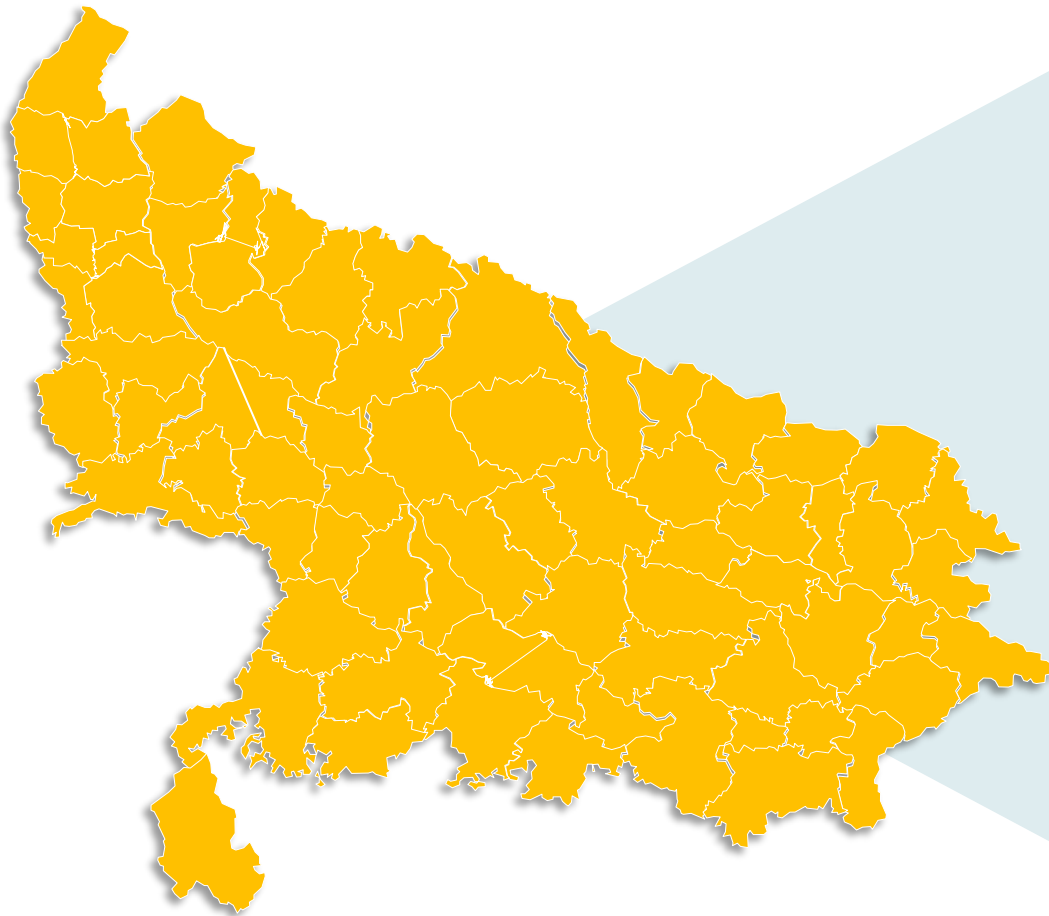




Investment Opportunity in Trans Ganga City, Unnao

Uttar Pradesh State Industrial Development Authority (UPSIDA)

Uttar Pradesh: Land of Opportunities



3rd largest state in GSDP with ~11% CAGR of GSDP (FY 2012-21); Increasing FDI inflow (USD 665 Mn Oct' 19 to Mar' 21)

Investor friendliness evident from 2nd position in EoDB ranking (in 2019) catapulted from 12th position (In 2018)

One of the largest bases of MSMEs (top 5), this acts as a strong supplier base to manufacturing (backward linkage for large manufacturers)

Diversified industrial footprint (prominent sectors: plastic, food & beverages, textile, leather, Engineering and many more) and rich natural resources

Proactive in developing incentive schemes for all major sectors; formulating ICT and regulatory interventions to facilitate investment

Focus on infrastructure development & logistics conducive for industrialization; Expressways & industrial corridors providing impetus to socio-economic development

UPSIDA, nodal agency mandated for organized industrial development

Organizational Spread

154
Industrial Areas

14
Regional Offices

2
Project Offices

2
Electrical Divisional Offices

10
Engineering & Construction Divisions

Flagship Projects

1. Trans Ganga City Unnao (multiproduct integrated industrial township)
 2. Integrated Manufacturing Cluster Saraswati Hi-Tech City, Prayagraj as part of Amritsar Kolkata Industrial Corridor
 3. Industrial Area Dibiyapur, Auraiya (multiproduct with special focus on plastic industries)
 4. Mega Food Park, Baheri, Bareilly (for food processing industries)
 5. SEZ Moradabad (for multiproduct industrial sectors)
 6. Perfume Park Kannauj
- ... and many others

