

49 Bus Terminals on PPP mode in Uttar Pradesh, India

A Landmark Investment Opportunity for Global Investors

by Uttar Pradesh State Road Transport Corporation (UPSRTC)

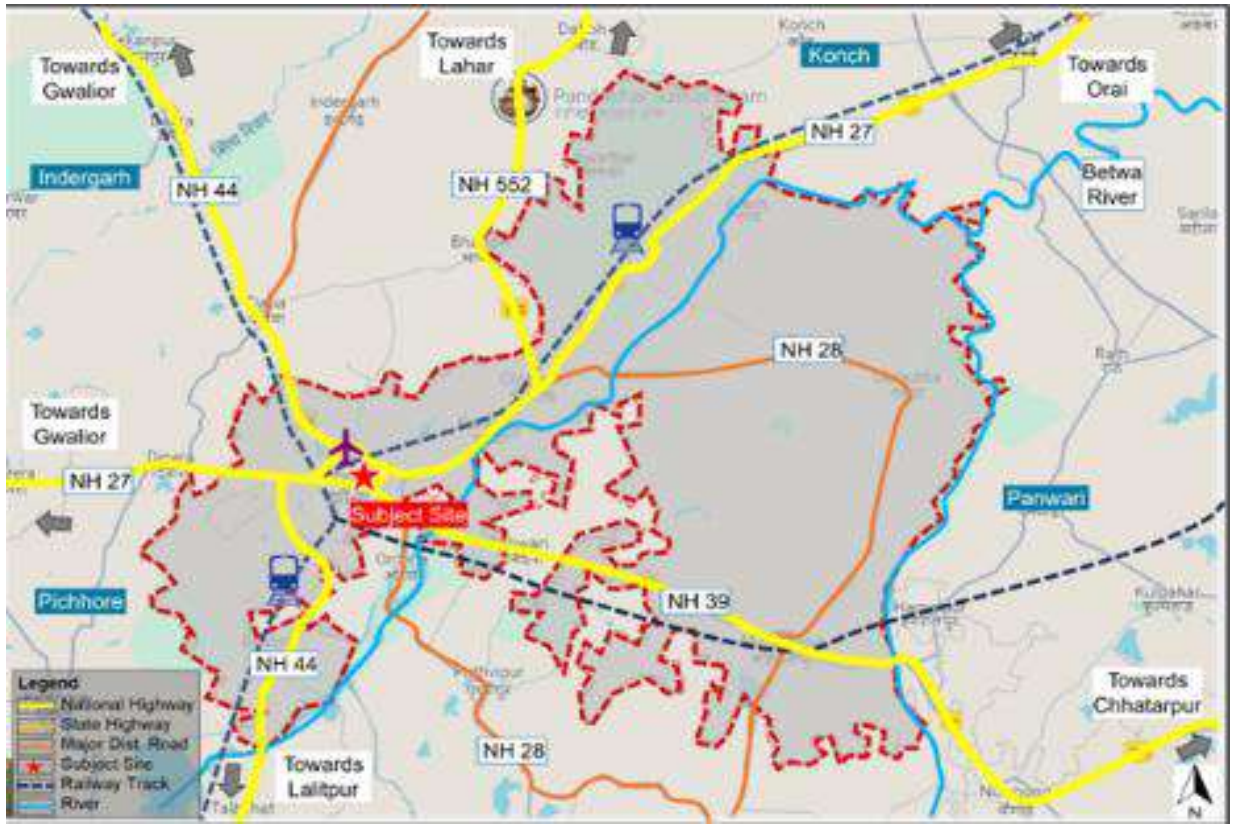
June 2026

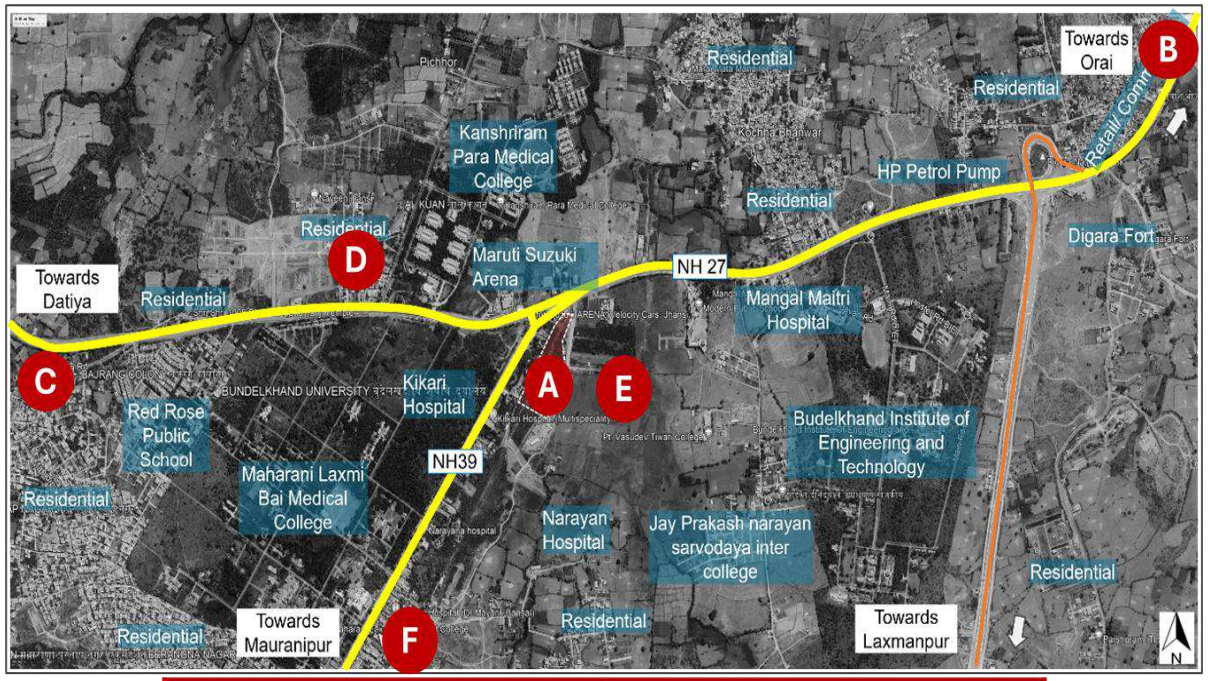
उ0प्र0 परिवहन निगम

आपका अपना साथी

Brief on 49 PPP Bus Terminal Projects

Jhansi (Greenfield Site)





A - Jhansi Bus Terminal
B - Towards Orai
C - Towards Datiya
D – Residential
E – Un-developed land
F – Towards Mauranipur

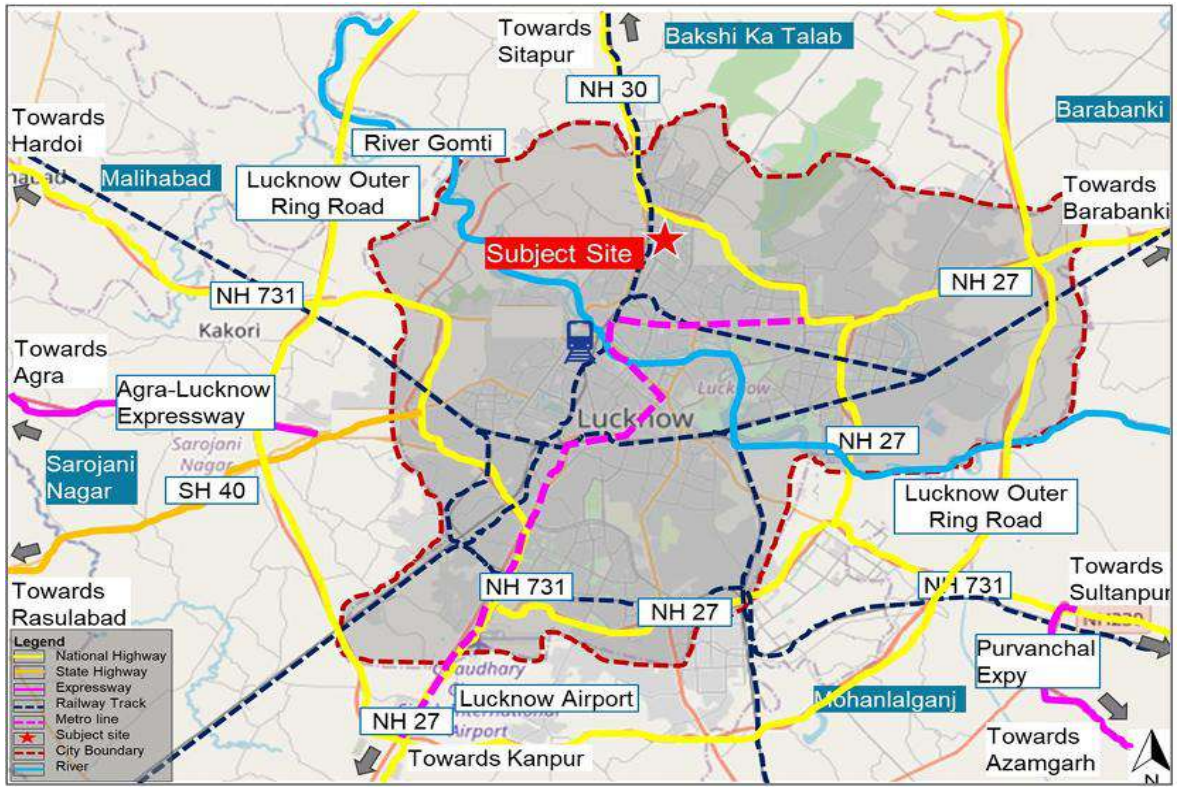
Site Area (sq. mts)	28,328
Workshop Area (sq. mts)	16,997
Bus Station Area (sq. mts)	**11,331**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**28,328**
Coordinates	**Link**

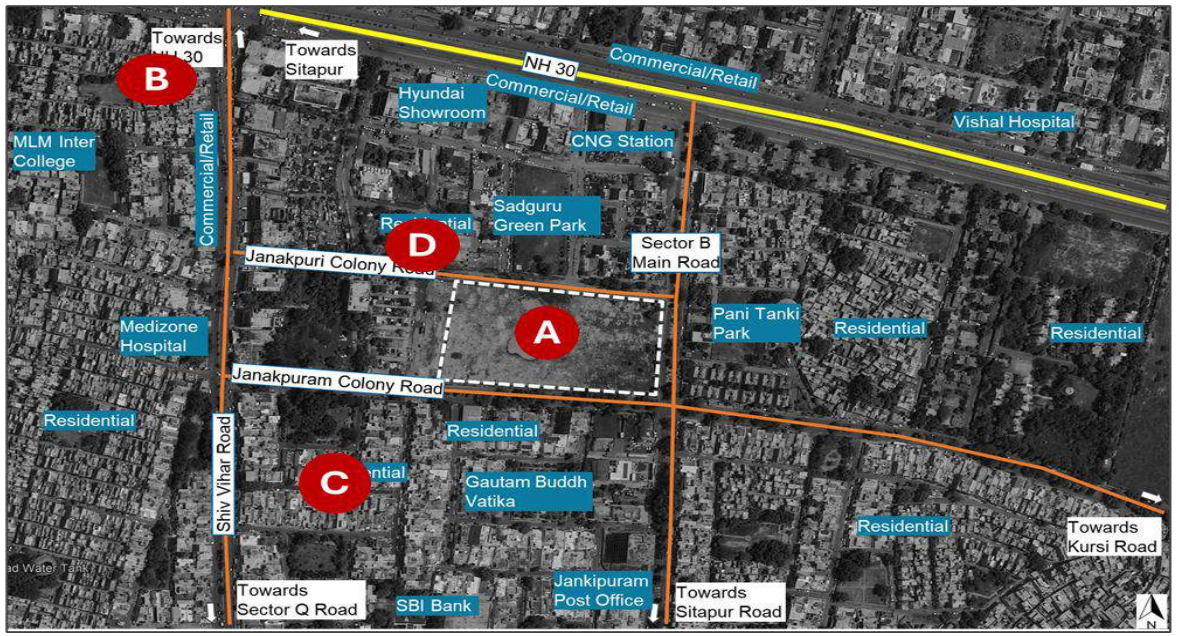
Site Attributes

- Strategically located with direct access to NH-27, ensuring strong regional connectivity
- Close to key landmarks and major educational institutions, hospitals, institutions and commercial developments



Jankipuram, Lucknow (Greenfield Site)





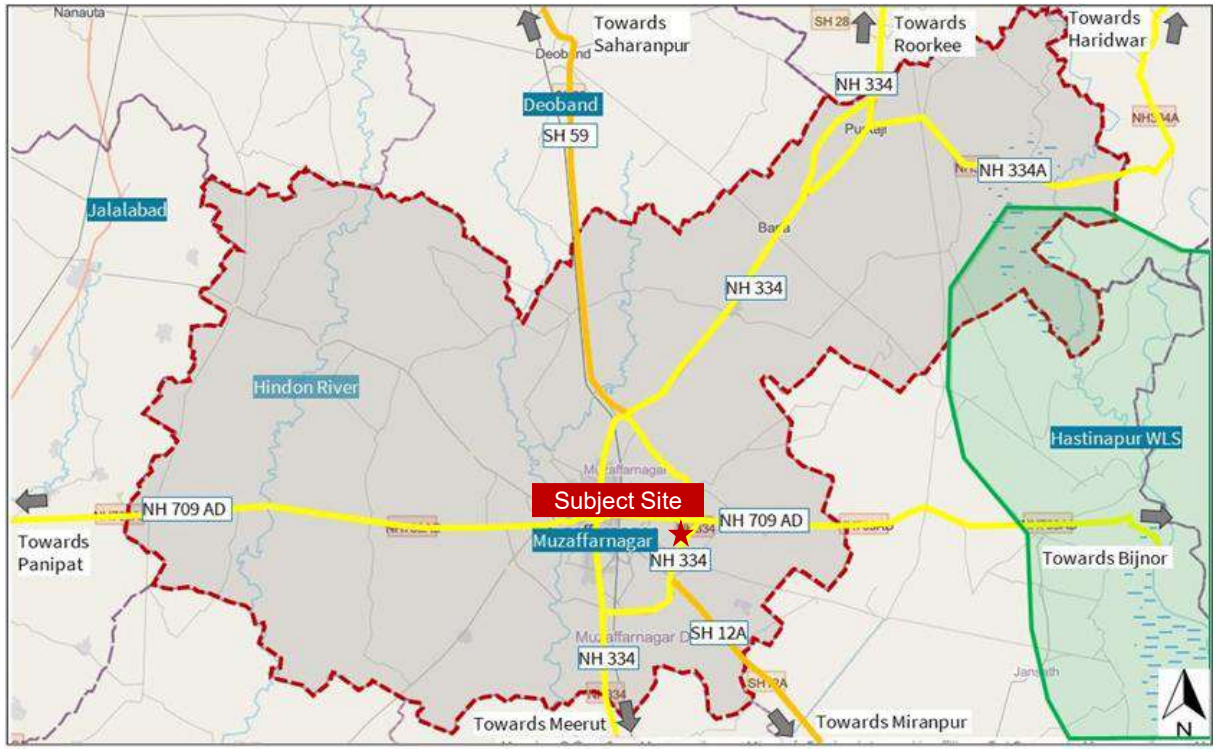
A – Bus station **B** – Road towards NH30 **C** – Residential	**D** – Residential

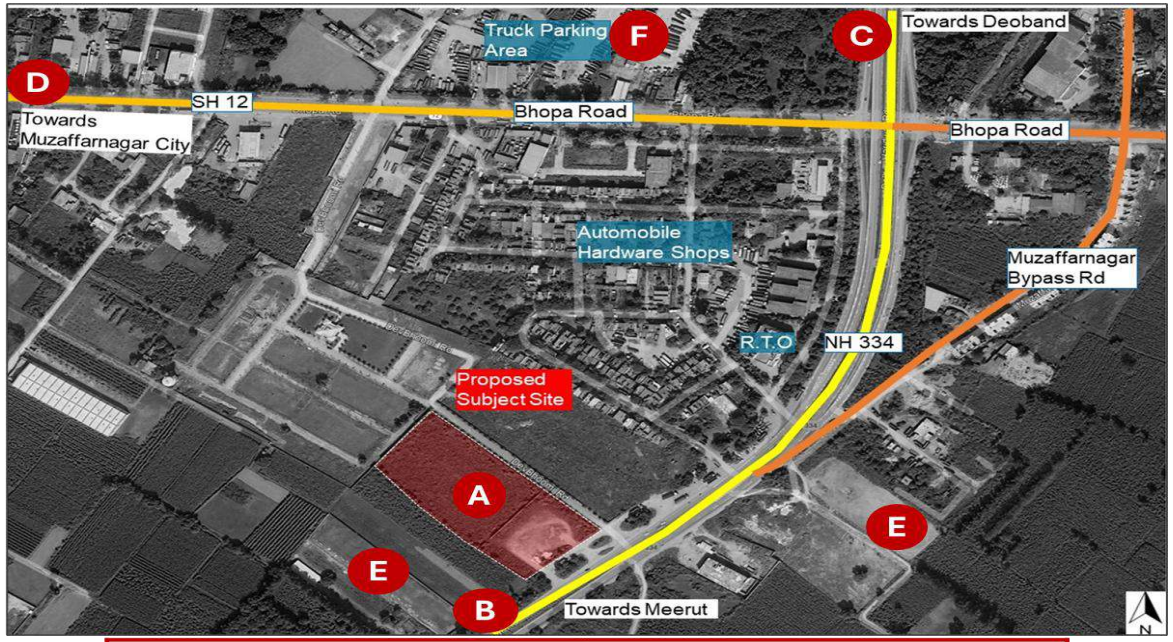
Site Area (sq. mts)	18,445
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**18,445**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**46,113**
Coordinates	**Link**

Site Attributes

- Jankipuram offers strong connectivity via Sitapur/Aligarh road with access to key city hubs
- Proximity to major locations within Lucknow makes it ideal for residential and commercial developments
- Well-developed internal road network ensures seamless mobility and accessibility

Muzaffarnagar (Greenfield Site)





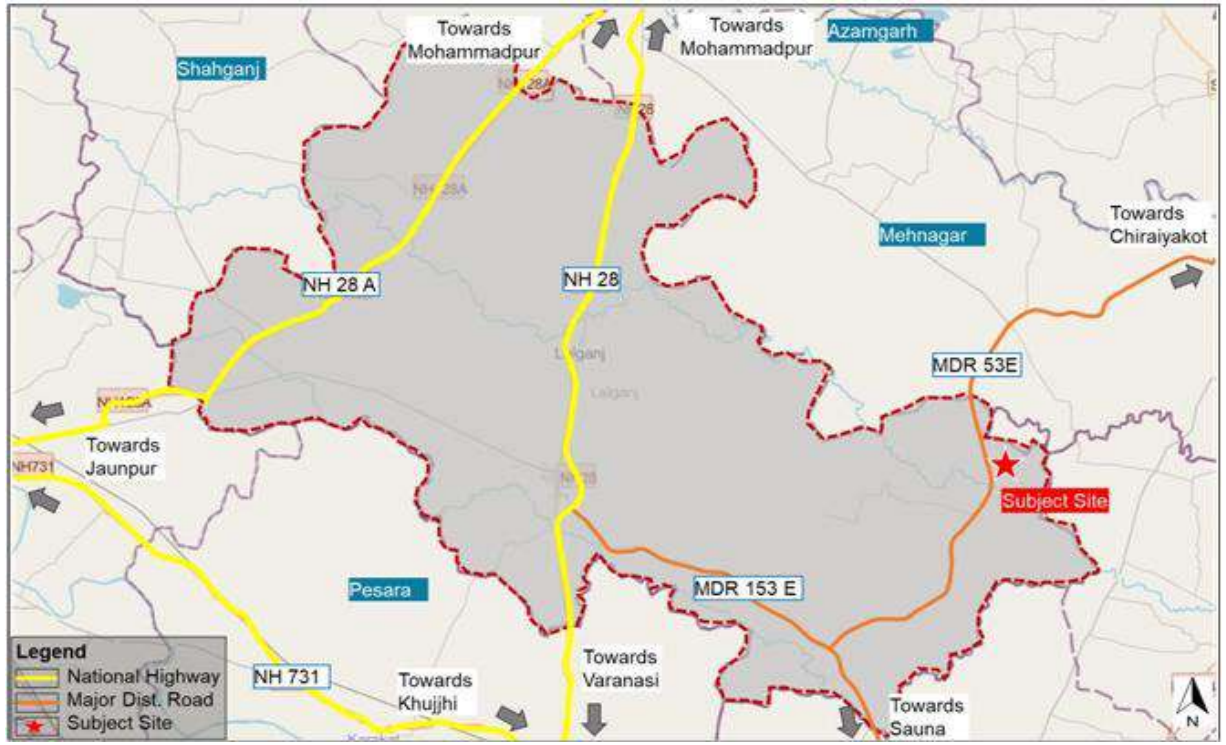
A – Muzaffarnagar proposed site
B - Towards Meerut
C – Towards Deoband
D – Towards Muzaffarnagar City
E – Agricultural land
F – Truck parking area

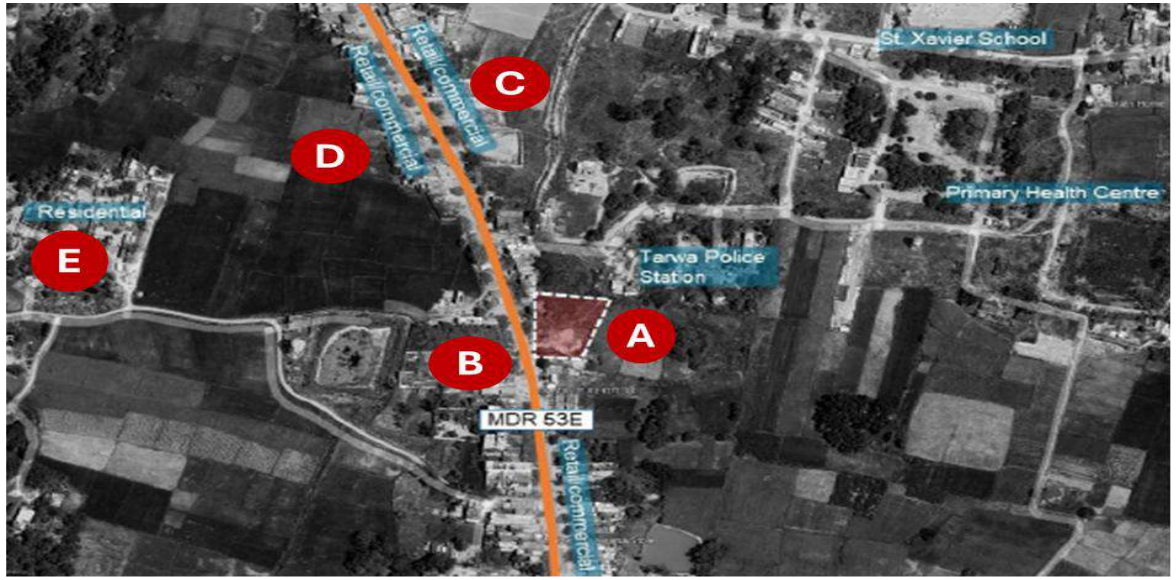
Site Area (sq. mts)	14,600
Workshop Area (sq. mts)	10,182
Bus Station Area (sq. mts)	**4,418**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**11,045**
Coordinates	**Link**

Site Attributes

- Muzaffarnagar lies on key industrial corridors (DMIC & ADKIC), driving strong growth potential
- Strategically located on NH-334 with excellent connectivity to major cities and hubs
- Existing infrastructure and commercial ecosystem support future developments

Tarwa, Azamgarh (Greenfield Site)





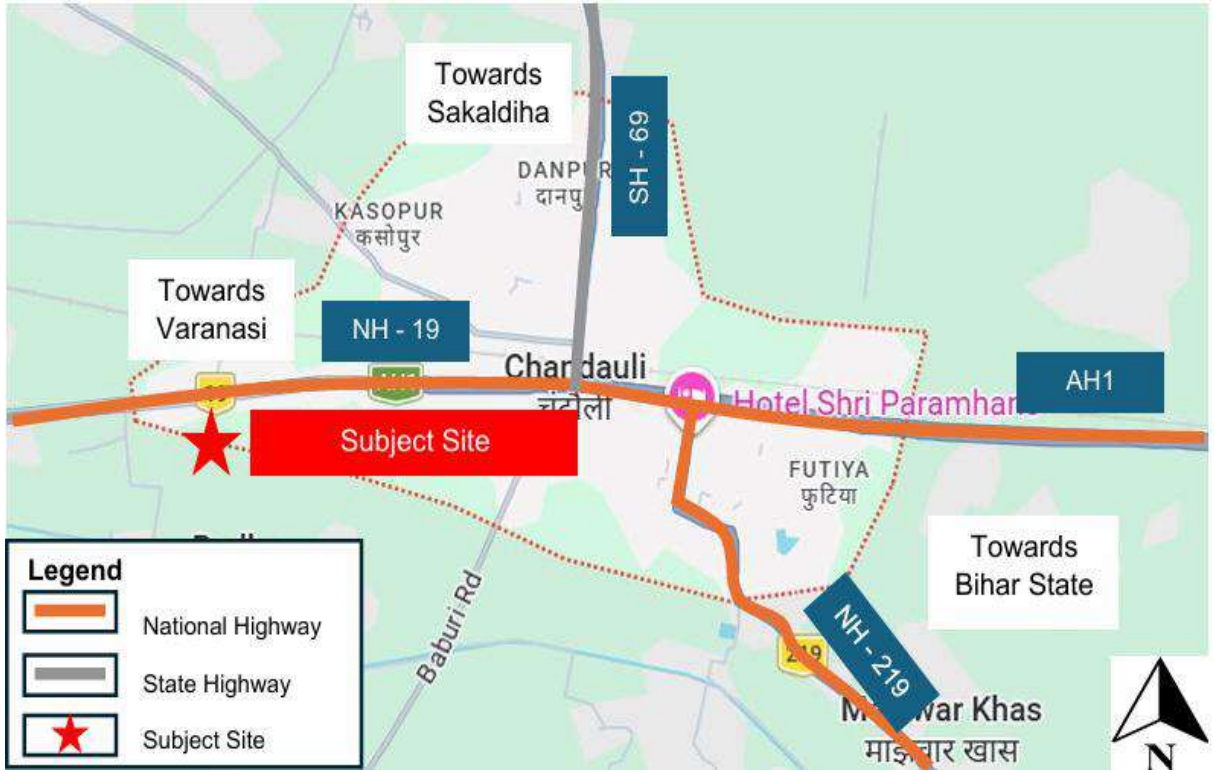
A- Tarwa Bus Terminal
B- MDR 53E
C- Commercial/ Retail
D- Commercial/ Retail
E- Residential

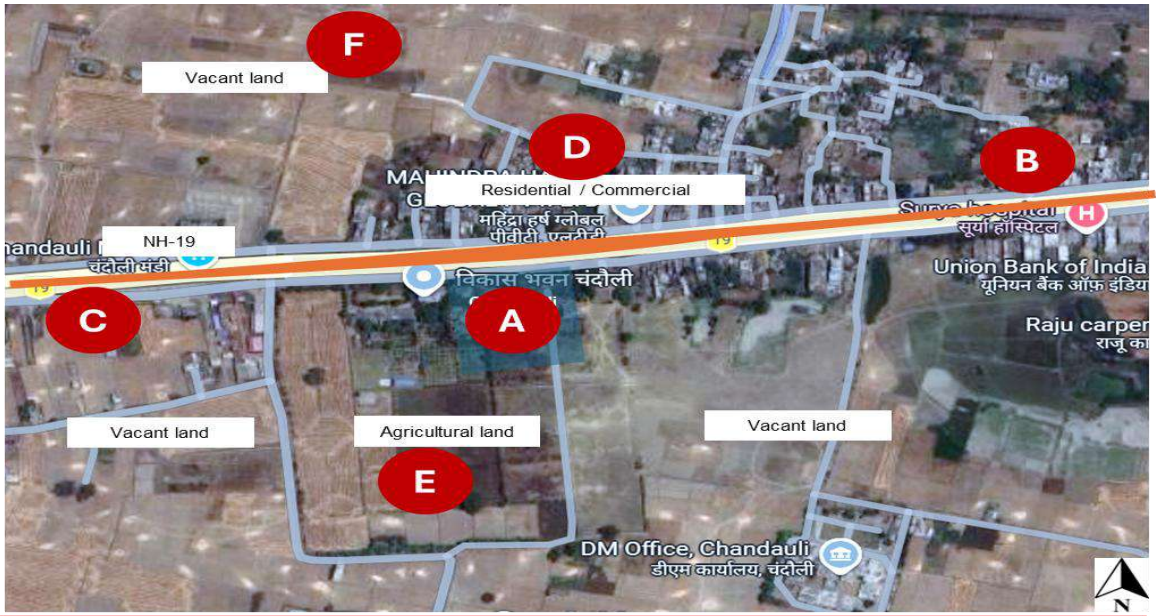
Site Area (sq. mts)	1,950
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**1,950**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**4,875**
Coordinates	**Link**

Site Attributes

- Tarwa is an agriculture-driven rural economy with strong agro-industry potential
- Strategically located with access to Lalganj and Azamgarh administrative hubs

Chandauli (Greenfield Site)





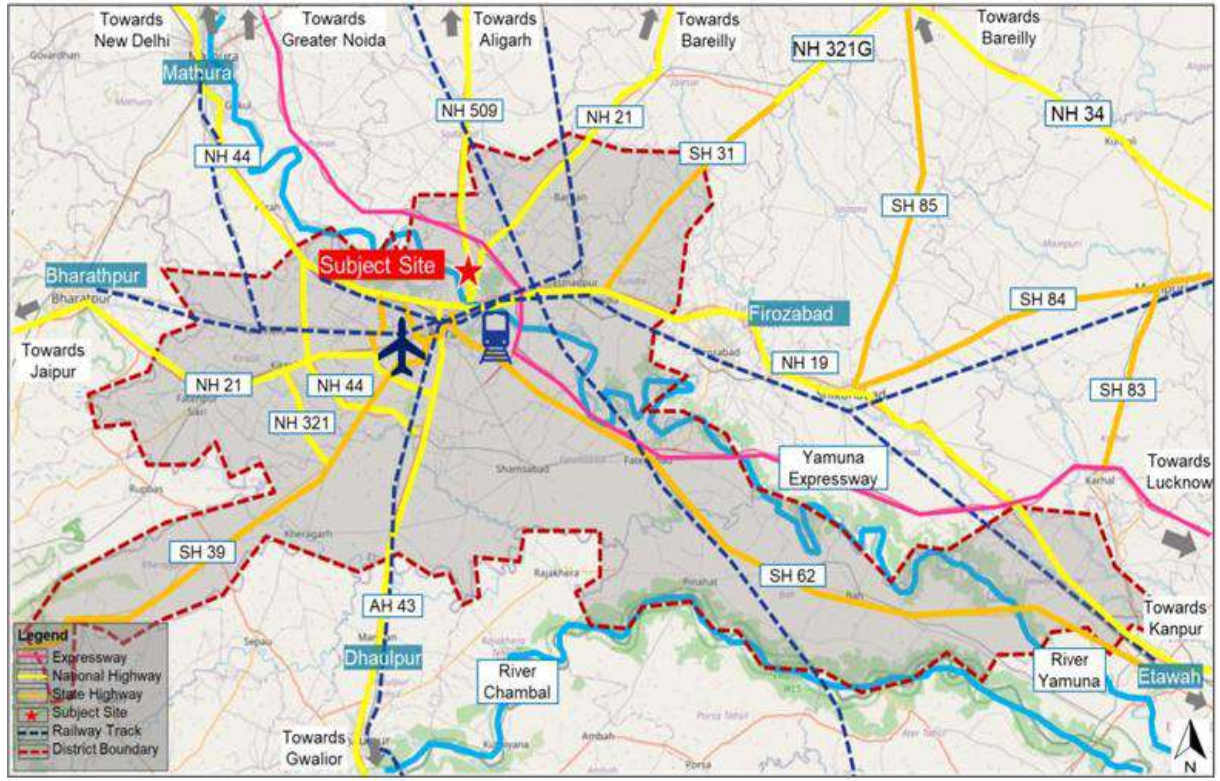
A- Chandauli Bus Terminal
B- Towards Bihar
C- Towards Varanasi
D- Residential/ Commercial
E- Agricultural land
F- Vacant land

