



## **Uttar Pradesh State Industrial Development Authority (UPSIDA)**

UPSIDA Complex, A1/4 Lakanpur, Kanpur 208024, Uttar Pradesh, India

### **Global Expression of Interest (EOI)**

Expression of Interest (EoI) from developers/ Pharma companies for development of Pharma Park in district Lalitpur in Uttar Pradesh on PPP or any other Model on-1465.54 Acres

#### **(EOI No: UPSIDA/EOI/1224/Pharma/Developer/02)**

The Government of Uttar Pradesh is planning to set up a pharma park on land measuring around **1465.45 acres in District Lalitpur on PPP or any other model**. The proposed pharma park shall provide easy access to world class Common Infrastructure Facilities (CIF) to pharma and bulk drug units to be set up in this park. It would significantly bring down manufacturing cost of drugs and thereby make India self-reliant in bulk drugs, Key Starting Materials (KSM) and Active Pharmaceutical Ingredients (API), in order to reduce imports. It also envisages inhouse formulation units to produce high quality medicines at affordable cost.

**Online Global Expression of Interest (EoI) is invited from reputed potential developers or Pharma companies having relevant experience of executing large-scale Industrial Townships/Sectoral Specific Industrial Parks/Industrial areas on PPP or any other model.**

**UPSIDA invites Expression of Interest ("EOI") from interested parties to assess the market response and to further undertake the process of selection and appointment of "Developers on PPP or any other model".**

The salient features of the project and prescribed formats for submission of EoIs can be accessed from the website: <https://etender.up.nic.in> or from <https://onlineupsida.com>

Date of issue	31.01.2026
EoI Due Date	20.02.2026 at 5.00 PM
Time & Date of opening of EoI	20.02.2026 at 5.30 PM
Email: <a href="mailto:eehqupsida@gmail.com">eehqupsida@gmail.com</a>	<b>Chief Executive Officer</b>



Uttar Pradesh State Industrial Development Authority

Invites

**Global Expression of Interest (EOI)**

from

**Developers for Development of Pharma Park in district Lalitpur,  
Uttar Pradesh on PPP or any other model on 1,465.54 Acres**

**XX/XX/2026**

EOI No: **UPSIDA/EOI/PharmaPark/01**

Uttar Pradesh State Industrial Development Authority, Kanpur Uttar Pradesh

Represented By:

**XXXX**

**Uttar Pradesh State Development Authority**

**UPSIDA Complex**

**A1/4 Lakhanpur Kanpur 208024**

**Uttar Pradesh**

# **Uttar Pradesh State Industrial Development Authority (UPSIDA)**

## **Global Expression of Interest (EOI)**

Expression of Interest (EoI) from developers for development of Pharma Park in district Lalitpur, Uttar Pradesh on PPP or any other model on 1465.54 Acres  
**(EOI No: UPSIDA/EOI/Pharma Park/01)**

The Uttar Pradesh State Industrial Development Authority (UPSIDA) is developing a dedicated Pharma Park at Lalitpur. This pharma park intends to provide easy access to world class Common Infrastructure Facilities (CIF) to pharma and bulk drug units to be set up in the park. It would significantly bring down manufacturing cost of drugs and thereby make India self-reliant in bulk drugs, Key Starting Materials (KSM) and Active Pharmaceutical Ingredients (API) and reduce imports. It also envisages inhouse formulation units to produce high quality medicines at affordable cost.

**The Pharma Park spans a total area of 1,472.33 acres in Lalitpur, Uttar Pradesh.** To accelerate high-quality infrastructure creation, leverage private sector efficiencies, and actively promote pharmaceutical manufacturing investments, UPSIDA intends to appoint a reputed developer or Pharma Companies for the comprehensive development of the entire land parcel on a Public-Private Partnership (PPP) or any other Model. UPSIDA intends to appoint a **reputed developer or Pharma Company** for the development of **1465.54 acres** of the Pharma Park. The project is envisioned to provide world-class common infrastructure facilities, reduce manufacturing costs, and position Uttar Pradesh as a leading hub for bulk drugs, Key Starting Materials (KSM), and Active Pharmaceutical Ingredients (API).

