

Memo No. 153/HIDCO/ADMN- 3860/2021

Date : 16/01/2025

**CORRIGENDUM - 5**

Reference : Notice inviting Expression of Interest for allotment of WBHIDCO Land at Bengal Silicon Valley Tech Hub in New Town, Kolkata on 99 years leasehold basis (6<sup>th</sup> Phase ) issued vide memo no. 359/HIDCO/ADMN-3860/2021, dated 08/02/21 and Corrigenda issued vide memo no. 469/HIDCO/ADMN-3860/2021, dated 19/02/21, memo no. 1008/HIDCO/ADMN-3860/2021, dated 26/04/22, memo no. 1030/HIDCO/ADMN-3860/2021, dated 29/04/22 and memo no. 1553/HIDCO/ADMN-3860/2021, dated 15/06/22

This is hereby notified that the promotional and concessional rate of land in Bengal Silicon Valley, New Town, Kolkata has been enhanced to Rs. 7.5 crore per acre from earlier Rs.4.935 crore per acre w.e.f. 01/03/24 with a validity of 2 (two) years.

*md*  
*16/01/25*

General Manager ( Admn.)  
WBHIDCO Ltd.

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
(A Govt. of West Bengal Undertaking)

“HIDCO BHABAN”, Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156  
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in  
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276

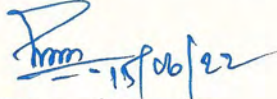
Memo No.1553/HIDCO/ADMN-3860/2021

Date : 15/06/2022

**CORRIGENDUM - 4**

**Reference:** Notice inviting Expression of Interest for allotment of WBHIDCO land at Bengal Silicon Valley Tech Hub in New Town, Kolkata on '99 years leasehold basis (6<sup>th</sup> Phase) issued vide memo no. 359/HIDCO/Admn-3860/2021 dated 08/02/2021 and Corrigenda issued vide memo no. 469/HIDCO/Admn-3860/2021 dated 19/02/2021, 1008/HIDCO/Admn-3860/2021 dated 26/04/2022 and 1030/HIDCO/Admn-3860/2021 dated 29/04/2022

It is hereby notified that the promotional and concessional rate of land in Bengal Silicon Valley, New Town, Kolkata has been enhanced by 5% on the existing rate of Rs.4.70 crore per acre w.e.f. 01/03/2022 with a validity of 2 (two) years.

  
General Manager (Admn)

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**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
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Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276

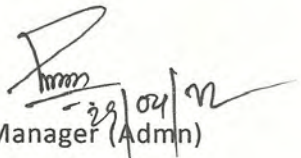
Memo No.1030/HIDCO/ADMN-3860/2021

Date : 29/04/2022

**CORRIGENDUM - 3**

**Reference:** Notice inviting Expression of Interest for allotment of WBHIDCO land at Bengal Silicon Valley Tech Hub in New Town, Kolkata on '99 years leasehold basis (6<sup>th</sup> Phase) issued vide memo no. 359/HIDCO/Admn-3860/2021 dated 08/02/2021 and Corrigenda issued vide memo no. 469/HIDCO/Admn-3860/2021 dated 19/02/2021 and 1008/HIDCO/Admn-3860/2021 dated 26/04/2022

It is hereby notified that the promotional and concessional rate of land in Bengal Silicon Valley, New Town, Kolkata may be enhanced by 5% on the existing rate of Rs.4.70 crore per acre w.e.f. 01/03/2022, subject to the approval of the Government.

  
General Manager (Admn)

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**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
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“HIDCO BHABAN”, Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156  
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in  
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276

**CORRIGENDUM – 2**

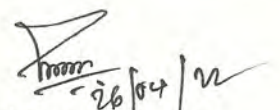
**Reference:** Notice inviting Expression of Interest for allotment of WBHIDCO land at Bengal Silicon Valley Tech Hub in New Town, Kolkata on '99 years leasehold basis (6<sup>th</sup> Phase) issued vide memo no. 359/HIDCO/Admn-3860/2021 dated 08/02/2021 and Corrigendum-1 issued vide memo no. 469/HIDCO/Admn-3860/2021 dated 19/02/2021

It is hereby notified that some additional eligibility criteria are being included in the Expression of Interest ("E.O.I") document of the 6<sup>th</sup> phase of plot allotment at Bengal Silicon Valley Tech Hub in New Town, Kolkata and the following point is being added to the clause 9 regarding "Eligibility Criteria for Land Allotment in Bengal Silicon Valley Tech Hub":

- Companies involved in Manufacturing/Assembly/R&D of IT hardware and software co-designed systems shall be eligible to apply for plots within the Bengal Silicon Valley Tech Hub.

