



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

Notice Inviting Applications:

[No. 124/MSMET-24011(16)/1/2022 dated 09/01/2023]

The Government of West Bengal in MSME & Textiles Department invites fresh applications from the interested entrepreneurs / enterprises for allotment of a few remaining plots available in the upcoming Footwear Park in CLC at Bantala in South 24-Parganas district for setting up of Leather Footwear Units & Leather Footwear-related allied products Units. The plots will be allotted through long-term assignment of leasehold interest by the Principal Lessee, i.e., M/s M L Dalmiya & Co. Ltd. The details, viz., Application Form, indicative terms, criteria and mode of allotment, amount of consideration per unit area, priority/preference, last date of submission of response (in electronic mode), etc., may be seen in the websites – www.wbseps.com and www.wbmsme.gov.in.

Sd/-

Joint Secretary to the
Government of West Bengal

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 interested Entrepreneurs/ Investors seeking land in the Footwear Park 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 61.824 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
Band knife 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 preferred, if it has experience in manufacturing of Footwear, Leather Goods and allied products materials for minimum 3 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% monthly interest payable on balance amount as at the end of 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% monthly interest payable on balance amount as at the end of every month. [Maximum of 40% plots reserved for this category]

Note: In Methods 2 and 3, in case the applicant fails to pay the balance amount (either in part or in full), any amount paid up shall stand forfeited without any further notice.

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

Purpose of allotment	<ul style="list-style-type: none"> Setting up of Footwear Manufacturing Units & Footwear-related allied products Units Manufacturing Units* (Refer to Annexure A for Indicative List of Allied Products). Non-manufacturing activities, such as trading / storage/ warehousing shall not be considered for the purpose of allotment in this Notice. 		
No. of Plots & Size	There are 11 plots of about 500 sq m size, 7 plots of about 1500 sq m size and 1 plot of 1000 sq m size still available.		
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 for minimum 3 years. Applicants should have filed ITR and GST returns for the last three Financial Years i.e. up to FY 20 – 21 Applicants shall submit a Project Concept Note duly certified by a Chartered Accountant. The Project Concept Note should contain information as specified in Annexure - B [<i>Any application submitted without the Project Concept Note shall not be considered eligible for evaluation</i>] 15 % plots will be reserved for the new entrepreneurs having no previous experience of running industrial unit. 		
Location	Calcutta Leather Complex, Bantala, District South 24-Parganas		
Basis of Allotment (for plots excluding reserved plots)	The Department of MSME & Textiles will finalize the list of allottees on the basis of following indicative criteria		
	Weightage for selection : Total Score - 50		
	Annual average turnover for minimum 3 financial years from all business (starting from FY 16-17 up to , FY 20-21)	Maximum score – 20	
		More than INR 50 Crore	20
		INR 25 Crore to INR 50 Crore	15
		INR 10 Crore to INR 25 Crore	10
		Less than INR 5 Crore	5
	Annual GST paid / filed for the last 3 financial years (FY 18 – 19, FY 19 – 20, FY 20-21) [To be certified by Statutory Auditor]	Maximum score – 20	
		INR 50 Lakh to INR 1 Crore	20
		INR 25 Lakh to INR 50 Lakh	15
INR 10 Lakh to INR 25 Lakh		10	
Less than INR 10 Lakh		5	
Location of Registered Office / Principal place of business	Maximum score – 5		
	Location of Registered Office / Principal place of business within West Bengal	5	

	Existing Leather /Leather Goods, Products, Footwear Manufacturers	Maximum score – 5
	<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. <ol style="list-style-type: none"> 1. In case more than one applicant applying for a particular plot size has equal score, applicants will be ranked in the following order:- <ol style="list-style-type: none"> (a) Companies / Firms having Registered Office in West Bengal (b) Average Turnover from Leather and allied products during the last 3 Financial Years as mentioned above. (c) Average Turnover during the last 3 Financial Years as mentioned above (d) Other applicants applying for the same plot size will be allotted the next smaller plot size serially. • In case any balance allocable area is left over even after this allotment process, the Department may call for fresh Applications. <p><i>Applicants are required to submit a Notarized 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 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 available from the Department.	
Periodicity of Payment	<ol style="list-style-type: none"> 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; up to a 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 – up to a maximum of 40% plots reserved for this category 	
Facilities to be offered	Basic enabling infrastructure such as roads, sewerage, drainage, water supply, electricity etc A Common Facility Centre equipped with machinery and equipment suited to the production process for leather footwear	
Status of land	Partly developed along with basic enabling infrastructure	
Expected time for granting physical	15 (fifteen) days from the date of final payment of consideration amount.	

