Expression of Interest (EoI)

for

Selection of Master Developer for the Development, Operation and Maintenance of Sant Kabir Textile and Apparel Parks at (i) Amroha, JP Nagar, (ii) Baheri, Bareilly, (iii) Nagina, Bijnor, (iv) Maghar, Sant Kabir Nagar in the state of Uttar Pradesh on Design, Build, Finance, Operate and Transfer (DBFOT) basis.

Directorate of Handloom &Textiles,

Uttar Pradesh

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Website: https://www.handloom.upsdc.gov.in

e-Tender Portal: https://etender.up.nic.in

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"EoI NOTICE"

EXPRESSION OF INTEREST (EoI)

FOR

Selection of Master Developer for the Development, Operation and Maintenance of Sant Kabir Textile and Apparel Parks at (i) Amroha, JP Nagar, (ii) Baheri, Bareilly, (iii) Nagina, Bijnor, (iv) Maghar, Sant Kabir Nagar in the state of Uttar Pradesh on Design, Build, Finance, Operate and Transfer (DBFOT) basis.

Government of Uttar Pradesh intends to develop a greenfield Textile and Apparel Parks at **(i) Amroha, JP Nagar, (ii) Baheri, Bareilly, (iii) Nagina, Bijnor, (iv) Maghar, Sant Kabir Nagar**, under the Sant Kabir Textile and Apparel Parks Scheme of the Government of Uttar Pradesh. The project seeks private sector participation through selection of a Master Developer for development and operation of the park on DBFOT basis.

Interested parties are invited to submit their Expression of Interest (EoI) in accordance with the guidelines outlined in the EoI document.

The EoI document can be accessed and downloaded from the e-Tender Portal (https://etender.up.nic.in) and the Directorate of Handloom and Textiles, Government of Uttar Pradesh (DoHT) website (https://handloom.upsdc.gov.in/) from 10-03-2026 up to 17:00 Hours of 20-03-2026. For inquiries and clarifications related to this EoI, please reach out to: Joint Commissioner on email id dhtup@rediffmail.com.

Date: 10th March 2026
Place: Kanpur, Uttar Pradesh

Commissioner & Director,
Handloom and Textiles,
Government of Uttar Pradesh

1. DISCLAIMER

All information provided as a part of this Expression of Interest (EoI) document to the prospective interested parties by the Directorate of Handloom and Textiles, Uttar Pradesh, Kanpur (DoHT), is subject to the terms and conditions set out in this EoI and any addendum to the same (as and when issued in writing).

This EoI document is not an agreement and is neither an offer nor invitation by the Directorate of Handloom and Textiles, Uttar Pradesh, Kanpur to the interested parties or any other person. The purpose of this document is to provide interested parties with information that may be useful to them in the formulation of their Expression of Interests pursuant to this EoI.

This EoI may not be appropriate for all persons, and it is not possible for the DoHT and its employees to consider the objectives, technical expertise and particular needs of each party who reads or uses this EoI. This EoI document does not claim to contain all the information each interested party may require. Each interested party is advised to conduct its own due diligence and check the accuracy, reliability and completeness of the information in this EoI document and obtain independent advice from appropriate sources as deemed necessary. DoHT makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this EoI document.

DoHT accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any interested party upon the statements contained in this EoI document. DoHT may at their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this EoI document. The issue of this EoI document does not imply that DoHT is bound to go ahead with selection of Bidder in future or appoint any other entity as the case may be, for the job and DoHT reserves the right to reject all or any of the proposals or annul the selection process without assigning any reasons whatsoever.

2. INTRODUCTION

About DoHT

The Directorate of Handloom and Textiles, Uttar Pradesh, Kanpur (DoHT) is the concerned department of the Government of Uttar Pradesh responsible for the formulation of policy, development and regulation of Handloom, Power loom, Textiles and Apparel industry and for setting up of Textile and Apparel Park in the state. DoHT's primary role is to conserve and develop the traditional, non-traditional and heritage art and craft of the State providing sustainable employment opportunities.

About Sant Kabir Textile Parks Scheme

The Government of Uttar Pradesh (GoUP) has launched the Sant Kabir Textile & Apparel Parks Scheme with the objective to: (i) provide land at competitive price for textile enterprises; (ii) create plug-and-play (ready-made) infrastructure to accelerate commissioning of textile units; (iii) develop an integrated industrial ecosystem from start to finish within each park and (iv) generate employment at scale, with a special focus on women and skilled workers. Under this scheme, textile and apparel parks will be developed on the Government land parcels.

Government of Uttar Pradesh has formed "Uttar Pradesh Textile & Apparel Industrial Development Authority" (Authority) for the implementation of the scheme. The Authority has identified following 4 land parcels for development of Textile and Apparel Parks on PPP mode:

Sr. No.	Location (District / Tehsil)	Approx Area	Remarks
1	Amroha, JP Nagar	79.825 acre	The google location, site details and regional connectivity is attached as Annexure - III
2	Nagina, Bijnor	52.91 acre	
3	Bahedi, Bareilly	79.58 acre	
4	Maghar, Sant Kabir Nagar	39.49 acre	

Under the Sant Kabir Textile and Apparel Park scheme, the Master Developer will be provided ***Capital Grant of 50% of the Project Cost, capped at Rs 50 Lakh per acre***. The grant will be released to the Master Developer in six tranches as per milestones given in the scheme document. The Scheme Guidelines is enclosed as Annexure – IV of this document.

3. INDICATIVE SCOPE OF WORK FOR MASTER DEVELOPER

a) Master planning, detailed design, engineering and approvals.

b) Financing, construction and commissioning of internal infrastructure (roads, stormwater, power distribution, street lighting, ICT, water supply, sewage, CETP with ZLD).

c) Development of factory sheds, warehousing, logistics, workers' housing (as applicable), and utility blocks.

d) Development and O&M of common facilities: admin. building, skill development centre, testing labs, design studios, incubation, common facility centre (CFC), canteen, clinic, parking, green areas.

e) Marketing, allotment/lease of plots/sheds to units (Textile/Apparel Units) as per Concession terms; collection of user charges/lease rentals.

f) Operations & Maintenance of the Park and common infrastructure for the concession period; compliance with environmental and statutory norms.

4. PROPOSED PPP STRUCTURE (Indicative)

a) Structure: Design–Build–Finance–Operate–Transfer (DBFOT).

b) Land: To be provided by Authority on lease/license for concession period; Clear demarcation through site handover.

c) Revenue: Master Developer shall have rights to determine, collect user charges/lease premium/maintenance charges from park occupants as per Concession.

d) Support from Authority (indicative): external trunk infrastructure facilitation (road & power supply up to the park), single window, statutory clearances support, incentives to the Textile Units as per Government of Uttar Pradesh / Government of India policies (subject to eligibility).

e) Performance Security, Construction Milestones, O&M KPIs, and Service Level Standards to be defined in Concession.

