

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 15th April 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 15th April 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar at Udyog Bhawan, Patna. The following members participated in the meeting while the respective Cluster DGMs joined through Video Conferencing mode to provide their inputs and respond to queries of the committee where ever required.

1	Sh. Kundan Kumar, IAS	Managing Director, BIADA
2	Sh. Chandrashekhar Singh	Executive Director- South, BIADA
3	Sh. Arvind Mandal	Executive Director-North, BIADA
4	Sh. Shambhu Prasad Singh	Executive Director-Coordination, BIADA
5	Sh. Vishal Anand	Executive Director- Operation, BIADA
6	Sh. Santosh Kumar Sinha	Executive Director, Investment Promotion, BIADA
7	Sh. Ranjit Kumar	Executive Director- Project, BIADA
8	Sh. Abhay Kumar	Internal Finance Advisor, Dept of Industries, GoB
9	Sh. G. P. Singh	Representatives, BIA, Patna
10	Sh. Pasupatinath Pandey	Secretary General, BCCI
11	Sh. Anjani Kumar Sinha	Assistant Engineer, BSPCB, Patna

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 26.03.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 26.03.2025.
AGENDA # 3	Proposal of New Allotment of Plots and sheds/ Deferred Agenda/ Miscellaneous.

DECISIONS TAKEN WITH ACTION POINTS

The committee deliberated on all the agenda points and decided the following

AGENDA	DETAILS	DECISION
AGENDA # 1	Confirmation of the minutes of last PCC meeting held 26.03.2025.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held 26.03.2025.	Confirmed

AGENDA # 3:

In the PCC meeting total 34 applications (24 fresh applications, 09 Deferred case and 01 Any Others) were discussed upon by the PCC. 12 were Recommended, 08 were not recommended and 14 were deferred due to various reason. Following unit wise details of the same are underneath: -

Plug & Play Shed and Plot Allotment details

Sl. N o.	Unit Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	M/s KUMOD ENTERPRISES	Industrial Area, Dumaria	I.P.-9	Manufacturing of soft drinks, mineral water and other non-alcoholic beverage	6510	Recommended
2	M/s CYMK GRAVURES PVT LTD	Industrial Area, New Bihta	IP-10(P-I)	ROTOGRAVURE ELECTRONIC S CYLINDER	22130	Recommended
3	M/s EPIC Agro Products Private Limited	Industrial Growth Centre, Begusarai	NS L-5, NS K(P-VII), NS N-4, NS N-1, NS L-11, NS M-8, NS L-3, NS N-6, NS L-9, NS N-2, NS K(P-III), NS Q, NS K(P-V), NS N-3, NS M-6, NS M-9, NS M-4, NS K(P-I), NS P-2, NS K(P-VI), NS M-1, NS M-5, NS M-7, NS P-3, NS L-10, NS L-6, NS L-4, NS L-7, NS L-8, NS M-3, NS K(P-IV), NS M-2, NS L-2, NS N-5, NS L-1, NS P-1	carbonated beverages	1591684	Recommended with the condition that they have to pay the cost incurred on the construction of drainage and internal road in the total allotted area. The total recommended area increases due to internal road i.e. Total 45.87 Acre.

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4	M/s Ambika Enterprises	Industrial Area, Jhanjharpur	48 P (II)	Computer & Office Table, Iron Chair, Wooden Chair, Plung, Sofa, Dining Table, Misc. Iron Furniture Etc.	6000	Recommended
5	M/s A R AND SONS	Industrial Area, Pandaul	16P(I)	Melamine Crockery	4000	Recommended
6	M/s Kishan Poly Packs	Industrial Area, Bihiya	C-4 & C-5	Wrappers, PP Bag, Packing Products	20000	Recommended
7	M/s Mangalmurti Traders	Industrial Area, Forbesganj	84 (P-3), 84 (P-2)	MANUFACTURING OF POHA/CHUR A	21780	<p>Project clearance Committee has decided to allot the land through auction process (as per land allotment policy 2022 Point 6) due to two applications received for the allotment of Plot no. 84 (P-3) & 84(P-2) having area 21780 sqft i.e. M/s Mangalmurti Traders and M/s Shakir Enterprises, wherein the base price of the plot was Rs. 32,50,011/- .In the auction process, the highest bid of Rs. 65,50,011/- was placed by M/s Mangalmurti Traders. Hence, the said plot allotted to M/s Mangalmurti Traders with land cost Rs. 65,50,011/- + other mandatory fees as per bid price by the Project Clearance Committee.</p>
8	M/s Shakir Enterprises	Industrial Area, Forbesganj	84 (P-3), 84 (P-2)	Makhana Processing & Packaging	21780	
9	M/s Maa Tara Manufacturing	Industrial Area, Forbesganj	84 (P-3)	Aluminium Composite Panel Sheet & CNC Sheet manufacturing & Cutting work	10890	Land allotted through auction Process. DGM Cluster will coordinate for alternate plot. Applicant has to submit consent letter for alternate plot. Hence, Deferred .
10	M/s Suman Enterprises	Industrial Area, Forbesganj	84 (P-2)	Makhana Processing & Packaing	10890	Land allotted through auction Process. DGM Cluster will coordinate for alternate plot. Applicant has to submit consent letter for alternate plot. Hence, Deferred .

