

**Notice inviting Application for allotment of land in the upcoming Park for Leather Goods & Allied Industries in Calcutta Leather Complex**

The Government of West Bengal in the Department of MSME & Textiles hereby invites "Applications in the prescribed Format" from the interested Entrepreneurs/Investors seeking land in the proposed Park for Leather Goods & Allied Industries for setting up of Leather & Allied Industries in Calcutta Leather Complex (CLC) at Bantala under South 24-Parganas district on extant Govt. terms and conditions.

Government of West Bengal will provide the basic enabling infrastructure such as roads, sewerage, STP, drainage, water supply and electricity on the area of 42.41 acre in the said Park for Leather Goods & Allied Industries.

The plots will be available on payment of consideration in 4 (Four) installments within 12 months

1. Method-I: 1st instalment of 30% within 60 days from the date of Offer Letter,
2. Method-II: 2nd instalment of 30% within 6 months from the date of Offer Letter,
3. Method-III: 3rd instalment of 20% within 9 months from the date of Offer Letter &
4. Method-IV: 4<sup>th</sup> & final instalment of 20% within 12 months from the date of Offer Letter.

Application money will be refunded to those Applicants who will not be selected for allotment of land. Application money will not be refunded to those Applicants who will be offered land but subsequently back out on his own for whatever reason.

Land in the above Park will be allotted only to the Manufacturing Units for the purpose of manufacturing of products related to Leather & Allied Products. No Allottee shall be allowed to use the land exclusively for any non-manufacturing purpose, such as, Storage/Trading/Warehousing/Displaying etc. However, the Allottees themselves may reserve some space in their allotted area for Storage/Trading/Warehousing/Displaying of their own products/raw-materials to be manufactured in the allotted plot.

Allottees shall have to commence construction work within 365 days from the date of execution of the Deed of Conveyance and complete the construction works within 2 years thereafter, failing which the allotment will stand cancelled. No Allottee shall be allowed to transfer the land within 3 years from the date of Deed of Conveyance.

The checklist enclosed below will have to be filled in and be submitted with the application. Once selected, a Detailed Concept Note will have to be submitted by the selected allottees.

An Applicant/Enterprise will get preference for allotment, if it has experience in manufacturing of Leather Goods and Allied Products for minimum 3 years.

The terms & criteria of allotment, land price, last date of submission etc. are depicted below:-

Purpose of allotment	<ul style="list-style-type: none"><li>Setting up of Leather Goods Manufacturing Units, Leather related Allied Products Manufacturing Units* (*Refer to Annexure-A for Indicative List of Allied Products).</li><li>Applicants for non-manufacturing activities, such as trading/storage/warehousing shall not be eligible for the purpose of allotment in this Notice.</li></ul>
No. of Plots with Size :	<ul style="list-style-type: none"><li>Size about 700 sq m : 1</li><li>Size about 1000 sq m : 22</li><li>Size about 1700 sq m : 2</li><li>Size about 2000 sq m : 22</li><li>Size about 3000 sq m: 12</li><li>Size about 4000 sq m : 7</li><li>Size about 5000 sq m : 7</li></ul>
Eligible applicants	<ul style="list-style-type: none"><li>Applicants can be Proprietorship, Partnership, Pvt. Ltd. Company or Public Ltd. Company engaged in manufacturing of Finished Leather, Leather Goods, Leather Allied Products and other allied product-materials for minimum 3 years.</li><li>Applicants should have filed ITR and GST returns for the last 3 (Three) Financial Years i.e. up to FY 23 -24.</li><li>Applicants shall submit a One-pager/Check list showing some details of the applicants' project (format enclosed as Annexure B), duly filled in, with the application. Once selected, the Detailed Concept Note will be obtained from</li></ul>

