



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

No: 1499/MSMET-18011(17)/4/2021

Dated: 05/05/2022

Notice Inviting Request for Proposal for developing Industrial Parks on the Government land parcels offered on lease

Applications are invited for Request for Proposal (RFP) from the entrepreneurs, private developers / Organizations/ Associations/ Consortia, Joint Ventures (district level and above), for developing Industrial Parks on the Government land parcels offered on lease. The details of RFP are being published in the following websites:

- <https://www.wbseps.com>
- <https://www.myenterprisewb.in>
- <https://www.wbsidcl.in/>
- [https:// www.wbmsme.gov.in](https://www.wbmsme.gov.in)

The important time schedule is furnished hereafter:

Sl.	Particulars	Date & Time
1	Pre-Bid meeting with interested parties	18/05/2022 at 2.00 PM
2	Last Date & Time for submitting RFP	30/06/2022 up to 5.30 PM
3	Date & Time for opening of RFP Responses	06/07/2022 at 11.00 AM
4	Date & time of intra bidding , if required	To be communicated later

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

9/05/2022
Joint Secretary to the
Government of West Bengal

INVITATION OF "REQUEST FOR PROPOSAL" (RFP)

Ref No. 1496 - MSMET-18011(17)/4/2021

Dated 5/5/2022

Government of West Bengal in the Department of MSME and Textiles invites the "REQUEST FOR PROPOSAL" (RFP) from the entrepreneurs, private developers / Organizations/ Associations/ Consortia, Joint Ventures (district level and above), for developing **Industrial Parks** on the **Government land parcels** offered on lease.

Organisations/Developers having experience and capacity in developing such common infrastructure as required for any industrial parks / cluster under any scheme of the State Government /Government of India will be given preference.

The industrial parks to be set up by the prospective developers on the assigned govt lands in different districts, will be guided by the "Scheme of Approved Industrial Park (SAIP) 2020 " as amended from time to time.

The Terms of Reference (ToR) are as follows:-

- A. The list of vacant lands offered in different districts along with reserve price may be seen in the Annexure-I. The minimum area of land offered will be not below 5 (five) acre.
- B. If there is more than one application for any particular plot of land, the highest bidder above the reserve price will be offered the plot of land concerned.
- C. After receiving the offer letter, the selected developer/entity will have to pay 10% of the offered price (as **lease premium**) within 30 days as token of booking fee/confirming fee. On failure of that, the offer will stand cancelled and the next applicant in the queue will be offered the land at the price offered by it above reserve price.
- D. The lease agreement with the Land & Land Reforms Department (**Lessor**) will be for long term (99 years)
- E. Thereafter, the selected developer/entity will have to coordinate with the State Government in the MSMET department for completing the lease deed execution within 120 days of payment of such initial confirmation fee by depositing the balance lease **premium in maximum three monthly instalments of 30% each**.
- F. The Lessee shall be able to assign the leasehold right of the subject land or any part of it for development of an industry with prior approval of the State Government.
- G. However, the developed plots can be conveyed to interested entrepreneurs/industries through an assignment deed which will be facilitated by this department. The subsequent transfer of plots will require to be re-assigned with the approval of WBSIDCL
- H. After completion of lease agreement with the State Government, the developer will have to follow the guidelines of SAIP 2020 in order to avail of the advantages of the scheme. Guidelines for the SAIP-2020 scheme are available at website: [http:// www.myenterprisewb.in](http://www.myenterprisewb.in) , or, selected

applicant may visit the MSME & Textiles Department at Silpa Sadan, 4 Camac Street for more clarifications