Select Marquee Investors



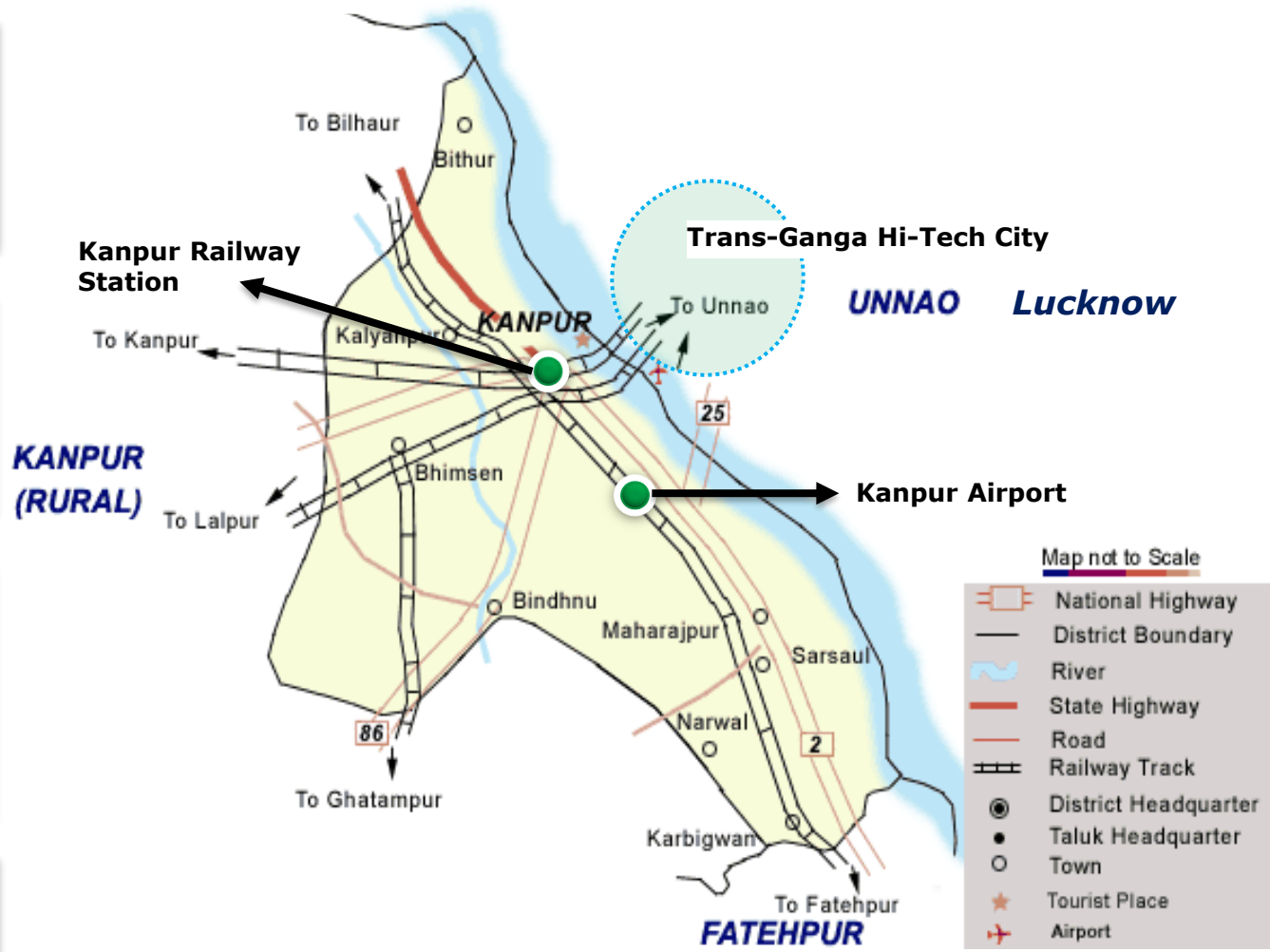
Trans Ganga City, Unnao: Promising location for integrated industrial city

Located in between Kanpur and Lucknow;
Proximity to major cities like Kanpur, Lucknow and Unnao

Adjacent to NH-91 Bypass connecting Kanpur-Lucknow Highway; **Well-connected** with National Highways network

15 km From Kanpur Railway station and **24 km from Kanpur airport;**
70 km from Lucknow Airport

Proximity to IIM Lucknow, IIT Kanpur and HBTI Kanpur – ease in sourcing skilled and semi-skilled manpower



Poised to capture the demand of industrial land close to Kanpur city; suited for non-polluting industries

Land earmarked for industrial, flatted factory, commercial, residential sectors through balanced planning

Planned as one-of-its kind satellite township with specialized facilities like golf course, group housing, institutional, healthcare and social infra

Flourishing industrial ecosystem in the vicinity: Food processing, beverages, Garments, leather products, machinery etc.

