

**Minutes of the meeting of Project Clearance Committee (P.C.C) held on 05<sup>th</sup> August 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.**

PCC meeting was convened on 05<sup>th</sup> August 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. Mukul Kumar Gupta, IAS	Director Industries, Dept of Industries, GoB
3	Sh. Chandrashekhar Singh	Executive Director- South & North, BIADA
4	Sh. Shambu Prasad Singh, BAS	Executive Director- Coordination, BIADA
5	Sh. Ranjit Kumar	Executive Director- Project, BIADA
6	Sh. Abhay Kumar	Internal Finance Advisor, Dept of Industries, GoB
7	Sh. Ganesh Prasad Singh	Representative, BIA, Patna
8	Sh. Pashupati Nath Pandey	Secretary General, BCCI
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna

**AGENDA**

<b>AGENDA # 1</b>	Confirmation of the minutes of last PCC meeting held on 22.07.2025.
<b>AGENDA # 2</b>	Compliance of allotment made in last PCC meeting -held on 22.07.2025.
<b>AGENDA # 3</b>	Proposal of New Allotment of Plots and sheds/ Deferred Agenda.
<b>AGENDA # 4</b>	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 on 22.07.2025	<b>Confirmed</b>
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 22.07.2025.	<b>Confirmed</b>

**AGENDA # 3:**

In the PCC meeting total 30 application (19 fresh applications, 06 Deferred case and 05 Any Others) were discussed by the PCC. 18 applications were recommended, 04 applications were not recommended and 08 applications were deferred due to various reason.

Following unit wise details of the same are underneath: -

**Plug & Play Shed and Plot Allotment details**

Sl. No	Unit Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	<b>RDRKD RUBBER AND PLASTIC INDUSTRIES PVT. LIMITED</b>	Large Industrial Estate, Barari (Plug & Play)	Shed C-1	EVA PVC & FOOT WEAR	2200	<b>Recommended.</b>
2	<b>Vardhan Business Associates Private Limited</b>	Industrial Area, Kumarbagh_ CBG	I.P.- 15 to I.P.- 19	Compressed Biogas	522720	<b>Recommended.</b>
3	<b>HPCL Renewable &amp; Green Energy Limited</b>	Industrial Area, Bariyarpur_ CBG	IP-19(P-5) to IP-19(P-17), IP-19(P-19) to IP-19(P-21)	Compressed Biogas (CBG)	851598	<b>Recommended.</b>
4	<b>SWASTIK STEELS</b>	Industrial Area, Bariyarpur	I.P - 9(P3)	BAINDING WIRE	43560	<b>Recommended.</b>
5	<b>BLOCKBREEZE INDUSTRIES PRIVATE LIMITED</b>	Industrial Area, Dumaria	IP-29	Disposable Crockery Items such as Cup Plate Dona Etc	43560	<b>Recommended.</b>
6	<b>C S TOOLS INDUSTRIES</b>	Industrial Area, Dumaria	IP-30(P-3)	Machinery For Dona Pattal and Other Small Machinery for Other Industries	49223	<b>Recommended.</b>
7	<b>M/s SARON GUARD</b>	Industrial Area, Bettiah	C-7 P-I	ELECTRICAL & PLUMBING PRODUCT	3000	<b>Recommended.</b>
8	<b>Tanisha Agrochemicals Private Limited</b>	Industrial Estate, Jehanabad	L-2, L-1	1. INSECTICIDE 2. FUNGICIDE 3. HERBICIDE	20000	<b>Recommended.</b> (Subject to Pollution Board report and acceptance of outcome of the Court Case.)
9	<b>Ether Metalika Private Limited</b>	Industrial Area, Nawanagar	NS IP-S1 (P1)	Elevators, Agriculture machines, Siemens electrical Panel	217800	<b>Recommended.</b>
10	<b>KOSHI MOTORS &amp; FABRICATION PVT.LTD.</b>	Industrial Area, Baijnathpur	A18	Golf Karts, E-Karts, Go Karts, ATV, Motorsports Vehicle, Adventure Park Equipments	13500	<b>Recommended.</b>

