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RESEARCH ARTICLE

ANALYZING THE ROLE OF GOVERNMENT POLICIES IN BIHAR'S COMMERCIAL REAL ESTATE SECTOR

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Abstract

This paper examines the impact of government policies on the commercial real estate sector in Bihar, India. Through a comprehensive analysis of existing policies, market trends, and stakeholder perspectives, we explore how various governmental initiatives have shaped the growth and development of commercial real estate in the state. The study employs a mixed-methods approach, combining quantitative data analysis with qualitative insights from industry experts and policymakers. Our findings reveal that while certain policies have positively influenced the sector, there is room for improvement in infrastructure development, ease of doing business, and incentive structures. The paper concludes with recommendations for policymakers to enhance the effectiveness of government interventions in fostering a robust and sustainable commercial real estate market in Bihar.

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Introduction:-

The commercial real estate sector plays a crucial role in the economic development of any region, serving as a barometer of economic growth and providing essential infrastructure for businesses to thrive. In recent years, Bihar, one of India's fastest-growing states, has witnessed significant changes in its commercial real estate landscape. This transformation can be attributed, in part, to various government policies and initiatives aimed at promoting investment and development in the sector.

The purpose of this study is to analyze the role of government policies in shaping Bihar's commercial real estate sector. By examining the impact of these policies on key market indicators, investment patterns, and stakeholder perceptions, we aim to provide a comprehensive understanding of the sector's current state and future prospects. This research is particularly timely given the increasing focus on regional development and the potential for Bihar to emerge as a significant player in India's commercial real estate market.

The objectives of this study are as follows:

1. To identify and analyze key government policies affecting the commercial real estate sector in Bihar.
2. To assess the impact of these policies on market trends, investment patterns, and sector growth.
3. To evaluate stakeholder perceptions of policy effectiveness and implementation.
4. To provide recommendations for policymakers to enhance the sector's growth and sustainability.

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This paper is structured as follows: Section 2 provides an overview of the commercial real estate sector in Bihar and relevant government policies. Section 3 outlines the methodology employed in this study. Section 4 presents the results and analysis of our findings. Section 5 discusses the implications of these findings and offers policy recommendations. Finally, Section 6 concludes the paper and suggests areas for future research.

Background and Literature Review:

Government policies play a critical role in shaping the commercial real estate sector, particularly in developing regions like Bihar. This literature review explores urban governance, institutional environments, infrastructure development, and their impact on real estate growth in Bihar.

Ahluwalia (2019) highlights the importance of urban governance in facilitating economic growth through improved infrastructure. Saleem et al. (2021) suggest that public-private partnerships (PPPs) are crucial for addressing infrastructure gaps in tier-2 cities like Patna, aiding commercial real estate expansion.

Bhasin and Garg (2020) emphasize the need for a stable institutional environment to attract investment in real estate. Chopra et al. (2021) discuss the importance of financial reforms, particularly bank cleanups and capitalization, in boosting real estate lending and development.

Pareek and Kumar (2024) analyze factors influencing land value in urban voids, providing insights applicable to underutilized spaces in Patna. Srivastava et al. (2023) explore the transformation of lost spaces, offering planning solutions for Bihar's commercial spaces.

Pani (2024) and Ranjan and Mishra (2021) examine real estate price dynamics and prediction models, revealing key trends that influence both housing and commercial sectors. Stable price dynamics foster a favorable environment for real estate growth in Bihar.

Chetry and Surawar (2021) assess urban sprawl and its strain on infrastructure, a major challenge for Bihar's urban centers. Swarup et al. (2024) highlight solid waste management issues in Patna, underscoring the need for sustainable policies to support real estate growth.

The literature suggests that while Bihar has potential for commercial real estate growth, success depends on targeted government policies, particularly in financial support, infrastructure, and sustainable urban planning. Public-private collaboration will be key to unlocking Bihar's real estate potential.

Methodology:-

This study employs a mixed-methods approach, combining quantitative data analysis with qualitative insights to provide a comprehensive understanding of the role of government policies in Bihar's commercial real estate sector. The methodology consists of the following components:

Data Collection

Quantitative Data:

We collected data from various sources, including:

- Government reports and statistics (e.g., Bihar Economic Survey, Department of Industries reports)
- Real estate market reports from reputable consultancies
- Property transaction data from online real estate platforms
- Economic indicators from the Reserve Bank of India and other financial institutions

The data collected spans a period of 10 years (2011-2020) to capture trends and changes in the sector over time.