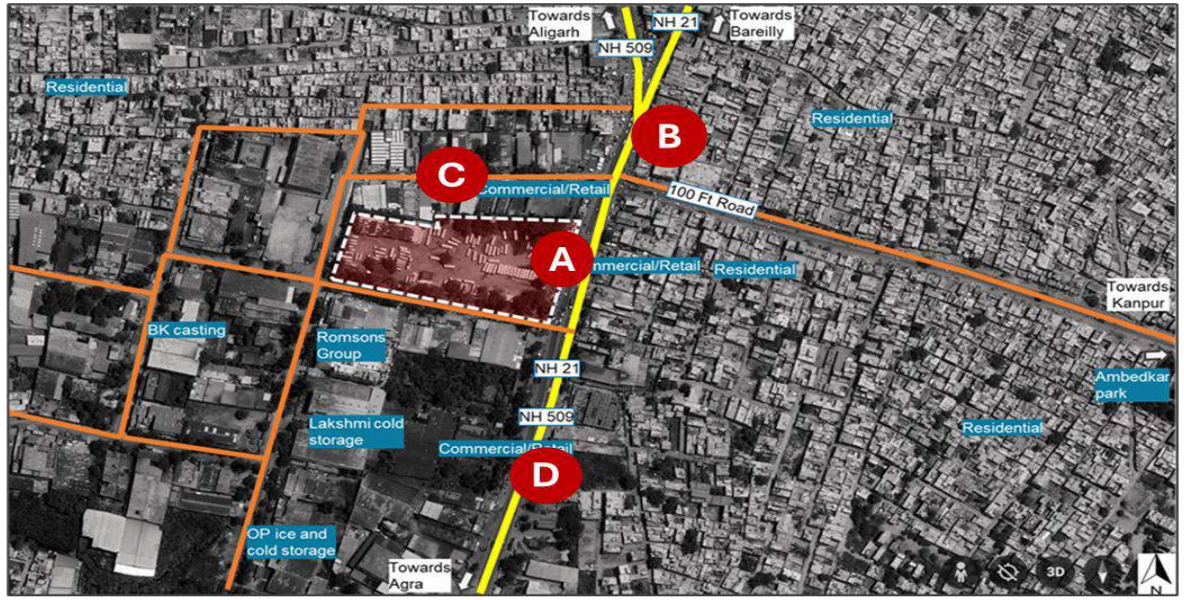
Site Area (sq. mts)	15,485
Workshop Area (sq. mts)	4,437
Bus Station Area (sq. mts)	**11,048**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**27,620**
Coordinates	**Link**

Site Attributes

- Chandauli has strong multi-modal connectivity with highways, rail, and proximity to Varanasi
- Known as the “rice bowl of UP” offering strong agro-based industry potential
- Supported by key Infrastructure, including rail links and a nearby international airport at Varanasi

Foundry Nagar (Agra)





A- Foundry Nagar Site
B- NH in proximity
C- Retail Commercial
D- Retail Commercial

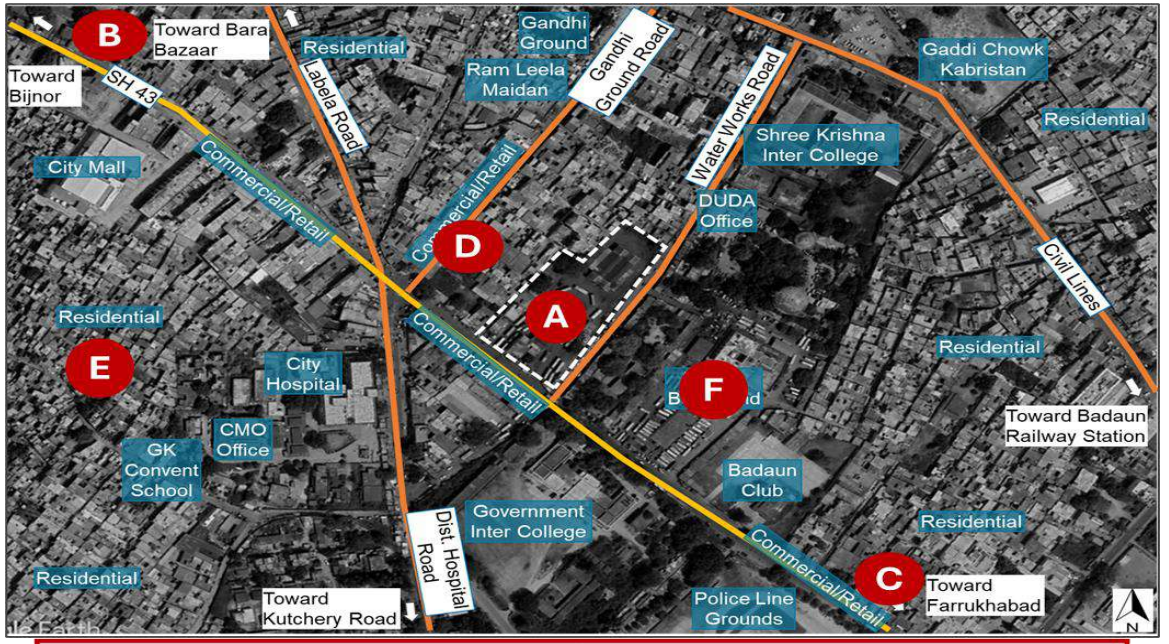
Site Area (sq. mts)	17,101
Workshop Area (sq. mts)	8,546
Bus Station Area (sq. mts)	**8,555**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**21,387**
Coordinates	**Link**

Site Attributes

- Located in eastern Agra, a key industrial hub with strong foundry presence
- Well-connected via road and rail network
- Basic social infrastructure available, advanced facilities accessible in Agra city

Budaun





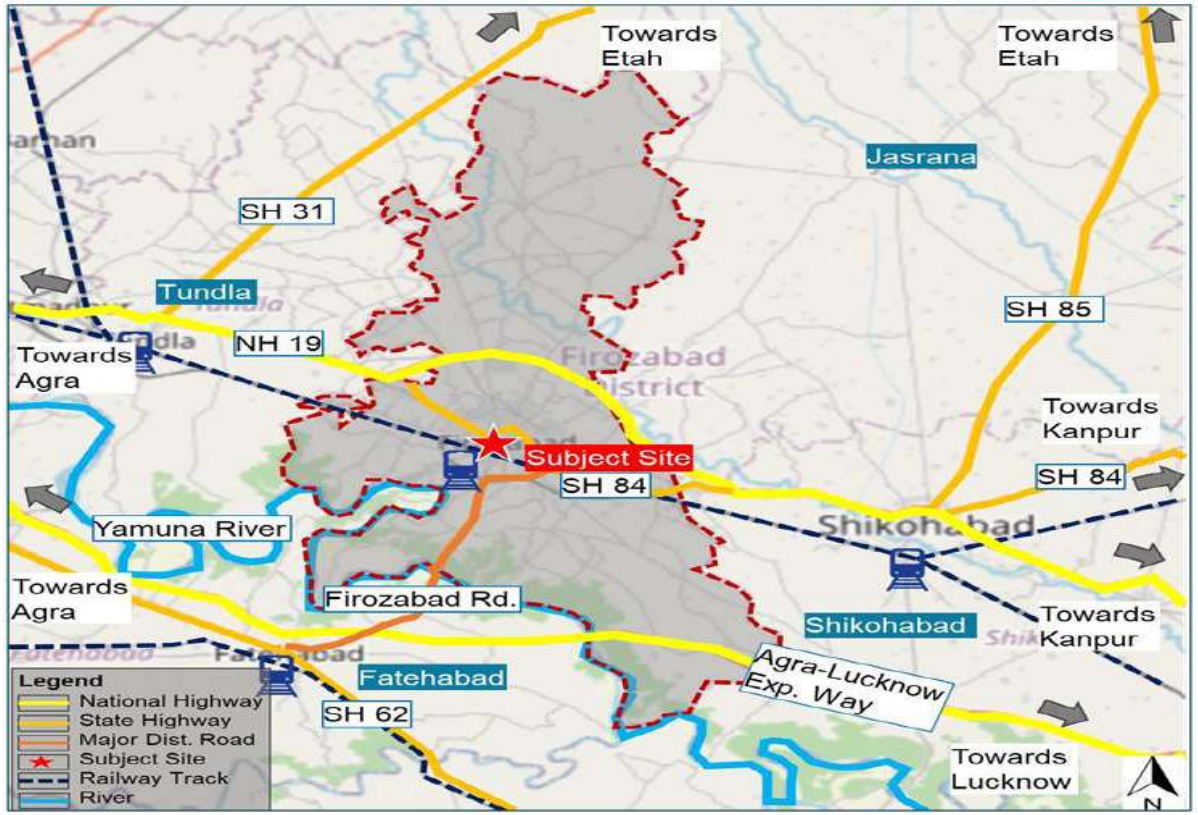
A - Budaun Bus Terminal
B - Towards Bijnor
C - Towards Farrukhabad
D - Commercial / Retail
E - Residential
F - Private Bus Stand

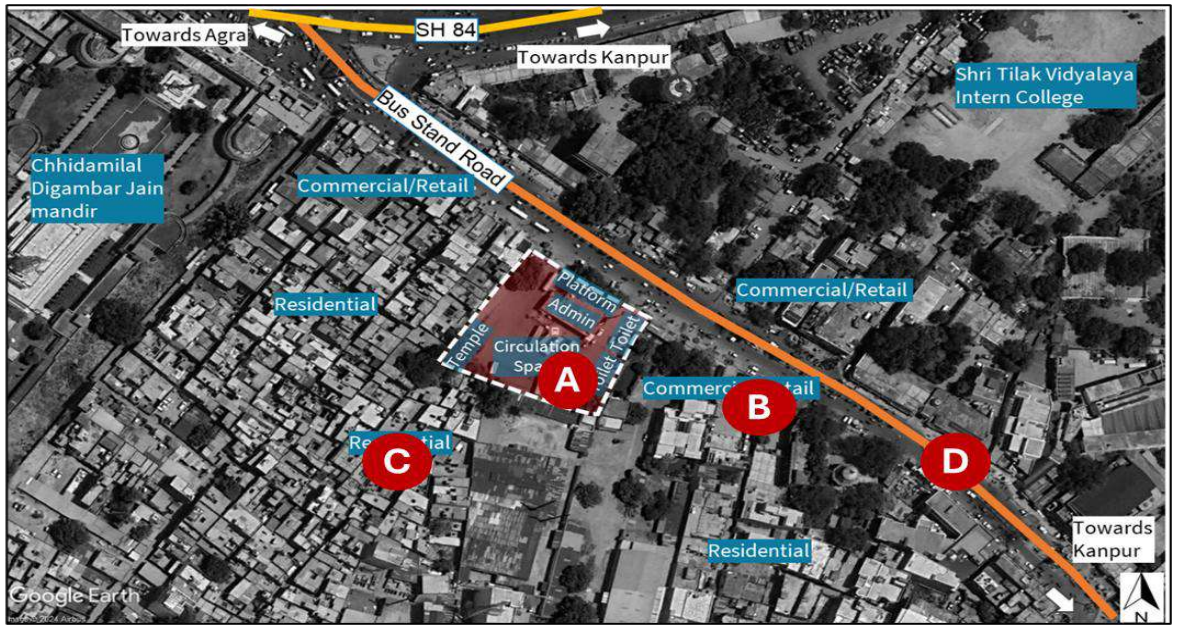
Site Area (sq. mts)	8,430
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**8,430**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**21,075**
Coordinates	**Link**

Site Attributes

- Budaun is a district HQ with strong administrative significance
- Well-connected via road and rail network. Strategically located near key river systems in UP
- Major mentha (mint) production hub, contributing ~40% of India's output

Firozabad





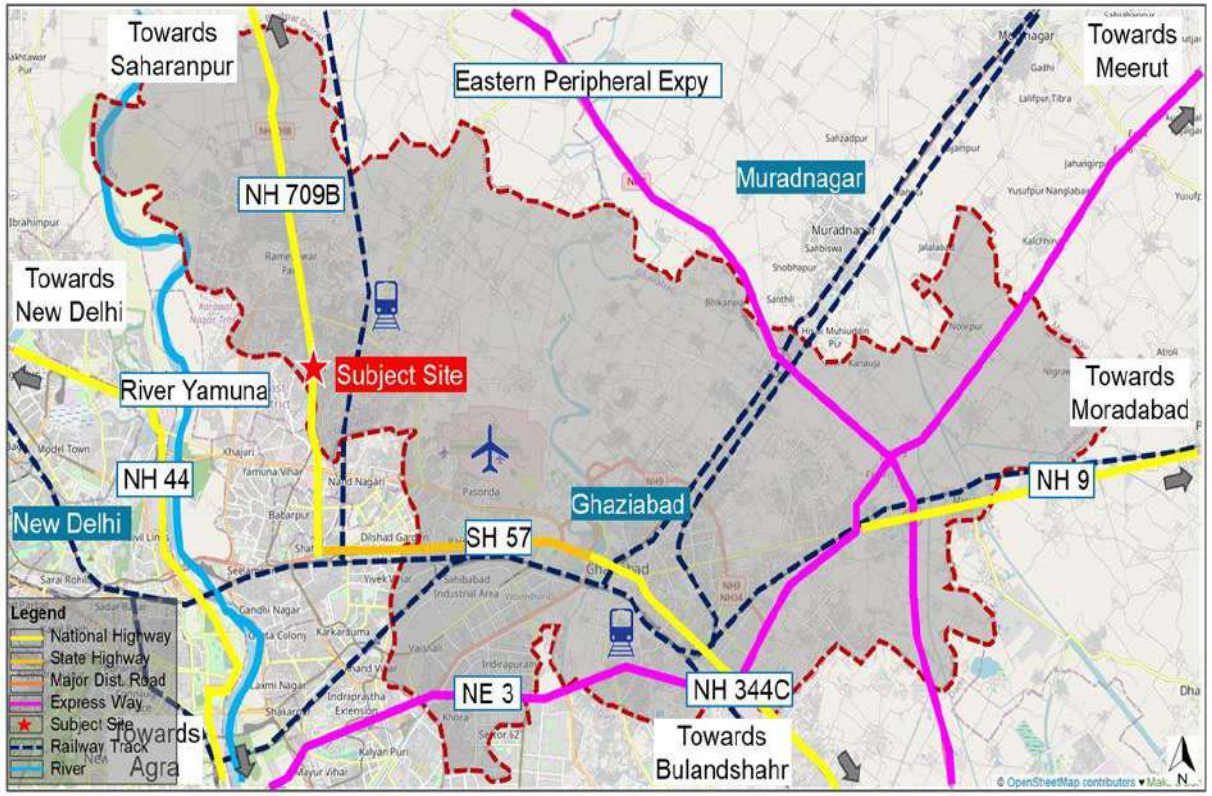
A- Bus Terminal
B- Commercial/Retail
C- Residential
D- Bus Stand Road

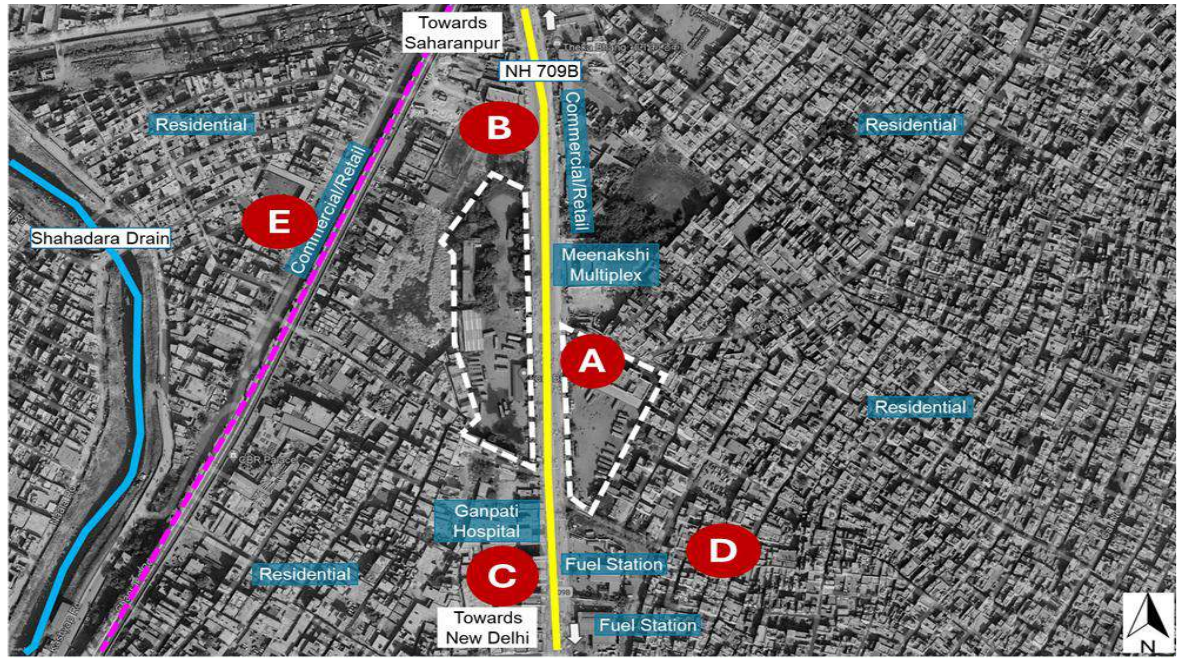
Site Area (sq. mts)	4,025
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**4,025**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**10,063**
Coordinates	**Link**

Site Attributes

- Firozabad is a major industrial and district hub in western Uttar Pradesh
- Strategically located near Agra with strong regional connectivity
- Established industrial base, emerging as a key urban center

Loni (Ghaziabad)





A - Loni Bus Terminal
B – Road Towards Saharanpur
C – Road Towards Delhi
D – Fuel Station
E – Commercial / Residential

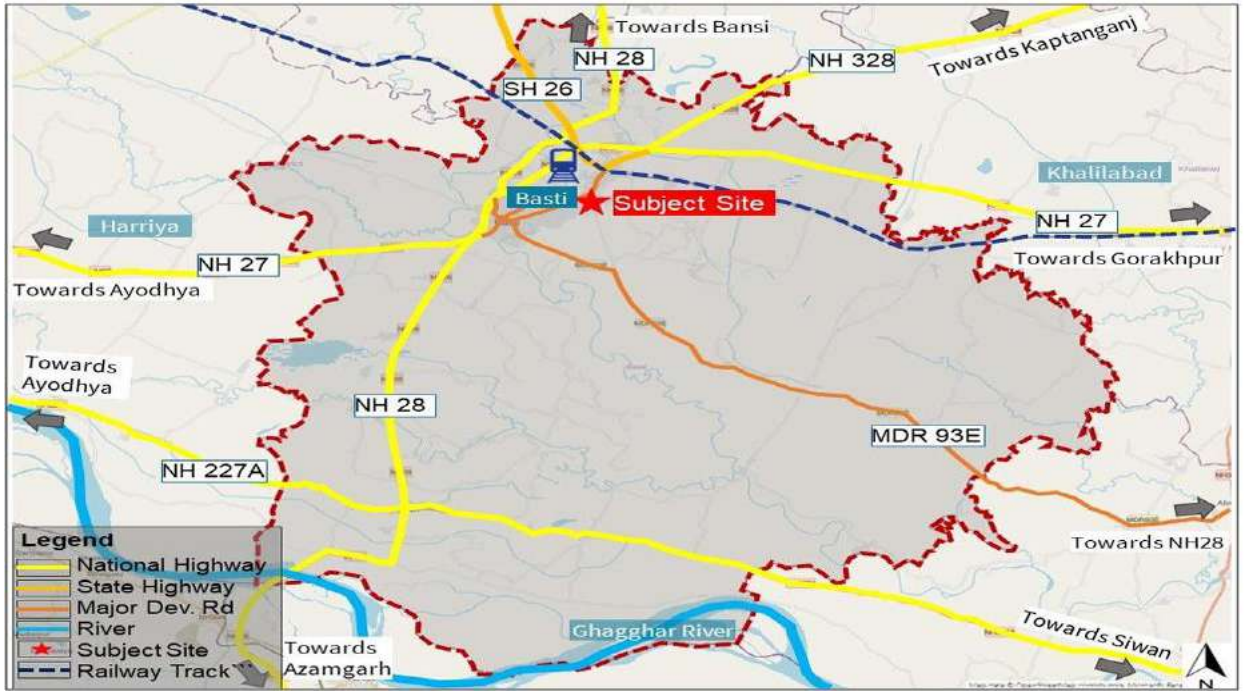
Site Area (sq. mts)	7,588
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**7,588**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**18,970**
Coordinates	**Link**

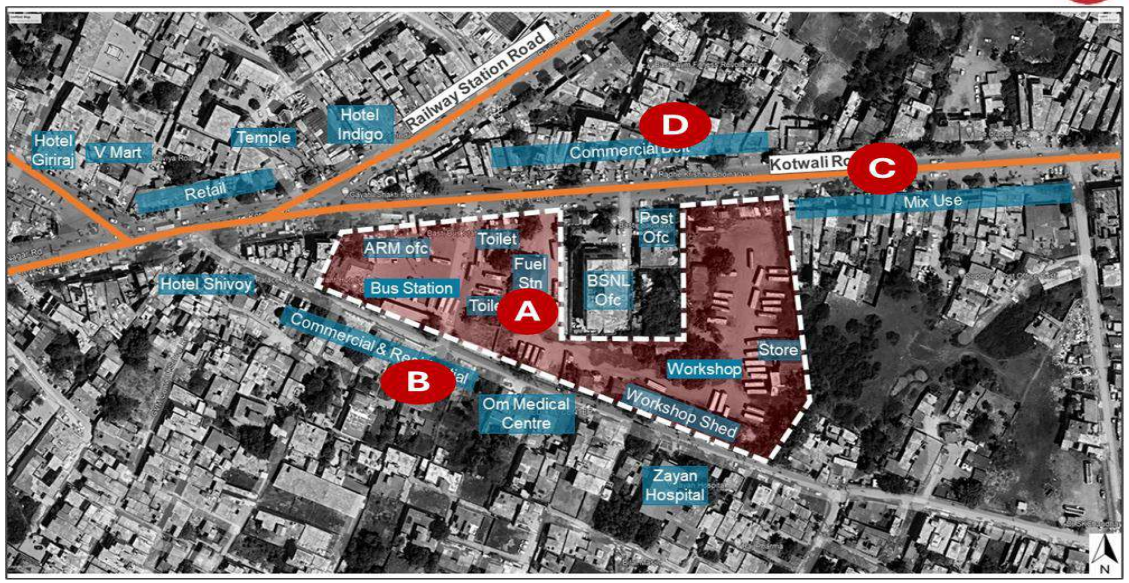
Site Attributes

- Loni is a strategic border city between Delhi and Ghaziabad
- Has strong urban linkages to NCR
- Function as a key connectivity hub near the national capital



Basti





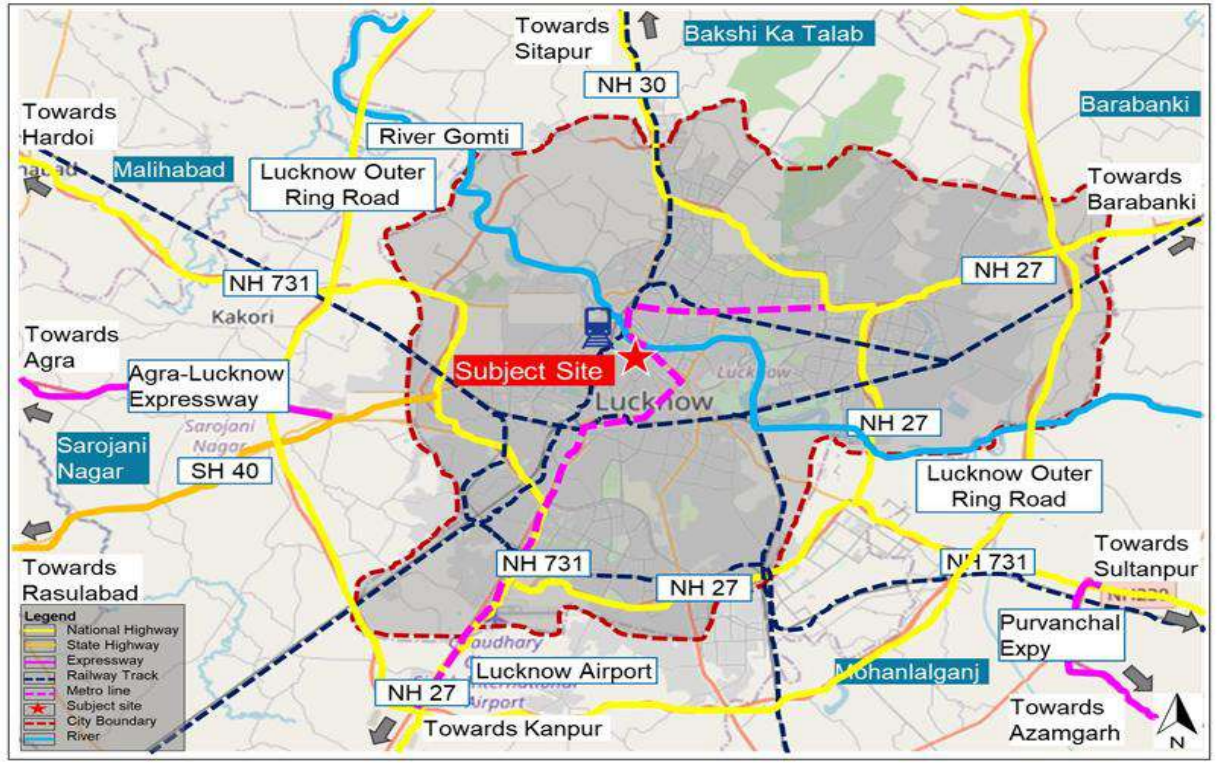
A – Bus station
B – Commercial/ Residential
C – Kotwali Road
D – Commercial Belt

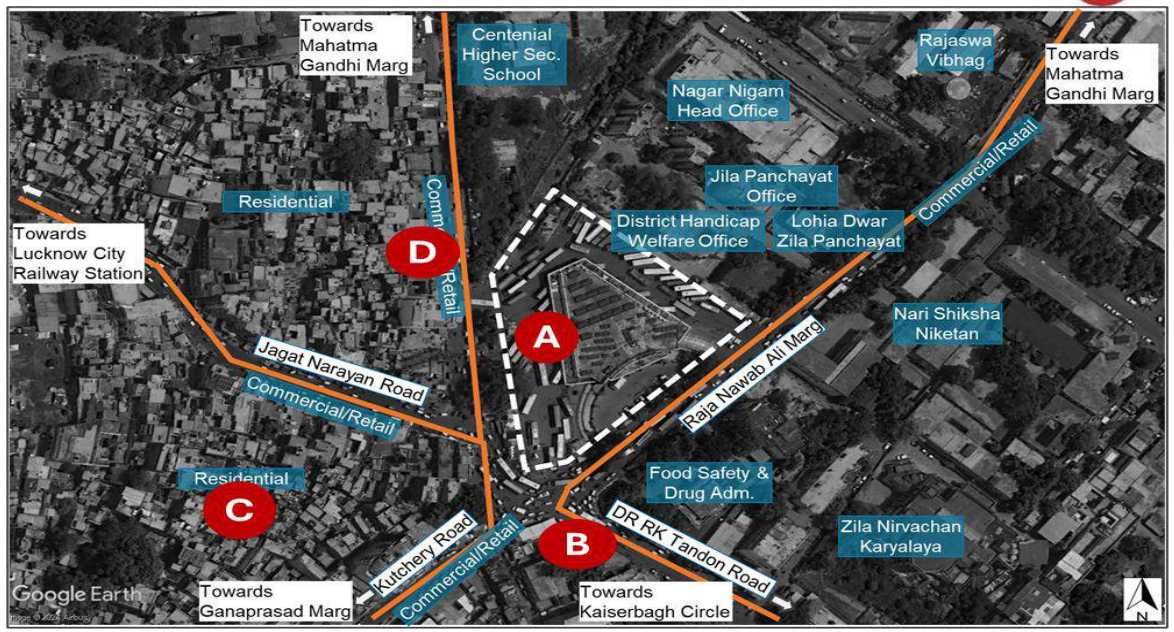
Site Area (sq. mts)	6,344
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**6,344**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**15,860**
Coordinates	**Link**

Site Attributes

- Basti is strategically located between Ayodhya and Gorakhpur, driving trade and connectivity
- Acts as a regional connectivity hub linking multiple key districts
- Districts HQ with strong administrative base, supporting investment and growth

Kaiserbagh (Lucknow)





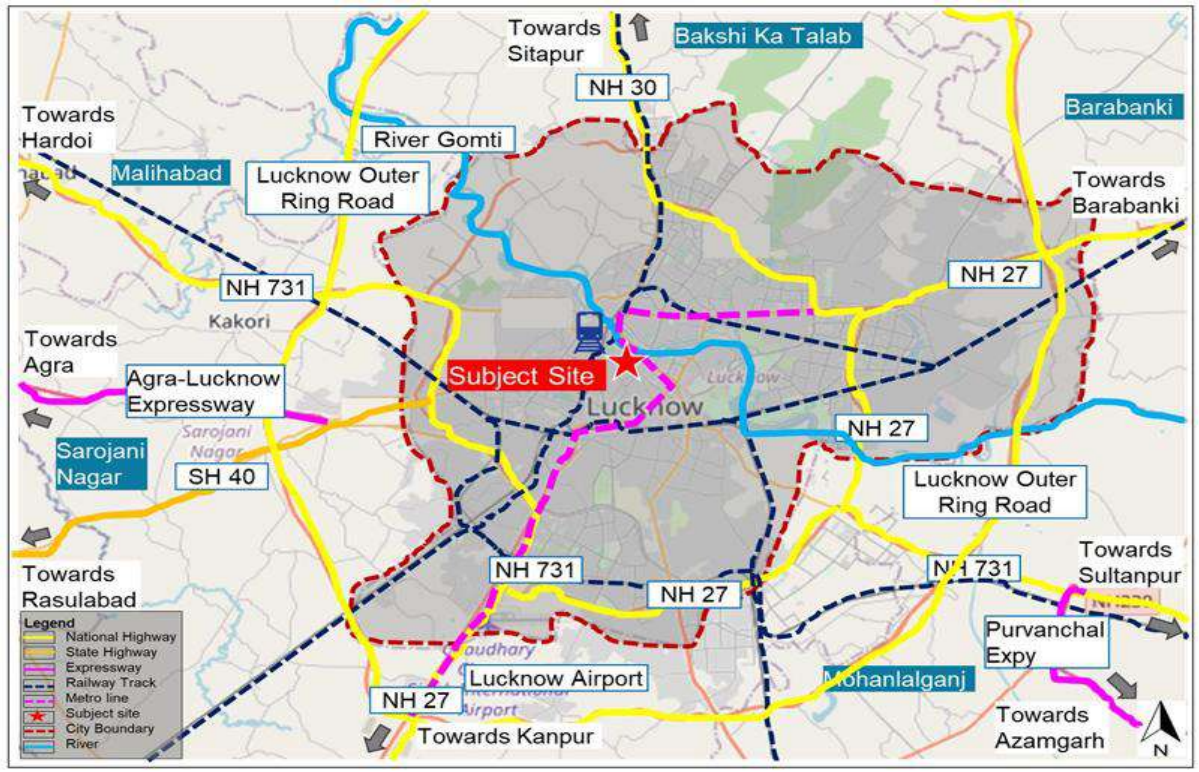
A – Bus station
B – Road towards Kaiserbagh circle
C – Residential
D – Commercial / Retail