- I. Any developer/entity may apply for more than one plot of land in the same, or, other districts
- J. Important Dates & events :
- | | |
|--|----------------------------|
| i) Pre-Bid meeting with interested parties | : 18/05/2022 at 2.00 PM |
| ii) Last Date & Time for submitting RFP | : 30/06/2022 up to 5.30 PM |
| iii) Date & Time for opening of RFP Responses | : 06/07/2022 at 11.00 AM |
| iv) Date & time of intra bidding , if required | : To be communicated later |
- K. Applications are to be addressed to the Principal Secretary, MSME & Textiles Department and are required to submit their proposal in sealed cover to the nodal officer below of the Department in person or by registered/speed post till 4.00 pm on the due date.
Nodal Officer: Joint Secretary (MG)
MSME & Textiles Department, Govt. of West Bengal
Silpa sadan, (Tel No: 033 22807157 E-mail: mismet.gowb@gmail.com
website: www.wbseps.com / www.wbmsme.gov.in / www.wbsidcl.in)
4, Camac Street, Kolkata- 700016
- L. The Department of MSME & Textiles reserves the right to reject or accept any or all applications, cancel/withdraw the EOI process without assigning any reason whatsoever and in such case, applicant shall not have any claim arising out of such action.
- M. The Department may, at its sole discretion, ask for additional information / documents and/or seek *inter alia* clarifications from the applicant(s) after the due date of submission of response, for the purpose of removal of inconsistencies or infirmities in their responses.
- N. At any time before the last date of submission of EOIs, the Department may, for any reason, whether at its own initiative or in response to any clarification requested by an applicant, modify the notice of EOI. The amendment will be posted on the web-sites above and that will be binding on the applicants.
- O. The Department may, at its discretion, extend the deadline for the submission of EOIs.
- P. Eligibility criteria:
- The applicant should have experience of developing infrastructure like roads, sewerage, boundary walls etc. for at least three projects with estimate more than Rs. 10 crore in the last 5 years.
 - The minimum turnover of the company/developer applying for a plot shall be at least Rs 2 crore per acre of the plot size. Therefore, as an example, the minimum turnover for applying for developing a plot of 15 acres shall be Rs 30 crore.
 - The applicant must not be defaulter in paying Income Tax/Sales Tax etc whatever applicable.
 - In case of an Association/Consortium/JV participating in the RFP, at least one partner must have the aforesaid credentials. The consortium agreement shall be as per the format prescribed in this document. Further, the following additional documents are required. (a) A Memorandum of Understanding (MoU) executed among the members (b) the name of

authorized person the Association/Consortium/JV having power of attorney to deal with the State Govt for all processes.

Q. Bidder should submit following documents along with application/EoI

- ✓ Audited Balance Sheet for last 3 years preceding the current financial year
- ✓ Certificates of previous experience of developing infrastructure in last 5 years
- ✓ Copy of valid PAN/TAN/GST NO & other statutory documents
- ✓ All the pages of the response should be duly stamped and signed by the authorized signatory in whose favour the Power of Attorney is issued.

R. Right to accept/reject : MSME & T Department reserves the right to reject any or all bid without assigning any reason whatsoever. Also, the Department reserves the right to award any, or part or full contract to any agency participating against this invite for EoI at its discretion.

S. Prescribed Application Form

Participants are required to print on their company's/association letter head and get it signed, stamped before uploading.

To
The Principal Secretary to the
Government of West Bengal
MSME & Textiles Department

Sub:- RFP for setting up Industrial Parks on Govt. vested land on LTS in different districts of West Bengal

Ref: RFP Ref. No. Dated 6.5.2022

Dear Sir,

With response to above, we hereby confirm our willingness for setting up Industrial Park on the following parcel of land being offered. We also confirm the following:-

- 1) We have carefully gone through EoI criteria, eligibility criteria and Land allotment Policy of the Govt of West Bengal notified under Memo. No. 6686-LP/1A-18/2012 dated 26/12/2012 governing the procedure of allotment of Govt land on lease.
- 2) Location of the Project
- 3) Proposed Project Area
- 4) We agree that if our proposal is accepted and qualified then we shall abide by all the instruction of the Department of MSMET.
- 5) We understand that MSME&T Department reserves the right to select our application without disclosing the reason whatsoever.
- 6) We further declare that we have agreed and accepted all the clauses / sub-clauses / formats / terms & conditions in the SAIP 2020 while submitting EoI
- 7) The following documents are enclosed along with this application
 - a) --
 - b) -- etc.

