

Pricing of Land and Modules in Different Industrial Parks:

The price of land and modules in different Industrial Parks is broadly based on the following factors, except where the plots are offered through bidding system:

- I. Amount paid to Collector by WBIDC for acquisition of the land as per the award approved by Government of West Bengal in the Land and Land Reforms Department.[Incidentally, if, due to reference cases, the award amount is later enhanced and if the Hon'ble Court(s) direct(s) that the compensation amount would be increased, then WBIDC collects the differential amount also from the allottee].
- II. Projected infrastructural development cost.
- III. Cost of Capital @13% per annum, as WBIDC is developing all these Industrial Parks from borrowed funds.
- IV. Administrative cost @10% charged on all items excluding infrastructure.
- V. Apart from the above, WBIDC also charge 10% extra price on plots adjoining to arterial roads and another 5% extra charge on plots situated at corners / junctions of arterial roads for industrial parks.

Price of land is arrived at by distributing the above expenditure within the allocable land only.

Price for non-industrial use will be 20% more than above price.

As per terms of offer letter, 5% discount on base price of land/modules is also given to allottees, if the payment is made within 30 days from the date of issuance of the offer letter.