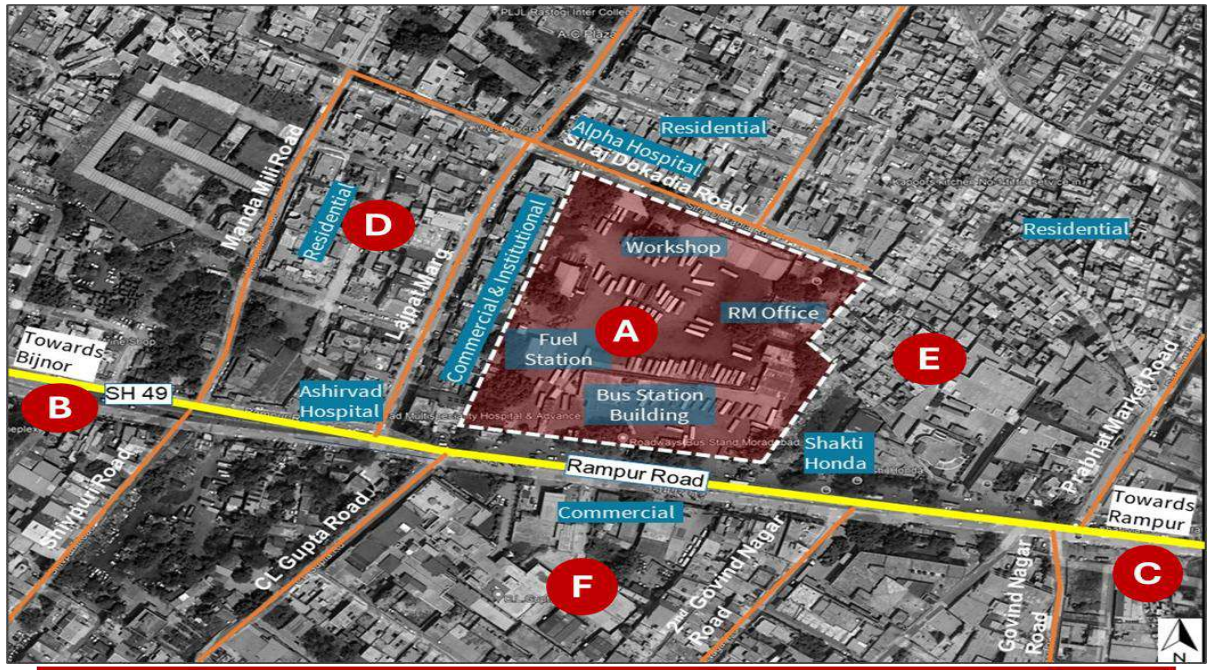
Site Area (sq. mts)	8,045
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**8,045**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**20,113**
Coordinates	**Link**

Site Attributes

- Kaiserbagh is centrally located in Lucknow with strong multi-modal connectivity
- Rich Cultural heritage and tourism potential enhancing its attractiveness
- Gomti riverfront offers opportunities for scenic and sustainable developments

Moradabad





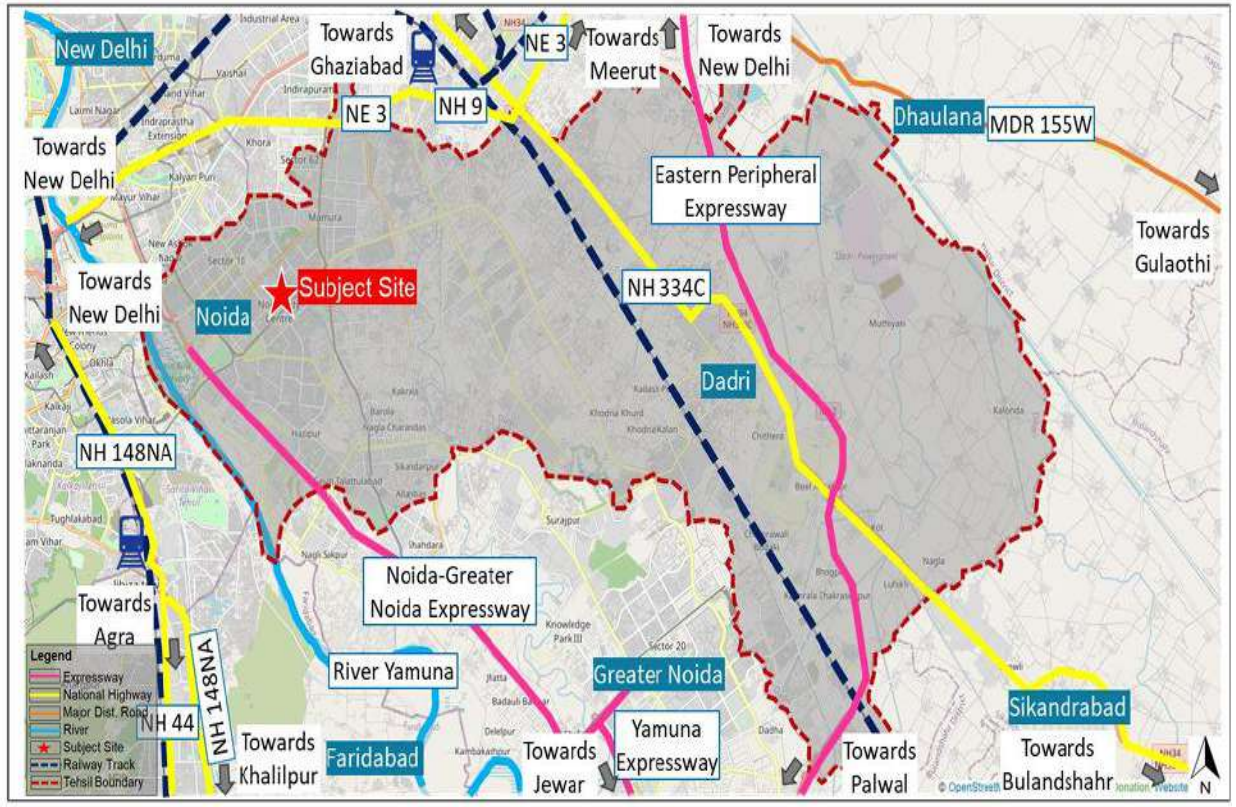
A - Moradabad Bus Terminal
B - Towards Bijnor
C – Towards Rampur
D – Residential
E – Residential
F – Commercial

Site Area (sq. mts)	25,700
Workshop Area (sq. mts)	20,174
Bus Station Area (sq. mts)	**5,526**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**13,814**
Coordinates	**Link**

Site Attributes

- Moradabad is a leading industrial hub, renowned for metalworks and brass handicrafts
- Strategically located near Delhi, offering strong market presence
- Export driven economy with globally demanded handicrafts

Noida (Gautam Buddh Nagar)





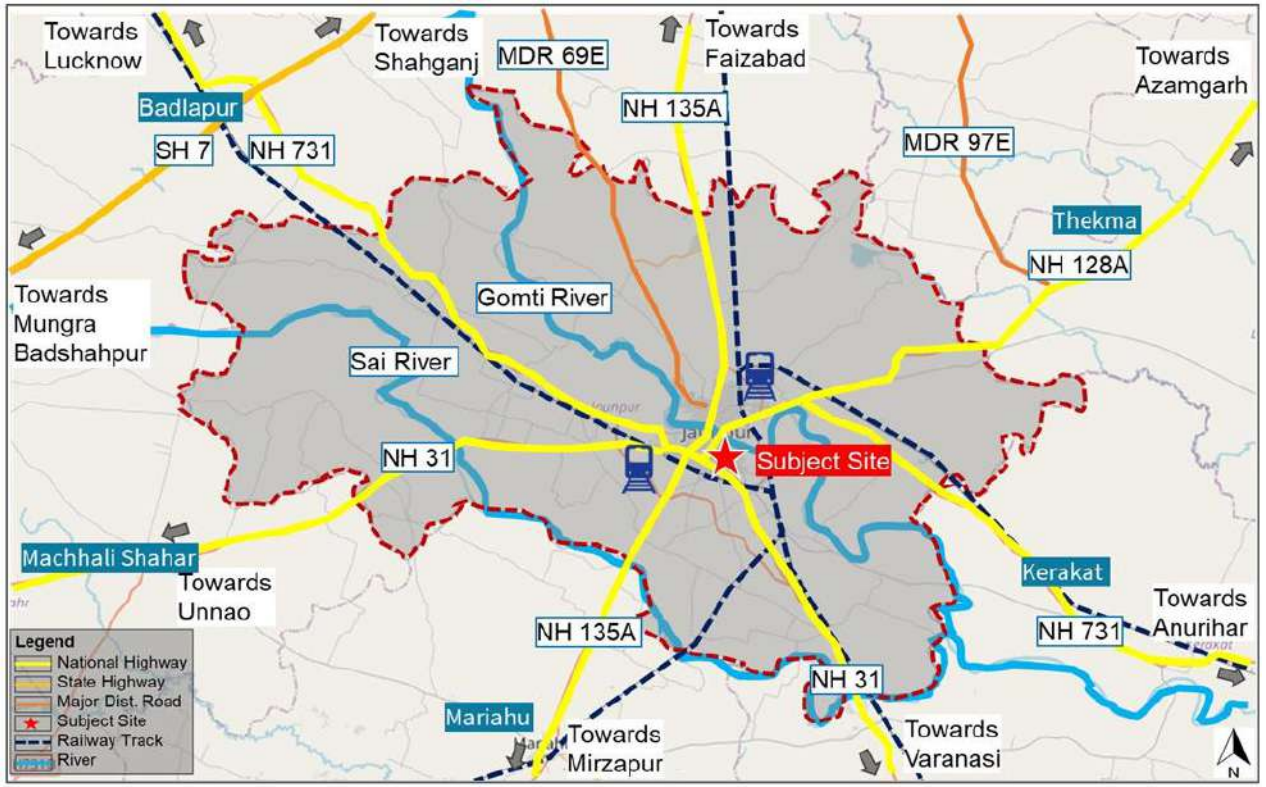
A – Noida bus station
B - Residential
C – Residential / Retail / Commercial
D – Towards Delhi
E – Towards Eastern Peripheral Expway
F – Residential

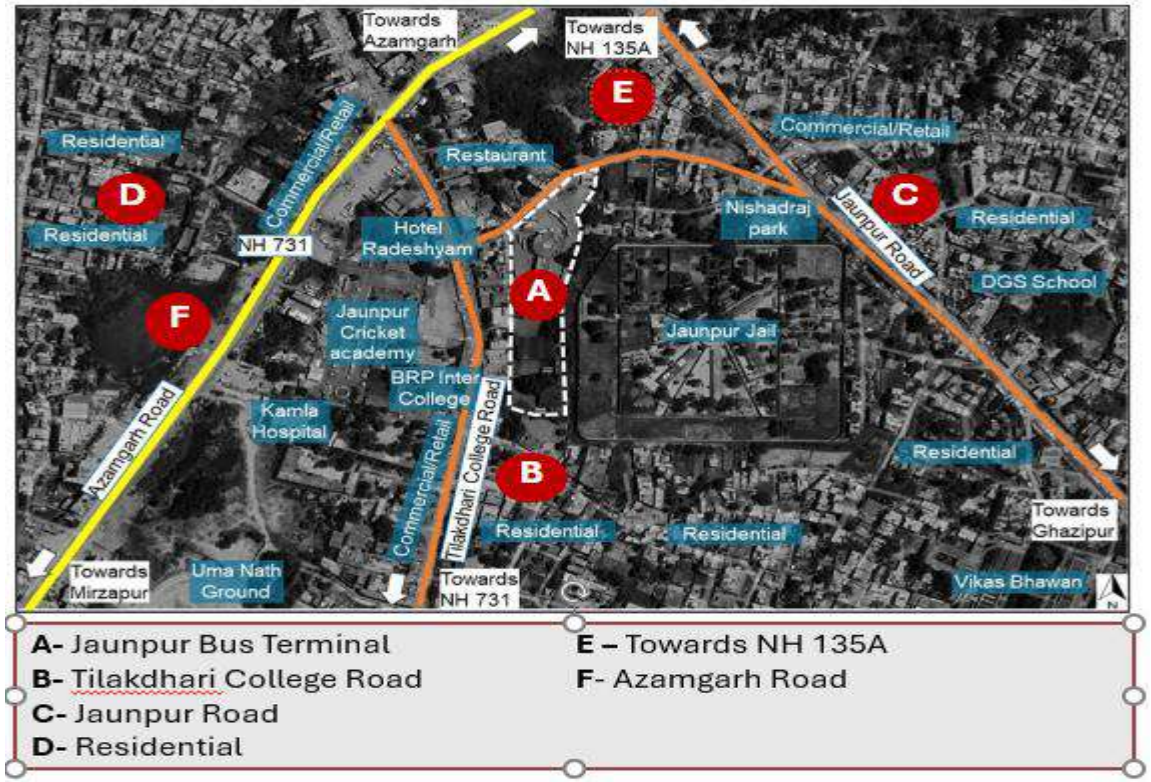
Site Area (sq. mts)	31,879
Workshop Area (sq. mts)	22,081
Bus Station Area (sq. mts)	**9,798**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**24,496**
Coordinates	**Link**

Site Attributes

- Noida is a key city in the NCR, with strong connectivity to Delhi and major transport networks
- Diverse ecosystem across residential, commercial, and hospitality sectors
- Excellent infrastructure and expressway network ensure seamless accessibility and growth

Jaunpur





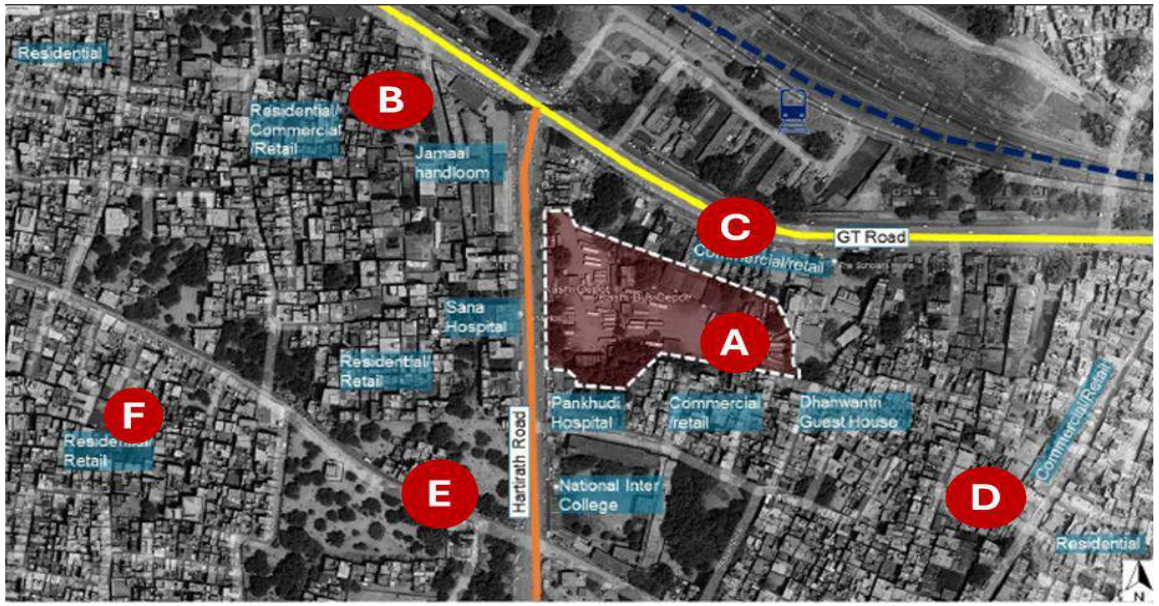
Site Area (sq. mts)	19,532
Workshop Area (sq. mts)	8,076
Bus Station Area (sq. mts)	**11,456**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**28,640**
Coordinates	**Link**

Site Attributes

- Jaunpur has a rich cultural legacy as the Sharqi capital, driving tourism potential.
- Strategically located near Varanasi and Prayagraj with strong connectivity.
- Emerging growth hub with expanding infrastructure, education, and commercial development.

Kashi (Varanasi)





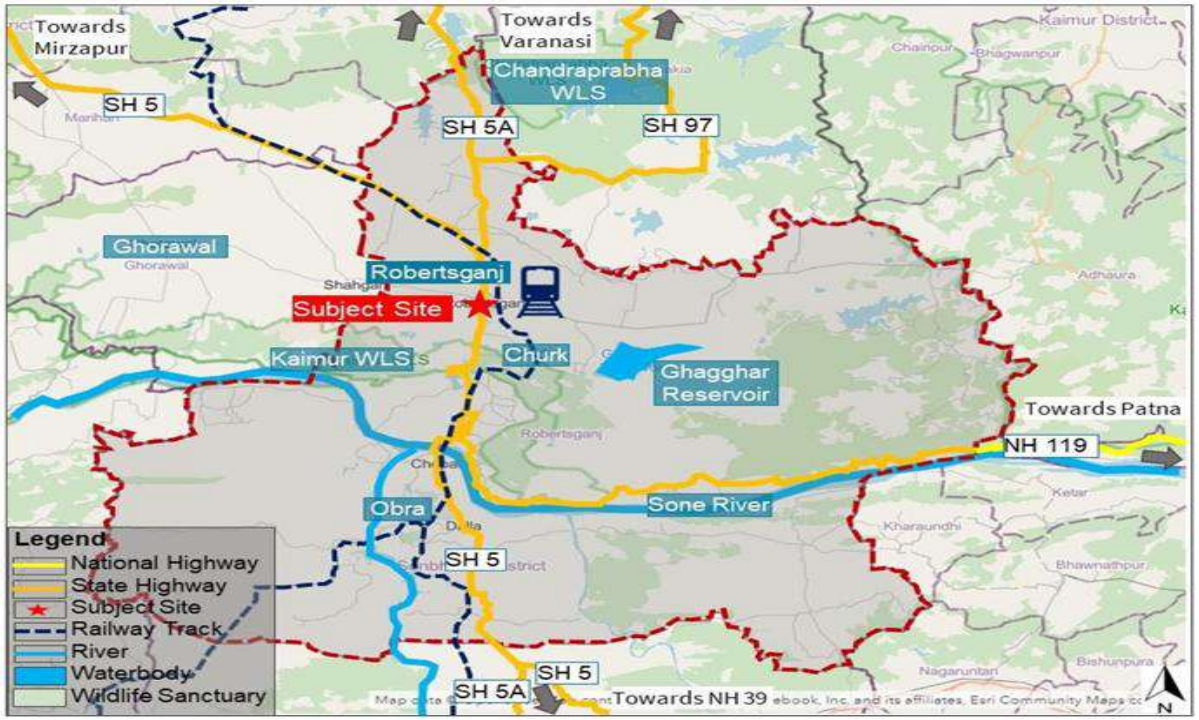
A- Kashi Bus Terminal
B- Residential/ Retail
C- GT Road
D- Commercial/ Retail
E- Hartirath Road
F- Residential

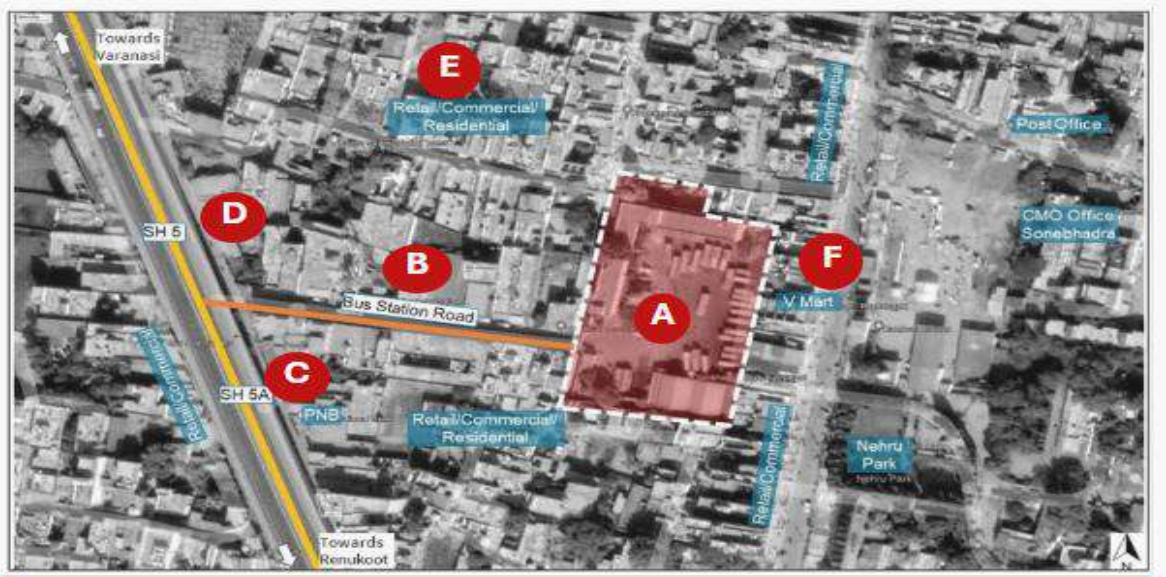
Site Area (sq. mts)	11,477
Workshop Area (sq. mts)	7,061
Bus Station Area (sq. mts)	**4,416**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**11,040**
Coordinates	**Link**

Site Attributes

- Kashi (Varanasi) is one of the world's oldest cities and a major global pilgrimage hub.
- It has a rich spiritual and cultural legacy, attracting tourism and knowledge seekers.
- Strategically located with strong road connectivity, offering excellent access and business potential.

Robartsganj (Sonbhadra)





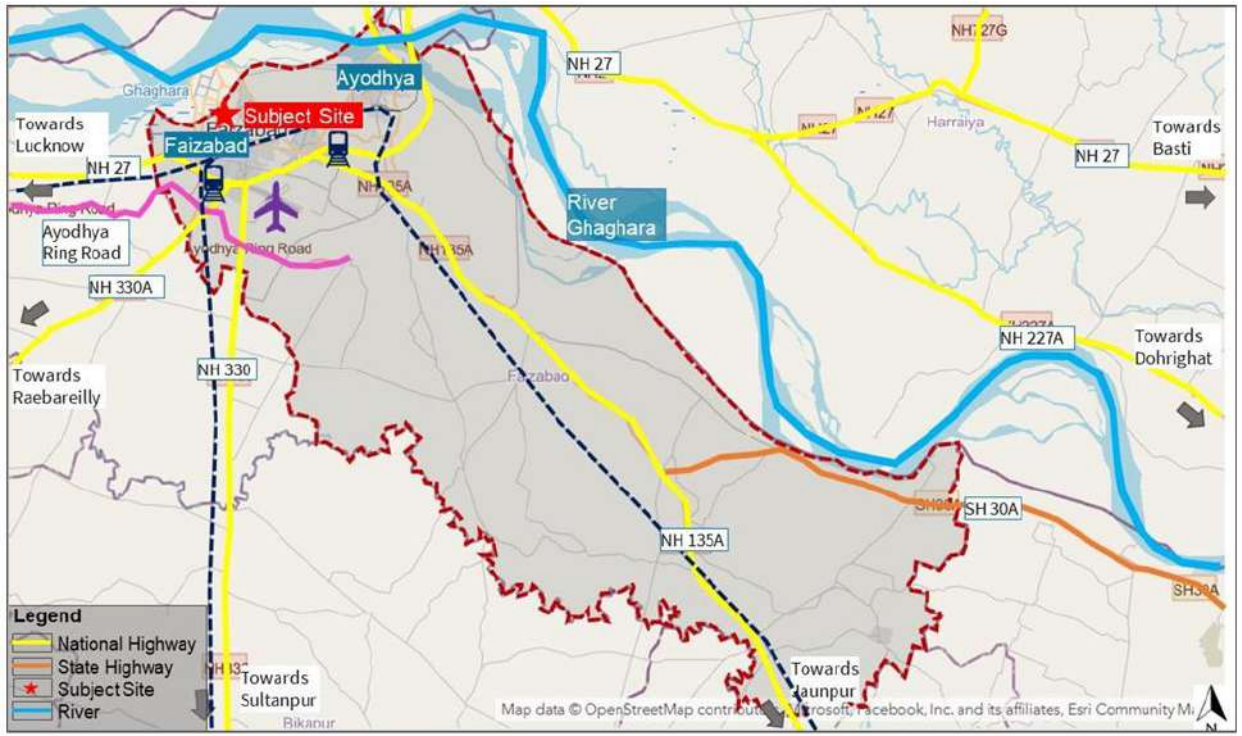
A- Robertsganj Bus Terminal
B- Bus Station Road
C- SH 5A (Towards Renukoot)
D- SH 5 (Towards Varanasi)
E – Retail/Commercial/Residential
F- Retail/Commercial

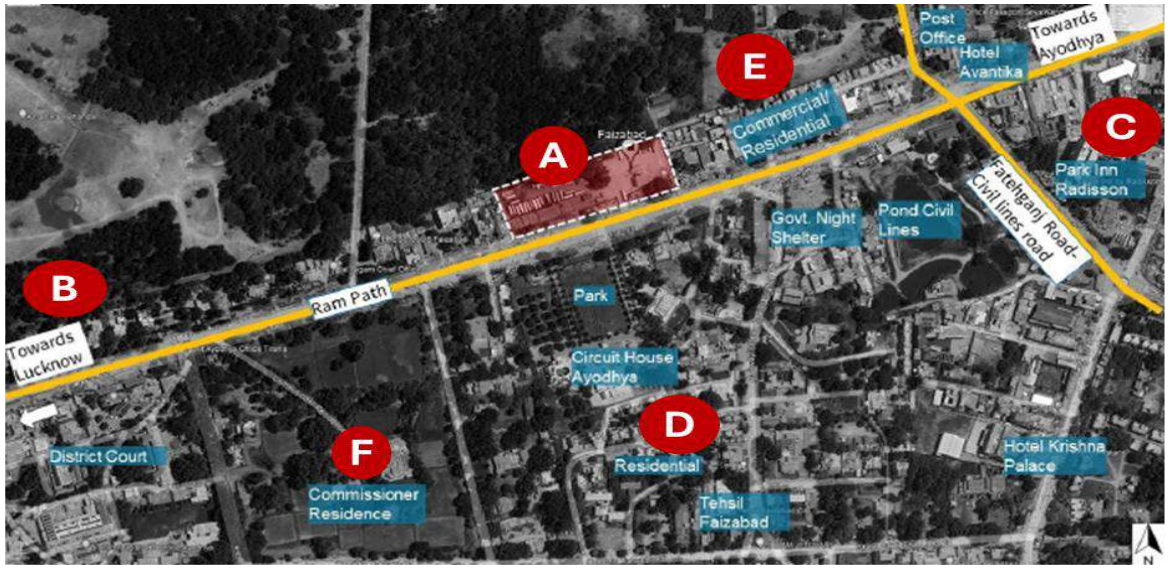
Site Area (sq. mts)	7,337
Workshop Area (sq. mts)	1,773
Bus Station Area (sq. mts)	**5,564**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**13,909**
Coordinates	**Link**

Site Attributes

- Site with strong connectivity to SH-5 &SH-5A, ensuring high visibility and access
- Robartsganj is well-connected to key cities like Varanasi, Lucknow, and Prayagraj
- Strategic location with strong potential for commercial growth and investment

Faizabad (Ayodhya)





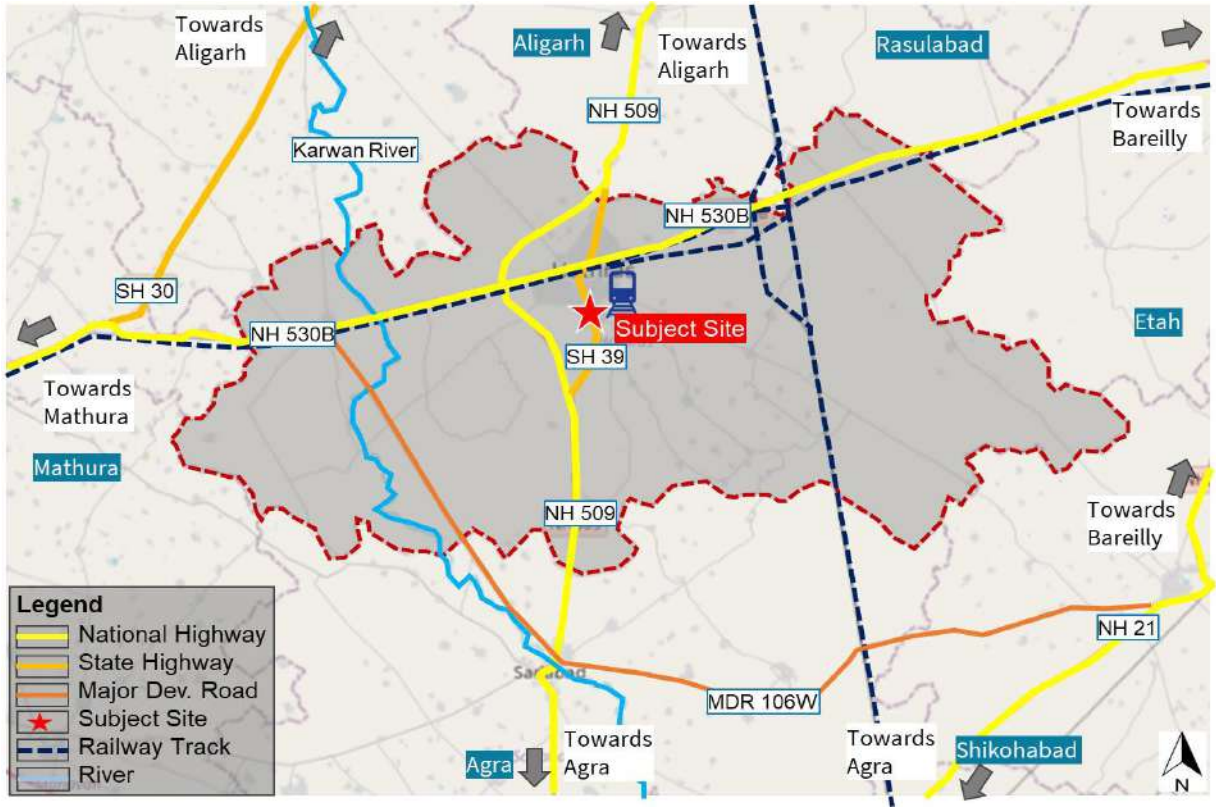
A- Faizabad Bus Terminal
B- Towards Lucknow
C- Towards Ayodhya
D- Residential
E- Commercial/ Residential
F- Commercial/ Residential

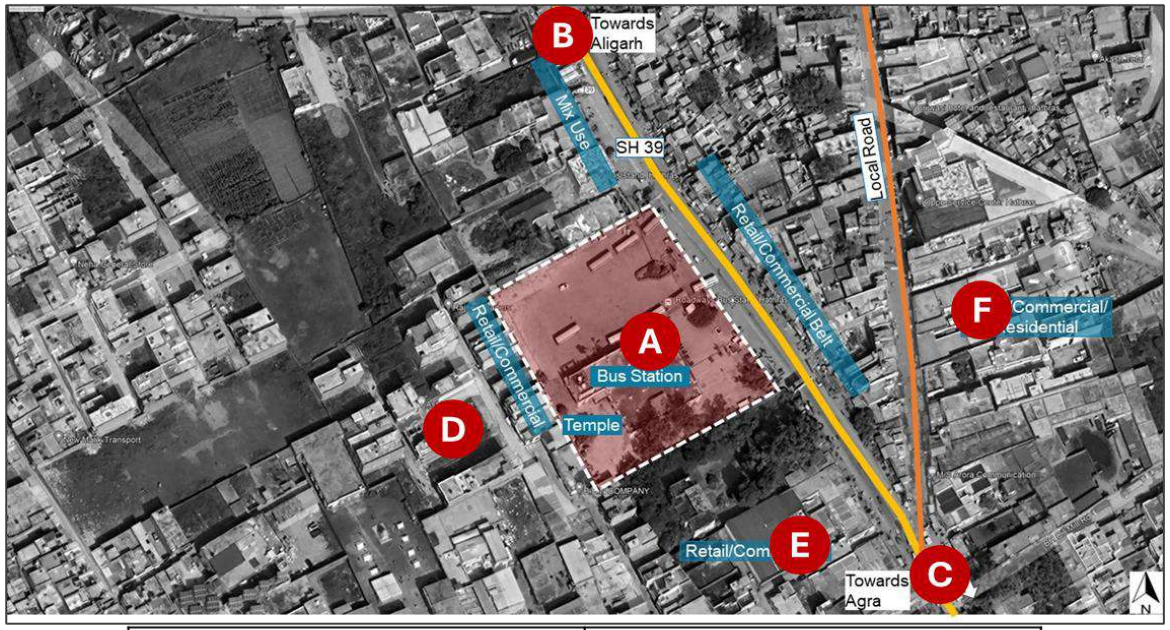
Site Area (sq. mts)	8,819
Workshop Area (sq. mts)	5,070
Bus Station Area (sq. mts)	**3,749**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**9,373**
Coordinates	**Link**

