ISB LAND BANK WEIGHTED EVALUATION MODEL

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Land Bank of ISB   Weighted Evaluation Model

This document outlines the weighted evaluation model for assessing prospective land parcels in the Land Bank system. The model helps determine the Land Investment Attractiveness Index (LIAI) — a composite score that reflects the suitability of land for industrial investment.

1. Evaluation Dimensions and Weights

This evaluation dimensions are based on criteria

Category	Key Criteria	Weight (%)	Rationale
A. Infrastructure & Accessibility	Roads, utilities, logistics access	30%	Infrastructure is the top determinant of investment readiness.
B. Regulatory & Environmental Readiness	Zoning, clearances, land title, environmental safety	20%	Legal and compliance risks can block investment.
C. Economic & Market Attractiveness	Land cost, incentives, nearby industries, labor	20%	Determines competitiveness and feasibility.
D. Physical & Technical Suitability	Land size, shape, topography, soil type	15%	Affects construction and operational costs.
E. Strategic Alignment & Institutional Support	Alignment with industrial clusters, government facilitation, future plans	15%	Long-term sustainability and policy alignment.

2. Sub-Criteria Scoring Framework

Each land parcel is scored on a 1–5 scale across sub-criteria under each category, where 1 = Poor, 3 = Moderate, and 5 = Excellent. which give each criteria to be addressed

The following table summarizes sub-criteria under each evaluation dimension for each land what scoring based. There is a special scoring format (This will be available on annexures) for this which scores should be given to each sub criteria

Category	Sub-Criteria	Scoring Basis
A. Infrastructure & Accessibility	Road connectivity, power, water, waste, communication, logistics	Distance to infrastructure and service reliability

B. Regulatory & Environmental	Land title, zoning, environmental risks, permitting	Clarity and compliance status
C. Economic & Market	Cost, incentives, labor, market proximity	Regional competitiveness
D. Physical & Technical	Topography, soil, plot shape	Suitability for industrial development
E. Strategic & Institutional	Cluster alignment, facilitation, development potential	Policy alignment and future growth potential

2. Scoring Formula

With the scores of sub criteria we can develop a formula

Where:

- Wi = Weight of each criteria on as a fraction, (e.g., 0.05)
- Si = Score (1 to 5)

LIAI (Land Investment Attractiveness Index) = Σ (Wi × Si)
The maximum score = 5 × 100% = 500 points → normalized to 100.

Example Calculation:

- Site X scores:
  - Infrastructure = 4.5
  - Regulatory = 4.0
  - Economic = 3.5
  - Physical = 4.0
  - Strategic = 3.5

LIAI= **Σ (Wi × Si)**
LIAI =(0.30×4.5)+(0.20×4.0)+(0.20×3.5)+(0.15×4.0)+(0.15×3.5)=3.975
Normalized Score=3.975/5×100=79.5/100

✅ **Site X Land Attractiveness Score: 79.5 (High Potential)**

4. Decision Guidance

Score Range	Interpretation	Recommendation

85–100	Excellent	Prioritize for flagship/anchor investors
70–84	High Potential	Suitable for promotion; minor improvements needed
50–69	Moderate	Invest in infrastructure upgrades
<50	Low	Reserve for future development or reclassification

5. Implementation Tip

. Integrate this model into the Land Bank Portal. Each land entry can automatically calculate its LIAI score based on input data. Display results visually (e.g., '⭑ 82/100 – High Potential') and allow investors to filter lands by attractiveness, cost, or infrastructure readiness

6. ANNEXURES

A. Infrastructure & Accessibility (30%)	Road connectivity (5%)	Distance to major road/port/rail
	Power supply (7%)	Capacity, reliability
	Water availability (5%)	Source and quality
	Waste management (3%)	Sewage & disposal facilities
	Communication (5%)	Internet & telecom access
	Proximity to logistics hubs (5%)	Port, airport, industrial park
B. Regulatory & Environmental (20%)	Land title clarity (8%)	Clean, dispute-free title
	Zoning compliance (5%)	Industrial zoning status
	Environmental risk (4%)	Flood zone, contamination
	Required clearances (3%)	Ease of permitting
C. Economic & Market (20%)	Land cost (6%)	Price relative to regional average
	Tax/incentive policy (5%)	Availability of benefits
	Labor availability (4%)	Skills and wage levels
	Market proximity (5%)	Access to suppliers/customers
D. Physical & Technical (15%)	Topography (5%)	Flat/undulating
	Soil bearing capacity (5%)	Suitable for industrial use
	Plot configuration (5%)	Shape, expansion potential
E. Strategic & Institutional (15%)	Cluster alignment (7%)	Near target industry zones
	Government facilitation (5%)	One-stop clearance, ISB support
	Future development potential (3%)	Planned infrastructure, city master plan