

NOTICE

The Government of West Bengal proposes to recommend proposals for allotment of plots (covering a maximum of 70 acres of land) in Calcutta Leather Complex at Bantala in South 24-Parganas District through long-term assignment of leasehold interest by the Principal Lessee, M/s. M. L. Dalmiya & Co. Ltd. , to eligible applicants for setting up of tannery and related units.

The Form of Application is annexed.

The indicative terms of allotment, price, criteria for allotment, priority, last date of submission of response in electronic mode, etc., are as follows :

1. **Area of land allocable (Total)** : Tentatively 70 Acres
2. **Purpose of allotment** : Setting up of Tannery and leather related units
3. **Location of land** : At Calcutta Leather Complex at Bantala under Bhangar-I Block of South 24-Parganas District.
4. **Distance from Kolkata** : About 16 KMs
5. **Basis of Allotment** : The Department of MSME & T will finalize the list

of allottees on the basis of following indicative criteria :

- (I) Total allocable area : **283300 M² (i.e. approx. 70 acre)**
- (II) Indicative allocation of area for Applicants from states outside West Bengal : In order to attract investors from all over India, in addition to those from our State , a substantial quantum of land may be kept for investors applying from outside of the State to broaden the investment and employment portfolio.
- (III) Minimum allocation of area to be made to one Unit : 500 M²
- (IV) Weightage for selection to be given on a 100-point scale as under :
 - (i) Present Turnover ¹ : Maximum score - 40
 - (ii) Proposed investment ² : Maximum score - 20
 - (iii) Direct Employment in 2 shifts ³ : Maximum score - 30
 - (iv) Process & Control : Maximum score - 10

- (V) After short-listing of most deserving cases, if the total area as per applications exceeds the maximum allocable area, there may be further considerations and/or lottery for selection of eligible enterprises with or without required adjustment of allocable area as distinguished from requisition made.

N.B. : Above criteria may be relaxed/modified in exceptionally deserving case.

6. **Mode of allotment** : The request for allotment of land will be recommended by the Government of West Bengal in the Department of MSME & Textiles for formal assignment of leasehold interest by the Principal Lessee of Calcutta Leather Complex after acceptance of "Offer letter" from the Dept. of MSME & T by the selected Applicant
7. **Duration of assignment** : For the remaining period of 99 years which ends on any date between the years 2095 and 2104.
8. **Rate for payment of consideration against Assignment of** : Rate that may be fixed up by Inspector General of Registration, West Bengal from time to time (currently around ₹2100 per square meter, depending on further specifications of location)
9. **Mode of payment of Consideration Amount** :
- (a) 50% amount for the area of plot allotted by demand Draft within 15 days from the date of receipt of Allotment Order ;
 - (b) Rest 50% against execution of Deed of Assignment.
 - (c) In case of default in payment of initial 50%, the allotment order is liable to be cancelled.
 - (d) In case of non-payment of balance 50% at the time of the execution of the Deed of Assignment, the allotment will be cancelled and 20% of the initial deposit would be forfeited.
10. **Facilities to be offered** : Common Effluent Treatment Plants with connectivity (separate payment to be made for connection to the Effluent Transportation

System (ETS), road network, centralized process water supply, electricity connection (on deposit of Fees & charges as may be required by the West Bengal State Electricity Distribution Company Ltd.), facility for disposal of tannery solid waste within the Complex at the designated Secured Land Fill site, Facilitation for statutory clearances, sanction of building plan, etc. Common Facilities to be available on payment of Users' Charge.

11. **Status of land construction** : Developed land suitable for starting of factory
12. **Expected time for granting physical possession of the plot** : 15 (Fifteen) days from the date of final payment of consideration amount.
13. **Last Date of response by physical mode** : 31st October, 2018
14. **Where to send the response** : **Shri Meghnad De, WBCS,
Joint Secretary,
Department of Micro, Small & Medium Enterprises & Textiles,
Hemanta Bhaban, 4th Floor,
12, BBD Bag (East), Kolkata – 700001
e-Mail : megh2009de@gmail.com**
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Note :

1. *The word "Turnover" shall mean annual average turnover of the applicant enterprise for last 3 (three) financial years from existing tanneries in India ;*
 2. *The word "Proposed Investment" shall mean "Proposed Investment per acre of land"*
 3. *The word "Direct Employment" shall mean "Direct Employment to be generated per acre of land" ;*
 4. *In case of response via e-mail, the copy in physical mode should be sent in such manner as to reach the Office by the closing date as mentioned above.*
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APPLICATION FOR LAND

To,
The Joint Secretary
Department of MSME & Textiles, Govt. of West Bengal
Hemanta Bhawan, 12 B.B.D. Bag,
Kolkata – 700001

Sub: Recommendation for allotment of land in Calcutta Leather Complex

Dear Sir,

I/We propose to establish my/our Industry in Calcutta Leather Complex for the following purpose:

Tannery

Footwear unit

Leather goods

Others

(Please tick (✓) the most relevant box)

The details are as under:

S. No.	Field	Particulars
1.	a.	Name of the firm/ company :
	b.	Address of the firm/ company :
	c.	Name(s) of the Promoters/ Directors with Mobile No. :
	d.	e-mail id of the authorized person :
2.	a.	Works area for the existing Tannery/ Tanneries, if any (Sq. m) :
	b.	Land required in (Sq. m) :
3.	a.	Existing production capacity (Kgs of hides/ day) :
	b.	Proposed production capacity (Kgs of hides/ day) :

S. No.	Field	Particulars				
4.	a. Investment in Building, Plant & Machinery for existing tannery, if any (INR Crores)					
	b. Proposed investment in Building, Plant & Machinery (INR Crores)	:				
5.	a. Consolidated Turnover of the existing unit(s) for last 3 Financial years (INR Crores)	2015-16	2016-17	2017-18		
		:				
	b. Turnover for last 3 Financial years from Tanning (INR Crores)	2015-16	2016-17	2017-18		
		:				
6.	Number of years of experience post incorporation of existing tannery	:				
7.	Expected average annual turnover (for the next 5 Financial Years) in INR Crores from the proposed unit at Calcutta Leather Complex	Y1	Y2	Y3	Y4	Y5
		:				
8.	Direct employment to be generated (No.)	:				
9.	Water required (KL per day)	:				
10.	Effluent (waste water) disposal (KL per day)	:				
11.	Proposed type of tanning	:				
12.	Whether Captive chromium recovery system would be placed by your organization (Yes/ No)?	:				
13.	Solid waste to be generated (Kg per day)	:				

Declaration*:

I/We _____ hereby solemnly confirm that the above details is given in application are true to best of my/our knowledge.

I/We hereby solemnly confirm that this is the only application submitted by me/ us (including all our sister concern/ group entity) and overrides all the applications submitted by me/ us and we understand that in case of multiple applications by me/us at this stage, the Department may reject all the applications.

I/We shall agree to the decision of the Government of West Bengal/ authorized parties regarding the allotment of land (if any).

I/We abide to pay all applicable charges and furnish documents required as per stipulated timelines.

I/We abide to complete the project as per the stipulated timelines.

The recommendation for allotment shall be automatically cancelled and deposits may be forfeited, if any misrepresentation is found in the facts stated by me/us/my organization in the application form or any time later in any future correspondence with the department.

I/We understands that the Government of West Bengal's role may be limited to

recommendation for allotment of land and the actual transaction might happen with an authorized party.

Signature with date and company stamp

* Compliance to all the above declaration is mandatory for an application to be considered.