



**Uttar Pradesh Electronics  
Corporation Limited**  
A U.P. Govt. Undertaking

## **Expression of Interest (EOI)**

**For Strategic Collaboration with National &  
International Investors & Developers for  
development of Artificial Intelligence (AI) City at  
Lucknow to provide an enabling environment for  
AI based Companies to establish and operate  
from the AI City**

**July 2025**

## **Table of Contents**

Disclaimer	3
Terms and Conditions	4
Introduction	5-6
Project Overview	6-7
Invitation to Expression of Interest	7
Scope of the Project	8-9
Government Support and Incentives	9-10
Submission Requirements	10
EOI Submission Instructions	10-11
Annexure I	12-13

## **Disclaimer**

All information contained in this Request for Expression of Interest (“EOI”), including any technical information, has been included for indicative purposes only to assist companies and consortia in making their own assessment of the proposed project to be implemented as a Public Private Partnership (“ hereinafter referred as ‘**PPP**’), and shall not constitute or form part of any offer or invitation to make an offer or a contract in relation to the Project.

Whilst the information contained in this Request for EOI has been prepared in good faith, it does not purport to be comprehensive or independently verified. Neither Uttar Pradesh Electronics Corporation Limited (hereinafter referred as ‘**UPLC**’), nor its representatives, employees, agents or advisers shall be understood as making any representation or warranty, whether express or implied, with respect to the veracity, adequacy, accuracy, reasonableness or completeness of the information contained in this Request for EOI or with respect to the information on which it is based or in respect to any written or oral information or representation given or made, or to be given or made, by UPLC or any of its advisers to any company or consortium or to its or their professional advisers, whether given or made prior to or after the issue of this Request for EOI (collectively, the “Information”). Interested parties are invited to make their own investigations in relation to the Information and shall form their own views as to what information is relevant to them in making their own assessment of the Project.

UPLC, its representatives, employees, agents and its advisers hereby expressly disclaim any and all liability arising out of, or in relation to, the Information (including in relation to omissions therefrom) and in respect of the use of and/or reliance on such Information by companies or consortia and/or its or their advisers. The disclaimer shall remain in full force and effect independently from any Project agreement or any other documentation that may be concluded in respect of the Project.

## **Terms and Conditions**

This Request for EOI does not purport to commit or bind UPLC, in any manner whatsoever to proceed with the Project or to the awarding of a contract. UPLC reserves its absolute right to disregard all EOIs and to terminate at will, the competitive selection process at any time and for any reason whatsoever, and may, at its discretion, proceed with the project in some other manner, with no liability towards any party whatsoever.

Each respondent is solely responsible for all costs and expenses it incurs in the preparation of its EOI response, including without limitation all costs and expenses relating to the provision of information requested by UPLC, attending meetings and conducting any due diligence. Under no circumstances will UPLC or any of its representatives or advisers be liable for any liabilities, costs or expenses borne by the respondent or any of its advisers pertaining to the EOI process, nor shall they be liable for any damages or consequential damages whatsoever, which may result from the EOI process. UPLC reserves the right, in its absolute discretion, with no liability whatsoever to decide the following:

- a. amend the scope of the Project, modify, cancel or suspend the EOI process or any or all stages of the procurement process, at any time and for any reason whatsoever.
- b. waive a defect or irregularity in the form or content of any EOI;
- c. re-advertise for new responses, call for tenders, or enter into negotiations for this Project or for work of a similar nature;
- d. make any changes to the terms of business opportunity described in this Request for EOI; and
- e. extend/republish, from time to time, any date, time- period or deadline provided in this Request for EOI.

All responses submitted to UPLC shall become the property of UPLC immediately upon such submission.

# 1. Introduction

The Government of Uttar Pradesh has embarked on an ambitious journey to transform the state into a \$1 trillion economy within the next five years, with a strategic focus on fostering innovation, investment, and employment in the Artificial Intelligence (AI) sectors. Recognizing the transformative potential of IT & ITeS, the sector has been identified as a key driver of this economic vision.

To accelerate the growth of the AI ecosystem in the state, it is proposed to establish a dedicated Artificial Intelligence City (**hereinafter referred to as “AI City”**) in Public-Private Partnership (PPP) mode. The AI City, to be developed in Lucknow, will serve as a hub for AI companies, advanced compute infrastructure, and a dedicated incubation center.

AI City aims to emerge among the top 20 global AI hubs by leveraging the city's strategic location, thriving AI and startup ecosystem, and infrastructural readiness.