Thus, the modified clause 9 will be as follows –

Sl. No.	Basic Requirement	Eligibility Criteria	Documentary Proof
1.	Purpose of engagement in Bengal Silicon Valley Tech Hub	Applicant's project proposal should exclusively be implemented IT/ITeS/ITeS activities relating to Telecom projects and other emerging technologies like genetic engineering, biotechnology, nanotechnology, drones, robotics, augmented reality and artificial intelligence, internet of things, digital help, data analytics, research analytics etc., or applicant is involved in <b>Manufacturing/Assembly/R&amp;D of IT hardware and software co-designed systems</b> in Bengal Silicon Valley Tech Hub	Project proposal and concept note for plot allotment in Bengal Silicon Valley Tech Hub. It should indicate the quantum of investment expected and approximate number of employment likely to be created.

  
 General Manager (Admn)

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 Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276

Memo No.469/HIDCO/ADMN-3860/2021

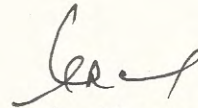
Date: 19/02/2021

**CORRIGENDUM – 1**

Reference : **Notice inviting Expression of Interest for allotment of WBHIDCO land at Bengal Silicon Valley Tech Hub in New Town, Kolkata on '99 years lease-hold' basis (6th Phase) issued vide memo no. no.359/HIDCO/Admn-3860/2021 dated 08/02/2021**

It is hereby notified that the above Notice Inviting Expression of Interest for Allotment of WBHIDCO Land at Bengal Silicon Valley Tech Hub in New Town, Kolkata on '99 Years lease-hold' Basis (6<sup>th</sup> Phase) as well as the Expression of Interest ("E.O.I") document is modified as follows :-

1. At the end of the first paragraph, after the sentence *"this is a continuous process inasmuch as the process continues without any last date till all plots are allotted."* the sentence *"WBHIDCO may change of size, shape and availability of the plots in the map and plot schedule in the event of cancellation/surrender of plot and if felt necessary for the interest of the project."* shall be inserted.
2. Clause on deposition of Earnest Money shall be amended and will be substituted as deposition of Earnest Money can only be made in the form of RTGS through SBI online Payment Gateway of the dynamic portal of WBHIDCO. No other forms of deposition of earnest money will be allowed.



Joint Managing Director (Administration)

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
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**NOTICE INVITING EXPRESSION OF INTEREST**  
**FOR ALLOTMENT OF WBHIDCO LAND AT BENGAL SILICON VALLEY TECH HUB IN NEW TOWN, KOLKATA**  
**ON '99 YEARS LEASE-HOLD' BASIS**  
**6<sup>TH</sup> PHASE**

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. (WBHIDCO), a Government of West Bengal Enterprise under the Department of Urban Development and Municipal Affairs, Government of West Bengal, invites online applications for allotment of vacant plots of land located in the 'Bengal Silicon Valley Tech Hub' of New Town, Kolkata from organisations willing to set up units in Information Technology/Information Technology enabled Services (ITeS)/IT&ITeS activities relating to Telecom Projects and other emerging technologies like genetic engineering, biotechnology, nanotechnology, drones, robotics, augmented reality and artificial intelligence, internet of things, digital help, data analytics, research analytics etc. (as described in the Annexure-A of the E.O.I document)

The intending applicant has to apply online. Receiving of online application from the intending applicant will be started after 30 days from the date of issue of this notice on a continual basis. However, concept note with other details of the applicant may be submitted, if desired, even before, indicating preferred choice of plot, by email to [bsvwb@wbhidco.in](mailto:bsvwb@wbhidco.in) or [gm.admin@wbhidco.in](mailto:gm.admin@wbhidco.in). However, the applicant-organization have to apply formally online afresh through the WBHIDCO website to complete the process, once the said portal is activated.

The vacant plots of land for allotment in this phase and procedure for allotment of land are indicated in Schedule - A and Schedule - B, respectively.

An Earnest Money amounting to Rs.25 Lakhs (Rupees Twenty Five Lakh) only for a plot of land shall have to be deposited only through NEFT/RTGS in favour of West Bengal Housing Infrastructure Development Corporation Ltd. at the time described in Schedule-B. EMD will be adjusted against the offered land premium. One applicant intending to apply for more than one plot shall have to deposit EMD separately as applicable.

Documents complete in all respects are to be submitted online in the manner stated in details in the relevant page of website <http://www.wbhidcoltd.com> after 30<sup>th</sup> day of publication of this expression of interest.

Firms/Institutions willing to set up units in activities as described in the Annexure-A of the E.O.I document in 'Bengal Silicon Valley Tech Hub' in New Town, Kolkata are required to submit online applications complete in all respect only after 30<sup>th</sup> day of publication of this expression of interest.

Offers/Project Proposals submitted by the intending Firms/Institutions will be evaluated as per norms laid down in this regard. Plots available can be seen at the website portal once activated. Interested persons may apply online any time after the initial 30 days from this notice expires and the online portal is ready to take application. This is a continuous process inasmuch as the process continues without any last date till all plots are allotted.

WBHIDCO Ltd. reserves the right to accept / reject any or all offers at its sole discretion without assigning any reason whatsoever and the same will be binding on the Applicants.

