

Details of Alternative Sites

BIADA, along with other state agencies, has identified the land parcel at Dobhi block of Gaya district for development of IMC. Discussion and deliberations were carried out with State administration, Revenue and Forest department along with BIADA for finalizing the land parcels. Following aspects were considered for arriving the final land area for IMC:

- Environmental Considerations: Proximity to the sensitive locations such as heritage sites, forest, and water bodies
- Social Aspects: Mostly government lands were identified with minimum impact on agriculture or other farm activities. Also, there is no tribal or scheduled land in the area.
- Contagious land availability
- Site connectivity and external infrastructure.
- Proximity with Interstate boundary.

The two scenarios are studied for the proposed project were:

1. **Land Parcel 1:** This parcel is in an area of 3270 acres, this includes 1670 acres of barren land and 1600 acres of forest land. The 3270 acres of land (including 1600 acres of forest land) was earlier considered for development of IMC at large scale. However, this option was not considered owing to involvement of forest land. Finally, it was decided by all stakeholders to go ahead with development of IMC in 1670 Acres of Non- Forest land.
2. **Land Parcel 2:** This parcel is in an area of 1670 acres i.e. excluding the forest area. The site is strategically located within the 10-15 kms range of G.T Road. Also, the prescribed site for the IMC project is roughly located within 35 to 50 kms range from the 2 new Multimodal Logistic hubs coming up at New Kastha and New Paharpur, which makes the location of the site for the IMC project quite advantageous to suit the investment and industrial development climate within the business community. The strategic and locational advantage it is getting with the implementation of the EDFC, which is anticipating to free up a significant amount of the freight movement from the Grand Trunk Road, will help leverage the IMC site at Gaya and make the proximity to G.T Road and the EDFC more beneficial in a holistic manner. The site run across North to South along the Falgu River to its West. The site is well located from the nearest transportation infrastructures like the G.T. Road (NH 19 (Previously NH 02)) that will connect the site to Delhi and Kolkata ink road and NH-22 which connects the site to Patna.

Thus, **land parcel 2** was found to be most feasible and suitable for the development on Industrial Manufacturing Cluster at Gaya. Further, Govt. of Bihar, Department of Industries also approved Shareholders Agreement (SHA)

and State Support Agreement (SSA) on 30th May 2023. The alternative sites (two land parcels) on Survey of India (Sol) Toposheet are shown in **Figure Error! No text of specified style in document.-1**.