	the respective selected Allottees.		
	<ul style="list-style-type: none"> <li>14 Plots (Ten plots of 1000 sq m size &amp; four plots of 2000 sq m size) will be reserved for the new entrepreneurs having no previous experience/less than 3 years' experience of running industrial units (GST/IT Return not mandatory)</li> <li>10 Plots ( Five plots of 1000 sq m size &amp; five plots of 2000 sq m size) will be reserved for the leather allied industries (list given under Annexure A)</li> </ul>		
Location	Calcutta Leather Complex, Bantala, District South 24-Parganas		
Basis of weightage of application (excluding plots reserved for new categories)	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 2021-22 to FY 2023-24)	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	05
	Annual GST paid / filed for the last 3 financial years (from FY 2021-22 to FY 2023-24) [To be certified by Statutory Auditor]	Maximum score – 20	
		Above Rs.75 lakh	20
		INR 50 Lakh to INR 75 Lakh	15
		INR 30 Lakh to INR 50 Lakh	10
		Less than INR 30 Lakh	05
	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 Products, Manufacturers	Finished Goods, Footwear	Maximum score – 5
Selection criteria	<p>Selection of the Allottees will be done in order of merit from among the applications received.</p> <p>Eligible applicants will be ranked based on the points achieved against the above mentioned criteria and will be recommended for allotment of land on the basis of</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 consideration 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>
Mode of allotment	<p>The selected applicants will be issued "Offer Letter" by the MSME &amp; T Dept &amp; will be recommended to the Principal Lessee of CLC (i.e. MLD &amp; Co. Ltd.) for allotment of land.</p> <p>On receipt of necessary consideration money by the Principal Lessee, Allotment Letter, Possession Certificate &amp; Joint Measurement will be issued by the Principal Lessee to the Allottees. Thereafter, proposal will be sent to the Land &amp; Land Reforms Dept for approval &amp; on receipt of approval, a formal Deed of Assignment will be executed between the Aoottee &amp; the Principal Lessee.</p> <p>If an allottee opts for the freehold land, it will have to deposit necessary conversion charge, stamp duty etc. as may be applicable and after approval of the Land &amp; Land Reforms Dept, a Deed of Conveyance will be executed in favour of the allottee.</p>
Status of Land Offered	The Land is leasehold land. If any allottee wants freehold land, it will have to pay additional conversion fee.
Rate for payment of Consideration	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	Payment to be made to M/s MLD & co. Ltd.
Periodicity of Payment	1st instalment of 30% within 60 days from the date of Offer Letter, 2nd instalment of 30% within 6 months from the date of Offer Letter, 3rd instalment of 20% within 9 months from the date of Offer Letter & 4 <sup>th</sup> & Final instalment of 20% within 12 months from the date of Offer Letter.
Infrastructural Facilities to be offered	Govt. will provide basic enabling infrastructure such as Roads with Drains, Sewerage, Water Supply, Electricity and limited car parking facility
Status of land	Developed land with basic enabling infrastructure to be set up.
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"> <li>An applicant is required to pay an application fee at the rate of INR 10 per sq. m. of land requested for allotment.</li> <li>The Application Fee is to be deposited through Demand Draft payable in favour of WBSEPS (An Organization under the MSME&amp;T Dept).</li> <li>For successful applicants selected for allotment of land, this Application Fee will be adjusted with consideration payable to M/s M L Dalmiya &amp; Co. Ltd.</li> <li>For unsuccessful applicants, the application fee will be refunded by the WBSEPS (An Organization under the MSME&amp;T Dept).</li> </ul>
Special Condition	Applicants who will be allotted land shall have to commence construction work within 365 days from the date of execution of the Deed of Assignment or Deed of Conveyance (whichever is applicable). The Allottee will have to complete the construction works within 2 years thereafter, failing which the plot allotted will automatically stand cancelled without any further notice & the land will be reverted to the Govt.
Last date of receipt of application	<p>30<sup>th</sup> June, 2025 within 05.00 PM.</p> <p>Hard copy of application should be dropped in the "Drop Box" to be placed on the 7<sup>th</sup> floor of the Deptt.</p> <p>Application not found from the Drop Box shall not be considered (Save as the application/s received by post).</p> <p>No application received by mail shall be considered.</p>
Address for sending application	MSME & T Department, Government of West Bengal, Shilpa Sadan, 7 <sup>th</sup> Floor, 4, Camac Street, Kolkata - 700016

**Note:** Any applicant who has been allotted land at Calcutta Leather Complex, Bantala on or before 01-01-2020 and has not commenced construction work, or, not 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/-  
Deputy Secretary

# APPLICATION FOR LAND IN THE PARK FOR LEATHER GOODS & ALLIED INDUSTRIES

To,  
The Principal Secretary,  
Department of MSME & Textiles, Govt. of West Bengal,  
Shilpa Sadan (7<sup>th</sup> Floor), 4, Camac Street,  
Kolkata-700016.

