

**EXPRESSION OF INTEREST**

**FOR**

**DEMAND ASSESSMENT OF INDUSTRIAL LAND FOR DEVELOPMENT OF  
INDUSTRIAL PLOT IN INDUSTRIAL AREA AT UTELWA IN DISTRICT-  
AMETHI**



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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. Introduction**

The land is situated at UPSIDA's existing Industrial area Jagdishpur comprising of 125 Acres of land. The existing Jagdishpur Industrial area located at a distance of 80 K.M. state Capital Lucknow and well connected through National Highway has been developed by UPSIDA in year 1984. It is well developed major Industrial Area comprising of all the amenities and Infrastructure facilities and many Multy National Companies & big companies i.e. Indo Rama India Ltd., BHEL, SAIL, ACC CEMENT, JAPFA INDIA, SUGNA FOODS PVT. LTD. METRO ALMIRA, GANGA BAG, SALIMAR PILLETS & FEEDS LTD., SKYLARK are already established and running in the Industrial area and they are the major Hub of Industries. Also many MSME Industries are also running/functioning at Industrial area Jagdishpur. Further Industrial area Jagdishpur is major places for Poultry Feeds Units. Industrial area Jagdishpur coming under Jurisdiction of Distt. Amethi is well connected with 07 N.H. The area is also well connected with Poorvanchal Express Way & Railway Network of Lucknow-Varanasi Rail Track.

### **3. Overview**

UPSIDA proposes for the development 125 Acres newly available land for establishment of Engineering Goods, Poultry Feeds, Food and Packaging Industries, which can have a major role for supply of its products at International Level with High Technology base products. With the increase of MSME Industries in India and playing a vital role in the establishment of Micro and Macro Industries and contributing in the National per Capital Income & GDP of the Country. There is a huge demand of engineering goods in India and most of the items are being imported from Foreign Countries. It is proposed i.e. major import substituted engineering units can be established at newly created land for 125 Acres at Jagdishpur for widespread industrialization of the region and also saving of Foreign exchange.



#### **4. Objective and Purpose of the Expression of Interest**

UPSIDA possess 125.00 acres of land at Industrial area Jagdishpur Distt. Amethi and is planning to develop it with plots which sizes 1000 to 5000 sqmtr. for the establishment of engineering goods manufacturing units and food/animal feeds Industries. For the same, UPSIDA intends to gauge interest from various industrial players to set up engineering goods substituting imported items for safe guarding Foreign exchange and also providing enormous job opportunities and availability of indigenous products to the large manufactures and Multi National Companies and other accessories based industrial units in the proposed Industrial land.

#### **5. Location:**

- a) The Industrial area is proposed to be developed at village Utelwa, Distt. Amethi Uttar Pradesh.
- b) Utelwa village is located nearby Jagdishpur, a well developed alongwith modern infrastructure facilities on National Highway Lucknow-Varanasi. It is located 85 km distance from Lucknow Airport.

