

Invitation For “REQUEST FOR PROPOSAL” (RFP) Under SAIP 2020

[No. 2771 / MSMET-III / 2I-14 / 14 Dated 05 / 08 / 2022]

Government of West Bengal in the Department of MSME and Textiles hereby 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 long term lease.

Organizations/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 (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 setting up 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 : 17/08/2022 at 2.00 PM
- ii) Last Date & Time for submitting RFP : 29/08/2022 up to 16.00 Hrs
- iii) Date & Time for opening of RFP Responses : 31/08/2022 at 16.00 Hrs
- 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

Address: Silpa sadan, 4, Camac Street, Kolkata- 700016

(Tel No: 033 22807157 E-mail: msmet.gowb@gmail.com)

website: www.wbseps.com / www.wbmsme.gov.in / www.wbsidcl.in)

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 RFP, 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 RFP. 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:

- i) 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.
- ii) The **minimum turnover** of the company/developer applying for a plot shall be at least Rs One 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 15 crore.
- iii) The applicant must not be defaulter in paying Income Tax/Sales Tax etc whatever applicable.
- iv) In case of an Association/Consortium / JV participating in the RFP, at least one partner must have the aforesaid credentials. The **consortium agreement** may be as per the example shared 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 the application form prescribed below on their company's/association **Letterhead** 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 Notice No. 2771 / MSMET-III/2I-14/14 Dated 05.08.2022

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 RFP 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 RFP
- 7) The following documents are enclosed along with this application
 - a) -- etc.
 - b) -- etc.

*Name & Designation of the authorized signatory
with company seal*

Contact Person for any query : Ms Maitrayee Ganguly, WBCS (Ex) , Joint Secretary, MSMET Department, Govt of West Bengal. Email id: msmet.gowb@gmail.com Ph No. 033 22807157

SAIP Details of Government Lands identified by the District Administration

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 Total Land Proposed for Industrial Use (Rs.)	
										Yes/No		
Alipurduar	1	1	Dimdima Tea Garden	Madarihat-Birpara	8	1	1	5.00	Dahala	Yes	51,84,000	
Hoogly	2	1	Talbhomra	Singur	9	165	165	6.32	Awal - Low land	No	4,77,79,200	
	3	1	Berubari, Sheet No. 4	Jalpaiguri Sadar	23	1074	1074	5.00	Danga	Yes	60,58,800	
	4	2	Binnaguri	Rajganj	3	813	459	1.65	Dahala	Yes	46,33,200	
						814	460	1.84	Dahala	Yes	49,68,000	
						816	462	1.51	Dahala	Yes	40,77,000	
							33	23	0.34	Sahari	Yes	31,07,063
							35	24	1.15	Dahala	Yes	1,05,09,183
							37	25	0.47	Dahala	Yes	42,95,057

5	3	Binnaguri, Sheet No. 11	Rajganj		

38	26	0.70	Sahari	Yes	63,96,894
39	27	0.11	Dahala	Yes	10,05,226
40	28	0.05	Dahala	Yes	4,56,921
41	29	0.05	Dahala	Yes	4,56,921
118	86	0.07	Path	Yes	6,80,400
123	91	0.12	Dahala	Yes	9,86,956
124	92	0.22	Dahala	Yes	18,09,419
125	93	0.06	Dahala	Yes	4,93,478
126	94	0.65	Sahari	Yes	53,46,011
127	95	0.03	Nala	Yes	2,46,739
128	96	0.37	Dahala	Yes	30,43,114

Jalpaiguri					129	97	0.58	Dahala	Yes	47,70,286
					179	128	0.60	Dahala	Yes	54,83,052
					181	130	1.19	Dahala	Yes	1,08,74,720
					182	131	0.25	Path	Yes	40,50,000
					192	708	0.32	Dahala	Yes	29,24,294
					193	712	0.12	Sahari	Yes	10,96,610
					559	287	1.38	Danga	Yes	1,89,16,604
					561	288	0.75	Dahala	Yes	1,02,80,763
					556	354	0.16	Sahari	Yes	21,93,230
					557	286	0.16	Nadi	Yes	21,93,230
					558	287	0.32	Danga	Yes	43,86,459

576	302	2.51	Sahari	Yes	3,44,06,287
578	305	0.34	Sahari	Yes	46,60,612
579	303	1.82	Sahari	Yes	2,49,47,985
580	307	4.16	Dahala	Yes	5,70,23,966
581	308	0.49	Sahari	Yes	67,16,765
583	309	0.40	Sahari	Yes	54,83,074
585	310	3.44	Sahari	Yes	4,71,54,433
586	374	0.15	Sahari	Yes	20,56,153
587	371	0.36	Sahari	Yes	49,34,767
588	370	0.34	Sahari	Yes	46,60,612
589	312	0.39	Sahari	Yes	53,45,996