**Online Global Expression of Interest (EoI) is invited from reputed potential developers or Pharma Company having relevant experience of executing large-scale Industrial Townships/Sectoral Specific Industrial Parks/Industrial areas on PPP mode or any other Model.**

**UPSIDA invites Expression of Interest (“EOI”) from interested parties to assess the market response and to further undertake the process of selection and appointment of “Developer on PPP mode or Any other Model”.**

The salient features of the project and prescribed formats for submission of EoIs can be accessed from the website: <https://etender.up.nic.in/> or from <https://onlineupsida.com/>.

Date of issue of EoI	31.01.2026
EoI Due Date	20.02.2026 at 5.00 PM
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## **Global Expression of Interest (EOI)**

Expression of Interest (EoI) from developers for development of Pharma Park in district Lalitpur in Uttar Pradesh on PPP mode or any other model on 1,465.54 Acres

**(EOI No: UPSIDA/EOI/XXXX/Pharma/Developer/ 01)**

### **1. Introduction**

The Government of Uttar Pradesh is setting up a Pharma Park on 1,465.54 acres in District Lalitpur to provide easy access to world class Common Infrastructure Facilities (CIF) to bulk drug pharma units located in the pharma park which shall significantly bring down the manufacturing cost of drugs and thereby make India self-reliant in bulk drugs, Key Starting Materials (KSM) and Active Pharmaceutical Ingredients (API) for making India self-reliant and reduce imports. It also envisages inhouse formulation units to produce high quality medicines at affordable cost.

This initiative aims to promote investment, encourage innovative practices, support skills development, safeguard intellectual property, and construct world class Pharma manufacturing infrastructure in Uttar Pradesh.

By taking a comprehensive approach, the development of the Pharma Park in Lalitpur will effectively address bulk drug and pharma related infrastructure constraints while capitalizing on the inherent strengths and competitiveness of the region. The proposed pharma park will be self-sufficient, boasting world-class infrastructure and excellent connectivity through road and rail networks, enabling convenient movement of freight to and from ports and logistics hubs. The broad vision for the pharma park is to become a leading manufacturing pharmaceutical industrial setup in the State of Uttar Pradesh with the following principles:

- To serve as a state manufacturing powerhouse for pharmaceutical products like bulk drugs, Key Starting Materials (KSM), Active Pharmaceutical Ingredients (API) etc.
- To act as an incubator for emerging pharma and bulk drug manufacturing industries and talent

UPSIDA is developing a dedicated Pharma Park in Lalitpur, Uttar Pradesh, covering a total area of 1,465.54 acres. To fast-track the creation of high-quality infrastructure, harness private sector efficiencies, and attract large-scale pharmaceutical investments, UPSIDA proposes to engage reputed developers or leading pharma companies for the comprehensive development of the entire land parcel under a Public-Private Partnership (PPP) or other suitable models. The project is envisioned to deliver world-class common infrastructure facilities, significantly reduce manufacturing costs, and establish Uttar Pradesh as a premier hub for bulk drugs, Key Starting Materials (KSM), and Active Pharmaceutical Ingredients (API).