E.O.I documents containing Application Form with detailed terms & conditions can be seen and downloaded from WBHIDCO website <http://www.wbhidcoltd.com>. Concept note can be given at email [bsvwb@wbhidco.in](mailto:bsvwb@wbhidco.in). The online portal will go live on or after 30 days from the date of publication of this notice. The URL will be notified in this website in advance. All applications have to be submitted online through this portal.

Modification(s), if any, till 19/02/2021 as published in website will form integral part of the Eoi document.

It is notified for information of the applicants that the actual allotment will be subject to approval of the Government of West Bengal.

For any queries and clarification the following Officers of WBHIDCO may be contacted:-

Joint Managing Director (Admn) Whatsapp : 98366 73222 Email : <a href="mailto:gghose@wbhidco.in">gghose@wbhidco.in</a>	General Manager (Admn) Whatsapp : 86978 84108 Email : <a href="mailto:gm.admin@wbhidco.in">gm.admin@wbhidco.in</a>
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JOINT MANAGING DIRECTOR (ADMN)  
WBHIDCO LTD.

**EXPRESSION OF INTEREST FOR ALLOTMENT  
OF WBHIDCO LAND  
AT  
BENGAL SILICON VALLEY TECH HUB  
IN NEW TOWN, KOLKATA  
ON '99 YEARS LEASE-HOLD' BASIS  
6<sup>TH</sup> PHASE**



Schedule of WBHIDCO Plots of Land at 'Bengal Silicon Valley Tech Hub' in New Town, Kolkata proposed for allotment on 99 years Lease hold basis (6<sup>th</sup>Phase )

Sl. No.	Action Area	Plot No.	Approx. Area in Acre
1	II E	SV-5	21.752
2	II E	SV-23	6.347
3	II E	SV-24	6.347
4	II E	SV-13	6.000
5	II E	SV-10	5.590
6	II E	SV-11	5.590
7	II E	SV-14	5.000
8	II E	SV-21	1.000
9	II E	SV-12/1	0.876
10	II E	SV-12/2	0.876
11	II E	SV-5/11	0.768
12	II E	SV-13/1	0.726
13	II E	SV-17/3	0.250
14	II E	SV-5/2	0.248
15	II E	SV-5/3	0.248
16	II E	SV-5/4	0.248
17	II E	SV-5/5	0.248
18	II E	SV-5/6	0.248
19	II E	SV-5/7	0.248
20	II E	SV-5/8	0.248
21	II E	SV-5/9	0.248
22	II E	SV-5/10	0.248
		<b>Total</b>	<b>63.354</b>

STEP BY STEP PROCESS OF LAND ALLOTMENT IN THE BENGAL SILICON VALLEY TECH HUB

- i. Notice inviting EoI will be published in major newspapers and in the WBHIDCO website. Available plots with map shall be displayed in the WBHIDCO website.
- ii. Intending applicant will apply online with concept note to WBHIDCO website (indicating choice or plot preference) any time after the 30th day of publication of Expression of Interest.
- iii. Application will be scrutinized by a Transaction Advisor.
- iv. Committee of HIDCO with one external IT expert and expert from relevant subject matter will determine eligibility.
- v. On being found eligible, an UPC (Unique Project Code) will be assigned to the project and intimated by email/SMS to the applicant.
- vi. Now applicant may deposit earnest money with UPC (without valid UPC, the online portal will not accept the deposition of EMD and without EMD deposit the online portal will not accept options for plots) for the plot available as per preference.
- vii. Once the plot is opted for, the plot will then be shown as "not available" on the portal automatically.
- viii. After approval of the HIDCO Board and subsequent approval of the Govt of West Bengal / Standing Committee of Cabinet, allotment letter for 99 years lease-hold basis may be given.

## 1. Background

- i. The Government of West Bengal has adopted a policy for allocation of land by WBHIDCO Ltd. for technology based enterprises working in the domains of Information Technology/Information Technology enabled Services (ITeS)/Telecom and other emerging technologies like genetic engineering, biotechnology, nanotechnology, drones, robotics, augmented reality and artificial intelligence, internet of things, digital help, data analytics, research analytics etc. as specified in Annexure-A of this EoI document. The 'Bengal Silicon Valley IT Hub' is proposed to be set up in the style of 'Silicon Valley' of USA in plot No. IIE/2, IIE/2/2, IIE/57, New Town, Kolkata, measuring about 200 acres in area.
- ii. 'Bengal Silicon Valley Tech Hub' has been envisaged in the style of 'Silicon Valley' of USA *for Knowledge Based Enterprises* with the objective to create and nurture talent and invite large investments in this Sector which will have definite multiplier effect in the economic growth of the State leading to higher industrial growth and creation of employment.