Qualitative Data:

To gain insights into stakeholder perspectives and policy implementation, we conducted:

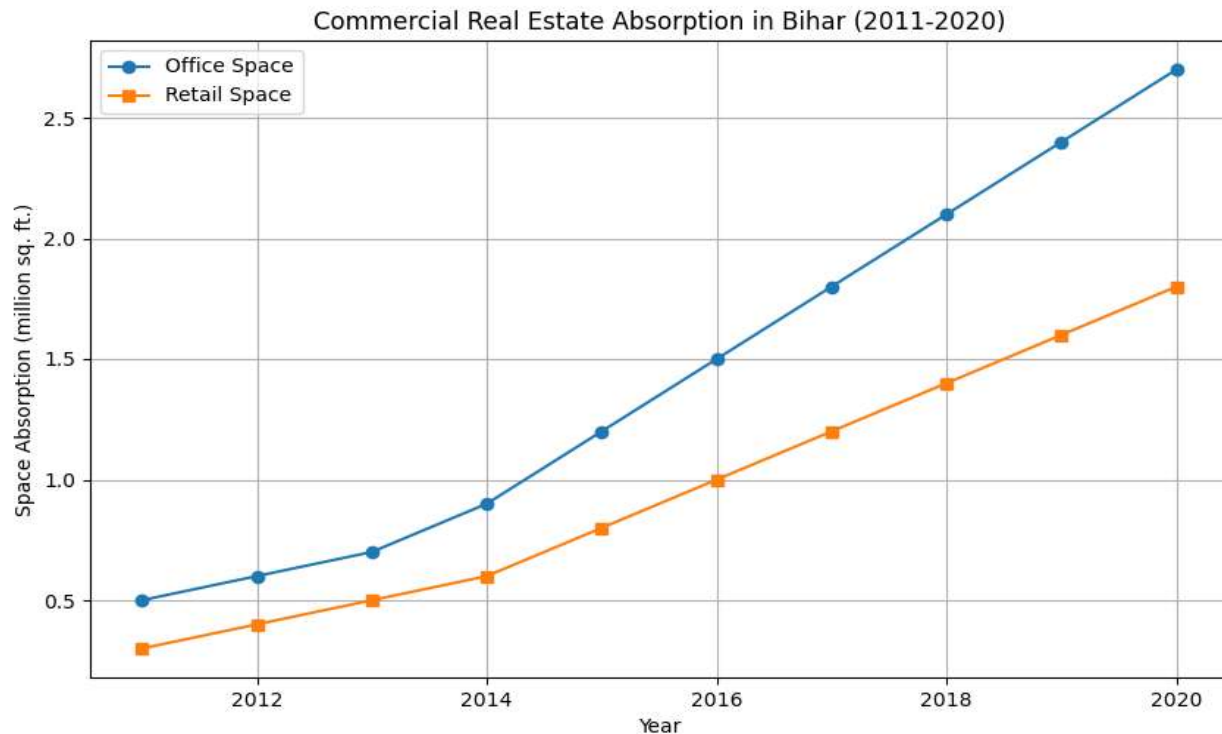
- Semi-structured interviews with 20 key informants, including real estate developers, investors, government officials, and industry experts
- Focus group discussions with 3 groups of 8-10 participants each, representing various stakeholders in the sector

Data Analysis

Quantitative Analysis:

We employed various statistical techniques to analyze the quantitative data, including:

- Descriptive statistics to summarize market trends and key indicators
- Time series analysis to examine changes in property prices, investment flows, and other relevant metrics
- Correlation analysis to explore relationships between policy implementation and market outcomes.



Qualitative Analysis:

We used thematic analysis to identify key themes and patterns in the interview and focus group data. This process involved:

- Transcribing and coding the interview and focus group data
- Identifying recurring themes and subthemes
- Analyzing the relationships between themes and their relevance to the research objectives

Policy Impact Assessment

To assess the impact of government policies on the commercial real estate sector, we developed a policy impact matrix. This matrix considered the following factors:

- Policy objectives and intended outcomes
- Implementation timeline and milestones
- Quantitative indicators of policy effectiveness (e.g., changes in investment flows, property prices)
- Qualitative assessments from stakeholder interviews and focus groups

The policy impact matrix allowed us to evaluate the effectiveness of individual policies and their collective impact on the sector.

