capital investment other than land for 10 years
- **Provision of land**: 25% Land Rebate on prevailing sector rates shall be provided either to EMC SPV / ESDM Parks and individual ESDM units establishing inside EMZ on purchase of Land from State Agencies

**Case to Case Basis**: For ESDM units with investment of more than INR 200 Cr. This can be availed under either of the options:

**Option 1**:  
- ESDM units with investment of more than INR 200 Crores and up to the limit of INR 300 Crores and create employment opportunities for minimum 1000 people shall be given special incentives
- ESDM units with investment of more than INR 300 Crores and create employment opportunities for minimum 1500 people shall be given special incentives, apart from the existing provisions of the policy

**Option 2**:  
- ESDM unit with investment of more than INR 200 Crores and create employment opportunities for minimum 1000 people shall be given 80% Reimbursement on SGST subject to a maximum of 200% of fixed capital investment other than land a period of 10 years.

**EMC Infrastructure Facilities**: A subsidy equivalent to 50% of the grant provided by the Central Government under National Policy on Electronics, 2012 in terms of the cost incurred in developing infrastructural facilities

**Other benefits**:-  
- Reimbursement of up to 5% of Fixed Capital Investment (other than land) for ESDM units subject to max. of INR 25 Cr. per unit,
- 50% of cost incurred on Training subject to max. of INR 2.5 Lac per employee for International Training and INR 1 Lac per employee
- Incentives applicable for ESDM Units with investment more than INR 300 Cr.

**Special Incentive to private ESDM parks**

- Interest subsidy up to 60% of annual interest for 7 years on the loan subject to Rs. 10 crore per year with an overall ceiling of Rs. 50 crore per park
### Handicraft

**INVESTMENT OPPORTUNITIES**

<table>
<thead>
<tr>
<th>A</th>
<th>MORADABAD SEZ</th>
<th>MORADABAD</th>
<th>377 Plots</th>
<th>180.55 Acres</th>
<th>INR 1700/sqm</th>
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<tr>
<td>B</td>
<td>LEATHER PARK</td>
<td>AGRA</td>
<td>98 Plots</td>
<td>59.6 Acres</td>
<td>INR 3142/sqm</td>
<td>Plot Sizes (sqm): 300, 1000, 2000, 4000+</td>
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<td>C</td>
<td>DEORIA-UD</td>
<td>DEORIA</td>
<td>1 Plots</td>
<td>41.45 Acres</td>
<td>INR 1500/sqm</td>
<td>Plot Sizes (sqm): Sizes as per requirement</td>
</tr>
<tr>
<td>D</td>
<td>SENPURAB PARA</td>
<td>KANPUR</td>
<td>300 Acres</td>
<td>YTD</td>
<td></td>
<td>Plot Sizes (sqm): Available as per req.</td>
</tr>
</tbody>
</table>
## INVESTMENT OPPORTUNITIES

### A
**TRANSGANACITY**
- **Kanpur**
- 249 Plots
- 144.74 Acres
- Plot Sizes (sqm): 900, 950, 1600, 1700
- INR 10850/sqm

### B
**SARASWATI**
- **Prayagraj**
- 52 Plots
- 115.54 Acres
- Plot Sizes (sqm): 900, 950, 1600, 1700
- INR 9900/sqm

### C
**AGRA IA**
- **Aggra**
- 1000 Acres
- Plot Sizes (sqm):
  - YTD
  - Available as per req.

---

**Map:**
- National Waterways
- Yamuna Expressway
- Purvanchal Expressway
- Bundeihand Expressway
- Lucknow–Allahabad Expressway
- Eastern Dedicated Freight Corridor
- Agra–Lucknow Expressway
- Gorakhpur–Link Expressway
- Kanpur–Lucknow Expressway
- Varanasi Link Expressway
### Tourism and Hospitality

#### INVESTMENT OPPORTUNITIES

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th><strong>Plots</strong></th>
<th><strong>Acres</strong></th>
<th><strong>Plot Size (sqm)</strong></th>
<th><strong>Price/sqm</strong></th>
<th><strong>YTD</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. TRANS GANGLA CITY</strong></td>
<td>249</td>
<td>144.74</td>
<td>900, 950, 1600, 1700</td>
<td>INR 10850</td>
<td>144.74</td>
</tr>
<tr>
<td><strong>B. SARASWATI</strong></td>
<td>52</td>
<td>115.54</td>
<td>900, 950, 1600, 1700</td>
<td>INR 9900</td>
<td>YTD</td>
</tr>
<tr>
<td><strong>C. AGRA IA</strong></td>
<td>1000</td>
<td>41.45</td>
<td>Available as per req.</td>
<td>INR 1500</td>
<td>YTD</td>
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<td><strong>D. DEORIA-UD</strong></td>
<td>1</td>
<td></td>
<td>Sizes as per req.</td>
<td>INR 1500</td>
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</tr>
</tbody>
</table>
ADDRESS:
Uttar Pradesh State Industrial Development Authority
A 1/4, Lakanpur, Kanpur, 208024
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rmghaziabad@upsidc.com

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rmgorakhpur@upsidc.com

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rmkanpur@upsidc.com

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rmsurajpur@upsidc.com

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rmghaziabad@upsidc.com

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