



Uttar Pradesh State Industrial Development Authority Invites

Global Expression of Interest (EOI)

from

**Developers for Development of Bio- Pharma Park in district Pilibhit,
Uttar Pradesh on PPP or any other model on 949.32 Acres**

Uttar Pradesh State Industrial Development Authority, Kanpur Uttar Pradesh

Represented By:

Uttar Pradesh State Industrial Development Authority

UPSIDA Complex

A1/4 Lakhanpur Kanpur 208024 Uttar

Pradesh

Date of issue of EOI	08.03.2026
Last date & time for EOI Submission	30.03.2026, up to 11:30 AM

Uttar Pradesh State Industrial Development Authority (UPSIDA)
Global Expression of Interest (EOI)

Expression of Interest (Eoi) from developers for development of Bio Pharma Park in district Pilibhit, Uttar Pradesh on PPP or any other model on 949.32 Acres

*The Uttar Pradesh State Industrial Development Authority (UPSIDA) proposes to establish a **Bio Pharma Park at Pilibhit, Uttar Pradesh** under the Public-Private Partnership (PPP) framework. This Bio Pharma Park intends to provide easy access to world class Common Infrastructure Facilities (CIF) to Bio Pharma units to be set up in the park. The Union Budget 2026–27 marks a decisive shift in India’s approach to pharmaceuticals by placing biopharma and biologic medicines at the center of its healthcare and manufacturing strategy. This aligns with the Government of India’s vision of transforming India into a leading global biopharma industry and capturing 5% of the global biopharmaceutical market share.*

Acknowledging the growing burden of non-communicable diseases and the increasing global reliance on biologics and biosimilars, the Budget positions biopharma as a high-value, future-facing segment critical for both public health and economic growth. Biopharma involves production, manufacturing, or extraction of therapies through biological organisms, such as human cells, fungi, or microbes. Some examples of biopharmaceuticals include vaccines, antibody treatments, gene therapies, cell implants, modern insulin, and recombinant protein drugs.

The proposed Bio Pharma Park will be developed over a land parcel of approximately 949.32 acres in Pilibhit, Uttar Pradesh. To accelerate high-quality infrastructure creation, leverage private sector efficiencies, and actively promote Bio Pharmaceutical manufacturing investments, UPSIDA intends to appoint a reputed developer or Bio 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 Bio Pharma Company** for the development of **949.32 acres** of the Bio 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 Biopharmaceuticals medicines such as Vaccines, Monoclonal antibodies, Recombinant proteins, Cell & gene therapy products, Enzyme-based medicines, Hormones like insulin or erythropoietin.

Online Global Expression of Interest (Eoi) is invited from reputed potential developers or Bio Pharma Companies 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 Eoi’s can be

accessed from the website from <https://onlineupsida.com/>.

Global Expression of Interest (EOI)

Expression of Interest (EOI) from developers for development of Bio Pharma Park in district Pilibhit in Uttar Pradesh on PPP mode or any other model on 949.32 Acres

1. Introduction

The Government of Uttar Pradesh intend to set up a Bio Pharma Park on **949.32 acres** in District Pilibhit to provide easy access to world class Common Infrastructure Facilities (CIF) to bulk drug Bio Pharma units located in the Bio Pharma park which shall significantly bring down the manufacturing cost of bio-drugs and thereby make India self-reliant in Vaccines, Monoclonal antibodies, Recombinant proteins, Cell & gene therapy products, Enzyme-based medicines, Hormones like insulin or erythropoietin at affordable cost.

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

By taking a comprehensive approach, the development of the Bio Pharma Park in Pilibhit will promote manufacturing scale, skilled human resources, clinical research capacity and regulatory credibility into a single framework. This signals a clear intent to move Uttar Pradesh up the pharmaceutical value chain—from being a cost-efficient producer of generic medicines to a global hub for high-quality, innovation-driven biopharmaceutical products. It further strengthens the groundwork for Uttar Pradesh to compete in the global biopharma market while improving domestic access to advanced and affordable biologic therapies.

Development of Bio Pharma Park effectively address bulk bio-drug and Bio Pharma related infrastructure constraints while capitalizing on the inherent strengths and competitiveness of the region. The proposed Bio 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.

2. Development Plan & Model:

UPSIDA proposes to develop **949.32 acres** of the Bio Pharma Park in Pilibhit district of Uttar Pradesh. The project is envisioned to provide world-class common infrastructure facilities, reduce manufacturing costs, and position Uttar Pradesh as a leading hub for Biopharmaceuticals medicines such as Vaccines, Monoclonal antibodies, Recombinant proteins, Cell & gene therapy products, Enzyme-based medicines, Hormones like insulin or erythropoietin.

