ONLY

# ₹4/-

**PER SQ. FT./MONTH**

(Special Concessional rate for plug & play sheds)

## SINGLE WINDOW CLEARANCE

BIADA & SIPB SUPPORT FOR HASSLE-FREE APPROVALS

**Excellent Connectivity**

- Distance from Muzaffarpur District HQ: 25 km Nearest
- Nearest Highway: NH-28
- Railway Station, Mahwal (0 km)
- Nearest Airport. Darbhanga (68 km)

## APPLY ON BIADA WEBSITE

https://biada1.bihar.gov.in/

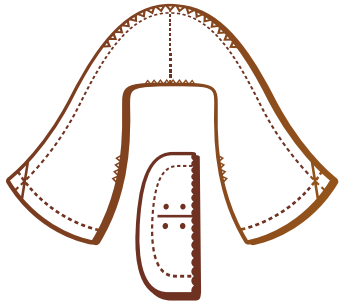

prsecy.ind-bih@nic.in

18003456214

state.bihar.gov.in/industries

biada-bih@gov.in



invest BIHAR
*A land of immense opportunities*

DEPARTMENT OF INDUSTRIES GOVERNMENT OF BIHAR

BIADA
BIHAR INDUSTRIAL AREA DEVELOPMENT AUTHORITY

# MEGA LEATHER, FOOTWEAR & ACCESSORIES PARK

IA Mahwal, Muzaffarpur



Invest, Grow, and Move Ahead with Bihar!

#BiharHaiTaiyar #BuildAndBelieveinBihar

# PROJECT HIGHLIGHTS

Total Land Area.
**62.17 acres**

## COMMON FACILITIES

- **Display Centres**
- **Common Production Machineries**
- **Common Utilities & Support Services**

Total Number of Plots
**48**

## HRD & Infrastructure Support

- **Training infrastructure (Skill Development).**
- **Social Infrastructure Worker Welfare Facilities)**
- **R & D Infrastructure Research & Innovation Support**
- **Advanced Production Machineries**
- **Core Production**

Total no of Plug & Play Building:**03**

Total Space:
**1 lakh Sq.Ft.**

## MACHINERIES AVAILABLE

- Flatbed Single and Double Needle Sewing Machine
- Cylinder Bed Sewing Machine
- Automatic Stitching Machine
- Injection Molding Machine
- Forming Machine
- Toe Puff Attaching Machine etc



## BIIPP 2025

**FREE LAND @TOKEN AMOUNT OF RS. 1**

**10 Acre** on Investment of **Rs.100 Cr.** & 1000 direct employment

or

**25 Acre** on Investment of **Rs.1000 Cr.**

or

**10 Acre** on Investment of **Rs.200 Cr.** by Fortune 500 Companies

### #1 Option

Interest Subvention (maximum **upto Rs. 40Cr.**) SGST Reimbursement upto 100%)

### #2 Option

NET SGST Reimbursement of **upto 300%** of Approved Project Cost in 14 years

### #3 Option

Capital Subsidy (**upto 30%** of Approved Project Cost)

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# INVESTMENT OPPORTUNITIES IN LEATHER SECTOR IN BIHAR





# FACTORS FAVOURING LEATHER SECTOR IN BIHAR

## COMPETITIVE MANUFACTURING COST

Bihar has a huge advantage due to lower wage rates. Because of low labor cost the manufacturing cost automatically comes down to very reasonable rates.

## SKILLED/SEMI-SKILLED YOUNG MANPOWER

Bihar has a large pool of skilled and semi - skilled workers available at competitive wage rates making it cost-effective to set up leather units.

## LARGE AND GROWING MARKET

Bihar is the 3rd most populous state of India. The State enjoys a unique location-specific advantage because of its proximity to the vast markets of eastern and northern India, Nepal and Bhutan.