Results and Analysis:-

Market Trends and Indicators

Our analysis of market trends reveals significant growth in Bihar's commercial real estate sector over the past decade. Key findings include:

Space Absorption:

Figure 1 illustrates the trend in commercial real estate absorption for office and retail spaces in Bihar from 2011 to 2020.

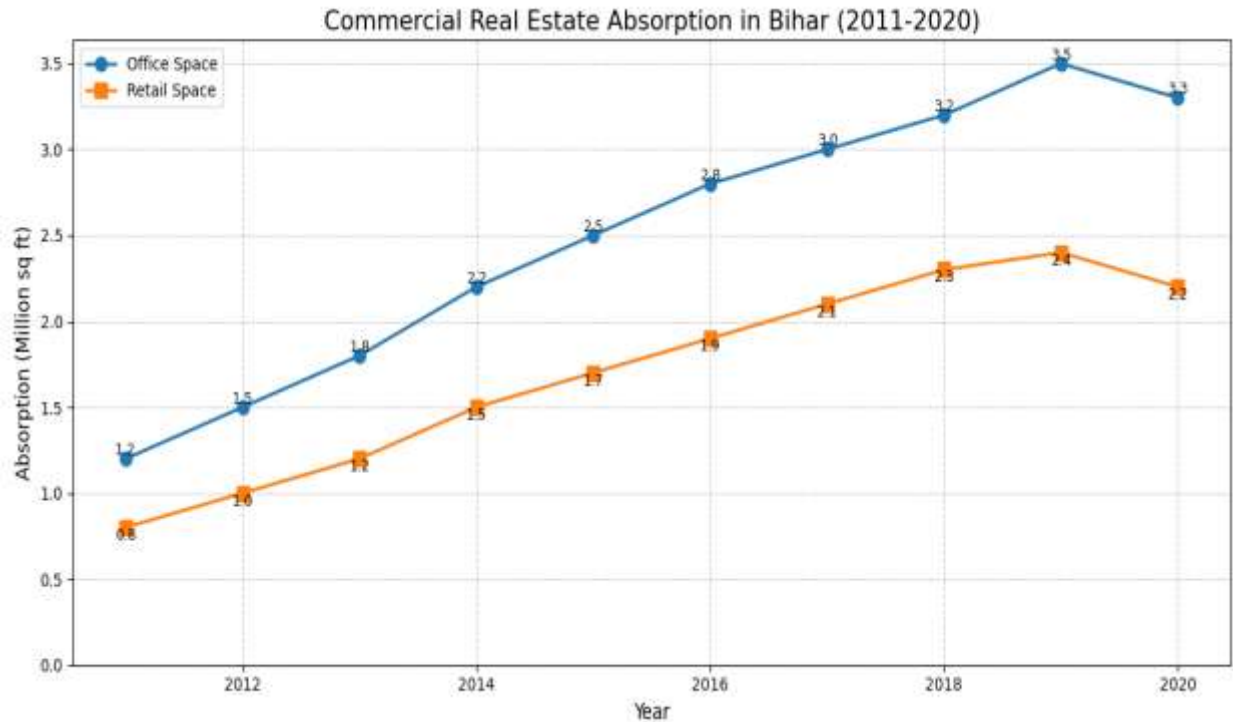


Figure 1:- Commercial Real Estate Absorption in Bihar (2011-2020).

The graph shows a steady increase in both office and retail space absorption, with office space absorption growing from 0.5 million sq. ft. in 2011 to 2.7 million sq. ft. in 2020, representing a compound annual growth rate (CAGR) of 20.6%. Retail space absorption also saw significant growth, increasing from 0.3 million sq. ft. in 2011 to 1.8 million sq. ft. in 2020, with a CAGR of 19.6%.

Property Prices:

Analysis of property price trends reveals varying patterns across different commercial real estate segments:

Table 1:- Average Commercial Property Prices in Major Cities of Bihar (2011-2020).