Site Attributes

- Growth corridor (Faizabad – Lucknow & Faizabad – Ayodhya) driving investment potential
- Diversified economy across agriculture, tourism, handicrafts, and manufacturing
- Strong heritage and religious significance boosting tourism-led development

Hathras





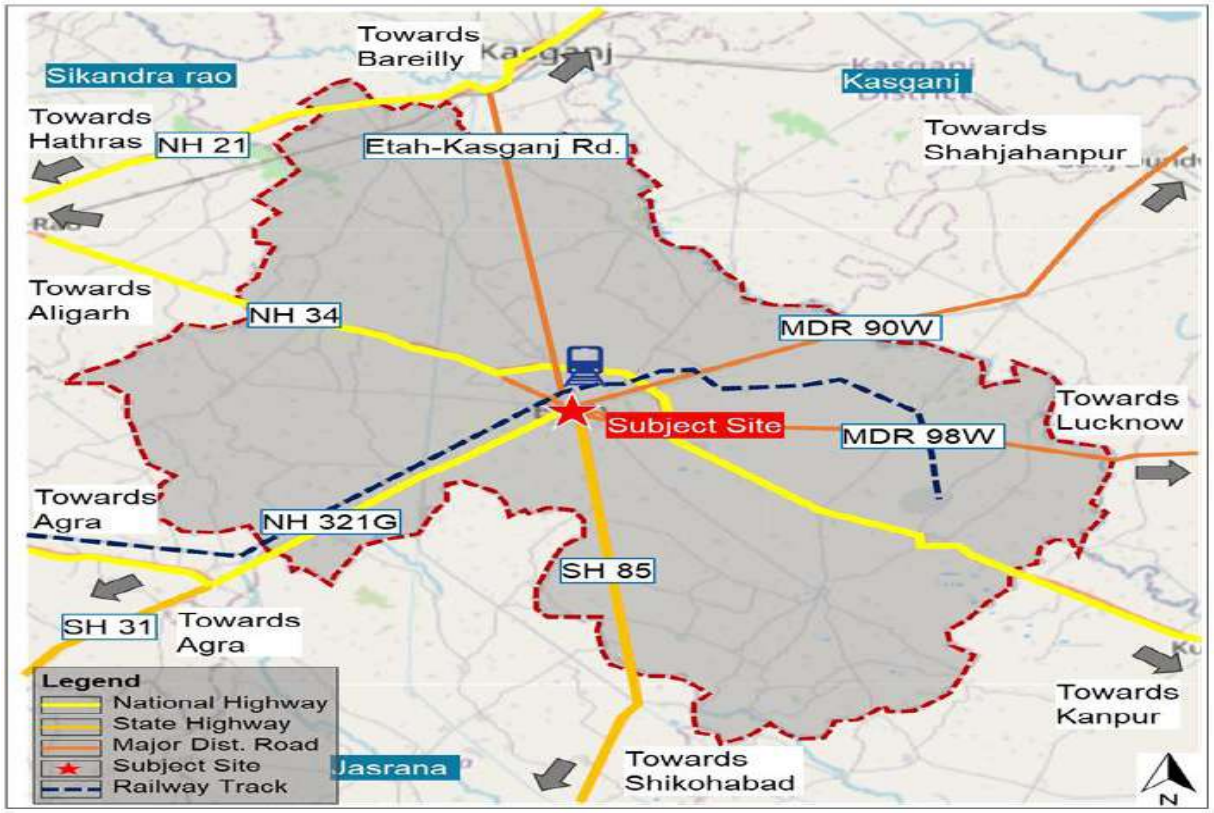
A – Hathras bus station	**D** – Retail / Commercial
B – Towards Aligarh	**E** – Retail / Commercial
C – Towards Agra	**F** – **Commercial** / Residential

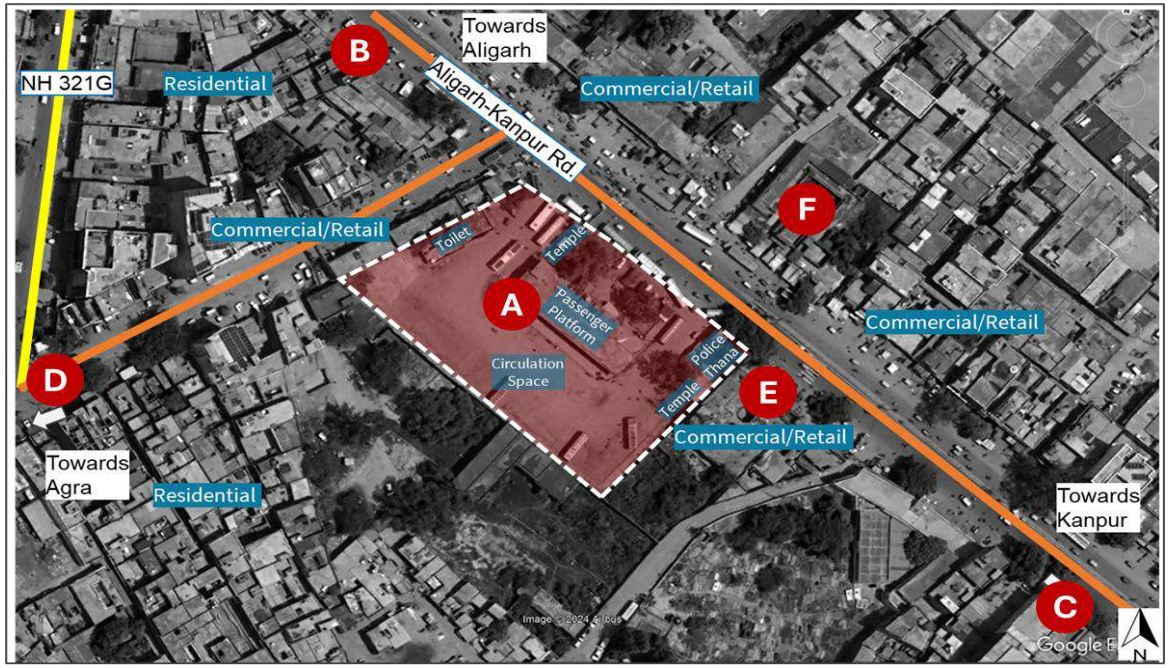
Site Area (sq. mts)	6,655
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**6,655**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**16,638**
Coordinates	**Link**

Site Attributes

- Hathras is a key manufacturing hub, known for hiring and Gulal production
- District HQ with strong administrative presence
- Strategically located with strong highway connectivity to major cities
- Established commercial ecosystem supports business growth

Etah





A – Etah bus station	**D** – Towards Agra
B – Towards Aligarh	**E** – Commercial / Retail
C – Towards Kanpur	**F** – Commercial / Retail

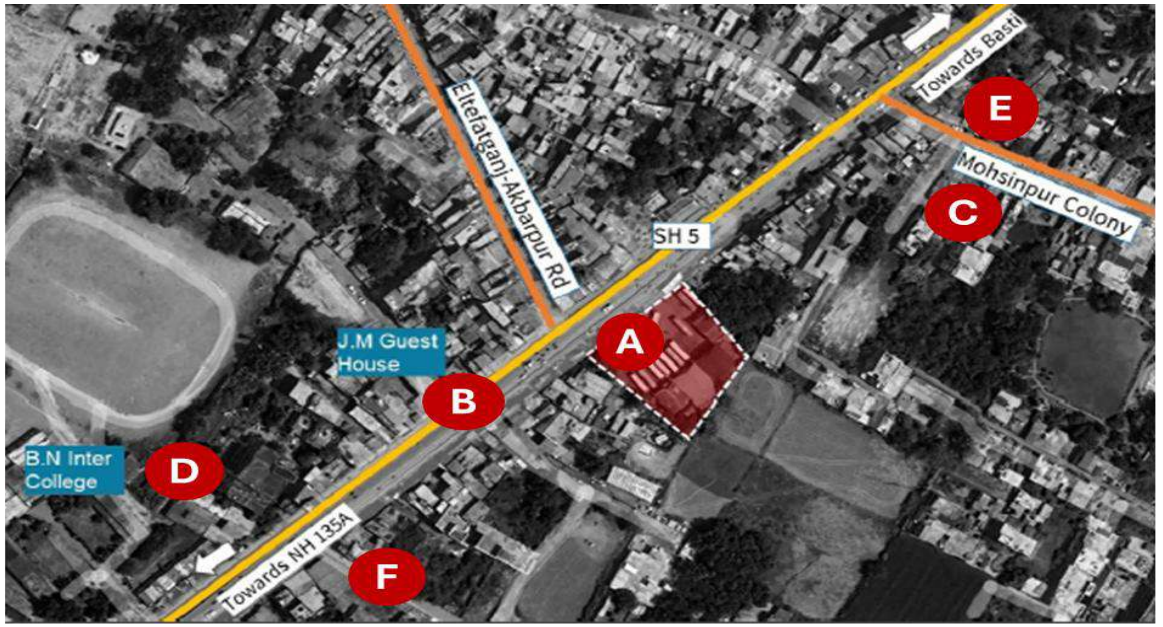
Site Area (sq. mts)	5,220
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**5,220**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**13,050**
Coordinates	**Link**

Site Attributes

- Etah is a city and district headquarters in Uttar Pradesh, India, located 212 kms SE of New Delhi and 270 kms W of Lucknow.
- Situated on Aligarh-Kanpur Road (GT Road), connected to Etah Railway Station and NH 34.

Akbarpur (Ambedkar Nagar)





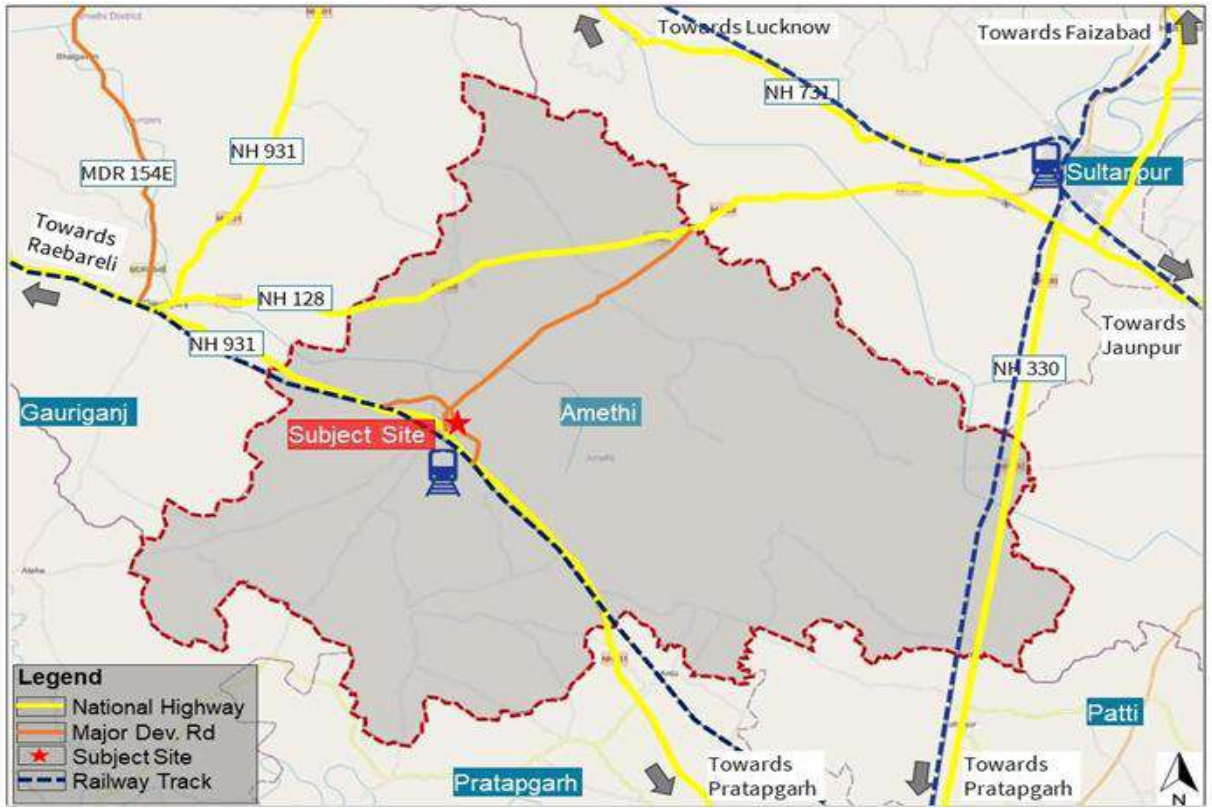
A- Akbarpur Bus Terminal
B- SH 5
C- Mohsinpur Colony
D- College
E- Towards Basti
F- Towards NH 135A

Site Area (sq. mts)	3,724
Workshop Area (sq. mts)	1,226
Bus Station Area (sq. mts)	**2,498**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**6,245**
Coordinates	**Link**

Site Attributes

- Akbarpur is the administrative headquarters of Ambedkar Nagar district and is also a tehsil.
- The city is situated on the banks of the Tamsa River (also known as the Tons River) in the Ayodhya division of Uttar Pradesh.
- Shahzadpur, the commercial centre of the city, highlights Akbarpur's importance as a commercial hub in the region, with a focus on trade and business activities.

Amethi





A- Amethi Proposed Bus Terminal
B- MDR 154E
C- NH 931
D- Amethi-Durgapur Road
E- Retail

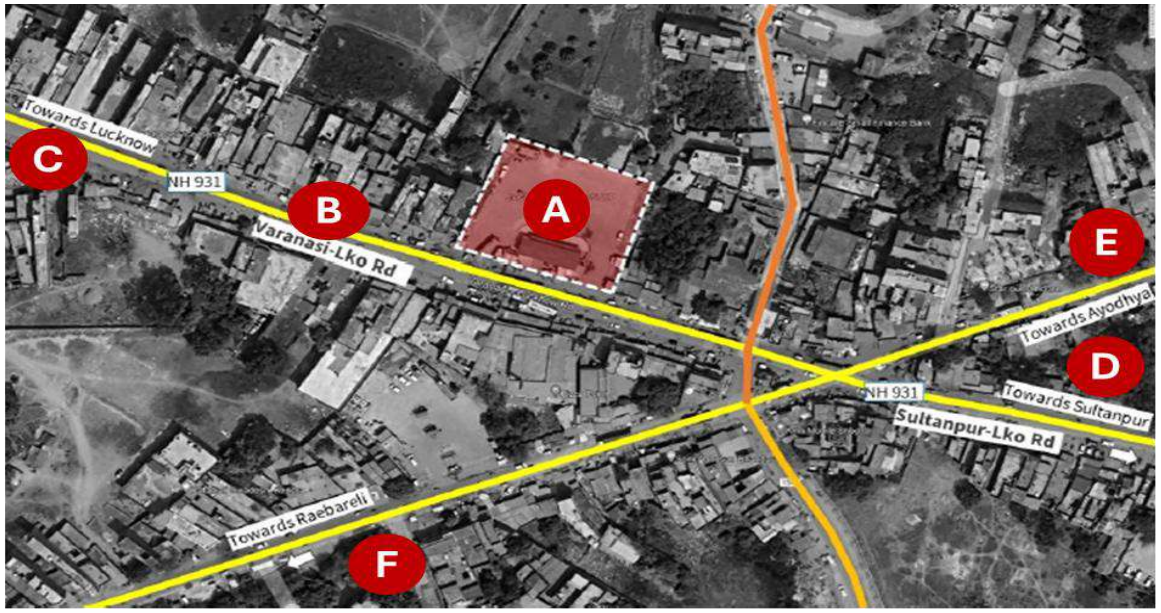
Site Area (sq. mts)	4,536
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**4,536**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**11,340**
Coordinates	**Link**

Site Attributes

- Amethi district is part of the Ayodhya division in the Awadh region of Uttar Pradesh.
- Amethi is widely famous for Hanumangarhi.
- The location of Amethi on NH 931 towards Pratapgarh provides excellent connectivity to cities like Prayagraj and Varanasi
- The region has experienced significant industrial and manufacturing growth.

Jagdishpur (Amethi)





A- Jagdishpur Bus Terminal
B- NH 931
C- Towards Lucknow
D- Towards Sultanpur
E- Towards Ayodhya
F- Towards Raebareilly

Site Area (sq. mts)	2,210
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**2,210**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**5,525**
Coordinates	**Link**

Site Attributes

- Jagdishpur is approximately 29 km from Gauriganj, the district headquarters of Amethi, and 85 km east of Lucknow, the state capital.
- The town is situated along NH 56, providing easy access to major cities and towns in the region.
- The nearest railway station is Nihalgarh, which lies on the Lucknow-Sultanpur-Varanasi route, Jagdishpur is about 50 km from Sultanpur

Belthra Road (Balliya)





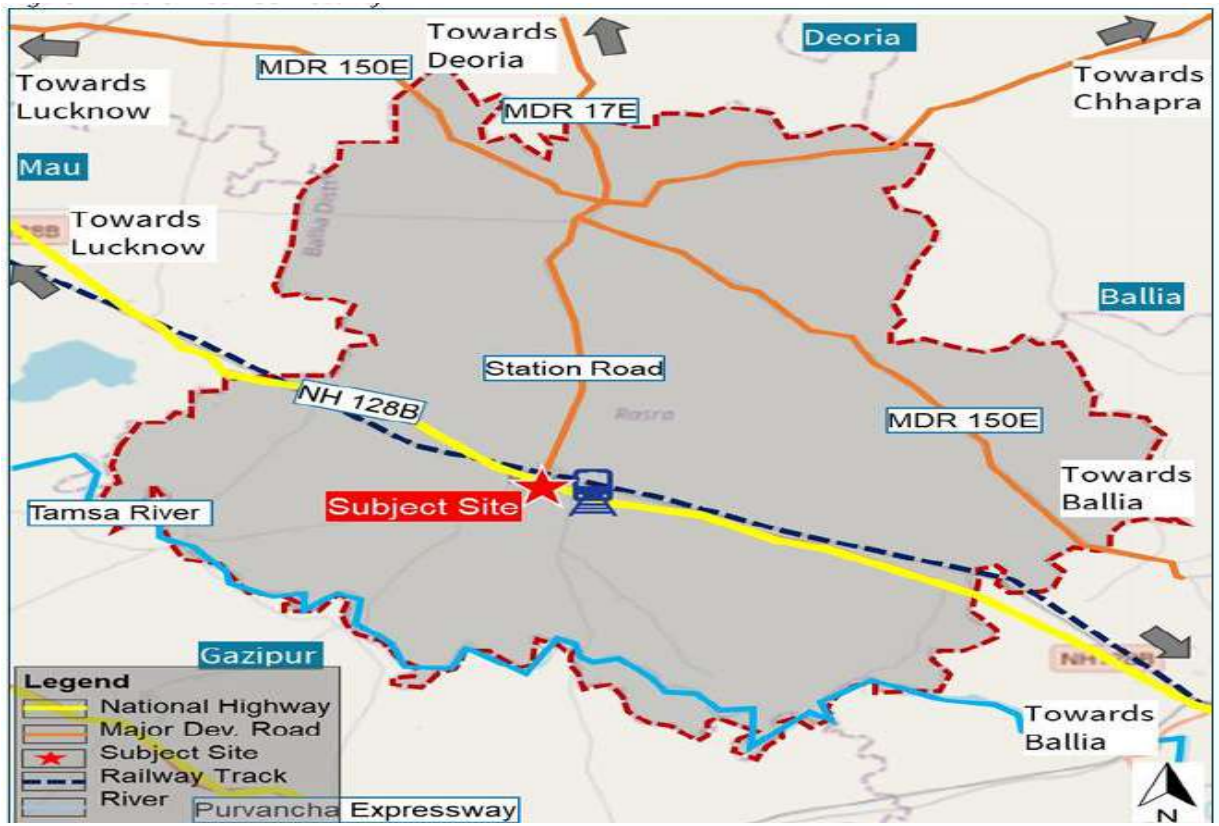
A – Belthra Road bus station	**D** – Retail / Commercial
B – Towards Dohrighat	**E** – **Retail** / Commercial
C – Towards Sikendarpur	**F** – Residential

Site Area (sq. mts)	5,420
Workshop Area (sq. mts)	2,718
Bus Station Area (sq. mts)	**2,702**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**6,755**
Coordinates	**Link**

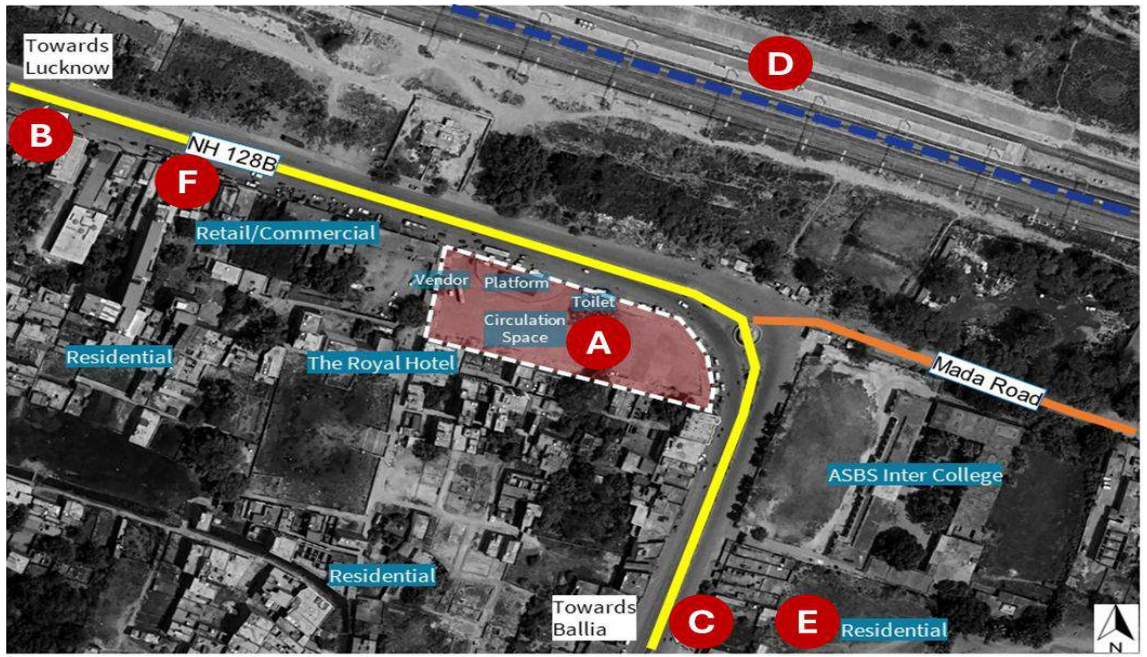
Site Attributes

- Belthra Road is situated at the intersection of key roads, including Madhuban Road and NH 727B
- The area is surrounded by a mix of retail and commercial developments to the north and west, residential areas to the north-west, and hospitality and healthcare establishments to the east

Rasra Balliya (Balliya)



Site Area (sq. mts)	4,900
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**4,900**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**12,250**
Coordinates	**Link**

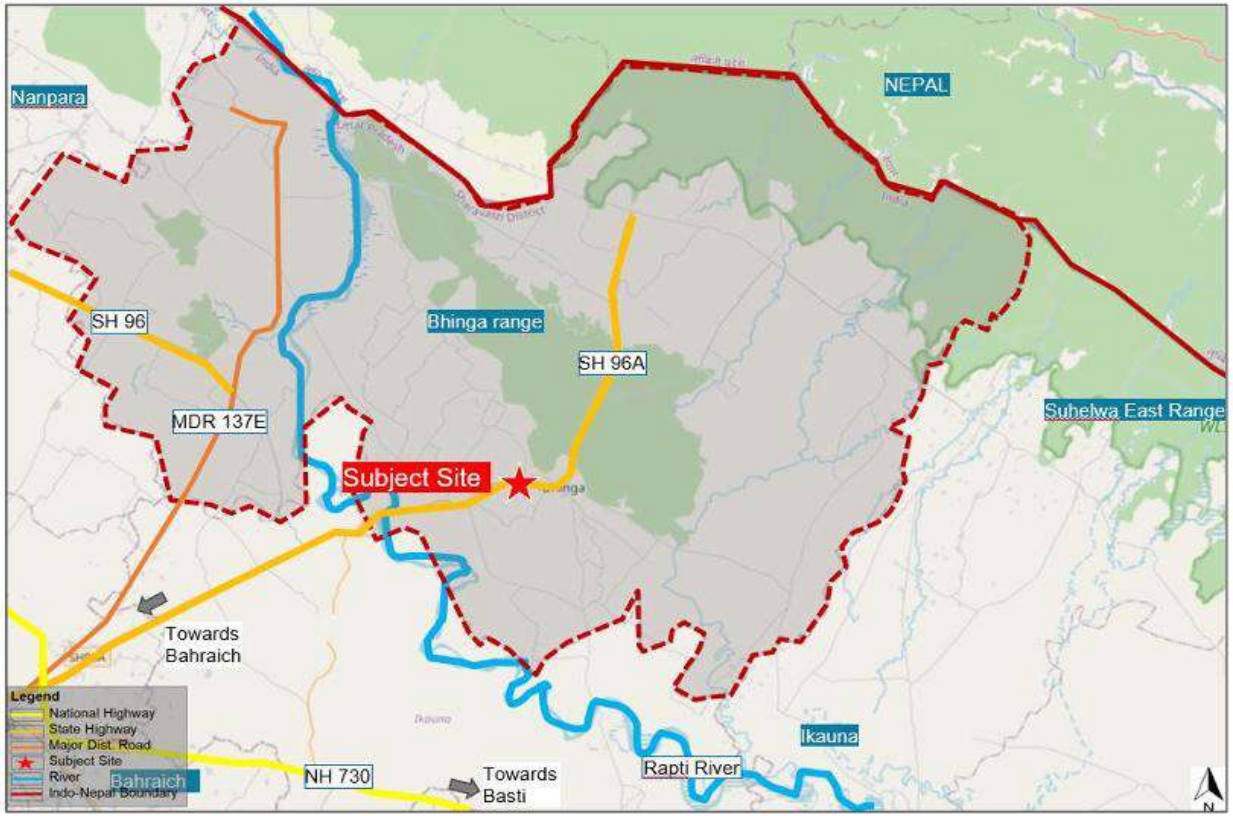


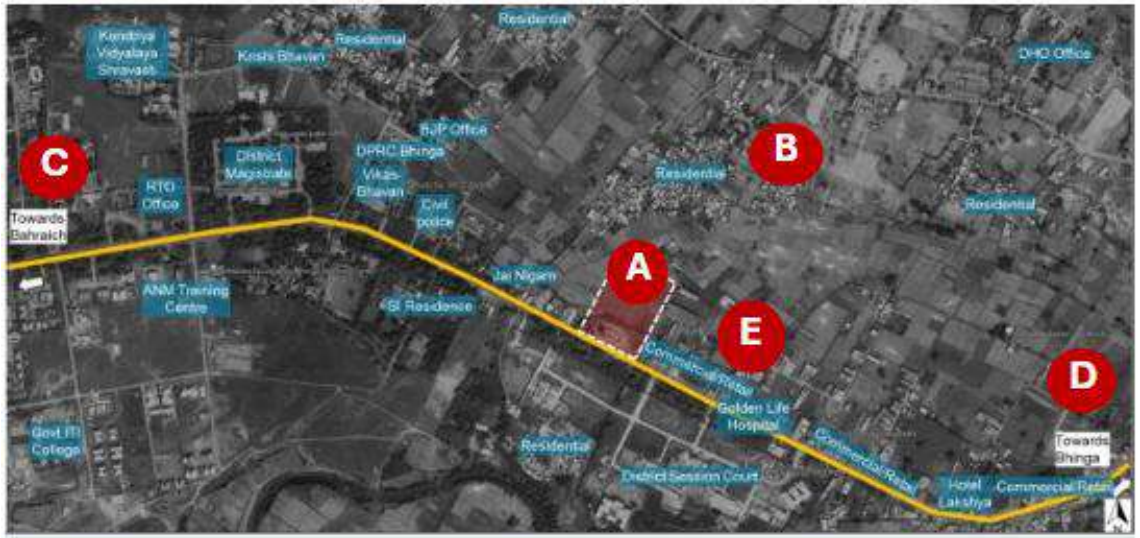
A – Rasra Balliya bus station	**D** – Railway line
B – Towards Lucknow	**E** – Residential
C – Towards Ballia	**F** – Retail / Commercial

Site Attributes

- Rasra is situated on National Highway 128B, providing direct connectivity to major cities like Lucknow and Ballia.
- The town is also known as "Choti Kashi" and "Nath Nagri", indicating its cultural and historical significance in the region.

