GEOGRAPHY & INVESTMENT PROFILE

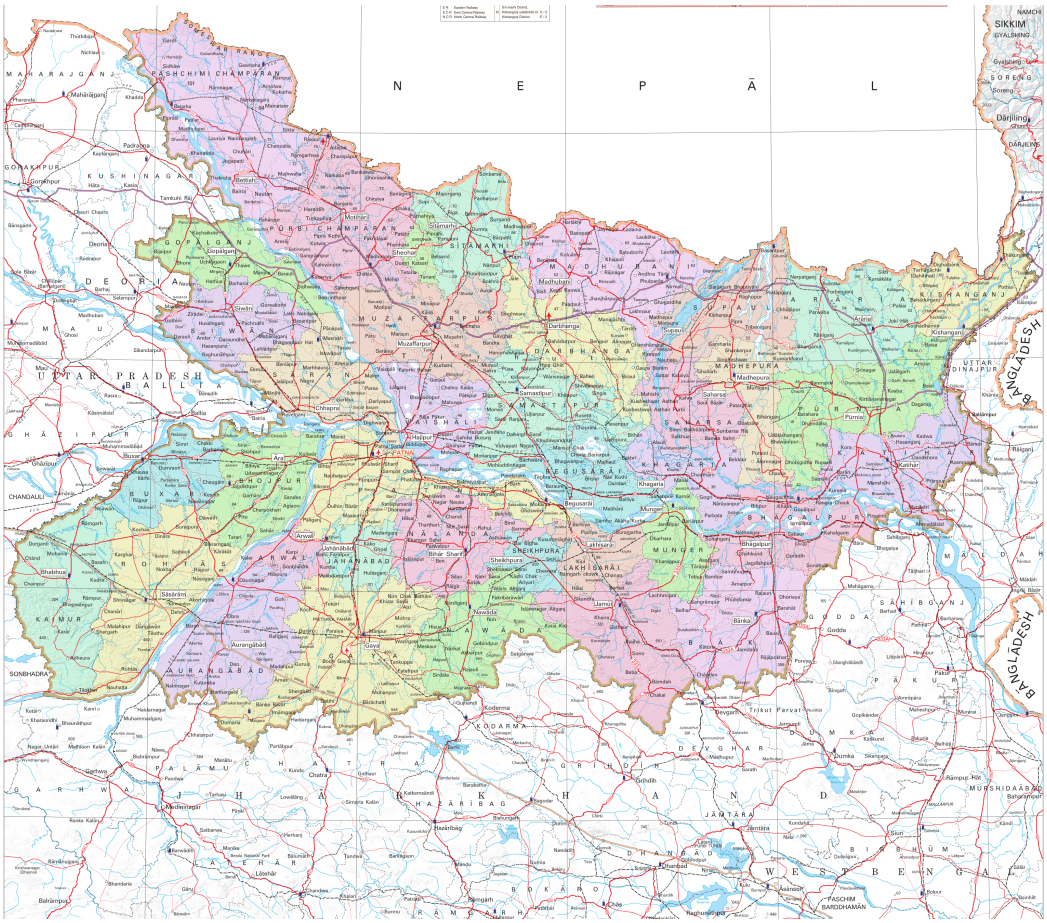
Invest in Bihar

An industrial investment lens on location, supply chains and policy.

94,163 sq km
Geographical area

Patna
State capital

Landlocked
Price the inland gateway leg



Survey of India · Bihar, first edition 2026 · enlarged geographic extract, resized. BRMAP

REGIONAL POSITION

Nepal to the north; Uttar Pradesh to the west; Jharkhand to the south; West Bengal to the east.

INDUSTRIAL LENS

Screen food aggregation, Bhagalpur textiles, phased Gaya–Dobhi suppliers and selective Patna technology services.

GATEWAY ECONOMICS

Ocean trade needs an inland connection to Kolkata/Haldia or another priced gateway. Compare total delivered cost.

Evidence dates matter. FY 2025–26 GSDP of ₹11.07 trillion is an April 2026 projection, not a verified outturn. The textile workforce baseline is historical. BR1 · BR3

OPPORTUNITIES & LOCATION

Four propositions to test

Commercial hypotheses grounded in the state profile; each has an investment gate.

01 Food processing & cold chain

Why here. Agricultural and food/dairy base identified by IBEF. BR1

Commercial case. Locate procurement and first-stage processing close to supply; test value-added foods and cold storage against contracted demand.

Exposure. Seasonality, fragmented procurement, food safety, cold-chain loss and inland freight.

Before investment. Proceed only after monthly feedstock mapping, buyer specifications, tested unit yields and reefer quotations.

02 Silk, apparel & light footwear

Why here. Textile 2022 policy identifies Bhagalpur silk and existing weavers; distinguishes garmenting from wet processing. BR3

Commercial case. Buyer-led stitching/finishing can exploit craft skills without assuming a complete integrated textile supply chain.

Exposure. Training/quality ramp-up, imported inputs, welfare compliance; wet-processing needs effluent capacity.

