

EXPRESSION OF INTEREST
FOR
DEMAND ASSESSMENT OF LAND FOR DEVELOPMENT OF GROUP HOUSING
AT INDUSTRIAL AREA , SIKANDRABAD
DISTRICT BULANDSHAHR U.P.



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. Introduction.....	4
3. Objective and Purpose of the Expression of Interest	5
5. Location:	5
6. Site Detail:	5
a. Infrastructure Availability	6,7
7. Data Sheet.....	8,9
8. Annexure A.....	10

Disclaimer

1. The information contained in this Expression of Interest document ("EOI") or subsequently provided to interested parties, whether verbally or in documentary or any other form by or on behalf of UPSIDA or any of its employees or advisers, is provided to interested parties on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.
2. This EOI is not an agreement and is neither an offer nor invitation by UPSIDA to the interested parties or any other person. The purpose of this EOI is to provide interested parties with background information on the project and identify interested parties willing to participate in the development of the project. This EOI includes statements, which reflect various assumptions and assessments arrived at by UPSIDA in relation to the project. Such assumptions, assessments and statements do not purport to contain all the information that each interested party may require. This EOI may not be appropriate for all persons, and it is not possible for UPSIDA, its employees or advisers to consider the objectives, technical expertise and needs of each party who reads or uses this EOI.
3. Information provided in this EOI to interested parties is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. UPSIDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
4. UPSIDA also accepts no liability of any nature whether resulting from negligence or otherwise, however caused arising from reliance by and interested party upon the statements contained in this EOI.
5. UPSIDA may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assess mentor assumption contained in this EOI.
6. UPSIDA reserves the right not to proceed with the project or to change the process or procedure to be applied for identification of interested parties. It also reserves the right to decline to discuss the project further with any party expressing interest.

1. About UPSIDA

Uttar Pradesh State Industrial Development Authority (UPSIDA) is the nodal agency for industrial development in Uttar Pradesh. UPSIDA is actively engaged in developing and maintaining industrial infrastructure including industrial areas, industrial parks, industrial townships and fostering investor-friendly climate within the State. It has been spearheading industrial promotion in the State with development of hi-tech integrated industrial townships and sector specific industrial areas attracting various small, medium, and large industrial units.

UPSIDA has been instrumental in the development of high-tech industrial townships like Trans Ganga and Saraswati hi-tech cities and sector specific industrial areas like Plastic City, Agro Parks, Apparel Parks, perfume park, among others which has attracted various small, medium and large industrial units in these areas.

2. Introduction

The National Capital Region (NCR) of India, which includes Delhi and surrounding areas of Haryana, Uttar Pradesh, and Rajasthan, has witnessed rapid urbanization and real estate development. One of the key segments in this growth is group housing projects, which cater to the increasing demand for organized residential living spaces.

Due to factors like population growth, employment opportunities, improved infrastructure, and better connectivity, NCR has become a major hub for real estate development. Cities like Noida, Greater Noida, Gurgaon, Faridabad, and Ghaziabad have seen a surge in group housing projects due to rising housing demand.

With the increasing push towards smart cities, sustainable housing, and infrastructure development, the demand for well-planned group housing projects is expected to rise. Emerging trends include green buildings, co-living spaces, and integrated townships that offer a holistic living experience.

3. Objective and Purpose of the Expression of Interest

UPSIDA possess 22.00 acres of land at Industrial Area, Sikandrabad district Bulandshahr and is planning to develop an Group Housing as part of its ongoing initiatives. Nearby Greater Noida.