Bhinga (Shravasti)





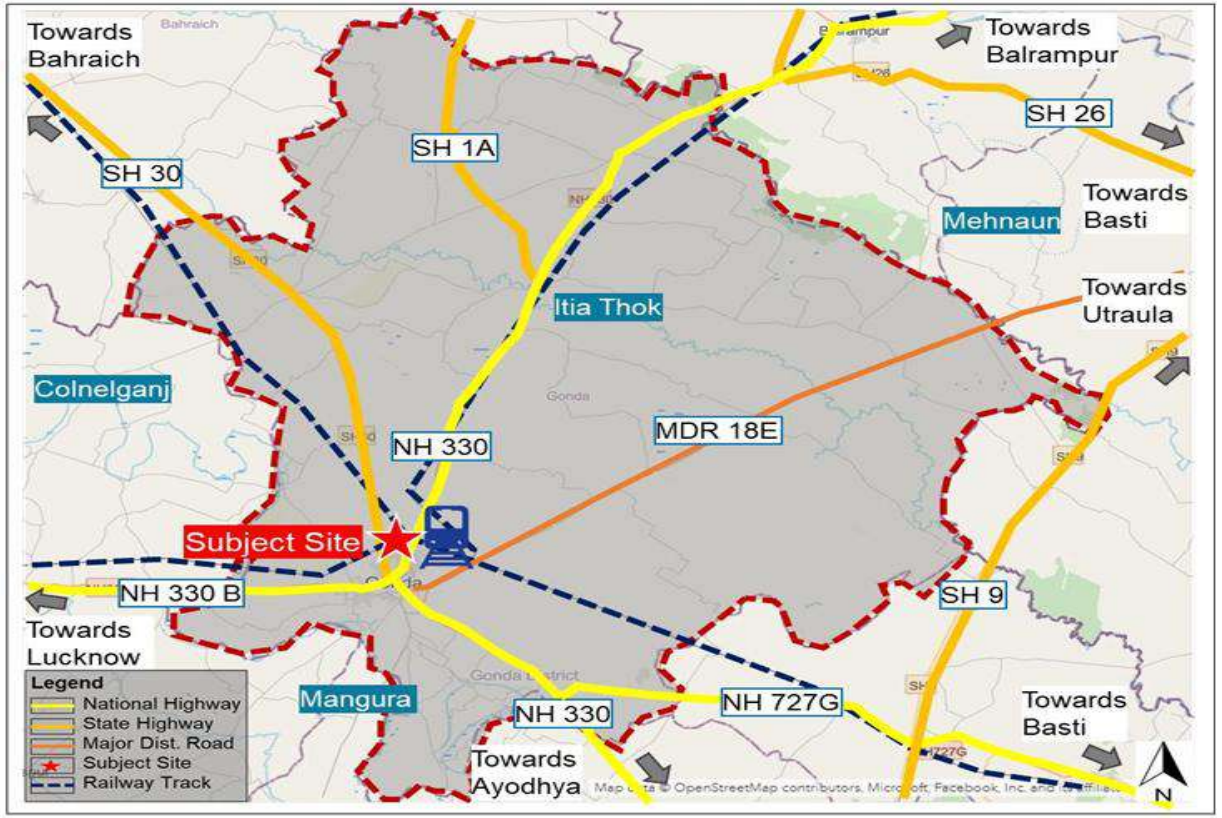
A- Bhinga Bus Terminal
B- Residential
C- Towards Bahraich
D- Towards Bhinga
E- Commercial/ Retail

Site Area (sq. mts)	20,100
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**20,100**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**50,250**
Coordinates	**Link**

Site Attributes

- Located near Nepal border, approximately 35 kms from Bahraich district.
- The existing site is situated on SH 96 connecting Bhinga to Bahraich (North-West) and India-Nepal border (South-East)

Gonda





A- Gonda Bus Terminal
B- Gonda Bahraich Road
C- Bus Station Road
D- NH 330B
E- Commercial Retail

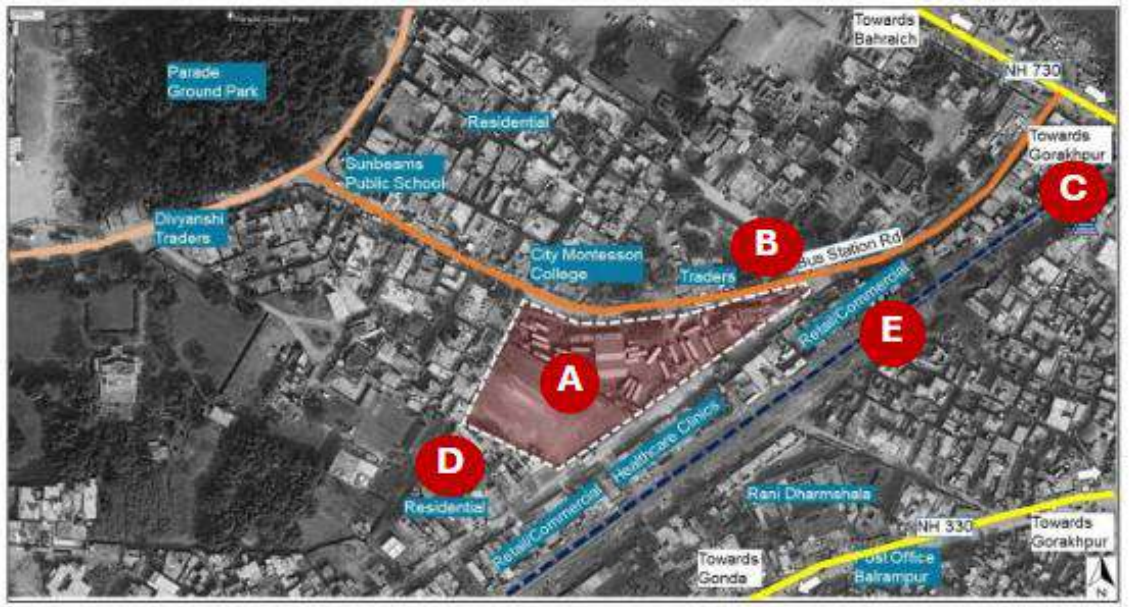
Site Area (sq. mts)	5,510
Workshop Area (sq. mts)	3,461
Bus Station Area (sq. mts)	**2,049**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**5,122**
Coordinates	**Link**

Site Attributes

- Gonda is located Awad region with district Basti on the eastern boundary, Bahraich district in west, Balrampur district in the north and Faizabad and Barabanki districts in the south.
- The district holds historical importance and has significant number of temples

Balrampur





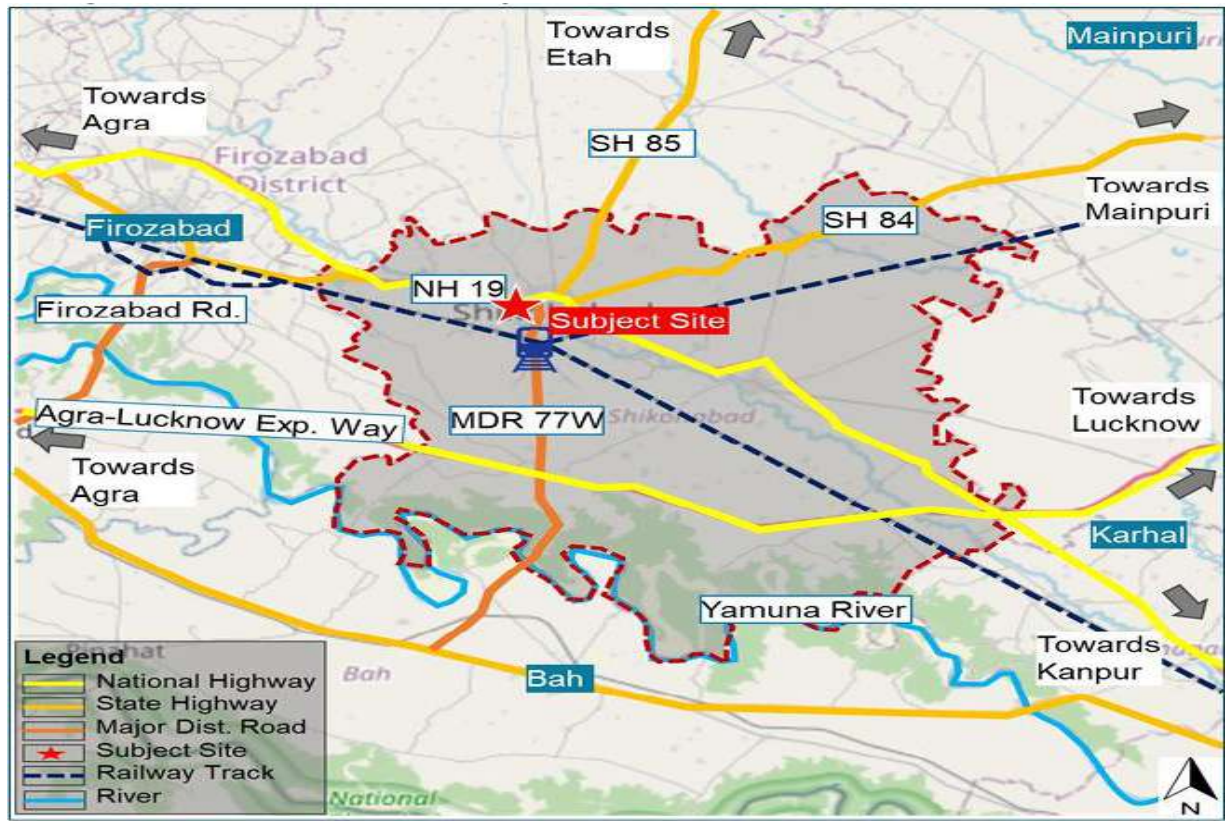
A- Balrampur Bus Terminal
B- Bus Station Road
C- Towards Gorakhpur
D- Residential
E- Commercial/ Retail

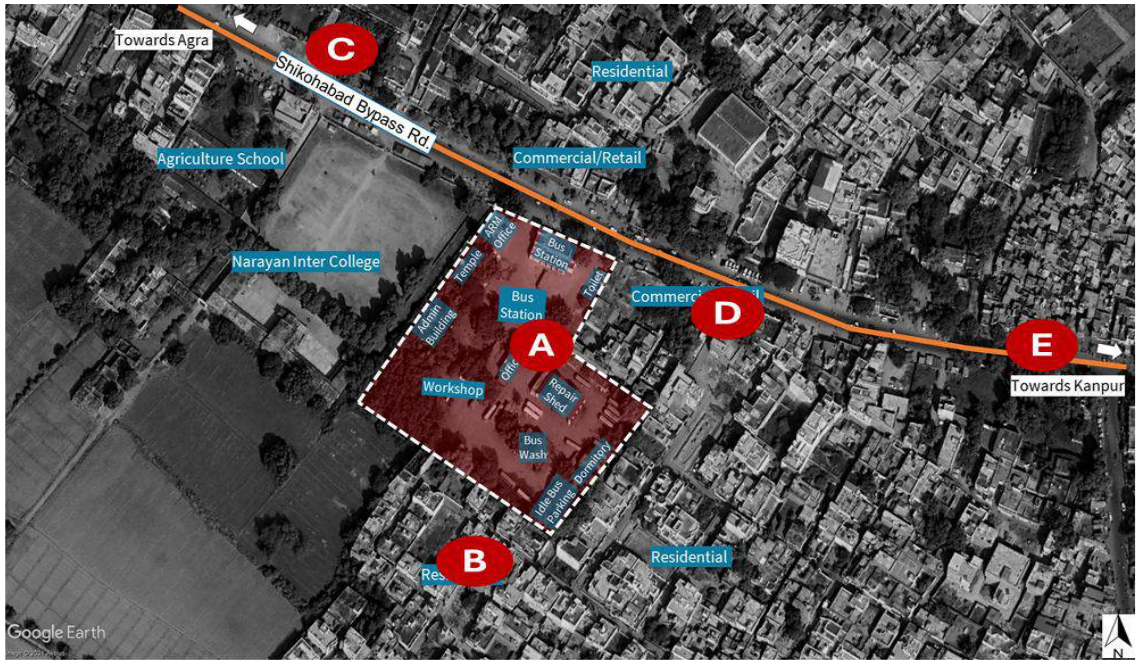
Site Area (sq. mts)	6,408
Workshop Area (sq. mts)	3,191
Bus Station Area (sq. mts)	**3,217**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**8,043**
Coordinates	**Link**

Site Attributes

- Balrampur is a town and municipal board, serving as district headquarters in Uttar Pradesh, India.
- Situated on Rapti River banks, bounded by West Rapti River, Dudhwa Range, and Nepal's Kapilvastu District.
- Famous for Pateshwari Devi Shakti Pitha temple and historic Shravasti ruins.

Shikohabad (Firozabad)





A - Bus Station
B - Residential
C – Bypass Road towards Agra
D – Commercial
E - Bypass Road towards Kanpur

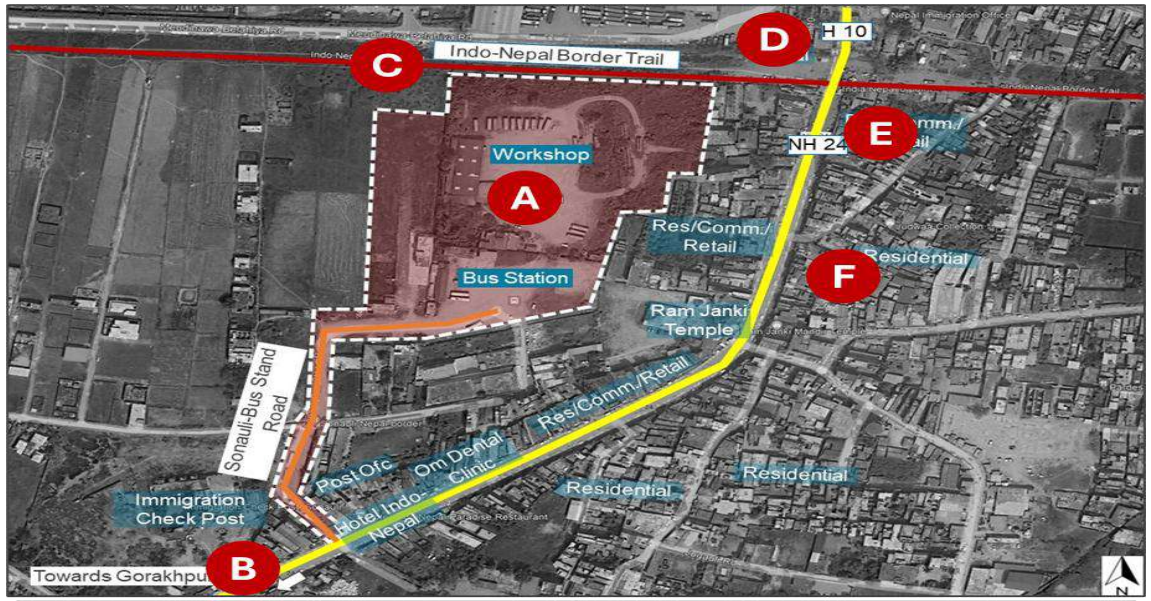
Site Area (sq. mts)	18,820
Workshop Area (sq. mts)	10,147
Bus Station Area (sq. mts)	**8,673**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**21,683**
Coordinates	**Link**

Site Attributes

- Shikohabad is a Municipal Board in Firozabad district, western Uttar Pradesh, India. Lies in the cultural region of Braj, approximately 280 km from New Delhi.
- Bounded by Bateshwar (Hindu pilgrimage center) to the south, and major cities like Firozabad, Agra, Etawah, and Kanpur - acts as a connecting hub between Agra, Firozabad, Etawah and Kanpur

Sonauli (Maharajganj)





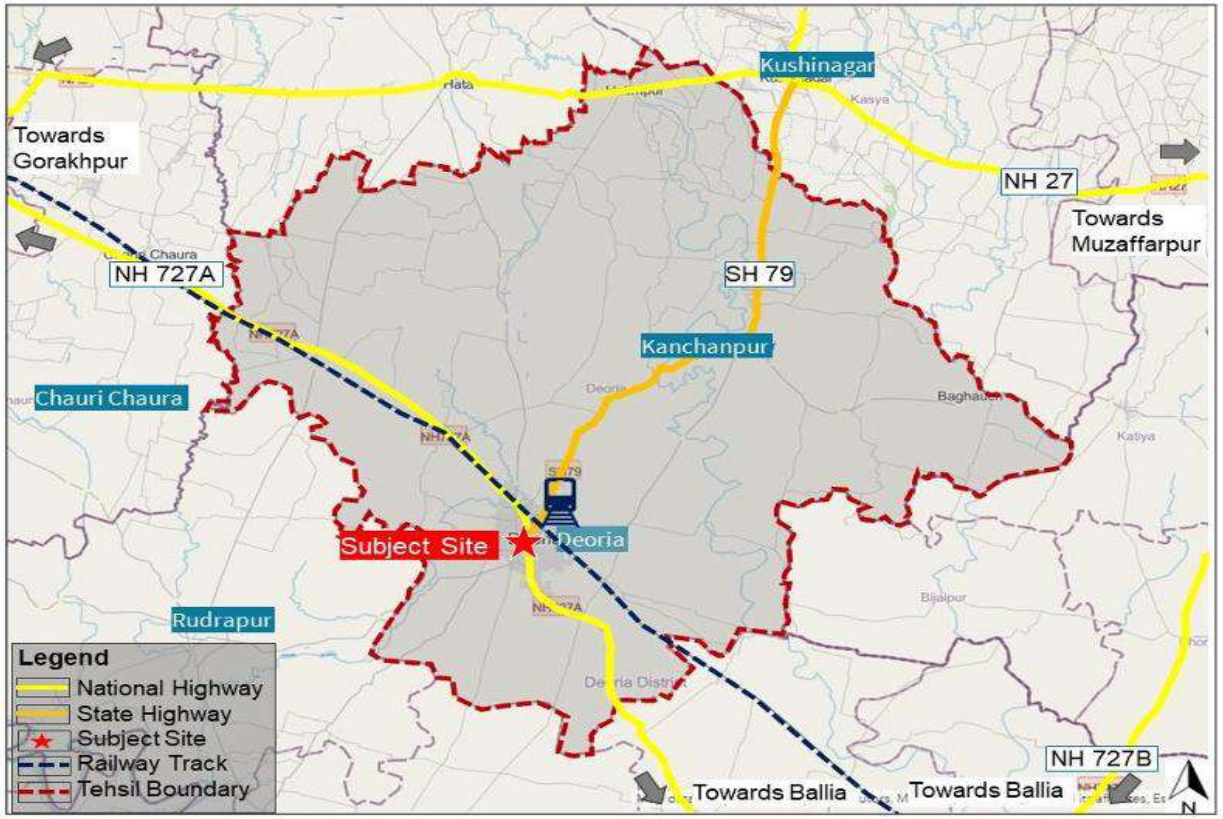
A – Sonauli Bus terminal + workshop	**D** - Nepal
B – Towards Gorakhpur	**E** – Residential / Commercial / Retail
C – Indo Nepal Border Trail	**F** - Residential

Site Area (sq. mts)	29,170
Workshop Area (sq. mts)	12,091
Bus Station Area (sq. mts)	**17,079**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**42,698**
Coordinates	**Link**

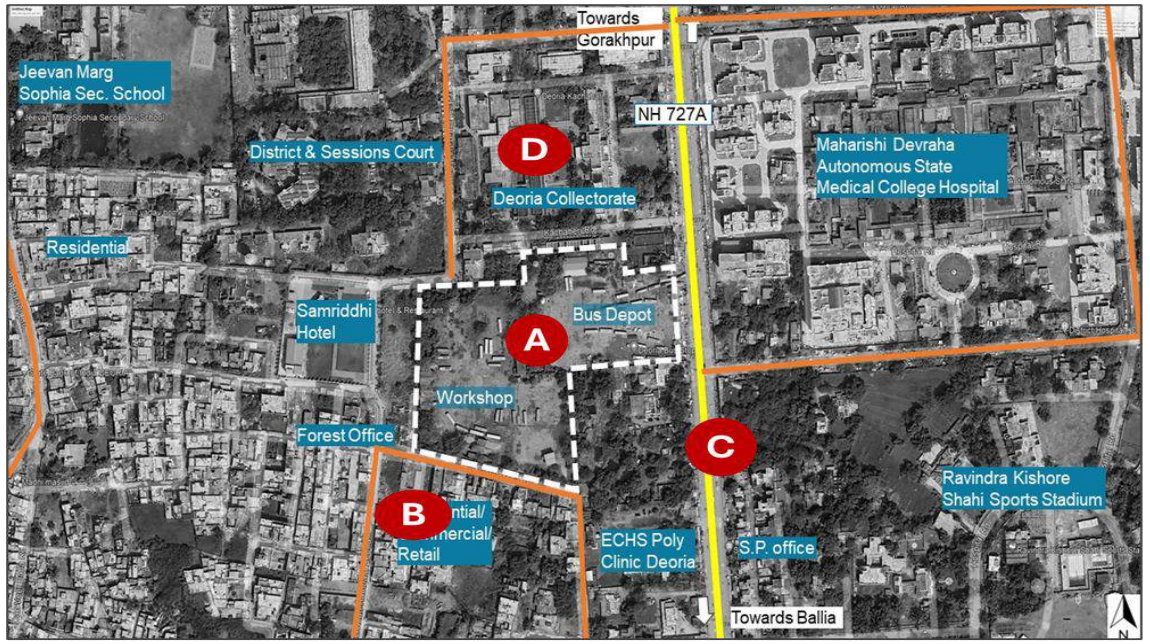
Site Attributes

- Sonauli is situated on the India-Nepal border, serving as a major transit point between the two countries.
- Features a mix of residential, retail, and commercial areas, with institutional facilities

Deoria



Site Area (sq. mts)	27,970
Workshop Area (sq. mts)	15,814
Bus Station Area (sq. mts)	**12,156**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**30,389**
Coordinates	**Link**



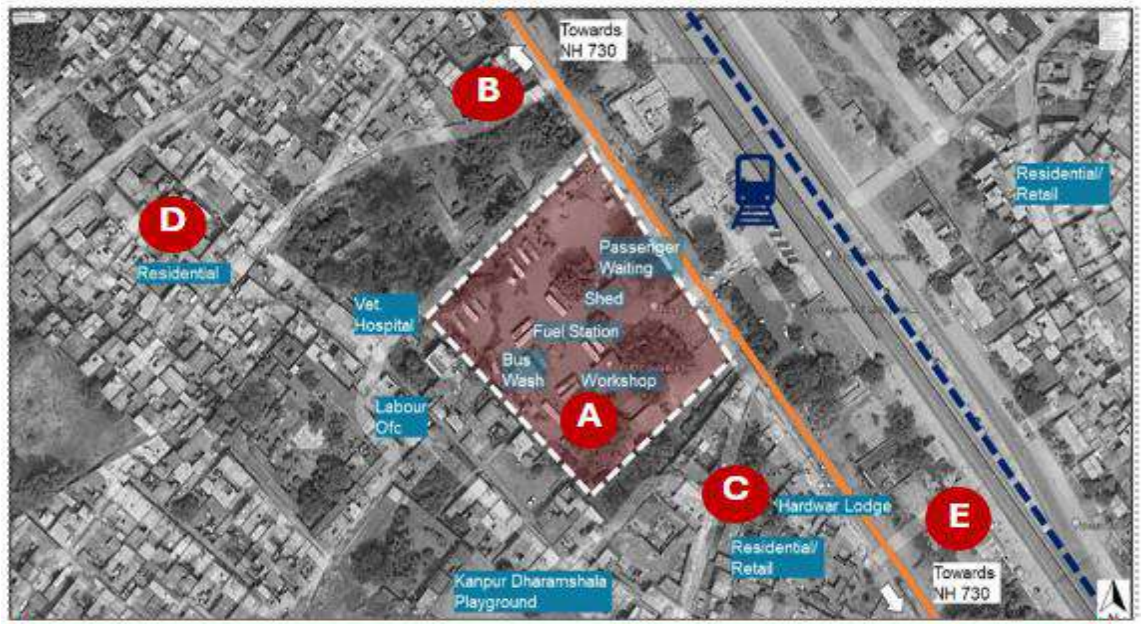
A – Bus station
B – Residential/ Commercial/ Retail
C – NH
D – Deoria Collectorate

Site Attributes

- Deoria is strategically positioned near major cities, including Gorakhpur (45 km) and Lucknow (317 km), providing easy access to key markets, transportation networks, and state capital.
- Deoria's location is significant, as it shares borders with the state of Bihar, facilitating connectivity and trade.

Gola (Lakhimpur Kheri)





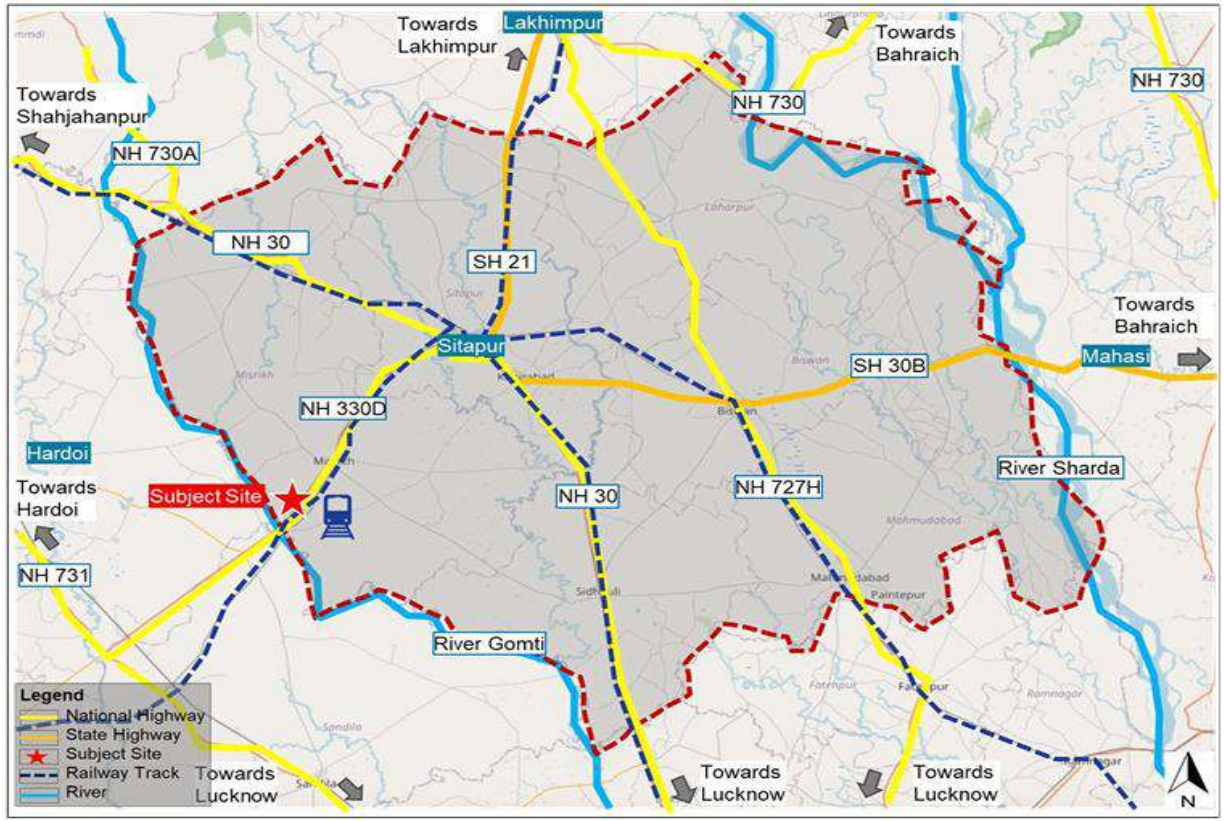
A- Gola Bus Terminal
B- Towards NH 730
C- Residential Retail
D- Residential
E- Towards NH 730

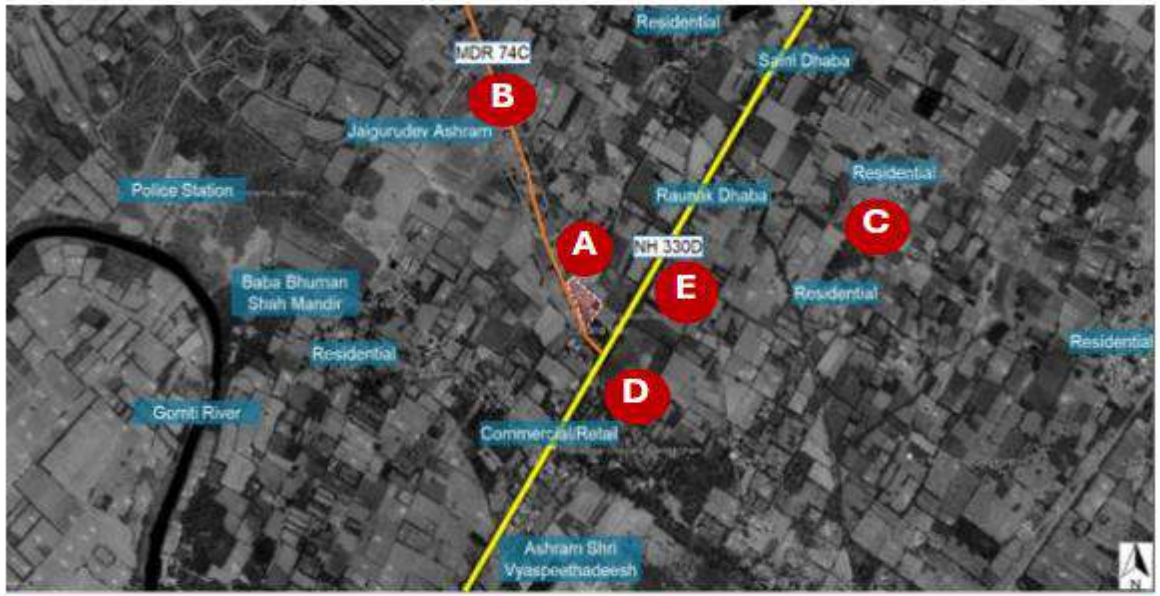
Site Area (sq. mts)	8,390
Workshop Area (sq. mts)	5,352
Bus Station Area (sq. mts)	**3,038**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**7,596**
Coordinates	**Link**

Site Attributes

- Located near Gola Gokarannath railway station, with proximity to key facilities and landmarks, ensuring easy access and visibility.
- Gola Gokarannath is a tehsil renowned for its cultural heritage, anchored by the revered temple of Lord Shiva, making it an attractive location for pilgrims and tourists.
- Gola Gokarannath's location, approximately 35 km from Lakhimpur Kheri and 63 km from Shahjahanpur city.

Namisharanya (Sitapur)





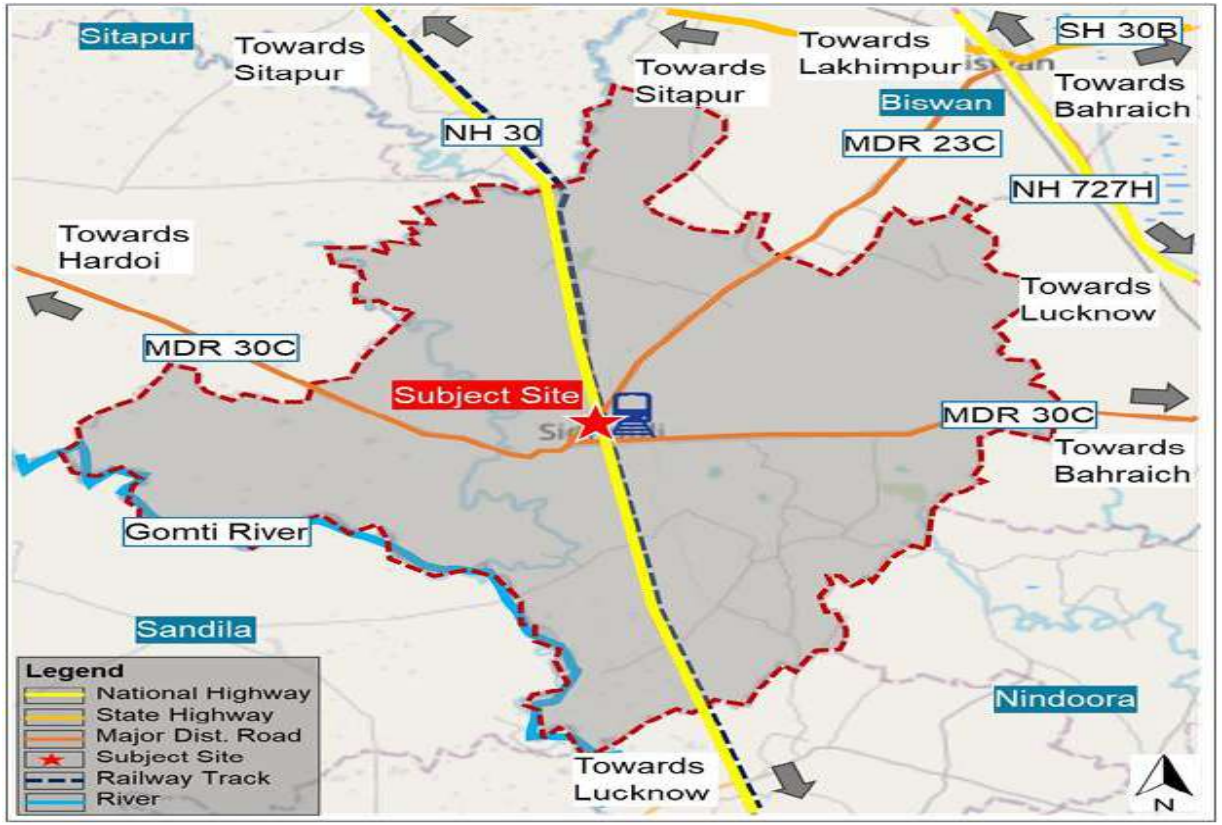
A- Naimisharanya Bus Terminal
B- MDR 74C
C- Residential
D- Commercial/Retail
E- NH 330D

Site Area (sq. mts)	5,500
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**5,500**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**13,750**
Coordinates	**Link**

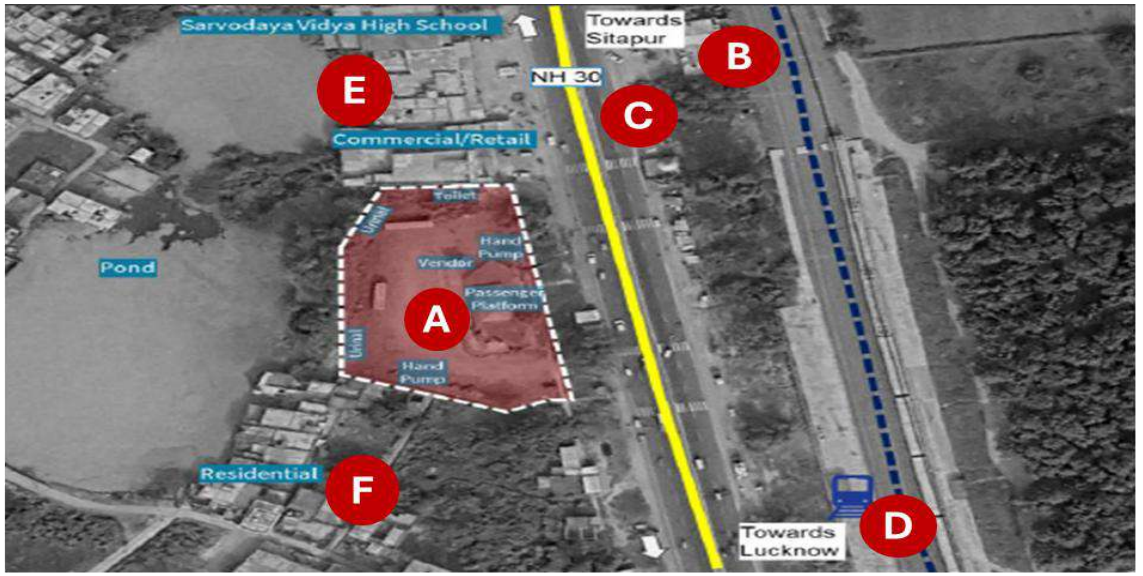
Site Attributes

- The site is conveniently located on MDR 74C, near NH 330D, providing easy access to Neemsar, Sitapur, and Hardoi, and connecting to major cities like Lucknow.
- Namisharanya is a revered pilgrimage site in Hinduism, featuring Chakra Tirtha, a notable holy site, and other landmarks like Jaigurudev Ashram and Baba Bhuman Shah Mandir, attracting devotees and tourists.
- The site's proximity to a pilgrimage site, commercial establishments, and residential areas.