	7	5	Satkhaiya T.G.	Matiali	18	102	101	2.62	Danga	Yes	43,29,288
						103	102	2.38	Danga	Yes	39,32,712
	8	6	Paschim Salbari	Maynaguri	69	766	401	5.15	Danga	Yes	1,00,11,600
	9	7	Bagatpur T.G.	Nagrakata	9	608	239	0.32	Patit	Yes	7,05,024
						609	242	4.68	Sahari	Yes	77,33,232
Jhargram	10	1	Krishnabandh Chutamari	Jhargram	562	333	333	5.00	Dahi	No	1,62,00,000
Nadia	11	1	Kalyani	Kalyani	58	6590(P)	9974(P)	5.00	Plain	Yes	14,17,50,000
	12	2	Kalyani	Kalyani	58	14507 (P)	6851, 685	2.88	Aush	Yes	10,05,38,081
						13499 (P)	6763	2.67	Viti	Yes	9,32,07,180
						13501	6766	0.04	Viti	Yes	13,96,363
						13502 (P)	6765, 676	0.87	Pukurpar	Yes	3,03,70,879
						13503	13503	0.42	Pukurpar	Yes	1,46,61,804
Paschim Medinipur	13	1	Ghritogram	Keshiary	1	1914	1914	17.12	Dahi Puratan Patit	No	1,66,40,640
Uttar Dinajpur	14	1	Chandoil	Kaliyaganj	136	1	1	6.39	Gochar	Yes	1,38,02,400
						3/777	3/777	1.61	Danga	Yes	34,77,600
Purba Medinipur	15	1	Bainchbari	Nandigram-I	190	329	329	5.00	Jal	No	2,10,60,000
	16	1	Nizkasba	Khejuri-II	119	1/824	1/824	17.42	Sikasti Bhumi	Yes	1,69,32,240
	17					1/828	1/828	11.35	Sikasti Bhumi	Yes	1,10,32,240

Purba Bardhaman	18	1	Ramnagar	Ausgram-II	54	131/489	131/489	18.22	Danga	No	5,93,47,642
Paschim Bardhaman	19	1	Damra	AMC	40	1418	1418	22.63	AWAL	No	7,40,62,559
	20	2	Damra	AMC	40	1411	1411	7.29	AWAL	No	2,38,58,420
	21	3	Chapradihi	AMC	105	2417	2417	8.46	AWAL	No	1,10,75,020
	22	4	Mahatadihi	Kulti	32	211	211	37.23	Danga	Yes	8,04,16,800
	23	5	Searsole	Raniganj	17	565	352	55.49	Danga	No	43,81,50,371
Siliguri	24	1	Helakadam chhat	Phansidewa	62	27	128	0.17	Tea Garden	No	2,75,400
						28		0.10	Tea Garden	No	1,62,000
						32	123	0.06	Tea Garden	No	97,200
						93	77	0.15	Tea Garden	No	2,43,000
						94	95	0.08	Tea Garden	No	1,29,600
						99	70	0.32	Tea Garden	No	5,18,400
						100	94	0.42	Tea Garden	No	6,80,400
						103	74	1.55	Tea Garden	No	25,11,000
						104	72	1.00	Tea Garden	No	16,20,000
						105	135	0.40	Tea Garden	No	6,48,000
						106	82	0.66	Tea Garden	No	10,69,200
107	130	0.02	Tea Garden	No	32,400						
109	132	0.07	Tea Garden	No	1,13,400						
	25	1	Southerboss	Mathabhanga-II	68	898	898	5.46	Kashbon	No	78,62,400
						4	4	0.13	Balu	Yes	4,68,000
	26	2	Malerjhar	Coochbehar-I	132	5	5	3.34	Balu	Yes	1,20,24,000
						6	6	1.01	Balu	Yes	36,36,000
						7	7	0.32	Balu	Yes	11,52,000
						8	8	0.68	Balu	Yes	24,48,000
	27	3	Salmara	Dinhata-II	92	1202	1202	7.82	Awal (Lowland)	No	1,78,19,590

