

**Request for Proposal (RFP)**  
**FOR**  
**Setting up Textile and Apparel manufacturing units  
in West Bengal**

**RFP Submission Due Date: 24/02/2023**

RFP Reference No. 307-MSMET-11018(99)/34/2022

Tender ID: **2023\_DMSME\_449532\_1**

**MSME & TEXTILES DEPARTMENT**  
**Government of West Bengal**

"Shilpa Sadan"  
4, Abanindranath Thakur Sarani  
Kolkata-700017, West Bengal, India

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- b) This document does not constitute any contract or agreement of any kind whatsoever.
- c) This document does not purport to contain all the information that interested applicants would desire or require in reaching decisions pertaining to any transaction. Interested applicants should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
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- f) MSME&T Deptt. shall be entitled to invite proposals from entities other than the applicants who have submitted RFP.
- g) Failure to provide information that is essential to evaluate the applicant's qualifications or substantiation of the information supplied, shall result in disqualification of the applicant from the RFP process.
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**NOTICE INVITING RFP**  
**Department of Micro, Small, Medium Enterprises & Textiles**  
**Government of West Bengal**  
"Shilpa Sadan"  
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Kolkata-700017, West Bengal, India  
Email: [msmet.gowb@gmail.com](mailto:msmet.gowb@gmail.com)

RFP Reference No. 307-MSMET-11018(99)/34/2022

Date: 20/01/2023

1. Department of Micro, Small, Medium Enterprises & Textiles (hereinafter referred to as MSME&T Deptt.) is responsible for conceptualization, development, growth and facilitation of Micro, Small and Medium Industry, investment to this textile sector along with related infrastructure in West Bengal.
2. MSME&T Deptt. hereby invites Request for Proposal (RFP) from eligible and qualified companies (herein after referred to as "Bidders") *for Setting up Textile and Apparel manufacturing units in West Bengal*
3. Intending bidders may download the RFP from the website <https://wbmsmet.gov.in/home/tender> or <https://wbtenders.gov.in/>
4. The RFP shall have to be submitted in the website <https://wbtenders.gov.in/> not later than the time specified on the prescribed last date of submission of RFP.
5. MSME&T Deptt., may, at its discretion, extend this deadline for submission of RFP by amending the RFP document, in which case all rights and obligations of MSME&T Deptt. and applicants previously subject to the deadline will thereafter be subject to the deadline as extended.
6. All details including any due date extensions, clarifications, amendments, addenda, corrigenda, etc., in respect of this notice will be uploaded on <https://wbmsmet.gov.in/home/tender> and/or <https://wbtenders.gov.in/>
7. Important information date and time schedule:

RFP Timelines		
1	Publication of Information Memorandum document for RFP	20/01/2023 at 10:00 AM
2	Pre-Bid meeting	01/02/2023 at 03:00 PM
3	Start date of submission of RFP	06/02/2023 from 10:00 AM
4	Last date and time of submission of RFP	24/02/2023 at 05:00 PM
5	Opening of Technical Bid	27/02/2023 at 11:00 AM
6	Presentation for selected bidders	03/03/2023
7	Opening of Financial Bid	04/03/2023

8. In the event, any of the specified date as above being declared a holiday by Govt. of West Bengal, the event of the specified date will be taken up on the next working day at the same time.

9. The bidder(s) shall submit a refundable Earnest Money Deposit of amount INR 25,00,000 in **online mode** to The Department of MSME & Textiles, Government of West Bengal, payable at Kolkata. Exemption of EMD shall be applicable to eligible entities as per GoWB notifications. The EMD for all non-successful bidders shall be returned within 60 days of selection of the successful bidder. The EMD for the successful bidder shall be returned/adjusted on submission of Performance Bank Guarantee. No interest will be paid on refund of EMD.
10. MSME&T Deptt. reserves the right to reject any or all RFPs and to accept or reject any or all submissions without assigning any reason whatsoever and would not be liable for any cost that might have incurred by any applicant for submitting the RFP.

Sd/-  
Principal Secretary

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## 1. Project Background

Historically, West Bengal has played an important role for the development of the textile and apparel industry and till date it is a major manufacturer of hosiery products, garments and technical textiles. In 2019 – 20 this state has exported textiles and apparel worth ~USD 1 Bn.

West Bengal has the right combination of the factors required for the growth of the sector. Some of the key points have been highlighted below:

1. **Raw material availability:** West Bengal is the largest supplier of raw jute, third largest supplier of Mulberry silk and a major supplier of Purified Terephthalic Acid (PTA) which is the raw material for manufacturing of polyester fiber
2. **Availability of skilled manpower:** It grooms ~700 Graduates and Postgraduates for this industry every year. The educational institutes of West Bengal groom Graduates and Postgraduates in other streams (mechanical, electrical, electronics, civil engineers, industrial engineering, business management, IT etc.) which supports the growth of the sector. The TVET institutions and training centers provide skilled manpower for the shop-floor level.
3. **Market access:** The West Bengal government has targeted to double its textile industry in the state to INR 70,000 Crores<sup>1</sup> by 2024-26. This state is also the gateway to Bangladesh which imported textiles worth USD 8.82Bn in 2020<sup>2</sup>
4. **Power and Water:** The State is self-sufficient with respect to power and water. It is now in a position to export power to other states after meeting its internal demand fully. It has drawn up ambitious plans for installing 100 MW Grid Connected Ground Mounted Solar PV Power Plant and Grid Connected Roof top Solar PV Power Plants.<sup>3</sup>
5. **Industrial Infrastructure:** A number of textile parks and apparel parks are functional / under implementation. Paridhan Garment Park (Ph 1 & Ph 2) and Regent Garment & Apparel Hub (Ph 1) are already operational. Other major parks include EIGMEF Apparel Park, Kona Integrated Garment Park, West Bengal Hosiery Park, Integrated Textile Park. Government has also planned to come up with more textile parks / clusters including apparel hubs in Nungi and Metiabruz.
6. **Logistics and transportation:** 16 National Highways are connecting the State with rest of the India and two upcoming Asian highways will connect the State with Nepal, Bhutan and Bangladesh. Upcoming Amritsar Kolkata Industrial Corridor is expected to boost industrial linkages of West Bengal with 20 cities across seven states in India. Two large container and bulk handling river ports exist at Kolkata and Haldia. One deep seaport is coming up at Tajpur. The State has two international airports at Kolkata and Bagdogra. Apart from this the domestic airport in Durgapur caters to major metros in India. The state also has planned to operationalize Coochbehar, Balurghat and Malda airports in near future.
7. **Policy Support:** Government of West Bengal has taken major policy reforms for the Ease of Doing Business (EoDB) which includes automation of the approval processes, digitization of the processes, increasing the tenure of validity of approvals, simplification of the processes, single window clearance system, 'No Bandh' regime, time bound service delivery etc. The state shall also support Water and Electricity supply, skill development initiatives ETP development etc. The industry can also benefit under PLI scheme as per GoI guidelines.

Government of West Bengal has identified following areas as strategic thrust areas for attracting new investment in textile and apparel sector in next three to five years.

1. Scaling up readymade garment sector
2. Diversifying into technical textiles
3. Development of complete value chain for man-made fiber-based textiles and apparel
4. Strengthening and upgrading weaving, knitting and hosiery industry
5. Developing the support ecosystem – textile auxiliaries and machinery
6. Setting up of a designing and technology facilitation center
7. Promotion of cleaner production system

In the pursuit of these growth objectives the state had introduced the **Incentive Scheme for MSMEs in Powerloom Sector** to drive growth in the sector in December 2021. This provided a flat 20% subsidy for the fixed capital investment on Plant and machinery for new age shuttle less Powerlooms along with other major subsidies under the Banglashree scheme. In addition to this fiscal subsidy the state also realised the need for

<sup>1</sup>West Bengal Industrial Development Corporation (WBIDC)

<sup>2</sup><https://thefinancialexpress.com.bd/trade/bangladesh-seventh-largest-importer-of-textiles-globally-1628736747>

<sup>3</sup><https://wbpower.gov.in/>

demand creation to drive growth. With this objective the state also introduced a **buyback scheme** to assure the procurement of uniform fabrics for institutional requirements in the state for at least 3 years from the units (w.e.f. scheme effective date). To further enhance the scale the state institution **Tantuja** shall be providing the yarns required for the fabric production to empaneled units under the project. This has helped to ensure timely availability of yarns. These combined efforts have led to the growth of powerloom units in the state to 583 rapier and 96 airjet looms (*additional 48 looms shall be functional by Jan 2023*). The state is expecting a total of ~1000 looms to be installed under this project.

However, the above scheme was facilitating only the Fabric production segment. Taking a step further the Government of West Bengal has also launched its West Bengal Textile Incentive Policy (WBTIS-2022), a holistic and targeted policy to steer the growth of the whole textile sector in the state. The scheme targets to incentivise the growth of the Textile and Apparel sector as a whole including the Technical textile segments. The details are provided in **Section 3**

## 2. Location Details

With this background Government of West Bengal has planned invite investors to develop **Textile and Apparel** manufacturing units in following 3 locations within West Bengal.

- 1) **Ashoknagar, Dt. North 24 Parganas:** It is located at Ashoknagar (Site I) at Mouza-Tebaberia, J.L No.-71, L.R Khatian No.-2, Ward No.-19 under Ashoknagar, Kalyangarh Municipality, (Land of Kalyani spinning Mill), North 24 Parganas.
- 2) **Kalyani, Dt. Nadia:** Located at Kalyani under Kalyani Municipality (land of closed Kalyani Spinning Mills, Unit-I) connected through NH-34 Connector, Rina Road and around 43 Km away from Kolkata International Airport and very close to Kalyani Shilpachal Railway Station.
- 3) **Raigunj, Dt. West Dinajpur.:** Located at Raigunj at Mouza-Bogram, J.L No.-156, L.R Khatian No.-515, District- Uttar Dinajpur (vacant land of West Dinajpur spinning Mill, now closed). The site is well connected through State Highway 10A and around 2 Km away from NH-34 and about 5 Km away from Raiganj Railway Station.

District	Uttar Dinajpur	Nadia	North 24 Parganas
P.S.	Raigunj	Kalyani	Ashoknagar
Mouza	Bogram	Kalyani	Tebaberia
J.L. No	156	58	71
Area available under this RFP (in Katha)	1154 (~19 Acres)	676 (~11.2 Acres)	872 (~14.4 Acres)
Plots with Existing Structures Area in Katha (K)	SP2 (122K); WP 14+WP 15+WP 16 (55 K); SW5 (39K)	SP 01 (500K)	SP 01 (225 K); WP 12 (20K); WP 13 (20K)+WP 14 (20K)+ WP 15 (25K); WP 16 (125K);PL 01 (36 K); SW02 (51 K);
Total Salvage Value of Infrastructure available	INR 22.82 Lakhs	INR 76.76 Lakhs	INR 58.58 Lakhs
For detailed list of plots with structures and values Refer <a href="#">Annexure</a>			

All the above 3 locations are well connected by road, rail, air, and sea. Details of the connectivity of the above three locations have been provided in the Annexure I.

Some of the plots have existing structures or plant and machinery. The plots having structures have been valued by an empaneled valuer. The bidders who are successfully allocated these plots shall pay the salvage value of existing structures (only) as specified to Deptt. of MSME & Textile separately. These structures can be used/modified by the successful bidders as deemed necessary. This shall be in addition to the value of the plot. The clearance of the machineries is being looked upon by WBSIDCL.