Sidhauli (Sitapur)



Site Area (sq. mts)	2,900
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**2,900**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**7,250**
Coordinates	**Link**

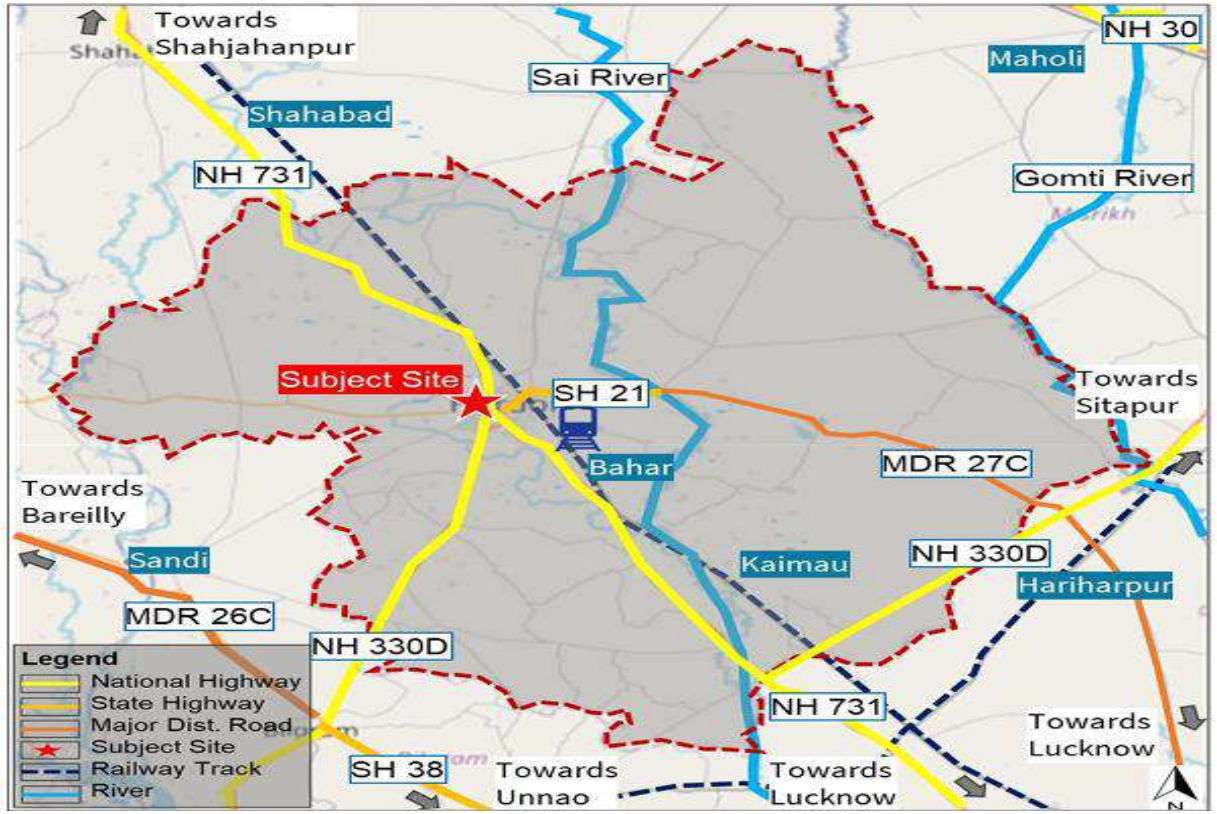


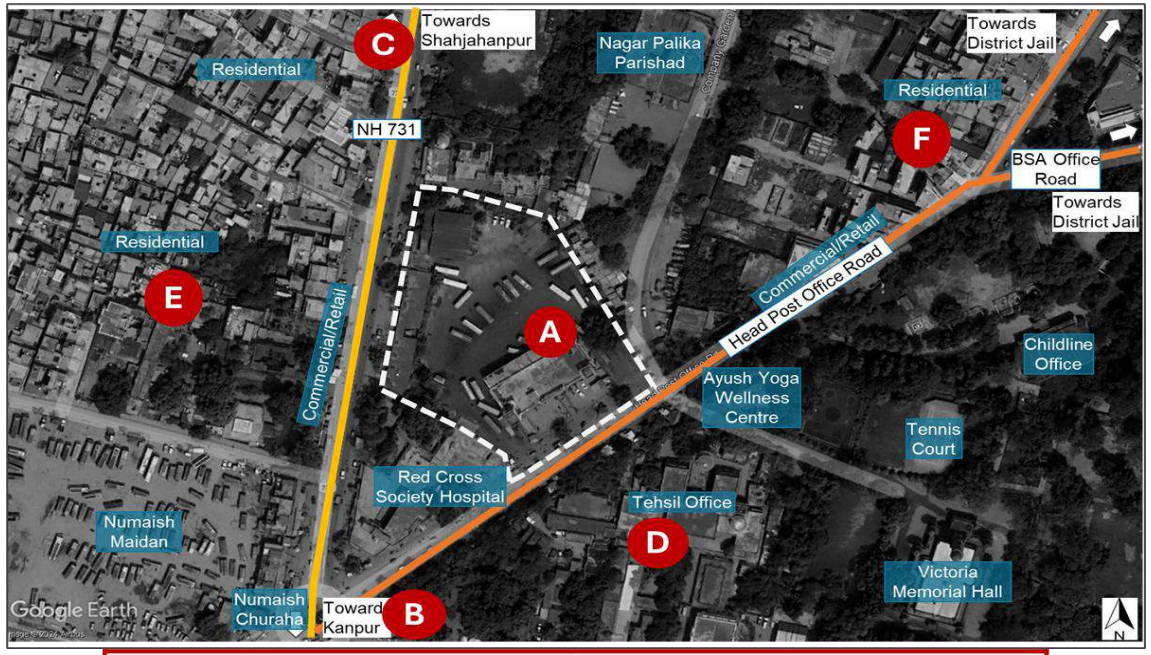
A- Sidhauli Bus Terminal
B- Towards Sitapur
C- NH 30
D- Towards Lucknow
E- Commercial/ Retail
F- Residential

Site Attributes

- Sidhauli's name and heritage reflect its importance as a spiritual hub, being the "Home of great Sages and Saints," making it an attractive destination for pilgrims and those seeking spiritual enlightenment.
- Located approximately 500 km from New Delhi, Sidhauli offers a strategic location, providing access to major cities, markets, and transportation networks, while being part of the Awadh region of eastern Uttar Pradesh.

Hardoi





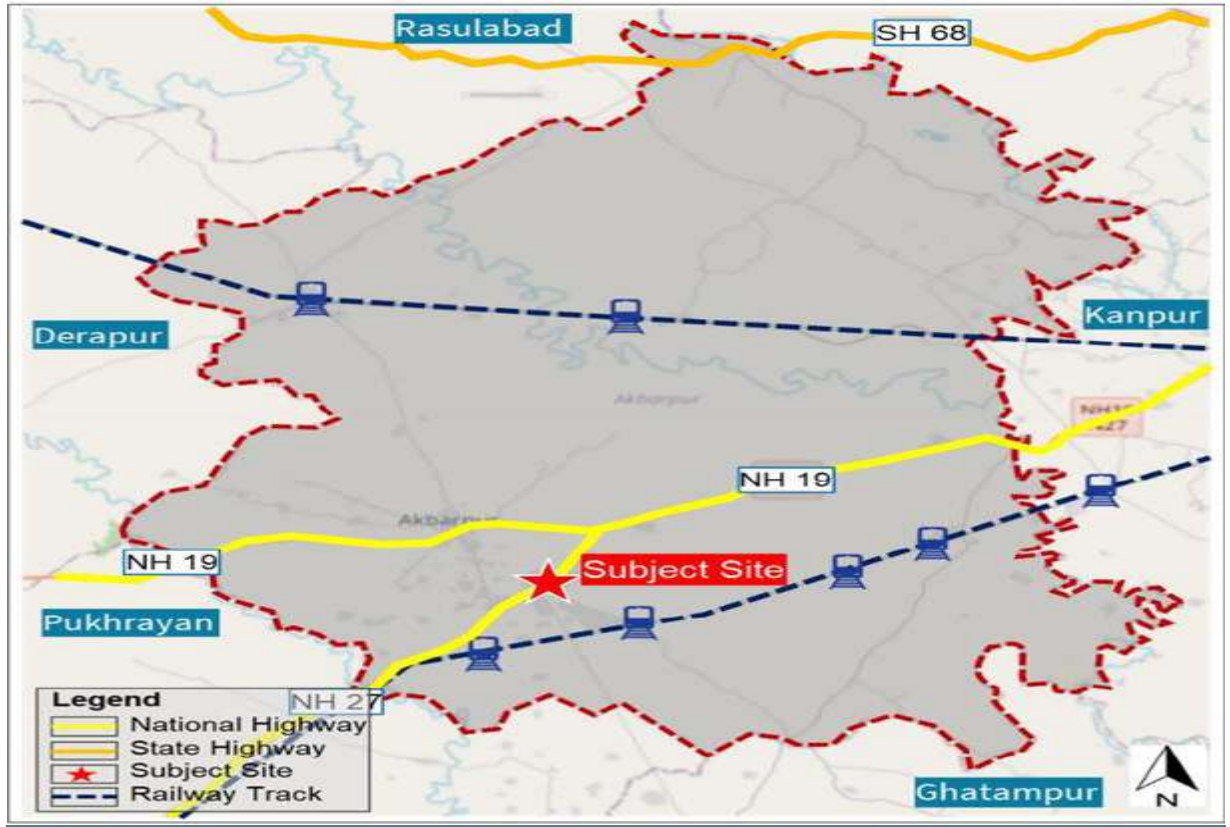
A - Hardoi Bus Terminal
B - Towards Kanpur
C - Towards Shahjahanpur
D – Tehsil Office
E - Residential
F - Residential

Site Area (sq. mts)	9,840
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**9,840**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**24,600**
Coordinates	**Link**

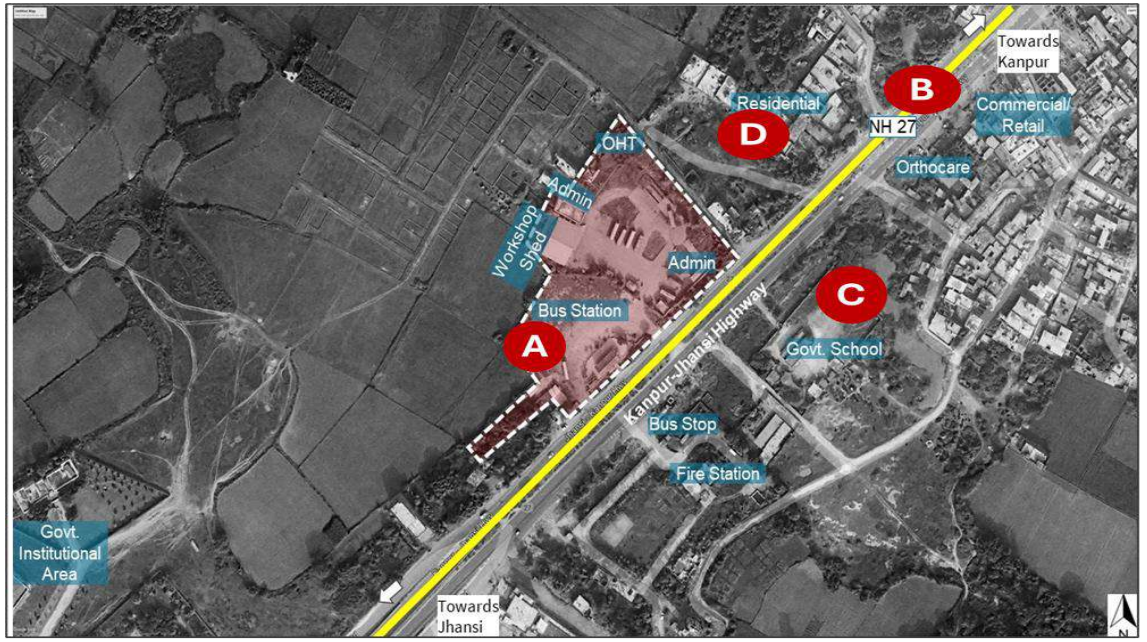
Site Attributes

- Hardoi city's proximity to major cities like New Delhi (394 km) and Lucknow (110 km) makes it an important hub for trade, commerce, and connectivity in the region.
- As the administrative center of Hardoi district, the city plays a crucial role in governance, policy implementation, and community development, making it a key location for district-level activities.

Mati (Kanpur Dehat)



Site Area (sq. mts)	12,150
Workshop Area (sq. mts)	7,327
Bus Station Area (sq. mts)	**4,823**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**12,058**
Coordinates	**Link**

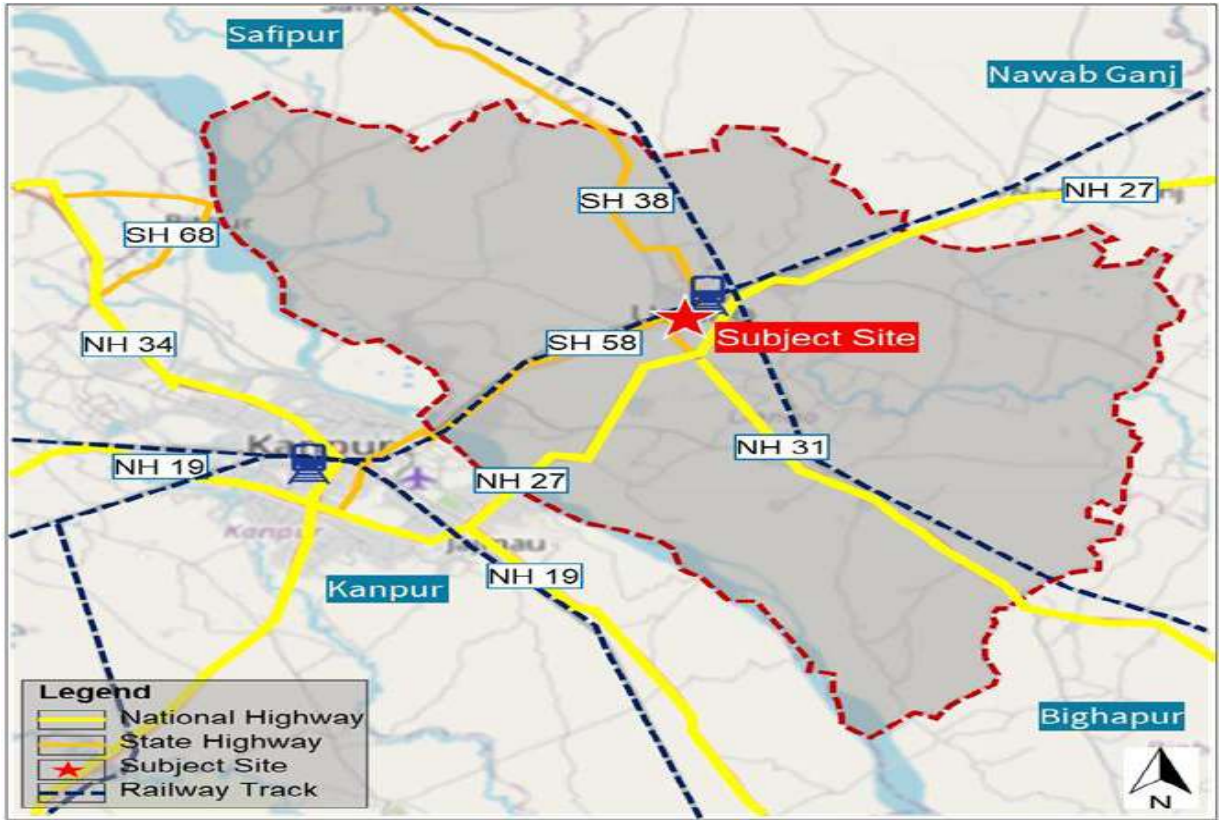


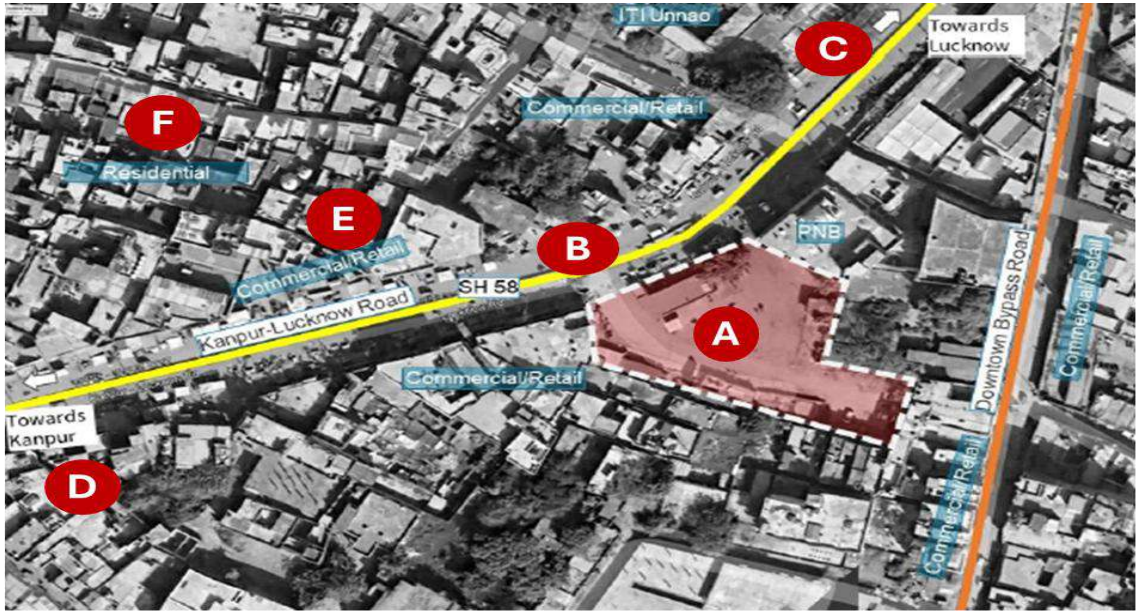
A – Bus station
B – NH 27
C – Govt. School
D – Residential

Site Attributes

- Mati Kishunpur's proximity to Akbarpur Tehsil (8 kms) and Lucknow (131 km) makes it an important connectivity hub, facilitating access to key cities, markets, and administrative centers.
- As the location of the district administrative headquarters, Mati-Akbarpur plays a crucial role in governance, policy implementation, and community development, making it a key location for district-level activities.

Unnao





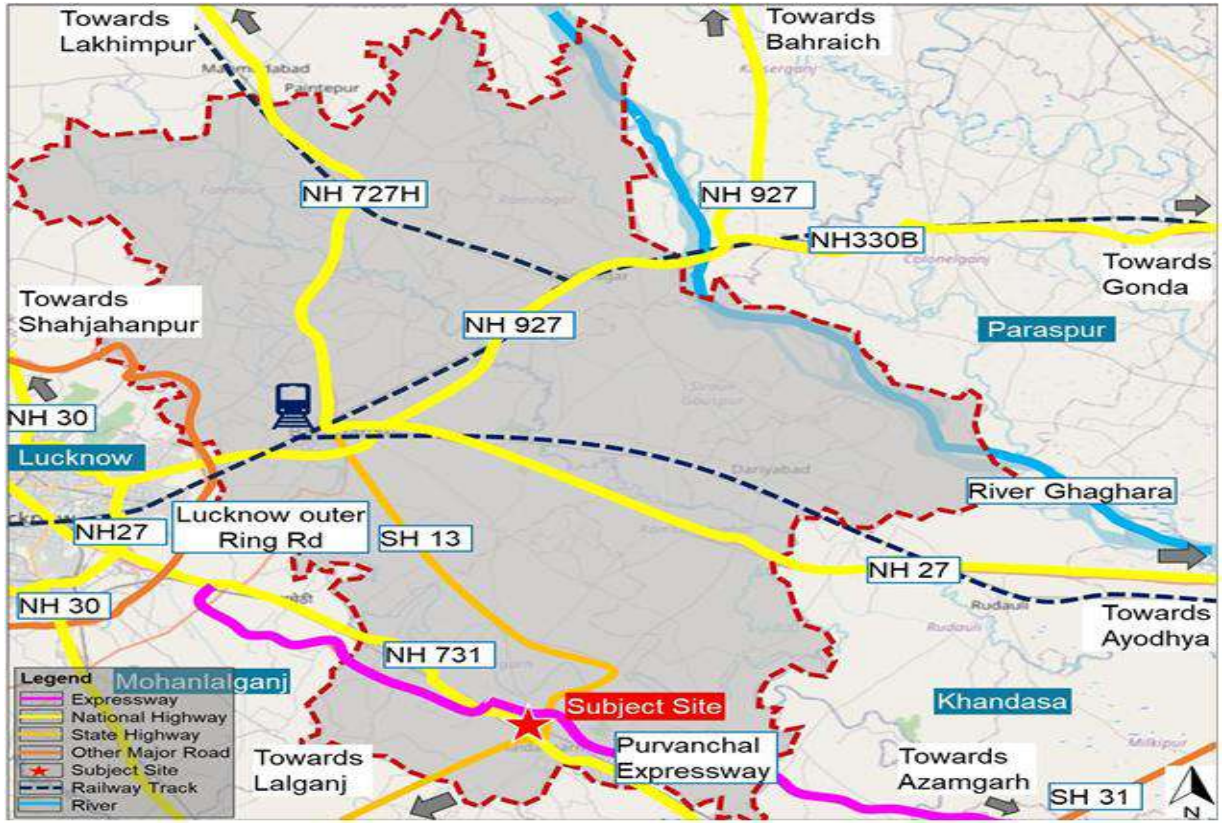
A- Unnao Bus Terminal
B- SH 58
C- Towards Lucknow
D- Towards Kanpur
E- Commercial/ Retail
F- Residential

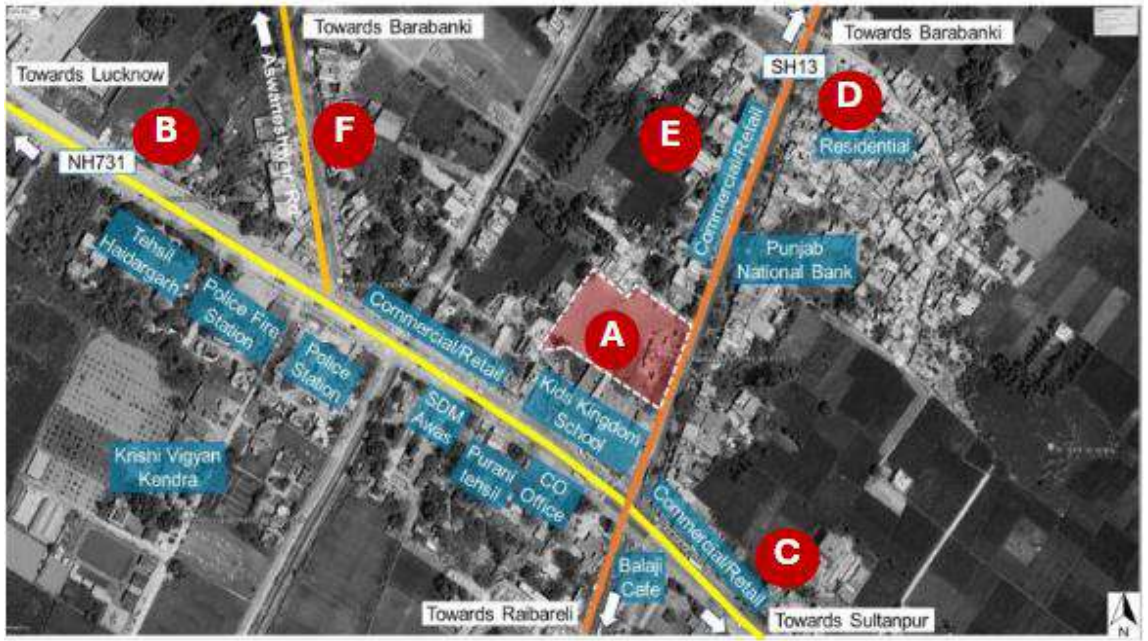
Site Area (sq. mts)	1,740
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**1,740**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**4,350**
Coordinates	**Link**

Site Attributes

- Unnao is a significant industrial center, with a strong presence of chemical, leather, and other industries, making it a key contributor to the region's economy and a major exporter of leather products.
- The city's location on the Varanasi-Lucknow Road, halfway between Kanpur and Lucknow, provides excellent connectivity to major cities, facilitating trade, commerce, and transportation.

Haidergarh (Barabanki)





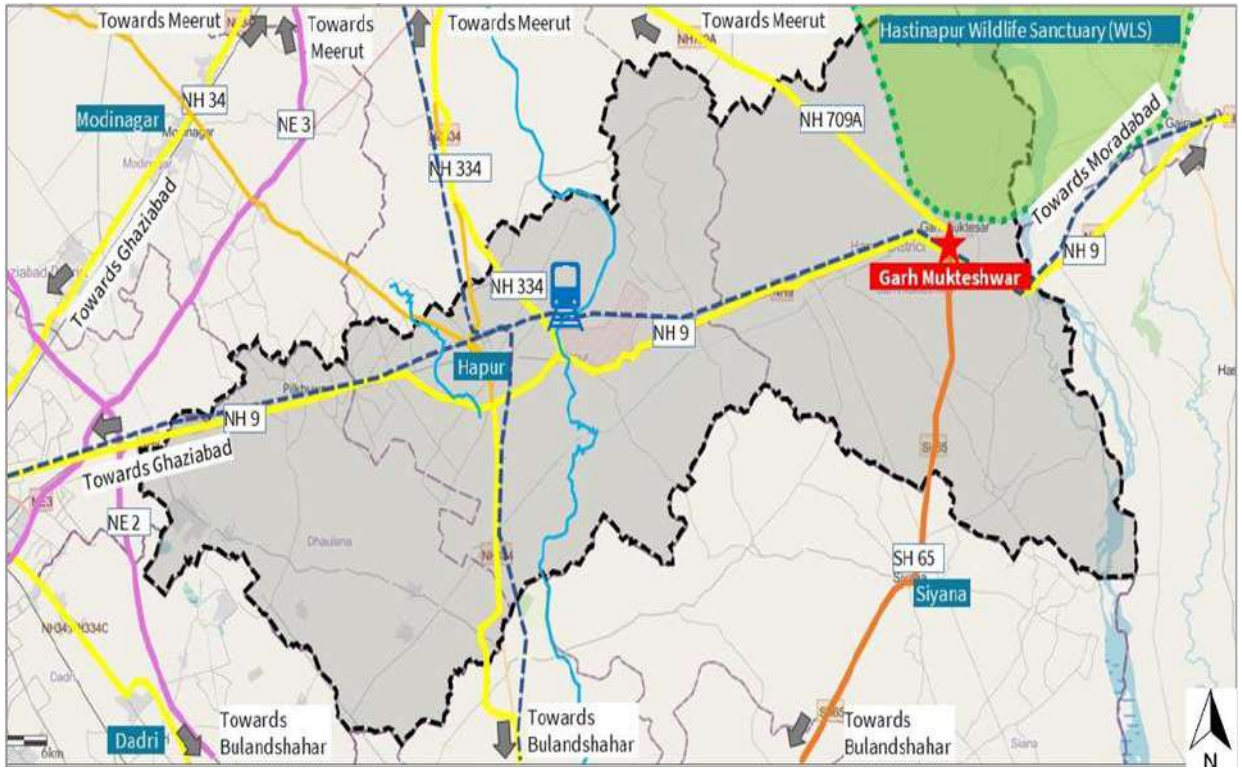
A- Haidergarh Bus Terminal
B- NH 731 (Towards Lucknow)
C- Towards Sultanpur
D- SH13 (Towards Barabanki)
E- Commercial/ Retail
F- Aswaneshwar Road

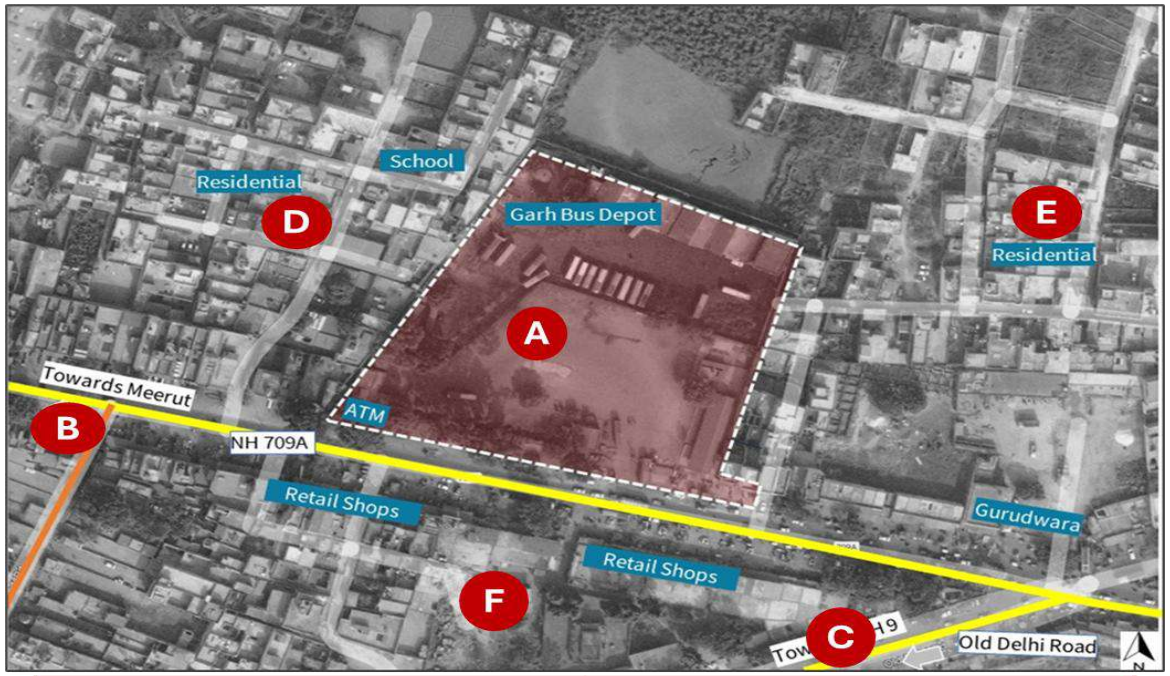
Site Area (sq. mts)	5,570
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**5,570**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**13,925**
Coordinates	**Link**

Site Attributes

- Haidergarh's location on the Lucknow-Varanasi Highway and its connectivity to major cities like Ayodhya, Varanasi, and Raebareli make it an important hub for trade, commerce, and transportation in the region.
- The town has a well-developed infrastructure, making it an attractive location for businesses and industries.