Sub: Recommendation for allotment of land in Park for Leather Goods & Allied Industries in Calcutta Leather Complex for setting up of Leather Goods & Allied Industries.

Sir,

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

✓ Leather Goods /Leather 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 Goods	Yes/No If 'Yes', please mention the name of products manufactured here										
	b.	Manufacturing of Leather Footwear	Yes/No If 'Yes', please mention the name of products manufactured here										
	c.	Manufacturing of Finished Leather	Yes/No If 'Yes', please mention the name of products manufactured here										
	d.	Leather 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	<table border="1"> <thead> <tr> <th>Product Category</th><th>Production Capacity</th></tr> </thead> <tbody> <tr> <td>Leather Goods</td><td></td></tr> <tr> <td>Leather Footwear</td><td></td></tr> <tr> <td>Finished Leather</td><td></td></tr> <tr> <td>Leather Allied Products</td><td></td></tr> </tbody> </table>	Product Category	Production Capacity	Leather Goods		Leather Footwear		Finished Leather		Leather Allied Products	
Product Category	Production Capacity												
Leather Goods													
Leather Footwear													
Finished Leather													
Leather Allied Products													
	b.	Proposed production capacity	<table border="1"> <thead> <tr> <th>Product Category</th><th>Production Capacity</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Product Category	Production Capacity								
Product Category	Production Capacity												
5	a.	Land Required in (Sq. m.)											
	b.	Amount of Application Fee submitted	INR (Rupees)										
	c.	Demand Draft No and Date reference in support of Application Fee											
	d.	Mode of Payment (Strikeout whichever is not applicable)	Single/Two/Three/Four Instalment										
6	a.	Current Investment in Building, Plant & Machinery for existing Unit, if any, (INR Crore)											



S. No	Field	Particulars					
	b.	Proposed investment in Building, Plant & Machinery (INR Crore)					
7	a.	Consolidated Turnover of the existing unit (s) (from Finished Leather/Leather Goods Manufacturing/Leather Footwear Manufacturing Activities/ Manufacture of Leather Allied products during last 3 Financial years) as certified by Statutory Auditor (INR Crore)	2021-22	2022-23	2023-24		
	b.	Turnover from manufacturing of Leather Goods/Products during last 3 Financial years as certified by Statutory Auditor (INR Crore)	2021-22	2022-23	2023-24		
	c.	Turnover from manufacturing of Leather Footwear during last 3 Financial years as certified by Statutory Auditor (INR Crore)	2021-22	2022-23	2023-24		
	d.	Turnover from manufacturing of Finished Leather during last 3 Financial years as certified by Statutory Auditor (INR Crore)	2021-22	2022-23	2023-24		
	e.	Turnover from manufacturing of Leather Allied Products during last 3 Financial years as certified by Statutory Auditor (INR Crore)	2021-22	2022-23	2023-24		
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)					
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. I/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 Park for Leather Goods & Allied Industries 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.

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Signature with date & company stamp

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

## **Annexure A**

### **Indicative List of products under Allied Industries 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, not exhaustive; 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/White Category' will be permitted within the Park for Leather Goods & Allied Industries)



**Annexure-B**

**Project Profile 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/Partner/Proprietor (if applicable) in similar line of activity
5. Past Financial Performance (last three Financial Years) of the Applicant
6. Proposed target of Leather Goods & Allied Products 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

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**\*\* PS:** The Note should be brief and indicative and confined in 1 (one) page only. It need not be accompanied by any document at present.

**Annexure -C**

I, (**PAN....., AADHAAR.....**), 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 OR is in possession of land allotted in Calcutta Leather Complex, Bantala on or before 31.3.2017 which is not lying vacant/on which we have commenced construction or for which applied for Consent to Establish as on .....
2. .... shall commence construction work within 365 days from the date of execution of the Deed of Conveyance and complete the construction works within 2 years thereafter, failing which the plot allotted will automatically stand cancelled without any further notice & reverted to the Govt.

Place: .....

Date: .....

\_\_\_\_\_  
(Signature and Seal)

\_\_\_\_\_  
(Name of Signatory)

\_\_\_\_\_  
(Designation)