**The private players, who will be selected for specific location, shall have to set up their unit within a time period of 24 months for Spinning and 18 months for all other segments (Fabric, Stitching and Finishing, Processing etc. except technical textile) from the date of handing over the possession of the land. They will be responsible for obtaining statutory clearances as are applicable. However, the MSME&T Deptt. shall actively facilitate such approvals as and when required.**

Note: EMD, Performance Security and Punitive Measures to conform the bidder with the construction time

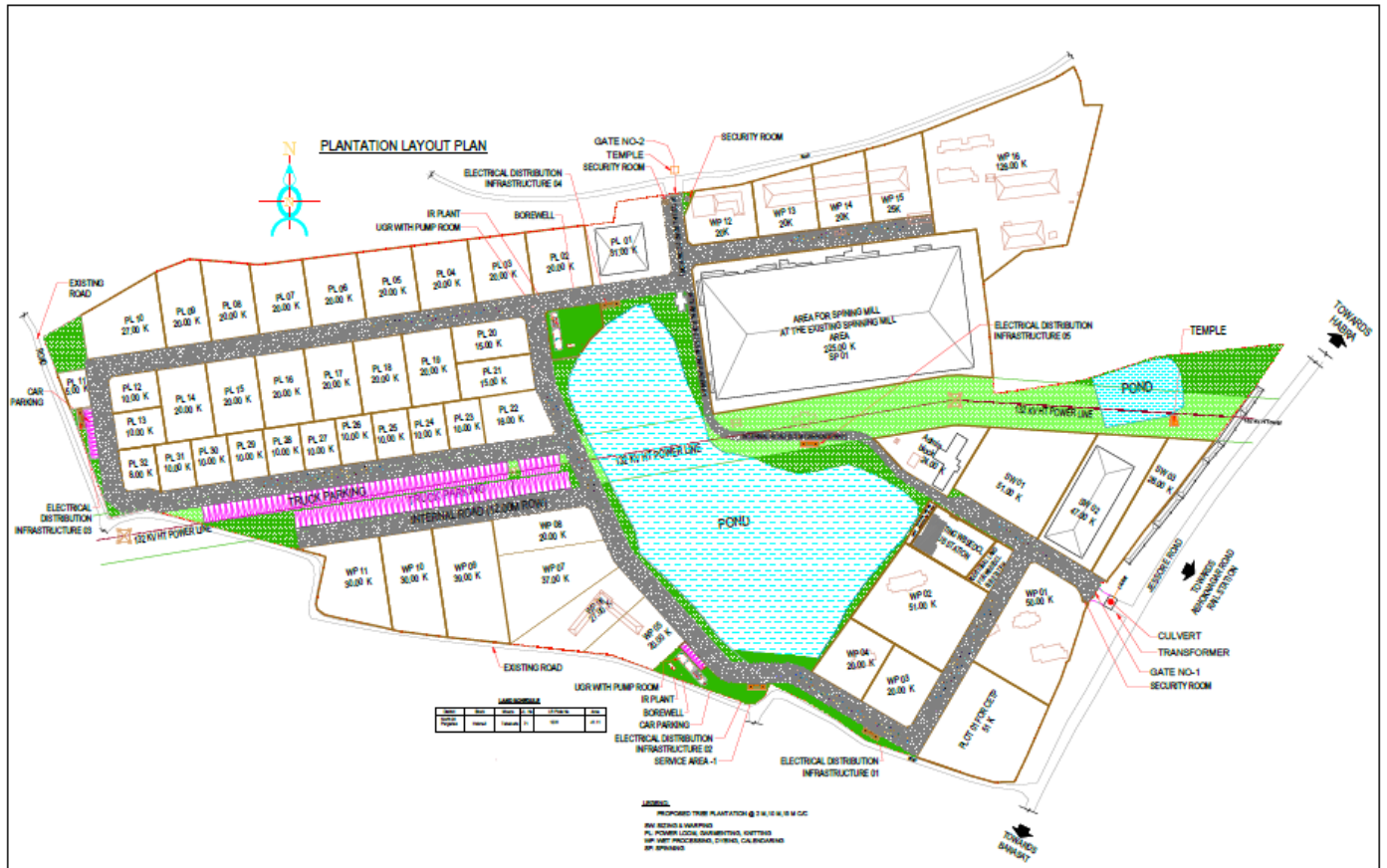


*lines as per Section 2 of RFP (24 months and 18 months respectively for spinning and other segment units respectively) shall be governed in accordance with Finance Department notification no 4245-F(Y) dt 28.05.13.*

For bidders submitting a proposal on setting up a **Spinning Unit, the total land parcel available** in any of 3 spinning mills may be awarded to a single bidder. However, for any other units, a plot on the existing land parcel shall be allocated based on the requirement of the project stated in Form II.

## Master Plans

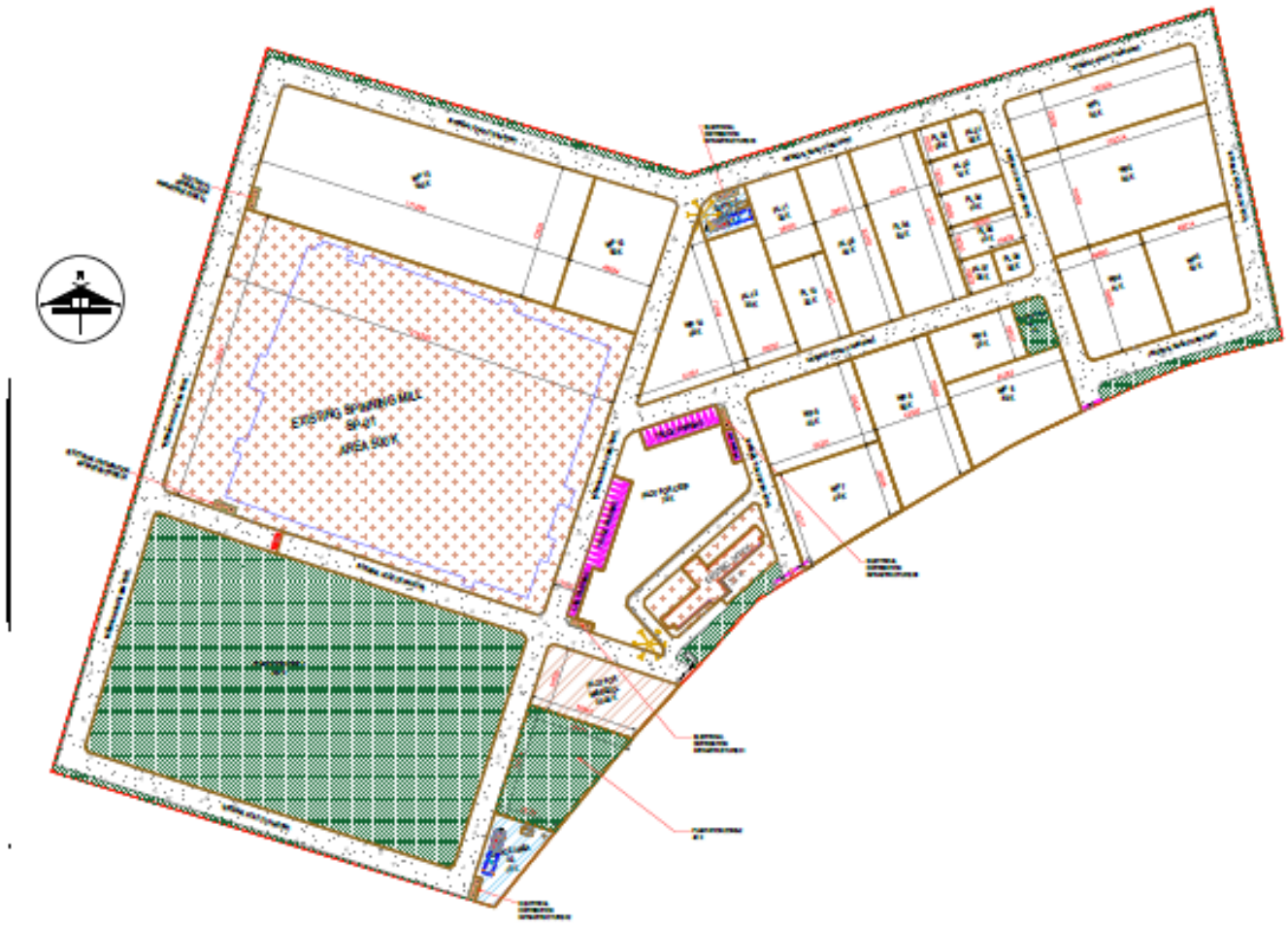
### Ashoknagar:



**Raigunj:**



**Kalyani:**



### 3. Fiscal and non-fiscal support of Government of West Bengal

The **West Bengal Textile Incentive Scheme (WBTIS) 2022** scheme has been launched by the state. This aims to extend fiscal incentives to textile sector industries across the entire value chain. This shall cover segments from fibre to apparel production for set up and expansion of manufacturing units in the State. This shall enable to maximize the utilization of resources, generate new employment, and widen the area of operation to make the state emerge as the preferred destination for investment in the Textile sector.

The major incentives are offered under the WBTIS- 2022 scheme are as follows:

1. Capital Investment Subsidy: Investment in plant and machinery. (Quantum: 10% -20% of the investment in plant and machinery)
2. Electricity Duty Waiver (100% for 5 Years)
3. Power Subsidy: Per unit subsidy on power usage (INR 1/unit to INR 2 / Unit across segments capped at INR 50 Lakh to 1 Cr for 5 years)
4. Incentive for Energy Efficiency (50% of audit cost; 25% of installation of the relevant equipments)
5. Stamp Duty and Registration Fee waiver (100% waiver)
6. Land Conversion and mutation fees waiver (100% waiver)
7. Water Conservation / Environmental Compliance subsidy (25% of ETP cost)

The detailed policy documents for WBTIS scheme is available at <https://wbmsmet.gov.in/>

In addition, the state shall provide the Following **non-fiscal benefits** to units which will take up land within the aforementioned 3 locations in this RFP:

- a) In its objective to make the state self-reliant, Government of West Bengal has been working towards enhancing capacities across the value chain in the state. It was identified that state has various institutional requirements of Textiles and apparel such as uniforms of School, Health and Family Welfare, Women and Child Development and Social Welfare, Home Guard (ADG Home Guard), NVF (Civil Defense) and Civic Volunteer (IG Organisation, WBP). Majority of which is being currently procured from outside of the state. To change this procurement structure the state is encouraging industries to setup units by providing marketing support through buyback arrangements for their products as below:
  - a. For **Spinning/ Polymerization, texturizing and twisting** unit setup under this RFP the Tantuja (under the Deptt. of MSME & Textile) shall provide **purchase preference** to them while purchase of yarn for uniform project. In such units the aim of the state will be to purchase the maximum permissible quantity from them.\*\*
  - b. For **New age shuttle-less powerloom /post loom processing and dyeing** unit setup under this RFP the state shall **purchase the grey/processed/dyed fabric\*\*** for uniforms (as mentioned above) as per provided specifications. The **yarn shall be supplied through Tantuja** for reduced pressure on working capital.
- b) Developed land with basic common infrastructure facilities like boundary wall, internal road network etc.
- c) Common Effluent Treatment Plant (CETP)\* (shared with WBSIDCL common infrastructure)
- d) 24x7 uninterrupted water and electricity supply to the unit
- e) Skill Training under 'Utkarsh Bangla' Scheme (as per scheme guidelines)
- f) Facilitation support for availing benefits of the schemes / programs of Government of India and GoWB
- g) Facilitation support for all applicable permits / clearances / statutory approvals under Single Window Services portal

\*As per GoWB norms and policies

\*\*As per mutually agreed T&Cs, subject to price and capacity aggregability

Other details such as duration of purchase and price discovery mechanism will be finalized by GoWB at a later stage through a suitable transparent pricing / market pricing comparison mechanism.

**Note:** In such cases of procurements, the micro and small enterprises of the state shall have a 15% price preference over the L1 amount.

It is important to mention here that at present the West Bengal source majority of their woven fabric (manufactured and processed) from other States such as Maharashtra, Gujarat, and Tamil Nadu. So, the upcoming textile manufacturing units will have a ready market available to them.

Currently the state foresees installation and functioning of ~1000 new age shuttle less Powerlooms in next few months. In this movement towards self-reliance of uniform fabrics, the state also foresees the requirement of Spinning and Processing units alongwith other related segments for forward and backward integration in the sector

**Note:** All other schemes / programs offered by Government of India can also be dovetailed with the abovementioned benefits.

## 4. Eligibility criteria

Minimum eligibility criteria: Bidders shall have to meet the minimum eligibility criteria in respect of all of the following:

- a. The firms shall be in the business in India for at least last 4 (four) financial years (2017-18, 2018 – 19, 2019 – 20 and 2020 – 21).  
*(Note: Private Limited Company, Joint-Venture Company, Partnership Firm, LLP firms are allowed under this RFP. In case of Joint Venture/Consortium a duly signed JV/Consortium certificate shall be submitted clearly stating the lead partner and signed by all the members.)*
- b. The Bidders must have Positive Net Worth in all the last 4 (four) financial years (2017-18, 2018 – 19, 2019 – 20 and 2020 – 21).
- c. The Bidders must have minimum Annual Turnover as mentioned below, in any of the 4 (four) financial years (2017-18, 2018 – 19, 2019 – 20 and 2020 – 21):
  - For proposals of spinning units: INR 200.00 crores (Rupees Two hundred Crores)
  - For proposals of all other segments: INR 50.00 crores (Rupees Fifty Crores)

Note: In case of both the segments are proposed by a single bidder the higher turnover threshold shall be considered. In case of a Joint Venture or Consortium the Turnover for the lead bidder shall be considered.

- d. The Bidders must have any of the following certifications: ISI / BIS certification / ISO 9000/ ISO 14000 / ISO9001/ ISO 14001/ ISO 18000/ISO 22000/ HACCP certification from approved Institutions.  
*(Note: The firms who are in process of getting these certifications can apply. However, the certification should be completed and made available before date of Agreement with GoWB whichever is earlier. An undertaking regarding the same must be furnished during RFP Submission)*
- e. The bidder has not been blacklisted/barred by any ministry / department / organization of Government of India (GoI) or GoWB for participation in any project and the same subsists on the day of submission of the RFP.



## 5. Technical Evaluation Criteria

Initial Bid scrutiny will be held, and incomplete details as given below will be treated as non-responsive. If Proposals.