5. INTERESTED PARTIES

a) DoHT welcomes Expression of Interest from Individuals or Proprietorship Firms or Partnership Firms or Private Limited Companies or Public Limited Company or any other type of business concern.

b) The interested parties may submit their response as individual or in JV or in consortium with maximum of two entities.

c) The statements and explanations contained in this EoI are intended to provide a fair and brief understanding to the interested parties about the work to be carried out by the selected master developer and should not be construed or interpreted as limiting in any way or manner the scope of services and obligations of the master developer set forth in the documents or the DoHT's rights to amend, alter, change, supplement the scope of work or the terms thereof or herein contained before submission of the responses.

d) The interested parties are expected to carry out their own surveys, investigations and other detailed examination of the Project before submitting their responses.

e) Consequently, any omissions, conflicts or contradictions in the EoI Documents are to be noted, interpreted and applied appropriately to give effect to this intent, and no claims on that account shall be entertained by the DoHT.

f) DoHT shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to EoI Documents, including any error or mistake therein or in any information or data given by the DoHT.

g) DoHT reserves the right to accept or reject any EOI at any stage without assigning any reasons

6. EOI SUBMISSION GUIDELINES

Guidelines

Interested Parties to submit their response to this EoI with all requisite information in the prescribed format provided in **Annexure-I** & **Annexure-II** of this EoI.

Interested parties are encouraged to send their queries to the specified communication address by post or e-mail as provided in following section "Important Timelines".

Important Timelines

The EoI document is available on e-Tender Portal https://etender.up.nic.in. Interested applicant may view, download the EoI document, seek clarification and submit their proposals online only on e-Tender Portal up to the date and time mentioned in the table below:

Particulars	Details
Date of Publication	10th March 2026
EoI submission due date and time	20th March 2026; 17:00 Hrs
Concept Presentation (The presentation will be on the development strategy, phasing, proposed PPP structure, product mix, sustainability plan, environmental compliance (incl. CETP with ZLD approach), social infrastructure, skilling and cluster integration, marketing and tenancy strategy, and risk allocation)	23rd March 2026
Address for Communication	Commissioner & Director, Directorate of Handloom & Textiles, Uttar Pradesh, Kabir Bhawan, Sarvodaya Nagar, GT Road, Kanpur – 208 005, Uttar Pradesh Mobile: +91 9670133334 Email: dhtup@rediffmail.com, nxehandloom@gmail.com

Note: The Directorate of Handloom and Textiles, Uttar Pradesh, Kanpur may, at its own discretion, extend the date for submission of proposals or publish any amendments. In such case all the rights and obligations of DoHT, GoUP and applicant previously subject to the deadline will thereafter be subject to the deadline as extended.

7. ANNEXURE I: LETTER OF APPLICATION

Date: _____

To,
Commissioner & Director,
Directorate of Handloom & Textiles, Uttar Pradesh,
Kabir Bhawan, Sarvodaya Nagar, GT Road,
Kanpur – 208 005, Uttar Pradesh

Subject: "Expression of Interest (EoI) Application for Selection of Master Developer for the Development, Operation and Maintenance of Sant Kabir Textile and Apparel Parks at at (i) Amroha, JP Nagar, (ii) Baheri, Bareilly, (iii) Nagina, Bijnor, (iv) Maghar, Sant Kabir Nagar in the state of Uttar Pradesh on Design, Build, Finance, Operate and Transfer (DBFOT) basis"

Dear Sir,

In response to your invitation for Expression of Interest for the captioned subject matter, we submit our EoI for the land parcels at (i)……..; (ii) …….(iii)…….; and (iv) ……in the prescribed format.

1. I / We hereby certify that all the statements made in the information supplied in the enclosed form and the accompanying statements are true and correct.
2. I / We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I / We also authorize DoHT or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.
4. I / We submit the following certificates in support of our suitability, technical know-how and capability for having successfully developed / constructed projects along with prescribed format.
5. We understand that DoHT will be at liberty to finalize project parameters and issue global RFQ for the project.

Accordingly, we have submitted the details enclosed to this letter.
Thanking you,
Yours sincerely,

(Name, Signature)
Address of Communication

8. ANNEXURE II: DETAILS OF APPLICANT

NOTE: In case of Consortium, please submit the below details for each firm separately

<table>
<tr><td>Individual Applicant / Consortium</td><td></td></tr>
<tr><td>Name of the Firm (s)</td><td></td></tr>
<tr><td>PAN Number</td><td></td></tr>
<tr><td>GSTIN Number</td><td></td></tr>
<tr><td>Address for Communication</td><td></td></tr>
<tr><td>Contact Person (s)</td><td></td></tr>
<tr><td>Company Registration Number (CIN) & Date of Registration</td><td></td></tr>
<tr><td>Name, Designation & email of Authorized Signatory</td><td></td></tr>
<tr><td>Status of the firm
Central Govt. Undertaking/ State Govt. Undertaking/ State Industrial Govt. Corp./Cooperative Undertaking/ Joint Sector Undertaking/ Private Sector Undertaking/Individual Promoter/ Foreign/ NRI/ OCB Company/ Foreign/ NRI individual/Partnership Firm/ Any other (please specify)</td><td></td></tr>
<tr><td>Business Details
(Please attach a one-page write-up on core operation of your business along with information on production capacity, storage capacity, capacity utilization, as applicable)</td><td></td></tr>
<tr><td>Project Experience (infrastructure projects and textile projects) of the Firm completed in last 10 years.

(Please attach the copies of completion certificate duly signed by the client)</td><td><table><tr><td>Name of Project</td><td>Project Cost (in Crore)</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table></td></tr>
<tr><td>Financials of the Firm
(Please attach the copies of the Audited Annual Financial Statements of the Applicant for last three years)</td><td>Net Worth in FY 2024-25: Rs ……. Crore

<table><tr><td></td><td>FY 23</td><td>FY 24</td><td>FY 25</td></tr><tr><td>Turnover (in Cr)</td><td></td><td></td><td></td></tr></table></td></tr>
</table>

Signature ……

In the Capacity of ……..

Duly authorized to sign proposal for and on behalf of ……..