It is envisaged that the Bio Pharma Park (949.32 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.
- 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)

3. 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 that 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 Bio Pharma Park (949.32 acres) on PPP mode or any other model. The potential Developers or Bio 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.

4. 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.**

5. Benefits of Bio Pharma Park:

The Bio Pharma Park in Pilibhit, Uttar Pradesh, was selected based on strategic, logistical, and developmental priorities to boost India's manufacturing scale, skilled human resources, clinical research capacity and regulatory credibility into a single framework. This signals a clear intent to move India up the pharmaceutical value chain—from being a cost-efficient producer of generic medicines to a global hub for high-quality, innovation-driven biopharmaceutical products.

Also, it further strengthens the groundwork for India to compete in the global biopharma market while improving domestic access to advanced and affordable biologic therapies.

- **Strategic Location:** Pilibhit lies in the northeastern part of Uttar Pradesh, within the Rohilkhand region, and right next to the foothills of the Shivalik range. This places it in the sub-Himalayan belt, an area known for its rich biodiversity and ecological resources. Such locations are naturally suitable for:
 - a) Medicinal plants cultivation
 - b) Ethnobotany research
 - c) Biotech-based agro-resource development

This gives the region an edge for bio-resource-based pharmaceutical R&D.

- **High Forest Cover & Biodiversity** — a Natural Asset: Pilibhit is recognized as one of the most forest-rich areas in North India and is home to the Pilibhit Tiger Reserve, which underscores the region's unique ecological diversity. This biodiversity is useful for:
 - a) Bioprospecting
 - b) Natural compounds research
 - c) Botanical drug development
 - d) Bio-pharma park thrives where diverse biological resources are abundant.

- **Proximity to International Collaboration:** Pilibhit shares its northern boundary with Nepal. Border-adjacent industrial zones can benefit from:
 - a) Cross-border talent pool
 - b) Cross-border supply chain opportunities
 - c) Potential for SAARC-based biotech collaborations
 - d) Improved export corridorsThis helps position the region as a biotech gateway between India and Nepal.

- **Strong Agricultural Base — Useful for Biotech & Pharma Inputs:** The region's economy includes Sugar industry & Small-scale industries and Agriculture-rich areas are ideal for Bio-fermentation feedstock, Enzyme and bio-ethanol inputs & Agro-biotech research. This supports both industrial biotech and pharma raw material ecosystems.

- **Ample Land Availability & Lower Land Cost:** Though not explicitly stated in our citations, the district's location in a rural-peri-urban belt generally implies lower land acquisition costs and availability of large continuous land parcels.

- **Tourism & Ecology Branding Support:** Area is known for its natural habitat and forestation where ample raw material from forest can directly be sourced those are required for bio pharma industries. This is a district known for Tiger Reserve, Natural lakes (Gomat Taal) & wide Forest ecosystems. It becomes easier for the government to brand the region as a clean, green, sustainable biotech hub, supporting Phyto-pharma, Herbal pharma, Ayurvedic biotech, Wildlife bio-research. Such branding is globally valuable in the bio-pharma industry.

- **Connectivity & District-Level Infrastructure:** The district has Pilibhit Junction which is a key railway station which will facilitates Movement of pharma goods, Workforce mobility, Logistical supply chain stability. Even though infrastructure needs improvement, its existing transport foothold provides a solid base for further industrial development.
- **Ease of Approvals:** Lower population density facilitated swift environmental clearances, enabling faster project execution compared to denser regions.
- **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.
- **Environmental Compliance:** Innovative common systems for zero-liquid discharge and solvent recovery help manufacturers meet strict standards affordably.

6. Schedule of events:

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

- Release of EOI Advertisement: XX.OX.2026
- Last date & time for EOI Submission: XX.OX.2026 upto 5.30 PM.

7. Submission Procedure:

Response to EOI must be submitted by the Indian National applicants and Global applicants on email ID 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.

8. 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 Lakhanpur Kanpur 208024
Uttar Pradesh.

Sir,

Sub: Submission of Expression of Interest (EOI) for Development of Bio Pharma Park in district Pilibhit in Uttar Pradesh on PPP or any other model on 949.32 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.

Sr. No.	Description	Details
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 Bio Pharma Units Proposed such as: <ul style="list-style-type: none">• 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 Bio Pharma Park, Pilibhit