Google Location - <https://goo.gl/maps/HweWp7Fng1kjZB417>

Trans Ganga City, a well-planned model Industrial Township

Spread over 1,144 acres and located in between Capital City, Lucknow and Industrial Hub, Kanpur



Land Use Pattern

Total area (acres)	1,144.09
Industrial area (acres) A+B	127.16
(A) Area for industrial plots (acres)	85.44
(B) Area for flatted factory (acres)	41.72
Residential area (acres)	157.32
Facilities such as Amenities, Commercial, Institutional, Utilities (acres)	179.68
Master plan, green area, golf course (acres)	271.21
Road network (acres)	290.54
Land earmarked for farmers (acres)	118.18

Allotment has already started at Trans Ganga City

Possession handover of plots by Honorable Minister of Industrial Development, Uttar Pradesh



CEO@UPSIDA @UPSIDA · 27 Jun

At TGC Unnao, residential sectors 3& 4 are ready for possession. A token of 11 allottees were given possession letters and an auspicious Tulsi plant to mark entry in their new homes by Hon'ble Industrial Dev Minister @Satishmahanaup ji.

[@CMOfficeUP](#) [@InfoDeptUP](#) [@IIDGoUP](#) [@InvestUP](#)

Mayur Maheshwari and DMunnao

1 8 18

CEO@UPSIDA retweeted

Satish Mahana @Satishma... · 27 Jun

ट्रांस गंगा सिटी उन्नाव द्वारा आयोजित कार्यक्रम में आज योजना में आवासीय आवंटन प्रदान किये तथा विभिन्न विकास कार्य योजनाओं का शिलान्यास किया।

CEO@UPSIDA and 2 others

9 43 204

Investment opportunity in Trans Ganga City

Aimed at developing as a sustainable zero liquid discharge Zone..

USP of the Project

Upcoming Eastern Dedicated Freight Corridor



State of the Art Infrastructure

Provision for Modern Auto Expo Mart, exhibition centers

Pollution free, zero liquid discharge Zone

In between Kanpur (industrial hub) and Lucknow (capital city)

Master Plan as per International Design Standards

Types of Industries Proposed (Non- Polluting)



Food Processing



Engineering Goods



Assembly Units



Leather
(Non-polluting)



Textile



ESDM







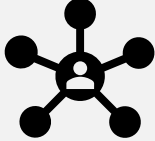




IT/ITeS



Data Processing Centers

Key benefits of investing in Trans Ganga City

 <p>Final stage of infrastructure development (internal road network, boundary wall, streetlight, sanitation)</p>	 <p>Availability of utility services (24x7 electricity & dedicated substation; drinking water supply)</p>	 <p>Design and master planning as per international standards, best in class infrastructure development</p>
 <p>Good access to multimodal connectivity; Located in between industrially affluent Kanpur and capital city, Lucknow</p>	 <p>Conducive environment for non-polluting industries</p>	 <p>Segregated zoning for industrial, commercial, residential and support amenities</p>
 <p>Forward and backward linkages with industrial ecosystem in Kanpur, Unnao & Lucknow</p>	 <p>Nivesh Mitra, Single Window System for online land allotment and other services available 24x7</p>	 <p>Reputed educational institutes in the vicinity for sourcing of skilled and semi-skilled manpower</p>