Date……

Place……..
Note:

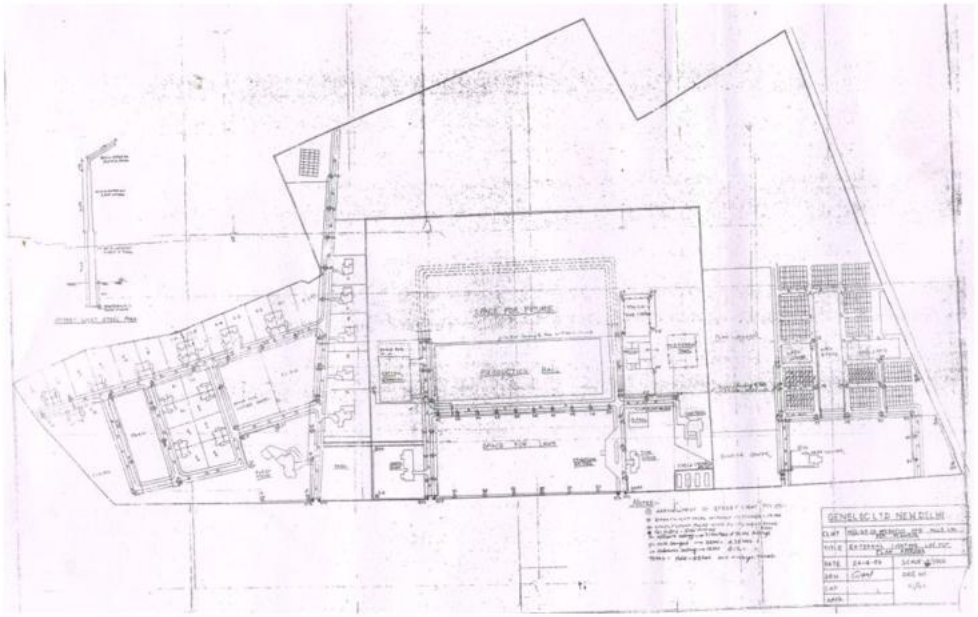
The Applicant must submit the following document to establish the legal status along with this Form:

- In case of a company, Certificate of Incorporation, Memorandum and Articles of Association of the company.
- In case of a sole proprietorship firm or a Limited Liability Partnership firm, it should furnish copy of the registration certificate including partnership deed, PAN number, GST certificate and IT returns for the last three financial years preceding the Proposal Due Date as a proof of identity.
- Net Worth shall mean (Subscribed and Paid-up Equity + Reserves) less (Revaluation reserves + miscellaneous expenditure not written off + reserves not available for distribution to equity shareholders

9. ANNEXURE III: SITE DETAILS

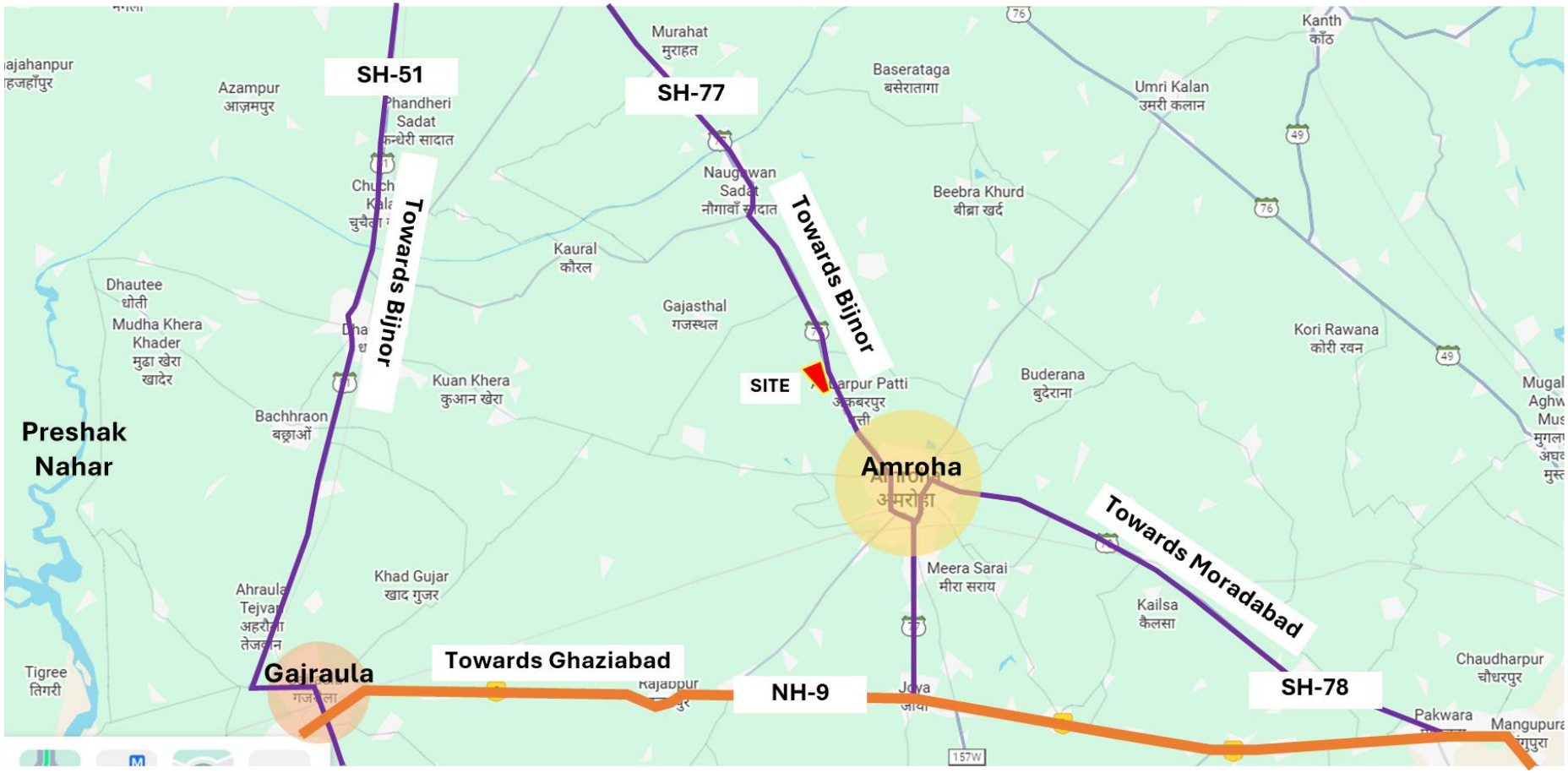
1. Amroha: Land Details

LAND DETAILS	
Total Land Area	**79.825 Acre**
Land Ownership	**Sehkari Katai Mill**
Town/Village	Amroha
Tehsil	Sadar
District	Amroha
Nearest Landmark	Amroha Railway Station
Current Land Use	Industrial Land
Amroha Junction	**7.2 Km**
Delhi Airport	**158 Km**
Delhi	**137 Km**

