

Government of West Bengal
Department of MSME and Textiles
ShilpaSadan (7th and 8th Floor), 4 Camac Street, Kolkata 700016

Notice Inviting Applications

The Government of West Bengal invites applications from the eligible applicants for allotment of plots for setting up of Footwear Unit & Footwear-related Allied Products Units in Calcutta Leather Complex, Bantala in South 24-Parganas district through long-term assignment of leasehold interest by the Principal Lessee, I.e., M/s M L Dalmiya & Co. Ltd. Under the supervision of the Govt of West Bengal in MSME & Textiles Department. The Form for Application, indicative terms of allotment/criteria for allotment, mode of allotment, price, priority, last date of submission of response in electronic mode, etc. may be seen in the websites – www.wbseps.com/www.wbmsme.gov.in

NOTICE INVITING APPLICATION FOR LAND IN FOOTWEAR PARK IN CLC

The Government of West Bengal in the Department of MSME & Textiles hereby invites “Applications in prescribed format” from eligible Entrepreneurs/ Investors seeking land in Calcutta Leather Complex (CLC) at Bantala under South 24-Parganas district for setting up of Footwear Unit or Footwear-related Allied Products Units through assignment of long-term leasehold interest.

Government of West Bengal is constructing the basic enabling infrastructure such as roads, sewerage, drainage, water supply etc. over an area of approximately 62 Acres for setting up of Footwear Units & Footwear-related Allied Products Units in CLC. In addition to the basic enabling infrastructure, a Common Facility Centre equipped with machinery and equipment suited for the production process for footwear shall also be constructed. The details of equipment and facilities to be provided in the CFC are as follows:

Beam Cutting Machine	Latex Spray Booth – Compact
Clicking machine- New	Back Counter Moulding Machine - Two Hot and Two Cold Station
Strap Cutting Machine	Toe Mulling Machine
Skiving Machine- Million Special	Insole attaching Machine
Stamping Machine	Toe Lasting Machine
Embossing	Seat Lasting Machine
Bandknife splitting machine	Twin Sole Attaching Machine
Edge Inking Machine (Single Edge)	Heel Crowning Machine
Rotary Fusing Press Machine	Sole Marking Machine
Punching and Eyeleting Machine	Hot Air Blower with Steam
Post Bed Roller Feed Single Needle Sewing Machine	Chiller
Post Bed Double Needle Sewing Machine	Heat Setter
Zigzag Sewing Machine	Top Line Forming Machine
Cylinder Bed Sewing Machine	Brushing & polishing-Double Exhaust with Drive
Strobel Machine	Roughening and Scouring Machine - Double Exhaust
Toe Puff Attaching Machine - Double Station	Full shoe Conveyor-100 Feet-..—77 Nos-0 Nos Trolley

An applicant/enterprise will be considered eligible, if it has experience in manufacturing of footwear, Leather Goods and allied products materials in the last five years. The plots will be available in three ways -

1. Method 1 - Down payment within 30 days of allotment
2. Method 2 - First installment of 50% within 30 days of allotment, balance amount of 50% to be paid within 5 months along with 1% interest payable every month; [Maximum of 30% plots reserved for this category]

3. Method 3 - First installment of 25% within 30 days of allotment , balance amount of 75% to be paid within 11 months along with 1% interest payable on balance amount as at the end of every month. [Maximum of 40% plots reserved for this category]

The indicated terms of allotment, price, criteria for allotment, priority, last date of submission of response in electronic mode etc. are depicted below:-