It is envisaged that the Pharma Park (1465.54 acres) to be developed on PPP mode or any other model would include the common infrastructure facilities which are enlisted below:

- Common Effluent Plant with Zero Liquid Discharge catering to chemical discharge
- Solid Waste Management and incinerator.
- Storm Water Drain Network
- Common Solvent Storage System, Solvent recovery and distillation plant
- Steam Generation inclusive of Cooling Tower and Distribution System
- Common Warehouses
- Dedicated Power Sub-Station and distribution system
- Raw, Portable and Demineralized water facility
- Internal road network, compound wall
- Common Laboratory/ Testing Centre
- Emergency Response Centre
- Safety/ Hazardous Operations Audit Centre
- Centre of Excellence
- Smart Solutions (CCTV)

## **2. Submission of EOI:**

UPSIDA invites 'Global Expression of Interest' (EOI) from Developers having experience in executing similar projects (**Development of large-scale Industrial Townships/Sectoral Specific Industrial Parks/SEZ/Industrial areas on at least 300 acres land parcel with an investment of more than INR 300 crores on PPP or any other model**). The EOI is invited to give an opportunity to interested parties to share their views and interest for establishment of Pharma Park (1465.54 acres) on PPP mode or any other model. The potential Developers or Pharma Company are welcome to propose alternate development & Financial models. Applicants must categorically ensure that EOI submission shall be done along with complete filling of all the Annexures sought along with this EOI.

## **3. Objective of EOI:**

UPSIDA invites Expression of Interest ("EOI") from interested parties to assess the market response and to further undertake the process of selection and appointment of "Developer on PPP mode or any other model". **UPSIDA is interested to finalize the project structure and RFP for selection of developer after taking views of the interested applicants. Based on the responses received, Request for Qualification/Request for Proposal and Draft Concession Agreement document will be prepared and will be circulated for bidding purposes.**

#### **4. Benefits of Pharma Park:**

The Bulk Drug Pharma Park in Lalitpur, Uttar Pradesh, was selected based on strategic, logistical, and developmental priorities to boost India's API self-reliance. Pharma Park promote self-reliance in API production by reducing import dependence and cutting manufacturing costs through shared infrastructure.

- **Strategic Location:** Lalitpur's position near India's geographic center ensures superior multi-modal connectivity via NH-44, rail freight corridors, 14 UP airports, and proximity to ports, plus a dedicated helipad, minimizing logistics costs.
- **Ease of Approvals:** Lower population density facilitated swift environmental clearances, enabling faster project execution compared to denser regions.
- **Regional Development:** In the underdeveloped Bundelkhand area (spanning 1,472 acres across five villages), it drives economic growth, attracts Rs 8,000-12,000 crore investments, creates 14,000+ jobs, and positions UP as a pharma hub under state policies.
- **National Self-Reliance:** Fully state-funded (Rs 450 crore budget), it addresses India's 80%+ API import dependence on China, with advanced CIF like zero-liquid discharge and R&D centers to cut costs by 20-30%.
- **Cost Reduction:** The park provides world-class common facilities like testing labs, waste management, and utilities, lowering production expenses by up to 20-30% via economies of scale and optimized resources.
- **Supply Chain Security:** This ensures uninterrupted medicine supplies during global disruptions, decreasing reliance on imports (especially from China) for critical bulk drugs where dependence exceeds 80%.
- **Economic Benefits:** Generate thousands of jobs, boost exports, foster innovation through clustering, and attract massive private investments.
- **Environmental Compliance:** Innovative common systems for zero-liquid discharge and solvent recovery help manufacturers meet strict standards affordably.

#### **5. Schedule of events:**

The Schedule of events for the EOI submission is given below:

- Release of EOI Advertisement: 31.01.2026
- Last date & time for EOI Submission: 20.02.2026 upto 5.00 PM.
- Time & date of opening of EOI: 20.02.2026 at 5.30 PM.

#### **6. Submission Procedure:**

Response to EOI must be submitted by the Indian National applicants on e-Tender portal <https://etender.up.nic.in> and Global applicants shall submit their response to EOI on email ID [eehqupsidc@gmail.com](mailto:eehqupsidc@gmail.com) , not later than the date and time specified in this EOI document or corrigendum (if any). The Authority may extend this deadline for submission of response by issuing the corrigendum.

## **7. Disclaimer**

The information in this document has been prepared to assist the applicants in preparing the non-binding EOI and it is clarified that.