Before investment. Shortlist Bhagalpur for silk ecosystem and industrial premises with utilities; obtain buyer trial orders and labour productivity samples.

03 Engineering & building materials

Why here. NICDC Gaya IMC near Dobhi: 1,670 acres, NH 19/NH 22 and proximity to Jharkhand; officially described as planned. BR2

Commercial case. Evaluate mineral-linked inputs and regional construction demand; phase capex against delivered infrastructure.

Exposure. Land/service delivery milestones and evacuation freight; proposed cluster is not proof of ready serviced plots.

Before investment. Hold construction commitment until plot allotment, utility commissioning and access-road completion are documented.

04 Patna IT/ITeS & GCC pilots

Why here. Bihar government lists IT 2024 and GCC 2026 policy originals. BR4 · BR5

Commercial case. Pilot back-office/technology delivery where recruitment and service-level performance can be tested before scaling.

Exposure. No demonstrated headcount pipeline or operating GCC economics established in this review; AI policy full text unlocated.

Before investment. Begin with a hiring/retention pilot, dual connectivity and customer contracts; model zero subsidy until eligibility approved.

UNDERWRITE THE CUSTOMER, THEN THE SITE

Policy coverage does not establish demand, ready plots or a bankable project return.

CONNECTIVITY & DELIVERED COST

Build the transport chain

Asset status, bookable services and shipment economics are separate tests.

ROAD 01

Mokama-Aunta-Simaria-Begusarai; Dobhi NH 19/NH 22

Status. Aunta-Simaria dedicated August 2025; Gaya IMC remains planned

Use. Compare north/south Bihar procurement and distribution; Gaya/Dobhi engineering and building-material supplier screening. BC1 · BC2

Verify. Price first/last-mile access, axle/load limits, seasonal reliability and empty returns for the actual plant-to-customer route.

RAIL 02

Sonnagar EDFC; Gaya conventional railway; Fatuha MMLP / Patna ICD identified by NICDC

Status. EDFC operational to Sonnagar; terminal-specific service and customs status not verified

Use. Aggregate nonurgent containerised or bulk consignments where volume justifies handling and inventory. BC2 · BC3

Verify. Confirm terminal acceptance, siding access, customs scope, train availability, handling costs and free-time/demurrage.

WATER + SEA 03

Kalughat-Saran on NW 1; Gaighat-Patna; downstream Kolkata/Haldia

Status. Kalughat inaugurated and handed to operator; Haldia cargo commencement established; regular service quote unverified

Use. Container aggregation and low urgency replenishment; assess suitable cargo with actual operator, not generic cheapest-mode promise. BC4 · BC5 · BC6 · BC7

Verify. Confirm channel draft, sailing window, cargo acceptance, transshipment, port cut-offs and maritime connection.

AIR 04

Patna, Gaya, Darbhanga; Purnea passenger terminal; Bihta development

Status. Airport/cargo functions differ; Bihta foundation-stage evidence only

Use. Management/customer travel; high-value samples, urgent spares and qualifying perishables where airline acceptance and economics work. BC8 · BC9

Verify. Confirm airline lift, cut-offs, screening, cold-chain and customs/quarantine scope for the proposed shipment.

NEPAL BORDER 05

Raxaul; Jogbani

Status. Operating LPAI ports; cargo-specific clearance and capacity remain project tests

Use. Nepal-focused food, industrial inputs, packaging and machinery distribution only with actual buyers and trade compliance. BC10 · BC11

Verify. Verify importer, HS/origin rules, SPS/quarantine, dwell time, border handling and settlement risk.

Inbound: inputs, components and machinery → plant. **Outbound:** finished goods → customer or export gateway. Obtain mode-specific rates, handling charges, cut-offs, return-load assumptions and a road/rail fallback before committing.

POLICY ROUTES & ELIGIBILITY

Model the conditions, not the headline

Detailed caps, clauses and exceptions remain in the linked policy companion.

01 BIIPP 2025 | choose one route

Terms. 30% capital support is specific to large high-priority units; 300% net-SGST over 14 years is specific to super-mega Region A. Capital, special net-SGST and interest-linked routes are alternatives.

Conditions. Apply project category, region, eligible cost, production tests and admitted net State GST after input credits. The category wording at exactly ₹ 200 crore needs clarification. BRV1 · BRV1E

02 BIADA | land and implementation

Terms. EMD: 2% for micro/small and 5% for medium/large. Instalment interest: 9% simple annually. Default: 12% on the defaulted amount for its default period; do not add the rates.

Conditions. Operations from possession: 18/24/30/36 months for micro/small/medium/large. The 30-working-day deemed route covers specified post-allotment applications only; statutory and Schedule IV exclusions continue. BRV2

03 Sector policies | distinct eligibility

Terms. IT 2024 original terms include 25% annual energy-bill support and employer EPF/ESI support capped at ₹ 5,000 per employee/month, for five years, subject to eligibility and sanction.