Area of land allocable and Size of Plots along with number	Total allocable area - acres		
	Small 500 m ²		
	Medium 1000 m ²		
	Medium Large 2000 m ²		
	Large 3000 m ²		
Purpose of allotment	Setting up of Footwear Manufacturing Units & Footwear-related Allied Products Units Manufacturing Units* (Refer to Annexure A for Indicative List of Allied Products)		
Eligible applicants	<ul style="list-style-type: none"> Applicants can be Proprietorship, Partnership, Pvt. Ltd. Company or Public Ltd. Company engaged in manufacturing of Footwear, allied Leather Goods and other products materials in the last five years. Applicants should have a positive networth as at the end of March 2021. Applicants should have filed ITR and GST returns for the last five Financial Years i.e. up to FY 20 - 21 		
Location	Calcutta Leather Complex, Bantala, District South 24-Parganas		
Distance from Kolkata	About 16 Km		
Basis of Allotment	The Department of MSME & Textiles will finalize the list of allottees on the basis of following indicative criteria		
	Weightage for selection : Total Score - 100		
	Annual average turnover for the last 5 financial years from all business (FY 16-17, FY 17 – 18, FY 18 – 19, FY 19 – 20, FY 20-21)	Maximum score – 20	
		More than INR 150 Crore	20
		INR 100 Crore to INR 150 Crore	16
		INR 50 Crore to INR 100 Crore	12
		INR 10 Crore to INR 50 Crore	8
	Less than INR 10 Crore	4	
	Annual average turnover for the last 5 financial years from manufacturing and sale of Footwear as certified by Statutory Auditor (FY 16-17, FY 17 – 18, FY 18 – 19, FY 19 – 20, FY 20-21) <i>[In case of Trade of Footwear, only 50% of Turnover from will be considered]</i>	Maximum score – 10	
		More than INR 100 Crore	10
INR 50 Crore to INR 100 Crore		8	
INR 25 Crore to INR 50 Crore		6	
INR 10 Crore to INR 25 Crore		4	
Less than INR 10 Crore	2		
Annual average net-worth as certified by Statutory Auditor for	Maximum score – 10		
	More than INR 10 Crore	10	

	the last 5 financial years (FY 16-17, FY 17 – 18, FY 18 – 19, FY 19 – 20, FY 20-21)	INR 5 Crore to INR 10 Crore	8	
		INR 3 Crore to INR 5 Crore	6	
		INR 1 Crore to INR 3 Crore	4	
		Less than INR 1 Crore	2	
	Annual GST paid for the last 3 financial years (FY 18 – 19, FY 19 – 20, FY 20-21) [To be certified by Statutory Auditor]	Maximum score – 10		
		More than INR 1 Crore		10
		INR 50 Lakh to INR 1 Crore		8
		INR 25 Lakh to INR 50 Lakh		6
		INR 10 Lakh to INR 25 Lakh		4
	Number of years of experience in the Footwear manufacturing sector [To be certified by Statutory Auditor]	Maximum score – 10		
		More than 15 years		10
		Between 10 to 15 years		8
	Total proposed direct employment generation [to be certified in the TEFR]	Maximum score – 10		
		More than 50		10
		Between 25 to 49		8
	Projects with Techno Economic Feasibility Reports (TEFR) vetted by any PSU Bank approved TEFR Consultant	Maximum score – 30		
		Vetted by Consultants with prior experience of vetting similar TEFRs on behalf of the Govt. of West Bengal or any of its Departments or Agencies		30
		Vetted by Consultants with prior experience of vetting similar TEFRs on behalf of any other State Government (including Departments or Agencies) / Central Government (including Ministries or Corporations etc.)		20
	<ul style="list-style-type: none"> • Eligible applicants will be ranked based on the above mentioned criteria and recommended for allotment of land on the basis of descending order of scores obtained. • The Minimum Score to be obtained by Applicants in order to be considered eligible for allotment is 60 • In case more than one applicant applying for a particular plot size has equal score, applicants will be ranked in order of their average turnover from <ul style="list-style-type: none"> 1. Manufacture and sale of Leather Footwear 2. Manufacture and sale of Footwear-related Allied Products <p>Other applicants applying for the same plot size will be allowed an</p>	Others		10

