

**EXPRESSION OF INTEREST
FOR
DEMAND ASSESSMENT OF INDUSTRIAL LAND FOR DEVELOPMENT OF
INDUSTRIAL AREA AT BHARA PACHPERA VILLAGE IN PILIBHIT DISTRICT**



**UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
UPSIDA COMPLEX, A-1/4 LAKHANPUR KANPUR-208024, (U.P.)**

Website: <https://www.onlineupsidc.com/>

Table of Contents

1. Disclaimer	3
2. Project Background	4
3. About Pilibhit	5
4. Data Sheet	6
5. Highlights of Uttar Pradesh Industrial Policy 2017	6
Site Plan Bhara Pachera	9
Annexure A	10

1. Disclaimer

This request for Expression of Interest (EOI) is not an offer by the Uttar Pradesh Industrial Development Authority (UPSIDA), but an invitation to receive responses from eligible interested firms for providing their inputs for setting up of the industries at Bhara Pachpera Village in Pilibhit District U.P. No contractual obligation whatsoever shall arise from the EOI process unless and until a formal contract is signed and executed between Uttar Pradesh Industrial Development Authority (UPSIDA) and the bidder(s) concerned. Uttar Pradesh Industrial Development Authority (UPSIDA) reserves the right not to proceed with the project.

2. Project Background

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, Leather Parks, among others which has attracted various small, medium and large industrial units in these areas. There has been a significant quantum of private sector investment consistently, with more than INR 8,500 crores of investment in the last four years.

Objective and Purpose of the Expression of Interest

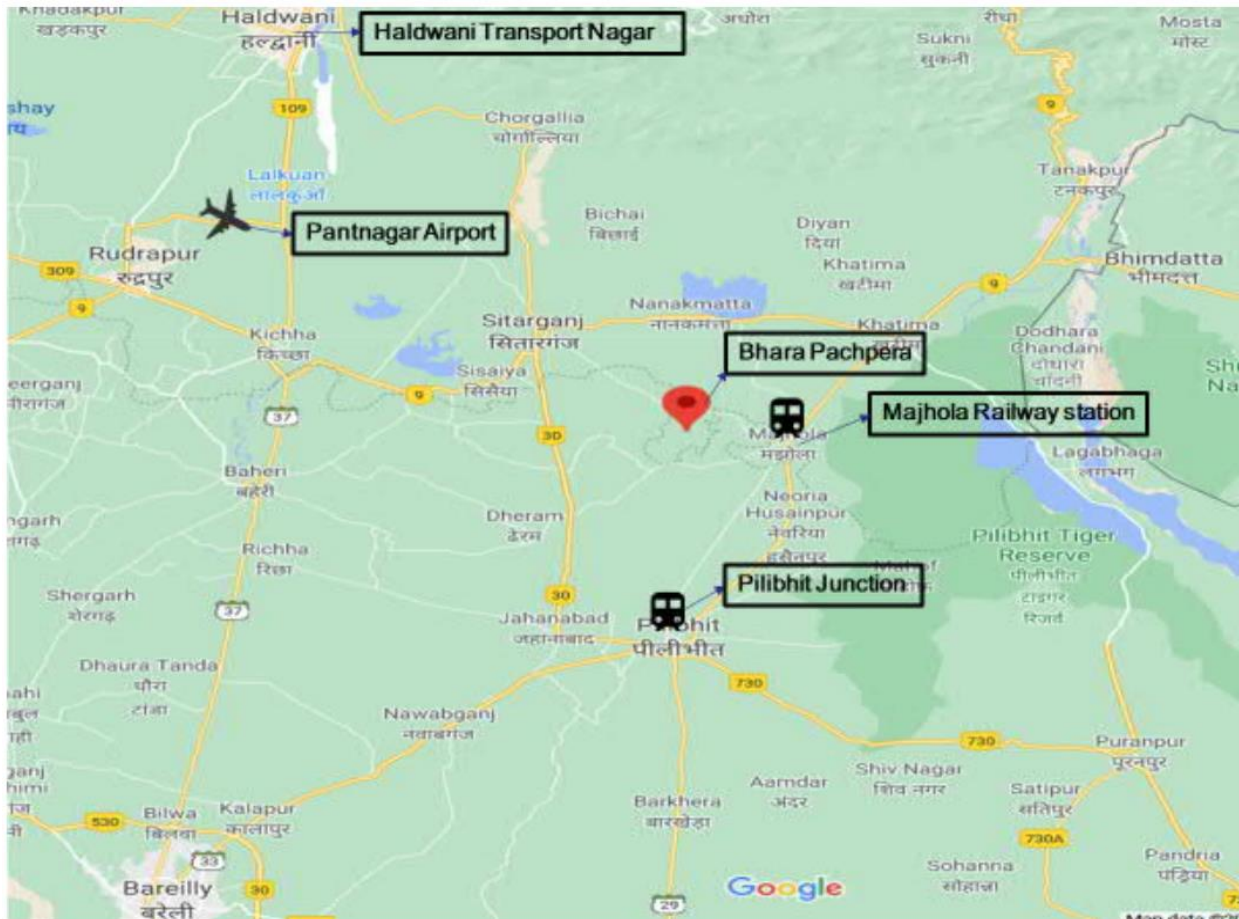
UPSIDA possess 938.89 acres of land at Bhara Pachpera village, district Pilibhit and is planning to develop a large Industrial hub in the area as part of its ongoing initiatives and to provide a boost to industrialization in Uttar Pradesh. For the same, UPSIDA intends to gauge interest from various industrial players to set up industrial units in ***the Proposed Industrial Land at Bhara Pachpera Village in Pilibhit District***.

