

NOTIFICATION

BIADA PRIVATE LAND PURCHASE POLICY, 2021

In exercise of powers conferred u/s 6 (3a) of Bihar Industrial Area Development Authority (BIADA) Act, 1974, (herein after referred to as the Act) and in order to fulfill its object the Authority hereby makes the following Policy and procedure for purchase by agreement or take on lease or rent any private land in accordance with the procedure mentioned herein below:

1. SHORT TITLE, EXTENT AND COMMENCEMENT

- 1.1 This Policy shall be called the "BIADA Private Land Purchase Policy, 2021 and shall extend to the whole of Bihar.
- 1.2 This Policy shall come into force with effect from the date of notification:
- 1.3 The Authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents, and other relevant conditions as may be necessary from time to time particularly in the overall interest and efficacy of the BIADA Private Land Purchase Policy, 2021.
- 1.4 If any question arises relating to the interpretation of this policy, it shall be referred to the Authority whose decision thereon shall be final.

2 TERM AND CONDITION

- 2.1 The Authority may purchase by agreement or take on lease for a period not less than 90 (Ninty Years) or rent any Private land in accordance with the procedure specified herein below.
- 2.2 Any interested land owners or group of land owners may make an offer for sale of their land which shall not be less than 50 (Fifty) Acres to the Authority.

3 LAND IDENTIFICATION COMMITTEE

The Authority shall constitute a Land Identification Committee for identification of land intended to be purchased under this Policy. The Land Identification Committee shall comprise of the following members:-

- a. All Executive Directors
- b. Consultant Technical, BIADA
- c. Law Officer, BIADA
- d. Chief Accounts Officer, BIADA

4 ELIGIBILITY CRITERIA

- A. Eligibility Conditions for selection of land shall be as under:-
 - i) Topographical suitability of the land,
 - ii) Availability of water resource,
 - iii) Approachable distance from National Highway/State highway/District Road.
 - iv) Electricity availability near the land.
 - v) Suitability for establishment of Industrial Area,
- B. Status of Offered land
 - i) Clear title of Offered land
 - ii) The offered plot of land shall be free from all encumbrances.
 - iii) There shall be unambiguous entries of all land owners in the land records of the State.

Replies

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- iv) Legal and valid documents in all respect establishing right to sale, lease or rent of the land to the Authority.

- v) Updated land revenue receipts of the offered plot of land shall be provided

5. **HOW TO APPLY/DOCUMENTS REQUIRED**

- 5.1 Advertisement in State Newspaper for intention to purchase by agreement or take on lease or rent any private land.
- 5.2 Application in prescribed format with proper land records complete in all respect shall be ensured to be submitted with the Authority by the land owners.
- 5.3 An unequivocal declaration in the form of Affidavit by the seller that there is no litigation in any Courts of law of which the instant property is a subject matter.
- 5.4 The certified copy of the Genealogical table issued by the competent Authority.
- 5.5 Indemnification undertaking to be certified by the officer not below the rank of D.C.L.R. against any other litigation and dispute with respect to the offered plot of land.
- 5.6 A comprehensive title search shall be carried out by BIADA under aid and advice of jurisdictional Circle Officer and other officials.
- 5.7 The land shall be purchased on the basis of offered price of land along with the Affidavit of the seller which shall in no case exceed the prevailing agriculture circle rate as depicted in Minimum Value Register (MVR) of the concerned area.
- 5.8 After the registration of the sale and handing over of the peaceful physical possession of the land, full payment by the Authority shall be made.
- 5.9 It shall not be binding on the Authority to purchase any or all the lands offered by person/persons.
- 5.10 The Authority shall purchase only those land which in its opinion is fit for establishment of Industries.

6. The contents of this Policy may be brought to the notice of all concerned in the Authority for strict adherence.

Decision of 69th BIADA Board of Director's

B. Mehrotra
23/11/21

Chairman cum Managing Director

BIADA, Patna

Date:- 24/11/2021

Memo No:- 3003/L

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/Executive Director [H.O.], BIADA/ Chief Administrative Officer, BIADA/ Executive Director, Muzaffarpur/ Executive Director, Darbhanga/ Executive Director, Bhagalpur/Chief Accounts Officer, BIADA/Law Officer, BIADA/I.T. Section, BIADA/President, Bihar Industries Association/President, Bihar Chamber of Commerce and Industries for information.

B. Mehrotra
23/11/21

Chairman cum Managing Director
BIADA, Patna

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