- i. Are not submitted in as specified in the RFP/RFP document
- ii. Received without the Letter of Authorization (Power of Attorney)
- iii. Are found with suppression of details
- iv. With incomplete information, subjective, conditional offers and partial offers submitted
- v. Submitted without the documents requested in Section 8: Submission of Proposal
- vi. Have non-compliance of any of the clauses stipulated in the RFP
- vii. Have a lesser validity period (than 180 days)

All responsive Bids will be considered for further processing as below.

A Proposal Evaluation Committee will be formed by Department of MSME&T during the bidding process.

The committee will prepare a list of responsive Bidders, who comply with all the Terms and Conditions of the Tender. All eligible bids will be considered for further evaluation by the Committee according to the Evaluation process define in this RFP document. The decision of the Committee will be final in this regard.

- i. Evaluation committee will examine the bids to determine whether they are complete, whether any computational errors have been made, and whether the bids are generally in order.
- ii. The Department may conduct clarification meetings with each or any Bidder to discuss any matters, technical or otherwise.
- iii. Further the scope of evaluation committee also covers taking any decision with regard to the Tender document, execution/ implementation of the project including management period.
- iv. Proposal shall be opened in the presence of Bidders representatives who intend to attend at their cost. The Bidders' representatives who are present shall sign a register giving evidence of their attendance.

Proposal document shall be evaluated as per the following steps.

- i. Preliminary examination of pre-qualification/ eligibility criteria documents: The prequalification document will be examined to determine whether the Bidder meets the eligibility criteria, whether the Proposal is complete in all respects, whether the documents have been properly signed and whether the bids are generally in order. Any bids found to be non-responsive for any reason or not meeting the minimum levels of the performance or eligibility criteria specified in various sections of this RFP document will be rejected and will not be considered further.
- ii. Technical Evaluation of document: A detailed evaluation of the bids shall be carried out in order to determine whether the Bidders are competent enough and whether the technical aspects are substantially responsive to the requirements set forth in the RFP document. Bids received would be assigned scores based on the parameters defined in the table below.

All supporting document submitted in support of Eligibility and Technical Evaluation matrix should comply the following:

- i. Supporting document is to be submitted
- ii. Supporting document should clearly indicate value of the completed/ ongoing project and scope of work/ services should be clearly highlighted.
- iii. Bidders failing to comply any of the above then the Bid will be summarily rejected.

*(Note: In the event of parity of price bid between Spinning and other units, the preference would be given to spinning units. In any other circumstances decision will be made based on QCCBS method as specified in next sections)*



The qualified firms based on the above eligibility criteria shall be evaluated for Technical scoring as per below mentioned criteria:

### Marking Criteria

#	Category	Maximum Marks	Marking Parameters	Supporting Documents																																								
1.	Turnover	30	<p><b>Turnover</b> in any of the 4 Financial Years (2017-18, 2018 – 19, 2019 – 20 and 2020 – 21):</p> <p><b>For Bidders applying for Spinning Units</b>            INR 200 Cr &lt; Turnover ≤ 300 Cr: 20 marks            INR 300 Cr &lt; Turnover ≤ 400 Cr: 25 marks            INR 400 Cr &lt; Turnover: 30 marks</p> <p><b>For Bidders applying for other segments</b>            INR 50 Cr &lt; Turnover ≤ 75 Cr: 10 marks            INR 75 Cr &lt; Turnover ≤ 100 Cr: 15 marks            INR 100 Cr &lt; Turnover: additional 5 marks for each 25 Cr additional turnover (maximum 30 marks)</p> <p><i>In case a bidder applies for Spinning and other segments together they will be considered for as a spinning unit application for this calculation</i></p>	Turnover Certificate duly signed by a chartered accountant. <a href="#">(Form 3)</a>																																								
2.	Nature of Business	50	<p><b>Part 1: Current Business: (Max. 30 Marks)</b></p> <ul style="list-style-type: none"> <li>In Textile and Apparel manufacturing business: <b>20 Marks</b></li> <li>Other Business than Textile and Apparel manufacturing: <b>15 marks</b></li> </ul> <p><b>Part 2 (Max 10 marks):</b> Additionally, if bidder's existing business in Textile and Apparel manufacturing is in Spinning/Fabric processing: <b>10 Marks</b></p> <p><b>Part 3: Proposed Project (additional 20 Marks Max.):</b> Based on the project being proposed the following marks shall be awarded:</p> <table border="1"> <thead> <tr> <th>Segment</th><th>Max. Marks</th><th colspan="3">Project Value (Cr.)</th></tr> </thead> <tbody> <tr> <td>Spinning Min (100Cr) &amp; Polymerization, texturizing and twisting</td><td>20</td><td colspan="3">Minimum 100 Cr investment</td></tr> <tr> <td>Fabric/yarn Processing unit</td><td>15</td><td>≥ 50</td><td>30-50 Cr</td><td>≤ 30</td></tr> <tr> <td></td><td></td><td>15</td><td>12</td><td>10</td></tr> <tr> <td>Weaving &amp; Knitting</td><td>10</td><td>≥ 5</td><td>2- 5 Cr</td><td>≤ 2</td></tr> <tr> <td></td><td></td><td>10</td><td>8</td><td>6</td></tr> <tr> <td>Apparel Production</td><td>5</td><td>≥ 10</td><td>5- 10 Cr</td><td>≤ 5</td></tr> <tr> <td></td><td></td><td>5</td><td>3</td><td>2</td></tr> </tbody> </table> <p><b>Note:</b> In case of application for multiple segments the one with higher marks shall be considered for this evaluation.</p>	Segment	Max. Marks	Project Value (Cr.)			Spinning Min (100Cr) & Polymerization, texturizing and twisting	20	Minimum 100 Cr investment			Fabric/yarn Processing unit	15	≥ 50	30-50 Cr	≤ 30			15	12	10	Weaving & Knitting	10	≥ 5	2- 5 Cr	≤ 2			10	8	6	Apparel Production	5	≥ 10	5- 10 Cr	≤ 5			5	3	2	<p><b>For current and proposed business:</b> A self-certification to be provided stating the current nature and segment of business as per <a href="#">Form 2</a></p>
Segment	Max. Marks	Project Value (Cr.)																																										
Spinning Min (100Cr) & Polymerization, texturizing and twisting	20	Minimum 100 Cr investment																																										
Fabric/yarn Processing unit	15	≥ 50	30-50 Cr	≤ 30																																								
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		10	8	6																																								
Apparel Production	5	≥ 10	5- 10 Cr	≤ 5																																								
		5	3	2																																								
3.	Presentation: Action Plan and Project implementation	20	A presentation has to be given to Department of MSME&T on a pre-decided date (specified in RFP). Based on the presentation the firms shall be awarded marks (max 20)	Presentation to be provided separately																																								

# RFP for Setting up Textile and Apparel manufacturing units in West Bengal

	n methodology			
	Total	100		

## 6. Financial Proposal

The bidder is expected to submit a separate financial proposal as per Form 4 in this document. (This should **not** be a part of Technical Proposal)

The bidder shall develop a financial proposal (as per Form 4) quoting an amount of consideration payable to MSME&T Deptt. Bidders may also bid for payment in phases (in which case the amount shall be calculated as per annual NPV of 8%). In such cases total payment should be paid in a maximum duration of 12 months from the date of signing of agreement in not more than 2 instalments.

The financial proposal should be above a minimum Bid Price. While preparing the financial proposal the bidder may factor in the following costs:

- Lease cost for 99 years (payable)
- Availability of existing infrastructure (for applicable plots)\*
- Subsidies from WBTIS, Banglashree, SAIP- if applicable (receivable)
- Any other cost that the bidder feels necessary

\* As per the salvage value provided in **Section 2**. The salvage value shall have to be paid separately to the Deptt. of MSME & Textile post successful award of plot.

The financial proposal shall consist of the compensation amount the bidder is expected to pay to the MSME&T Department in return for the following:

**The bidder is expected to quote the price of land**

$$\text{Applicable Financial Quote (per Katha)} = \frac{\text{Financial Quote by the bidder}}{\text{Total Land requirement as per Form II}}$$

The financial bid will be opened after satisfactory completion of the eligibility and technical evaluation criteria by the Proposal Evaluation Committee under MSME & Textiles Department.

## 7. Bid evaluation Methodology:

- The firms scoring at least 60 marks in the technical evaluation shall be considered eligible for opening of financial proposals
- The bidder submitting the highest price (as per Point 6. Financial Proposal) will be selected for allotment of land.
- Notwithstanding the above, the state govt may give priority to bids received for setting up of Spinning units

## 8. Submission of Proposal

The applicant has to furnish the following documents:

- Letter of Request for Proposal (RFP) as per Form-1
- Bidders Information Sheet as per Form-2
- Copy of Certificate of Incorporation or copy of partnership deed in case of Partnership firm or copy of Certificate of Incorporation and partnership deed in case of LLP/copy of proof of Proprietorship Firm.
- Earnest Money Deposit (Paid in Online mode)
- Copy of PAN Card
- Copy of GST Registration Certificate
- Copy of Trade License
- Statement of Annual Turnover & Net Worth during last 4 (three) financial years certified by a qualified Chartered Accountant as per Form-3
- Income Tax certificate for last 4 (four) financial years ending 31<sup>st</sup> March, 2021
- Valid ISO Certificate
- Other supporting documents in support of the Eligibility Criteria (Section 4. Eligibility Criteria) and (Section 5: Technical Evaluation Criteria)
- Planned investment in terms of value (Rs. Crores) and volume (installed capacity)

- The applicant Bidders may also submit their suggestions and views, which are considered important by them in a separate sheet

## **9. Steps subsequent to submission of RFP**

- MSME&T Deptt. may get in touch with the applicant Bidders who have submitted the proposal to get further clarifications if required.
- After assessing the responses from the applicant Bidders, MSME&T Deptt. may initiate process for selecting allocation of space for setting up plants in the earmarked plot of land.
- The bidding would be an independent process consisting of the Request for Proposal Bid document for submission of bids in the Tender process to be undertaken by MSME&T Deptt.

## **10. Proposed Bidding Process**

- MSME&T Department has envisaged adopting a single-stage bidding process for the selection of bidder(s). The bidding process will be undertaken via online mode.
- All interested Bidders would be required to submit their Technical Bid and Financial Bid in response to this Request for Proposal online.

## **11. Information and Instructions to Applicants**

- All information called for in the enclosed forms should be furnished against the relevant columns in the Forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a “nil” or “no such case” entry should be made in that column. If any particular/ query is not applicable in case of the applicant, it should be stated as “not applicable”. The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information shall result in the applicant being summarily disqualified.
- The application should be type-written. The applicant should sign each page of the application.
- The applicant may furnish any additional information, which is deemed necessary to establish capability. Superfluous information need not be furnished, and no information shall be entertained after submission of RFP document unless specifically called for.
- Any information furnished by the applicant found to be incorrect either immediately or at a later date, would render him liable to be debarred from participating in subsequent stages of this bidding process
- The RFP in prescribed form duly completed and signed should be submitted on the website <https://wbtennders.gov.in/>
- The applicants are requested to submit their suggestions and views, which are considered important by them in a separate sheet.

## **12. Steps subsequent to submission of RFP**

- MSME&T Deptt. may get in touch with the applicant bidder(s) who have submitted RFP to get further clarifications, if required.
- The successful bidder(s) shall submit a Performance Bank Guarantee amounting to 1% of the total project cost as mentioned by the bidder in proposal.

## **13. General Conditions of the Contract (GCC)**

### **13.1. Settlement of Disputes**

- The Parties shall attempt to resolve any dispute arising under this Agreement through the informal means described in this Clause. Each Party shall appoint a senior management representative who shall negotiate in good faith to resolve the dispute without the need for any formal proceeding. Formal proceedings for the resolution of the dispute may not be commenced until the earlier of (i) the designated representatives mutually conclude that resolution through negotiation does not appear likely; or (ii) thirty (30) calendar days have passed since the initial request to negotiate the dispute was made; provided, however, that a Party may file for formal proceedings earlier solely to avoid the expiration of any applicable limitations period, to preserve a superior position with respect to other creditors, or to apply for interim or equitable relief.
- Notwithstanding the above, in case, any difference or dispute is not amicably resolved within forty-five (45) days of good faith negotiation, it shall be resolved through Arbitration, in India. Such arbitration shall be held in accordance with the Arbitration and Conciliation Act, 1996 ('Arbitration Act') and the relevant prevailing rules. The seat and venue of such arbitration shall be Kolkata, and the language of arbitration proceedings shall be English. There shall be an arbitral tribunal comprising 3 (three) arbitrators, of whom each Party shall select 1 (one), and the third arbitrator shall be appointed by the 2 (two) arbitrators so selected, and in the event of disagreement between the two arbitrators with regard to the appointment of the third arbitrator, the appointment shall be made in accordance with the provisions of the Arbitration Act. During the pendency of the proceedings and the arbitration award, the Parties shall be bound by this Agreement and the rights and obligations mentioned herein. The Parties agree that any award passed by the arbitrators pursuant to this clause shall be final and binding on the Parties. The proceedings of arbitration, including the arbitral award, shall be kept confidential. Subject always to the foregoing provisions of this paragraph, the competent courts of Kolkata shall have jurisdiction in relation to any dispute between the Parties under this Agreement.