Name & Designation of the authorized signatory

with company seal

**Contact Person for any query : Mrs Maitreyee Ganguly, WBCS(Executive) , Joint Secretary, MSMET
Department, GoWB, Email id: msmet.gowb@gmail.com**

District	Park SL No.	Plot Sl No.	Mouza	Block	JL No	L.R. Dag No	R.S. Dag No	Area (in acre)	Classification of land as per ROR	Whether on Metal Road	IGR Value for Proposed Use as classified in ROR (Rs.)	IGR Value for Proposed Industrial Use (Rs.)
										Yes/No		
Bankura	1	1	Moyrapukur	Bishnupur	105	301	301	5.08	Danga	Yes	41,14,800	82,29,600
	2	2	Ratnapur	Sonamukhi	69	251	251	8.22	Sali	Yes	51,78,304	1,81,25,396
						253	253	20.22	Grah Layek Patit	Yes	3,82,15,800	4,45,85,828
Jalpaiguri	3	1	Moraghat T.G	Dhupguri	16	479	370	6.00	Nursary	Yes	36,93,600	49,24,800
Paschim Medinipur	4	1	Goaldihi	Salboni	128	60	60	5.00	Garh Layek Patit	No	11,66,040	40,81,320
	5	2	Gohaldanga	Garhbeta-II	288	5	5	1.96	Patit	Yes	31,75,200	50,80,320
						6	6	1.60	Patit		25,92,000	41,47,200
						7	7	2.65	Patit		42,93,000	68,68,800
	6	3	Garhberia	Garhbeta-III	704	882	882	5.00	Dahipuratanpatit	Yes	94,50,000	1,51,20,000
	7	4	Gangani	Grahbeta-I	485	1101	66-68, 120-122	5.00	Dahi Pu patit	Yes	2,25,00,180	5,40,00,000
	8	5	Lalgarh	Chandrakona-II	91	2	2	5.00	Puratan Patit	No	58,50,000	70,20,000
	9	6	Murakata	Sadar Block	127	364/394	364/394	5.00	Dange pu-patit	No	26,55,360	46,46,880
	10	7	Chandmura	Keshpur	1	13/123		5.00	Danga	No	46,80,000	1,40,40,000
	11	8	Ghritogram	Keshiary	1	1914		1.96	Dahi Puratan patit	No	17,64,000	19,05,120
12	9	Adasimla	Sabang	334	4067		2.23	Gochar	No	61,41,420	73,69,704	Adjacent to Private land
13	10	Benia	Debra	241	1063		6.95	Danga Puratan Patit	No	1,17,00,000	1,80,00,000	
Purulia	14	1	Kenda	Puncha	17	1	1	6.50	Garh Layek Patit	No	7,80,156	46,80,000
Alipurduar	15	1	Gopimohan TG	Kalchini	26	5	5	4.90	Dahala	No	3,52,80,000	10,58,40,000
								0.10	Dahala	No	7,20,000	21,60,000
	16	1	Nimti Domohoni	Kalchini	12	53	53	19.53	Danga	No	1,27,81,994	3,83,45,983
								0.47	Danga	No	3,07,606	9,22,817
Birbhum	17	1	Haripur	Rajnaragar	80	2858	2858	7.00	Danga	Yes	26,46,000	1,32,30,000
	18	2	Haridaspur	Dubrajpur	43	765	765	11.11	Danga	No	34,28,457	1,48,55,315
	19	3	Kankartala	Khayrasole	102	295	295	9.64	Danga	No	29,74,827	1,28,89,760
	20	4	Sermara	Khayrasole	127	274	274	15.92	Danga	No	29,46,983	1,27,72,553
	21	5	Sekhampur	Labpur	84	4649	4649	14.17	Danga	No	1,69,68,339	9,33,24,339
	22	6	Sekhampur	Labpur	84	4642	4642	5.82	Danga	No	41,90,400	2,30,47,200
	23	7	Bhatina	Rampurhat-I	19	198	198	12.10	Danga	No	2,11,75,387	2,11,75,387
	24	8	Bhatina	Rampurhat-I	19	142	142	18.87	Danga	No	1,98,13,047	1,98,13,047
25	9	Radipur	Rampurhat-I	21	291	291	8.32	Pahar	No	87,35,801	87,35,801	
Purba Bardhaman	26	1	Jougram	Jamalpur	114	538	538	5.62	Danga	Yes	4,16,19,854	4,16,19,854
	27	2	Orgram	Bhatar	11	3557	3557	6.00	Danga	Yes	2,10,60,000	2,31,66,000
Uttar Dinajpur	28	1	Darivir	Islampur	94	2019	2019	5.00	Vit-2	Yes	97,20,000	1,29,60,000
	29	2	Rajgram	Itahar	18	115 & 116 (P)	115	5.48	Danga	Yes	67,07,323	1,34,15,237

