

NOTIFICATION
Bihar Industrial Area Development Authority
Government of Bihar
BIADA Land Allotment Policy 2022

Introduction

The Bihar Industrial Area Development Authority ('BIADA') created under the statutory provisions of the Bihar Industrial Area Development Act, 1974 for the purpose of planned development of Industrial Areas, promotion of industries and matters appurtenant thereto. As part of its activity, the Authority has developed the land handed over to it by the Government as industrial areas, provided basic infrastructure, sheds and plots of different sizes for allotment to investors/entrepreneurs to set up industries. The plots in the respective Industrial Estates/ Areas are allotted to the intending entrepreneurs. To promote industries in Bihar, BIADA shall be developing plug and play infrastructure across sectors.

In exercise of powers conferred u/s Section 6 (3a) of Bihar Industrial Area Development Authority (BIADA) Act, 1974, (herein after referred to as the Act) as amended from time to time, the Authority is pleased to issue the policy and procedure for allotment of land by BIADA, in the Industrial Area/Estates under its control; keeping in view the increasing demand for industrial plots in relation to availability of land. BIADA Land Allotment Policy, 2022 shall be effective from the date of its notification.

Vision

To achieve inclusive growth and bring economic prosperity to the people of Bihar through sustainable industrialization, promotion of industries, providing gainful employment and a balanced regional growth in the State of Bihar.

1. Objectives

- a. To strengthen industrial activity by allotting land to industries for industrial development purpose
- b. To establish industries across the State in time bound manner
- c. To strengthen single window mechanism and ease of allotment
- d. To create enabling environment for industrial growth by developing robust industrial infrastructure
- e. To promote industries and encourage environment-friendly facilities

2. Categorization of Industrial Plots

The total plots available with BIADA in new industrial areas shall be divided in below mentioned categories:

- Plot size up to 0.5 acre (5000 sq.ft, 10,000 sq.ft and 20,000 sq.ft.)
- Plot size of 1.00 acre
- Plot size of 2.00 acres
- Plot size of 5.00 acres
- Plot size of 10.00 acres

- Plot size of 20.00 acres

3. Division of plots

- a. 10% of the allottable land will be divided in plots measuring an area of 0.5 acre or less than that, and
- b. Balance 90% of the available allottable land may be divided in different sizes of plots as per demand and requirement of the entrepreneurs as may be decided by the BIADA from time to time.
- c. The plug and play facilities may be given on rental basis to units. Rate of rent, period of rent and conditions of Agreement to be decided by the Managing Director with the approval of the Authority or through the controller of rent.
- d. Applications will be invited for a single plot or multiple plots thereof for a particular Industrial Area/Estate. The Authority may decide not to make allotment of the entire available land / plot in an industrial area at one time and the allotment for various categories and plots in an industrial area may be done in different stages / period.

4. Demarcation of Industrial Plots

- 4.1 The State Government and/or Authority shall have the right to declare any particular industrial area or a part of it to be reserved for a specific activity, and in that case, that area or part of that, would be allotted only for that specific activity, unless changed or de-reserved by the government/Authority.
- 4.2 The Authority may declare Industrial Parks and decide on the sectors for which allotment can be made. The authority may review the land allotment procedures as and when required keeping in view, the demand of land, availability of land and objectives of the Bihar Industrial Investment Promotion Policy.
- 4.3 In case a category of industry to be established is in wider interest of the state, the government may issue directions for allotment of specified area of land in a specific industrial area for such category of industries.
- 4.4 The Authority may declare Industrial Parks and decide on the sectors for which allotment can be made.