Conditions. Textile terms are version-sensitive; GCC has a separate test. Tourism offers capital OR interest. Startup seed support is repayable; Udyami is beneficiary-restricted. BRV3 · BRV4 · BRV5 · BRV6 · BR3 · BR5

04 CIPA | optional prescribed-service route

Terms. Prescribed processing categories: 5 / 10 / 15 working days. The temporary certificate provides three years to obtain regular approvals as prescribed.

Conditions. Land, environment, fire, building, labour and safety duties remain. The 30-day escalation is not automatic clearance; CIPA is not universal construction or operating permission. BC13 · BC14 · BC15 · BC16

CURRENT-VERSION LIMIT

The signed extension ends on 31 December 2026 or earlier successor commencement. The May 2026 amendment was not recovered; successor commencement remains unresolved. Renewable-support caps conflict and are excluded from current numerical advice. Open the detailed policy companion.

SWOT & EXECUTION

Turn constraints into investible actions

AKHB analysis: an opportunity exists only if its prerequisites can be delivered.

S / Strengths

Eastern-market location and agricultural base support procurement-led food businesses. BR1

Existing textile craft base gives a credible niche rather than a generic all-sector claim. BR3

W / Weaknesses

Landlocked location adds an inland export leg; assess delivered cost, not headline land cost. BR1 · BR2

The 2022 textile policy identifies fragmented value chains and power-cost concerns. Obtain current site quotes. BR3

O / Opportunities

Gaya corridor development offers a staged entry option if service milestones are achieved. BR2

Dedicated IT and GCC routes justify selective pilots, subject to real talent and client demand. BR4 · BR5

T / Threats

Projected infrastructure/employment must not substitute for commissioned assets or customer demand. BR2

Successor-policy and incentive-version changes can alter project cash flows. BR6 · BR7

Consolidated inland logistics

Constraint. Landlocked production creates an inland gateway leg.

Action. Consolidate anchor volumes; competitively quote all-road, rail-plus-road and NW 1-plus-road on one delivered-cost basis.

Owner. Manufacturer procurement/logistics team plus contracted operator.

BC2 · BC3 · BC5 · BC7

Opportunity. Multi-client consolidation, packaging, warehousing and return-load services around actual customer flows.

Prerequisites. Signed minimum volumes and service-level agreement; workable inventory/handling cost.

Residual risk. Low utilisation or missed vessel/ship connection can eliminate modal savings.

Scheduled waterway aggregation

Constraint. Inland-water payload and dispatch reliability depend on channel depth and service availability.

Action. Book season-specific draft/dispatch plan, aggregate cargo, carry buffer inventory and keep priced road/rail fallback.

Owner. Terminal/vessel operator and anchor shippers; IWAI manages navigation information.

BC5 · BC6 · BC7

Opportunity. Scheduled aggregation and inventory-management service for nonurgent goods.

Prerequisites. Demonstrated departures and handling/cargo acceptance; no project finance based only on theoretical terminal capacity.

Residual risk. Waterway seasonality and insufficient backhaul remain.

DELIVERY PLAN & EVIDENCE

From shortlist to commitment

Allocate responsibility, price the remaining risks and retain evidence for each decision.

Supplier capacity around real milestones

Constraint. A new corridor or industrial cluster may precede ready access and utilities.

Action. Stage supplier capacity and capex against plot handover, commissioned power/water and completed approaches.

Owner. Industrial developer/BIADA for infrastructure; investor for staged procurement and contracts.

BC1 · BC2

Opportunity. Engineering/fabrication, maintenance, construction inputs and warehousing that scale with verified cluster demand.

Prerequisites. Executed customer orders and infrastructure milestones, not employment/investment targets.

Residual risk. Developer delays and weak anchor demand.

Buyer-led export cold chain

Constraint. Passenger airport access does not by itself provide export cold-chain or cargo capacity.

Action. Pre-book airline capacity, pre-cool/pack at origin, test temperature log and claim process, compare road-to-gateway fallback.

Owner. Producer/exporter, approved packhouse, airline/handler and relevant inspecting agencies.

BC8 · BC9

Opportunity. Buyer-led packhouse, testing, reefer transfer and high-value cargo coordination.

Prerequisites. Product-specific acceptance, shelf life and contracted buyer price support full logistics cost.

Residual risk. Offload, seasonal air capacity and product rejection.

Compliant Nepal-market distribution

Constraint. Border trade adds documentation, inspection and dwell-time uncertainty.

Action. Use approved broker/forwarder, pre-validate product/origin paperwork and contract border handling with measured pilot loads.

Owner. Exporter/importer, authorised logistics operator and customs/quarantine authorities.

BC10 · BC11

Opportunity. Compliant Nepal-market distribution, consolidation and inventory positioning.

Prerequisites. Verified Nepal demand and lawful trade route; no automatic preferential tariff assumption.

Residual risk. Border disruption, buyer credit and product restrictions.

BEFORE CAPITAL COMMITMENT

Customer contract → Site & utilities → Priced logistics → Operative policy & sanction

Still to verify: current wages and skills, available plots, utility reliability, cargo bookings and all relevant later amendments. The full Bihar AI Policy 2026 remains unlocated. No project return is assured.

Original documents & evidence repository · India entry: FDI, tax, customs, environment and workforce