11	M/s Kosi King oils & Food Products	Industrial Estate, Murliganj	Shed A-1, A-2	Edible Oil, Sattu, Besan & Masala	5050	Recommended with Valuation Amount of Rs. 2,54,911/-
12	M/s MFK Enterprises	Industrial Area, Forbesganj	129	Manufacturing of wall putty	1660	Recommended.
13	DIVYAM SALES	Industrial Growth Centre, Maranga	73(P2)	MAKHANA POP, MAKHANA KHEER, MAKHANA SNACKS ETC	10890	Recommended with Valuation Amount of Rs.4,20,000/- and subject to acceptance of outcome of the Court Case.
14	M/s Samversa Pvt. Ltd.	Industrial Growth Centre, Maranga	53(P8)	Copy, Registers, Note Book, Manufacturing	3000	Recommended with alternate plot no- 53 (PI) having area 5000 Sq.Ft.
15	M/s Dubry Surgical Pvt Ltd	Leather Park Mahwal	IP 06	Surgical Devices	43560	1st time Absent. Hence, <b>Deferred</b> .
16	M/s Aman Industries	Industrial Area, Fatuha (Plug & Play)	B 1-3 (G.F.), B 1-5 (G.F.)	DRY SWEETS, RASGULLA, SOAN PAPDI, ETC	7333.6	<b>Not Recommended</b> due to proposed product is not suitable for applied shed.
17	M/s Finace India	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna (Plug & Play)	5th Floor	FINACE INDIA	5344	<b>Recommended</b> for SaaS Platform for Compliance Automation.
18	M/s Prakriti Organics Farm Fresh India Pvt Ltd	MFP Damodarapur (Plug & Play)	MS-2	Makhana, Pickle	7965	1st time Absent. Hence, <b>Deferred</b> .
19	MANIKANT SINGH & ASSOCIATES	Industrial Area, Manpur	IP - 30	WHEAT FLOOR, BRAN, DALIYA & SATU ITEMS	5445	<b>Not Recommended</b> due to following reason:- 1. Mismatch of Project Report (Not viable). 2. Applied plot is already allotted in last PCC meeting.

20	<b>SACHIN COMPUTER</b>	Industrial Area, Manpur	IP - 29	WHEAT FLOOR, BRAN, DALIYA & SATU ITEMS	5445	<b>Not Recommended</b> due to following reason: - 1. Mismatch of Project Report (Not viable). 2. Applied plot is already allotted in last PCC meeting.
21	<b>M/s Anand Enterprises</b>	Large Industrial Estate, Barari	Shed C-5	Cattle Feed	2200	1st time Absent. Hence, <b>Deferred.</b>
22	<b>M/s Sunil Block Works and Printers</b>	Industrial Area, Hajipur	B-44	Corrugated Box Normal Box Book Label	10890	<b>Not Recommended</b> (Applicant has been advised to again apply with proper details / document).
23	<b>M/s Haldiram-Bhujawala Royal Foods Private Limited</b>	Industrial Area, Sikandrapur	C-1 (P-I)	BHUJIA, SWEETS, AND OTHER FOOD BEVERAGES	43560	Plot reserve for IT Park. Hence, <b>Deferred.</b>
24	<b>M/s Vaibhav Archana Sweets and Snacks Private Limited</b>	Industrial Area, Sikandrapur	C-1 (P-II)	BHUJIA, SWEETS, AND OTHER FOOD BEVERAGES	43560	Plot reserve for IT Park. Hence, <b>Deferred.</b>
25	<b>M/s Vaishnavi Foods And Beverages Private Limited</b>	Industrial Area, Sikandrapur	C-1 (P-III)	JUICE, MILK, OTHER FOOD BEVERAGES	43560	Plot reserve for IT Park. Hence, <b>Deferred.</b>

AGENDA # 4:

Miscellaneous:

**Point no. 1: - MUY Y**

Interested beneficiaries under the **CATEGORY-C**, MUY Y who want to shift their shed has been attached with details:

**CATEGORY-C Shifting for PCC**

Sl. No.	Registration Number	Name	Mobile	Industrial Area Alloted	Project name	Old Shed No	Old Area (Sq Ft)	New Shed No	New Area (SQF T)
1	CMYUVA202 29065558936	SUBODH KUMAR	9065558 936	Textile Cluster IA Muzaffarpur	Woven (Shirt, Frock, Pajama, Kurta, Nity, Other Garments)	B4-06	550	B4-12	550
2	CMMAHILA2 02274928287 35	LAXMI KUMARI	7492828 735	Textile Cluster IA Muzaffarpur	Leather Products	B5-16	654.4	B4-06	550