Lucknow, the capital of Uttar Pradesh, offers a strategic location for this initiative due to its rising prominence in the IT and startup ecosystem. Lucknow is emerging as a strategic hub for developing an AI City, acknowledgements to its expanding IT infrastructure and digital ecosystem. The city is home to prestigious academic institutions like IIM Lucknow and IIIT Lucknow, which contribute significantly to research, innovation, and talent development. A network of universities and technical colleges further strengthens the city's capacity for AI education and collaboration. With strong government support and policy initiatives promoting technology adoption, Lucknow is well-positioned for large-scale AI integration. Its blend of academic excellence, infrastructure readiness, and strategic location makes it an ideal candidate for leading India's AI-driven future. By integrating sustainable technologies such as renewable energy-powered data centers, green building designs, and smart mobility solutions the AI City will exemplify environmentally responsible innovation. This initiative not only reflects the state's commitment to building a dynamic AI

ecosystem but also positions Lucknow as a global destination for ethical and eco-conscious AI development, driving regional and national growth in artificial intelligence.

AI City will actively support renewable energy generation by integrating hydrogen-based infrastructure alongside solar power. Utilizing green hydrogen produced from renewable sources like solar and wind, the city will power its transportation systems, industrial operations, and smart facilities with clean, efficient energy. This approach ensures energy resilience, reduces carbon emissions, and promotes sustainable innovation across all sectors of AI City. By powering AI data centers and smart mobility solutions with clean energy, the city will set a benchmark for sustainable innovation and green urban development.

## **2. Project Overview**

The AI City in Lucknow is envisioned as India's first dedicated artificial intelligence hub designed as a self-sustaining smart city. It will seamlessly integrate high-tech workspaces with urban living, fostering a dynamic and future-ready environment. At its core, the city will feature advanced data centers, startup incubators, and corporate offices, forming a vibrant ecosystem for innovation, enterprise, and collaboration. This integrated infrastructure will support cutting-edge research, scalable business operations, and talent development, positioning AI City as a national benchmark for AI-led industrial growth and digital transformation.

The AI City strategically planned over dedicated land and divided into Core Zone -60% (Artificial Intelligence Innovation Centre, Tech Parks and Incubators training centers, GPU Centre, FinTech & Blockchain Innovation Centre etc.) & Non-Core Zone- 40% (residential, commercial, and social amenities). Complementing these facilities will educational institutions, and recreational spaces, promoting a walk-to-work model that enhances convenience, sustainability, and community engagement.

The AI City will serve as a strategic growth engine for established AI companies and technology enterprises operating at the forefront of artificial intelligence and digital transformation. With robust infrastructure including high-performance data centers, AI research labs, and premium-grade office spaces, the city will support the expansion of established firms seeking to scale their innovation capabilities and operational footprint.

Designed to attract startups, global tech firms, and academic institutions, the AI City will host plug-and-play office spaces, innovation labs, and collaborative research centers. These facilities will foster the development of new ideas, products, and services that will drive India's digital economy forward.

### **3. Invitation to Expression of Interest**

This Request for Expression of Interest (EOI) invites competent companies and consortia to submit their interest in participating in the development of the AI City project. The Uttar Pradesh Electronics Corporation Ltd. (UPLC) intends to develop the AI City through private sector participation, focusing on facility development and infrastructure innovation.

Proposals are invited from potential investors and developers. Shortlisted entities will be required to make a presentation before a Committee constituted by UPLC, with the date to be communicated subsequently.

EOIs must be submitted in the prescribed formats outlined in this document. Based on the evaluation of the technical viability of the proposals, UPLC will issue a Request for Proposal (RFP) either to shortlisted applicants or through an open tender process.

## 4. Scope of the Project

The scope of the AI City development under PPP mode includes the following key components:

- **Artificial Intelligence Innovation Centre:** Develop, operate, manage, and maintain a dedicated AI Innovation Centre on a minimum of 10 acres of land within the designated Site. Deploy cloud platforms and edge computing nodes to enable real-time AI applications and decentralized data processing.
- **FinTech & Blockchain Innovation Centre:** AI-driven financial services, fraud detection, and credit scoring. Blockchain labs for secure transactions and digital identity. Sandbox environments for regulatory tech (RegTech) experimentation.
- **GPU Centre:** Develop high-performance GPU Centre which compute and accelerate AI research and development, equipped with advanced GPU clusters, the Centre will support large-scale model training, data analytics, and real-time AI applications.
- **Tech Parks and Incubators:** Establish dedicated zones for startups and SMEs focused on AI, IT, and emerging technologies.
- **Data Centers:** Design, build, and manage energy-efficient, scalable data centers to support AI computation, storage, and cloud services.
- **Connectivity Solutions:** Ensure high-speed internet (5G/6G), secure networks, and IoT integration across the city.
- **Skill Development & Training Institutes:** AI-focused education centers offering certifications, diplomas, and degrees. Upskilling programs for professionals in data science, cybersecurity, and automation. AI bootcamps and hackathons to nurture talent.