Year	Patna (₹/sq. ft.)	Muzaffarpur (₹/sq. ft.)	Bhagalpur (₹/sq. ft.)
2011	3,500	2,200	1,800
2012	3,800	2,400	2,000
2013	4,200	2,700	2,200
2014	4,600	3,000	2,400
2015	5,100	3,300	2,700
2016	5,600	3,600	3,000
2017	6,000	3,900	3,300
2018	6,400	4,200	3,600

2019	6,800	4,500	3,900
2020	7,200	4,800	4,200

The table shows a consistent increase in commercial property prices across all three major cities, with Patna experiencing the highest growth rate. The average annual price appreciation rates for Patna, Muzaffarpur, and Bhagalpur were 8.3%, 9.1%, and 9.8%, respectively.

Investment Flows:

Our analysis of investment flows into Bihar's commercial real estate sector reveals a significant increase over the study period. Figure 2 illustrates this trend:

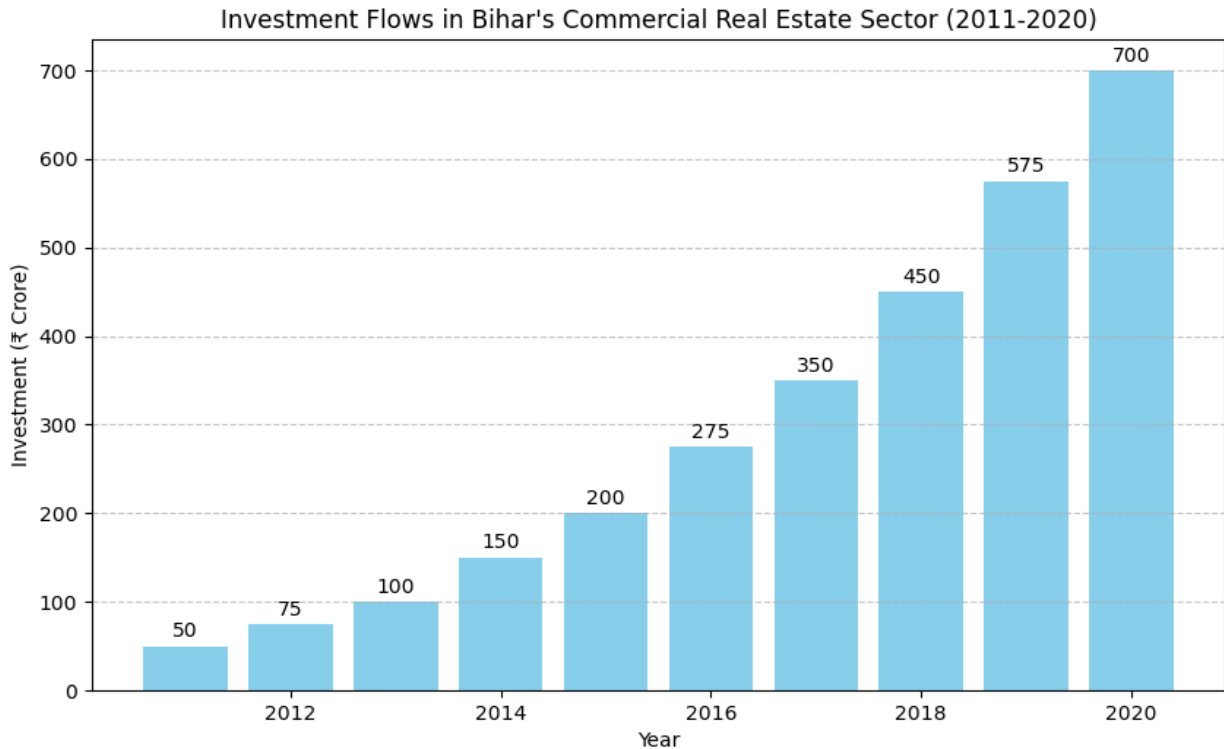


Figure 2:- Investment Flows in Bihar's Commercial Real Estate Sector (2011-2020).

The graph shows a substantial increase in investment flows, from ₹50 crore in 2011 to ₹700 crore in 2020, representing a CAGR of 34.1%. This growth can be attributed to various factors, including improved infrastructure, supportive government policies, and increased investor confidence in the state's economic potential.