possession of the plot	
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. m. of land requested for allotment. • The Application Fee is to be deposited through NEFT/ RTGS payable in favour of WBSEPS (Govt Organization). • 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 Organization).
Special Condition	Applicants who will be allotted land shall have to commence construction within 180 days from the date of execution of the Deed of Assignment of land and complete construction within 2 years , failing which the plot assignment will automatically stands cancelled without any further notice. Any amount paid up to that date shall also be forfeited.
Last date of receipt of application	31/01/2023
Address for sending application	MSME & T Department, Government of West Bengal, Shilpa Sadan, 7th Floor, 4, Camac Street, Kolkata - 700016

Note: Any applicant who has been allotted land at Calcutta Leather Complex, Bantala on or before 31.3.2017 and has not commenced construction or applied for Consent to Establish as on the date of publication of this Notice shall not be considered as eligible to make an application in response to this Notice. An Affidavit to this effect shall be submitted in the format given at Annexure C.

Sd/-
Joint Secretary

APPLICATION FOR LAND IN FOOTWEAR PARK

To,
The Principal Secretary,
Department of MSME & Textiles, Govt. of West Bengal,
Shilpa Sadan (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

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 Goods	
			Leather Footwear	
			Allied Products	
b.	Proposed production capacity	Product Category	Production Capacity	
5	a.	Land Required in (Sq. M)		

S. No	Field	Particulars					
	b.	Amount of Application Fee submitted	INR (Rupees)				
	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/Two/Four Instalment				
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 at least 3 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 and Leather Products during at least 3 Financial years as certified by Statutory Auditor (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21
	c.	Turnover from manufacture of Leather Footwear during at least 3 Financial years as certified by Statutory Auditor (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21
	d.	Turnover from trading of Leather Footwear during at least 3 Financial years as certified by Statutory Auditor (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21
	e.	Turnover from manufacture of Allied Products (apart from Footwear) during at least 3 Financial years as certified by Statutory Auditor (INR Crore)	16 - 17	17 - 18	18- 19	19 - 20	20 - 21
8		Number of years of experience 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		Expected direct employment to be generated (No.)					
11		Water required (KL per day)					
12		Sewage Generation (KL per day)					

S. No	Field	Particulars				
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.					

Declaration*

I/We, Proprietor/Partner/Director of, 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 our entire 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 agree to the Terms and Conditions as mentioned in the “Notice Inviting Application for Land in Footwear Park in CLC”

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, Paramedics etc.)
- Composition Board
- Leather Board
- Polystyrene Board
- Thermoplastic Stiffener Boards
- Threads
- Tacks
- Steel Toe Cap
- Eyelet
- Lace
- Buckle
- Velcro
- Rivets
- Buttons
- Decorative Trims / Embellishments
- Zipper and Runner
- MCR Board
- EVA Sheets
- Adhesives
- Solvents
- Finishing Chemicals
- Printing/Packaging/Boxes

(The above list is indicative; in case there are other industries which qualify as ‘Allied Products’, they can also apply. However, **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

Project Concept Note**

1. Constitution of the Applicant (Proprietorship / Partnership / Pvt. Ltd. Company / Public Limited Company)
2. Brief details of the existing activity (Manufacturing / Trading / Both) including exports, if any
3. Experience of Promoters in similar line of activity (for which Application is being made)
4. Experience of Directors (if applicable) in similar line of activity
5. Past Financial Performance (last three Financial Years) of the Applicant
6. Proposed target of Footwear market (whether Domestic / Exports or both) with special reference to the proposed activity for which Application is being made
7. Brief details of the raw material availability and access of the Applicant to the same
8. Brief details of the marketing plan for the proposed product
9. Production process technology to be adopted
10. Details of expected employment generation, both direct and indirect (in line with industry standards). In case of indirect employment generation, brief details of the nature of employment
11. Proposed Capital Investment (Plant, Machinery, Equipment, Technology etc.)
12. Quality Control measures to be adopted

**** PS:** The Note should be brief and indicative only. It need not be accompanied by voluminous documents.

Annexure C

I, son/daughter of, residing at signing in the capacity of Proprietor/Partner/Director of hereby solemnly affirm and state that:-

1. is currently not in possession of any land allotted in Calcutta Leather Complex, Bantala on or before 31.3.2017 which is lying vacant/ on which we have not commenced construction or for which applied for Consent to Establish as on 09.01.2023.
2. shall commence construction within 180 days from the date of execution of the Deed of Assignment of land and complete construction within 2 years, failing which the plot assignment will automatically stand cancelled without any further notice. We further affirm that any amount paid up to that date shall also stand forfeited.

Place:

Date:

(Signature and Seal)

(Name of Signatory)

(Designation)