## 2. Policy for Land Allotment in Bengal Silicon Valley Tech Hub (BSV)

### i) Objectives

It is envisaged that the proposed Bengal Silicon Valley Tech Hub will be leveraged by industries, professionals and investors to foster the creation of innovative technology-led business models in the emerging technology sector as described in Annexure A, products and services which can grow into large enterprises with a global footprint. Following are few specific goals for the Bengal Silicon Valley technology hub:

- Tech led employment generation and State GDP boost
- Branding the state of West Bengal and the city of Kolkata a tech savvy and tech friendly city
- Signal to the broader tech ecosystem (in India and globally) to actively consider Kolkata as an attractive technology hub in India

The underlying objective is to promote a culture of innovation and research on new and emerging technologies. The hub is proposed to be set up on approximately 200 acres (grass area) of area in Action Area II, New Town, Kolkata, near Eco Park, a strategic location which can be reached within ten minutes from the Kolkata International Airport. The New Town-Sector V twin towns, together, have more than 74 IT companies and boasts of an ecosystem which is conducive to the growth of IT/ITeS enterprises. West Bengal has 900(+) IT/ITeS companies, constituting close to 90% of Eastern India's IT/ITeS workforce within the area of the BSV, several plots are already allotted. The present RfP indicates only the available plots. This is a dynamic portal and as more plots are taken, fewer options will be available.

The Bengal Silicon Valley Tech Hub will be a futuristic hub that will catalyze the IT and other emerging technology ecosystem in the state.

## ii) Components

This world-class technology hub will provide the entire gamut of physical infrastructure to accommodate tech-led enterprises from different domains.

The proposed Bengal Silicon Valley Tech Hub is expected to be home to MNCs, start-ups, incubators, investors, all working on deep innovation in technology and tech-enabled business applications/models. Stellar research on emerging technologies, driving industry and beyond may be a key feature with which the hub can be globally identified. In future, this hub will be a center of research & development of emergent technologies-a future gateway of technology powerhouse in South Asia.

## 3. About New Town

- i. New Town is situated in the North Eastern Fringes of Kolkata and is fast emerging as one of India's latest and fastest-growing planned new cities. It is situated adjacent to Salt Lake City and is in close proximity to the Netaji Subhas Chandra Bose International Airport, Kolkata.



Figure 2: Location Map of New Town

- ii. The town is a Platinum Rated Green City and is one of the 100 Smart Cities of India. It has a planned population of 1 million with a proposed 0.5 million additional floating population. Around 36,400 dwelling units have already been constructed and a further 20,000 dwelling units are under construction. It is expected that the town shall have around 200,000 dwelling units catering to the housing needs of the planned population in due course.
- iii. The town has already attracted investments from leading players such as Reliance, TCS, Infosys, WIPRO, DLF, Candor, ITC-Infotech etc. A Financial Hub/FinTech Hub is located nearby where leading banks like SBI, BoB, NIC, UBI, UCO, HDFC, etc. have invested.

#### **4. Project Rationale**

The Rationale for setting up the Bengal Silicon Valley Tech Hub at New Town is as follows:

- i) Location: The New town is located in close proximity to the Kolkata International Airport. New Town is close to NH-34 which is connected to North East India via North Bengal. The township is adjoining Bidhannagar Municipal Corporation.
- ii) As a Gateway to North East: Kolkata acts as the Gateway to the North Eastern States. With its proximity to the Kolkata Airport, the Silicon Valley Tech Hub is well placed to serve the neighbouring countries of Bangladesh, Bhutan, Nepal & South East Asia.
- iii) The Silicon Valley Tech Hub is in New Town, Rajarhat which, together with adjoining Sector-V, Salt Lake, is the IT & E Hub of Eastern India with technical manpower, IT & E enterprises and educational institutions.
- iv) Strong Physical and Social Infrastructure: The town is being developed in a highly planned manner with strong infrastructure. It is also being backed up by significant investment in supporting infrastructure. An excellent convention center along with co-located hotel with capacity of 100 rooms is commissioned. Other infrastructure, social and physical, include Eco Park, Business Club, Golf Area, Swimming Pools, Plug & Play infrastructure, quality Power/Water/Sanitation/OFC networks. A Metro Link is under construction.

WBHIDCO LTD. now invites intending applicant to submit their offers for allotment of the plots of land in the Bengal Silicon Valley Tech Hub in New Town, Kolkata in the form of 'Expression of Interest' by way of transfer, on 'Lease-Hold' basis for a period of 99 years', subject to terms and conditions as at Sl. No. 11 of the notice seeking EOI, as per Schedule - A of list of vacant plots of land located in the 'Bengal Silicon Valley Tech Hub' of New Town, Kolkata from:

#### **5. Special Promotional Price of the plots of land**

The Special Promotional Price of the plots of land is @ Rs.4.70 Crores (Rupees Four Crores Seventy Lakh) per acre as one time lease premium (excluding of applicable tax, if any), applicable for each of the plots of land offered. The annual lease rent is Rs. 1000/- (Rupees one thousand) per acre exclusive of GST on the lease premium. This Special Promotional Price of Rs. 4.7 Crores per acre will remain valid for 18 months from the date of this notice and may be reviewed by the Government of West Bengal thereafter.

## 6. Earnest Money Deposit

An Earnest Money amounting to Rs.25 Lakhs (Rupees Twenty Five Lakh) only for plot(s) of land shall have to be deposited only through NEFT/RTGS in favour of West Bengal Housing Infrastructure Development Corporation Ltd. payable at Kolkata along with each application.