- It does not constitute an invitation to offer or an offer in relation to the transaction.
- This document does not constitute any contract or agreement of any kind whatsoever.
- This document does not and does not purport to contain all the information that interested firms and their advisors would desire or require in reaching decisions as to the transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
- Neither the information in this document nor any other written or oral information in relation to the transaction is intended to form the basis of or the inducement for any investment activity or any decision to enter into any contract.
- Neither UPSIDA nor their employees or advisors shall be liable to any interested party or any Entity under law including the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise, or be incurred, or suffered, in connection with this document, or any matter that may be deemed to form part of this document, or any other information supplied by or on behalf of UPSIDA or their employees or advisors or otherwise arising in any way from the selection process ahead.
- It shall not be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither UPSIDA nor any of their respective officers or employees or advisors or agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions here from and the interested parties may undertake their own due diligence. The dimensions/measurements of the proposed site indicated herein are approximate figures only and may vary.

After assessing the response to this EOI from the Applicants, further process for defining the tender will be initiated by UPSIDA

**LETTER OF INTENT**

**(To be typed in Firm's Letterhead)**

To,  
**Chief Executive Officer (CEO),**  
Uttar Pradesh State Development Authority  
UPSIDA Complex  
A1/4 Lakanpur Kanpur 208024  
Uttar Pradesh.

Sir,

**Sub: Submission of Expression of Interest (EOI) for Development of Pharma Park in district Lalitpur in Uttar Pradesh on PPP or any other model on 1,465.54 Acres**

Having examined the details given in EOI Notice and EOI document for the above project,

1. I/we hereby submit our Expression of Interest and the relevant information.
2. I/We hereby certify that all the statements made, and information supplied in the enclosed Annexure I, II and III and accompanying statements are true and correct.
3. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
4. I/We also authorize UPSIDA or their authorized representatives to approach individuals, employers, and firms to verify our competence and general reputation.

(i) ..... (Copy enclosed)  
(ii) ..... (Copy enclosed)

Signature(s) of Applicant(s)

Enclosures

Seal of applicant Date of  
submission

## Annexure – I

### Information and Documents to be submitted by the Applicant.

<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>
1.	Name of the Principal firm submitting the proposal	<i>(Attach photocopy of Certificate of Registration along with a one page write up or brochure of the company.)</i>
2.	Legal Status of the firm	Individual Company / Partnership Company / Joint Venture Company/ Trust / Others
3.	Registered Address, telephone No., fax no. e-mail ID, website	
4.	Contact Person, Designation and address including contact no. and e-mail ID.	
5.	Organizational Profile (attach relevant document in their support):	
(a)	Existing Business activities	
(b)	Organization Structure	
(c)	Names of Directors of the Board and Chairman / Chief Executive Officer, their nationality, if applicable	
6.	Financial Capability (For Past Three Completed Financial Years) (To be supported by and submitted with Audited Financial Statements)	
(a)	Net Worth	
(b)	Net Cash Accruals	
7.	Do you intend to tie-up with a consortium partner for the project (if Yes, please specify the details of the partner)	
8.	Reason for venturing into this project	

## Annexure – II

### **Details of similar facilities operated by Applicant.**

1	Name	
2	Role and Responsibility in the project	
3	Location	
4	Description	
5	Time taken to complete the project.	
6	Time for which the project has been successfully in operation	
7	Project cost (In INR Cr.)	
8	Any other information considered necessary but not included above	

