

Pre Bid Meeting
Setting up wholesale apparel hub
at
Nungi, Maheshtala,
South 24 parganas, West Bengal



Department of MSME & T
Government of West Bengal



Background of the Expression of Interest

Vision of the state

Government of West Bengal has identified following areas as strategic thrust areas for attracting new investment in textile and apparel sector in next three to five years.

Scaling up
readymade garment
sector

Diversifying into
technical textiles

Development of
complete value
chain for man-made
fiber-based textiles
and apparel

Strengthening and
upgrading weaving,
knitting and hosiery
industry

Developing the
support ecosystem –
textile auxiliaries
and machinery

Setting up of a
designing and
technology
facilitation center

Promotion of
cleaner production
system

Strengths of the state

The strengths of West Bengal in creating an industrial ecosystem for Textile and Apparel manufacturing and processing

Raw Material
Availability

Availability of
skilled manpower

Market access:

Uninterrupted
Power and Water
supply

Industrial
Infrastructure

Logistics and
transportation

Policy Support

A GOLDEN OPPORTUNITY FOR DEVELOPING A **WHOLESALE APPAREL HUB**

Department of Micro, Small, Medium Enterprises & Textiles, Government of West Bengal

Land and Location

01

Developed land of **10 acre on 99 years** lease at Nungi, Maheshtala in South 24 Parganas. Located around **15 kms** from Central Kolkata. **1hr drive from Howrah Railway station**

Model of the Apparel Hub

02

Hub to house manufacturing: display & storage units for garments & accessories. **25%** of the built-up space for **commercial including malls, shopping complexes** etc.

Development Methodology

03

Develop, Built, Finance, Operate and Transfer (DBFOT) model for under the **PPP model**.

Eligibility Criteria

A garment manufacturer / textile and apparel sector trade body or export promotion council / Developers / Special Purpose Vehicle (consortium model).

Experience of **developing industrial park** (preferably Textile and Apparel) of **5 lakh sq ft**

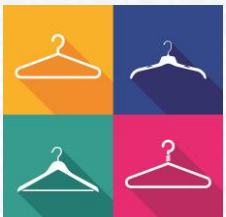
Minimum turnover of **Rs. 100 Crores** and **Positive Net Worth** in all the last 3 (three) FY's

Additional Support from Government of West Bengal

- Support the developer to get **statutory clearances**
- Holding **interaction with the stakeholders** as may be necessary
- Facilitate providing all the **fiscal/non-fiscal incentives** available under the **SAIP scheme**

Earnest Money Deposit of amount INR 25,00,000 in form of Demand Draft payable to the Department of MSME & Textiles

The Application Form, terms & conditions, criteria for allotment, price of land, mode of submission etc. may be seen in the websites— www.myenterprisewb.in; www.wbmsmet.gov.in; www.wbsidcl.in.





Other details of the RFP

Area & Infrastructure details

Land Area 40692.02 Sqm. (10.055 Acres)

Permissible Ground coverage 40%

Permissible F.A.R 2.75

Maximum Permissible Built Up Area (BUA): 1,204,488 Sq. Ft.

Milestone: Provide a block of built-up space (Haat) having Ground +2 storied height within 30 months of handing over possession of land with at least 1000 stalls (each with a minimum size of 6x6 sq ft)

Objective: To accommodate and shift the hawkers and roadside garment sellers in the neighborhood. The allotment and relocation of the hawkers/garment sellers will be done by the MSME&T Deptt.

Area Allocation Guidelines

A part of the space (~**25%**) procured by the successful bidder may be developed for **commercial purpose** as well for setups like malls, business complexes, supermarkets etc.

80% of the remaining area needs to be build-up space to be used for **manufacturing/ manufacturing cum display/ manufacturing cum storage**. The manufacturing hub will include apparel manufacturing including ancillary facilities like knitting, weaving, printing, embroidery, etc.

Rest **20%** area is to be earmarked for **labor hostel & creche and other facilities** like parking, admin complex, etc.



Financial Proposal

Financial Proposal shall consist of :

Amount of consideration payable to MSME&T Deptt. (Besides a ready 4 storied building with 1000 ready stalls (haat concept) for small garments traders).

Bidders may also bid for **payment in phases**. In such cases total payment should be paid in a **maximum duration of 3 years** from the date of signing of agreement. Here, the **Net Present Value (NPV)** will be calculated at a **discount rate of 8%**.

While preparing the financial proposal the bidder may factor in the following costs:

- Lease cost for 99 years (payable)
- Development cost of the apparel hub (payable)
- User Fee/Rental of developed infrastructure (receivable) (except the haat)
- Subsidies from SAIP (receivable)
- Any other cost that the bidder feels necessary

Distance of Nungi Apparel Hub from Major transit points

Howrah Railway Station	22 Kms
Sealdhah Railway Station	22 Kms
Kolkata Airport	37 kms
Haldia Docks	71 kms
Kolkata Port	15 kms
Tajpur Port	140 kms

Source: <https://www.google.com/maps>



Location





Thank You

For any queries kindly write to :

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Consultants (PwC) : gourab.mondal@pwc.com