28	4	Rampur	Tufanganj-II	19	1395	387	3.92	Khamarbari	Yes	1,69,34,400
					1394	385	0.74	Seyam	Yes	21,31,200
					1392	385	0.04	Seyam	Yes	1,15,200
					1396	388	0.30	Duem	Yes	8,64,000
29	5	Njijtaraf	Mekhliganj	96	11002	11003	21.70	Nadi	Yes	7,49,95,200
					11003	11004	15.01	Nadi	Yes	5,18,74,560
					11006	11007	4.41	Nadi	Yes	1,52,40,960
					11007	11008	3.04	Nadi	Yes	1,05,06,240
					11008	11002	47.96	Nadi	Yes	16,57,49,760
					11009	11001	17.30	Balu	Yes	5,97,88,800
30	6	Baronachina	Dinhata-I	45	7570	6093	0.24	Math	Yes	19,20,010
					7571	5992	0.01		Yes	80,000
					7572	6026	0.02		Yes	1,60,001
					7573	6025	0.30		Yes	24,00,012
					7565	6099	0.10	Tamak duem	Yes	8,00,004
					7566	6096	0.13	Math	Yes	10,40,005
					7568	5996	0.01		Yes	80,000
					7569	6095	0.15		Yes	12,00,006
					7593	6031	0.13	Duem	Yes	10,40,005
					7592	6032	0.06	Math	Yes	4,80,002
					7584	6026	0.72		Yes	57,60,029
					7585	6033	0.30		Yes	24,00,012
					7586	6034	0.31		Yes	24,80,012
					7515	5992	0.13		Yes	10,40,005
					7587	6035	0.26	Yes	20,80,010	
					7591	6039	0.14	Duem	Yes	11,20,006
					7596	6027/ 6028	0.19		Yes	15,20,008
7595	6029, 6030.	0.11		Yes	8,80,004					
7606	6044	1.34		Yes	1,07,20,054					

Coochbehar

31	7	Sitalkuchi	Sitalkuchi	43	55919	53025	0.13	Awal	Yes	9,68,760
					55922-55923	53037(P)	0.09	Awal/ Bagan	Yes	6,70,680
					55925-55928	53039(P)-53041	0.29	Gudam(55925) / Awal(55926-55928)	Yes	40,02,000
					55930-55936	53043-53053	1.02	Awal	Yes	84,45,600
					55893	53015(P)	0.06	Bagan	Yes	5,21,640
					55938-55943	53055-53059(P)	0.50	Awal (55938-55942)/ Bagan(55943)	Yes	55,20,000
					55961	53074(P)	0.01	Path	Yes	99,360
					55948	53062(P)	0.12	Awal	Yes	9,93,600
					55894-55895	53015(P)-53066(P)	0.07	Awal	Yes	5,79,600
					55946-55947	53060(P)-53062(P)	0.16	Hat(55946), Bagan(55947)	Yes	26,49,600
					55955	53069(P)	0.26	Bagan	Yes	21,52,800
					55980	53087(P)	0.01	Path	Yes	82,800
					55761	52885	0.01	Awal	Yes	49,680
					55975-55977	53048(P)-53085(P)	0.97	Awal(55976), Tamak	Yes	60,23,700
					55748-55749	52872-52873	0.24	Awal(55748), Hat(55749)	Yes	23,84,640
					55762-55763	52886-52887	0.17	Awal	Yes	8,44,560
					55766	52890	0.10	Awal	Yes	4,96,800
					55771	52895	0.03	Tamak duem	Yes	1,49,040
					55774	52897	0.01	Duem	Yes	49,680
					55924	53038	0.07	Tamak duem	Yes	5,21,640
					55916	53034	0.05	Tamak awal	Yes	3,72,600
					55944	53060(P)	0.02	Tamak awal	Yes	1,65,600
					55900	53018	0.04	Tamak awal	Yes	2,98,080
55994	53100	0.04	Bas bagan	Yes	2,48,400					

						55757	52881	0.40	Awal	Yes	19,87,200
						55997	53103	0.03	Awal	Yes	1,86,300
						55772	52896(P)	0.19	Awal	Yes	9,43,920
						55735	52859	0.14	Duem	Yes	6,95,520
						55764	52888	0.51	Awal	Yes	25,33,680
						55755-55756	52879-52880	0.22	Awal	Yes	10,92,960
						55918	53036(P)	0.05	Bas bagan	Yes	3,72,600
						55920	53036(P)	0.11	Bas bagan	Yes	8,19,720
						55929	53042	0.17	Awal	Yes	14,07,600
						55996	53102	0.07	Awal	Yes	4,34,700
						55993	53099	0.16	Duem	Yes	9,93,600
						55958	53070	0.12	Bagan	Yes	9,93,600
						55962-55964	53075(P)	0.11	Path(55962), Bagan(55963), Chokhara(55964)	Yes	10,92,960
						55978	53086	0.03	Khelar math	Yes	1,86,300
						55750	52874	0.2	Awal	Yes	9,93,600
						55751-55754	52875-52876	0.81	Awal	Yes	40,24,080
						55756	52880	0.03	Awal	Yes	1,49,040
						55957	53070(P)	0.01	Tamak awal	Yes	82,800
						55965	53075(P)	0.01	Tamak awal	Yes	74,520
						55921	53036(P)	0.03	AWAL	Yes	2,23,560
Purulia	32	1	Dava	Balarampur	51	256	256	5.00	Gora	No	99,00,000

Total Area:- **456.47**