

**OFFICE ORDER**

In pursuance of the decision taken in the Supplementary Agenda No. 04 of 57<sup>th</sup> Meeting of the BIADA Board of Directors dated 16/01/2018, it is circulated for information that as per Section 6 (3a) of the BIADA Act, 1974 Land Pooling Policy, 2019 is formed keeping in mind the increasing demand for industrial plots in relation to availability of land.

The Policy shall be implemented with immediate effect with strict adherence to provisions/conditions as specified therein.

Enclosure:- Land Pooling Policy, 2019.

Sd/-

Managing Director

BIADA, Patna

Date:- 31/01/19

Memo No:- 600/D. /II/MUR /MISC /300 /2018

Copy to:- Executive Director, [Patna, Muzaffarpur, Bhagalpur, Darbhanga]/Law Officer/I.T. Officer/S.A.O/Executive Engineer/Establishment/ M.D Cell for information and necessary action.

Managing Director  
BIADA, Patna

31/1/19

## Land Pooling Policy, 2019.

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), the Authority makes the following policy for Land pooling by BIADA, keeping in view the increasing demand for industrial plots in relation to availability of land.

1. This Policy shall be called the “Land Pooling Policy, 2019 and shall extend to the whole of Bihar.
2. 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 Land Pooling Policy.
3. If any question arises relating to the interpretation of this policy, it shall be referred to the Authority whose decision thereon shall be final.
4. **“Land Pooling”** means the legal consolidation of land parcels by a land owner/s of their own volition for utilization of such land parcels for unified planning and development.
5. Each landowner/s participating in the pool shall have a valid and lawful ownership and physical possession of the land parcel proposed for pooling.
6. Each constituent land parcel in the pool shall be free of all Encumbrances.
7. Minimum land pooled at one place shall be a contiguous area of 60 Acres.
8. Subject to provisions herein contained and other laws, the prospective applicants may submit online application at stipulated time on the official website of BIADA i.e.. [www.biadabihar.in](http://www.biadabihar.in). Land selection committee of BIADA will take the call on suitability of land for its purposes and its call shall be final.
9. Due diligence for purchase of land shall be done by Land Purchase committee of BIADA in terms of its existing rules.
10. After physical verification of land and land records, a plan would be prepared for development of infrastructure which will be done by BIADA in a time bound manner. After unified planning of the pooled area the remaining land shall be divided equitably thereby giving the land owner/s and the Authority in equal parts. *For eg. Let the total pooled area be 100 acres, out of this if 10 acres of land is used by BIADA for the development of infrastructure, at its own cost, the remaining 90 acres of land shall be equitably divided between BIADA*

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*and the land owner/s (45 acres each). BIADA shall pay the land owner/s the cost for 45 acres of land (retained by BIADA).*

11. The Authority shall as a consideration for the equitable portion of the land being handed over to the Authority provide the following:-
  - a. Area measurement, plotting, Road, drainage, electricity on the total pooled area.
  - b. An amount as per the negotiated rate or MVR whichever is lower, for the part of the total pooled land finally retained by the Authority.
12. BIADA shall utilize its share of land for Industrial Development in terms with BIADA Act, 1974.
13. The land owner/s shall have the discretion to utilize his respective share of the land as per his choice subject to law of the land.
14. BIADA (Amendment) Act, 2017 has given powers to purchase land under section 6(10). In order to give effect to this power it is proposed to form Land Search Committee and Land Purchase Committee. On this issue a meeting was convened with Industries Association, the minutes of the meeting has been enclosed herewith (Annexure A). Accordingly the Land search Committee and Land Purchase Committee has been constituted and annexed herewith (Annexure B)
15. The Authority may from time to time issue such other and further directions which may facilitate implementation of this policy.