



WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LTD.

(A GOVERNMENT OF WEST BENGAL UNDERTAKING)

"PROTITI", 23, Abanindranath Thakur Sarani (Camac Street), Kolkata - 700 017

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Corporate Identity Number : U75142WB1967SGC026988

Notification

No.WBIDC/EODB/BRAP-2019/LA-1/ 1641

Date: 10th December, 2018

In order to promote Ease of Doing Business in West Bengal, it is necessary that objective criteria for evaluation of Land Allotment application in Industrial Parks/ Estates of WBIDC in the State be provided for more transparency.

Therefore, the Corporation hereby outlines the criteria and procedure for evaluation of Land Allotment application as follows:

Criteria of Evaluation of Land Allotment Application

Applications for allotment of land/module are submitted online by prospective entrepreneurs on the portal <https://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, socioeconomic and land requirement. The details of such appraisal are 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, 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.
- 3) The future projections of the performance of the company is obtained for five to seven years which is then analyzed in terms of Debt- equity ratio, Debt Service Coverage ratio, Internal rate of return, profit percentage and Return on investment. Future marketing strategy of the company is also considered.



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II) 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 a particular project, the following broad aspects are considered:

- 1) The plant layout of the company.
- 2) Utilization of land for different purpose.
- 3) Standard norms for requirement of land for the project.
- 4) Production capacity vis-à-vis land requirement etc


Managing Director
WBIDC

No.WBIDC/EODB/BRAP-2019/LA-1/1641

Date: 10th December, 2018

Copy forwarded for information to:

1. Executive Director, WBIDC
2. H.O.Ds - Land, Ease of Doing Business, WBIDC
4. Kanchan Mondal, EA, Nodal Officer for Land Allotment, WBIDC


Managing Director
WBIDC