5. Competent Authority for Allotment

"The Bihar Industrial Area Development Authority (Financial, Service and Technical) Regulations 2007," provides, inter alia for, a Project Clearance Committee (PCC) comprising of the members as envisaged in Regulation 1.4.1, however in order to make the allotment procedure more robust and transparent as per below mentioned composition of the PCC:

- (i) Managing Director, BIADA
- (ii) Joint Managing Director, BIADA
- (iii) Director of Industries
- (iv) All Executive Directors
- (v) Representative of Finance Department, Government of Bihar not below the rank of Joint Secretary

- (vi) Representative of Bihar State Pollution Control Board
- (vii) Chairman, Bihar Industries Association (BIA)
- (viii) Chairman, Bihar Chamber of Commerce & Industries (BCCI)

All allotment of land has to take place through the PCC. Further, the meeting of PCC shall be convened once in a month or if needed it may convene meeting even more than once in a month.

The competent sanctioning authority for allotment of land after due clearance/recommendation from PCC will be the Managing Director, BIADA.

Managing Director shall have the right to provide recommendations to PCC for the reconsideration.

6. Procedure of Allotment

BIADA shall upload the list of allotable plots available for allotment to prospective investors, on its website. The list of allotable plots shall be updated on the last working day of every month. The prospective investors shall submit their online application for land allotment on the BIADA website. Last day of the month will be considered as cut-off date for allotment in the next month. Only online applications will be considered for the purpose of land allotment.

Such plots where only 1 (one) application is received for allotment then the allotment shall be examined in terms of eligibility criteria and parameters as laid down under BIADA Land Allotment Policy 2022.

Where two or more applications are received for same plot then such decision for allotment shall be taken on the basis of lottery for plots upto 20,000 sq.ft. and by auction system for plots above 20,000 sq.ft. In this regard, offset price may be considered taking into consideration prevailing land lease rate and the highest bidder may be allotted the land on stipulated terms and conditions.

If in auction system, the price of both the bidders are same then the decision will be taken by the lottery system.

State Government or Industries Department may direct for allotment of land for specific projects.

6.1 Documents required for Online Application:

Below mentioned documents shall be required for submitting online application for the purpose of allotment of land:

- A. Micro & Small Units: Preliminary project report (PPR)-** Annexure I: Post six months of Land allotment Micro & Small Units would have to submit DPR as well.
- B. Medium & Large Units: Detailed Project Report (DPR) –** Annexure II
- C. Other Documents:**

1. Self-declaration, if the investor is Proprietor.
 2. Partnership Deed with Registration proof or notarized Affidavit, if the applicant is a Partnership firm/LLP.
 3. Certificate of incorporation from the Registrar of Companies, if the applicant is a Pvt. Ltd. / Public Ltd. /LLP company or other legal entity, under the Companies Act.
 4. Self-declaration if the applicant is Promoter of the proposed Pvt. Ltd./Public Ltd./LLP Co. or other legal entity, under the Companies Act.
 5. Registration Certificate from the Registrar of Co-operative Societies, if the applicant is Co-operative Society.
 6. Authorization letter in case of Company/Partnership firm etc.
 7. Details of utilization of area of plot asked for in online application and Block Plan of the proposed construction, phase-wise development plan of project etc.
 8. 3 years financial certificate/balance sheet (if applicable)
 9. Memorandum of Association and Articles of Association
 10. Layout Plan
 11. Aadhar Card, Pan Card, Photograph of Directors/Proprietors/Partners as applicable
 12. Conditional assurance letter by the Bank/financial institutions for project financing and Approval letter within 6 months.
- D. Processing fee shall be non-refundable & non-adjustable and shall be chargeable as under:

S. No.	Areas in acres	Processing Fees (in INR)
1.	Upto 1 acres	5,000
2.	More than 1 acre to less than 5 acres	10,000
3.	More than 5 acres to less than 10 acres	25,000
4.	More than 10 acres to less than 20 acres	50,000
5.	Above 20 acres	1,00,000

- E. Earnest money shall be 2% (two percent) of the land cost in case of Micro and Small units and 5% (five percent) of the land cost for Medium and Large units, which shall be refundable, adjustable and payable to the investor in the form of online Payment for the relevant amount. **Earnest money shall be exempted for the Startups.**

7. Scrutiny of the Online Application

The Managing Director, BIADA shall constitute a scrutiny committee from time to time. The aforesaid scrutiny committee/Project Management Agency (PMA) shall conduct the scrutiny of online application received based on the pre-qualification criteria prescribed above. In this regard, in case of any discrepancy, the scrutiny committee/PMA shall raise query and intimate the applicants through online portal/email for rectification of such discrepancy.