#### **6. Site Detail:**

##### **a. Infrastructure Availability**

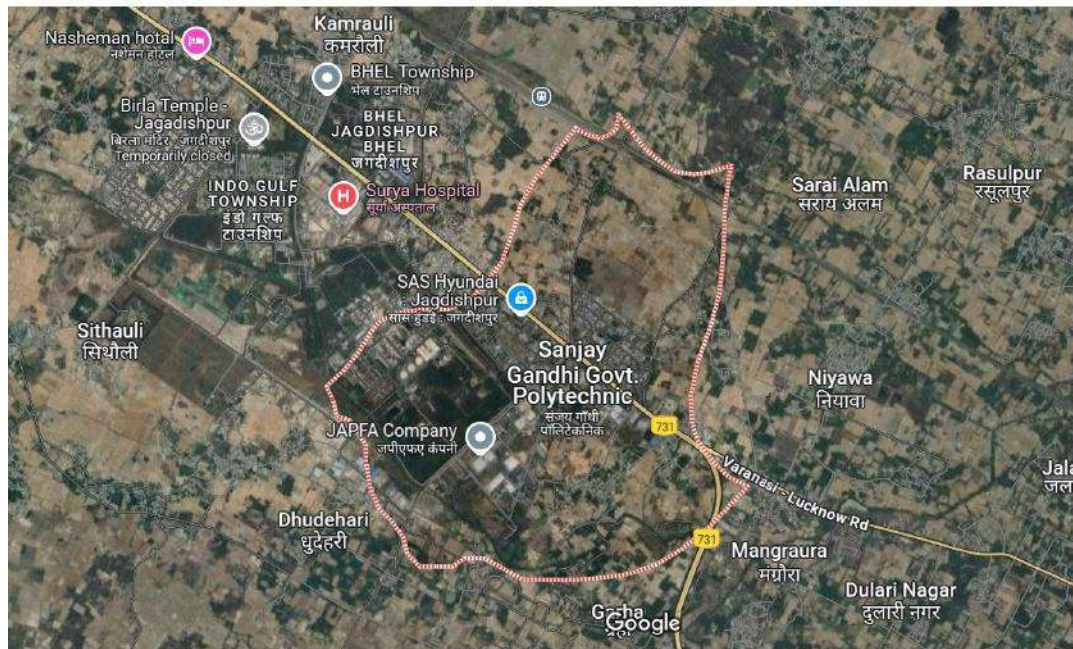
The site has very good connectivity by road, rail and air. It is located very close the National Highway Lucknow-Varanasi. The location map of the site for the proposed site is represented in Figure:

Google Maps



Utelwa - Google Maps

Utelwa



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

1.	Development Type	<ul style="list-style-type: none"><li>• Mixed Zone Industrial Area</li></ul>
2.	Location	<ul style="list-style-type: none"><li>• 80 kms from Lucknow</li><li>• Approx. 58 km from Sultanpur</li></ul>
3.	Nearest Railway Station	<ul style="list-style-type: none"><li>• Nihalgarh Railway Station (~5 km)</li></ul>
4.	Nearest Airport	<ul style="list-style-type: none"><li>• Lucknow Airport, Uttar Pradesh (~85 km)</li><li>• Ayodhya Airport, Uttar Pradesh (~65 km)</li></ul>
5.	Nearest ICD	<ul style="list-style-type: none"><li>• I.C.D. Lucknow (~85 kms)</li></ul>
6.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"><li>• Jagdishpur (Adjacent)</li><li>• Kauhar (~35 km)</li><li>• Tikariya (~40 km)</li><li>• Trisundi (~75 km)</li></ul>

**b. Layout of Industrial Area**





## 7. Data Sheet

S. No.	Item	Details
1.	Project Name	Demand Assessment of Engineering Goods and Food/Animal Feeds Manufacturing Industries in the proposed 125 Acres land at Industrial Area Utelwa Distt. Amethi.
2.	Location Coordinate	26.47415, 81.57334
3.	Proposed Location on Google Map	<a href="https://www.google.com/maps/place/Utelwa,+Uttar+Pradesh/@26.4748055,81.5710947,18z/data=!4m6!3m5!1s0x399a4ba2bd515963:0xacd70e85e976b5ba!8m2!3d26.4741427!4d81.5733528!16s%2Fg%2F12hmggnrp7?hl=en&amp;entry=ttu&amp;g_ep=EgoyMDI1MDcxNS4xIKXMDS0ASAFQAw%3D%3D">https://www.google.com/maps/place/Utelwa,+Uttar+Pradesh/@26.4748055,81.5710947,18z/data=!4m6!3m5!1s0x399a4ba2bd515963:0xacd70e85e976b5ba!8m2!3d26.4741427!4d81.5733528!16s%2Fg%2F12hmggnrp7?hl=en&amp;entry=ttu&amp;g_ep=EgoyMDI1MDcxNS4xIKXMDS0ASAFQAw%3D%3D</a>
4.	Nodal Officer (for any clarification)	Shri Ajay Regional Manager (RM), Ayodhya Uttar Pradesh State Industrial Development Authority, (UPSIDA) 1/13/386, Civil Lines, Ayodhya Contact No. 8800718595 E-mail Address: <a href="mailto:rmayodhya@upsida.co.in">rmayodhya@upsida.co.in</a>
5.	Publication of EOI	18/07/2025
6.	Document download (start time)	21/07/2025 11:00 hrs Document can be downloaded from <a href="https://www.onlineupsida.com/">https://www.onlineupsida.com/</a>
7.	Submission On	Upto 01 <sup>st</sup> August 2025 Soft copy of the Eoi to be submitted to <a href="mailto:rmayodhya@upsida.co.in">rmayodhya@upsida.co.in</a>