3	CMEBC2022 9546483724	MD FIROZ AALAM	9546483 724	Textile Cluster IA Muzaffarpur	Leather Products	B5-05	654.4	B4-11	550
4	CMEBC2022 9708812038	MD ATIF	9708812 038	Textile Cluster IA Muzaffarpur	Leather Products	B5-26	654.4	B4-08	550
5	CMSCST2022 9955708284	KUNDAN KUMAR	9955708 284	Textile Cluster IA Muzaffarpur	Woven (Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B4-07	550	B4-13	550
6	CMEBC2022 7004783497	AKIFUL ADAL	7004783 497	Textile Cluster IA Muzaffarpur	Leather Products	B5-24	654.4	B4-10	550
7	CMEBC2022 9821853203	SABIHUR RAHMAN	9821853 203	Textile Cluster IA Muzaffarpur	Leather Products	B5-25	654.4	B4-09	550
8	CMEBC2022 9934250554	MD FARHAN	9934250 554	Textile Cluster IA Muzaffarpur	Leather Products	B5-33	654.4	B4-07	550
9	CMSCST2022 9534970092	ASHISH RANJAN	9534970 092	Textile Cluster IA Muzaffarpur	Leather Products	B5-15	654.4	B4-05	550
10	CMSCST2022 6203805699	MINTU KUMAR	6203805 699	Textile Cluster IA Muzaffarpur	Leather Products	B5-34	654.4	B4-34	550
11	CMEBC2022 7870354310	RABINDRA KUMAR	7870354 310	Textile Cluster IA Muzaffarpur	Woven (Bedsheets, Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B4- 13.	550	B3-19	550
12	CMEBC2022 9572900731	ANSHU KUMAR	9572900 731	Textile Cluster IA Muzaffarpur	Woven (Bedsheets, Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B4-11	550	B3-20	550
13	CMMAHILA2 02262902114 84	PREMLATA KUMARI	6290211 484	Textile Cluster IA Muzaffarpur	Knit (T-Shirts, Leggings, Track Suit, Caffari, Shorts, Tops, Other Garments)	B4-35	550	B4-22	550
14	CMYUVA202 27079492646	BHOOPESH KUMAR AKASH	7079492 646	Textile Cluster IA Muzaffarpur	Knit (T-Shirts, Leggings, Track Suit, Caffari, Shorts, Tops, Other Garments)	B3-19	654.4	B4-20	550
15	CMEBC2022 7870970481	Rupesh Kumar Gupta	7870970 481	Textile Cluster IA Muzaffarpur	Woven (Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B7-05	550	B3-35	550
16	CMYUVA202 29576687373	Shambhu Kumar	9576687 373	Textile Cluster IA Muzaffarpur	Woven (Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B7-31	550	B3-36	550
17	CMSCST2022 6204723595	Manish Kumar	6204723 595	Textile Cluster IA Muzaffarpur	Woven (Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B7-39	550	B4-03	550
18	CMEBC2022 8210785053	Md Rizwan	8210785 053	Textile Cluster IA Muzaffarpur	Woven (Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B7-41	550	B4-14	550
19	CMSCST2022 7563029001	Pramod Kumar	7563029 001	Textile Cluster IA Muzaffarpur	Woven (Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B7-43	550	B4-15	550
20	CMYUVA202 29006000667	Amit Ranjan	9006000 667	Textile Cluster IA Muzaffarpur	Woven (Shirt, Frock, Pajjama, Kurta, Nity, Other Garments)	B7-44	550	B4-17	550

To put up the matter in PCC on E-File no. 358695 has been received.

Hence, above subject matter has been put up before committee for decision.

**Decision Taken: Approved.**

**Point no. 2:- M/s Mangalmurti Traders**

- M/s Mangalmurti Traders, has been allotted in auction process, Plot No. 84 (P-II) & 84 [P-III] having 21,780 sqft area in the industrial area of Forbesganj, for the establishment of a Poha/Chura manufacturing vide office letter no. 1442/D dated 21.04.2025.
- As of now, the unit has not made the Upfront Payment. A notice was issued by the Cluster Office, Purnia, under letter no. 351 dated 31.05.2025 for the payment of the Upfront Payment amount
- In reply to that unit requested that M/s Mangalmurti Traders, has been allotted land at a rate higher in auction process. Due to the increase in project costs, they require assistance from someone to invest in the unit. For this reason, they requested to include Mr. Yogesh Tiwari in the unit formation by the authorized representative in the capacity of a director.
- The formation of the unit will change from the Proprietorship to Private limited company with name change from M/s Mangalmurti Traders to Shri Khatu Naresh Foods Private Limited. And also Mr. Vikas Kumar Bhagat and Mr. Yogesh Tiwari will be the directors of the unit.

To put up the matter in PCC on E-File no. 406519 has been received.

Hence, above subject matter has been put up before committee for decision.