7.1 Pre-Qualification Criteria

- a. Net-worth of investor/Promoter - should be at least 30% of the proposed investment.
- b. The average annual turnover of the investor in the preceding three years should be as per location category. There shall be two location categories

Location: A and

Location: B

Location category A shall have premier Industrial Areas whereas Location category B shall have less preferred Industrial Areas.

For Location Category-A

S. No.	Areas in acres	Amount (in INR Crores)
1.	Upto 20,000 sq.ft.	No Turnover
2.	More than 20,000 sq.ft. to 2 acres	INR 5 Crores
3.	More than 2 acres to 5 acres	INR 10 Crores
4.	More than 5 acres to 10 acres	INR 20 Crores
5.	More than 10 acres to 20 acres	INR 25 Crores
6.	Above 20 acres	INR 50 Crores

For Location Category-B

S. No.	Areas in acres	Amount (in INR Crores)
1.	Upto 1 Acre	No Turnover
2.	More than 1 acre to 2 acres	INR 5 Crores
3.	More than 2 acres to 5 acres	INR 10 Crores
4.	More than 5 acres to 10 acres	INR 20 Crores
5.	More than 10 acres to 20 acres	INR 25 Crores
6.	Above 20 acres	INR 50 Crores

List of location category-A & B is annexed.

Managing Director BIADA may consider the turnover criteria mentioned above keeping in view of the potential investment and suitability of the project.

The applications which do not qualify the pre-qualification criteria shall be summarily rejected.

7.2 Scrutiny of Applications

Investors application shall be scrutinized based on the above requirement and shall also require to cover the below mentioned criteria:

1. Financial capacity
2. Industrial Background and experience
3. Technical Knowhow
4. Nature of industry/production – Export
5. Investment Size – CAPEX and OPEX
6. FSI consumption
7. Employment generation
8. Pollution category

9. Conditional assurance letter by the Bank/financial institutions for project financing and Approval letter within 6 months.

8. Issue of Allotment Letter

Applications will be screened by a scrutiny committee designated/constituted for this purpose as per above criteria. Projects which are prima facie cleared by this committee will be put forth before the PCC for its recommendation. Further, after the recommendation by the PCC and its approval by the Managing Director, the applicants who have been allotted Plots/Land will be issued allotment letters. Unsuccessful applicants will be informed along with a refund of the Earnest Money amount.

On the approval of the Managing Director, Allotment letter will be issued within 7 working days by the Deputy General Manager of the concerned cluster office.

9. Payment terms and possession

9.1. Definition

- a. '**Total Land Cost**' includes land lease rate, infrastructure charges, administrative charges and taxes as applicable.
- b. '**Maintenance Charges**' means a charge levied for the purpose of upkeep, repair, maintenance, operations of infrastructure and other amenities in an Industrial Area/Industrial Estate etc; The Maintenance charges shall be allocated to Industrial Area Management Committee ('IAMC') for upkeep and maintenance in terms of the guidelines issued by the Authority for the said purposes.
- c. '**Land Lease Levy**' means charges levied by the Authority for permitting the right to use the asset belonging to it by the allottee for the lease period.
- d. '**Infrastructure Charges**' means a charge levied for the purpose of development of industrial infrastructure in the form of amenities in an Industrial Areas/Industrial Estate etc. These may include road, drainage, street light etc.as per IPRS guidelines.
- e. '**Administrative Charges**' means a charge that an allottee is required to pay to the Authority to cover the costs of various administrative activities of the Authority.