### **13.2. Prohibition of Conflicting Activities**

The bidder shall not engage and shall cause their personnel not to engage, either directly or indirectly, in any business or professional activities which would conflict with the activities assigned to them under this project. The bidder would not undertake any other assignment from any of the agencies for preparation/ drafting/ consultancy/implementation their behalf for the purposes of submission to the MSME & Textiles Department, Government of West Bengal for funding under any Scheme / Project / assignment during the engagement period. In case the bidder believes that such assignment from any of the agencies has no conflict with the present project, they will take written permission from the MSME&T department before initiating the work.

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**FORM-1: LETTER OF REQUEST FOR PROPOSAL (RFP)**

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Reference No.....

Dated.....

To  
Principal Secretary  
Department of MSME & Textiles  
Government of West Bengal  
“Shilpa Sadan”, 7<sup>th</sup> & 8<sup>th</sup> floors  
4, Abanindranath Tagore Sarani  
Kolkata-700016, West Bengal, India

Subject: Request for Proposal (RFP) for setting up Textile and Apparel manufacturing units in West Bengal

We, the undersigned, declare that:

- 1) We have examined and have no reservations to the Request for Proposal (RFP), including Addenda, if any, issued in accordance with Notice Inviting RFP.
- 2) We offer to set up manufacturing unit in conformity with the Request for Proposal (RFP) document.
- 3) Our company/ LLP/ partnership firm/ proprietorship firm has been constituted in accordance with the laws of India and governed by them.
- 4) Our company/ LLP/ partnership firm/ proprietorship firm (as applicable) has its manufacturing facilities in India/West Bengal (as applicable) and is duly registered under the Factories Act, 1948.
- 5) Our company/ LLP/ partnership firm/ proprietorship firm does not have any conflict of interest that may contribute to or constitute a prohibited practice by MSME&T Deptt. or Govt of West Bengal.
- 6) Our company/ LLP/ partnership firm/ proprietorship firm is participating in the RFP having satisfied the eligibility criteria.
- 7) Our company/LLP/ partnership firm/proprietorship firm, its affiliates or subsidiaries, has not been declared ineligible by GoWB, Corporation of the Government of India or any State Government or Government Undertaking, Corporations or Statutory Bodies.
- 8) We understand that:
  - a. The RFP inviting authority can amend the scope under the Request for Proposal (RFP)
  - b. The RFP inviting authority reserves the right to reject any RFP without assigning any reason.
  - c. All the statements made in the attached documents are true and correct. In case of any information submitted proved to be false or concealed, the RFP may be rejected, and no objection/claim will be raised by us.

We offer to set up a \_\_\_\_\_ Facility at \_\_\_\_\_  
(Ashoknagar/Kalyani/ Raigunj) of \_\_\_\_\_ Acres

The expected capacity of the Facility will be as follows (please provide brief technical details of the proposed facility):

- a) Nos. of Machines etc
- b) Capacity of fabric (or any other final products) to be produced per month

Encl:

1. Statutory Documents
2. Non-Statutory Documents

**Declaration**

The information given above is true to the best of my knowledge and I undertake to abide by the general terms and conditions of allotment of tenancy of the Department of MSME&T, West Bengal

Place:

For.....(Name of applicant)

.....(Signature)

.....(Name of authorized signatory)

.....(Designation)

**FORM-2: MANUFACTURER'S INFORMATION SHEET**

To establish qualifications, the bidder to provide the information requested in the corresponding Information Sheet included hereunder.

Name	
Year of constitution	
Address of registered office	
ISO Certification Details	
Name of authorized representative and contact no.	
Designation	
Address	
Telephone Number	
E-mail address(es)	
Facsimile:	
<b>For current business</b>	
Description of Present nature of business	
Business Segments Covered under Textile Value Chain	Spinning: <input type="checkbox"/> Weaving: <input type="checkbox"/> Knitting: <input type="checkbox"/> Processing (Fabric): <input type="checkbox"/> Processing (fibre/yarn): <input type="checkbox"/> Apparel Manufacturing: <input type="checkbox"/> Others (please Specify): _____
Manufacturing Facility address in India	
Production Capacity per year (Segment wise for multiple/integrated plants)	
<b>For this project proposal</b>	
Proposal Category	Spinning: <input type="checkbox"/> Weaving: <input type="checkbox"/> Knitting: <input type="checkbox"/> Processing (Fabric): <input type="checkbox"/> Processing (fibre/yarn): <input type="checkbox"/> Apparel Manufacturing: <input type="checkbox"/> Others (please Specify): _____
Application for Land	With Structures <input type="checkbox"/> Without Structures <input type="checkbox"/> Both <input type="checkbox"/>
Total Land requirement (Please segregate quantum of land if applied for both with or without structures)	
Total yearly Capacity of Project (Please segregate, if applying for multiple segments, e.g., Fabric Production and Stitching)	
Total project cost	



## RFP for Setting up Textile and Apparel manufacturing units in West Bengal

Source of the project cost	
Total employment to be generated	
Time taken to commission the project	
Attachments: (Project Plan, detailed land estimated, implementation timeline etc.)	

### Declaration

The information given above is true to the best of my knowledge and I undertake to abide by the general terms and conditions of allotment of tenancy of the Department of MSME&T, West Bengal

Place:

For.....(Name of applicant)

.....(Signature)

.....(Name of authorized signatory)

.....(Designation)

**FORM-3: FINANCIAL CAPACITY OF MANUFACTURER**

**(On the letter head of a qualified Chartered Accountant)**

**Certificate of Financial Capacity**

**Date:**

We certify that M/s \_\_\_\_\_, which is a Company/ LLP/ Partnership Firm/ Proprietorship Business (please tick), as per its audited books of accounts, has the following Turnover in the following financial years:

Financial Year	Turnover
2020-2021	
2019-2020	
2018-2019	
2017-2018	

M/s \_\_\_\_\_ have Positive Net Worth in all the last four financial years (2020-2021, 2019-2020, 2018-2019, 2017-2018).

**Name of Chartered Accountant:**

**Seal of Chartered Accountant:**

[Signature]

[Name of Chartered Accountant]

[Registration no.& UDIN]

**FORM-4: FINANCIAL PROPOSAL***(On the letter head of the bidder)*

To  
Principal Secretary  
Department of MSME & Textiles  
Government of West Bengal  
“Shilpa Sadan”, 7<sup>th</sup> & 8<sup>th</sup> floors  
4, Abanindranath Tagore Sarani  
Kolkata–700016, West Bengal, India

Date: DD/MM/YYYY

Subject: Financial Proposal for setting up Textile and Apparel manufacturing units in West Bengal

Sir,

We, the undersigned, offer to setup Spinning/Processing unit in West Bengal in accordance with your Request for Proposal dated 20<sup>th</sup> January 2023 and our Technical Proposal. We are hereby submitting our Financial Proposal. The financial details are as follows:

Location Selected	Proposal Category	Quantum of Land required (In Katha)	Total Compensation in INR Lakhs*:
Ashoknagar	Spinning: <input type="checkbox"/> Weaving: <input type="checkbox"/> Knitting: <input type="checkbox"/> Processing (Fabric): <input type="checkbox"/> Processing (fibre/yarn): <input type="checkbox"/> Apparel Manufacturing: <input type="checkbox"/> Others (please Specify): _____		
Kalyani	Spinning: <input type="checkbox"/> Weaving: <input type="checkbox"/> Knitting: <input type="checkbox"/> Processing (Fabric): <input type="checkbox"/> Processing (fibre/yarn): <input type="checkbox"/> Apparel Manufacturing: <input type="checkbox"/> Others (please Specify): _____		
Raigunj	Spinning: <input type="checkbox"/> Weaving: <input type="checkbox"/> Knitting: <input type="checkbox"/> Processing (Fabric): <input type="checkbox"/> Processing (fibre/yarn): <input type="checkbox"/> Apparel Manufacturing: <input type="checkbox"/> Others (please Specify): _____		
<b>Total</b>			

## RFP for Setting up Textile and Apparel manufacturing units in West Bengal

*\* In case the bidder wants to make the payment in installments, kindly submit a separate payment timeline document with the financial proposal. (Refer Section 6). Also, if a bidder is setting up for multiple segments, kindly provide separate Compensation and Land required for each case in the table.*

Our Financial Proposal shall be binding upon us subject to the modifications resulting from Contract negotiations, up to expiration of the validity period of the Proposal of 180 days from the proposal submission deadline.

This includes the substance of our Financial Proposal and are exclusive of GST or any other applicable taxes.

We understand you are not bound to accept any Proposal you receive.

Place:

For..... (Name of applicant)

..... (Signature)

..... (Name of authorized signatory)

.....(Designation)

## 14. Annexures: Plot wise details

### 14.1. Ashoknagar

Sl. No	Plot Nos.	Area (in Katha)	Land Value (@ INR 2 Lacs /Katha)	Salvage Value (Structures)	Total Plot Value
1	WP 01	50.00	₹ 10,000,000	₹ -	₹ 10,000,000
2	WP 02	51.00	₹ 10,200,000	₹ -	₹ 10,200,000
3	WP 05	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
4	WP 06	27.00	₹ 5,400,000	₹ -	₹ 5,400,000
5	WP 07	38.00	₹ 7,600,000	₹ -	₹ 7,600,000
6	WP 12	20.00	₹ 4,000,000	₹ 63,717	₹ 4,063,717
7	WP 13	20.00	₹ 4,000,000	₹ 456,920	₹ 13,456,920
8	WP 14	20.00	₹ 4,000,000		
9	WP 15	25.00	₹ 5,000,000		
10	WP 16	125.00	₹ 25,000,000	₹ 500,221	₹ 25,500,221
11	PL 01 (Exist G/D)	36.00	₹ 7,200,000	₹ 308,757	₹ 7,508,757
12	PL 25	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
13	PL 26	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
14	PL 27	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
15	PL 28	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
16	PL 29	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
17	PL 30	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
18	PL 31	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
19	PL 32	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
20	SW 01	57.00	₹ 11,400,000	₹ -	₹ 11,400,000
21	SW 02	51.00	₹ 10,200,000	₹ 548,136	₹ 10,748,136
22	SW 03	27.00	₹ 5,400,000	₹ -	₹ 5,400,000
23	SP 01	225.00	₹ 45,000,000	₹ 3,981,156	₹ 48,981,156
<b>Total</b>		<b>872</b>	<b>₹ 17,44,00,000</b>	<b>₹ 58,58,907</b>	<b>₹ 18,02,58,907</b>

**14.2. Kalyani**

Sl. No	Plot Nos.	Area (in Katha)	Land Value (@ INR 2 Lacs /Katha)	Salvage Value (Structures)	Total Plot Value
1	WP 01	40.00	₹ 8,000,000	₹ -	₹ 8,000,000
2	WP 07	41.00	₹ 8,200,000	₹ -	₹ 8,200,000
3	WP 08	40.00	₹ 8,000,000	₹ -	₹ 8,000,000
4	PL 02	5.00	₹ 1,000,000	₹ -	₹ 1,000,000
5	PL 04	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
6	PL 05	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
7	PL 06	5.00	₹ 1,000,000	₹ -	₹ 1,000,000
8	PL 07	5.00	₹ 1,000,000	₹ -	₹ 1,000,000
9	PL 10	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
10	SP 01	500.00	₹ 100,000,000	₹ 7,676,000	₹ 107,676,000
<b>Total</b>		<b>676.00</b>	<b>₹ 13,52,00,000</b>	<b>₹ 76,76,000</b>	<b>₹ 14,28,76,000</b>

**14.3. Raigunj**

Sl. No.	Plot Nos.	Area (in Katha)	Land Value (@ INR 2 Lacs /Katha)	Salvage Value (Structures)	Total Plot Value
1	SP2	122.00	₹ 24,400,000	₹ 1,810,797	₹ 26,210,797
2	WP 01	9.00	₹ 1,800,000	₹ -	₹ 1,800,000
3	WP 02	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
4	WP 03	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
5	WP 04	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
6	WP 05	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
7	WP 06	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
8	WP 07	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
9	WP 08	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
10	WP 09	13.00	₹ 2,600,000	₹ -	₹ 2,600,000
11	WP 10	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
12	WP 11	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
13	WP 12	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
14	WP 13	12.00	₹ 2,400,000	₹ -	₹ 2,400,000
15	WP 14	55.00	₹ 11,000,000	₹ 262,434	₹ 11,262,434.00
16	WP 15				
17	WP 16				
18	WP 17	8.00	₹ 1,600,000	₹ -	₹ 1,600,000
19	WP 18	6.00	₹ 1,200,000	₹ -	₹ 1,200,000
20	WP 19	7.00	₹ 1,400,000	₹ -	₹ 1,400,000
21	WP 20	7.00	₹ 1,400,000	₹ -	₹ 1,400,000
22	WP 21	9.00	₹ 1,800,000	₹ -	₹ 1,800,000
23	WP 22	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
24	WP 23	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
25	WP 24	24.00	₹ 4,800,000	₹ -	₹ 4,800,000
26	WP 25	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
27	WP 26	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
28	WP 27	9.00	₹ 1,800,000	₹ -	₹ 1,800,000
29	WP 28	13.00	₹ 2,600,000	₹ -	₹ 2,600,000
30	WP 29	13.00	₹ 2,600,000	₹ -	₹ 2,600,000
31	WP 30	13.00	₹ 2,600,000	₹ -	₹ 2,600,000
32	WP 31	13.00	₹ 2,600,000	₹ -	₹ 2,600,000
33	PL 01	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
34	PL 02	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
35	PL 03	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
36	PL 04	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
37	PL 05	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
38	PL 06	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
39	PL 07	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
40	PL 08	18.00	₹ 3,600,000	₹ -	₹ 3,600,000
41	PL 09	16.00	₹ 3,200,000	₹ -	₹ 3,200,000
42	PL 10	18.00	₹ 3,600,000	₹ -	₹ 3,600,000