Signature Designation

**Note: Please use separate sheet for each Project.**

### **Annexure – III**

#### **Suggestions and views of Applicant**

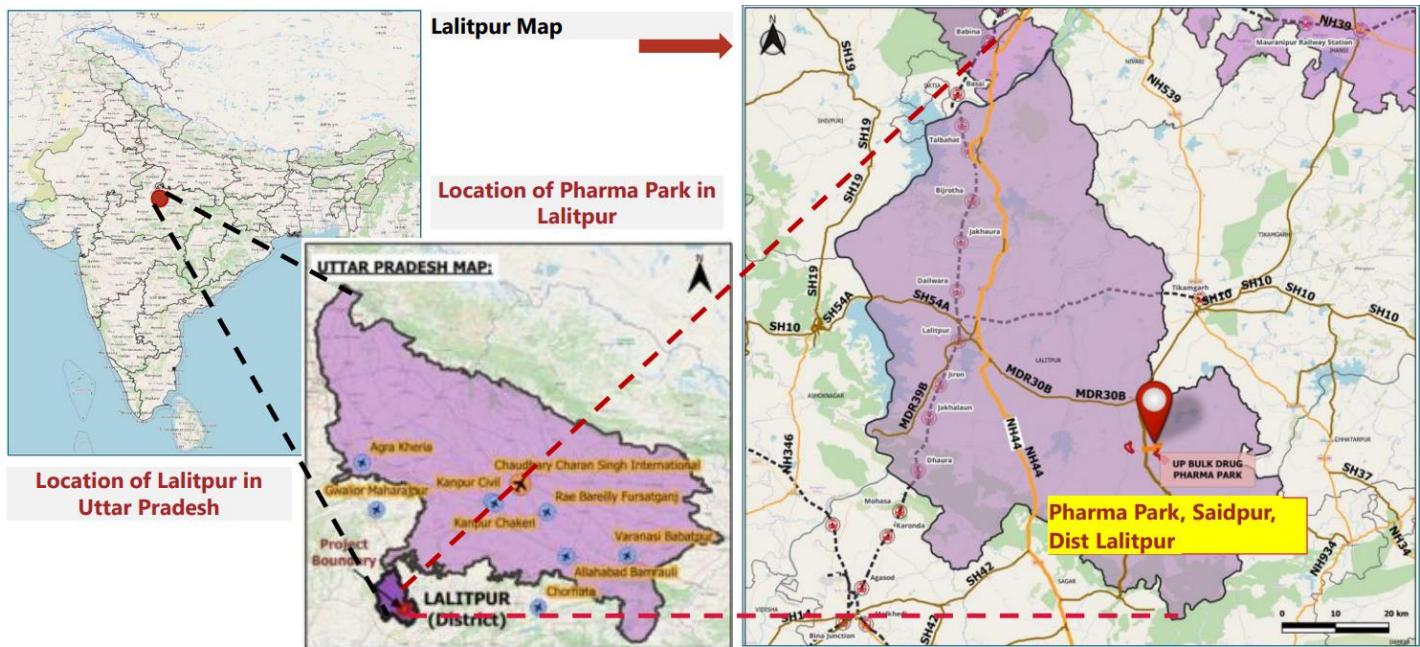
1	Do you suggest development of project in a phased manner according to the demand/requirements. Suggest the model / phasing structure.	
2	Approximate time frame required to commence operation	
3	Approximate Saleable Area and land cost after development	
4	Suggested Model for PPP and bidding criteria: (Upfront Premium/Phased premium/ Revenue Share/ any other model)	
5	Concession Period	
6	Water and power requirements.	
7	Approximate investment (in INR Cr.)	
8	Expected Capital, operation & maintenance cost(s) along with Revenue/ Return calculation from the Project	
9	Quantity and Cost of facility planned	
10	Assistance required from UPSIDA	
11	Type of Pharma Units Proposed such as: • API • Formulation Units • Manufacturing Facilities	
12	Developer's Proposed Deliverables	
13	Developer's Expectation regarding Leasing Rights	
14	Suggestions or views (Please attach additional sheet)	

**Applicant may add any other detail considered to be important. Kindly attach conceptual plan and draft financial model.**

Signature Designation

## APPENDIX -A

### Location of Pharma Park, Lalitpur



## Proposed Extent for Phase II of Pharma Park