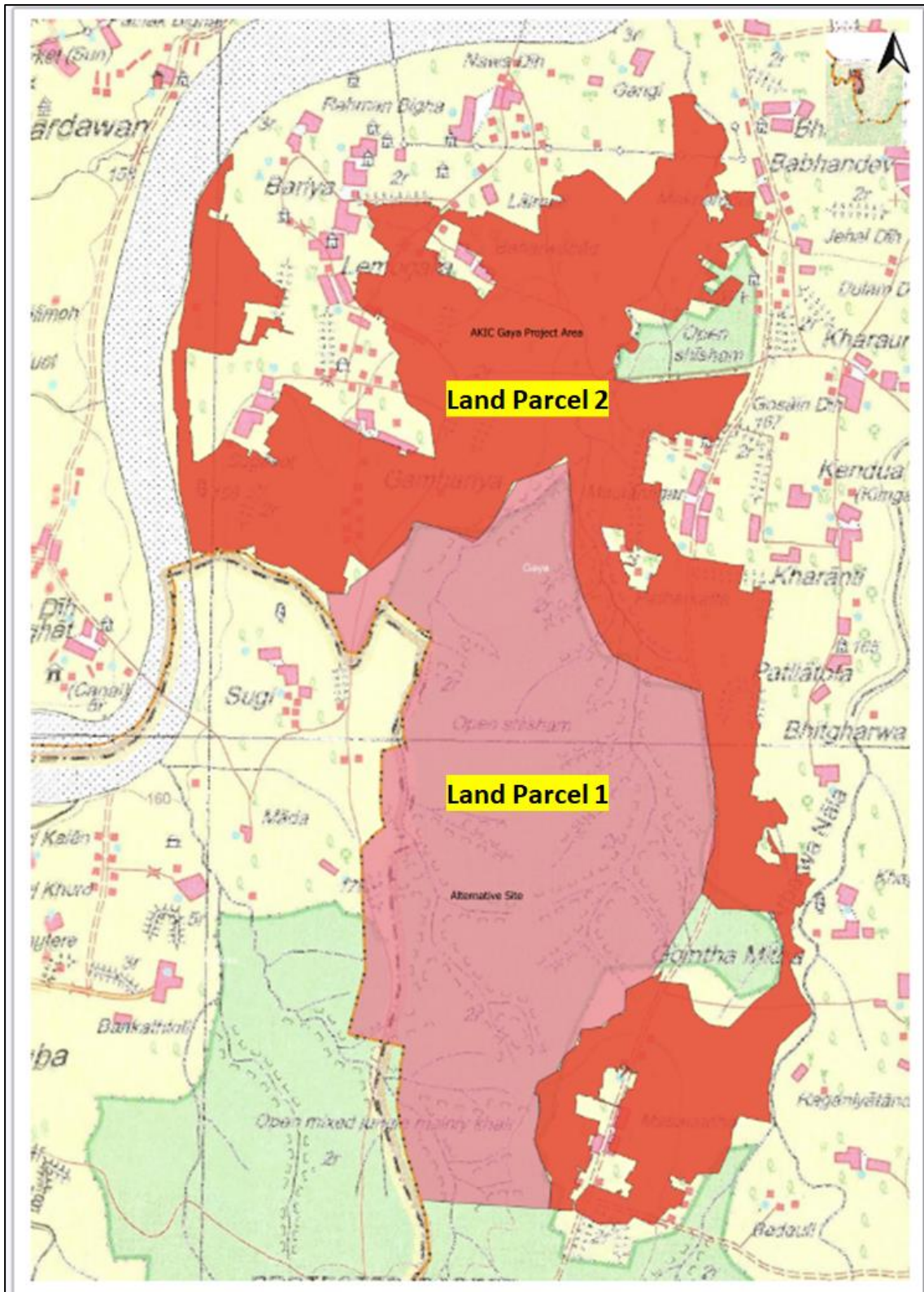


Figure Error! No text of specified style in document.-1: Alternative land parcels on Sol Toposheet

Some of the significant features of the Site (**Land Parcel 2**) making it suitable for Industrial Manufacturing Cluster are presented below:

1. **Highways and Key Roadways (NH 02 - G.T. Road/ Delhi Kolkata Link Road and NH 22 connecting Bihar & Jharkhand):** Key Road infrastructure which connects the major cities and also used as freight corridors currently, will be really crucial as it will leverage and reinforce the purpose of the IMC proposal.
2. **Transportation Infrastructure:** The existence of a multiple transportation network and systems (Gaya International Airport/Gaya Railway station) in and around the regional context of the IMC site will certainly leverage the utilization of the overall proposal. The dedicated freight corridor will emancipate and emphasize on smooth freight movement in the region, thereby freeing up considerable load on the G.T Road. The IMC at Gaya can take advantage of the EDFC and the AKIC independently and more efficiently.
3. **Water Bodies:** The site runs across North to South along the Falgu River to its West.
4. **Tourist spots (Bodhi Gaya and Mahabodhi UNESCO Temple):** The strong presence and foothold of tourism-based assets and tourism activities within the regional context of the site is surely a huge aspect. Having international and national level landmarks and sites attracts many tourists which automatically accounts for a huge number of economic opportunities. There is a big opportunity to create an indirect relationship between the tourism activities and IMC by the virtue of proposing certain manufacturing sectors that can create and supply to the local demands of various products used and need in the tourism market of Gaya/Bodhi Gaya. The tourism assets may not directly have any impact on the proposal of the IMC but may have a significant impact on the indirectly, in a way of connecting the two on socio-economic cycles.
5. **Water Supply:** The Falgu River is one of the major sources of water that may be able to partially fulfil the future needs and demands of the IMC. At the moment there are several borewells that are being used by the local villagers. The Lilajan weir located near the site can be used for initial input for water demands.
6. **Power:** Main station of Power grid is at Sahdeo Khap on Dobhi-Gaya Highway, located at 20 kms from the site and substation is at Sherghati which is also located at 20 kms from site.
7. **Land:** Most of the private holdings and ownerships on which the agricultural practices are happening are acquired by the concerned department, hence it is under the planning area of the BIADA. Since the land of the forest department is already excluded as forest land, it can also be considered in the overall green/ open space of the entire industrial precinct. The project is already under the process of acquisition

by the BIADA, and hence the entire site area (will be notified as Industrial Area under the BIADA.

8. **Forest Land (if any):** No forest land is involved as land delineated for the project comprises of private land and Govt land. The private land has been acquired and possession of the same was handed over to the BIADA in September 2023 and the Government land was transferred in favour of BIADA in January 2024.

The site meets the requirement of all critical factors that are important for success of development of Industrial Manufacturing Cluster in the state and could be a prominent location.