## RFP for Setting up Textile and Apparel manufacturing units in West Bengal

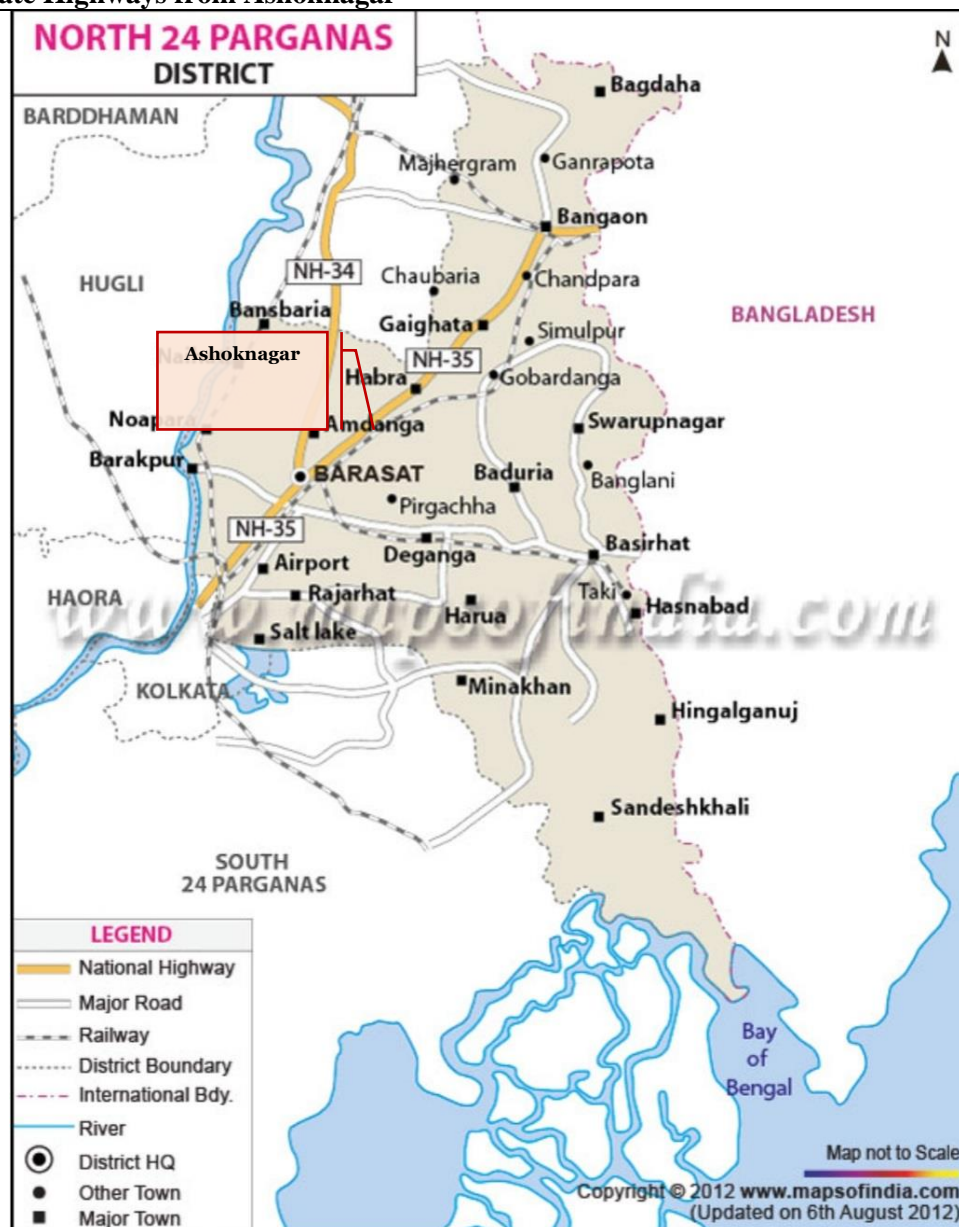
43	PL 11	18.00	₹ 3,600,000	₹ -	₹ 3,600,000
44	PL 12	14.00	₹ 2,800,000	₹ -	₹ 2,800,000
45	PL13	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
46	PL14	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
47	PL15	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
48	PL16	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
49	PL17	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
50	PL18	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
51	PL19	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
52	PL20	14.00	₹ 2,800,000	₹ -	₹ 2,800,000
53	PL21	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
54	PL22	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
55	PL23	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
56	PL24	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
57	PL25	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
58	PL26	14.00	₹ 2,800,000	₹ -	₹ 2,800,000
59	PL27	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
60	PL28	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
61	PL29	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
62	PL30	23.00	₹ 4,600,000	₹ -	₹ 4,600,000
63	PL31	14.00	₹ 2,800,000	₹ -	₹ 2,800,000
64	PL32	11.00	₹ 2,200,000	₹ -	₹ 2,200,000
65	PL33	9.00	₹ 1,800,000	₹ -	₹ 1,800,000
66	PL34	9.00	₹ 1,800,000	₹ -	₹ 1,800,000
67	PL35	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
68	PL36	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
69	PL37	20.00	₹ 4,000,000	₹ -	₹ 4,000,000
70	PL38	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
71	PL39	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
72	PL40	10.00	₹ 2,000,000	₹ -	₹ 2,000,000
73	SW1	5.00	₹ 1,000,000	₹ -	₹ 1,000,000
74	SW2	7.00	₹ 1,400,000	₹ -	₹ 1,400,000
75	SW3	6.00	₹ 1,200,000	₹ -	₹ 1,200,000
76	SW4	5.00	₹ 1,000,000	₹ -	₹ 1,000,000
77	SW5	39.00	₹ 7,800,000	₹ 209,252	₹ 8,009,252
78	SW6	11.00	₹ 2,200,000	₹ -	₹ 2,200,000
<b>Total</b>		<b>1154.00</b>	<b>₹ 23,08,00,000</b>	<b>₹ 22,82,483</b>	<b>₹ 23,30,82,483</b>



## 15. Locational Analysis

### 15.1. Ashoknagar

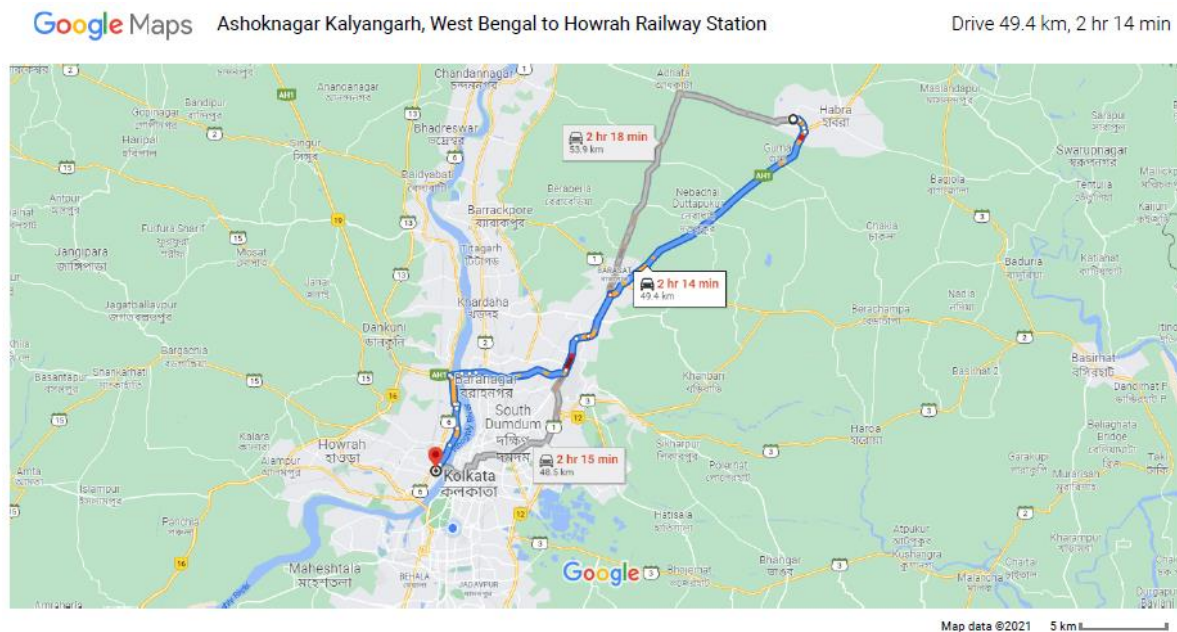
#### National and State Highways from Ashoknagar



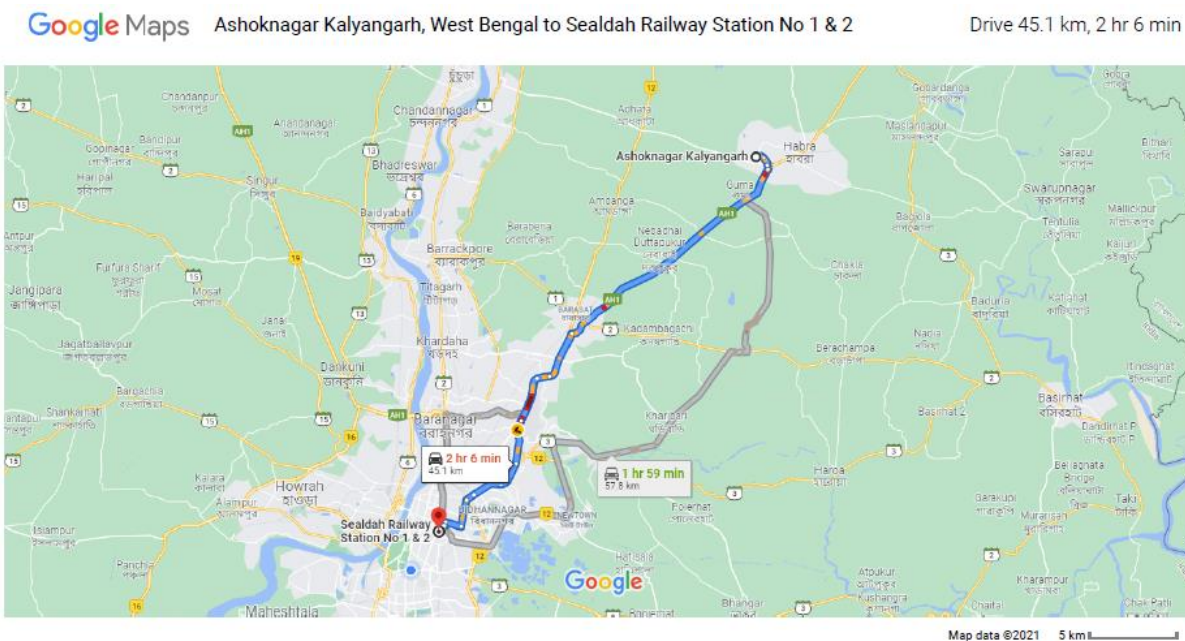
Source: <https://www.mapsofindia.com/maps/westbengal/roads/north-24-parganas.html>