9.2 a. The maintenance charges shall be chargeable as onetime payment @ 5% of the prevailing land lease rate along with the applicable taxes.

b. 'Land Lease Levy' shall be chargeable @ 0.25% of the prevailing land lease rate per acre per year along with the applicable taxes for Micro and Small units and @ 0.5% of the prevailing land lease rate per acre per year along with the applicable taxes for Medium and Large units.

9.3 The allottee must ensure upfront payment of 40% of the total land lease rate along with applicable taxes within 30 days (after adjusting the EMD already paid), from the date of issue of the allotment letter. The allotment would stand cancelled in case of non-payment of the upfront 40% of the total land cost within the stipulated period of 30 days. In general, no extension will be given for the deposit of the upfront 40% of the land lease rate. The

Authority reserves the right to cancel the allotment/ lease in case of delay in the upfront payment of 40% and the EMD, paid at the time of application, shall be forfeited.

9.4 The balance 60% of the land lease rate along with applicable taxes shall be payable in 3 equal instalments after 6 months, 9 months and 12 months of the allotment with interest of 9% p.a. The rate may be revised as and when deemed necessary. However, land lease levy shall be chargeable annually as mentioned above. The Authority reserves the right to cancel the allotment/lease in case of any delay of payments by the allottee.

9.5 If any allottee defaults in the payment of any installment and/ or any other charges within the stipulated time, a penal interest of 2% p.a shall be charged for the defaulted amount for the defaulted period. This penal interest is over and above the mentioned interest of 9% payable with instalments as mentioned above.

9.6 If there is any subsequent increase in the rate of land acquisition, the allottee will pay the additional amount proportionately with the cost of the land.

9.7 Industrial plots will be allotted on lease for 90 years period on an 'AS-IS', 'Where-IS' basis.

9.8 The lease rent amount may be increased every 5 years or by the direction of Competent Authority.

9.9 The allottee shall be given the actual physical possession of the land after deposition of atleast upfront 40% of the total land cost.

10. Lease Deed

The lease deed shall only be executed after deposition of 40% upfront payment and Post Dated Cheques of balance payment as per prescribed payment schedule and financial clearance from the State Investment Promotion Board.

11. Time limit for commencement of production and extension of time

S. No.	Industry Category	Project Milestones	Investment (in Plant & Machinery)
1.	Micro Units	Trial production - 9 months Commercial production - 12 months	Upto INR 1 Crore
2.	Small Units	Trial production - 12 months Commercial production - 18 months	INR 1 Crore to INR 10 Crores
3.	Medium & Large Units	Trial production - 18 months Commercial production - 24 months	Medium: INR 10 Crores to INR 50 Crores Large: INR above 50 Crores

BIADA will review the progress of the project as per every quarter and will have right to cancel the allotment if the progress is not as per milestones.

Note: Managing Director has the right to modify the duration of production subject to potential and suitability of project.

