



## **U.P. State Industrial Development Authority**

**UPSIDA Complex, A-1/4, Lakhanpur, Kanpur-208024**

### **Request for EXPRESSION OF INTEREST (EOI) for the Development Golf Course, Trans Ganga City, Unnao**

Uttar Pradesh is rapidly expanding its industrial landscape UPSIDA being the pioneer land development authority intends to expand and efficiently utilize the land bank in UP. In this endeavor Uttar Pradesh State Industrial Development Authority invites "Expression of Interest" from interested Firms/Associates/Builders/Agencies for development of Golf course in Trans Ganga City, TGC, Unnao. It is situated at Trans Ganga City, TGC, Unnao area- 99.58 acres. UPSIDA intends to develop Golf course as part of its ongoing initiatives in this aforementioned area. In the periphery of the site all types of facilities & amenities like commercial, Institutional, residential etc. activities are available. The green area with 5% ground coverage & 10% FAR for building kiosk & parking in this site is also available. For the same, UPSIDA Intends to gauge interest from interested players to set up golf course project with support facilities like Integrated Sport Centre, Villas, Hotel, Club, Restaurant, Swimming pool. The EOI document will be available on our website [www.onlineupsida.com](http://www.onlineupsida.com). Interested firms/agencies are requested to send their responses at email address [iasectionupsidc@gmail.com](mailto:iasectionupsidc@gmail.com) & [ceo@upsida.co.in](mailto:ceo@upsida.co.in)

For any other further information contact Shri Ajay Deep Singh, Project Officer, TGC, Unnao. **Mob. 7355141556**

**Chief Executive Officer, UPSIDA**

**Expression of Interest**  
**For**  
**Design, Build, Operate & Maintain Golf Course at Trans Ganga City,**  
**Unnao, Uttar Pradesh**

**Uttar Pradesh State Industrial Development Authority**  
**Government of Uttar Pradesh**

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## 1. INTRODUCTION

UPSIDA is an Authority of Uttar Pradesh spearheading the development of industrial infrastructure in State since the last 56 years Pioneer in development of industrial areas, UPSIDA has delivered iconic industrial Areas. Townships & Industrial Parks on more than 42000 acres of land, which houses more than 26,000 units providing direct employment to lacs of people.

Providing contemporary infrastructure facilities and services to our entrepreneurs as our objective, UPSIDA strive to build on our strength as a pillar of the pulsating industrial ecosystem of Uttar Pradesh that contributes toward the economic, development of the State in particular & the Country in general. To cater to the modern demands of High-tech quality infrastructure, the Corporation has ventured into many new areas by developing High-tech integrated industrial townships like Trans Ganga and Saraswati High-tech cities and also sector specific industrial areas like Plastic City, Agro Parks, Apparel Park, Leather Park , among others.

With an excellent in house pool of multidisciplinary managerial experts, engineers and architects, compel mented by in depth experience, today UPSIDA have transformed ourselves into an organization that provides integrated infrastructure facilities including industrial, residential, commercial, institutional and support facilities reciprocating to the customized business requirements of clientele. UPSIDA facilities are strategically located across the state of Uttar Pradesh at prime locations and near to existing clusters, raw material, hubs, highways etc and are equipped with road network, electrification network, parks and green belts and providing need based space for common facilities like banks, post office, dispensary, police outpost, shops business development centers, fields-hostels, CETP/STP, shopping malls, expo-centers, school, colleges and universities etc.

Due to the specialized infrastructure and amenities provided by UPSIDA , thousands of small, medium and large industrial units have been setup in various industrial Areas including Amul, Alien Cooper, Asian Paints, Arihant industries, Avon Cycle Ambuja Agro Bhushan Steel, Bharat Electronics Ltd, Birla Cement, Bisleri, Coco-Cola, ConAgra Central Electronics Ltd, Dabur, Dalmia, Escorts, Gyan Diary, Nerolac, Hawkins, Hindustan Petroleum, Indo-Gulf Fertilizers, JP Industries, Piaggio, Nirma, Pepsi, Parle, Raunaq, Raymonds, Rathi Steels, Red Chief, Nerolac, TELCO ,TATA Fertilizer. Dey's Medical, Precision Tools & Casting etc. to name a few.

With Uttar Pradesh rapidly rising to become one of the top business destinations in India, UPSIDA welcome entrepreneurs desiring to set up or expand their industrial ventures to explore the opportunities being offered by UPSIDA, all across the State. UPSIDA assure you the best-in-class integrated infrastructure and escort services completely time bound to meet your requirements.

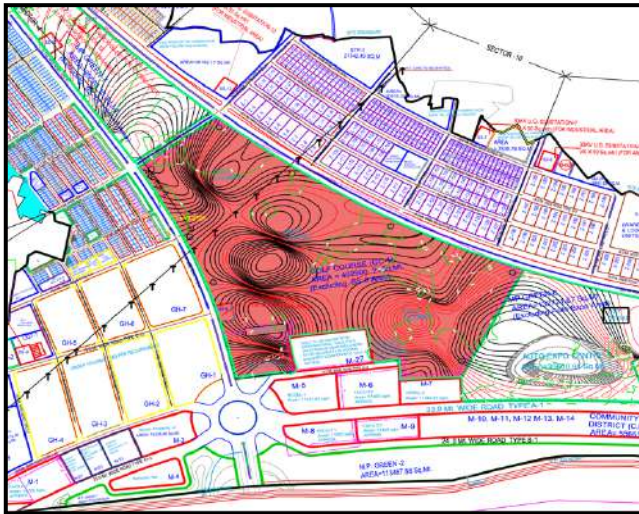
## 2. Uttar Pradesh State Industrial Development Authority

The Uttar Pradesh State Industrial Development Authority (UPSIDA) is the central organization charged with the growth of industry & Infrastructure. It has been a pioneer for industrial promotion in the state for many years and has been critical in maintaining the state's numero uno position among other states. With new and macrosale land banks at quintessential locations, UPSIDA has spaces for industrial, commercial & residential activities. UPSIDA's initiative – Citizen facilitation center, designed to maximize support for investors and entrepreneurs.

