

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/>

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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**

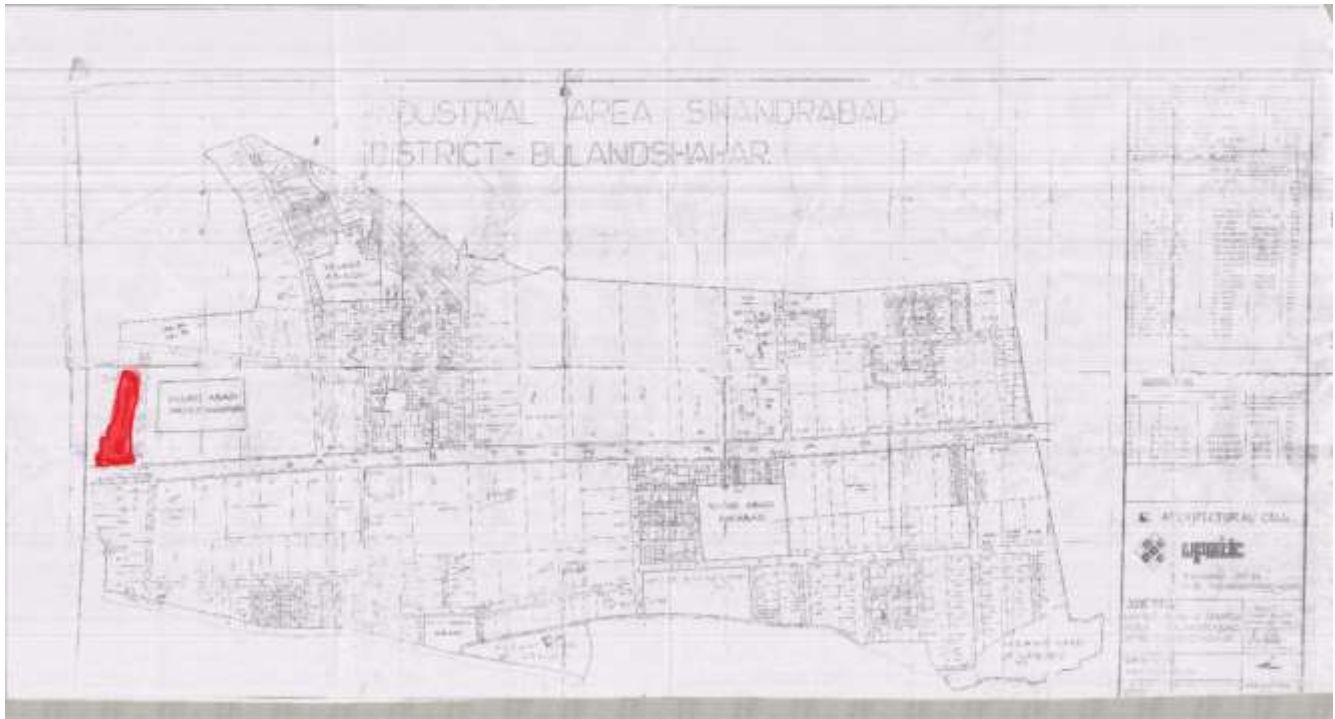
The site has very good connectivity by road, rail and air. It is located very close the National Highway NH-91 which connects Ghaziabad to Bulandshahr, Khurja, aligarh and kanpur. The location map of the site for the proposed site is represented in Figure:



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

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

### 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	<a href="https://maps.app.goo.gl/SRAXpus8PUkzhFzd8">https://maps.app.goo.gl/SRAXpus8PUkzhFzd8</a>
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: <a href="mailto:rmsurajpur@upsida.co.in">rmsurajpur@upsida.co.in</a>
5.	Publication of EOI	21/02/2025
6.	Document download (start time)	21/02/2025 11:00 hrs Document can be downloaded from <a href="https://www.onlineupsida.com/">https://www.onlineupsida.com/</a>
7.	Submission On	Soft copy of the Eoi to be submitted to <a href="mailto:rmsurajpur@upsida.co.in">rmsurajpur@upsida.co.in</a>



**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.**

<b>Sl. No.</b>	<b>Description</b>	<b>Investor Details</b>
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	



# Uttar Pradesh State Industrial Development Authority

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

## REQUEST FOR EXPRESSION OF INTEREST (EOI) GROUP HOUSING, PLOT AT INDUSTRIAL AREA SIKANDRABAD, DISTRICT BULANDSHAHR U.P.

Uttar Pradesh is rapidly expanding its industrial landscape. In this endeavour Uttar Pradesh State Industrial Development Authority (UPSIDA) invites "Expression of Interest" from interested Housing Builder/Agencies/Units for Development of Group Housing, at Industrial Area Sikandrabad, District Bulandshahr. UPSIDA intends to gauge interest from interested players to set up Group Housing, Project on this land.

- EOI documents can be downloaded from [www.onlineupsida.com](http://www.onlineupsida.com)
- Responses to be submitted at [rmsurajpur@upsida.co.in](mailto:rmsurajpur@upsida.co.in) & [iasectionupsidc@gmail.com](mailto:iasectionupsidc@gmail.com) till 21 March 2025
- Contact Mr. Anil Kumar Sharma, Regional Manager, Administrative Building, EPIP Industrial Area Surajpur-5, (Mob No. 9205292936) Kasna Greater Noida (Gautambudh Nagar)

**Chief Executive Officer**  
**U.P. State Industrial Development Authority**