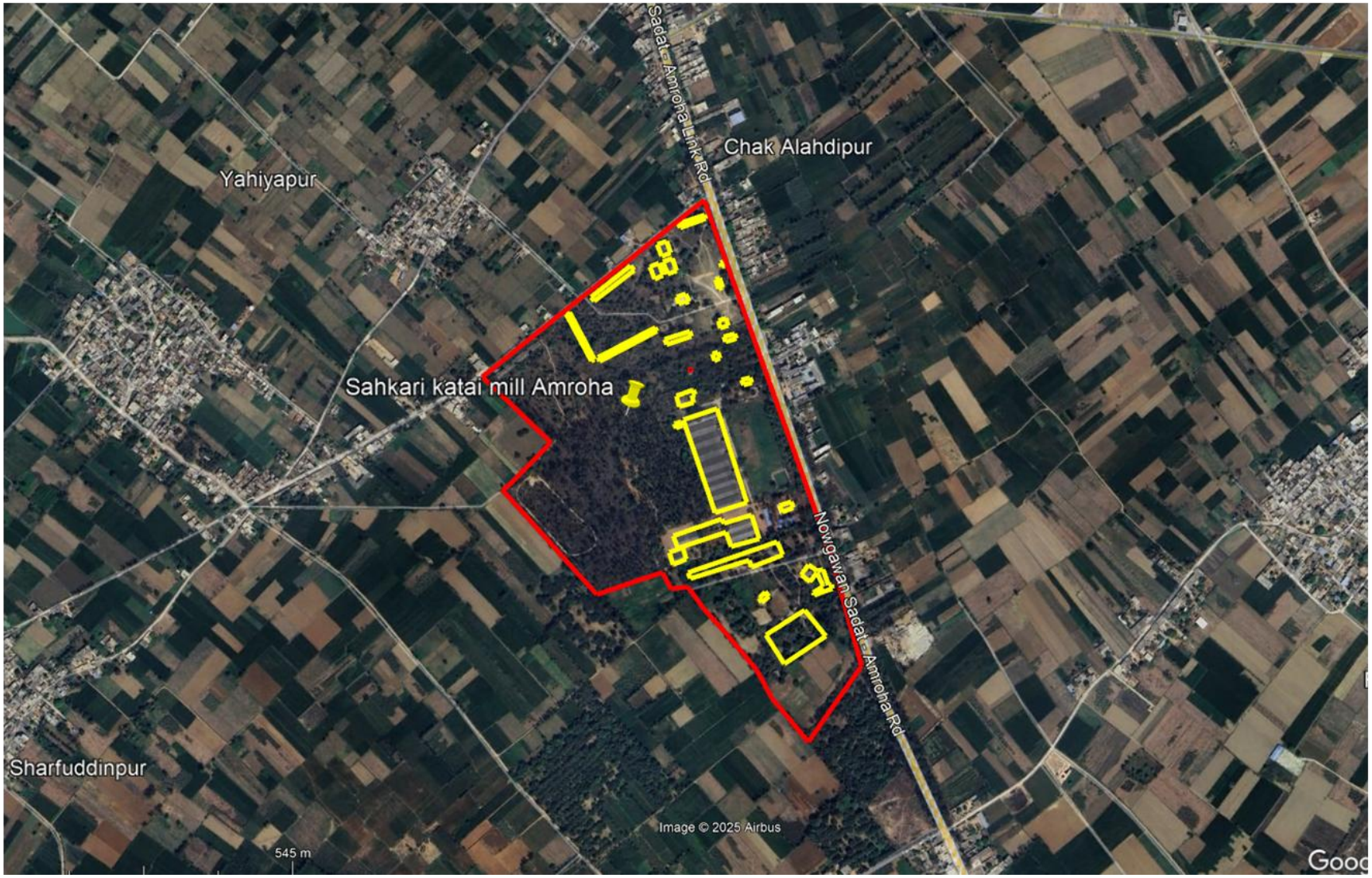


Shajra Map

1. Amroha: Geographical Location of Park

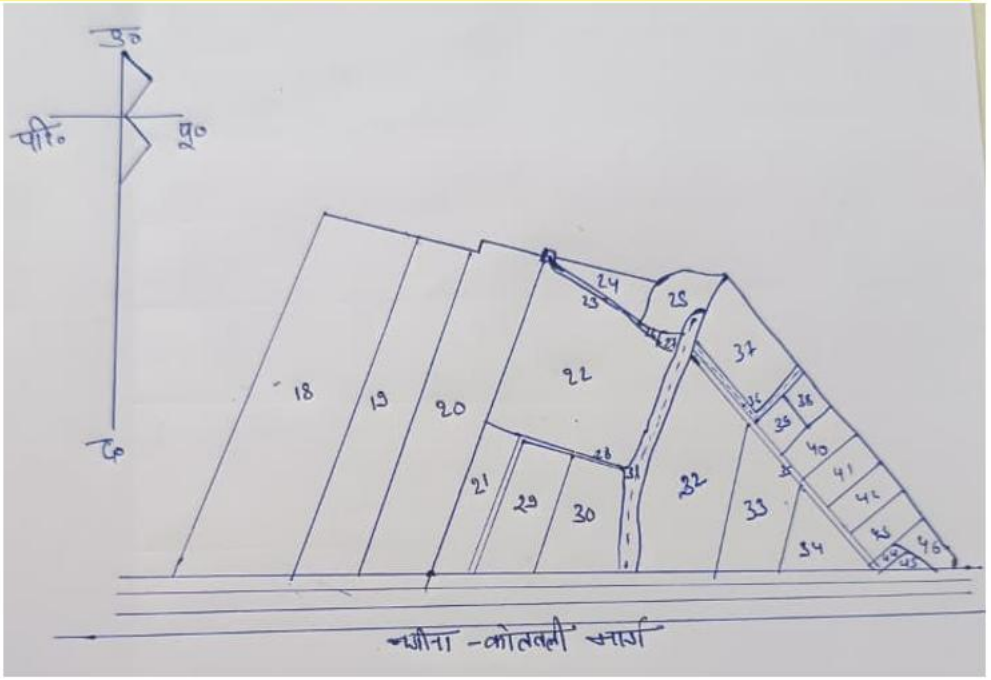


1. Amroha: Site Location and Connectivity



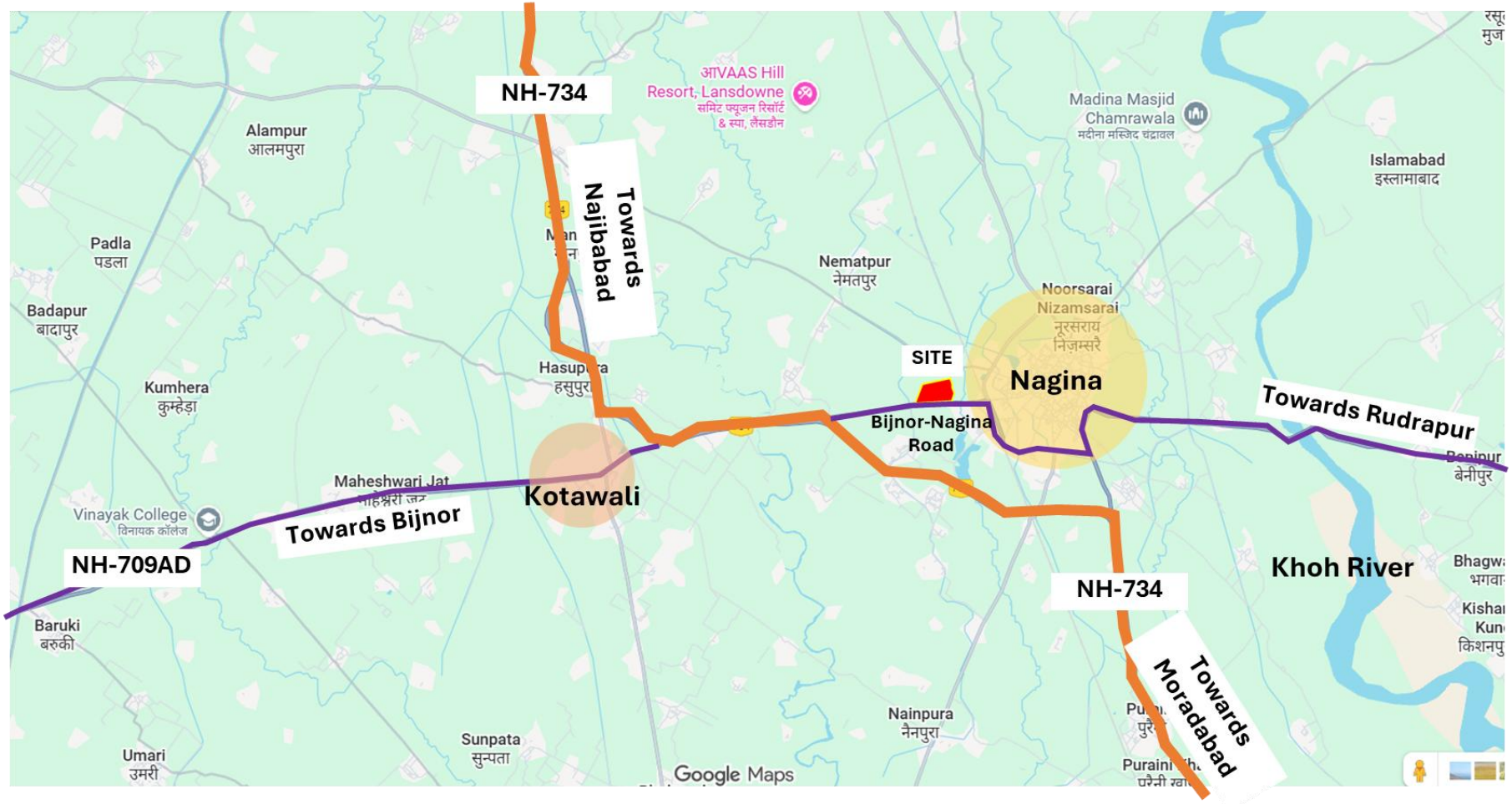
2. Nagina, Bijnor: Land Details

LAND DETAILS	
Total Land Area	**52.91 Acre**
Land Ownership	**Sehkari Katai Mill**
Town/Village	Nagina
Tehsil	Nagina
District	Bijnor
Nearest Landmark	Nagina Railway Station
Current Land Use	Industrial Land
Nagina Junction	**1.2 Km**
Delhi Airport	**215 Km**
Delhi	**195 Km**