### 3. PROJECT AREA DELINEATION

The Project area of 99.58 acres has been identified for the Golf course development at Trans Ganga City, District Unnao. The project majorly includes 18 holes golf course, sports center, villas, hotel, club, restaurant, swimming pool. The project site is at the Trans Ganga City, District Unnao. In the periphery of the site all types of facilities & amenities like commercial, Institutional, residential etc. activities available.

### 4. LANDMARKS IN THE VICINITY OF PROJECT BOUNDARY-



- 1 Hotels
- 2 Commercial Plots
- 3 Residential Plots
- 4 Auto Expo center

### 5. PROJECT BACKGROUND

The State-of-the-art Infrastructure Facility is being conceptualized for the Golf course area under Trans Ganga City, Unnao. Trans Ganga City, Unnao had been developed in the area of 1144 acres. In which 99.58 acres area is reserved for Golf Course. Key infrastructure components include:

- 24 x 7 Water Supply Network
- Sports centre
- Villas
- Hotels
- Club
- Restaurants
- Road Network
- Smart street lighting
- Command and Control centre

- Electrical power distribution system
- Underground utility corridor
- Landscaping

## 6. PURPOSE OF EOI

Uttar Pradesh State Industrial Development Authority (UPSIDA) invites responses to this Expression of Interest ("Eoi") from interested Firms/Associates/Builders/Agencies towards **“Design, Build, Operate & Maintain Golf course at Trans Ganga City, District Unnao”**

Feedback and inputs from interested applicants would be considered and formalized for subsequent Request for Qualification (RFQ) and Request for Proposal (RFP) stages. The following components are envisaged for addressing the Golf Course component:

Sr. No.	Description of the Component	Scope
1	<b>Golf course</b>	18 holes golf course (Around 80 acres land)
2	<b>Villas/Restaurants/Club/Sports center/Hotels</b>	20 acres land (FAR - 0.2)

The green area with 5% ground coverage & 10% FAR for building kiosk & parking in this site is also available.

## 7. PROJECT OBJECTIVE

The focus is on sustainable and inclusive development and the idea is to look at compact areas, create a replicable model which will act like a light house to other aspiring cities both in terms of **“TECHNOLOGY AND IMPLEMENTATION MODEL”**.

## 8. TECHNICAL NOTE FOLLOWED BY PRESENTATION AND DISCUSSION

In this respect the interested entities need to submit a **“TECHNICAL NOTE”** followed by **PRESENTATION to UPSIDA** covering the following aspects;

1. **Technology options with thumb cost (Both Capital Cost and O&M Cost for 10 Years)**
2. **PPP options available and the appropriate model to implement this project**
3. **Scope of revenue generation**
4. **Suggestions on procurement documents (Tender Structure)**



5. Key regulations and approvals pertaining to this project
6. 4-5 Relevant case studies (Not older than five years from the date of submission of EOI)
7. Information as requested in Annexure I

*UPSIDA may consider these suggestions while drafting the RFP in near future.*

## 9. SCOPE OF WORK ENVISAGED IN THE PACKAGE

The Bidder shall be solely and exclusively responsible towards “Design, Build, Operate & Maintain of Golf Course at Trans Ganga City, District Unnao”.

## 10. WHO CAN PARTICIPATE?

All reputed National / International infrastructure companies, Firms, Associates, Builders, agencies.

Interested Companies advised to study this Eoi document carefully before submitting their “**Technical Note**”<sup>1</sup> in response to the Eoi document. Submission of the “Technical Note” in response to this Eoi shall be deemed to have been done after careful study and examination of this document with full understanding of its terms, conditions and implications. “**Technical Note**” must be received not later than time, date and venue mentioned in the Eoi. “**Technical Note**” that are received after the deadline WILL NOT be considered in this procurement process.

## 11. CONTACT ADDRESS FOR ENQUIRY:

Shri Ajay Deep Singh, Project Officer  
UPSIDA,  
TGC, Unnao  
Uttar Pradesh  
Tel no. - 7355141556  
Mail Id- [iasessionupsidc@gmail.com](mailto:iasessionupsidc@gmail.com)

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<sup>1</sup> Please Note: This is not a Pre- Qualification Document. This document is not an agreement and is neither an offer nor invitation by Authority to the prospective applicants or any other person.

## 12. DETAILS OF ONLINE SUBMISSION:

LAST DATE OF ONLINE SUBMISSION 05/08/2025 till 5:00 PM

## 13. Annexure I INFORMATION REQUESTED

In case of Consortium, all members of the Consortium need to fill this form.

S. No.	Information Sought	Details to be Furnished
1.	Name and address of the Firm	
2.	Incorporation status of the Firm (public limited/private limited, etc.)	
4.	Year of Establishment	
5.	Date of registration	
6.	ROC Reference No.	
7.	Details of company registration	
8.	Details of registration with appropriate authorities for service tax	
9.	Turnover in the last 3 years	<ul style="list-style-type: none"><li>• 2024-25</li><li>• 2023-24</li><li>• 2022-23</li></ul>
10.	Net Worth (positive/negative)	
11	Details of similar experience (Last 7 years)	
12	Name, Address, email, Phone nos. and Mobile Number of Contact Person	



## 14. Annexure II MASTER PLAN