12. Transfer of Industrial Plots/Unit

- 12.1 Permission for transfer of Unit will be granted only after making the unit functional (certificate of functional should have been obtained by the allottee). For this, online application must be submitted along with processing fee of Rupees 5,000/- (Rupees Five thousand only) with applicable taxes shall be paid in case of Micro & Small Units and 10,000 (Rupees Ten thousand only) with applicable taxes for Medium & Large units.
- 12.2 Transfer will only be allowed after making full payment of the land cost of the plot and other dues if any.
- 12.3 The Authority will charge 10% of the prevailing circle rate as per the Minimum Value Register of the plot as transfer charges on every transfer.
- 12.4 If the shareholding of the allottee concerned is altered within the family members (having direct blood relationship), including wife, husband and vice versa, such change shall be construed as transfer or change in constitution. However, no transfer fee or any other fee shall be chargeable for such change.
- 12.5 In case of transfer of ownership of a proprietorship firm and/or majority of shares (51% or above) or appointment of a managing partner in case of partnership firm/LLP having a capital or 51% and above of share in the capital, profit and loss of the partnership firm/LLP, BIADA shall treat it as a case of transfer. Thus, in all such cases, a transfer fee equivalent to 10% of the prevailing circle rate as per the Minimum Value Register of the plot along with old dues shall be chargeable.
- 12.6 In any other case of induction, transfer of otherwise affecting the constitution, management and control of proprietorship firm or a partnership firm not covered by above conditions the BIADA shall charge 10% of the prevailing circle rate as per the Minimum Value Register of the plot along with payment of old dues in the aforesaid manner.
- 12.7 All changes in the name of the proprietorship firm, partnership firm or changes in respect of their construction, formation, partnership deeds etc., should be communicated to BIADA in advance as a condition precedent before making application for recording changes in the records of BIADA and only on approval of BIADA, the same shall be recorded.
- 12.8 If the land is transferred for the product which was manufactured earlier then the transferee unit shall be obligated to start the initial/trial production within the time frame of 6 months and achieve 66% of the full capacity of the commercial production within 12 months. It is also clarified that at every 3 months the progress shall be reviewed by BIADA and if the progress of work is not made in terms of stipulated milestones, then BIADA may take back the possession of land even before 6/12 months.
- 12.9 In case of the land transferred for any other product/new product then the transferee unit shall be obligated to start the initial/trial production within a time frame as applicable for new units. It is also clarified that at every 3 months the progress shall be reviewed by BIADA and if the progress of work is not made in terms of stipulated milestones, then BIADA may take back the possession of land even before the timeline.
- 12.9 The transferer and transferee shall be obligated to submit an undertaking in the form of affidavit solemnly affirmed before the Magistrate in the prescribed format available on the BIADA website (www.biadabihar.in).

13. Change in Constitutions of Industrial Units:

13.1 An application to Managing Director has to be made for a change in constitutions. With changes in constitutions where ownership rights should not be changed, otherwise provisions of transfer will be applicable. Ownership rights means original allottee/allottees should possess a minimum 51% shares. If it is observed that the change of ownership rights is made through a change in constitution before the unit has become functional, such a transfer will be considered void, and the allotment will be cancelled. After making the unit functional, such a change in constitution may be permitted on depositing 10% of prevailing circle rate as per the Minimum Value Register of the plot.

13.2 Change of partner in partnership deed:

A certified copy of the dissolution deed, new partnership deed, along with an affidavit showing the relation among partners are required to be submitted along with a request to change the partner or partnership deed. It is clarified that in case of any new induction of partnership upto 49% and whereas 51% of the Partnership shall remain with the original allottee, the aforesaid change of constitution shall be allowed after payment of a fee of Rupees 50,000/- (Rupees Fifty Thousand) only.

13.3 Transfer of unit in Pvt. Ltd./Ltd. Company:

Copies of the Articles and Memorandum of Association, certificate of Incorporation, list of shareholders/ director duly certified by a CA, DIR-12 duly acknowledged by the R.O.C., and Board Resolution duly signed by the company president, unequivocal undertaking for no any liability of financial institution/certificate cases are required to be submitted along with the request for a change by the current allottee. It is clarified that only nature of the Company shall be allowed to be changed and not the shareholders and in this case a processing fee of Rupees 50,000/- (Rupees Fifty Thousand only). Further, the majority shares should all the time remain with the original allottees and in otherwise situation it would be treated as the case of transfer. It is clarified that any change in shareholding pattern upto 49% shall attract fee of Rupees 50,000/- (Rupees Fifty thousand only) plus applicable taxes.

14. Name Change

On submission of the application along with valid documents and substantial cause, the name of the firm may be allowed to be changed subject to the payment of INR 5,000/- (Rupees Five thousand only) with applicable taxes in case of Micro & Small Units and INR 20,000/- (Rupees Twenty thousand only) with applicable taxes for Medium & Large units.

15. Change/Addition of product:

15.1 Investors shall inform BIADA in case of any change and addition in the product category in the prescribed format available of BIADA website.