EMD of successful allottees shall be adjusted against the offered lease premium. After being declared as successful allottee by the process of allotment spelt in this E.O.I in paragraph No. 11 of this document, if the successful allottee in any case fails to comply any term or condition expressed in this E.O.I, EMD will be forfeited. One applicant intending to apply for more than one plot shall have to deposit EMD as applicable for each plot separately.

## 7. Bank details for Earnest Money Deposit

The Name of Bank branch, IFS Code, Account number and Account name are as follows:-

1)	Name of Bank branch	Andhra Bank, Salt Lake City Branch
2)	IFS Code-	ANDB0001023
3)	Account number	102311011000134
4)	Account name	West Bengal Housing Infrastructure Development Corporation Limited

## 8. Condition of Allotment

- i. The Applicants may apply for any particular plot of land as stated in the Schedule-A according to their choice and availability.
- ii. All development envisaged by the allottee must be started within 6 months of delivery of the possession of the plot of land/(s).
- iii. The allottee shall use the land for setting up of Industry in IT/ITeS/Telecom/Tech domain, as explained in this document elsewhere, and shall commence commercial operation within 3 (three) years from the date of possession of the plot of land.
- iv. Allottees shall take up only activities as described in Annexure A on the land allotted to them at the Special Promotional Price. In the Master Plan for the project area, WBHIDCO will earmark plots totaling to about 5 acres for essential services (Health, Banking, Shopping Centre and others, as may be necessary) which shall be allotted at commercial rates separately.

## 9. Eligibility Criteria for Land Allotment in Bengal Silicon Valley Tech Hub

Following table provides the eligibility criteria for land allotment in the Bengal Silicon Valley Tech Hub:

Sl. No.	Basic Requirement	Eligibility Criteria	Documentary Proof
1.	Purpose of engagement in Bengal Silicon Valley Tech Hub	Applicant's project proposal should exclusively be to implement IT/ITeS/ITeS activities relating to Telecom projects and other emerging technologies like genetic engineering, biotechnology, nanotechnology, drones, robotics, augmented reality and artificial intelligence, internet of things, digital help, data analytics, research analytics etc. in Bengal Silicon Valley Tech Hub	Project proposal and concept note for plot allotment in Bengal Silicon Valley Tech Hub. It should indicate the quantum of investment expected and approximate number of employment likely to be created.

## 10. Mode of Application

- i. The Expression of Interest must be submitted online by the intending Firms/Institutions in the domains specified in Annexure-A viz. IT, ITeS, ITeS/other Tech activities. The application have to be made online with project proposal, plot preference along with following documents to be uploaded online as the technical qualification of the applicant-organization:-
  - a) Required documents reflecting as proof of Eligibility Criteria mentioned in Sl. No. 9 of this E.O.I document.
  - b) Company Profile/Institution Profile.
  - c) Registration/Enrolment document from appropriate / concerned authority.
  - d) Annual Report (with audited accounts) for the last three financial years ending on 31-03-2020.
  - e) Signed Statement of average Annual Turnover of the last three financial years ending on 31<sup>st</sup> March, 2020.
  - f) Report on shareholding pattern, if applicable.
  - g) Undertaking to the effect that the applicant has not been declared insolvent in any Court of Law or Tribunal or otherwise.
- ii. For any short fall of document(s), WBHIDCO Ltd. at its discretion may allow time for compliance. If any information furnished by the applicant is found to be incorrect/misrepresentative, the application will be treated as cancelled.
- iii. Intending applicant-organization can also submit their project proposal and concept plan of the project and the preferred plot through email [bsvwb@wbhidco.in](mailto:bsvwb@wbhidco.in), in advance, before expiry of 30 days from the date of this notification or the time when the portal is live, whichever is later. However, this will not be considered formal and only will be used to scrutinize the concept in advance so that when the applicant-organization applies formally online through the WBHIDCO website fully after the said portal is activated, the time taken to scrutinize the actual online application may be reduced.

For any queries and clarification the following Officers of WBHIDCO may be contacted:-

Joint Managing Director (Admn) Whatsapp : 98366 73222 Email : <a href="mailto:gcgghose@wbhidco.in">gcgghose@wbhidco.in</a>	General Manager (Admn) Whatsapp : 86978 84108 Email : <a href="mailto:gm.admin@wbhidco.in">gm.admin@wbhidco.in</a>
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## 11. Terms and Conditions

- A. Allotment of plots in "Bengal Silicon Valley Tech Hub" to the selected Companies will be made as grant of lease for 99 (ninety-nine) years. Project proposals may be finally accepted by WBHIDCO after due approval of the Standing Committee of the Cabinet on Industry, Infrastructure and Employment and thereafter provisional Letter of Intent (LOI) for allotment of land is issued to the approved applicants by WBHIDCO.
- B. Organisations willing to set up units in Information Technology/Information Technology enabled Services (ITeS)/IT&ITeS activities relating to Telecom Projects and other emerging technologies like genetic engineering, biotechnology, nanotechnology, drones, robotics, augmented reality and artificial intelligence, internet of things, digital help, data analytics, research analytics etc. (as described in the Annexure-A of the E.O.I document).
- C. Mode of Allotment proposed