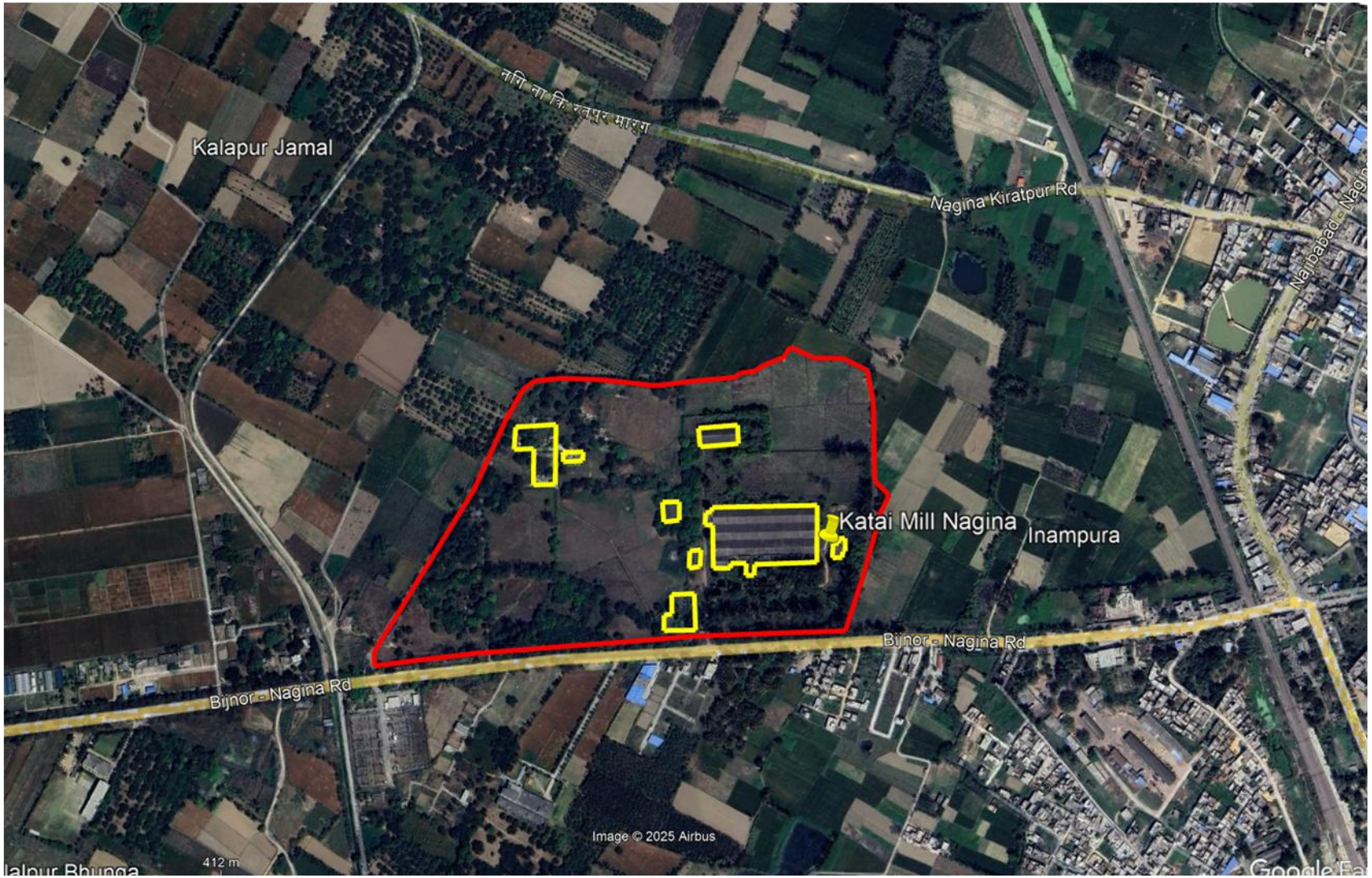


Shajra Map

2. Nagina, Bijnor: Geographical Location of Park

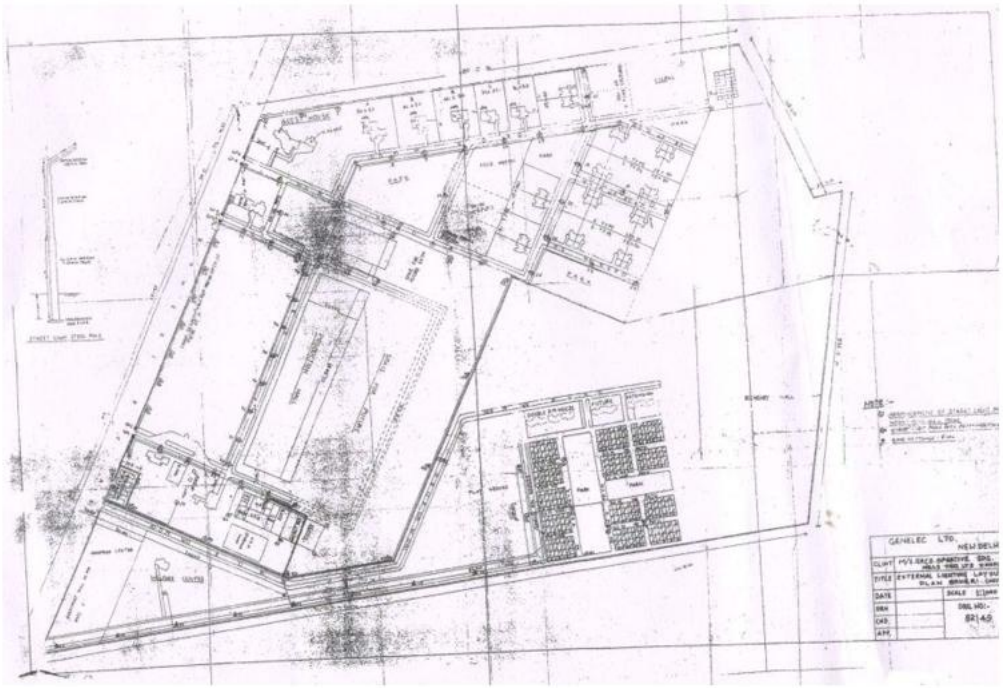


2. Nagina, Bijnor: Site Location and Connectivity



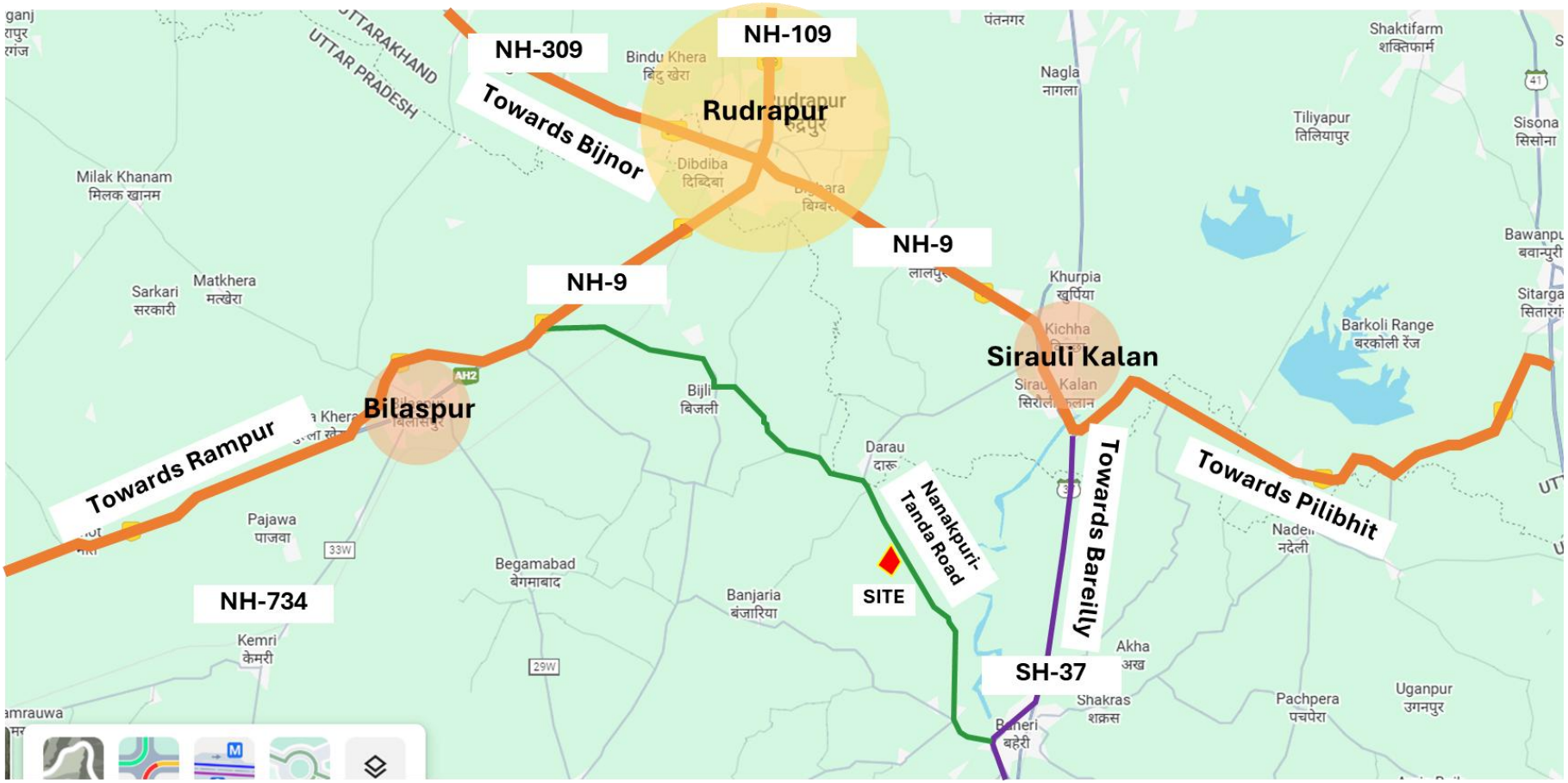
3. Baheri, Bareilly: Land Details

LAND DETAILS	
Total Land Area	**79.58 Acre**
Land Ownership	**Sehkari Katai Mill**
Town/Village	Baheri
Tehsil	Baheri
District	Bareilly
Nearest Landmark	Baheri Railway Station
Current Land Use	Industrial Land
Baheri Junction	**11 Km**
Delhi Airport	**250 Km**
Delhi	**270 Km**