15.2 Change of products will be allowed only for the products which are allowed under the prevailing Industrial Policy and not classified in the negative list.

- 15.3 Investors need to pay online fee of INR 5,000/- (Rupees Five thousand only) with applicable taxes in case of Micro & Small Units and INR 20,000/- (Rupees Twenty thousand only) with applicable taxes for Medium & Large units for the change and addition in the product category. Competent Authority for product change would be Executive Director of BIADA.
- 15.4 Micro and Small units need to start trial production by 3 months and commercial production by 6 months. Medium and large units need to start trial production by 6 months and commercial production by 12 months with 75% of their capacity.
- 15.5 Units which have been closed for more than 1 year will be granted permission after taking a Bank guarantee of 1% of Land lease rate or INR 50,000 per acre, whichever is higher along with undertaking in the form of affidavit before Magistrate and payment of requisite fee of INR 10,000 with applicable taxes as prescribed in clause 15.4.
- 15.6 Units applied for product change/addition would submit PPR/DPR in accordance with the allotted Land. If there is any unutilized land left with the unit would be taken back by BIADA.

16. Mortgaging the plot

- 16.1 Permission for Mortgage of the plot can only be granted after the execution of the lease deed and provided that the allotment is not cancelled, or the time-limit for coming into production has not expired.
- 16.2 In the case of mortgaging the plot, the Authority will have first charge and the allottee will make the due payments regularly from time to time to the Authority. Permission for mortgage will be granted for project financing by the Managing Director.

17. No Objection Certificate:

The Bank/financial institution which mortgages the lease hold/ allotted land or any part thereof shall obtain a No Objection Certificate (NOC) from BIADA prior to mortgaging the allotted/leasehold land. Moreover, in the event of sale of leasehold rights, allottee shall obtain prior information about the dues including 10% of the prevailing circle rate from Bihar Industrial Area Development Authority to be paid. Sale of leasehold rights certificate under the Securitization Act 2002 or any other law shall only be issued after the payment of dues of the BIADA and payment of the transfer fee and other charges of BIADA. The dues of BIADA shall have first charge over the lease/allotted land".

Provided further that BIADA will have first right to buy the mortgaged assets including lease hold rights if the unit goes under sale.

18. Declaring functional units:

Industrial units will be declared functional by the competent Authority as envisaged herein under this policy.

19. Cancellation

- 19.1 If the allottee do not take necessary effective steps within the fixed period as per project milestones to establish the Industry or all dues, rent, charges of the Authority have not been paid within time or unregistered product is manufactured or any construction contrary to the approved plan has been carried out or an activity injurious to industries has been engaged into; the Authority or Managing Director of the Authority or delegated official shall

in such condition cancel the allotted plot/shed and also forfeit the amount deposited in this connection.

- 19.2 Before the cancellation of land under Section 6 (2) (a) of the BIADA Act, 1974, as amended from time to time by Managing Director or officer designated by the Managing Director, the show cause in writing shall be given with due adherence to the principles of natural justice.
- 19.3 Notwithstanding herein before the Managing Director of BIADA may cancel the land allotment of any allottee on violation of terms of allotment, rules, regulations, directions of BIADA in terms of Section 6 2 (a) and (b) of BIADA Act, 1974 and allied provisions. As a consequence of cancellation of allotment the possession shall be resumed and deposited amount shall be forfeited.
- 19.4 Under this policy, the lease holder has to make sure that SIPB Stage-2 clearance is done within six months of land allotment or within the time limit fixed by the authority, otherwise the allotment will be cancelled.

20. Appeal

For cancellations or order passed as per prevailing policy or any order by the Managing Director under Section 6 2 (a) of BIADA Act, 1974 pertaining to violation of allotment terms and conditions, Appeal shall lie with the Appellate Authority as per BIADA Act, 1974.

