

GOVERNMENT OF BIHAR
DEPARTMENT OF INDUSTRIES

Resolution

Subject: Regarding approval of the amendment to the Bihar Industrial Investment Promotion Package (BIIPP), 2025, issued vide Industries Department Memo No. 3223 dated 26.08.2025 and Bihar Industrial Investment Promotion Policy 2016 issued vide Industries Department Memo No.1822 dated 01/09/2016.

1. To ensure continuity of investment, facilitate land allotment by BIADA, and promote industrial development extension of BIIPP, 2025 issued via Memo No.3223 dated 26.08.2025 up to 30.06.2026, along with amendments to BIIPP, 2025 and the Bihar Industrial Investment Promotion Policy, 2016 (Industries Department Memo No. 1822 dated 01.09.2016) the following amendments are hereby made:-

A. Sub-clauses (i), and (iii) of Clause-1 General Conditions is hereby substituted as –

1. As per this package, new industrial units shall have to apply on or before 30 June 2026 on Single Window Clearance portal of Department of Industries. The minimum project cost of the Industrial Unit should be more than ₹ 50 Lakhs. Implementation Milestones of the project shall be as follows –

S.No	Industry Category	Project Milestone
1.	Micro	Civil Construction – 9 Months Commercial Production–12 Months
2.	Small	Civil Construction – 12 Months Commercial Production–18 Months

3.	Medium	Civil Construction – 18 Months Commercial Production – 24 Months
4.	Large	Civil Construction – 24 Months Commercial Production – 30 Months

III. Industrial units that have received clearance at any Stage under BIIPP 2016 or any other industrial & sectoral policies of Government of Bihar shall not be eligible for availing any benefits/ incentives under BIIPP 2025.

B. After Sub-clauses (vi), Sub-clauses (vii) in Clause-1 General Conditions of BIIPP 2025 is hereby added as -

(Vii) Any unit (manufacturing or service sector) which has received any kind of approval/benefits/incentives under any currently operative Bihar Industrial Investment Promotion Policy, 2016 or any other policy being implemented by the state government, and which is located in BIADA notified industrial areas or on private land, and which intends to change its product/service or diversify into any new sector, shall be eligible to avail benefits under this package, subject to the condition that the unit shall comply with all the provisions of the policy under which it was originally covered, as well as the provisions of BIIPP 2016. In such cases, the benefits under BIIPP 2025 shall be admissible only on the additional project cost incurred for the changed product/service. Refurbishment of the existing project shall not be eligible for benefits under this package. Further, if the unit has previously availed any land-related subsidy under Bihar Industrial Investment Promotion Policy, 2016 or under any other policy implemented by the Industries Department, then such land-related subsidy shall not be admissible under BIIPP 2025.

apj

C. Sub-clause (ii) - Mega Unit of Clause-4.5 of BIIPP 2025 is hereby substituted as -

II. In sub-clause (ii), the words "Approved project cost more than ₹200 crore" shall be substituted with "Approved project cost more than ₹200 crore and up to ₹500 crore", while all other provisions shall remain unchanged.

D. Sub-clause 5.1 under Clause 5 - "Allotment of Industrial land by BIADA" of BIIPP 2025 is added as -

5.1 There shall be no cap on the quantum and number of land allotment to any sector or category of the units under BIIPP 2025. Such allotment shall be regulated and governed in accordance with the BIADA applicable norms amended from time to time. This shall prevail over and supersede all conflicting provisions, including those contained in BIIPP 2016, specifically under Section 5.2.2(b).

E. Clause 6- "Special Concession on Land Allotment" of BIIPP 2025 is hereby substituted as follows -

"In order to accelerate industrialisation and facilitate setting up of manufacturing units listed in this package, land allotment in notified industrial areas in all sectors will be made at proportionately reduced rates for a period of 30 years, 60 years, or 90 years, as opted by the allottee."

F. Clause 6.1 of BIIPP 2025 is hereby substituted as -

6.1 Under this package, in order to promote employment and investment, land will be allotted as per requirement at a token amount of ₹ 01 with the differential cost being provided as an incentive on a reimbursement basis through SIPB, as follows:

G. Sub-Clause IV, V & VI under Clause 6.1 of BIIPP 2025 is hereby added as -

IV. For allotment of land at a token rate of ₹1-investors shall initially deposit the full value of the selected land with BIADA. Upon receiving BIIPP 2025 approval and fulfilling

all eligibility criteria outlined in Section 6.3, the balance amount (i.e. the amount paid as per the provisioned payment terms of BIADA- ₹1) shall be reimbursed to the investor in one instalments in the form of incentive by SIPB provided that working status of unit is duly verified by the GM DIC in the prescribed format.

V. The land cost deposited by the unit to BIADA, as per the approved payment schedule, shall be retained as security until the Date of Commercial Production is verified. Eligibility for reimbursement under this Package shall arise only after achievement of this milestone. Non-compliance within the stipulated period as defined in the prevailing BIADA Land Allotment Policy amended from time to time shall render the unit ineligible for any reimbursement. Any reimbursement, where admissible, shall be limited to the land cost deposited with BIADA and shall be governed by the applicable reimbursement rate.

