


The

Kolkata **Gazette**
सत्यमेव जयते
Extraordinary
Published by Authority

BHADRA 22]

MONDAY, SEPTEMBER 13, 2021

[SAKA 1943

PART I.—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF INDUSTRY, COMMERCE & ENTERPRISES

NOTIFICATION

No. I/149799/2021-ICE-14011(99)/22/2020-IPI SECTION.—10th September 2021.—Whereas, for implementing Ease of Doing Business in the State, an online system for allotment of land by West Bengal Industrial Development Corporation Limited (WBIDC) has already been designed and features in the online system have been implemented, namely - a) Online Submission of application, b) Online Payment of application fee (as applicable), c) Track status of application, online, d) Online download the final signed certificate and, e) Third party verification, online, in public domain, and there is no requirement of physical visit to WBIDC and that all applications are being processed through online mode only, through the online system for land allotment by WBIDC (URL : <https://landwbidc.silpasathi.in>);

And whereas, the application for allotment of land by WBIDC can also be done by the applicant through the Online Single Window System of the State ;

Now, the Governor, in supersession of earlier Notification No. I/103754/2020-ICE-14011(99)/22/2020-IPI SECTION dated 15th October, 2020, is pleased to notify the following :

That land allotment for industrial units by WBIDC are based on rental/lease model, as applicable for various Industrial Parks of WBIDC and a provision for the same has been given as an option to the applicant in the online system for land allotment by WBIDC ;

And that all applications for land allotment (for approvals/renewals) shall be submitted only in the online mode by the applicants through the online system for land allotment by WBIDC and no offline applications for land allotment by WBIDC shall be accepted or processed by WBIDC ;

And that the objective criteria for evaluating online applications for land allotment, within the Industrial Parks/Estate of State Government by WBIDC, shall be as per details given in Annexure – I, annexed herewith, and the comprehensive checklist for Detailed Project Report (DPR) for evaluation by WBIDC, which also includes the list of documents to be submitted online by the applicant (as part of DPR), shall be as per details given in Annexure – II, annexed herewith. Both Annexure I and Annexure II appended below are part of this Notification .

This Notification will take immediate effect.

Annexure – I**(Annexure of the Notification No. I/149799/2021-ICE-14011(99)/22/2020-IPI SECTION, dated 10.09.2021)**

Objective criteria, applicable for all industrial land, for evaluation by WBIDC for land allotment, through the online system for Land Allotment by WBIDC.

In order to promote Ease of Doing Business in West Bengal, the objective criteria for evaluation of Land Allotment application in Industrial Parks / Estates of WBIDC in the State are provided as follows for more transparency. The criteria and procedure for evaluation of Land Allotment application are outlined as follows :

Applications for allotment of land/module are submitted online by prospective entrepreneurs on the portal <http://landwbidc.silpasathi.in> along with online submission of detailed Project Report and other necessary documents required for due assessment of the proposal.

The proposals are broadly appraised on the basis of three parameters, namely-Financial, socio-economic and land requirement. The details of such appraisal are as follows :

The objective criteria, applicable for all industrial land, for evaluating by WBIDC the land allotment applications for industrial use will be as follows :

I) Financial Appraisal of project :

In financial appraisal of the project, the financial viability, means of finance, implementation capability of investor, experience and background of investors etc. are assessed. The following aspects are assessed of a particular company :-

- 1) The financial achievements based on the past three years balance sheet & profit and loss account, turnover, profit margin, profit after tax, current ratio etc. are taken into consideration. Market presence is also considered along with the background of the promoters.
- 2) The performance of the group companies, if any, is also considered.

Socio - Economic Appraisal :

Socio-economic appraisal for a particular project is done on the following parameters:

- 1) Employment potential-both direct & indirect.
- 2) Supply of raw materials and source thereof.
- 3) Market proximity for the intermediate and end products.
- 4) Benefit to the local community and its neighborhood in terms of income and employment generation-multiplier effect on the economy.

II) Requirement of land :

To assess the requirement of land for the stated project based on broad standard norms and statutory requirements.

Annexure – II**(Annexure of the Notification No. I/149799/2021-ICE-14011(99)/22/2020-IPI SECTION, dated 10.09.2021)**

Comprehensive checklist for Detailed Project Report (DPR) along with list of documents, to be submitted online by the applicant for evaluation by WBIDC.

In the DPR, the following is required to be provided by the applicants :-

1. **Details of the proposed Project :** Introduction, details of promoters/ directors, constitution of the company, key executives, registration details, details of group company, brief description of the proposed project, details of products with installed capacity, location, employability, requirement of raw materials, manpower and utilities (power, fuel & water), market and its analysis etc.
2. **A separate chapter to be included in the DPR on requirement and justification of land,** along with land use plan, methodology and lay out of the proposed plant of the project. Land held for similar type of projects with established capacity, methodology and location in West Bengal or any other part of the country may also be stated to the extent feasible.
3. **Project Feasibility Report.**
 - i. Detailed breakup of :- land / (modules), land development, Building (cost of construction, build up area, rate, block layout plan of all facilities required), Plant & machinery (including specifications), Electrifications (List of items, supplier, service line charges etc.) Technical Know-How (imported, indigenous, nature, supplier, cost etc.), Miscellaneous fixed assets, pre-operative expenses and contingencies.
 - ii. Detailed breakup of sources of funds
 - a. Means of Finance : Equity, Secured Long Term Borrowings, Unsecured Loans, FDI, ECB etc.
 - b. Source of working capital requirement (if any),
 - iii. Foreign collaborations (if any)
 - iv. Implementation schedule with time chart.
4. Audited Financial Statement/Annual Accounts including audit report and directors' report & MGT-9 etc.(Annual Report) of the company and the group companies (if any) for last 3 years,
5. Personal Net worth statement, and

6. Others details as follows –

6.a. Details of Constitution of the applicant (Public/Pvt. Ltd./OPC/LLP/Partnership/Proprietor Concern etc.) and Date of Incorporation.

- i. For Company : Certificate of incorporation, INC-20A along with paid challan copy if applicable, GST Certificate, Trade License, Copy of MOA & AOA, Copy of PAN, Udyam registration certificate/UAM if any, IT Return and Certified copy of Resolution passed by the Board of Directors in support of application for allotment of land (to be annexed as part of DPR).
- ii. For Partnership Firm : Partnership Deed, Certificate of Registration if any, Copy of PAN, GST Certificate, Trade License, IEC if any, Udyam registration certificate/UAM if any and IT Return (to be annexed as part of DPR).
- iii. For Proprietorship : Copy of PAN, GST Certificate, Trade License, IEC if any Udyam registration certificate/UAM if any and IT Return. (to be annexed as part of DPR).
- iv. Identify Proof (e.g. PAN) and Address proof (e.g. Voter Id/ Adhaar/Passport/Driving License/Electricity Bill etc.) of promoters/directors/partners/proprietor etc. (to be annexed in DPR).
- v. A self-declaration in Organization's letter head that none of the promoters/directors/partners/proprietor of the organization or the organization itself, do not contravene the provision of the Companies Act, 2013, PF, ESI, Income Tax, GST and any other statutory compliances/law, as applicable.

(Note – List of contents with corresponding page nos. to be kindly given at the beginning of DPR.)

By order of the Governor,

Sd./

Secy. to the Govt. of West Bengal.