*The following explains the step by step process of land allotment in the Bengal Silicon Valley Tech Hub:*

- i. Notice inviting EoI will be published in few major newspapers and in the WBHIDCO website. Available plots with map shall be displayed in the WBHIDCO website.
- ii. Intending applicant will apply online with concept note to WBHIDCO website (indicating choice or plot preference) after the 30th day of publication of Expression of Interest.
- iii. Application will be scrutinized by a Transaction Advisor.
- iv. Committee of HIDCO with one external IT expert and expert from relevant subject matter will determine eligibility.
- v. On being found eligible, an UPC (Unique Project Code) will be assigned to the project and intimated by email/SMS.
- vi. Now applicant may deposit earnest money with UPC (without valid UPC, the online portal will not accept the deposition of EMD and without EMD deposit the online portal will not accept options for plots) for the plot available as per preference.
- vii. Once the plot is opted for, the plot will then be shown as "not available" on the portal automatically.
- viii. After approval of the HIDCO Board and subsequent approval of the Standing Committee of Cabinet, allotment letter for 99 years lease-hold basis may be given.



D. Other Conditions:

i. Utilization of Land:

Lease Deed will be executed between the selected Companies (hereinafter called as allottee) exclusively for implementation of the project as proposed by the allottee and the WBHIDCO Ltd. after full payment and completion of other statutory / required formalities.

ii) Timeframe for Commencement of Commercial Operations:

- a) The allottee shall use the land for setting up industry in projects related to domains specified in Annexure-A within 3 (three) years.
- b) The allottee shall within 6 (six) months of being put in possession of the said plot/land commence construction after obtaining necessary clearances from competent authorities and in accordance with the sanctioned building plans and applicable building rules.

iii) Surrender of Land

- a. As and when the said plot is no longer required by the allottee for the aforesaid purpose, the allottee shall forthwith relinquish and restore the land in favour of the WBHIDCO Ltd., provided such surrender of the property by the allottee is made before cancellation of the allotment by the WBHIDCO Ltd. for breach of any of the covenants of the allotment Agreement. In the event of surrender, refund of the Lease Premium for the plot paid by allottee shall be made without any interest, after making deductions as under:

- 1) Amount to be deducted, cumulatively, as follows on the cost of the original allotment taking the period of occupation of the said plot into account

Occupation period (No. of years from the date of possession)	% of lease premium to be deducted per annum or part thereof, cumulatively
Up to 1 year	1%
2 years	1%+ 1% =2%
3 years	1%+ 1% + 2% =4%

- 2) Amount paid towards processing fee, extension fee, penalties and surcharges shall not be refunded. Any unpaid lease rental fee shall be recovered.
- 3) Dues in respect of water charges will be deducted for the actual consumption as against the minimum rate as per Water supply.
- 4) In case power supply was obtained by the allottee, no dues certificate and a certificate of dismantling the service meter issued by the authority should be submitted by the allottee.
- 5) The allottee shall also clear the property taxes to the local bodies and certificate to this effect should be furnished.

- 6) If there are any buildings on the said plot, existing at the time of surrender of the said plot, the WBHIDCO Ltd. may at its option either recover the cost of removal of the said buildings as assessed by it or direct the allottee to remove the buildings at allottee's cost within such time as may be allowed by the WBHIDCO Ltd.

iv. Resumption of Land:

WBHIDCO Ltd. shall be entitled to re-enter into or upon the said plot and resume possession thereof, under any of the following conditions:

- a. Upon non utilization of the land that is if it is kept vacant and/or non-operational:

If the allottee fails to comply with the timeframe of setting up commercial operations in Bengal Silicon Valley Tech hub as described in the aforementioned clauses, the allotment made shall be liable to be cancelled and the WBHIDCO Ltd. shall have a right to resume possession of the said plot and also of the buildings standing thereon upon the said plot.

- b. Upon breach of any of the covenants of the Allotment Agreement:

If the Allottee commits breach of any conditions, the allotment of land shall stand cancelled and the agreement will be terminated without any notice and WBHIDCO Ltd. shall have a right to resume possession of the said plot and also of the buildings standing thereon upon the said plot.

- c. Upon discontinuation of commercial operations:

When the lease deed will be executed and handed over to the concerned organization (i.e. allottee), the organization (i.e. allottee) shall not go into hibernation phase.

In case the allottee discontinues its existing business operations in projects related to domains specified in Annexure–A, it shall inform WBHIDCO Ltd. of the same. In case of discontinuity of operations for (6) six months or more as determined by a competent authority, the WBHIDCO Ltd. may seek explanation from the allottee regarding the proposed use for the said plot and commercial operations recommencement date.