# ENABLING INFRASTRUCTURE

# MEGA LEATHER, FOOTWEAR & ACCESSORIES PARK

## AVAILABLE ON LEASE OR MONTHLY RENTAL BASIS

- Total Land Area:62.17 acres
- Total Number of Plots: 48
- Total no of Plug & Play Buildings: 03
- Total Space: 1 lakh Sq. Ft.

## CONNECTIVITY

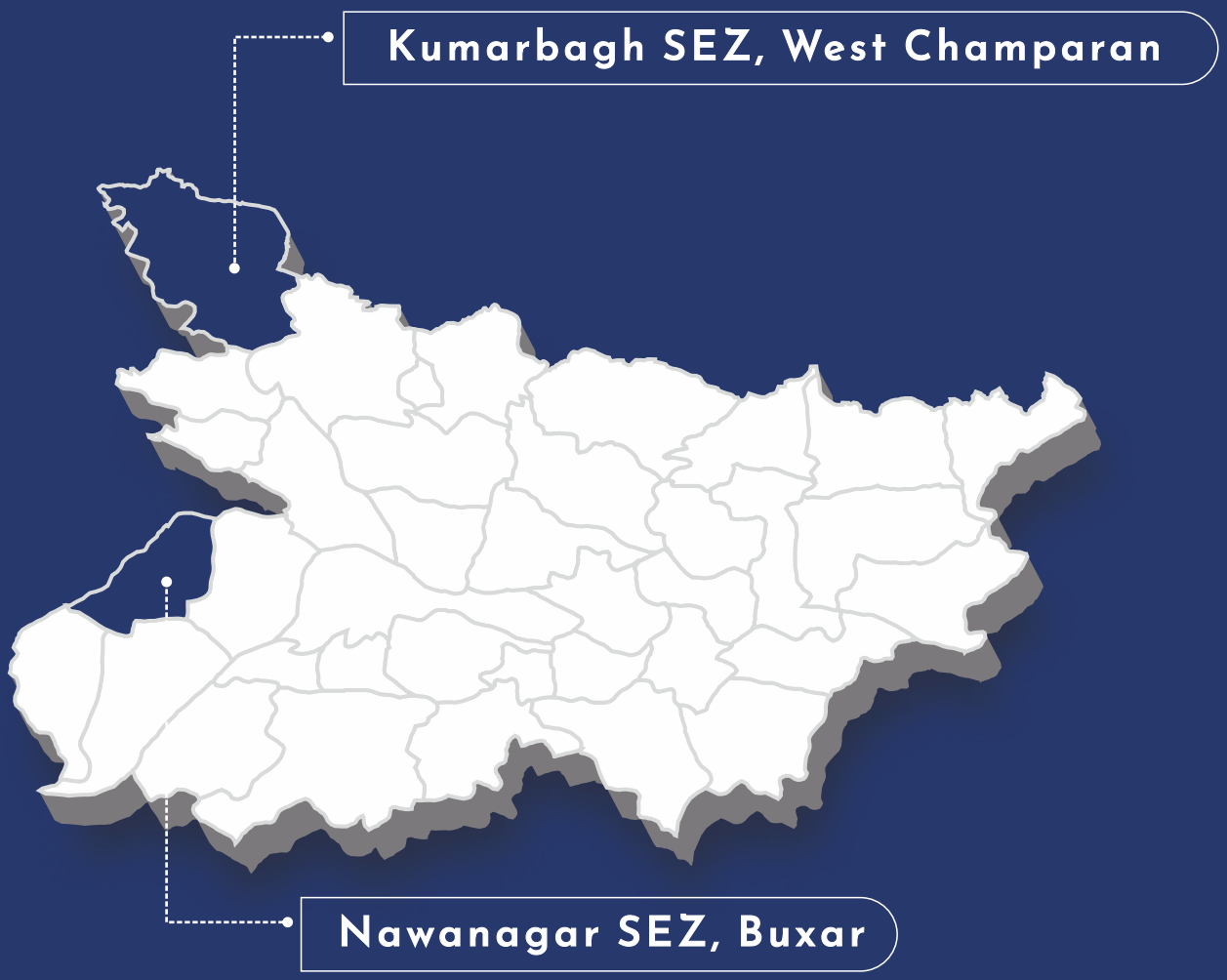
- Excellent Connectivity:
- Distance from Muzaffarpur District HQ:25 km
- Nearest Highway: NH-28 (0.5 km)
- Railway Station: Mahwal (0 km)
- Nearest Airport: Darbhanga (68 km)