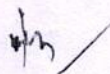
VI. Any unit availing of the incentive will have to Start Commercial Production and shall remain in Commercial Production for at least 5 Years from the Date of Production otherwise recovery shall be made with @ 18 % interest. Date of Production would be as certified by the respective General Manager, District Industries Centre. For Mega/Super Mega industries, the certificate issued by Director Industries will be acceptable.

In case of any dispute regarding the milestone, the decision of the Additional Chief Secretary/ Principal Secretary/ Secretary, Department of Industries Shall be considered final.

H. Clause 6.2 of BIIPP 2025 is hereby substituted & Sub-Clause I , II, III in Clause 6.2 of BIIPP 2025 is hereby added as:



- 6.2. Other Companies will be eligible for allotment of land at 50 % of the notified rate of BIADA on reimbursement basis in form of incentives by SIPB.
- i. For allotment of land under the concessional package i.e., at a concessional rate of 50% of the notified rate of the Bihar Industrial Area Development Authority (BIADA), investors shall be required to deposit the full value of the selected land with BIADA. Upon receiving BIIPP 2025 approval and fulfilling all eligibility criteria outlined in Section 6.3, the balance amount (i.e. the amount paid as per the provisioned payment terms of BIADA-50% concession on the land rate) shall be reimbursed to the investor in the form of incentive by SIPB.
 - ii. The land cost deposited by the unit with BIADA, as per the approved payment schedule, shall be retained as security until the Date of Commercial Production is verified. Eligibility for reimbursement under this Package shall arise only after achievement of this milestone. Non-compliance within the stipulated period shall render the unit ineligible for any reimbursement. Any reimbursement, where admissible, shall be limited to the land cost deposited with BIADA and shall be governed by the applicable reimbursement rate.
 - iii. Reimbursement of the differential amount shall be released in one instalment provided that working status of unit is duly verified by GM DIC in the prescribed format. Units availing incentives must remain operational for at least five years from commencement of production, otherwise recovery at 18% interest shall apply. Upon satisfactory verification of Date of Commercial Production as certified by the respective General Manager, District Industries Centre. For Mega/Super Mega industries, the certificate issued by Director Industries will be acceptable.



In case of any dispute regarding the milestone, the decision of the Additional Chief Secretary/ Principal Secretary/ Secretary, Department of Industries Shall be considered final.

I. Clause 6.3 of BIIPP 2025 is hereby substituted as :

6.3 All these land allotment concessions will be applicable to the general industrial area or in the specified regional Industrial Park, applicable to the manufacturing units or service sector units defined in Clause 5. The reimbursement is subject to strict adherence by the investor to all eligibility criteria and terms and conditions prescribed under the Bihar Industrial Investment Promotion Package (BIIPP), 2025. Failure to comply with these provisions shall render the investor liable to pay the full notified rate of land, with no entitlement to the special concessional rate.

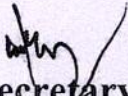
The precondition for the same is Land should be allotted within time frame of notification and expiry of BIIPP 2025. Such reimbursement should be made as per the percentage of relaxation of land rates and the payment of land cost as per the provisioned payment terms of BIADA.

J. Clause 5.2.2 (b) of BIIPP 2016 is hereby substituted as :

As a policy decision, lands in BIADA-controlled industrial areas shall be allotted to manufacturing and eligible service units as per notified criteria and earmarking norms, as may be specified by the Land Allotment Policy of BIADA as notified from time to time and any inconsistent provisions shall stand superseded.

1. In case of any discrepancy in the meaning or interpretation of this document, the English version shall be binding and valid.




Secretary,

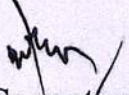
Department of Industries. Bihar, Patna

Memo No- SIPB/1283 /Patna,

Dated- 20/05/26

File No- 04/Tech./Niti- Sansodhan/07/2020/Part-I

Copy to: All Divisional Commissioners, Bihar/ Resident Commissioner, Bihar Bhawan, New Delhi/ All District officers, Bihar/All General Managers, District Industries Centres, Bihar for information and necessary action.


Secretary,

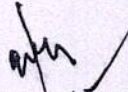
Department of Industries. Bihar, Patna

Memo No- SIPB/1283 /Patna,

Dated- 20/05/26

File No- 04/Tech./Niti- Sansodhan/07/2020/Part-I

Copy to: The Officer-In-Charge, E-Gazette Cell, Finance Department, Bihar, Patna with a Soft Copy (CD) and 02 Hard Copy to publish in the special edition of Bihar Gazette.


Secretary,

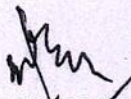
Department of Industries. Bihar, Patna

Memo No- SIPB/1283 /Patna,

Dated- 20/05/26

File No- 04/Tech./Niti- Sansodhan/07/2020/Part-I

Copy to: IT Manager, Department of Industries, Bihar, Patna for uploading the copy of the resolution on the Departmental Website.


Secretary,

Department of Industries. Bihar, Patna