21. Policy Monitoring

The implementation of the policy will be reviewed from time to time by Authority and necessary facilitation and course correction shall be undertaken as found necessary to achieve the objectives of this policy.

Note: The words used under this Policy shall have the same connotation and meaning as per the definition envisaged under the BIADA Act, 1974 as amended from time to time.

BIADA Land Allotment Policy 2022 shall be applicable from the date of notification and hence all the previous BIADA Land Allotment Policy with amendments will be repealed with immediate effect.

Decision of 76th Board of Director's

Sd/-

Chairman cum Managing Director
BIADA, Patna

Date:- 08-08-22

Memo No:- 3355/D

Copy forwarded to: - Director of Industries, Govt. of Bihar/Director, Technical, Govt. of Bihar/P.S. to Hon'ble Minister, Department of Industries, Govt. of Bihar; All Executive Director, BIADA, All Deputy General Manager BIADA; BIADA/I.T. section, BIADA/President, Bihar Industries Association/President, Bihar Chamber of Commerce and Industries for information.


Chairman cum Managing Director
BIADA, Patna

Annexure I - Format for Submission of Preliminary Project Report

1. Executive Summary
2. Sector Background & Broad Project Rationale
 - 2.1 Project Rationale
 - 2.2 Sector Background
 - 2.3 User Coverage and Access
 - 2.4 Cost Recovery and Extent of Cost Recovery
3. Project Definition, Concept and Scope
 - 3.1 Project Definition
 - 3.2 Project Location
 - 3.3 Land
 - 3.4 Physical Infrastructure Components
 - 3.5 Environment Compliance/Protection/Improvement measures
 - 3.6 Specialized Procured Services for Design, Independent Supervision and Quality Assurance
 - 3.7 Geographical Location
4. Project Proposal
 - 4.1 Project Cost
 - 4.2 Physical Infrastructure component wise cost
 - 4.3 Cost of Surveys and Investigations
 - 4.4 Other Statutory Compliance Cost
 - 4.5 Finance/Interest cost during Construction
 - 4.6 Contingency
 - 4.7 List of Proposed Facilities
5. Project Cost and Means of Finance
 - 5.1 Estimated Project Cost
 - 5.2 Means of Finance
 - 5.3 Overall financial structuring of the project
6. Project Impact
 - 6.1 Benefits to Industry
 - 6.2 Projected Social and Economic Impact
 - 6.3 Creation of Employment
 - 6.4 Estimated Investments
 - 6.5 Project Sustainability

Annexure II - Format for Submission of Detailed Project Report

7. Executive Summary
8. Sector Background & Broad Project Rationale
 - 8.1 Project Rationale

- 8.2 Sector Background
- 8.3 User Coverage and Access
- 8.4 Export Linkages
- 8.5 Cost Recovery and Extent of Cost Recovery

- 9. Project Definition, Concept and Scope
 - 9.1 Project Definition
 - 9.2 Project Location
 - 9.3 Land
 - 9.4 Physical Infrastructure Components
 - 9.5 Environment Compliance/Protection/Improvement measures
 - 9.6 Specialized Procured Services for Design, Independent Supervision and Quality Assurance
 - 9.7 Other Information
 - 9.8 Geographical Location

- 10. Project Proposal
 - 10.1 Project Cost
 - 10.2 Physical Infrastructure component wise cost
 - 10.3 Cost of Surveys and Investigations
 - 10.4 Cost of Shifting Utilities
 - 10.5 Cost of Consultancy Services
 - 10.6 Other Statutory Compliance Cost
 - 10.7 Finance/Interest cost during Construction
 - 10.8 Contingency
 - 10.9 List of Proposed Facilities

- 11. Project Cost and Means of Finance
 - 11.1 Estimated Project Cost
 - 11.2 Means of Finance
 - 11.3 Overall financial structuring of the project

