

Bihar Industrial Area Development Authority

Land Allotment Policy 2022 - Reference Guide

S.No.	Parameter	Remarks/ Documentary Evidence Required
1.	Registration Portal	<ul style="list-style-type: none"> • SMS and Email to applicant • Registration portal www.biadabihar.in
2.	Categorization of Industrial Plots	<p>The total plots available with BIADA in new industrial areas shall be divided in below mentioned categories:</p> <ul style="list-style-type: none"> • 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.	Pre-Qualification Criteria	<ul style="list-style-type: none"> • Net-worth of investor/Promoter - should be at least 30% of the proposed investment. • 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 <ul style="list-style-type: none"> • Upto 20,000 sq. ft – No Turnover • More than 20,000 sq.ft. to 2 acres – INR 5 Cr • More than 2 acres to 5 acres – INR 10 Cr • More than 5 acres to 10 acres – INR 20 Cr • More than 10 acres to 20 acres – INR 25 Cr • Above 20 acres – INR 50 Cr • Location B <ul style="list-style-type: none"> • Upto 1 acre – No Turnover • More than 1 acre to 2 acres – INR 5 Cr • More than 2 acres to 5 acres – INR 10 Cr • More than 5 acres to 10 acres – INR 20 Cr • More than 10 acres to 20 acres – INR 25 Cr <p>Above 20 acres – INR 50 Cr</p>
4.	Scrutiny of Applications	<p>Investors application shall be scrutinized based on below criteria:</p> <ul style="list-style-type: none"> • Financial capacity • Industrial Background and experience • Technical Knowhow

		<ul style="list-style-type: none"> • Nature of industry/production – Export • Investment Size – CAPEX and OPEX • FSI consumption • Employment generation • Pollution category <p>Conditional assurance letter by the Bank/financial institutions for project financing and Approval letter within 6 months</p>
5.	Time limit for commencement of production	<ul style="list-style-type: none"> • Micro Units: <ul style="list-style-type: none"> • Trial production (9 months), Commercial production (12 months) • Investment in plant and machinery: Upto INR 1 Cr • Small Units: <ul style="list-style-type: none"> • Trial production (12 months), Commercial production (18 months) • Investment in plant and machinery: INR 1 Cr to INR 10 Cr • Medium and Large Units: <ul style="list-style-type: none"> • Trial production (18 months), Commercial production (24 months) • Investment in plant and machinery: Medium (INR 10 Cr to INR 50 Cr) and Large (INR above 50 Cr)
6.	Procedure of Allotment	<ul style="list-style-type: none"> • 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. • 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 <p>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.</p>
7	Documents Required for Online Application	<p>A. Micro & Small Units: Preliminary project report (PPR): Post six months of Land allotment Micro & Small Units would have to submit DPR as well.</p> <p>B. Medium & Large Units: Detailed Project Report (DPR)</p> <p>C. Other Documents:</p> <ol style="list-style-type: none"> 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.

		<p>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.</p> <p>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.</p> <p>5. Registration Certificate from the Registrar of Co-operative Societies, if the applicant is Co-operative Society.</p> <p>6. Authorization letter in case of Company/Partnership firm etc.</p> <p>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.</p> <p>8. 3 years financial certificate/balance sheet (if applicable)</p> <p>9. Memorandum of Association and Articles of Association</p> <p>10. Layout Plan</p> <p>11. Aadhar Card, Pan Card, Photograph of Directors/Proprietors/Partners as applicable</p> <ul style="list-style-type: none"> • Conditional assurance letter by the Bank/financial institutions for project financing and Approval letter within 6 months.
8.	Payment Terms	<p>Processing Fees Processing fee shall be non-refundable & non-adjustable and shall be chargeable</p> <ul style="list-style-type: none"> • Upto 1 acres – INR 5,000 • More than 1 acre to less than 5 acres – INR 10,000 • More than 5 acres to less than 10 acres – INR 25,000 • More than 10 acres to less than 20 acres – INR 50,000 • Above 20 acres – INR 1,00,000 <p>Earnest Money Deposit</p> <ul style="list-style-type: none"> • Earnest money shall be 2% of the land cost in case of Micro and Small units • 5% 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. <p>Maintenance Charges The maintenance charges shall be chargeable as onetime payment @ 5% of the prevailing land lease rate along with the applicable taxes.</p> <p>Land Lease Levy 'Land Lease Levy' shall be chargeable @ 0.25% of the</p>

		<p>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</p> <p>Upfront Payment</p> <ul style="list-style-type: none"> • 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. • 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.
9.	Issue of allotment letter	<ul style="list-style-type: none"> • 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.

Note:

- Industrial Land/Shed shall be allotted to the entrepreneur for setting up their industrial units on lease of 90 (ninety) years from the date of allotment on annual ground rent and other charges as decided by the Authority.
- The renewal of the lease shall be considered by the Managing Director/Authority on written request of the lessee three months prior to the expiry date of the lease period.
- If the allottee fails to start construction within the stipulated time, BIADA shall have right to cancel allotment as per prevailing norms.