Trans Ganga City – Actual photographs



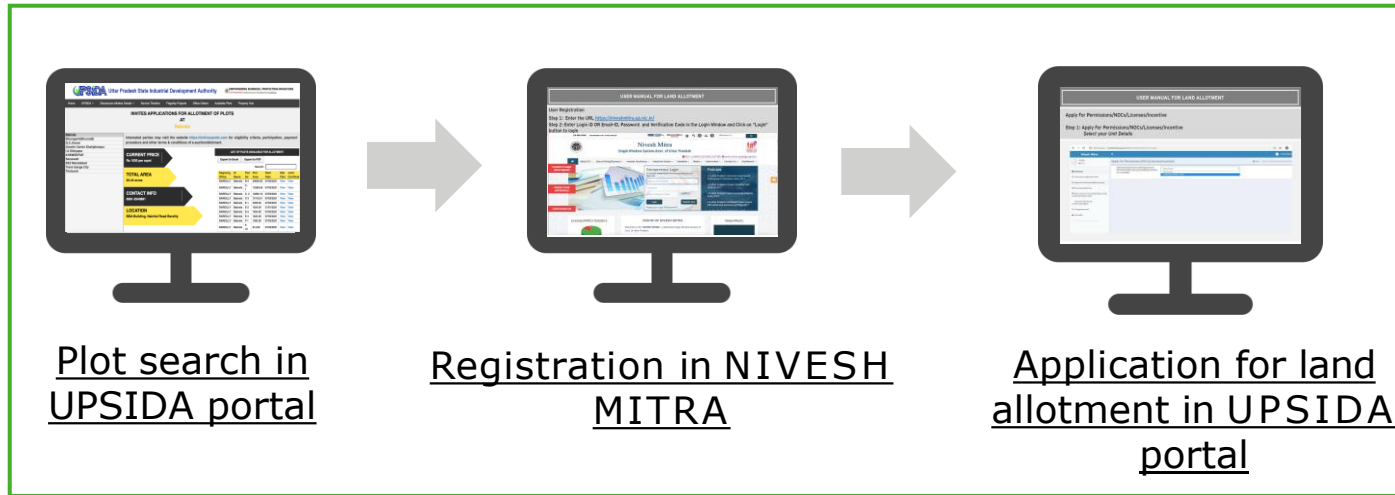
Final stage of development works ongoing



Internal infrastructure – road network, UG duct, streetlight

Process for land allotment in Trans Ganga City

Transparent Land allotment process through Nivesh Mitra portal



Competitive land rate

- **Basic Land Rate for industrial plots:** INR 10,850 per sqmt (for 90 years lease period)
- **Basic Land Rate for residential:** INR 18,000 per sqmt (with similar conditions as above)
- **Convenient installments option:** 10% while applying from Nivesh Mitra portal; 15% at the time of issuance of allotment letter; balance 75% in 12 instalments for 6 years with applicable interest
- **Maintenance charges** - Rs. 20 per sqmt per annum

Stepwise process

Start

Register in Nivesh Mitra
(<https://niveshmitra.up.nic.in>)

Fill common application form

Click on "Apply for Permission/NOC's/License"

Select Industrial Authority- "UPSIDA"

Read and accept the terms and conditions

Select the Regional Office, Industrial Area and plot

Redirect to Nivesh Mitra after choosing plot and submit application fees

Fill project details to be setup and upload all the requisite documents

Pay EMD fees

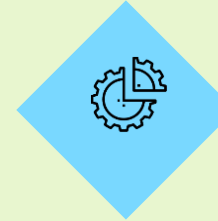
Application Successfully Submitted

Overview of Major policies and schemes providing incentives



Industrial Policy of Uttar Pradesh

- Capital interest subsidy
- Infrastructure interest subsidy
- Electricity duty exemption
- Stamp duty exemption
- EPF reimbursement
- SGST reimbursement
- Industrial quality development incentive
- Customized incentives on case-to-case basis



Sector specific policies

- Food Processing Industry Policy 2017
- Handloom Power-looms Silk Textile and Garmenting Policy 2017
- MSME Policy 2017
- Information Technology Policy 2017
- Electronics Manufacturing Policy 2017
- Solar Power Policy 2017
- Pharma Industry Policy 2018
- Electric Vehicle Mobility Policy 2019
- Electronics Manufacturing Policy 2020
- Startup Policy 2020
- Data Centre Policy 2021

Other benefits extended to the investors



Single Window System and Online Services

Total 24 online services integrated in Nivesh Mitra portal (Single Window portal of UP State)

These are major services essential to set up industries in UPSIDA; in addition, other services are available through UPSIDA website

Transparent online land allotment process available 24x7 for all the investors

[Nivesh Mitra Portal](#)



GIS Interface

Details of all 154 Industrial Areas under UPSIDA are displayed in the GIS system

Multiple features and details available in the GIS portal – **easy access to information** for various investors

[GIS interface of UPSIDA](#)



Policy Reforms

- Timeline for operations to start after actual possession of land
- Power Delegation to Regional levels for prompt decision making
- Priority Allotment for Mega Projects in 15 Days
- Amalgamation process simplified & reduced to 15 Days
- New Purchasable FAR 2.5 & 1.5 available for industrial plots
- Rationalization of Interest charges on the basis of MCLR for new allotments

Contact Us

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