# SPECIAL ECONOMIC ZONE (SEZs)

EXPORT POTENTIAL & GLOBAL CONNECTIVITY





**32 LAKH**
SQ. FT. OF PLUG & PLAY FACILITIES

**MONTHLY RENTAL AS LOW AS**
**₹4** per sq. ft.
With 24x7 water and power supply

**14,600+**
ACRES OF NEW INDUSTRIAL LAND

**09**
INDUSTRIAL CLUSTERS spread across the State

Area wise land and Plug & Play details along with the rate and map available on **biada1.bihar.gov.in**

# PLUG & PLAY INFRASTRUCTURE

# PLUG & PLAY

## INDUSTRIAL SHEDS FOR LEATHER UNITS

## 32 LAKH SQUARE FEET OF 'READY TO MOVE' PLUG AND PLAY INDUSTRIAL SHEDS AVAILABLE ON RENT

Department of Industries is offering a slew of plug & play factories (pre-constructed facilities with all basic infrastructure) across various industrial areas and attractive locations. These facilities are being offered on 15 years of initial lease.

All necessary approvals in place. Just need to install the machines and start the production.

## KEY FEATURES OF BIHAR'S PLUG AND PLAY INFRASTRUCTURE:

- **PRE-BUILT FACILITIES:**
  The infrastructure typically includes pre-constructed office spaces, manufacturing units and co-working spaces, significantly reducing construction time.
- **ESSENTIAL INFRASTRUCTURE:**
  Each shed is equipped with basic infrastructure, including 24x7 electricity supply, dedicated industrial feeders, water supply, and drainage systems.
- **STRATEGIC LOCATIONS:**
  The sheds are located in industrial areas with good connectivity to transportation and logistics hubs.
- **SIMPLIFIED PROCEDURES:**
  The government has streamlined the approval process for setting up industries in these sheds.
  The shed allotment process is transparent and online, sheds are allotted within a week of application submission.



# POLICY SUPPORT AND FINANCIAL INCENTIVES

# EXPORT PROMOTION POLICY, 2024

## IN ADDITION TO INCENTIVES UNDER BIHAR INDUSTRIAL INVESTMENT PROMOTION POLICY (BIIPP), 2016

## EXPORT SUBSIDY

1% FREE-ON-BOARD VALUE UPTO
₹20 LAKHS / YEAR FOR 7 YEARS

## PERFORMANCE BASED SUBSIDY

1% ADDITIONAL FREE-ON-BOARD VALUE
UPTO ₹10 LAKHS / YEAR FOR 7 YEARS IN CASE AN EXPORTER ACHIEVES 50% ABOVE THE VALUE OF EXPORTS OVER PREVIOUS FINANCIAL YEAR

# BIHAR TEXTILE AND LEATHER POLICY (AMENDED), 2025

**THE STATE HAS ADOPTED BEST PRACTICES FOR MAKING A CONDUCIVE ENVIRONMENT TO FACILITATE INVESTMENTS AND GENERATE EMPLOYMENT.**

## CAPITAL INVESTMENT SUBSIDY

- **20**% of Plant and Machinery
- Capping: ₹**20** crores

**OR**

## INTEREST SUBVENTION

- 10-12%
- 50% of FCI and up to ₹20 crores

## EMPLOYMENT GENERATION SUBSIDY

- 300% of ESI and EPF paid against the employee
- Capping: Up to ₹5000 per employee/month