## Distance from Railway Stations

### Ashoknagar to Howrah Railway Station (50 Kms)



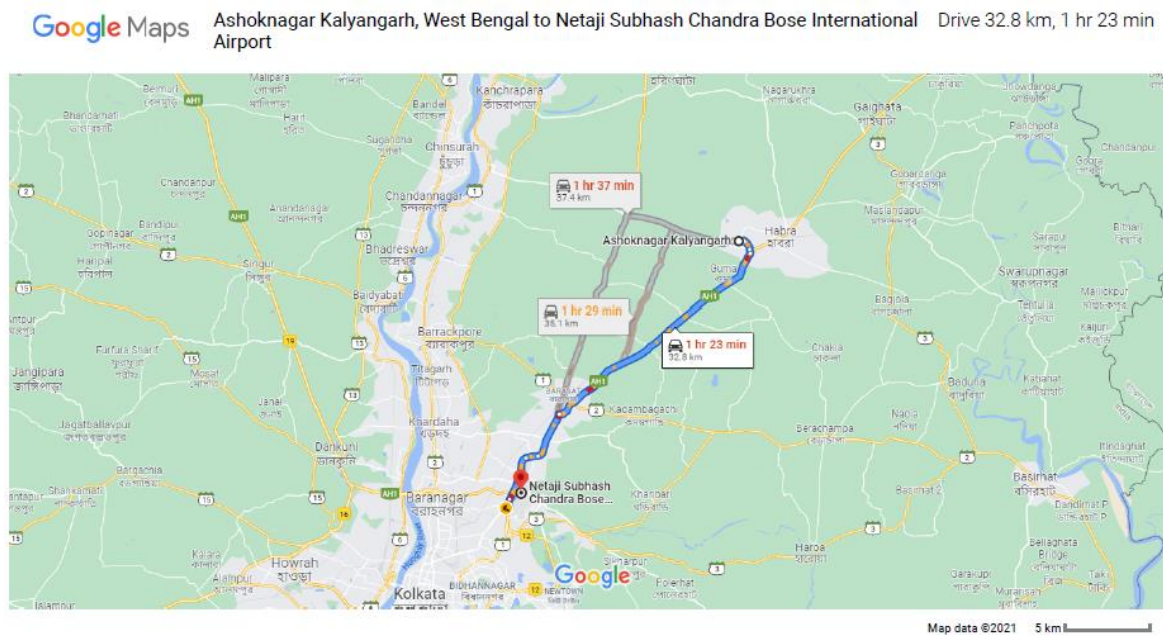
### Ashoknagar to Sealdah Railway Station (45 Kms)



Source: <https://www.google.com/maps>

## Distance from Airport

### Ashoknagar to Kolkata Airport (33 kms)

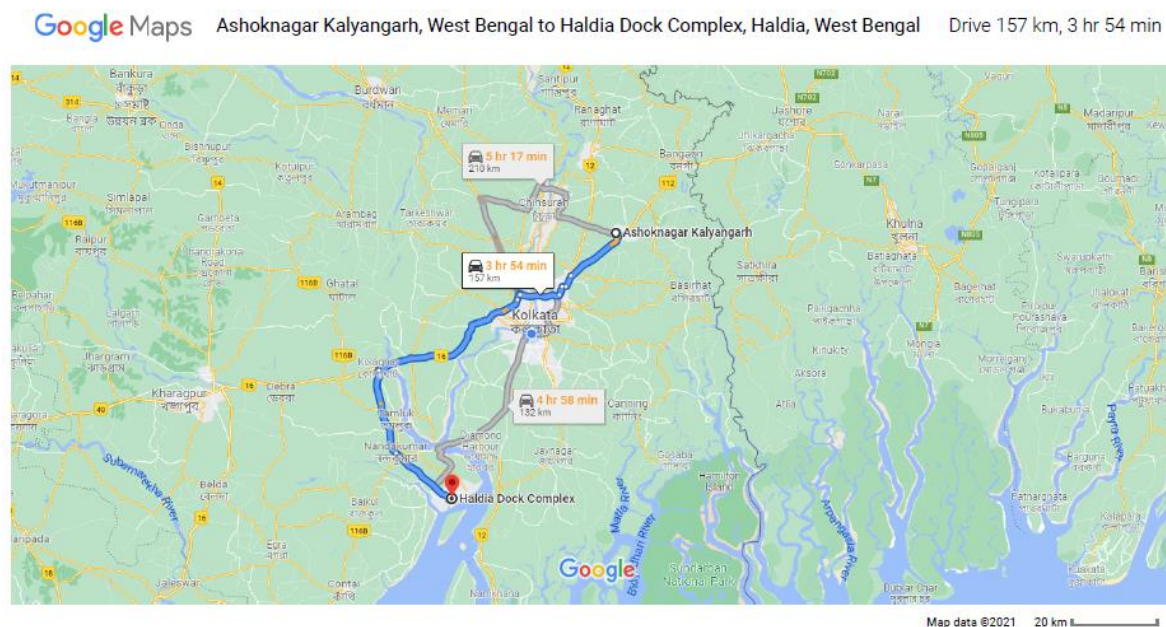


Source: <https://www.google.com/maps>

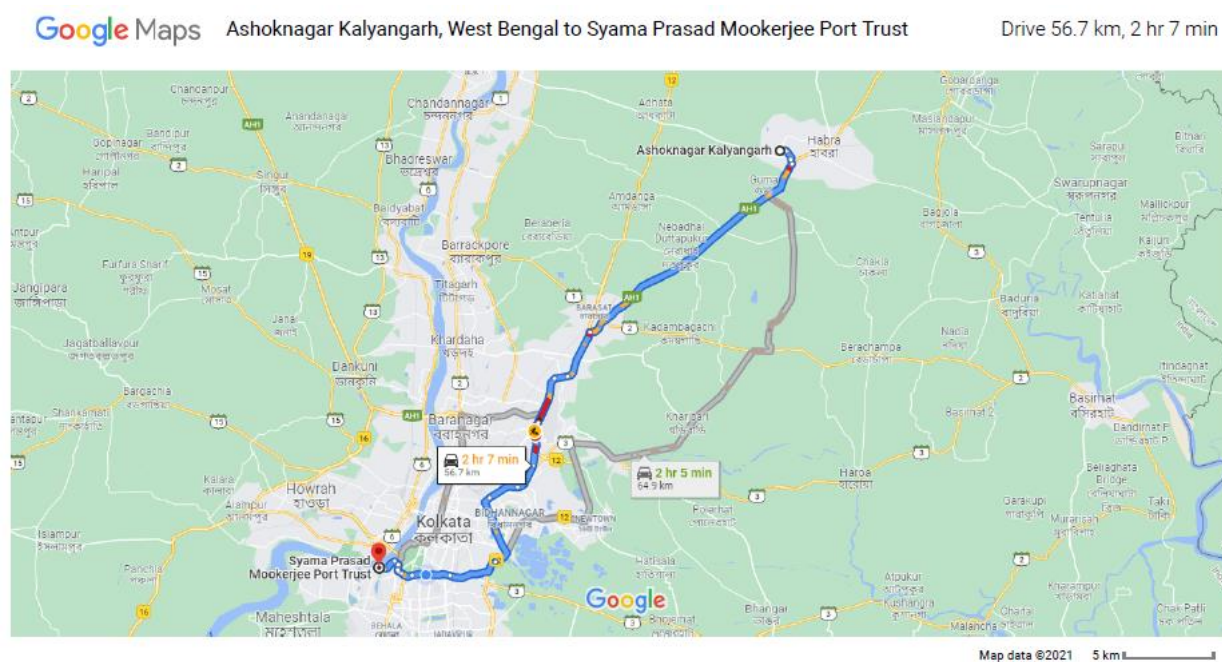


## Distance from Waterways

### Ashoknagar to Haldia Docks (157 kms)

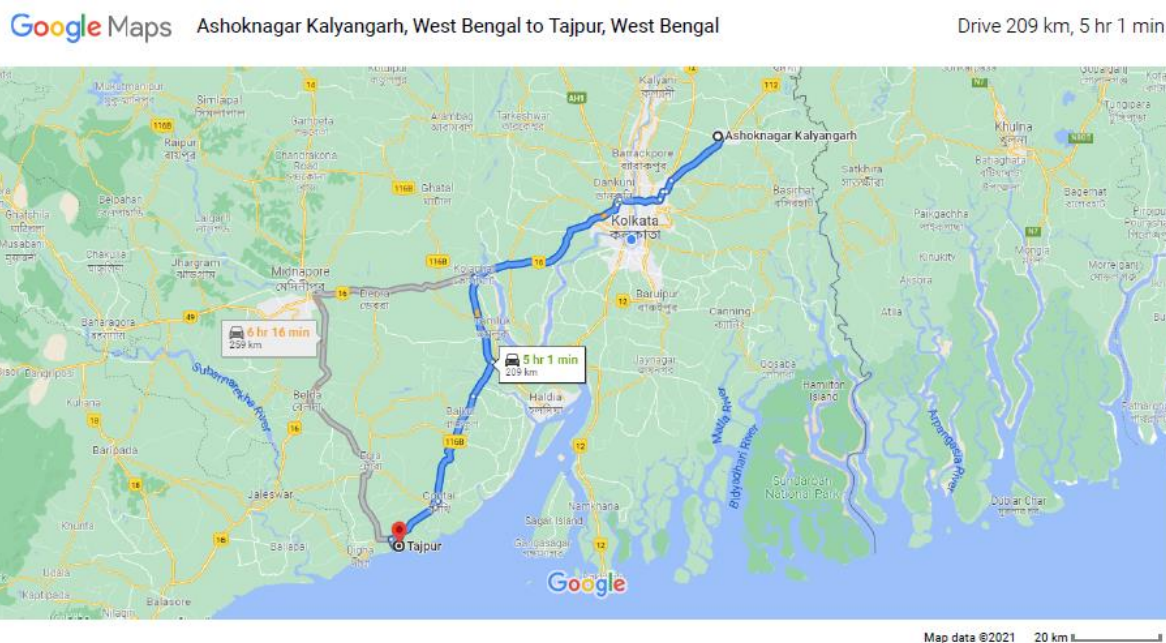


### Ashoknagar to Kolkata Port (57 kms)



Source: <https://www.google.com/maps>

## Ashoknagar to Tajpur Port (proposed) (209 kms)

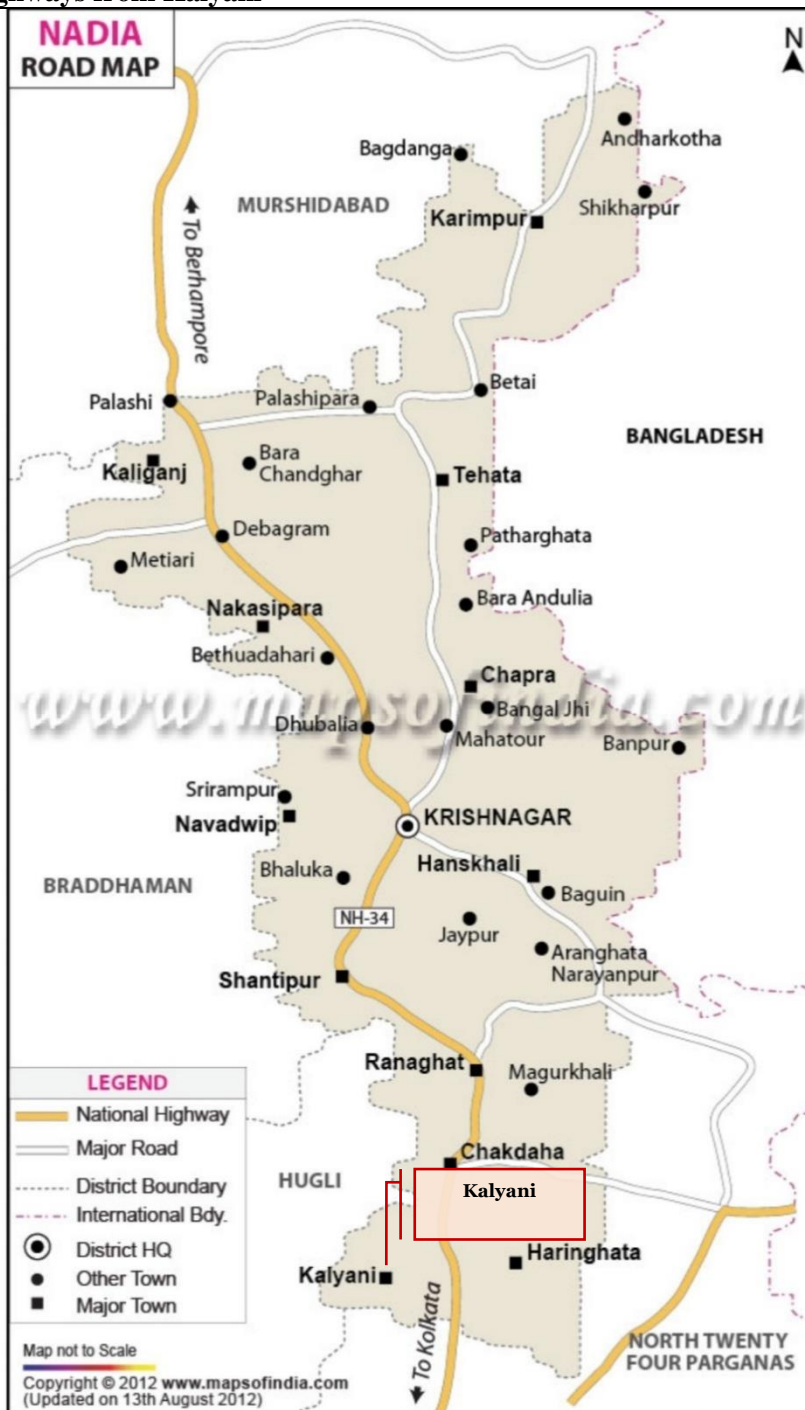


## Distance of Ashoknagar from Major transit points

<b>Howrah Railway Station</b>	50 Kms
<b>Sealdhah Railway Station</b>	45 Kms
<b>Kolkata Airport</b>	33 kms
<b>Haldia Docks</b>	157 kms
<b>Kolkata Port</b>	57 kms
<b>Tajpur Port</b>	209 kms
Source: <a href="https://www.google.com/maps">https://www.google.com/maps</a>	