Site Details:

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

1.	Development Type	Greenfield
2.	Location	<ul style="list-style-type: none"> • 500 meters left of Majhola-Sitarganj road • Approx. 33 km from Pilibhit town • Bareilly town is nearly 100 Km from proposed site
3.	Nearest Railway Station	<ul style="list-style-type: none"> • Pilibhit Junction (~36 km) • Majhola Railway Station (~10 km)
4.	Nearest Airport	<ul style="list-style-type: none"> • Pantnagar, Uttarakhand (~62 km) • Lucknow Airport, Uttar Pradesh (~234 km)
5.	Nearest Transport Nagar	<ul style="list-style-type: none"> • Haldwani (~66 km)
6.	Nearest UPSIDA Industrial Area (IA)	<ul style="list-style-type: none"> • Parsakhera IA, Bareilly (~90 km) • Baheri IA (~50 km) • Shahjahanpur growth centre (~100 km)

The following map provides a broad overview of the area:



Source: Google Map, not to scale

The UK-based yeast and bakery ingredients maker, AB Mauri, is investing about Rs 1,100 crore in a greenfield yeast manufacturing plant in this area. For this purpose, nearly 257.52 acres of land has already been allotted to AB Mauri by UP State Industrial Development Authority (UPSIDA). Some major Industrial estates of Uttarakhand are also located close to Bhara Pachpera including the Integrated Industrial Estate Sitarganj Phase 2 (approx. 25 Km), the Integrated Industrial Estate Pantnagar (approx. 62 Km) and the SIDC Bhimtal (approx. 88 Km).

3. About Pilibhit

The district of Pilibhit is the north-eastern most district of Rohilkhand division which is situated in the sub Himalayan belt on the boundary of Nepal. On the north are the district Udham Singh Nagar and the territory of Nepal, on the south lies the Shahjahanpur district, on the east the district is flanked for a short distance by district Kheri and for the remaining distance by the Shahjahanpur district and on the west the district of Bareilly.

The belt is fertile in sugarcane cultivation. There are four sugar factories at Majhola, Puranpur, Bisalpur and Pilibhit. Other major units are operating in the region are of solvent plants, flour mill, steel plant and Alcohol Distillery. There are some small-scale industries such as rice mills, engineering units, brick kilns, candles. GoUP has identified Pilibhit under ODOP for bansuri (flute) manufacturing.¹

4. Data Sheet

S. No.	Item	Details
1.	Project Name	Demand assessment of industrial land for development of industrial area at Bhara Pachpera Village in Pilibhit District
2.	Location Coordinate	28°49'32" N, 79°48'50" E
3.	Proposed Location on Google Map	https://goo.gl/maps/eDHQS8FSif2E7TTs9
4.	Nodal Officer (for any clarification)	Mr. Santosh Kumar Regional Manager (RM), Bareilly Uttar Pradesh State Industrial Development Authority, (UPSIDA) 1116, Janakapuri, Opp. Ram Janki Mandir, Near Shivaji Park, Bareilly Contact No. 8707058688 E-mail Address: rmbareilly@upsidc.com
5.	Document download (start time)	29.10.2021 11:00 hrs Document can be downloaded from https://www.onlineupsidc.com/
6.	Date of submission	19.11.2021, till 17:00 hrs Soft copy of EOI to be submitted at rmbareilly@upsidc.com , md@upsidc.com