## SKILL DEVELOPMENT SUBSIDY

- ₹20,000 per employee

## TAX RELATED INCENTIVES

- 100% of SGST
- 100% combined cap (130% for Micro and Small Units)

## POWER TARIFF SUBSIDY

- Subsidy of ₹2 per unit
- Capping: ₹2.5 – ₹80 lakhs /year (depending on the type of unit)

## STAMP DUTY/ REGISTRATION FEES

- 100% exemption

## FREIGHT REIMBURSEMENT INCENTIVE-FOR EXPORT FOCUSED ENTERPRISES

- 30% reimbursement of freight
- Capping: ₹50 lakhs / year
- Applicable for exports only

## LAND CONVERSION FEES

- 100% exemption
- 100% of value





# HUMAN RESOURCES

# SKILLED / SEMI-SKILLED MANPOWER

## LEATHER RELATED EDUCATIONAL AND TECHNICAL TRAINING INSTITUTIONS

01 FOOTWEAR DESIGN AND DEVELOPMENT INSTITUTE (FDDI), PATNA

MUZAFFARPUR INSTITUTE OF TECHNOLOGY (MIT), MUZAFFARPUR 02

03 LEATHER DIPLOMA COURSES IN GOVERNMENT POLYTECHNIC COLLEGES (PATNA & BHAGALPUR)

LEATHER AND DESIGNING TRAINING CENTRES THROUGH PRIVATE SDCS 04

# INLAND CONTAINER DEPOT

## BIHTA, PATNA



**A newly inaugurated Inland Container Depot (ICD) in Bihta, Patna, is now operational under the Public Private Partnership (PPP) model, providing competitive shipping rates to international destinations.**

This facility offers a comprehensive range of integrated logistics services, including warehousing, customs clearance, computerized cargo tracking, storage, packaging, and multi-modal transportation options.






# SUCCESS STORIES

SUCCESS STORIES

# COMPETENCE EXPORTS

A 100% export oriented unit in Hajipur, Bihar



**Hajipur, a town celebrated for its unique bananas, has now carved out an unexpected international niche—manufacturing high-quality footwear. Competence Exports, a local enterprise, has risen to global prominenceby producing safety shoes for the Russian army anddesigner shoes that cater to the European luxury market,including countries like Italy, France, Spain, and the UK.**