## 15.2. Kalyani

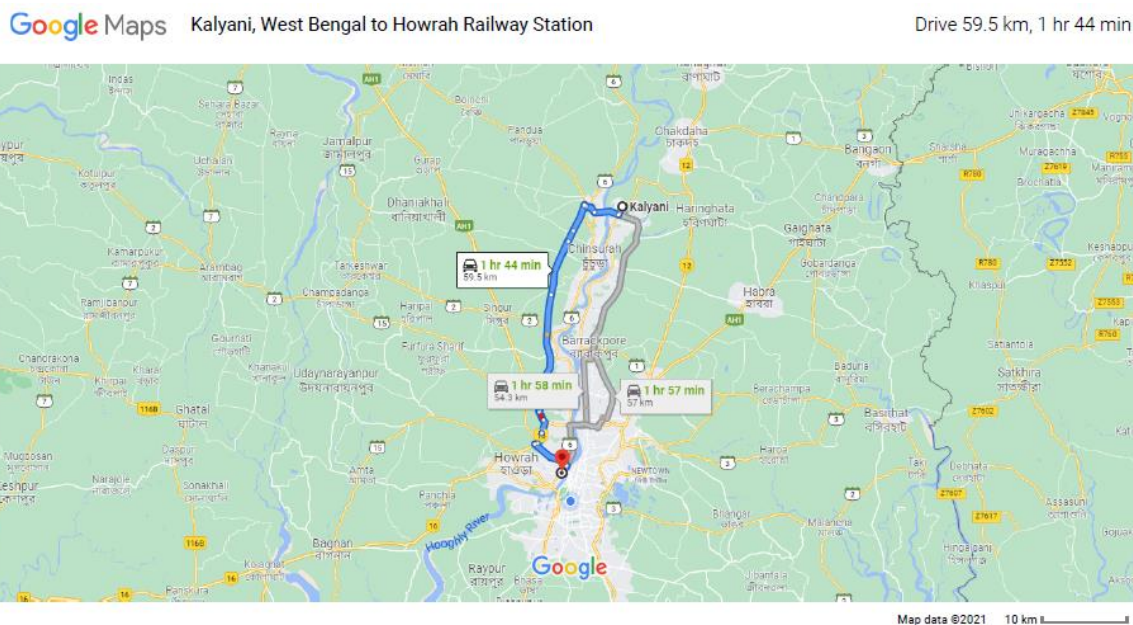
## National and State Highways from Kalyani

Source: <https://www.mapsofindia.com/maps/westbengal/roads/nadia.html>



## Distance from Railway Stations

### Kalyani to Howrah Railway Station (60 Kms)



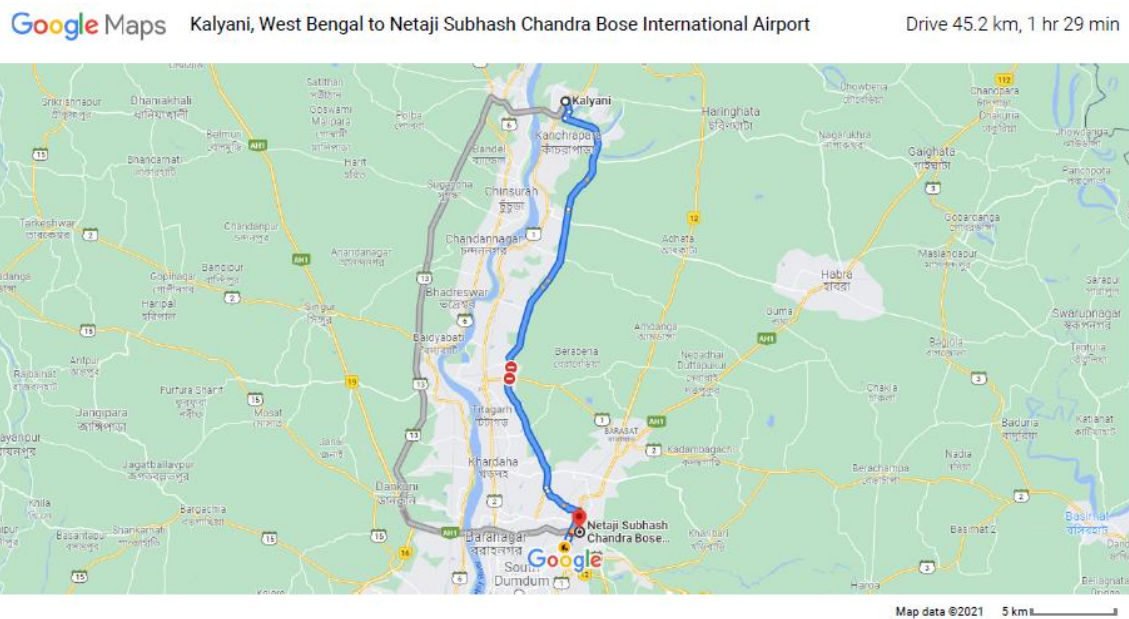
### Kalyani to Sealdah Railway Station (64 Kms)



Source: <https://www.google.com/maps>

## Distance from Airport

Kalyani to Kolkata Airport (45 kms)

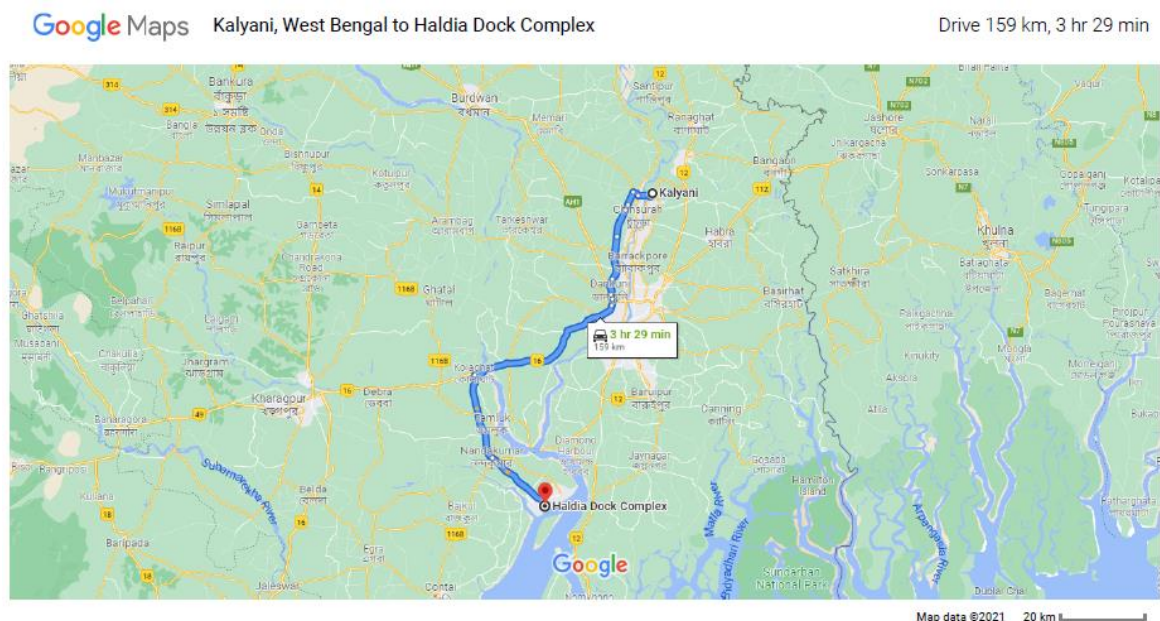


Source: <https://www.google.com/maps>

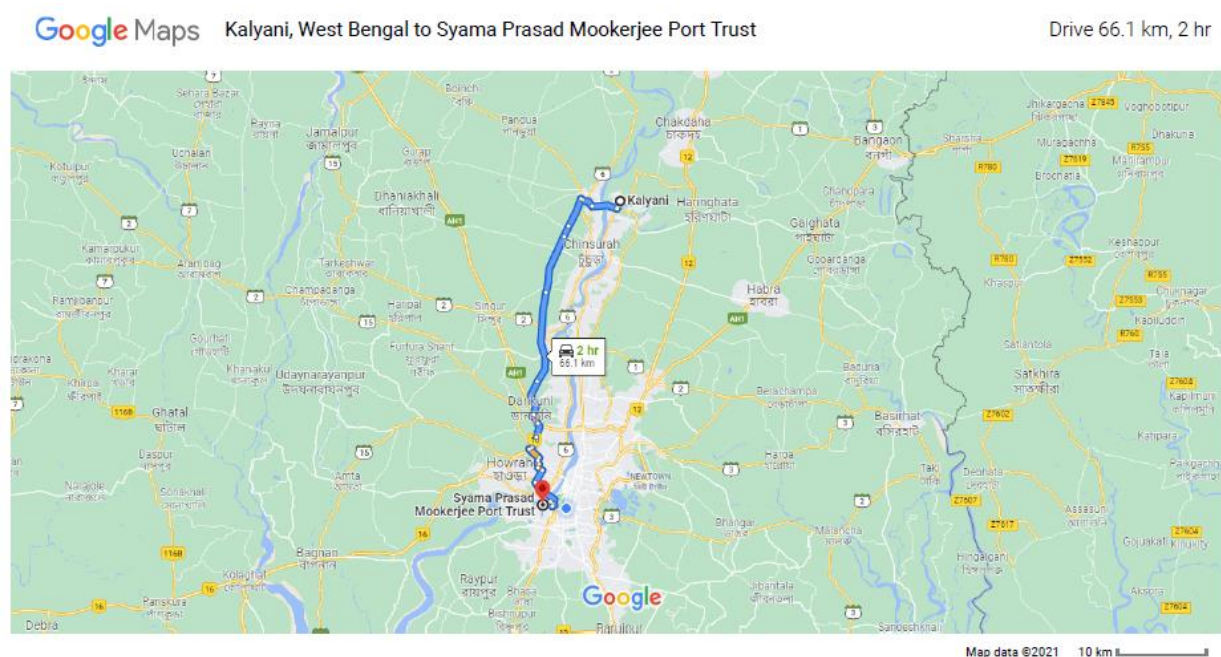


## Distance from Waterways

### Kalyani to Haldia Docks (159 kms)

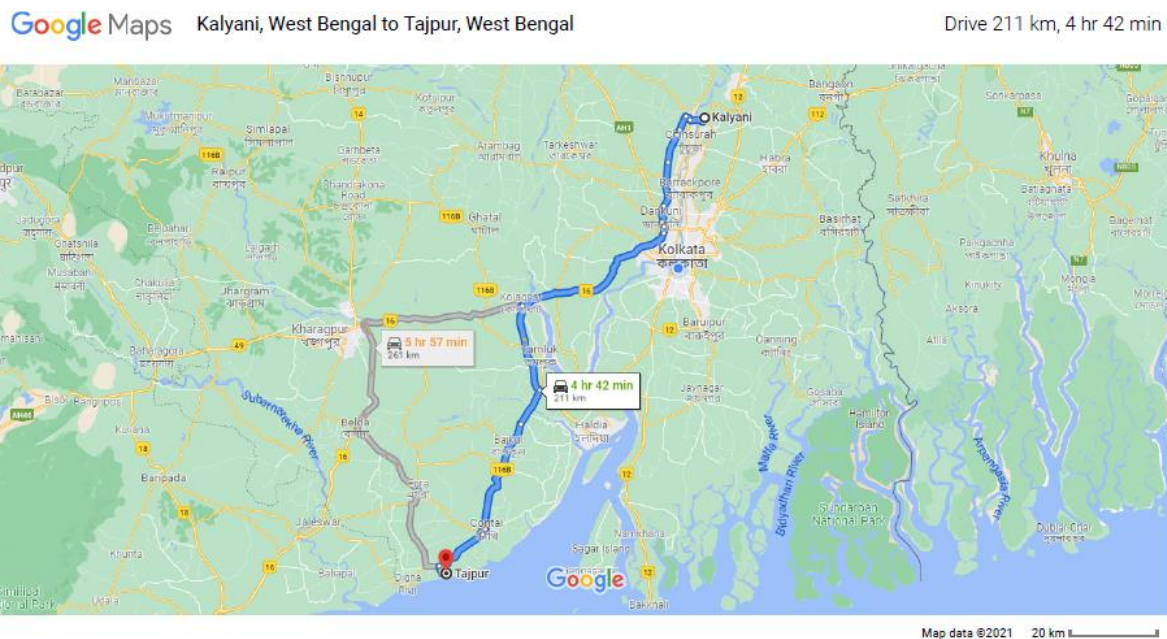


### Kalyani to Kolkata Port (66 kms)



Source: <https://www.google.com/maps>

Kalyani to Tajpur Port (proposed) (211 kms)



Distance of Kalyani from Major transit points

Howrah Railway Station	60 Kms
Sealdhah Railway Station	64 Kms
Kolkata Airport	45 kms
Haldia Docks	159 kms
Kolkata Port	66 kms
Tajpur Port	211 kms