	<p>option to be allotted the next smaller plot size.</p> <ul style="list-style-type: none"> In case any balance allocable area is left after allotment as per scores obtained, the Department may call for fresh Applications. <p><i>Applicants are required to submit a Notarised Declaration on Stamp Paper of value Rs. 100 to the effect that “Funds to the extent of the requisite lease premium in full is currently available with the Applicant and that, the Applicant is in a position to make full payment within the stipulated period”</i></p>
Mode of allotment	The application for allotment of land will be recommended and forwarded by the Department of MSME & Textiles for formal assignment of leasehold interest to the Principal Lessee of CLC after acceptance of “Offer letters” from the Department by the applicant selected.
Duration of Lease	For the remaining period of 79 years extendable further at the discretion of the Government of West Bengal
Rate for payment of Consideration against Lease	Rate of payment will be guided by the circle price fixed by the Inspector General of Registration, West Bengal from time to time. The current circle rate is Rs. 2867 per sq. mtr.
Mode of payment of Consideration Amount	By Bank Draft/NEFT/RTGS in favour of M L Dalmiya & Co. Bank Account details will be provided to the successful applicants.
Periodicity of Payment	<ol style="list-style-type: none"> Method 1 - Down payment within 30 days of allotment Method 2 - First installment of 50% within 30 days of allotment, balance amount of 50% to be paid within 5 months along with 1% interest payable every month; up to a maximum of 30% plots reserved for this category Method 3 - First installment of 25% within 30 days of allotment, balance amount of 75% to be paid within 11 months along with 1% interest payable on balance amount as at the end of every month – up to a maximum of 40% plots reserved for this category
Facilities to be offered	<p>Basic enabling infrastructure such as roads, sewerage, drainage, water supply, electricity etc</p> <p>A Common Facility Centre equipped with machinery and equipment suited to the production process for leather footwear</p>
Status of land	Partly developed along with basic enabling infrastructure
Expected time for granting physical possession of the plot	15 (fifteen) days from the date of final payment of consideration amount
Application fee	<ul style="list-style-type: none"> An applicant is required to pay an application fee at the rate of INR 10 per sq. mtr. of land requested for allotment. The Application Fee is to be deposited through NEFT/RTGS payable in favour of WBSEPS (Govt Organisation) [Bank Account Number] For successful applicants selected for allotment of land, this Application Fee will be adjusted with consideration payable to M L Dalmiya & Co. For unsuccessful applicants, the application fee will be refunded by the WBSEPS (Govt Organisation).
Special Condition	Applicants who will be allotted land shall have to commence construction within 180 days of allotment failing which the plot assignment will

	automatically stand cancelled without any further notice. Any amount paid up to that date shall also be forfeited.
Last date of receipt of application	30/06/2022
Address for sending application	In the wbTender portal

Note: Any applicant (individual) who is, or any applicant (Partnership/Company) where any of the Partners/Directors/Shareholders is, a Director in a Company which has three or more plots already in CLC or has a cumulative area more than 12,000 sq metre shall not be considered for further allotment of land.

Sd/-
Joint Secretary

APPLICATION FOR LAND IN FOOTWEAR PARK

To,
The Principal Secretary,
Department of MSME & Textiles, Govt. of West Bengal,
ShilpaSadan (7th Floor), 4, Camac Street,
Kolkata-700016.

Sub: Recommendation for allotment of land in Calcutta Leather Complex for setting up of Footwear Unit

Sir,

I/We propose to establish my unit /our Industry in the CLC for the following purpose:-

Footwear Manufacturing Unit

Footwear Accessories / Footwear-related Allied Products Units

✓ Please tick whichever is relevant

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 Proprietor/Partners/Directors with Mobile No.		
	d.	E-mail id of the Authorized Person		
2	Existing Activities			
	a.	Manufacturing of Leather Footwear	Yes/No	If 'Yes', please mention the name of products manufactured here
	b.	Manufacturing of Leather Goods	Yes/No	If 'Yes', please mention the name of products manufactured here
	c.	Tannery	Yes/No	If 'Yes', please mention the name of products manufactured here
	d.	Allied Products	Yes/No	If 'Yes', please mention the name of products manufactured here
3	a.	Works area for the existing Unit, if any, (Sq. M)		
4	a.	Existing production capacity		
		Product Category	Production Capacity	
		Leather		
	Leather Footwear			