4. Plot size:-

Group Housing:- 2.5 Acre to 4 Acre

5. Location:

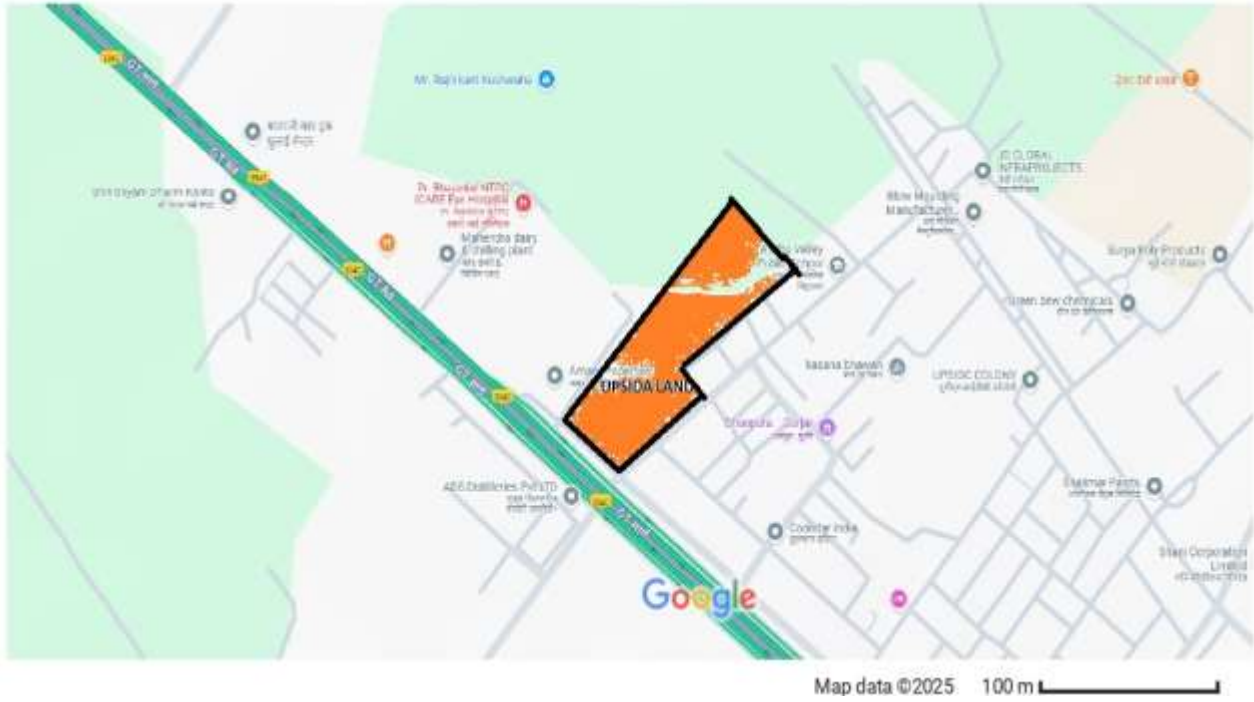
- a) The Group Housing Site is proposed to be developed at Industrial Area, Sikandrabad in district Bulandshahr, Uttar Pradesh
- b) Sikandrabad, District, Bulandshahr Uttar Pradesh State is located 20 kms distance from Greater Noida. It is located 55 km distance from the capital Delhi
- c) Proposed Location is approx. 3 Kms from Sikandrabad City. Proposed Site on G.T. Road (NH91)

6. Site Detail:

a. Infrastructure Availability

The site has very good connectivity by road, rail and air. It is located very close the National Highway NH-91 which connects Ghaziabad to Bulandshahr, Khurja, aligarh and kanpur. The location map of the site for the proposed site is represented in Figure:

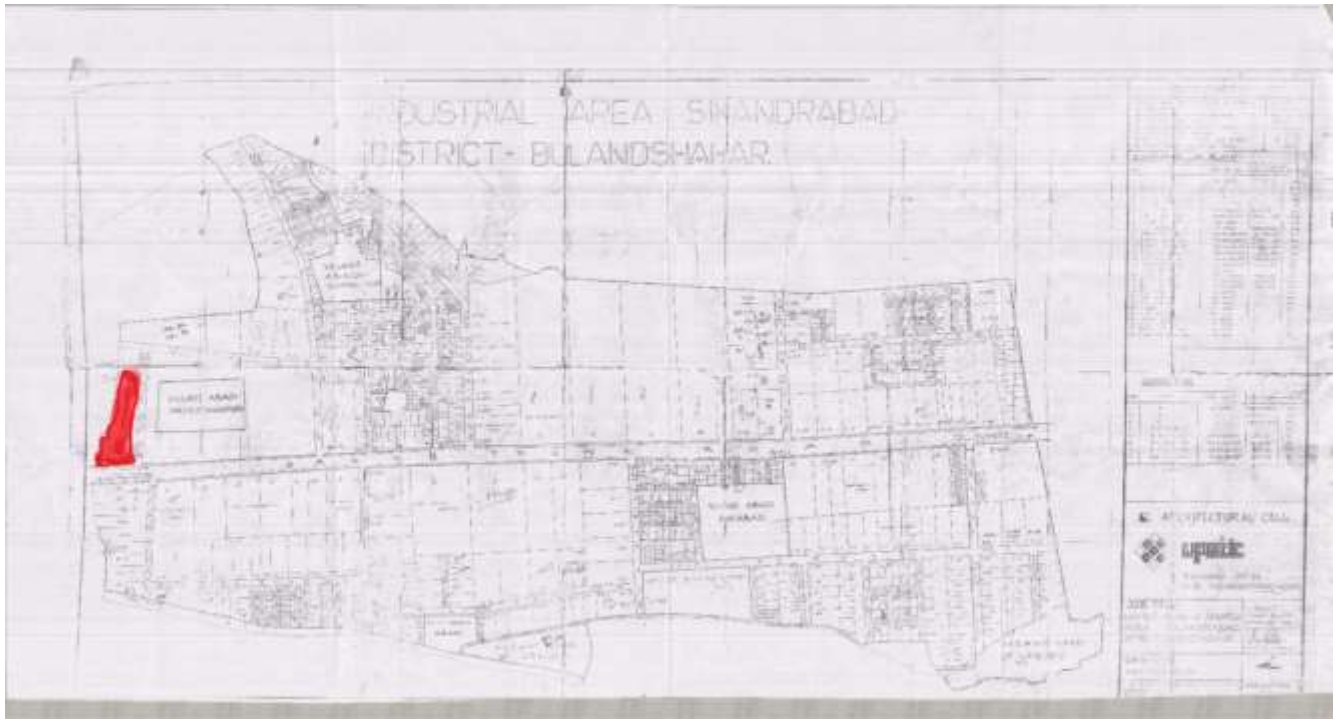
EOI FOR DEMAND ASSESSMENT OF LAND FOR DEVELOPMENT OF GROUP HOUSING AT SIKANDRABAD DISTRICT BULANDSHAHR U.P.