**Decision Taken: Approved.**

**Point no. 3: - : M/s Vishtech Power Private Limited**

- M/s Vishtech Power Private Limited was allotted 21780 sqft and 9000 sqft (Total allotted is 30780 sqft), for manufacturing of Electrical Panels on Plot No B-62 & B-61 (P-2) vide Memo No 6942/D dated 02.11.2023 & Memo No 6801/D dated 25.10.2023.
- Due to construction of Sump House beside the unit, portion of allotted land was being used for construction and large pit was excavated due to which measurement was not possible in that scenario. Also, there was difference during measurement due to change in layout of sump-house phase-1.
- Possession is handed over to unit on 13.05.2025 after measuring the plot with the unit representative. Possession was handed over to unit of 30296 sqft. Difference in size of plot 484 sqft.
- A letter was issued to unit vide Memo 860/D dated 19.06.2025 regarding the acceptance of the adjusted area. Unit has denied with the reply letter through mail stating that, shortfall of 484 sqft will severely impact the suitability of the plot for proposed industrial set up.
- Unit requested, to offer a suitable alternative plot that fully accommodated their approved project layout or cancel the allotment and full refund the amount paid, so that they can see alternative solution.

- DGM Hajipur recommended refunding the amount to the unit, by keeping it into PCC and then cancelling the allotment of the unit.  
To put up the matter in PCC on E-File no. 318465 has been received.

Hence, above subject matter has been put up before committee for decision.

**Decision Taken: - Deferred.**

**Point no. 4: - M/s Ganesh Consumer Products Ltd**

- Ganesh Consumer Products Limited in Bariyarpur Industrial Area, Muzaffarpur (Plot Nos. I.P-6(P19), I.P-6(P14), I.P-6(P18), and I.P-6(P15), totaling 215,622 sqft for setting of Flour and Atta Chakki Plants, the physical possession of the same was given vide memo no. 1 dated 20/03/2025.
- Ganesh Consumer Products Limited request to allot the 40-ft wide industrial road separating I.P-6(P19) from I.P-6(P18) and I.P-6(P15). This will enable efficient facility development. Further, the 40-ft industrial road can be planned on the southern most portion of I.P-6(P18).
- Technical letter vide letter no. 3014/Tech dated 23.07.2025 informed about the total cost of construction work of the newly built road and drain in Motipur Cluster – IP 6 will be Rs. 81,72,263/-.
- The cost of construction of new road and drain is Rs 81, 72,263/-. If the unit agrees to pay the cost of construction, then the unit will be re-measured and the previously given physical possession will be re-demarcated.
- If during demarcation there is additional land at the said site then it is proposed to update the list of vacant land on the website for allotment of the said land.

To put up the matter in PCC on E-File no.468613 has been received.

Hence, above subject matter has been put up before committee for decision.

**Decision Taken: Deferred.**

**Point no. 5: - M/s Mahsu**

- M/s Mahsu has been allotted Plug and Play Shed No. B3-13 having area 4058.64 Sq. Ft. for setting up Saree, Lehenga, Salwar & Kurti industry in Industrial Area, Hajipur by office letter no. 882/D dated 23.01.24.
- The Leave and License Agreement of the allotted shed has been done by the unit on 21.02.2025 and the physical possession of the allotted shed has been handed over on 21.02.2025.
- M/s Mahsu has requested for shed change and name change. The unit has been allotted shed on the second floor.
- The unit has informed that the primary machine weighs 4 tonnes, making it impractical and unsafe to place it on the second floor and poses challenges in loading/uploading material, transportation and workflow is further complicated by the weight and size of the equipment. The ground floor is suitable for the primary machine. Hence, requested for Shed no. B3-1 ground floor.
- Proposal from DGM, Hajipur since the documents are awaited from the unit against name change so only change of allotted shed from B3-13 (SF) to B3-1 (GF) may be done.

To put up the matter in PCC on E-File no. 362859 has been received.

Hence, above subject matter has been put up before committee for decision.

**Decision Taken: Approved.**

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

  
Executive Director  
Project, BIADA,  
Patna

  
Executive Director,  
Operation, BIADA,  
Patna

  
Executive Director  
Coordination, BIADA,  
Patna

  
Executive Director  
South & North, BIADA,  
Patna

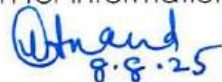
  
Director Industries  
Dept. of Industries,  
Govt. of Bihar, Patna

  
Managing director  
BIADA, Patna

Memo: - .... 3242/PCC

Date: - .... 08/08/25

Copy to: - PPS to ACS, Department of Industries, Govt. of Bihar /All Concern for information.

  
Executive Director,  
Operation, BIADA, Patna