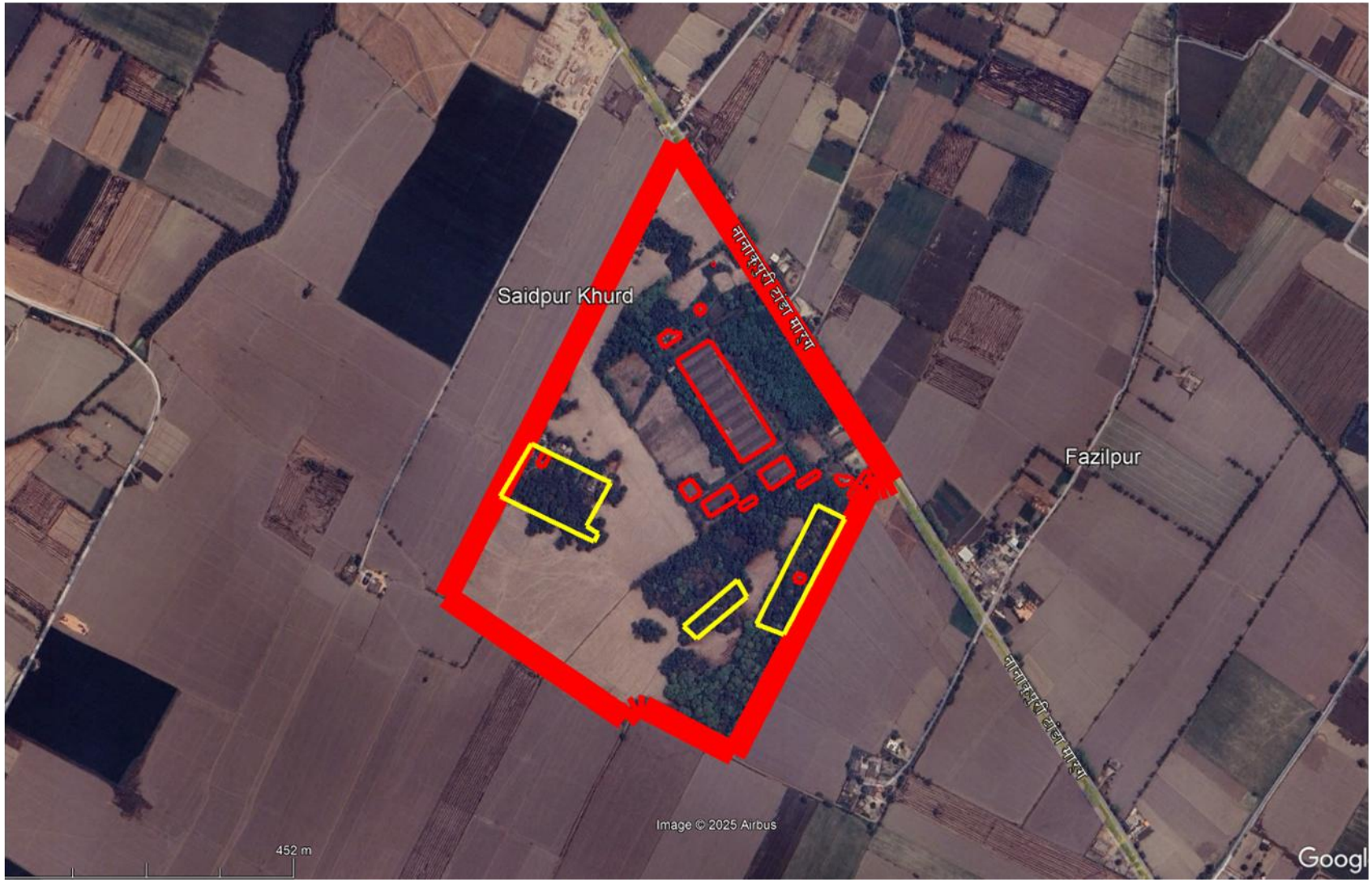


Shajra Map

3. Baheri, Bareilly: Geographical Location of Park

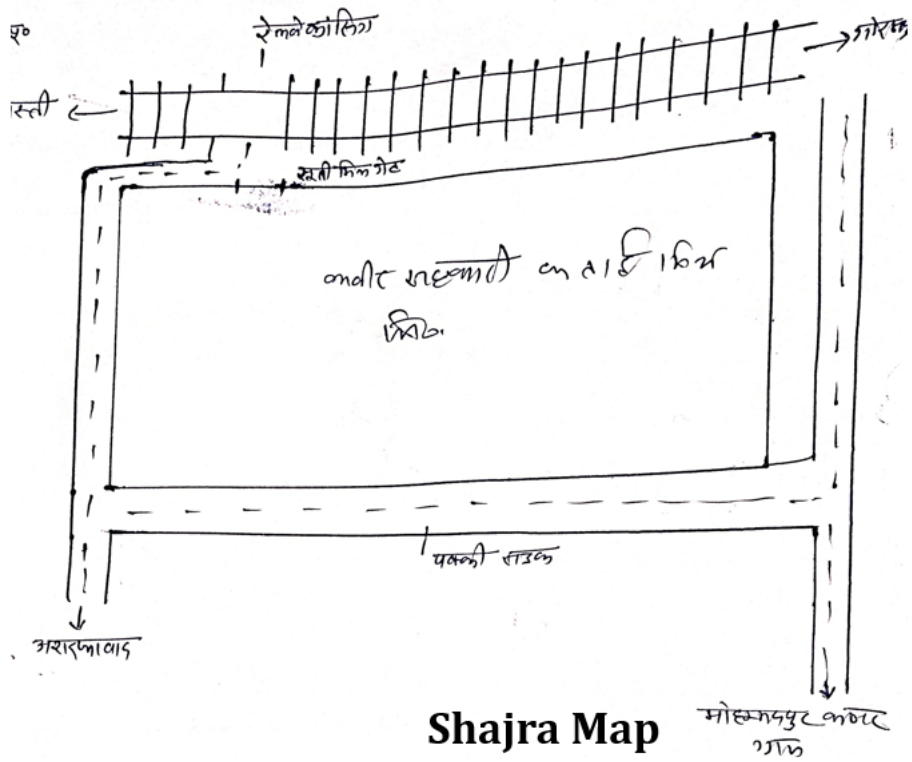


3. Baheri, Bareilly: Site Location and Connectivity



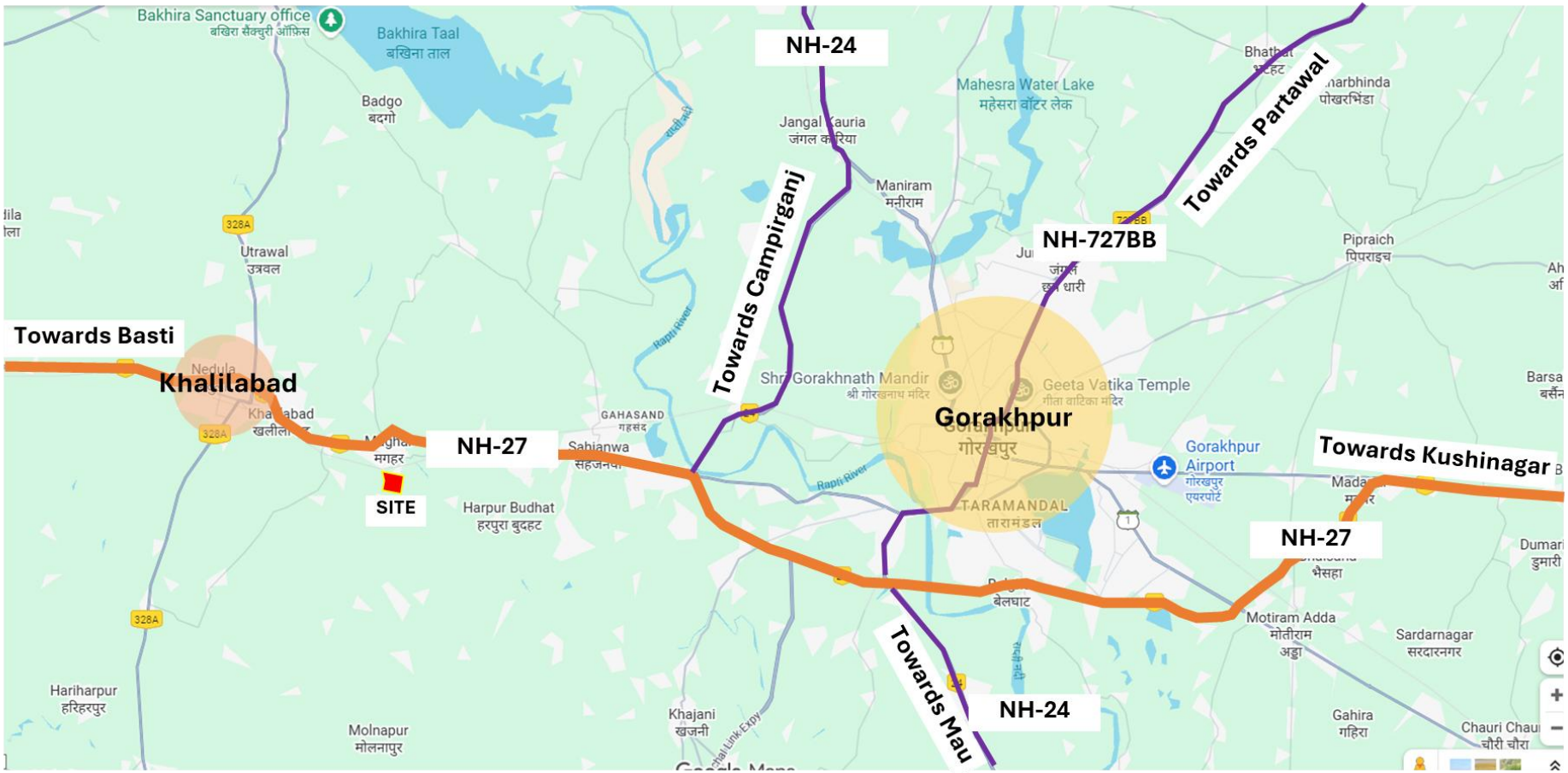
4. Maghar, Sant Kabir Nagar: Land Details

LAND DETAILS	
Total Land Area	**39.49 Acre**
Land Ownership	**Sehkari Katai Mill**
Town/Village	Maghar
Tehsil	Sadar
District	Gorakhpur