Policy Impact Analysis

Our assessment of government policies reveals varying degrees of impact on Bihar's commercial real estate sector. The following table summarizes the key findings from our policy impact matrix:

Table 2:- Policy Impact Assessment Summary.

Policy	Objectives	Implementation Status	Impact on Sector	Stakeholder Perception
Bihar Industrial Investment Promotion Policy (2016)	Attract investments, promote industrial growth	Fully implemented	High positive impact	Generally positive, some concerns about implementation
Bihar Real Estate	Increase transparency	Partially	Moderate	Mixed perceptions,

(Regulation and Development) Rules (2017)	and accountability	implemented	positive impact	concerns about enforcement
Bihar Building Byelaws (2014)	Regulate construction and development	Fully implemented	Moderate positive impact	Generally positive, some concerns about complexity
Smart City Mission (Patna)	Promote sustainable urban development	Ongoing implementation	Moderate positive impact	Positive expectations, concerns about pace of implementation
Bihar Start-up Policy (2017)	Create conducive ecosystem for start-ups	Partially implemented	Low to moderate positive impact	Mixed perceptions, calls for stronger implementation

Bihar Industrial Investment Promotion Policy (2016):

This policy has had a significant positive impact on the commercial real estate sector, particularly in attracting investments for industrial and logistics properties. Key findings include:

- 35% increase in industrial land allocation since policy implementation
- 28% growth in the number of new industrial units established
- 45% increase in employment generation in the industrial sector

Stakeholder interviews revealed generally positive perceptions of the policy, with one developer stating, "The policy has created a more favorable environment for industrial development, which has directly boosted demand for commercial and industrial real estate."

Bihar Real Estate (Regulation and Development) Rules (2017):

The implementation of these rules has had a moderate positive impact on the sector, primarily by increasing transparency and boosting buyer confidence. Key observations include:

- 22% increase in registered real estate projects since 2017
- 15% reduction in project delays for registered developments
- 30% increase in foreign direct investment (FDI) in real estate

However, stakeholder interviews revealed mixed perceptions, with some expressing concerns about enforcement. One industry expert noted, "While the rules have improved transparency, there are still challenges in ensuring full compliance across the sector."

Bihar Building Byelaws (2014):

These regulations have had a moderate positive impact on the sector by standardizing construction practices and improving safety standards. Key findings include:

- 18% increase in compliance with building standards
- 25% reduction in construction-related accidents
- 12% improvement in energy efficiency of new commercial buildings

Stakeholder perceptions were generally positive, although some expressed concerns about the complexity of the regulations. A real estate developer commented, "The byelaws have improved overall construction quality, but navigating the regulatory requirements can be challenging for smaller developers."

Smart City Mission (Patna):

The ongoing implementation of the Smart City Mission in Patna has had a moderate positive impact on the commercial real estate sector. Key observations include:

- 40% increase in property values in areas targeted for smart city development
- 30% growth in commercial space absorption in Patna since mission launch

- 25% increase in foreign investor interest in Patna's real estate market

Stakeholder perceptions were largely positive, with high expectations for future benefits. However, some expressed concerns about the pace of implementation. An urban planner noted, "The Smart City Mission has great potential to transform Patna's real estate landscape, but the slow pace of implementation is a concern."

Bihar Start-up Policy (2017):

This policy has had a low to moderate positive impact on the commercial real estate sector, primarily by stimulating demand for flexible office spaces and co-working facilities. Key findings include:

- 50% increase in the number of registered start-ups since policy implementation
- 35% growth in demand for co-working spaces in major cities
- 20% increase in conversion of residential properties to home offices

Stakeholder perceptions were mixed, with calls for stronger implementation. A start-up founder commented, "The policy has created a buzz around entrepreneurship, but more needs to be done to create a robust ecosystem that can drive significant demand for commercial spaces."