## 8. Highlights of UP micro, small & medium enterprises promotion policy 2022

### Capital Subsidy

- Micro, small and medium enterprises in the Bundelkhand and Purvanchal region of the State will be eligible for capital subsidy of 25%, 20% and 15%, respectively.
- Micro, small and medium enterprises in the Madhyanchal and Paschimanchal region of the State will be eligible for capital subsidy of 20%, 15% and 10%, respectively.
- SC/ ST and women entrepreneurs will be eligible for 2% additional, capital subsidy.
- Capital subsidy is capped at Rs 4 Crore/ unit.
- Capital subsidy will be provided in 2 equal installments. First installment is payable once the construction of related buildings is completed. Second installment is payable once at least 50% of commercial production has begun.

### Interest Subsidy

- Only micro units will be eligible for interest subsidy.
- 50% interest subsidy, payable annually for five years, subject to ceiling of Rs 25 Lakh/ unit.
- 60% interest subsidy for SC/ ST and women entrepreneurs, payable annually for five years, subject to ceiling of Rs 25 Lakh/ unit.

### Infrastructure Interest Subsidy

- Approved MSME industrial parks/ estates/ flatted factory complex (minimum area of 4000 square metres for flatted factory complexes) projects with area of 10 acres or more, will be eligible for annual infrastructure interest subsidy of up to 50%, subject to ceiling of Rs 2 Crore, annually.
- Infrastructure interest subsidy will be payable for 7 years

### Stamp Duty Exemption

- MSMEs will be eligible for 100% stamp duty exemption in the Purvanchal and Budelkhand region, and 75% in the Madhyanchal and Paschimanchal region except for Gautam Budh Nagar and Ghaziabad wherein stamp duty exemption will be 50%
- Women entrepreneurs will be eligible for 100% stamp duty exemption in any part of the State
- MSME industrial parks/ estates/ flatted factory complex developers will be provided 100% stamp duty exemption, on purchase of land

## Promoting Quality Improvement among MSMEs

- MSMEs will be encouraged to manufacture high quality products.
- MSMEs will be promoted to attain quality standards like ZED, GMP, Hallmark etc. To this end, fiscal assistance of up to 75% (maximum Rs 5 Lakh) will be provided to MSMEs, as reimbursement.
- Financial assistance of 75% (maximum Rs.10 lakh) will be provided for attaining patents and GI tags.
- Attorney fee of Rs 50,000 and Rs 2,00,000 will be reimbursed for obtaining national and international patents/ GI tag, respectively.
- Financial assistance of 75% for implementing ERP solutions (maximum Rs 1 Lakh) and ICT solutions (maximum Rs 5 Lakh).

## Promoting Environment Improvement Measures among MSMEs

- Fiscal assistance of 50% of the project cost (maximum Rs 10 crore) for establishment of CETPs
- Financial assistance of 50% of the project cost (maximum Rs 75 lakh) for implementing Zero Liquid Discharge facility
- Fiscal assistance of up to 50% of the project cost (maximum Rs 50 Lakh) for establishing boiler facility as common facility (minimum 10 MSMEs will be required to undertake such project)
- Promoting green practice and environmental audits for MSME like energy and water conservation audits - reimbursement of 75% (maximum Rs 50,000) towards audit services fee and 50% (maximum Rs 20 Lakh) towards purchase of auditor recommended equipment/ machinery
- Reimbursement of up to 50% (maximum Rs 2.5 Lakh) of the consultancy charges incurred towards obtaining green rating for industrial buildings
- Reimbursement of up to 50% (maximum Rs 10 Lakh) towards expenses incurred for the establishment of the Environment Management Laboratory/ Environment Management System