S. No	Field	Particulars					
		Allied Products					
	b.	Proposed production capacity	Product Category		Production Capacity		
5	a.	Land Required in (Sq. M)					
	b.	Amount of Application Fee submitted	INR(RupeesOnly)				
	c.	Bank Draft No and Date / NEFT Reference / RTGS Reference in support of Application Fee					
	d.	Mode of Payment (Strikeout whichever is not applicable)	Single Installment / Two Installments / Four Installments				
6	a.	Current Investment in Building, Plant & Machinery for existing Footwear Unit, if any, (INR Crore)					
	b.	Proposed investment in Building, Plant & Machinery (INR Crore)					
7	a.	Consolidated Turnover of the existing unit (s) (from Leather/Leather Manufacturing/Leather Footwear Manufacturing Activities/ Manufacture of Allied products for the last 5 Financial years) as certified by Statutory Auditor (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21
	b.	Turnover from manufacture of Leather Footwear during the last 5 Financial years as certified by Statutory Auditor (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21
	c.	Turnover from trading of Leather Footwear during the last 5 Financial years as certified by Statutory Auditor (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21
d.	Turnover from manufacture of Allied Products (apart from Footwear) during the last 5 Financial years as certified by Statutory Auditor (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21	
e.	Annual average net-worth as certified by Statutory Auditor for the last 5 financial years (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21	
8		Number of years of experience					

S. No	Field	Particulars				
	post incorporation of exactly similar setup(s) in India					
9	Expected average annual Turnover (for the next 5 Financial Years) in INR Crore from the proposed Unit at Calcutta Leather Complex	Y1	Y2	Y3	Y4	Y5
10	Direct Employment to be generated (No.)					
11	Water required (KL per day)					
12	Sewage Generation (KL per day)					
13	Solid waste to be generated (KG per day)					
14	Briefly mention various quality process and applicable controls to be put-in place by your organization at the proposed unit at Calcutta Leather Complex.					

- I. Information in points 9 to 14 to be incorporated in the Techno Economic Feasibility Report.
- II. TEFRR shall contain details of Promoters, (Directors) Past Performance, Financial Capability (including liquidity), Business, Value Chain Linkages, Market & Marketability, Technology, Project Returns, SWOT, Risk & Risk Mitigation etc. The Checklist to be annexed with the TEFRR is given in Annexure 2.

Declaration*

I/We,Proprietor/Partner/Director/Authorised Person on behalf of M/s....., hereby solemnly confirm that the above details given in the application are true to the 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 previous applications submitted by me/us. 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 recommendations 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 correspondences with the Department.

I/We understand that the Government of West Bengal's role may be limited to recommendations for allotment of land and the actual transaction might happen with an authorized party.

Signature with date & company stamp

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

Annexure A

Indicative List of Allied Products

- Leather lining
- Artificial leather (Coated Fabrics, Poromerics etc.)
- Composition Board
- Leather Board
- Polystyrene Board
- Thermoplastic Stiffner Boards
- Threads
- Tacks
- Steel Toe Cap
- Eyelet
- Lace
- Buckle
- Velcro
- Rivets
- Decorative Trims
- Zipper and Runner
- MCR Board
- EVA Sheets
- Adhesives
- Solvents
- Finishing Chemicals
- Priniting/Packaging/Boxes

(Only those industries which do not require Process Water and are Categorised under the ‘Green Category’ would be permitted within the Footwear Park)

Annexure B

Checklist to be attached along with Techno Economic Feasibility Report (TEFR)