5. Highlights of Uttar Pradesh Industrial Policy 2017

A. Fiscal Incentives

- **Stamp Duty:** 75% in Madhyanchal & Paschimanchal (except Gautambuddhnagar & Ghaziabad districts) and 50% in Gautambuddhnagar & Ghaziabad districts.
- **EPF reimbursement:** Facility to the extent of 50% of employer's contribution to the units providing direct employment to 100 or more unskilled workers
- **SGST Reimbursement:** Net SGST reimbursement as following conditions and criteria -

¹ <https://pilibhit.nic.in/about-district/>

- 90% for Small Industries for 5 years subject to an annual ceiling of 20% capital investment or annual tax deposited (whichever is lower) with an overall ceiling of 90% of fixed capital investment in Paschimanchal
- 60% for Medium Industries for 5 years subject to an annual ceiling of 20% capital investment or annual tax deposited (whichever is lower) with an overall ceiling of 90% of fixed capital investment in Paschimanchal
- 60% for large Industries other than Mega Industries for 5 years subject to an annual ceiling of 20% capital investment or annual tax deposited (whichever is lower) with an overall ceiling of 90% of fixed capital investment in Paschimanchal
- 70% for Mega/ Mega Plus/ Super Mega category Industries for 10 years subject to an annual ceiling of 20% capital investment reimbursed or actual tax deposited (whichever is lower) with an overall ceiling of 100% of fixed capital investment in Paschimanchal
- **Capital Interest Subsidy** - 5% per annum for 5 years subject to an annual ceiling of INR 50 lakhs
- **Infrastructure Interest Subsidy** - 5% per annum for 5 years
- **Industrial Quality Development** - 5% per annum for 5 years
- **Electricity Duty** – 100% exemption to all new industrial units set up in the state for 10 years
- **Mandi fee**- 100% exemption to all new food processing units on purchase of raw material for 5 years.
- **Incentivising Employment Generation** - Units generating minimum employment of 200 direct workers including skilled and unskilled will be provided 10% additional EPF reimbursement facility on employer's contribution.

B. Promoting SC/ ST/ Women and Differently Abled entrepreneurs –

- 20% exemption from stamp duty, 2.5% reimbursement each in the form of capital interest and Infrastructure interest subsidy and 10% EPF reimbursement
- Additional incentives in the form of 10% reimbursement of net VAT/CST/ amount deposited in State's account vis-a-vis share of the state under GST in each of the following cases-
 - Industrial units employing minimum 25% workers from BPL families
 - Industrial units employing minimum 40% female workers
 - Industrial units employing minimum 25% workers belonging to SC/ST category

Industrial units providing employment to differently abled workers will be provided payroll assistance of Rs. 500 per month for each such worker.

C. Promoting Mega Investments

Projects in the mega categories (mega, mega plus and super mega) will be processed on a case to case basis for finalizing the incentive structure.

Category	Minimum Eligibility Requirements
	Paschimanchal
Mega	Capital investment of more than Rs.200 Crore but less than Rs.500 Crore or Providing employment to more than 1000 workers
Mega Plus	Capital investment of more than Rs.500 Crores but less than Rs.1,000 Crore or Providing employment to more than 2000 workers
Super Mega	Capital investment of more than Rs.1,000 Crore or Providing employment to more than 4000 workers

The incentives will be applicable for new units as well as projects under expansion/diversification.

For detailed Policy Please visit given link.

https://onlineupsidc.com/pdf/Indl_Policy_English.pdf

D. 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. 15% at the time of issue of allotment letter.
- c. Remaining 75% will be divided into 12 half yearly instalments for 6 years with applicable rate of interest, there shall be no moratorium period.

Site Plan Bhara Pachera



Annexure A

Interested investors are requested to provide relevant details as highlighted in the table below:

Demand Assessment Form for Bhara Pachpera Industrial Area, Pilibhit

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	