The detail of the proposed site is provided in the table below:

1.	Development Type	<ul style="list-style-type: none">Greenfield
2.	Location	<ul style="list-style-type: none">0 kms from NH91 connecting Ghaziabad to BulandshahrApprox. 03 km from Sikandrabad City(~1 km) from proposed New NoidaEastern Peripheral Expressway Approx 5 KmGreater Noida Pari Ckawk Approx 20 KmGhaziabad Approx 25 Km
3.	Nearest Railway Station	<ul style="list-style-type: none">Dankaur Railway Station Junction (~13 km)
4.	Nearest Airport	<ul style="list-style-type: none">Jewar Airport (~58.0 km)Delhi Airport, Uttar Pradesh (~83 km)
5.	Nearest Transport	<ul style="list-style-type: none">Sikandrabad, Uttar Pradesh (~0 km)
6.	Nearest ICD	<ul style="list-style-type: none">I.C.D. Dadri (~21 kms)
7.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none">Sikandrabad IA, Bulandshahr (~0 km)Chola IA Bulandshahr (~16 km)

b. Layout of Industrial Area



7. Data Sheet

S. No.	Item	Details
1.	Project Name	Demand Assessment of Group Housing, for development of at industrial area Sikandrabad, district Bulandshahr.
2.	Location Coordinate	<u>28.489516, 77.641779</u>
3.	Proposed Location on Google Map	https://maps.app.goo.gl/SRAXpus8PUkzhFzd8
4.	Nodal Officer (for any clarification)	Mr. Anil Kumar Sharma Regional Manager (RM), Surajpur Uttar Pradesh State Industrial Development Authority, (UPSIDA) UPSIDC Complex, A-1/4 Lakhanpur Kanpur-208024 Contact No. 7390811284 E-mail Address: rmsurajpur@upsida.co.in
5.	Publication of EOI	21/02/2025
6.	Document download (start time)	21/02/2025 11:00 hrs Document can be downloaded from https://www.onlineupsida.com/
7.	Submission On	Soft copy of the Eoi to be submitted to rmsurajpur@upsida.co.in

A. Payment Schedule:

UPSIDA also provides for Investment specific installments/incentives as follows:

- a. 10% while applying from E-Auction portal. (<https://eauction.etender.sbi/SBI/>)
- b. 40% at the time of issue of allotment letter.
- c. Remaining 50% will be divided into 12 half yearly instalments for 3 years with applicable rate of interest.
- d. Total cost of land paid after allotment letter date to 60 days. Land rebate of 2% available on total cost.

Annexure A

Interested investors are requested to provide relevant details as highlighted in the table below:

Demand Assessment Form for Group Housing plot at Industrial Area, Sikandrabad.

DISTRICT BULANDSHAHR U.P.

Sl. No.	Description	Investor Details
1.	Name of Applicant	
2.	Company Name	
3.	Designation	
4.	Mobile No.	
5.	E-Mail	
6.	Website Address	
7.	Proposed Project Name	
8.	Projects to be	
9.	Proposed Investment (In Crores)	
10.	Proposed Employment Generation	
11.	Number of Units (Approx)	
12.	Plot Size/ Area required (in Square Meter)	
13.	Floor Area Ratio (FAR) required	
14.	Expected Rate of Plot (In square meter)	
15.	Support from Authority (UPSIDA) solicited	