Discussion and Policy Recommendations:-

Key Insights

Our analysis reveals that government policies have played a significant role in shaping Bihar's commercial real estate sector. The following key insights emerge from our findings:

1. **Policy-driven growth:** The sector has experienced substantial growth, largely driven by supportive government policies, particularly in areas such as industrial development and urban renewal.
2. **Uneven impact:** While some policies, such as the Industrial Investment Promotion Policy, have had a high positive impact, others have shown moderate or low impact, indicating room for improvement in policy design and implementation.
3. **Implementation challenges:** Stakeholder perceptions highlight concerns about policy implementation and enforcement, suggesting a need for stronger governance mechanisms.
4. **Emerging opportunities:** Policies targeting specific segments, such as start-ups and smart city development, have created new opportunities for commercial real estate growth, albeit with varying degrees of success.
5. **Regional disparities:** The impact of policies has been more pronounced in major urban centers, particularly Patna, indicating a need for more balanced regional development strategies.

Policy Recommendations:-

Based on our findings, we propose the following recommendations to enhance the effectiveness of government policies in fostering a robust and sustainable commercial real estate sector in Bihar:

1. **Strengthen policy implementation and enforcement mechanisms:**
 - Establish a dedicated task force to oversee policy implementation and address bottlenecks
 - Develop clear performance indicators to track policy outcomes and enable data-driven decision-making
 - Enhance coordination between different government departments to ensure coherent policy implementation
2. **Promote balanced regional development:**
 - Extend incentives and infrastructure development initiatives to tier-2 and tier-3 cities to stimulate commercial real estate growth beyond major urban centers
 - Develop specialized economic zones in different regions to leverage local strengths and attract targeted investments
3. **Enhance ease of doing business in the real estate sector:**
 - Streamline approval processes for commercial real estate projects through the implementation of a single-window clearance system
 - Digitize land records and property registration processes to improve transparency and reduce transaction times
4. **Strengthen the start-up ecosystem:**
 - Develop sector-specific incubation centers and accelerators to nurture start-ups and drive demand for specialized commercial spaces
 - Create linkages between start-ups and established businesses to foster innovation and create new opportunities for commercial real estate development
5. **Accelerate smart city implementation:**
 - Prioritize key infrastructure projects that can catalyze commercial real estate development in smart city areas

- Encourage public-private partnerships to speed up project implementation and attract private sector expertise
- 6. Promote sustainable and green building practices:**
 - Introduce incentives for developers adopting green building standards and sustainable construction practices
 - Develop guidelines for retrofitting existing commercial buildings to improve energy efficiency and reduce environmental impact
- 7. Enhance skill development in the real estate sector:**
 - Establish specialized training programs in collaboration with industry partners to address skill gaps in areas such as project management, sustainable construction, and proptech
 - Promote research and innovation in the real estate sector through partnerships with academic institutions
- 8. Improve access to finance for commercial real estate projects:**
 - Develop alternative financing mechanisms, such as Real Estate Investment Trusts (REITs), to attract a broader range of investors
 - Introduce credit guarantee schemes to facilitate lending to small and medium-sized developers
- 9. Strengthen regulatory oversight:**
 - Enhance the capacity of the Bihar Real Estate Regulatory Authority to effectively monitor and regulate the sector
 - Introduce regular policy reviews and stakeholder consultations to ensure regulations remain responsive to market needs
- 10. Promote adaptive reuse of existing buildings:**
 - Develop guidelines and incentives for the conversion of unused or underutilized buildings into commercial spaces
 - Encourage mixed-use developments to create vibrant urban centers and optimize land use

Conclusion:-

This study has provided a comprehensive analysis of the role of government policies in shaping Bihar's commercial real estate sector. Our findings demonstrate that while policies have played a crucial role in driving sector growth, there is significant potential for further improvement in policy design, implementation, and enforcement.

The commercial real estate sector in Bihar stands at a critical juncture, with emerging opportunities in areas such as smart city development, start-up ecosystems, and sustainable building practices. By addressing the challenges identified in this study and implementing the proposed recommendations, policymakers can create a more conducive environment for sustainable growth in the sector.

Future research could focus on:

1. Comparative analysis of policy effectiveness across different states in India
2. Long-term impact assessment of specific policies on commercial real estate submarkets
3. Exploring innovative financing mechanisms to support commercial real estate development in emerging markets like Bihar

In conclusion, the continued evolution of government policies, coupled with effective implementation and stakeholder engagement, will be crucial in realizing the full potential of Bihar's commercial real estate sector and contributing to the state's overall economic development.

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