Garh (Hapur)





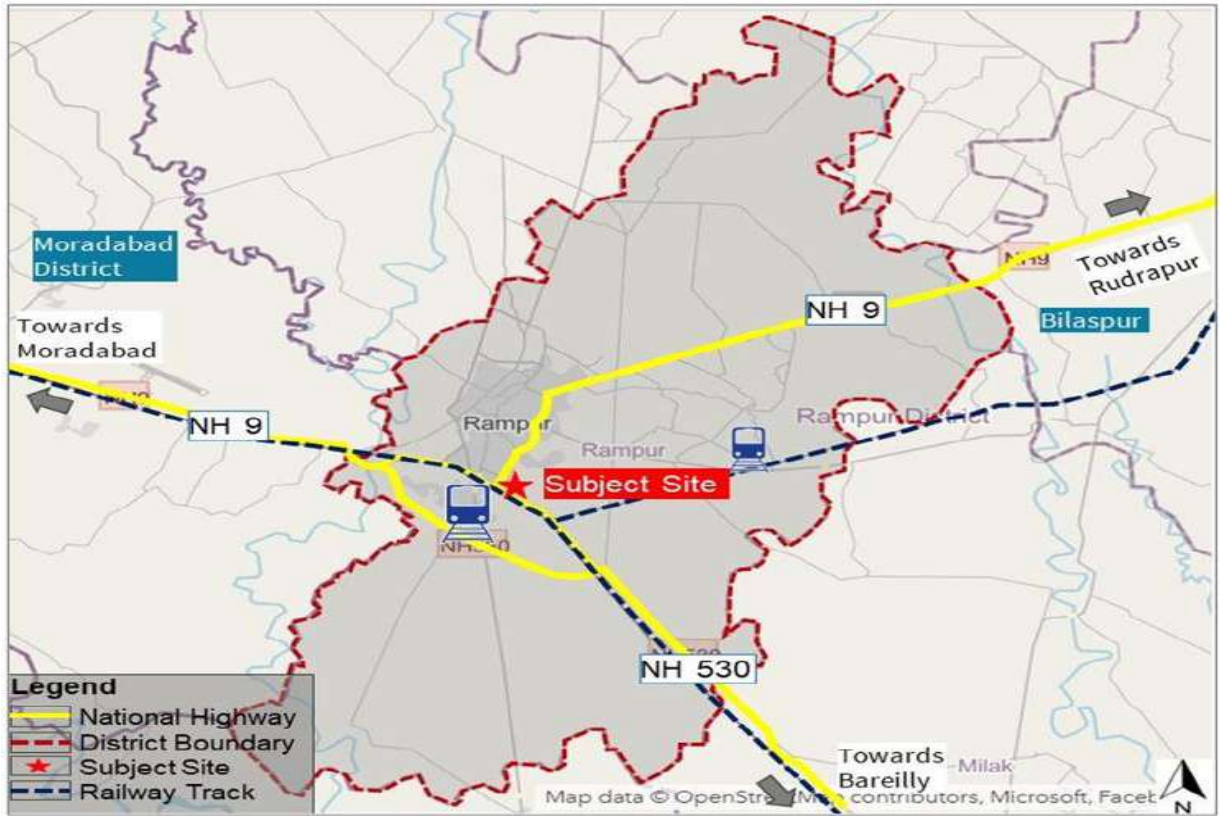
A - Garh Bus Terminal	**D** – Residential
B - Towards Meerut	**E** – Residential
C - Towards NH 9 (Old Delhi Road)	**F** – Retail

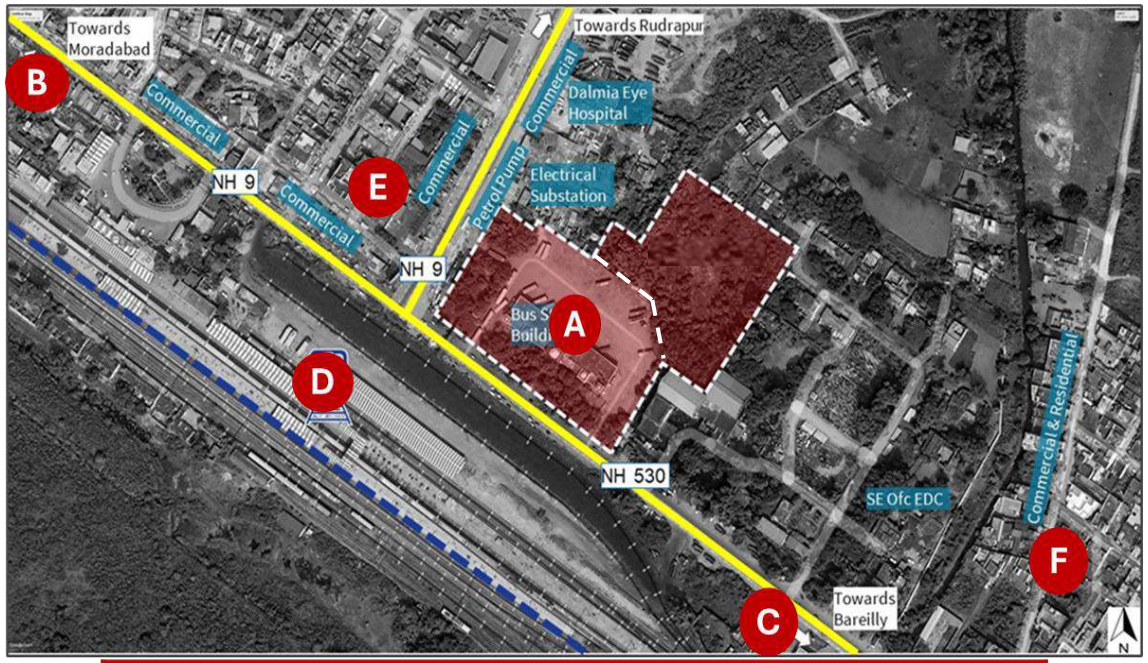
Site Area (sq. mts)	13,653
Workshop Area (sq. mts)	7,099
Bus Station Area (sq. mts)	**6,554**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**16,385**
Coordinates	**Link**

Site Attributes

- Garh Mukteshwar's location in the Delhi-NCR region provides excellent connectivity to major cities, making it an attractive location for businesses, industries, and residential development.
- The city's rich history and religious significance, with its ancient name Shivvallambibpur, make it a potential hub for tourism and pilgrimage, attracting devotees and tourists from across the region.

Rampur





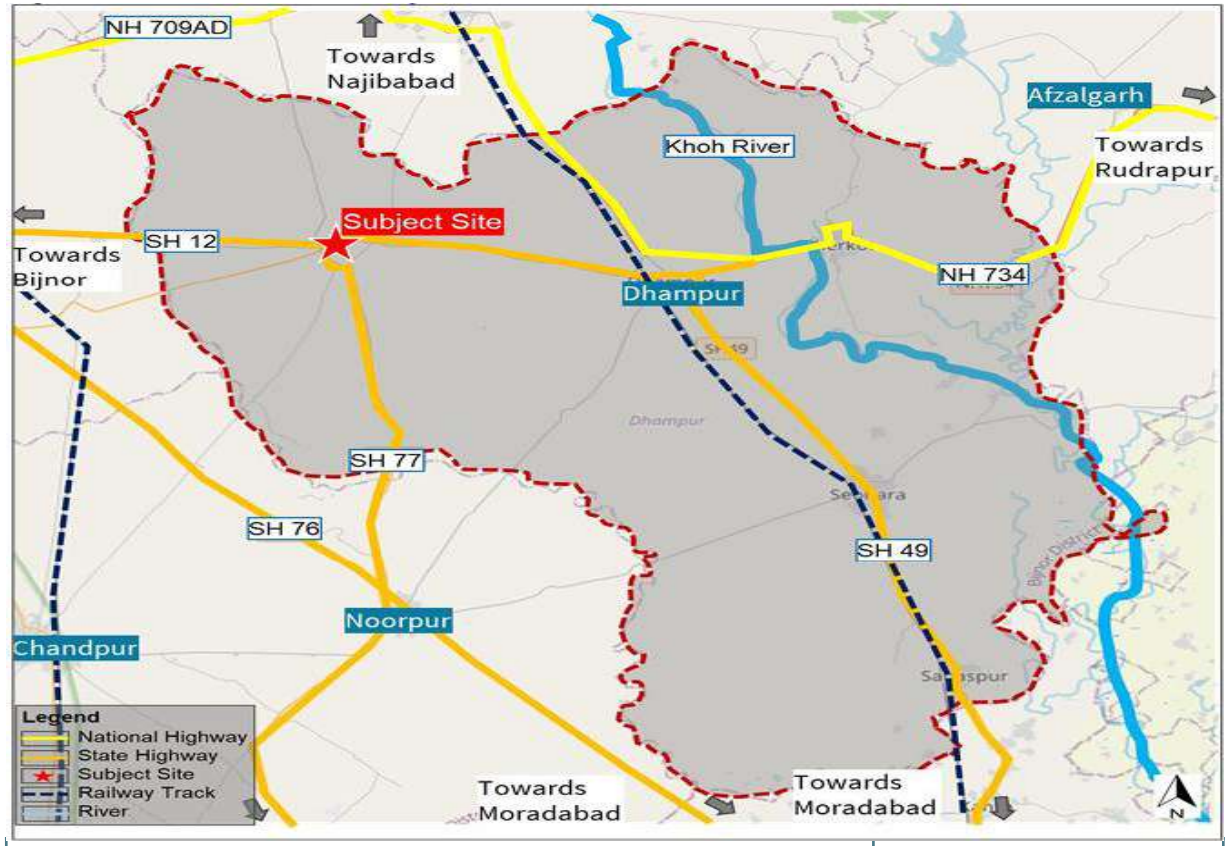
A - Rampur Bus Terminal
B - Towards Moradabad
C – Towards Bareilly
D – Rampur Railway Station
E – Commercial
F – Commercial / Residential

Site Area (sq. mts)	9,897
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**9,897**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**24,743**
Coordinates	**Link**

Site Attributes

- Rampur is a major industrial hub, famous for its knife industry, and also hosts significant sugar, textile, and porcelain manufacturing units, making it an important contributor to the regional economy.
- The city is strategically located on NH 530, connecting Rampur to Bareli, and is situated opposite Rampur Railway Station, providing excellent connectivity by road and rail.

Nahtaur (Bijnor)





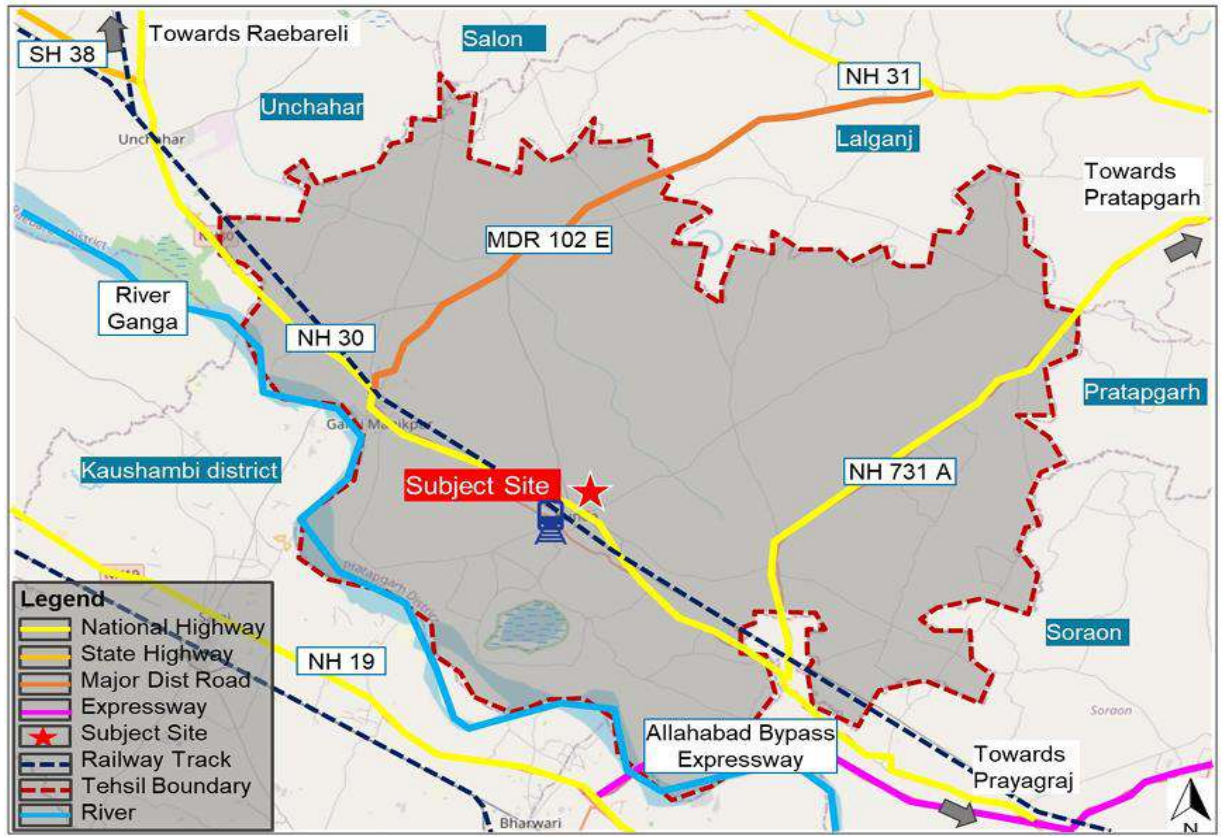
A- Nethaur Bus Terminal
B- SH 12
C- Towards ABijnor
D- Towards Dhampur
E- Commercial/ Retail
F- Residential

Site Area (sq. mts)	3,060
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**3,060**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**7,650**
Coordinates	**Link**

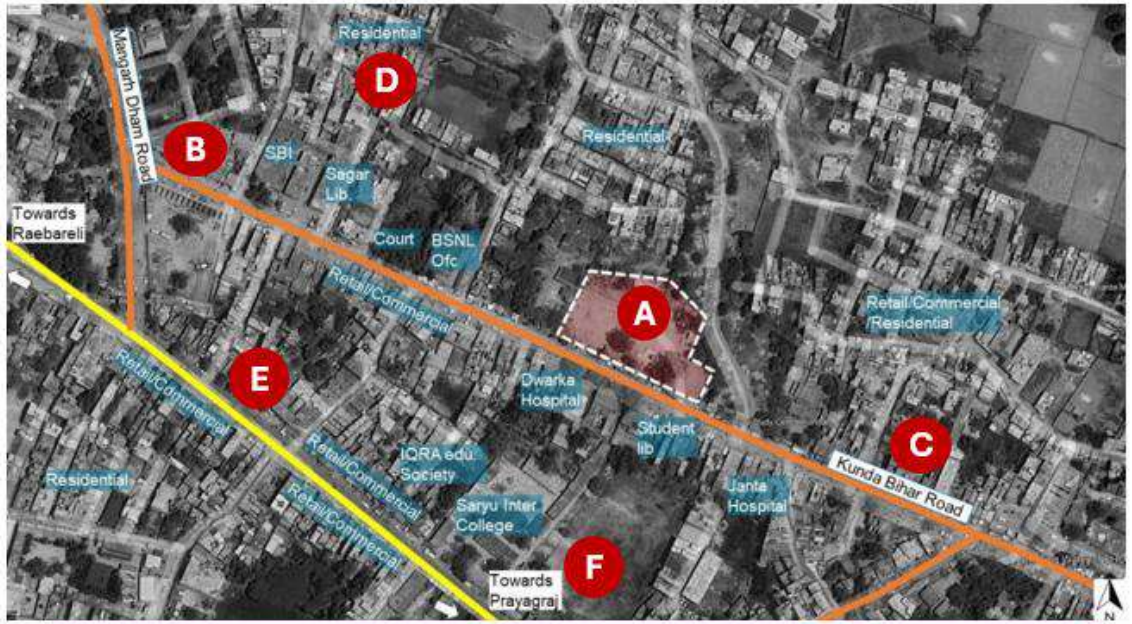
Site Attributes

- Nahtaur is strategically located near major towns, with Bijnor (26 km) and Dhampur (25 km) in close proximity, providing access to essential services and infrastructure.
- The existing site is situated on Kotwali-Nahtaur Road connected with SH 12 and SH 77

Kunda (Pratapgarh)



Site Area (sq. mts)	5,031
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**5,031**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**12,577**
Coordinates	**Link**

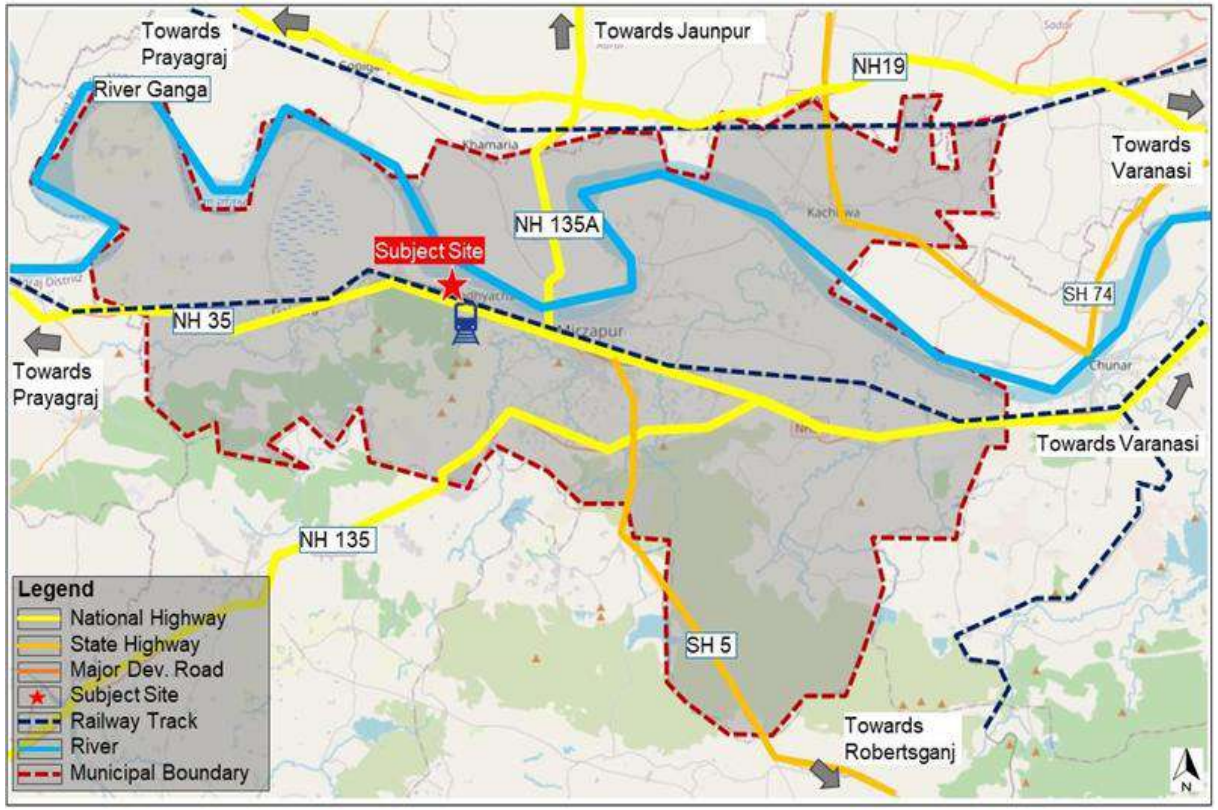


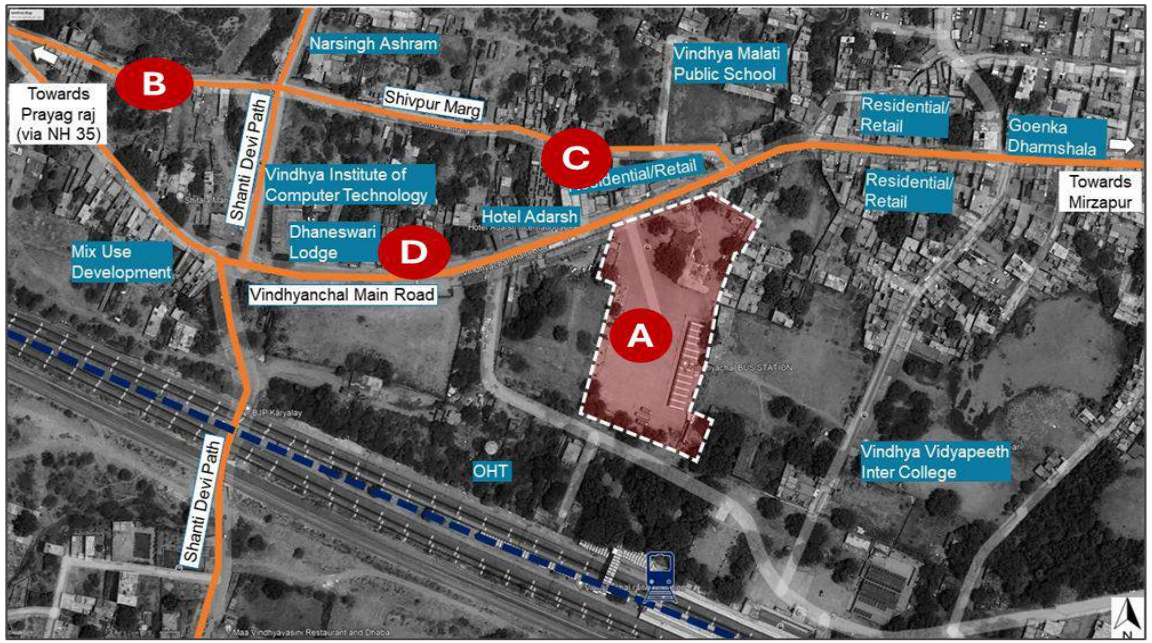
A- Kunda Bus Terminal
B- Mangarh Dham Road
C- Kunda Bihar Road
D- Residential
E- Retail/Commercial
F- Towards Prayagraj

Site Attributes

- Kunda's location, approximately 50 kms from Prayagraj and 150 kms from Lucknow, provides excellent connectivity to major cities, making it an attractive hub for commercial and economic growth.
- With a growing commercial center and a well-connected infrastructure, Kunda offers significant development potential, with opportunities for investment in various sectors, including retail, education, healthcare, and more, given its proximity to major cities and its existing social and commercial infrastructure.

Vindhyanchal (Mirzapur)





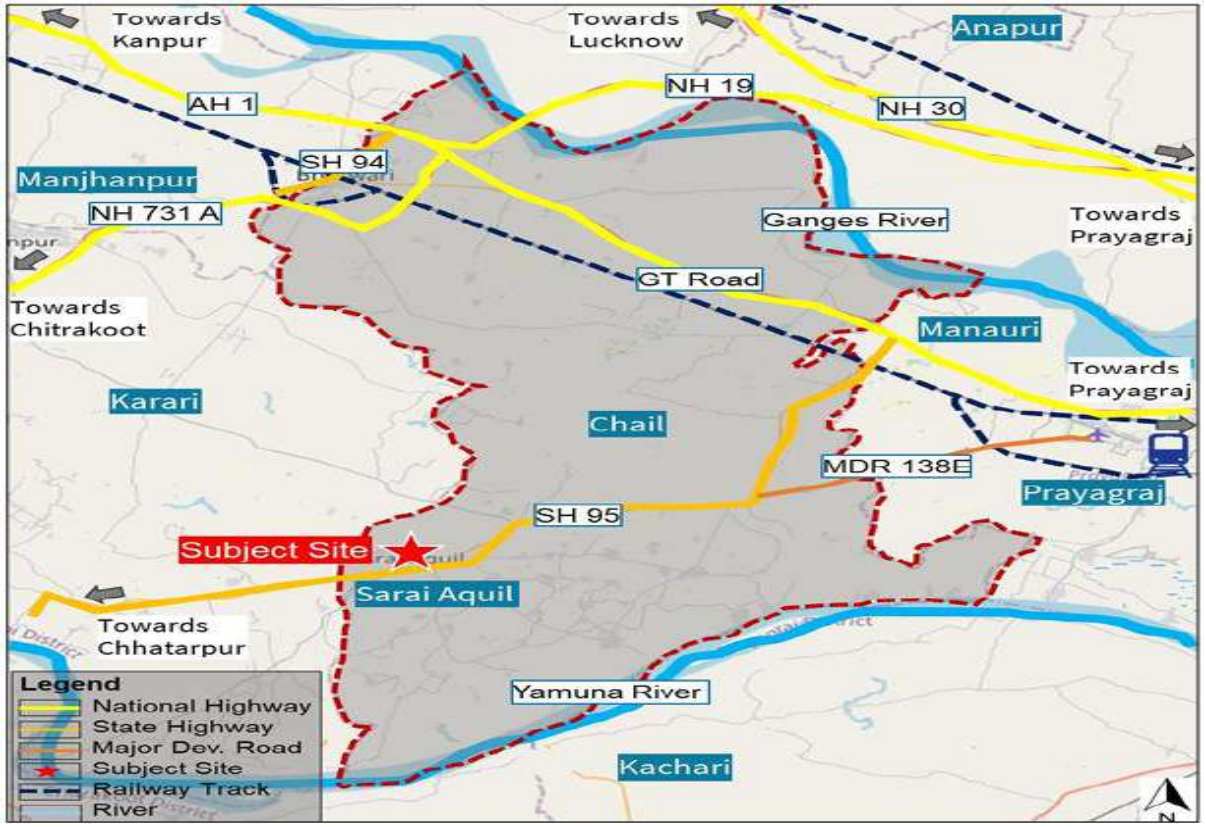
A – Bus station
B – Road towards Prayagraj NH35
C – Residential/ Retail
D – Vindhyachal Main Road

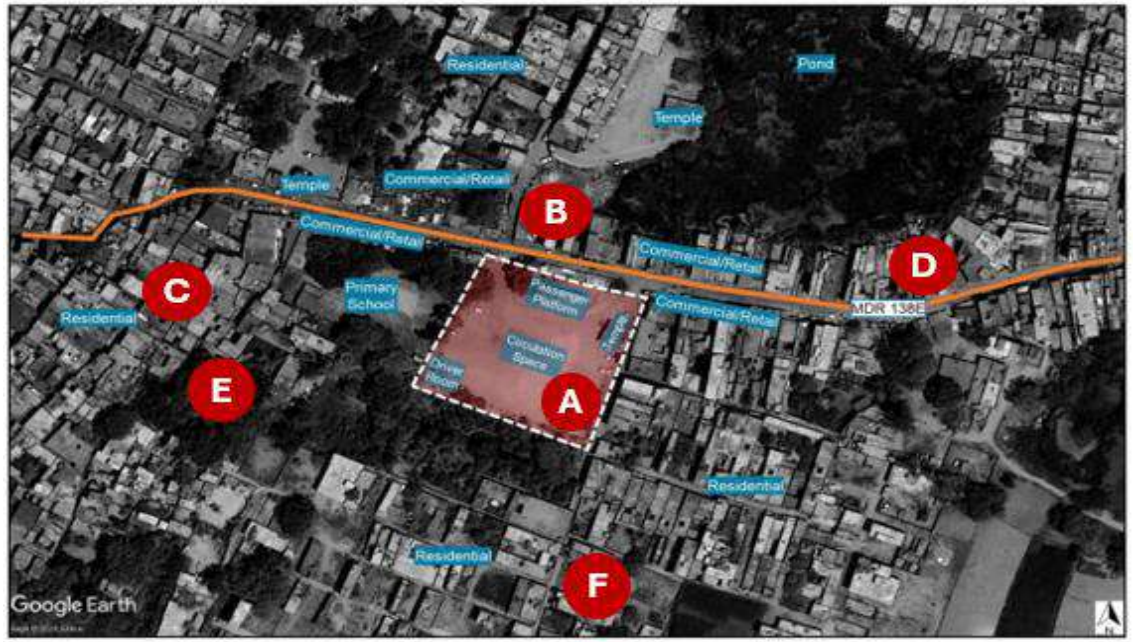
Site Area (sq. mts)	10,164
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**10,164**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**25,409**
Coordinates	**Link**

Site Attributes

- Vindhyachal is a prominent Hindu pilgrimage site, featuring the iconic Vindhyavasini temple, which draws millions of devotees annually, making it an essential destination for spiritual tourism.
- The city is conveniently located near major cities, with Prayagraj (85 km) and Varanasi (70 km) in close proximity, providing excellent connectivity and access to a broader market.

Sarai Akeel (Kaushambi)





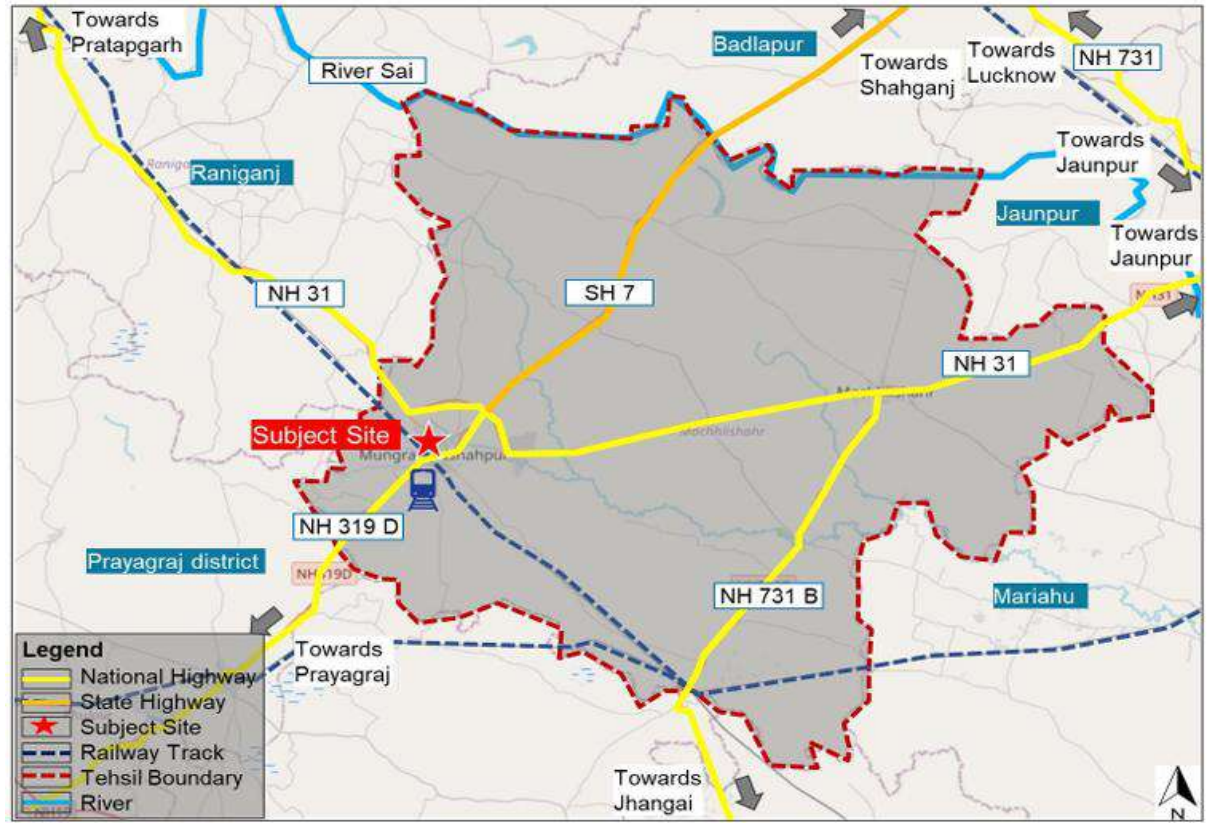
A- Sarai Akil Bus Terminal
B- Commercial/Retail
C- Residential
D- MDR 138E

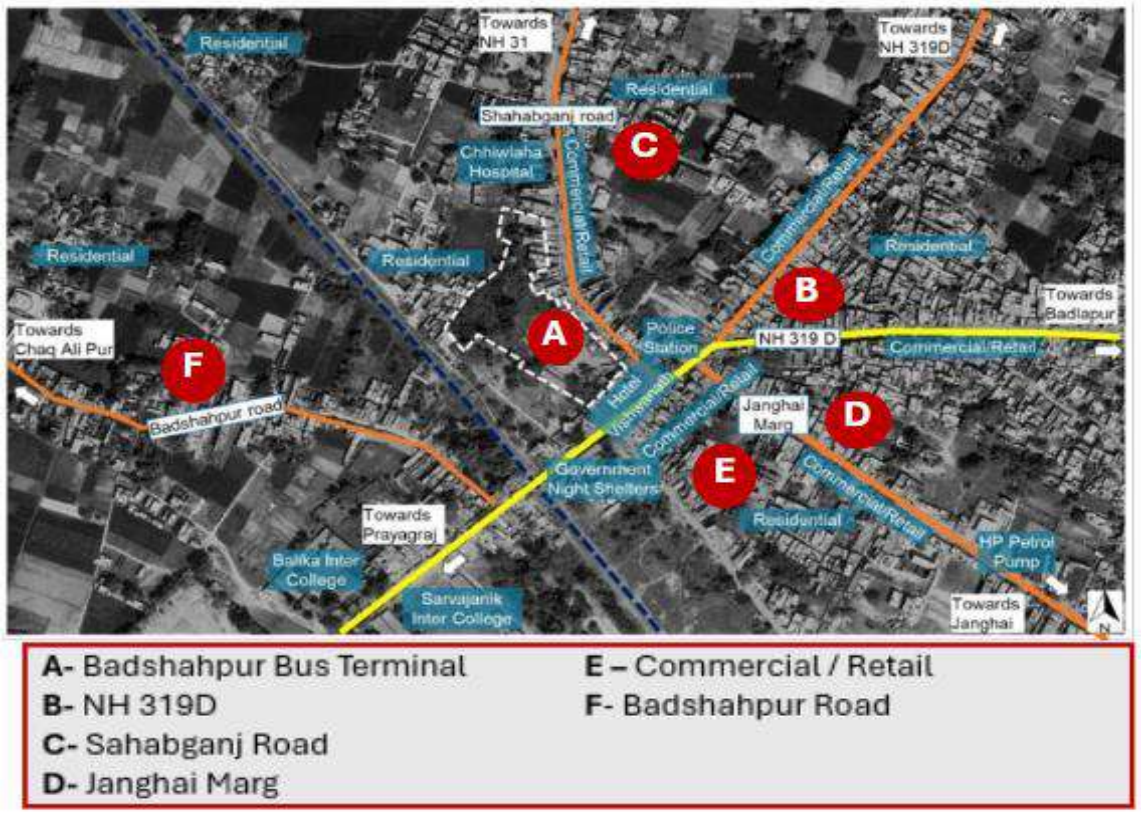
Site Area (sq. mts)	4,734
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**4,734**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**11,835**
Coordinates	**Link**

Site Attributes

- Sarai Akeel has connectivity to major cities, including Prayagraj, via SH 95 and MDR 138E, making it an attractive location for businesses, industries, and services.
- With its unique blend of cultural and historical significance, Sarai Akeel offers significant growth potential, driven by its strategic location, connectivity, and existing infrastructure, making it an attractive destination for investment and development.