- 12. Financial Projections
 - 12.1 Appraisal Framework and Objectives
 - 12.2 Financial Assessment of the project
 - 12.3 Revenue Assumptions
 - 12.4 Expenditure Assumptions
 - 12.5 Other Assumptions
 - 12.6 Financial Projections
 - 12.7 Operations and Maintenance Plan

- 13. Risk Analysis and Mitigation Plan
 - 13.1 Project Development/Construction Risks
 - 13.2 Mitigation Framework

- 14. Project Implementation Plan
 - 14.1 Project Execution Framework
 - 14.2 Plan for Financial Closure
 - 14.3 Implementation Schedule

15. Project Impact

- 15.1 Benefits to Industry
- 15.2 Projected Social and Economic Impact
- 15.3 Creation of Employment
- 15.4 Estimated Investments
- 15.5 Project Sustainability

Location Category:

SN	Location Category-A	SN	Location Category-B
1	Industrial Area Patliputra	1	Industrial Estate, Jehanabad
2	Industrial Area New Bihta	2	Industrial Area Warsliganj
3	Mega Industrial Park Bihta	3	Industrial Estate Dharampur
4	Industrial Area, Sikandarpur	4	Industrial Estate, Saharsa
5	Industrial Area, Fatuha	5	Industrial Area, Bettiah
6	Industrial Area Hajipur	6	Industrial Area Sitamarhi
7	Export Promotion Industrial Park Hajipur	7	Industrial Area, Buxar
8	Industrial Area, Muzaffarpur	8	Industrial Area New Siwan-Phase-I
9	Industrial Estate, Muzaffarpur	9	Industrial Estate, Katihar
10	Industrial Growth Centre Begusarai	10	Industrial Area, Khagara (Kishanganj)
11	Industrial Area, Barauni	11	Industrial Area Bhediadangi
12	Industrial Area Aurangabad	12	Industrial Estate, Purnea City
13	Industrial Growth Centre Aurangabad	13	Industrial Estate BiharSharif
14	Large Industrial Estate Barari	14	Industrial Area Raxaul
15	Industrial Growth Centre Maranga	15	Industrial Area Donar
		16	Industrial Area, Munger
		17	Industrial Area siwan
		18	Industrial Area, Dehri
		19	Industrial Area New Siwan-Phase-II
		20	Industrial Area, Bihiya

		21	Industrial Area, Jhanjharpur
		22	Industrial Area, Gaya
		23	Industrial Area, Bikramganj
		24	Industrial Area, Nawada
		25	Industrial Area Goraul Phase-I & Phase-II
		26	Industrial Estate, Lakhisarai
		27	Industrial Area, Dumraon
		28	Industrial Area Jamalpur
		29	Industrial Area Sitakund
		30	Industrial Area, Kumarbagh
		31	Industrial Area, Forbesganj
		32	Industrial Area, Sasaram
		33	Industrial Area Bariyarpur Phase-I & III
		34	Industrial Area Damodarpur
		35	Industrial Area Mahbal
		36	Industrial Area Dumaria
		37	Industrial Estate, Barun
		38	Industrial Area Hathua, Phase-I & Phase-II
		39	Industrial Estate Murliganj
		40	Industrial Area, Sakri
		41	Industrial Growth Centre Khagaria
		42	Industrial Area Kopakalan
		43	Industrial Growth Centre,

			Giddha
		44	Industrial Estate, Samastipur
		45	Industrial Area Banmankhi
		46	Industrial Area Bariyarpur-Phase-II
		47	Industrial Area Vishunpur Dharam
		48	Industrial Area Panapur
		49	Industrial Area, Nawanagar
		50	Industrial Area, Pandaul
		51	Industrial Area Baijnathpur
		52	Industrial Area, Ramnagar
		53	Industrial Area, Supaul
		54	Industrial Area Lohat Phase-I, Phase-II & Phase-III
		55	Industrial Area Guraru
		56	Industrial Area Sugauli
		57	Industrial Area Korra
		58	Mini Growth Centre Udakishanganj
		59	Industrial Estate Bela, Dabhanga