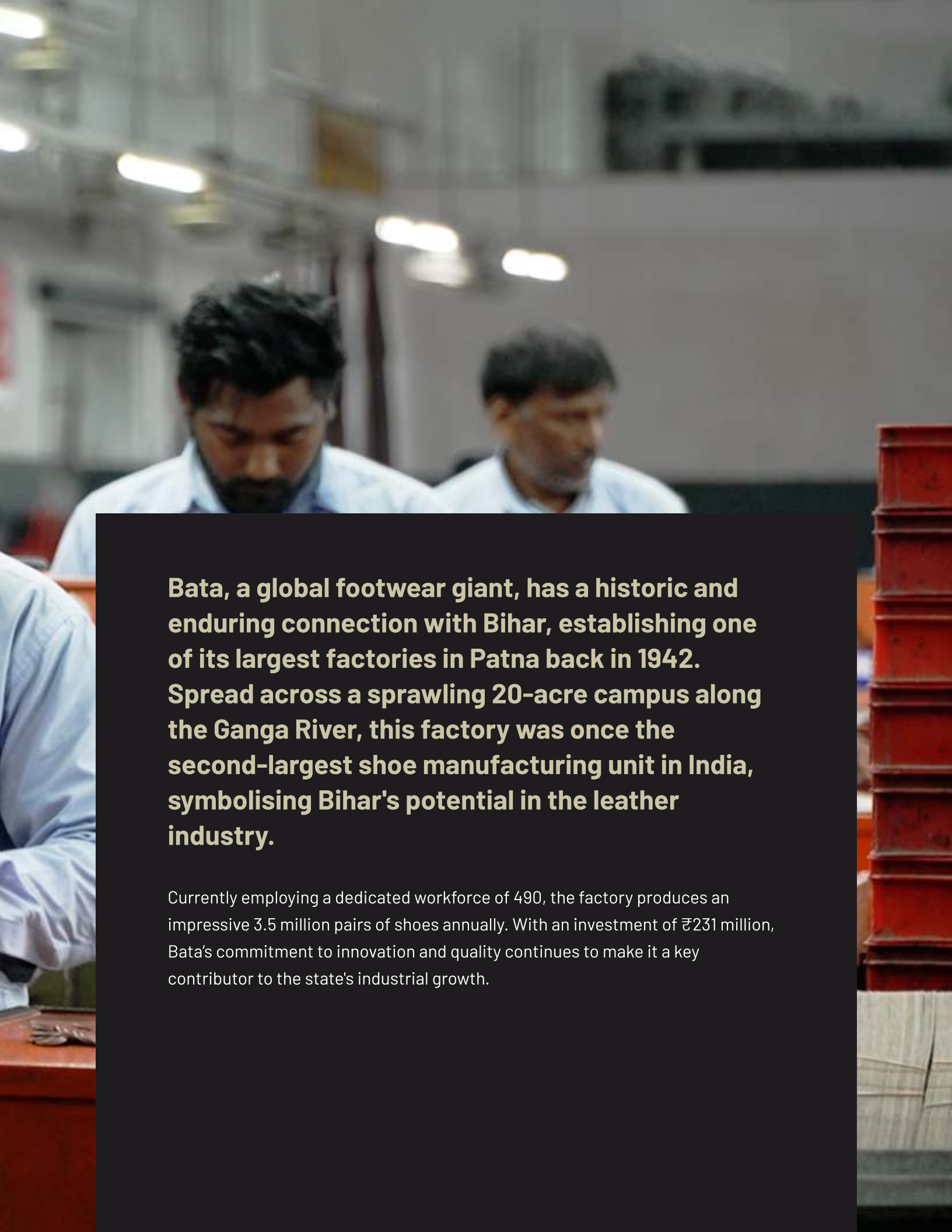
Established in 2018, the manufacturing unit has rapidly scaled its operations, exporting 1.5 million pairs last year with a valuation of ₹100 crore. Thecompany has set ambitious goals for the coming year, aiming to boost exportsby 50%. With talks underway to collaborate with a Belgian company, the unit isalso exploring the development of high-end shoes for premium internationalbrands, signaling an exciting phase of growth and innovation.

What sets Competence Exports apart is its workforce, comprising 300 employees, 70% of whom are women. This inclusivity not only empowers thelocal community but also contributes to the company's reputation forprecision and quality craftsmanship.

SUCCESS STORIES

# BATA INDIA





**Bata, a global footwear giant, has a historic and enduring connection with Bihar, establishing one of its largest factories in Patna back in 1942. Spread across a sprawling 20-acre campus along the Ganga River, this factory was once the second-largest shoe manufacturing unit in India, symbolising Bihar's potential in the leather industry.**

Currently employing a dedicated workforce of 490, the factory produces an impressive 3.5 million pairs of shoes annually. With an investment of ₹231 million, Bata's commitment to innovation and quality continues to make it a key contributor to the state's industrial growth.



# OUR PROPOSITION



**PLUG & PLAY INFRASTRUCTURE**



**SINGLE WINDOW CLEARANCE**



**GUIDED TOURS AND SITE VISITS**



**POLICY SUPPORT & INCENTIVES**



**TRAINING SUPPORT**



**BANK LINKAGES**

To find out more, visit
https://state.bihar.gov.in/industries

Phone : 1800 345 6214
Email ID : sibp.care@bihar.gov.in

Department of Industries,
2nd Floor, Vikas Bhawan,
Nehru Path, Patna - 800 015

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