North 24 Paraganas	30	1	Mulazore	Jagaddal	18	51	2416	5.00	Sikasti	Yes	34,90,90,920	34,90,90,920
Paschim Bardhaman	31	1	Chhotkar	Barabani	5	360	360	5.10	Danga	No	27,54,000	36,72,000
	32	1	Shyambazar	Kanksa	37	1165	1165	83.00	Danga	Yes	9,48,12,228	20,85,83,316
		2	Ragunathpur		39	428	428	10.97	Danga	Yes	1,33,28,550	2,93,22,810
33	1	Bargariya	Faridpur-Durgapur	49	30/1441	30/1441	26.41	Danga	Yes	3,29,09,607	7,24,05,128	
Kalimpong	34	1	Yangmakum K.M.	Kalimpong I	82	1699	1271	5.00	Jhori	Yes	3,60,180	9,00,180
Howrah	35	1	Kumaria	Amta-I	28	1246	2343	7.57	Bherry	Yes	1,42,25,544	1,47,16,080
	36	2	Barberia	Uluberia-I	34	1029	1029	5.05	Danga	Yes	4,07,23,382	4,07,23,382
South 24 PGS	37	1	Kashinagar	Kakdwip	1	2135		0.04	Shali	Yes	1,29,600	4,53,600
						2136		0.02	Shali	Yes	36,288	1,27,008
						2137		0.86	Shali	Yes	15,60,384	54,61,344
						2138		0.2	Shali	Yes	3,62,880	12,70,080
						2139		0.17	Shali	Yes	5,50,800	19,27,800
						2145		1.15	Shali	Yes	20,86,560	73,02,960
						2146		0.36	Shali	Yes	6,53,184	22,86,144
						2147		0.64	Danga	Yes	82,94,400	82,94,400
						2188		0.12	Shali	Yes	2,17,728	7,62,048
						2189		0.15	Shali	Yes	2,72,160	9,52,560
						2190		0.02	Shali	Yes	36,288	1,27,008
	2191		0.38	Shali	Yes	12,31,200	43,09,200					
	2192		0.51	Shali	Yes	16,52,400	57,83,400					
	38	2	Amjhara	Basanti	1	2222		0.28	Shali	Yes	5,08,032	17,78,112
						2223		0.17	Shali	Yes	5,50,800	19,27,800
						223		0.86	Sikastibhumi	No	2,78,640	14,86,080
						226		0.20	Sikastibhumi	No	64,800	3,45,600
227							0.85	Sikastibhumi	No	2,75,400	14,68,800	
					228		2.30	Sikastibhumi	No	7,45,200	39,74,400	
					229		0.84	Sikastibhumi	No	2,72,160	14,51,520	
Purba Medinipur	39	3	Bainchbari	Nandigram-I	190	329		7.46	Jal	Yes	1,45,02,240	4,71,32,280
Malda	40	1	Adina	Gazole	39	1111		3.20	Pukurpar	Yes	1,81,44,000	3,62,88,000
						1123		3.26	Danga	Yes	1,05,62,400	3,69,68,400
						1124		1.28	Pukur	Yes	72,57,600	1,45,15,200
						1112/3929		3.05	Pukur	Yes	1,72,93,500	3,45,87,000
Siliguri	41	1	Ghusru	Naxalbari	38	1061	144	20.00	Rupni	No	3,60,00,000	5,40,00,000
Total Area-								439.89				