Badshapur (Jaunpur)



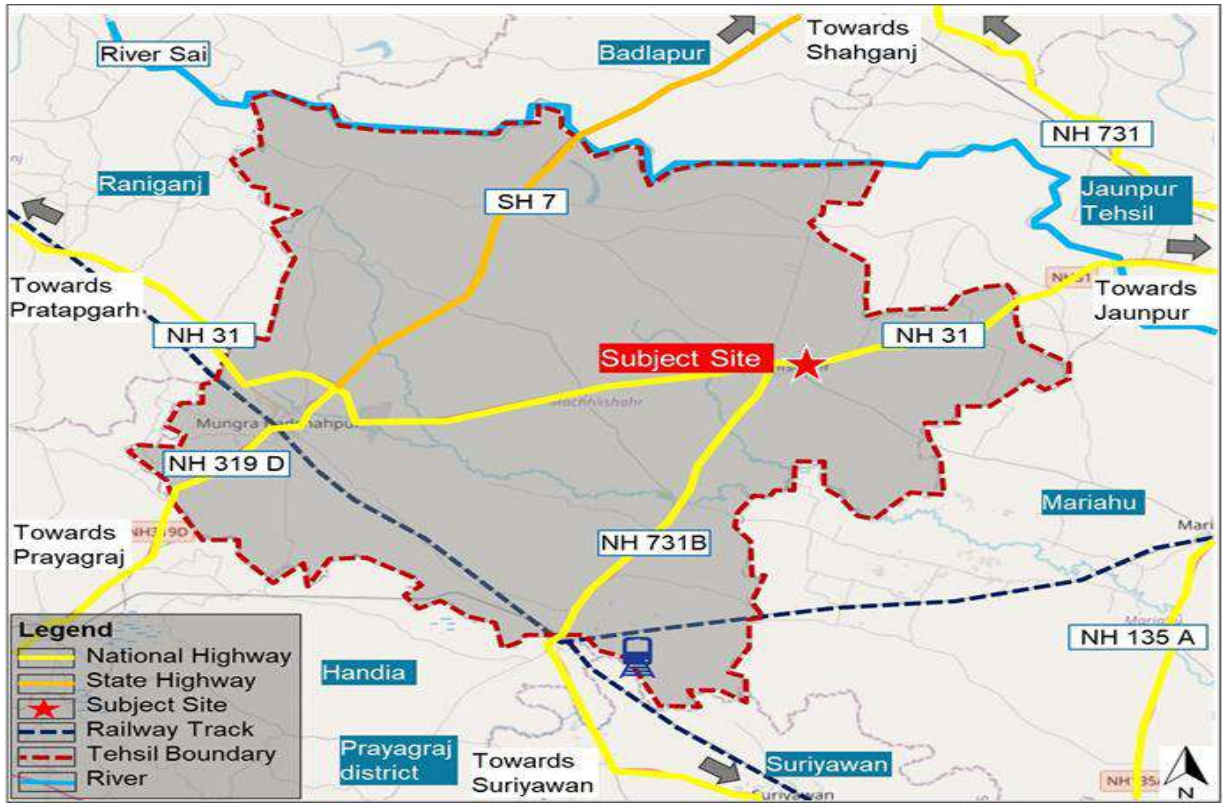


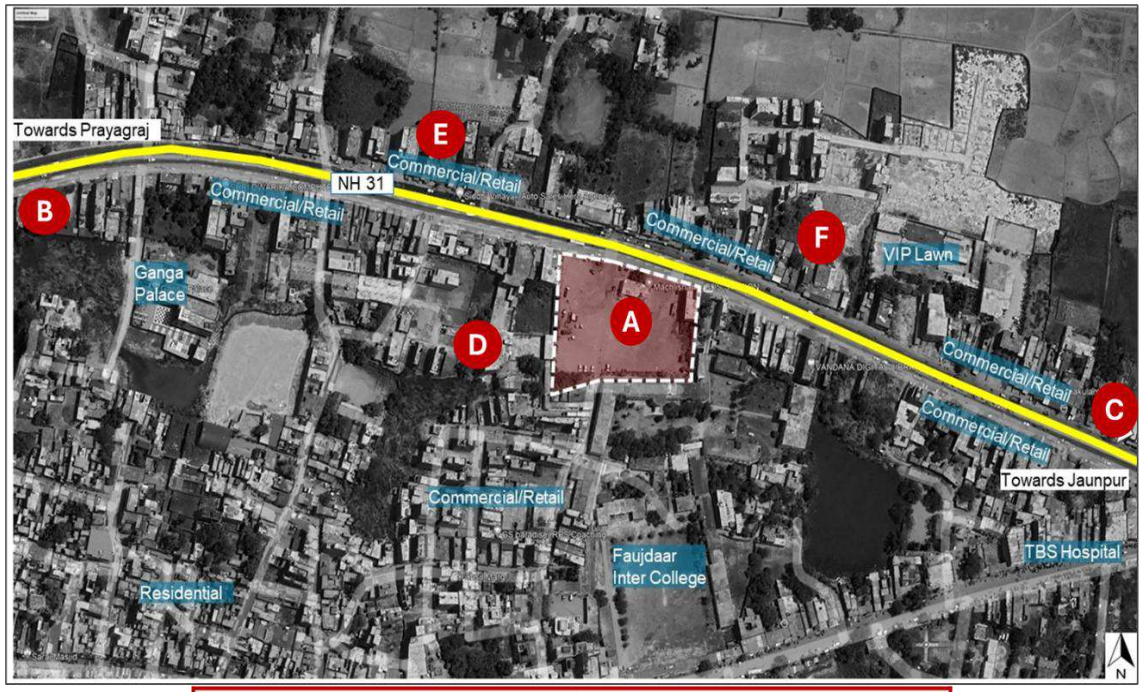
Site Area (sq. mts)	12,899
Workshop Area (sq. mts)	8,809
Bus Station Area (sq. mts)	**4,090**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**10,226**
Coordinates	**Link**

Site Attributes

- Mungra Badshahpur's location on Sahabganj Road, with connections to NH 31 and NH 319D, provides excellent access to major cities, including Allahabad, Prayagraj, and Varanasi, making it an attractive hub for businesses, industries, and services.
- Its strategic location, connectivity, and existing infrastructure, Mungra Badshahpur offers significant growth potential, driven by its proximity to major cities.

Machlishahar (Jaunpur)





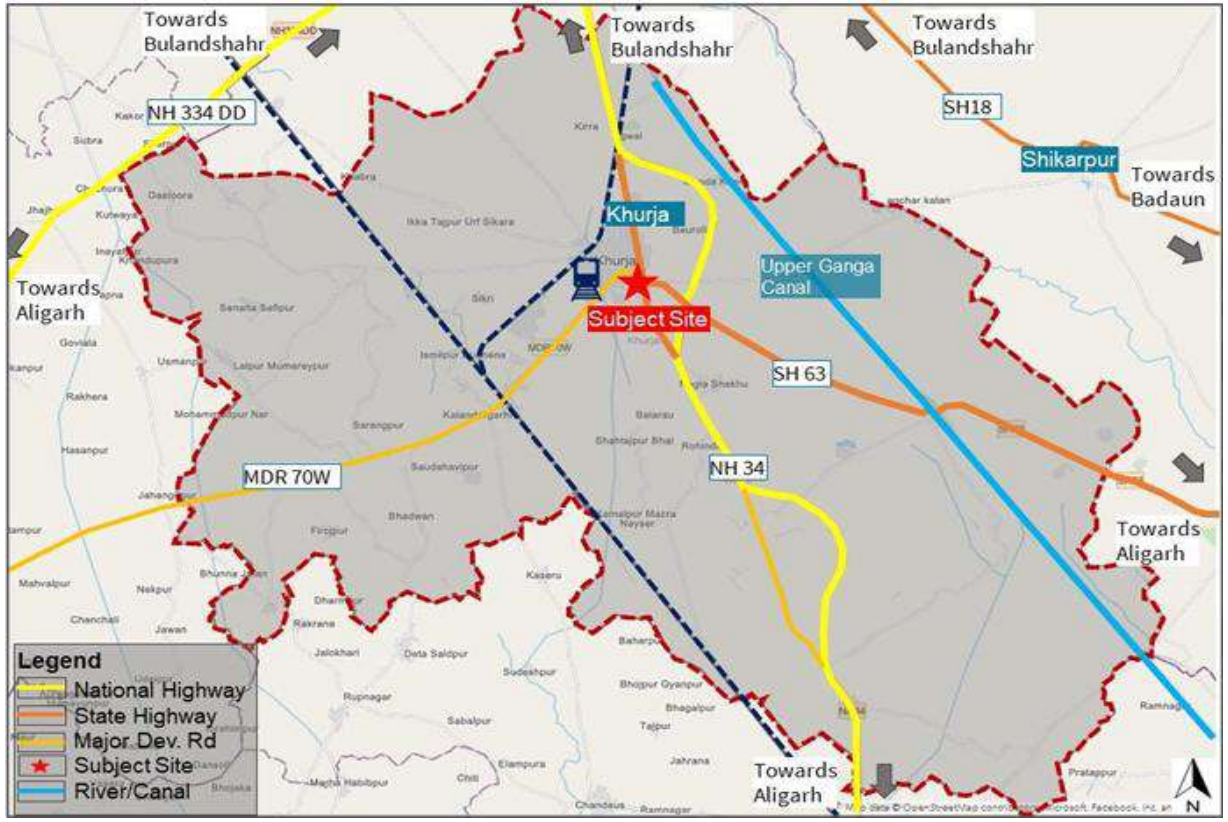
A – Machhali Shahar bus station
B - Towards Prayagraj
C – Towards Jaunpur
D – Commercial / Retail
E – Commercial / Retail
F – Commercial / Retail

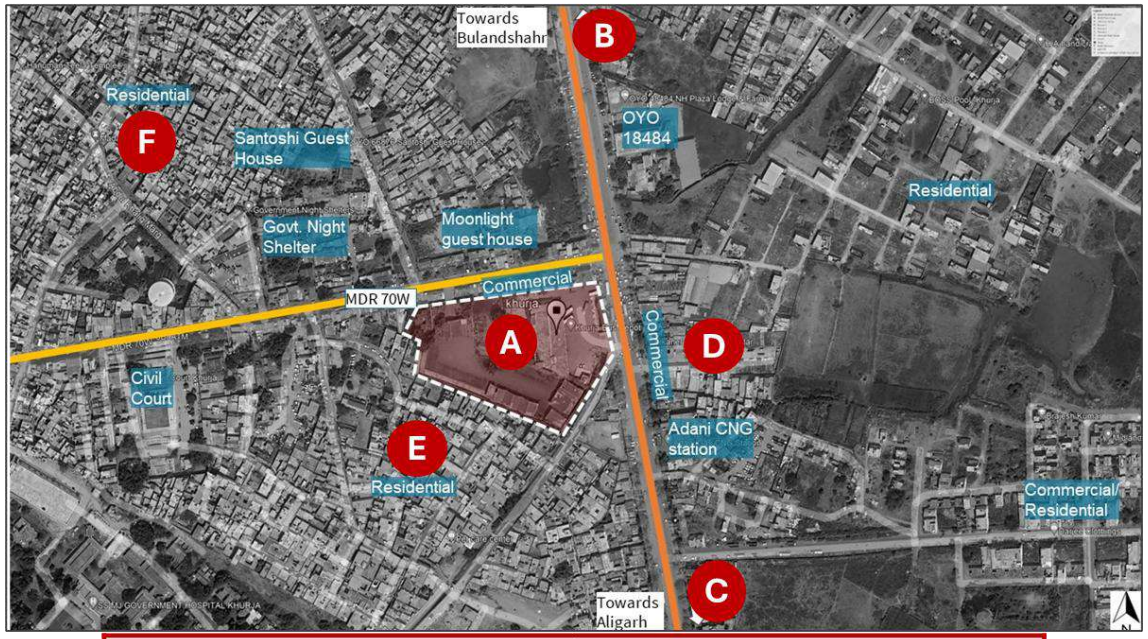
Site Area (sq. mts)	7,230
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**7,230**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**18,075**
Coordinates	**Link**

Site Attributes

- Located on NH 31 and NH 731B provides excellent connectivity to major cities in eastern Uttar Pradesh, including Jaunpur, Banaras, Varanasi, and Lucknow, making it an attractive hub for businesses, industries, and services.
- Town's economy is primarily driven by agriculture. However, its strategic location and connectivity also offer opportunities for economic diversification and growth in other sectors.

Khurja (Bulandshahar)





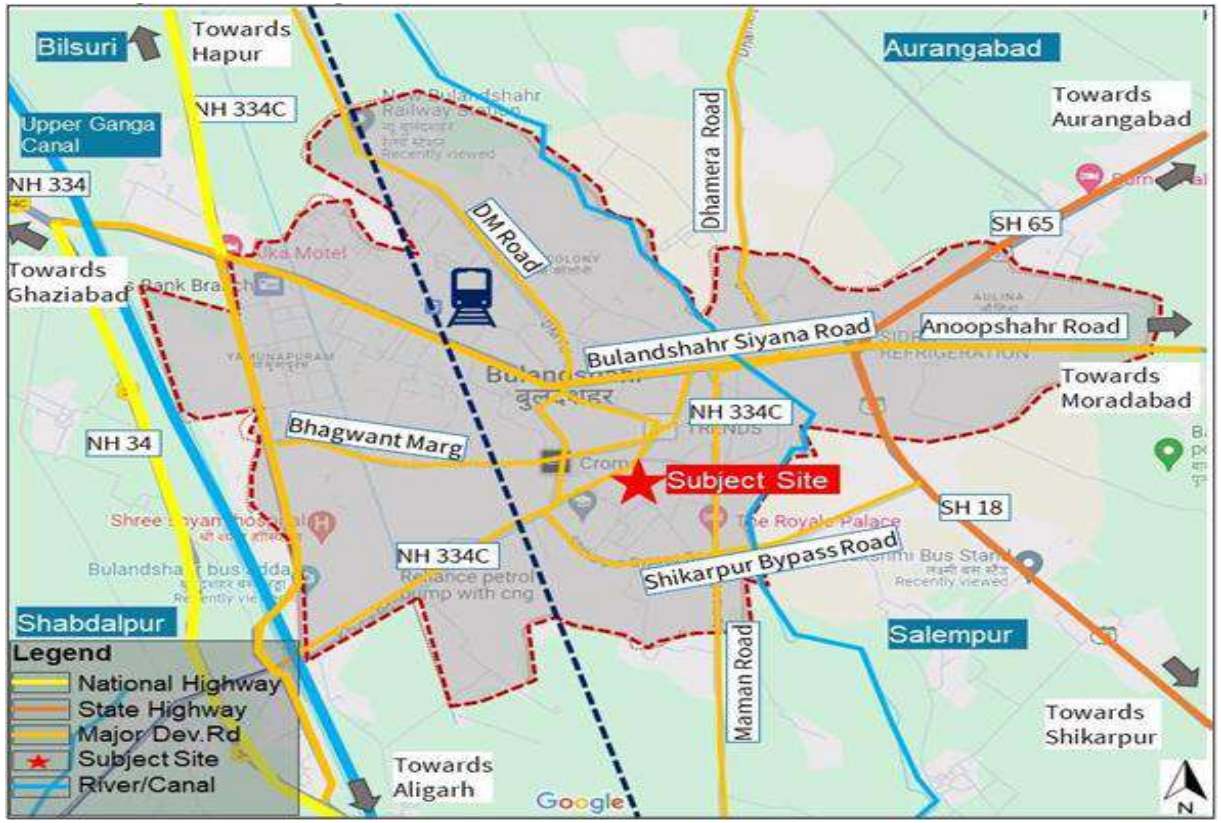
A – Khurja bus station
B - Towards Bulandshahr
C – Towards Aligarh
D – Commercial
E – Residential
F – Residential

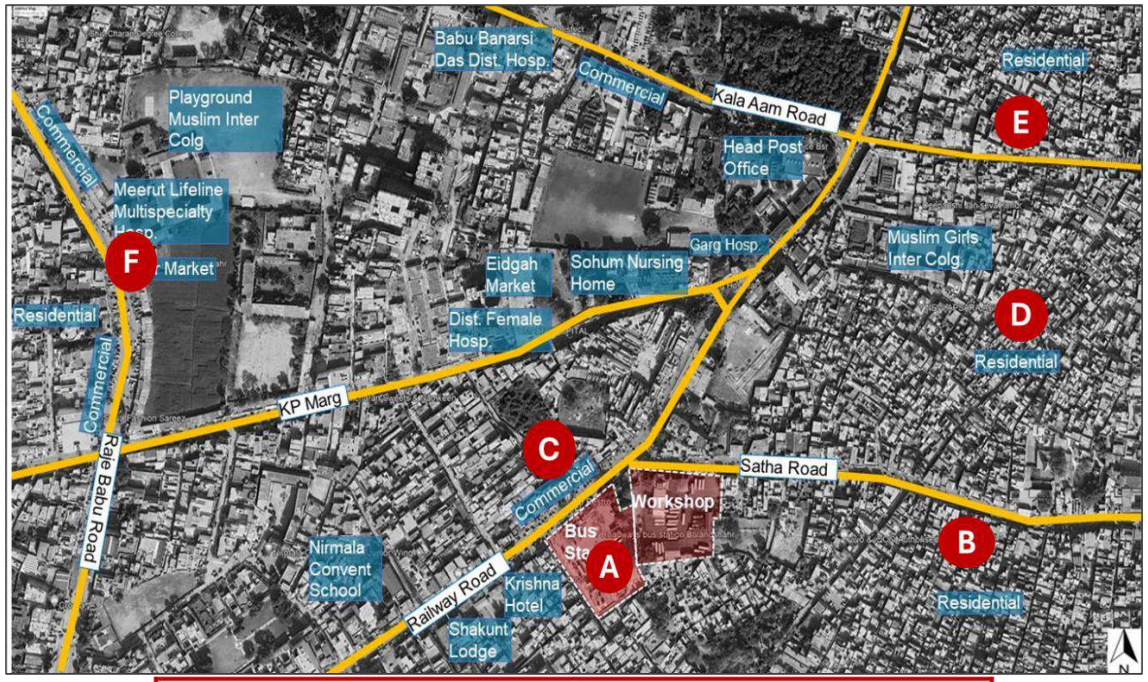
Site Area (sq. mts)	14,030
Workshop Area (sq. mts)	8,292
Bus Station Area (sq. mts)	**5,738**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**14,346**
Coordinates	**Link**

Site Attributes

- Khurja is a leading supplier of ceramics in the country, contributing significantly to India's ceramic industry. The city's reputation as "The Ceramics City" presents opportunities for growth and development in this sector.
- The existing site's location at the junction of MDR 70W and the road connecting to NH 34 provides easy access to major cities, including Delhi.

Bulandshahar





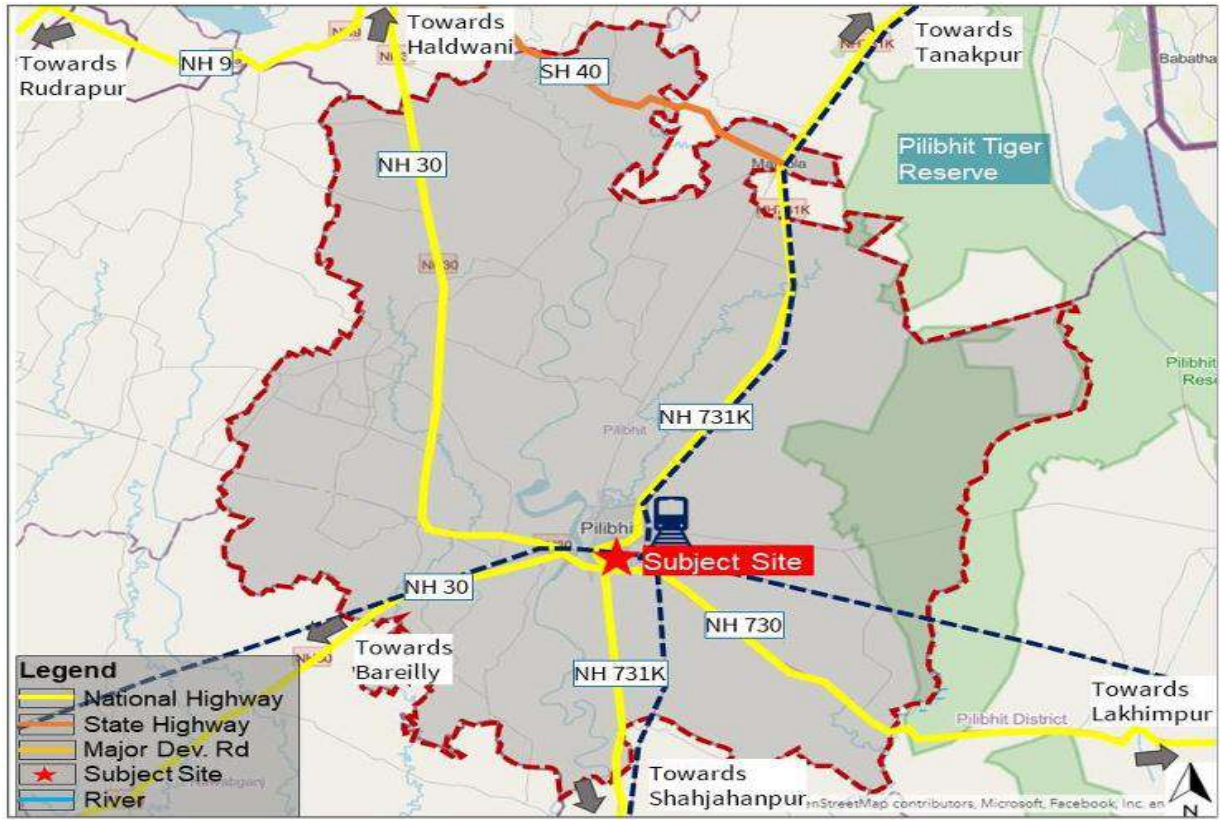
A – Bulandshahr bus station	**D** – Residential
B - Residential	**E** – Residential
C – Commercial	**F** – Commercial

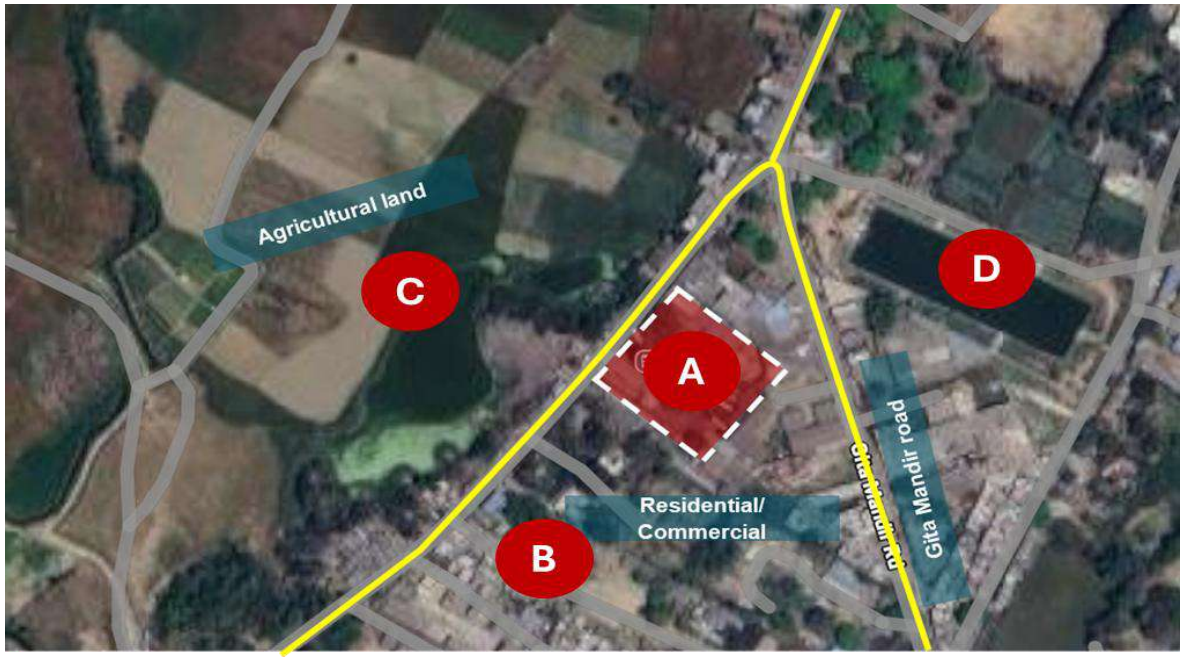
Site Area (sq. mts)	12,420
Workshop Area (sq. mts)	6,773
Bus Station Area (sq. mts)	**5,647**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**14,118**
Coordinates	**Link**

Site Attributes

- Existing site's location is on Railway Road, with connections to Satha Road, Kala Aam Road, and Raje Babu Road, provides easy access to various parts of the city and beyond. This strategic location makes Bulandshahar an attractive destination for businesses, industries, and services.
- The site is surrounded by a range of institutional and commercial developments, including schools, hospitals and residential areas.

Pilibhit





A- Pilibhit Bus Terminal
B- Residential/ Commercial
C- Agricultural land
D- Ghannai Taal

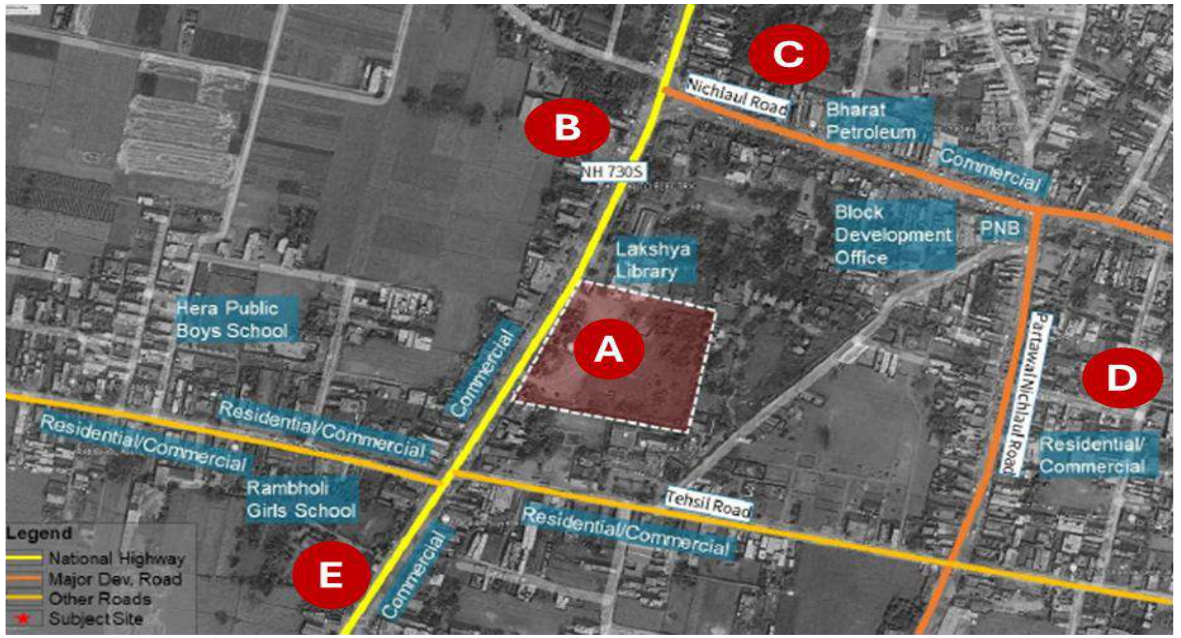
Site Area (sq. mts)	2,800
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**2,800**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**7,000**
Coordinates	**Link**

Site Attributes

- Site's location on Eidgah Road provides easy access to various parts of the city and beyond - near Sivalik Range and bordering Nepal
- Pilibhit's natural resources, cultural significance, and ecological importance make it an attractive destination for sustainable development and tourism.
- City's unique features, such as the Ghannai Taal and surrounding forest cover, offer opportunities for eco-tourism.

Nichlaul (Maharajganj)





A- Nichlaul Terminal
B- NH730S
C- Nichlaul Road
D- Residential/ Commercial
E- Commercial

Site Area (sq. mts)	11,660
Workshop Area (sq. mts)	-
Bus Station Area (sq. mts)	**11,660**
FAR	**2.5**
Admissible Built-up area (sq. mts)	**29,150**
Coordinates	**Link**

Site Attributes

- In proximity to the Nepal border, facilitates cross-border trade, bringing in goods and services that diversify and boost the market, making it an attractive location for businesses and investors.
- Road connectivity through NH 730 - improved access to larger markets, attract investment, and promote regional development, making Nichlaul an emerging hub for growth and investment.

उ0प्र0 परिवहन निगम

आपका अपना साथी

Thank You

Tender documents available on https://upsrtc.up.gov.in/en/article/phase-2-bid-documents-49-bus-terminals and https://etender.up.nic.in

Key Contacts

Yajuvendra Kumar
General Manager (PPP)
Uttar Pradesh State Road Transport Corporation (UPSRTC)
E: ppp@upsrtc.com
M: +91 9219615066

Roshan Yadav
Associate Director (Transport, Logistics & Mobility),
Crisil Limited
E: roshan.yadav@crisil.com
M: +91 8375097960