Source: <https://www.google.com/maps>

## 15.3. Raiganj

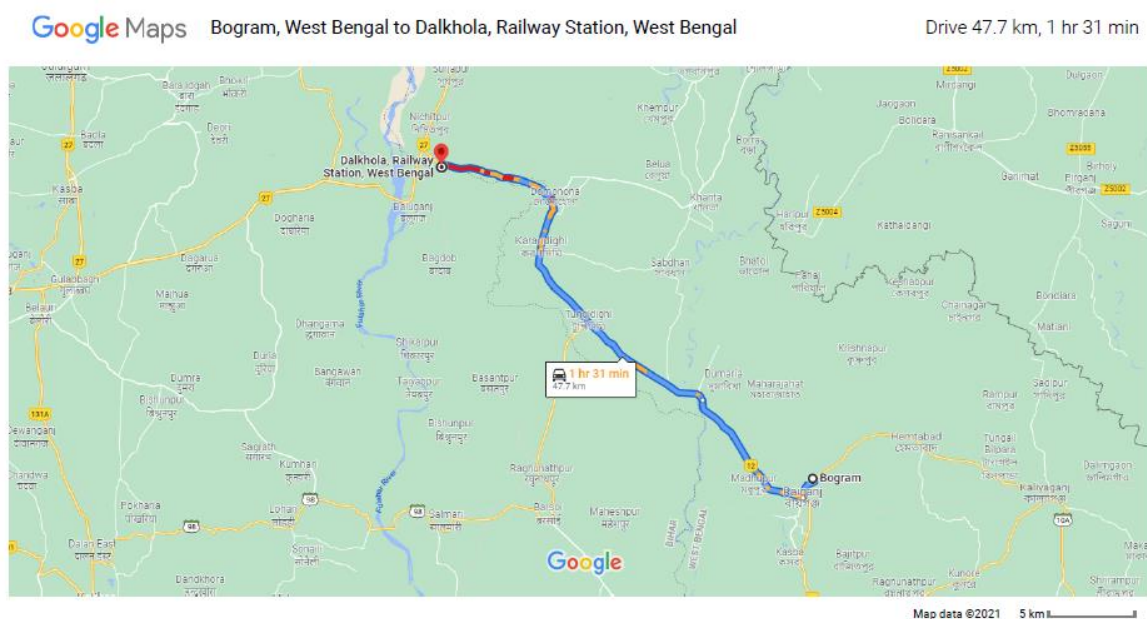
## National and State Highways from Raiganj, Uttar Dinajpur

Source: <https://www.mapsofindia.com/maps/westbengal/roads/nadia.html>



## Distance from Railway Stations

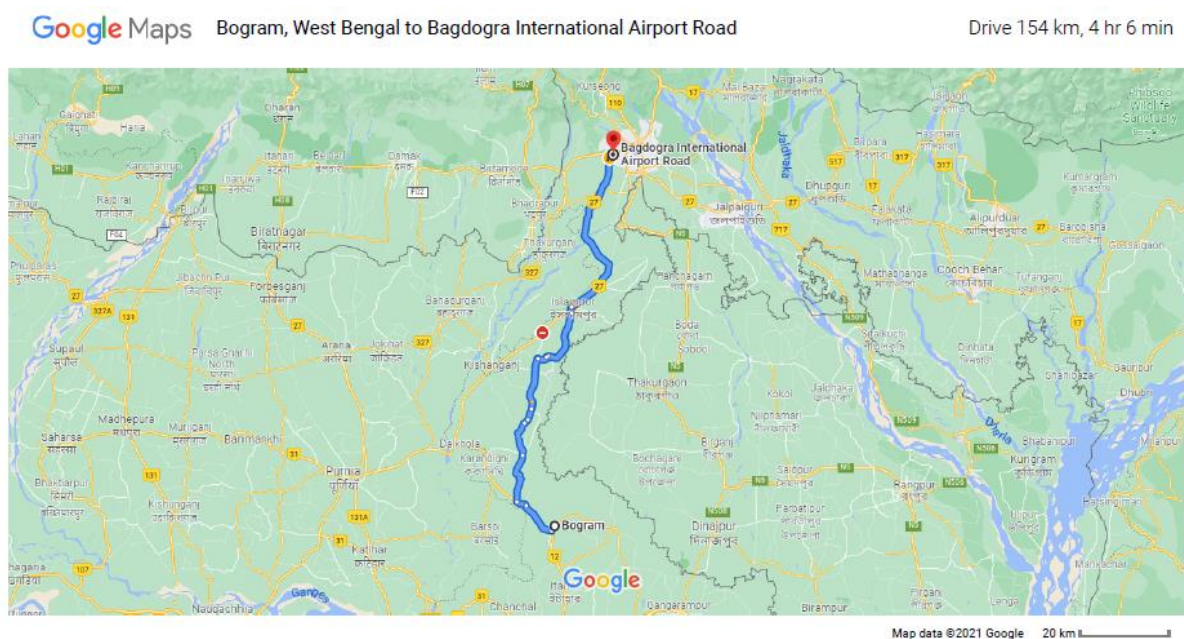
Raiganj, Uttar Dinajpur to Dalkhola Railway Station (47 Kms)



Source: <https://www.google.com/maps>

## Distance from Airport

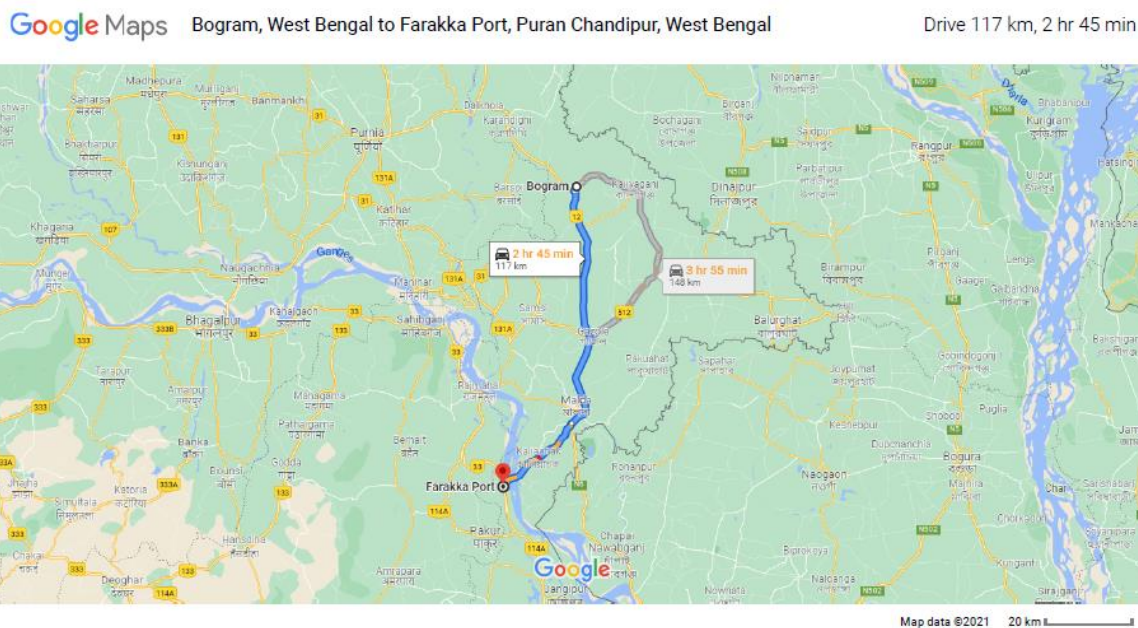
Raiganj, Uttar Dinajpur to Bagdogra Airport (154 kms)



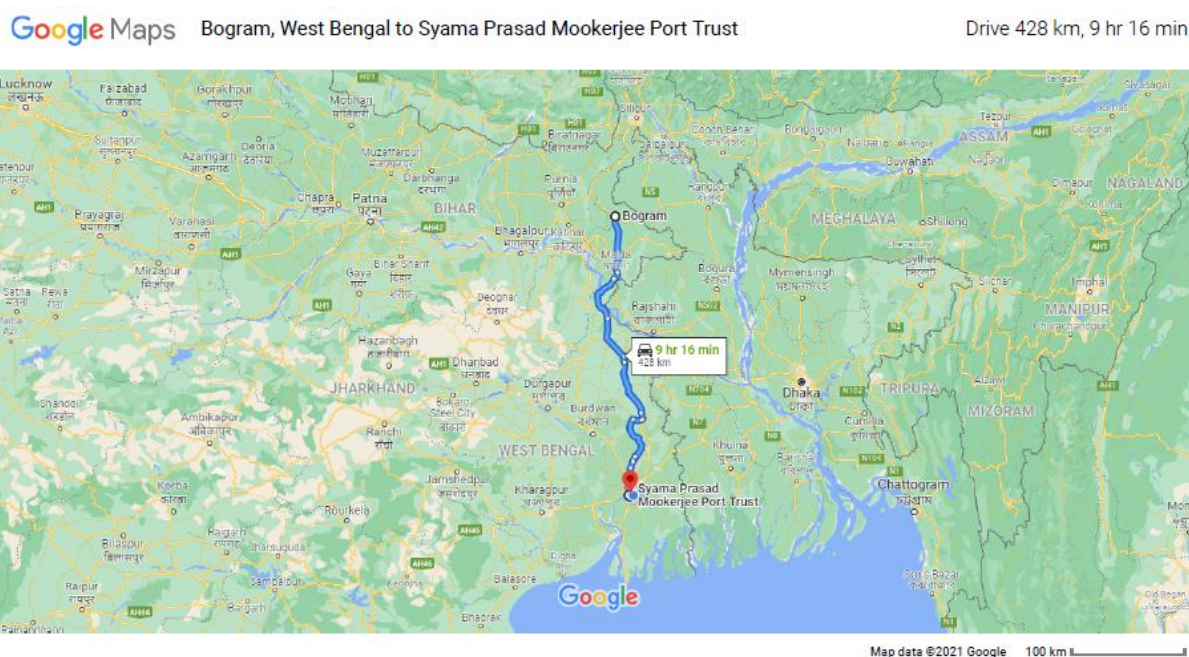
Source: <https://www.google.com/maps>

## Distance from Waterways

### Raiganj, Uttar Dinajpur to Farakka Port (117 kms)



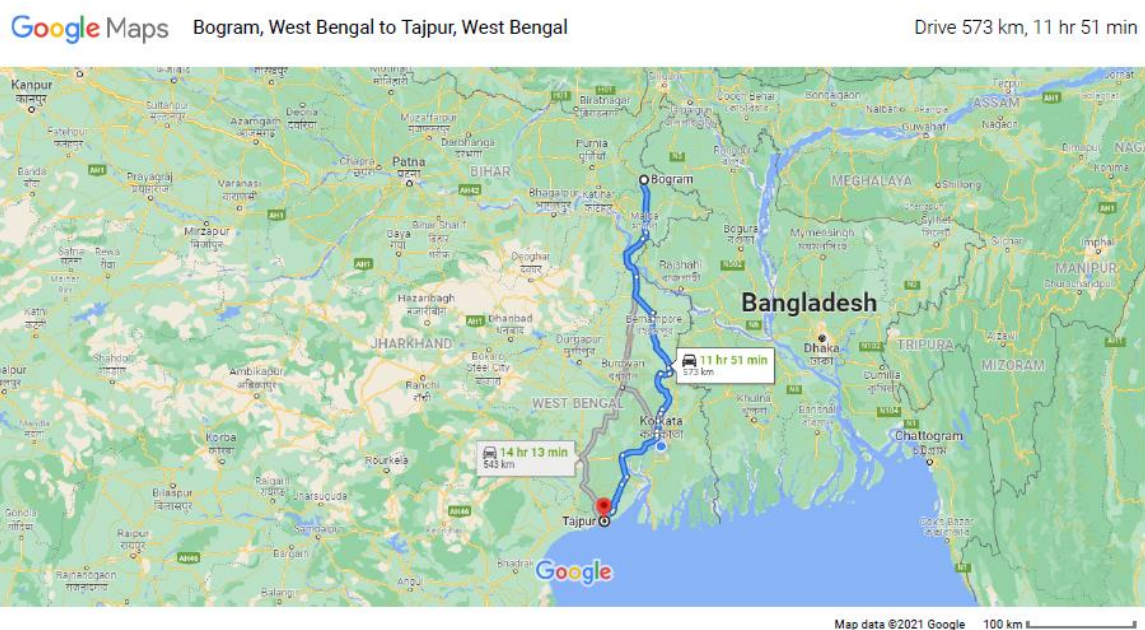
### Raiganj, Uttar Dinajpur to Kolkata Port (428 kms)



Source: <https://www.google.com/maps>



## Raiganj, Uttar Dinajpur to Tajpur Port (proposed) (573 kms)



Source: <https://www.google.com/maps>

## Distance of RaiUttar Dinajpur from Major transit points

<b>Dalkhola Railway station</b>	47 Kms
<b>Bagdogra Airport</b>	154 kms
<b>Farakka Port</b>	117 kms
<b>Kolkata Port</b>	428 kms
<b>Tajpur Port</b>	573 kms

Source: <https://www.google.com/maps>