11	M/s Arya Associate	Large Industrial Estate, Barari	Shed C-1	Textile, Lauendry, All type readymade Packaging	2200	Recommended
12	M/s Simanchal Manufacturing Technology	Industrial Area, Forbesganj	62 (P-5)	Makhana Processing & Packaging	2178	Revised Project Report need to be submitted by the applicant. Hence, Deferred .
13	M/s Urmila Enterprises	Industrial Estate, Purnea City	8(P1)	Makhana Pop, Makhana Snacks/Processing	11281	DGM Cluster will coordinate for alternate plot. Applicant has to submit consent letter for alternate plot, also submit the revised project report. Hence, Deferred..
14	M/s Supreme Financial & IT Solutions	Industrial Area, Hajipur	GF-7	Supreme Financial & IT Solutions	306	Product is not suitable for plug & play. Hence, Not Recommended .
15	M/s Kinetic Lubricant Industries	Industrial Area, Goraul Phase-I	Shed-03 (P-3)	lubricant oil blending and packaging	6549	Product is not suitable for plug & play. Hence, Not Recommended .
16	M/s SANA PACKAGING INDUSTRIES	Industrial Area, Fatuha	B 1-7 (G.F.)	ALUMINIUM FOIL PACKAGING	3666.8	Recommended.
17	M/S GANGA FOODS	Industrial Area, Damodarpur	I.P.-7	Poultry Feed	100188	Applicant was advised to choose alternate plot. Hence, Deferred .
18	M/s ANMOL HI-COOL LLP	Industrial Growth Centre, Begusarai	NS M-2, NS M-1, NS M-6, NS M-9, NS M-3, NS M-7, NS M-8, NS M-4	Compressed Bio Gas	361548	Land is already allotted to EPIC Agro Products Private Limited. Hence, Not Recommended .
19	M/s GVPK INFRASTRUCTURE ENGITECH PVT LTD	Industrial Growth Centre, Begusarai	D-4, D-5, D-6	Fabrication	30000	Project cost is very low. Hence, Not Recommended .
20	M/s NOVATRICE PRODUCTS PRIVATE LIMITED	Industrial Area, Donar	B-44 (P-I), B-43 (P-I)	Recycling Plastics & Composite Materials products	21780	Food Packaging Product Manufactured through Recycling of waste Plastic is not allowed. Hence, Not Recommended .

21	M/s Mithilanchal Beej Bhandar	Industrial Area, Jhanjharpur	12 P(II)	Seed Processing	5748	This is the last plot of the IA. PCC recommended to open the plot for other applicants. Hence, Deferred.
22	M/s Shiv Kriti Agro Products	Industrial Growth Centre, Aurangabad	A - 17, NS - 7	Mustard Oil	10850	Applicant advised to submit revised project report. Hence, Deferred.
23	M/s Primac Green World Private Limited	Mega Food Park, Damodarpur	MS-2	Makhana Processing	7965	Recommended with alternate Plug & Play Shed no MS-1 (P-I) having area 3982.5 sqft.
24	M/s Mountain Water	Industrial Area, New Siwan Phase- 2	D-4 (P-I)	Packaged Drinking Water & PET Preform	28559.4	Applicant advised to submit revised project report. Hence, Deferred.
25	M/s Patna Hardware	Industrial Area, Bajjnathpur	C7	Galvanised Iron Roofing Sheet	34128	Applicant advised to submit revised project report. Hence, Deferred.
26	M/s Janta Foods	Industrial Area, Bariyarpur	IP-47(P- 4), IP- 47(P-6), IP-47(P- 8), IP- 47(P-9), IP-47(P- 5), IP- 47(P-7)	Poultry Feed	139392	Applicant has submitted the revised Project report. Hence, Recommended.
27	M/s BRV Industries	Mega Food Park, Damodarpur	43	Packaged Drinking Water & Bakery	10000	Required Documents not submitted by the applicant on given time period. Hence, Deferred.
28	M/s RAYUSH COTTON AND SURGICAL INDUSTRIES PRIVATE LIMITED	Industrial Area, Nawanagar	IP-17	SURGICAL COTTON OF IP/BP STANDERD	20000	Required Documents not submitted by the applicant on given time period. Hence, Deferred.
29	M/s Kuppie Private Limited	Industrial Area, Dumraon	C-13, N.S-6	PVC Pipes & Water Storage Tank Manufacturi ng	23741	Required Documents not submitted by the applicant on given time period. Hence, Deferred.