Recommencement date shall mean the date of recommencement of regular commercial operations as proposed by the allottee in response to the explanation sought from the WBHIDCO Ltd. regarding discontinuity of business operations in Bengal Silicon Valley Tech Hub subject to approval by the WBHIDCO Ltd. and the maximum discontinuity period shall not, in any case, be more than 12 (twelve) months.

In case of no satisfactory reply is received from the allottee within the defined time frame as decided by the competent authority or passage of the Recommencement Date without allottee resuming its business operations in projects related to domains specified in Annexure–A in Bengal Silicon Valley Tech Hub New Town, Kolkata, the allotment and lease shall be liable to be cancelled and WBHIDCO Ltd. shall be entitled to re-enter into or upon the said plot and resume possession thereof the said plot and also of the buildings standing there upon the said plot and the same shall thereafter vest in the WBHIDCO Ltd. as in their former estate.

In case of three such incidences are found to be occurred at any point during the lease period for maximum discontinuity period of 03 (three) years in total, allotment of said plot and lease deed shall be liable to be cancelled and the WBHIDCO Ltd. shall be well within its rights to resume possession of the said plot.

v. Compensation upon resumption of said plot:

- a. In case of resumption of the said plot, all payments made by the Lessee shall remain forfeited.
- b. If there are any buildings on the said plot other than the said plot existing at the time of resumption of the said plot, the Lessor may at its option either consider refund for the cost of buildings as assessed by it after the assessed cost is collected from the incoming party or otherwise direct the Lessee to remove the buildings at Lessee's cost within such time as may be allowed by the Lessor.

vi. Other Points

- a. The allottee shall not directly or indirectly transfer, assign, sell, encumber or part with its interest in the allotted land either in part or in whole in any manner whatsoever, or sublet, underlet, or rent or part with possession of the leased land without obtaining prior written approval from WBHIDCO Ltd. at any time during the lease period. It shall be open to the WBHIDCO Ltd. to grant or refuse approval or impose any conditions, if considered necessary and desirable.
- b. The allotment of the plot shall at no point create any ownership rights in favor of the allottee and the ownership of the land shall remain with the WBHIDCO Ltd.

## 12. Payment Terms

In case of applicants eligible under Clause 9(1) of this E.O.I document, 25% of the Lease Premium for the plot as indicated will be payable within 30 days of selection, rest 75% within 150 days of selection. Failure to meet aforesaid payment terms would lead to cancellation of the offer of allotment and forfeiture of the deposit, if any.

## 13. Other details of the plots

- a) Each plot is a stand-alone plot and accordingly separate online applications have to be submitted for separate plots. An Earnest Money amounting to Rs. 25 Lakhs (Rupees Twenty Five Lakh) only for plot(s) of land shall have to be deposited only through NEFT/RTGS in favour of West Bengal Housing Infrastructure Development Corporation Ltd. as per details laid down in Schedule-B. EMD of successful applicants shall be adjusted against the offered lease premium.
- b) The Allottee will have to pay the Property Taxes and other taxes and fees, as applicable.
- c) After execution of lease deed on attaining commercial operations for any kind of sub-leasing or for further assignment, the permission of WBHIDCO is essential. Conditions of assignment will be governed by the conditions of the lease. If lease condition is not violated, the lease may be renewed with the same usage proposal of the plot at negotiable rate.

- d) WBHIDCO will provide basic infrastructure like roads, power, drainage, Sewer connection, optical fibre ducts at prescribed fees/taxes. However, charges for construction/final power, water connection/usage, sewer connection etc. when payable, have to be borne by the Allottee.
- e) The right of record of land will remain in the name of WBHIDCO.
- f) WBHIDCO reserves the authority to cancel / defer / postpone / extend this E.O.I. without specifying any reason.

#### **14. Scrutiny of Applications**

Applications from willing Firms/Institutions will be scrutinized by a Transaction Advisor. Committee of HIDCO with one external IT expert and expert from relevant subject matter will determine eligibility.

Project proposals will be finally accepted by WBHIDCO after due approval of the Standing Committee of the Cabinet on Industry, Infrastructure and Employment and thereafter provisional Letter of Intent (LOI) for allotment of land will be issued to the approved applicants by WBHIDCO.

#### **15. Dispute Resolution**

The entire process of land allotment shall be governed by, and construed in accordance with, the laws of India and Courts at Kolkata shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the allotment process, the subsequent lease and the entire transaction, to the exclusion of all other courts in the world.

#### **16. Force Majeure:**

Neither WBHIDCO nor the applicant will be in breach of the agreement if any total or partial failure by it of its duties and obligations is occasioned by any act of God, fire, floods, terrorist attacks, riots, political strikes or disturbance, stoppage of work due to governmental order/alert. If such reasons continue to prevent performance of either party's duties or obligations for a period of more than five (5) working days, the parties shall consult together for the purpose of agreeing what action should be taken.