1. Credentials (Work Order/ Completion Certificate/ Certificate from Statutory Auditor certifying credentials) of the TEFR Consultant confirming their empanelment with PSU Banks and also confirming their experience in conducting similar assignments. If not submitted they would be treated in the Category of 'Others'	Submitted	Reference (P No. in TEFR)
	Yes / No	
2. Constitution of the Applicant	Proprietorship / Partnership / Pvt. Ltd. Company / Public Limited Company	
3. Brief details of the existing activity	Yes / No	
4. Experience of Promoters in similar line of activity (for which Application is being made)	Yes / No	
5. Experience of Directors (if applicable) in similar line of activity	Yes / No	
6. Past Performance of the Applicant	Yes / No	
7. Networth of the Applicant	Yes / No	
8. Availability of Funds with the Applicant to pay the required lease premium within the indicated period	Yes / No	
9. Analysis of the Footwear market with special reference to the proposed activity for which Application is being made	Yes / No	
10. Brief details of the raw material availability and ability of the Applicant to access the same	Yes / No	
11. Brief details of the marketing plan for the proposed product	Yes / No	
12. Production process and suitability of proposed technology	Yes / No	
13. Details of employment generation (in line with industry standards)	Yes / No	
14. Financial Feasibility		
a. Proposed Capital Investment (Plant, Machinery, Equipment, Technology etc.)	Yes / No	
b. Debt Equity Ratio (maximum allowable is 70:30)	Yes / No	
c. Basic Financial Ratios	Yes / No	
d. Project IRR, DSCR	Yes / No	
15. Quality Control	Yes / No	
16. SWOT Analysis	Yes / No	
17. Risk and Risk Mitigation Framework	Yes / No	
18. Comments on suitability of proposed	Yes / No	



Government of West Bengal
Micro, Small & Medium Enterprise and Textiles Department
SilpaSadan, 4, Abanindranath Tagore Sarani(Camac Street), Kolkata 700 016

No: 1531/MSMET-24011(16)/1/2022

Dated: 09/05/2022

**Notice seeking Expression of Interest (EOI) for Allotment of Land in Footwear Park in Calcutta
Leather Complex (CLC) in Bantala, South 24 Paraganas**

The Government of West Bengal in the Department of MSME & Textiles hereby invites “Applications in prescribed format” from eligible Entrepreneurs/ Investors seeking land in Calcutta Leather Complex (CLC) at Bantala under South 24-Parganas district for setting up of Footwear Unit or Footwear-related Allied Products Units through assignment of long-term leasehold interest.

The details of EOI are being published in the following websites:

- <https://wbmsmet.gov.in/home/tender>
- <https://www.myenterprisewb.in>
- <https://www.wbsidcl.in/>
- <https://www.wbseps.com>
- <https://www.karmadiganta.in>

The important time schedule is furnished hereafter:

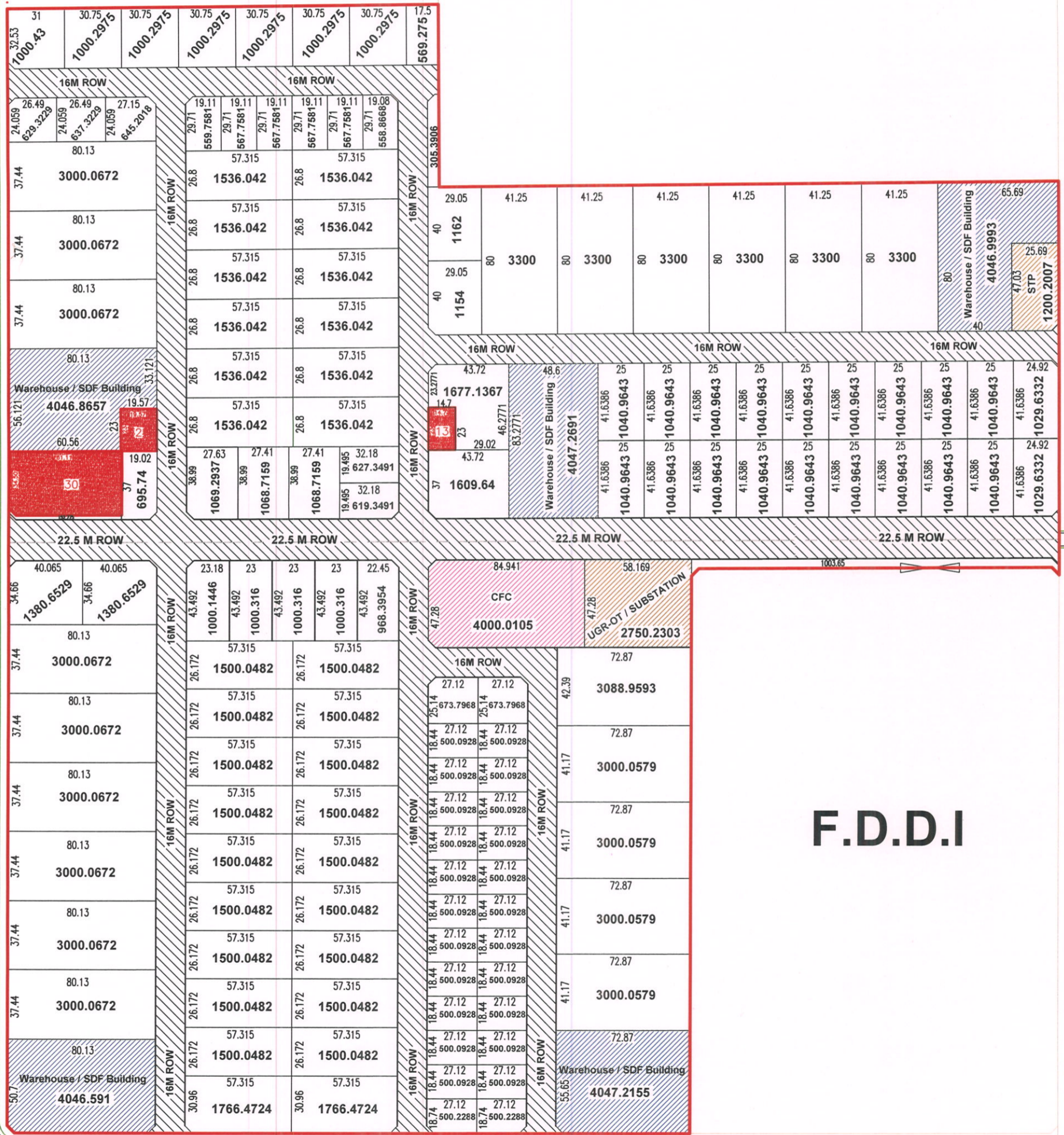
Sl.	Particulars	Date & Time
1	Publication of Information documents in website	09/05/2022
2	Pre-Bid meeting date & time	19/05/2022 at 2 p.m.
3	Last date & time of submission of Application	30/06/2022 by 5 p.m.

Applicants willing to participate in the pre-bid meeting may send their details at msmet.gowb@gmail.com not later than the time specified as per the timeline mentioned above.

Joint Secretary to the
Government of West Bengal



Footwear Park



F.D.D.I

1. SALEABLE

	Category	No. of plots	Sqmtrs.	Acres.
a)	1000 Sqmtr.	37	38291.0523	9.4619
b)	1500 Sqmtr.	30	45433.3716	11.2268
c)	3000 Sqmtr.	20	61889.7957	15.2933
d)	500 Sqmtr.	31	15961.4315	3.9442
e)	Others	23	40479.6734	10.0027
	Total Allocable :	141	202055.3245	49.9289

2. ROW

			Sqmtrs.	Acres.
a)			44589.7000	11.0183

3. UTILITY

		No. of plots	Sqmtrs.	Acres.
a)		2	3950.4310	0.9762
	Total :	143	250595.4555	61.9234