30	M/s Geeta Fashions	Industrial Area, Jhanjharpur	14P(II)	Manufacturing of Readymade Garments Kid'S Wear, Men'S Wear And Women'S Wear	4356	Required Documents not submitted by the applicant on given time period. Hence, Deferred.
31	M/s Narinder Enterprises	Industrial Area, Pandaul	136 P(I)	Scaffold Framework, U-Head Jack, Base Jack, Ledger Blade, Iron Plate, Channel, Vertical Frame Etc.	4500	Required Documents not submitted by the applicant on given time period. Hence, Deferred.
32	M/s Gauri Industries	Industrial Area, Pandaul	72P(I)	All Types Of Chain (Cycle Chain, Motorcycles Chain, Rickshaw Chain Etc)	5000	Required Documents not submitted by the applicant on given time period. Hence, Deferred.
33	M/s Shyam Industries	Industrial Area, Bariyarpur	I.P - 9(P1)	Cultivator, Thresher, Mixture Machine	13068	Required Documents not submitted by the applicant on given time period. Hence, Deferred.

AGENDA # 5:

Miscellaneous:

Point no. 1. M/s Wonder craft allotted plot no. 41 (P-II) in Industrial Area Barauni vide letter no.- 1981/D Dated 05.03.2024 having area 10890 sqft. for setting a unit of Wood Furniture & Furniture Hardware.

The allotted plot 41 (P-II) was cancelled plot from Kunal Chemical. Kunal Chemical preferred Appeal before Appellate Authority bearing Appeal No. 245 of 2023 which was dismissed on 16.11.2023. The allottee preferred a Writ bearing CWJC No. 17965 of 2023. In the meanwhile, third party rights were created in favour of M/s Wonder craft Enterprises. The writ petition was disposed on 25.07.2024 with remanding back the matter before Appellate Authority with a direction that-

"Respondent -BIADA is directed to take back the physical possession of the subject land from the respondent no-9 (Third Party), pending the passing of the final order and further directed not to create any third-party interest over the subject land till such time".

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An application has been submitted by the M/s Wonder craft Enterprises for refund of the amount spent in connection with the unit. (In which a total amount of Rs 11,04,000/- has been demanded.

The Appellate Authority heard the matter afresh in compliance of the order of Hon'ble High Court and disposed the Appeal by its order dated 05.03.2025 and held that:

"Therefore, the present appeal is devoid of merit and there is no reason for this Appellate Authority to interfere with the impugned order as it would not be judicious to let the appellant retain the land in question as it would defeat the legislative intent of BIADA Act."

Approval from Competent Authority to put up in PCC on E-File no. E-377360 has been received.


Decision Taken: - The Project Clearance Committee has recommended to refund the deposited amount to M/s Wondercraft Industries after mandatory deduction.

The meeting ended with the proposal of vote of thanks to all the members present for the PCC Meeting.


Executive Director
Project, BIADA,
Patna


Executive Director
Investment Promotion, BIADA,
Patna


Executive Director,
Coordination, BIADA,
Patna


Executive Director
Operation, BIADA,
Patna

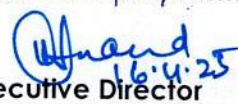

Executive Director
North, BIADA,
Patna


Executive Director,
South, BIADA,
Patna


MANAGING DIRECTOR
BIADA, Patna

Memo: - 1350/PCC
Copy to: -All Concern.

Date: - 16/04/25


Executive Director
Operation, BIADA, Patna