## 9. Highlights of UP micro, small & medium enterprises promotion policy 2022

### Incentives to Industrial Units

Categories	Capital Investment
Large	Above ₹50 Cr but below ₹200 Cr
Mega	₹200 Cr or above but below ₹500 Cr
Super Mega	₹500 Cr or above but below ₹3,000 Cr
Ultra-Mega	₹3,000 Cr or above

### Stamp Duty Exemption

- 100% in Bundelkhand & Poorvanchal,
- 75% in Madhyanchal & Paschimanchal (except Gautam Buddh Nagar & Ghaziabad)
- 50% in Gautambuddh Nagar & Ghaziabad districts

### Investment Promotion Subsidy

A one-time choice of choosing one option between three mutually exclusive options during the time of application. One additional chance of changing the Option after the application has been processed by the Evaluation Committee and is pending for the approval of the High-Level Empowered Committee or the Empowered Committee, as the case may be.



## Capital Subsidy with boosters

Option-1				
Capital Subsidy = Base Capital Subsidy X Gross Capacity Utilization Multiple (GCM)	Large	Mega	Super Mega	Ultra Mega
Gross Capacity Utilization Multiple (GCM) = Minimum of (75%, Peak Capacity Utilization of the considered year)/75%				
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

## Net SGST Reimbursement

Option-2					
Net SGST Reimbursement: Reimbursement of 100% of the net SGST amount deposited in State's account x		Large	Mega	Super Mega	Ultra Mega
Annual % of net SGST reimbursement		100%	100%	100%	1000%
Period of reimbursement (in years)		6	12	14	16
GAUTAM BUDH NAGAR AND GHAZIABAD	Annual ceiling as % of ECI	16%	7%	6%	5%
	Overall ceiling as % of ECI	80%	80%	80%	80%
MADHYANCHAL AND PASCHIMANCHAL	Annual ceiling as % of ECI	18%	17%	14%	13%
	Overall ceiling as % of ECI	90%	200%	200%	200%
BUNDELKHAND AND POORVANCHAL	Annual ceiling as % of ECI	20%	25%	21%	19%
	Overall ceiling as % of ECI	100%	300%	300%	300%

## 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 favour of investor. In case of multiple application, highest investor will be allotted through Nivesh Mitra Portal.
- 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

## 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/>

## A. Incentives from UPSIDA:

In addition to incentive highlighted in the policy, UPSIDA also provides for Investment specific installments/incentives as follows:

- a. 10% while applying from Nivesh Mitra portal.
- 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 Utelwa Industrial Area, Distt. Amethi.**

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.	Products to be manufactured	
9.	Proposed Investment (In Crores)	
10.	Proposed Employment Generation	
11.	Type of Units	<input type="checkbox"/> Ancillary Unit <input type="checkbox"/> Raw Material Manufacturing <input type="checkbox"/> Final Product <input type="checkbox"/> Any Other please specify .....
12.	Major Raw Material with sourcing place	
13.	Pollution Category (Select One)	<input type="checkbox"/> Red Category <input type="checkbox"/> Orange Category <input type="checkbox"/> Green Category <input type="checkbox"/> White Category
14.	Plot Size/ Area required (in Square Meter)	
15.	Floor Area Ratio (FAR) required	
16.	Expected Rate of Plot (In square meter)	
17.	Support from Authority (UPSIDA) solicited	





# UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY

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

## "Expression of Interest" For The Development of Industrial Area Utelwa, District Amethi

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 the endeavour Uttar Pradesh State Industrial Development Authority invites "Expression of Interest" for the development of Industrial Area Utelwa Phase-III measuring 125 Acres land in Industrial Area Utelwa, District Amethi. UPSIDA intends to develop Industries as part of its ongoing initiatives in this aforementioned area. For the same, UPSIDA intends to gauge interest from interested players to set up Industries and also to provide suggestions for any modifications within permissible limits. Interested firms/agencies are requested to send their responses at email address [iasectionupsida@gmail.com](mailto:iasectionupsida@gmail.com), [rmayodhya@upsida.co.in](mailto:rmayodhya@upsida.co.in) & [ceo@upsida.co.in](mailto:ceo@upsida.co.in). For any other further information contact Shri Ajay, Regional Manager, Ayodhya. **Mob: 8800718595**

**Chief Executive Officer, UPSIDA**

**Size- 5hx8w cm.**