#### **17. Language**

The EoI and all related correspondence and documents shall be written in the English language. Supporting documents and printed literature furnished by the interested applicant with the EoI may be in any other language provided that they are accompanied by an appropriate translation into English. Supporting materials that are not translated into English shall not be considered. For the purpose of interpretation and evaluation of the EoI, the English language translation shall prevail.

## **18. Governing Laws**

This EoI Document and the contract shall be governed by and interpreted in accordance with Laws in force in India. The courts at Kolkata shall have exclusive jurisdiction in all matters arising under the contract.

## **19. Cost incidental to EoI Preparation**

Applicants shall bear all costs associated with the preparation and submission of their EoIs and contract negotiation. WBHIDCO is not bound to accept any EoI, and reserves the right to annul the selection process at any time prior to Contract award, without any liability to the applicants.

## **20. Contract Deviations**

No deviations in the terms and conditions as laid out in the EoI will be accepted.

## **21. Right to Publish**

Throughout the duration of this allotment process and contract term, potential applicants and contractors must secure from WBHIDCO written approval prior to the release of any information that pertains to the potential work or the subsequent contract. Failure to adhere to this requirement may result in disqualification of the applicant's EoI or termination of the contract.

## **22. Collusive EoI**

Applicants and their employees, agents, advisors and any other person associated with the applicant, must not engage in any collusive EoI, anti-competitive conduct or any other similar conduct with any other applicant or any other person in relation to the preparation or lodgment of response.

In addition to any other remedies available under any law or any contract, WBHIDCO reserves the right, in its sole and absolute discretion, to reject any submission lodged by an applicant that engaged in any collusive EoI, anti-competitive conduct or any other similar conduct with any other applicant or any other person in relation to the preparation or lodgment of EoIs.

## **23. False or Misleading Claims**

WBHIDCO may in its absolute discretion exclude or reject any EoI that in the reasonable opinion only of WBHIDCO contains any false or misleading claims or statements. WBHIDCO has no liability to any person or agency for excluding or rejecting any such EoI.

## **24. Amendment to the Contract**

No variation or modification of the terms of the Contract shall be made except by written amendment signed by both the parties i.e. the applicant and WBHIDCO.

Definitions of domains and related firms/organizations from which applications are sought:

IT Firms	<p>IT is the business of developing software applications/products through software programming/designing and then implementing, supporting or managing the same. The software applications/products are used for processing, transmitting, receiving or exchanging electronic data or information. The software applications/products may be developed for business domains including but not limited to banking, retail, healthcare, travel and tourism, telecom."Information" includes data, message, text, images, sound, voice, codes, computer programmes, software and databases. Companies proposing to work in the mentioned domains are considered as IT firms for this project.</p>
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ITeS Firms	<p>IT Enable Service (ITeS) is the business of delivering electronic data or information as services or product to its clients by leveraging software tools and applications either developed by the delivering organization itself or procured from the original developer organization.</p> <p>Examples may include delivering analytics services, financial analysis, financial technology services, healthcare reports, customer behavior analysis, claim processing, medical transcription, legal transcriptions, computer aided engineering, computer aided design, geographic information system services, data mining, computer animation, remote maintenance, website services, data processing and other such type of services that are not possible to be provided without the use of Information Technology based applications.</p> <p>E-commerce that is buying and selling of goods and services, or transmitting of funds/data/information over an electronic network is included under the ambit of ITeS. E-commerce based business transactions may occur either as business-to-business, business-to consumer, consumer-to-consumer, consumer-to-business, consumer-to-administration transactions and can be conducted using a variety of applications, such as email, online catalogs and shopping carts, Electronic Data Interchange (EDT), the File Transfer Protocol, web services, mobile devices such as smart phones and tablets. "Information" includes data, message, text, images, sound, voice, codes, computer programs, software and databases.</p> <p>Companies proposing to work in the mentioned domains are considered as ITeS firms for this project including those who predominantly focus on R&amp;D using IT tools and on emerging technologies such as Internet of Things (IoT), Block chain, Augmented Reality and Artificial Intelligence, Machine Learning, drones, robotics, digital health, data analytics, research analytics, genetic engineering, biotechnology, nanotechnology, etc.</p>
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Telecom Firms	Activities under Telecom include improving broadband connectivity through innovative and alternative technologies; establishing and maintaining Data Centers, Content Delivery Networks and data communication systems and services. Typical services offered through Data Center Infrastructure would be content distribution, IT and Network Infrastructure Management, Performance Monitoring and Cloud Computing. Companies proposing to work in the mentioned domains are considered as Telecom firms for this project.
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Tech Start Up Firms	<p>An entity shall be considered as a start-up, if it has been incorporated as a private limited company or registered as a registered partnership firm or a limited liability partnership in India not before a period of 7 years from the date of this Notice inviting Expression of Interest.</p> <p>Companies meeting the above criteria and proposing to work in IT/ITeS/Telecom/other emerging technologies like genetic engineering, biotechnology, nanotechnology, drones, 5G, robotics, augmented reality and artificial intelligence, internet of things, digital help, data analytics, research analytics etc. domains are considered as Tech Start Up Firms for this project.</p>
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