Plot	Area (Sqmr.)	
1	1000.4300	
2	1000.2975	
3	1000.2975	
4	1000.2975	
5	1000.2975	
6	1000.2975	
7	1000.2975	
8	569.2750	
9	629.3229	
10	637.3229	
11	645.2018	
12	559.7581	
13	567.7581	
14	567.7581	
15	567.7581	
16	567.7581	
17	558.8668	
18	3000.0672	
19	3000.0672	
20	3000.0672	
21	4046.8657	WAREHOUSE/SDF
22	695.7400	
23	1536.0420	
24	1536.0420	
25	1536.0420	
26	1536.0420	
27	1536.0420	
28	1536.0420	
29	1536.0420	
30	1536.0420	
31	1536.0420	
32	1536.0420	
33	1536.0420	
34	1536.0420	
35	1069.2937	
36	1068.7159	
37	1068.7159	
38	627.3491	
39	619.3491	

Plot	Area (Sqmtr.)	
40	1162.0000	
41	1154.0000	
42	3300.0000	
43	3300.0000	
44	3300.0000	
45	3300.0000	
46	3300.0000	
47	3300.0000	
48	4046.9993	WAREHOUSE/SDF
49	1200.2007	STP
50	1677.1367	
51	1609.6400	
52	4047.2691	WAREHOUSE/SDF
53	1040.9643	
54	1040.9643	
55	1040.9643	
56	1040.9643	
57	1040.9643	
58	1040.9643	
59	1040.9643	
60	1040.9643	
61	1040.9643	
62	1029.6332	
63	1029.6332	
64	1040.9643	
65	1040.9643	
66	1040.9643	
67	1040.9643	
68	1040.9643	
69	1040.9643	
70	1040.9643	
71	1040.9643	
72	1040.9643	
73	1380.6529	
74	1380.6529	
75	1000.1446	
76	1000.3160	
77	1000.3160	
78	1000.3160	

Plot	Area (Sqmtr.)	
79	968.3954	
80	3000.0672	
81	3000.0672	
82	3000.0672	
83	3000.0672	
84	3000.0672	
85	3000.0672	
86	4046.5910	WAREHOUSE/SDF
87	1500.0482	
88	1500.0482	
89	1500.0482	
90	1500.0482	
91	1500.0482	
92	1500.0482	
93	1500.0482	
94	1500.0482	
95	1500.0482	
96	1500.0482	
97	1500.0482	
98	1500.0482	
99	1500.0482	
100	1500.0482	
101	1500.0482	
102	1500.0482	
103	1500.0482	
104	1500.0482	
105	1766.4724	
106	1766.4724	
107	4000.0105	CFC
108	2750.2303	UGR/OT/SS
109	673.7968	
110	673.7968	
111	500.0928	
112	500.0928	
113	500.0928	
114	500.0928	
115	500.0928	
116	500.0928	
117	500.0928	

Plot	Area (Sqmr.)	
118	500.0928	
119	500.0928	
120	500.0928	
121	500.0928	
122	500.0928	
123	500.0928	
124	500.0928	
125	500.0928	
126	500.0928	
127	500.0928	
128	500.0928	
129	500.0928	
130	500.0928	
131	500.0928	
132	500.0928	
133	500.2288	
134	500.2288	
135	4047.2155	WAREHOUSE/SDF
136	3000.0579	
137	3000.0579	
138	3000.0579	
139	3000.0579	
140	3088.9593	
141	305.3906	Area for Shops
142	152.7750	Area for Shops
143	1003.6500	Area for Shops

Bank Details of " West Bengal State Export Promotion Society"

Name of Bank	:	Axis Bank Ltd.
Name of Branch	:	Dunlop, Kolkata-700090
Account No.	:	914010007660039
Account Type	:	Savings
IFS Code	:	UTIB0000236
MICR Code	:	700211017

SITE VISIT TO THE FOOTWEAR PARK IN CLC ON JUNE 1, 2022 AT 11 AM TO 3.00 PM