Nearest Landmark	Maghar Railway Station
Current Land Use	Industrial Land
Maghar Junction	**1 Km**
Gorakhpur Airport	**35 Km**
Gorakhpur	**30 Km**

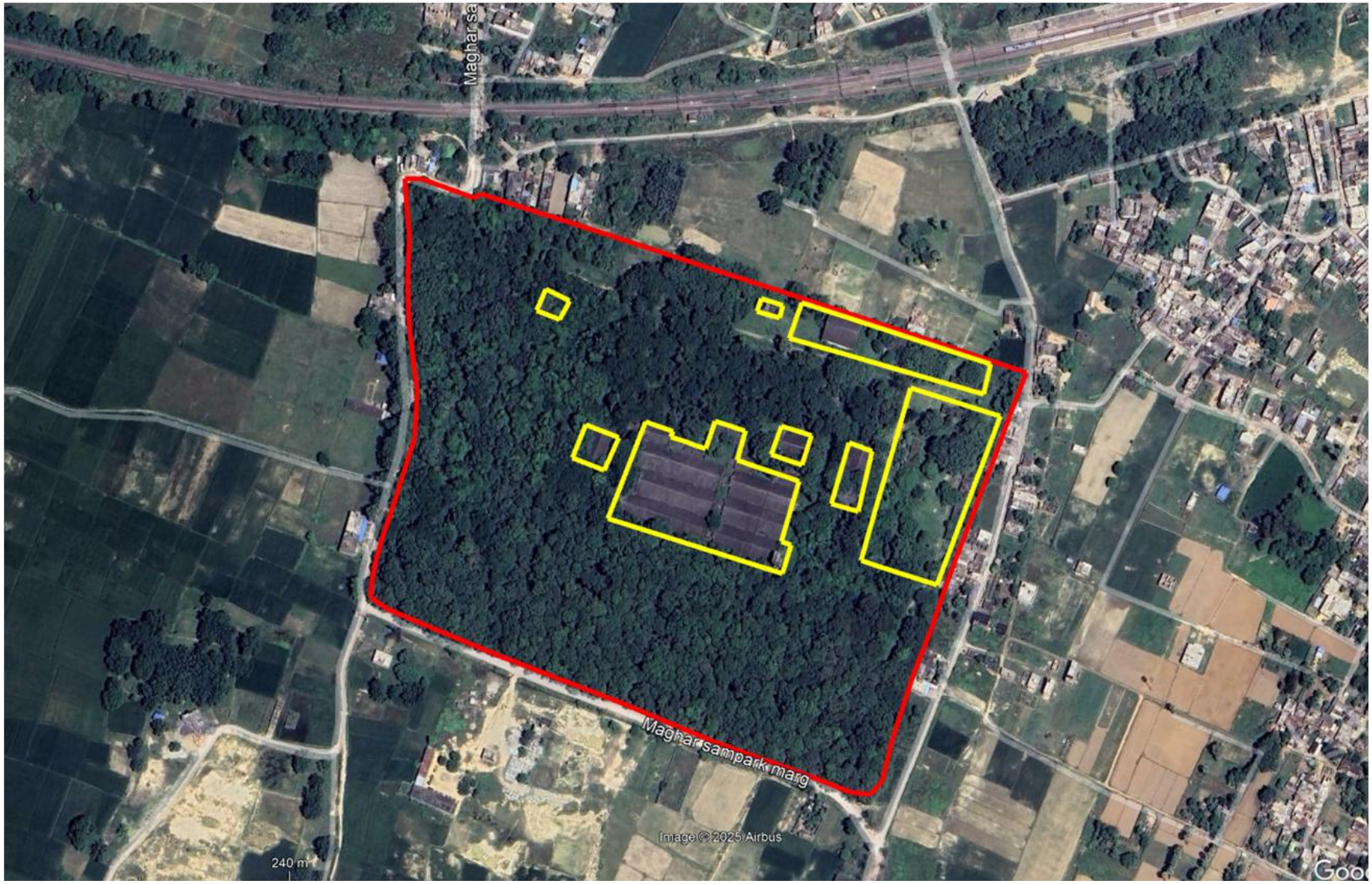


Shajra Map

4. Maghar, Sant Kabir Nagar: Geographical Location of Park



4. Maghar, Sant Kabir Nagar: Site Location and Connectivity



10. ANNEXURE IV: SANT KABIR TEXTILE AND APPAREL PARK SCHEME GUIDEILNES

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