



West Bengal Industrial Infrastructure Development Corporation
(Established under West Bengal Act XXV of 1974)
Block DJ, Plot No. 10, Sector II, Salt Lake City, Kolkata 700 091

No. Infra / Gen/1L-H.O.-1/2017 (Pt II)/2426

December 13, 2018

NOTIFICATION

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 Growth Centres/Parks of WBIIDC in the State be provided for more transparency.

Therefore, the Corporation hereby outlines the criteria 6rd procedure for evaluation .of Land Allotment application as follows:

Criteria of Evaluation of Land Allotment Application

Application for allotment of land/module are submitted online by prospective entrepreneurs on the portal www.wbiidc.org 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 five parameters viz.:


- A. Organization Details
- B. Technical Details
- C. Market Analysis
- D. Financial Analysis
- E. Economic Analysis
- F. Ecological Analysis

Details of the requirements are mentioned in annexure-A of this notification.

Requirement of Land:


To assess the requirement of land for a particular project, the following broad following broad aspects are considered:

1. The Plant Layout for the project for proposed production capacity
2. WBIIDC Building Regulations 2016


(Vandana Yadav)
Chief Executive Officer

Copy forwarded for information to:

1. The Secretary, WBIIDC,
2. The Chief Accounts Officer, WBIIDC,
3. The Superintending Engineer(S.B./N.B.), WBIIDC
4. The Executive Engineer(Civil/Electrical/Mechanical – All Divisions)


(Vandana Yadav)
Chief Executive Officer

Checklist for preparation of Detailed Project Report

A. Organizational Details to include:

- i. particulars of the Enterprise,
- ii. bio-data of the promoters,
- iii. Corporate plan of the Promoter,
- iv. Projects promoted/implemented/under implementation,
- v. Bankers' report on dealings and repayment of past loan assistance,
- vi. details of group companies, operations, balance sheet and profit & loss account of the promoter company
- vii. financial position / working results of each associate concern,
- viii. Management and Proposed shareholding pattern etc.
- ix. For New Promoters : Educational background, any industrial experience, family background, sources of income, details of personal properties, banker's reference, income tax/ wealth tax returns, financial position / working results of each associate concern
- x. SWOT Analysis considering project implementation objective

Management and Organizational set up:

- xi. composition of the Board / Firm,
- xii. details of full time directors/Partners/ Proprietor and their responsibilities,
- xiii. details of Chief executive and functional executives including qualification, experience, organization set-up
 1. for existing company and
 2. During project implementation for new company.

Approvals/Clearances of various Government Authorities/Agencies necessary for the project.

B. Technical Details to include:

- I. production process, requirements of power & water including Process Flow Chart,
- II. Plant layout keeping in consideration of optimal land use
- III. Incorporation of Green Manufacturing Process for
 - a) ensuring Sustainable Development,
 - b) Use of Renewable Resources,
 - c) Recycling of Waste Products,
 - d) Energy Conservation,
 - e) Cleaner Product Design and Life Cycle approaches to product design,
 - f) Cleaner Process Design,
 - g) Substitution of conventional chemical processes by bio processes,
 - h) Safe handling of Toxic Materials,
 - i) Compliance of regulatory act & rules for green manufacturing,
 - j) Development of Green Supply Chains.
- IV. Man power Planning
- V. Project Implementation Schedule
- VI. Detailed Project Cost estimate mentioning cost components of each sections viz. Land & Buildings, Plant & Machineries, resources deployments etc.

C. Market Analysis to include :

- a) Market Environment Analysis
- b) Customer Analysis
- c) Competition Analysis
- d) Forecasting Future Demand
- e) Marketing Strategy

D. Financial Analysis to include

- a. Sources & Uses of Fund
- b. Projected balance sheets
- c. Projected Profitability Statement
- d. Projected Cash Flow Statement
- e. Assessment of Working Capital Requirements
- f. Projected Break Even Analysis Statement
- g. Calculation of internal Rate of return(IRR)
- h. Details of Plants & Machineries
- i. Details of Electrical Installations
- j. Details of misc. Fixed Assets
- k. Details of Pre-operative Expenses
- l. Sales Value at Installed Capacity
- m. Details of Raw Materials and Consumables at installed capacity
- n. Year-wise Annual Raw Material & Consumables Cost At Different Capacity Utilization
- o. Details of Repairs & Maintenance
- p. Details of Power & Utilities
- q. Details of Human Resources & Annual Emoluments
- r. Details of Administration & Selling Expenses
- s. Computation of Depreciation (WDV As Per Co's Act 2013)
- t. Computation of Depreciation (WDV As Per IT Act 1961)
- u. Assessment of Income Tax
- v. Debt Service Coverage Ratio
- w. Return on Capital Employed (ROCE)
- x. Schedule of Repayment Of Term Loan

E. Economic Analysis to include

Quantification in monetary term the contribution of project in

- a. Employment Generation
- b. Revenue Generation to Govt.
- c. extending benefits to the poorer sections
- d. reducing the regional imbalances
- e. reducing gender inequality
- f. Protecting / improving the environmental conditions.

F. Ecological Analysis to include

- a. Effect of the project on the ecology and environment
- b. Restoration measures to be adopted
- c. Appraisal of restoration scheme towards ensuring safety of ecology & environment



Check List of Documents to be attached

[Checklist prepared assuming the enterprise to be a Company. For other type of Ownership corresponding document to be produced]

1. Memorandum & Articles Of Association Of The Company
2. Present Authorized & Paid Up Capital Of The Company
3. Copy of Last Three Years Audited Balance Sheet / Profit & Loss Account Of The Company / Annual Report- I. E, 2013-14, 2012-2013, 2011-12.
4. List Of Directors With DOB, Address, Qualification, Din & Pan No., Experience & Other Directorship Held.
5. Present Share Holding Pattern Of The Company With List Of Top Ten Share Holders-
6. Details Of The Associate Concerns: Last 3 Yrs B/Sheet; Bankers Name & Branch And Facilities Enjoyed If Any.-
7. Details Of Existing Credit Facilities Enjoyed By The Company –Bank & Facility Wise If Any.-
8. Banker's Report On Main Promoter & Borrowing Company
9. Net Worth Statement S Certified By Chartered Accountants For The Project Sponsors /Promoters And All Entities Forming Part Of Promoter Group / Sponsors.
10. Details Of Key Managerial Personal & Their Experience
11. Soft Copy Of DPR - (Word File), Financial Model (Excel File) And Plant Layout Drawing (Autocad File) To Be Given.
12. Item Wise Production Details For Last Financial Year.
13. Performance of the Company For Current Year I.E., Sales, EBIDTA, PBT & PAT etc.
14. Requirement of Statutory Approvals & Its Status as on date.