- **Sustainable Community Innovation Centre:** Develop educational institutions, and recreational spaces, promoting a walk-to-work model that enhances convenience, sustainability, and community engagement

## 5. Government Support and Incentives

To catalyze private sector participation and ensure the success of the AI City initiative, the Government of Uttar Pradesh will extend comprehensive support and incentives to developers and investors in accordance with the provisions of the Uttar Pradesh IT & ITeS Policy 2022. Eligible entities will benefit from a range of fiscal and non-fiscal incentives, including capital subsidies, tax reimbursements, and support for infrastructure development. Additionally, the government will facilitate single-window clearances, access to high-quality utilities, and collaboration opportunities with academic and research institutions.

Data centers form a critical backbone of AI City's digital ecosystem, developers and investors will retain full eligibility to avail benefits under the Uttar Pradesh Data Center Policy 2021.

Startups establishing themselves in AI City will be actively supported under the Uttar Pradesh Startup Policy 2020, which offers a comprehensive suite of incentives aimed at nurturing innovation, fostering entrepreneurship, and accelerating early-stage growth. These benefits include financial assistance, incubation support, patent filing reimbursements, and access to a vibrant startup ecosystem.

Global Capability Centers (GCCs) setting up operations in AI City will be eligible for substantial support under the Uttar Pradesh GCC Policy 2024. This policy provides a robust framework of fiscal and non-fiscal incentives, including capital and operational subsidies, facilitation for talent acquisition, and streamlined regulatory approvals designed to attract global enterprises and strengthen Uttar Pradesh's position as a hub for advanced digital services.

These measures are designed to create a conducive environment for innovation, investment, and sustainable growth, reinforcing Uttar Pradesh's commitment to becoming a leading destination for AI and digital technologies.

## **6. Submission Requirements**

Interested parties are required to submit the information sought as per **Annexure I** along with the following documents as part of their EOI:

1. Formal Letter of Interest: Signed by an authorized representative of the company or consortium.
2. Detailed Concept Note: Outlining the company's vision for AI City development, aligned with the project overview and scope.
3. Project Experience: Description of past projects in AI/IT infrastructure, or public sector technology, including case studies demonstrating successful deployment of IT/AI solutions at scale.
4. Broad Project Cost Estimate and Revenue Projection.
5. Supporting Documents:
  - Certificate of Incorporation/Registration/Partnership Deed (as applicable).
  - Profile/Credentials of the investor or developer.
  - PAN/GST registration (copy to be enclosed).
  - Certificate from Statutory Auditor/CA regarding turnover and net worth.

## **7. EOI Submission Instructions**

UPLC invites Expressions of Interest EOIs from qualified entities with a proven track record and substantial experience in executing projects of a similar nature and scale. Interested parties are requested to provide the information outlined

in this EOI document to demonstrate their capabilities and relevance as per **Annexure I** to this EOI.

**aicitylucknow.uplc@gmail.com**

For any queries, please contact on

**Managing Director**

U.P. Electronics Corporation Limited

10, Ashok Marg, Lucknow – 226001

Phone: 0522-2286808 / 2286809

Email: [uplclko@gmail.com](mailto:uplclko@gmail.com)

Website: [www.uplc.in](http://www.uplc.in)

\*\*\*\*\*

## Annexure -I

Name of company/ potential consortium members:
Company/ potential consortium overview (including brief company history, key activities, major projects)
Legal status of a company/ consortium lead (including the jurisdiction of its incorporation and whether or not listed on a stock exchange)
Address and point of contact (to include emails and phone numbers)
Detailed Concept Note: Outlining the company's vision for AI City development, aligned with the project overview and scope.
Project Experience: Description of past projects in AI/IT infrastructure long with areas of Artificial Intelligence working or public sector technology, including case studies demonstrating successful deployment of IT/AI solutions at scale.

Broad Project Cost Estimate and Revenue Projection
If the EOI is submitted by a consortium, please advise what scope of the Project will be delivered by each consortium member
Reasons for interest in the Project
What reservations, if any, do you have concerned the terms that were presented for the Project?
Comments on the Project (2000 words max)