

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 19<sup>th</sup> August 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 19<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. Chandrashekhar Singh	Executive Director- South & North, BIADA
3	Sh. Shambu Prasad Singh, BAS	Executive Director- Coordination, BIADA
4	Sh. Vishal Anand, BAS	Executive Director- Operation, 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. Subhash Kumar Patwari	President, BCCI
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna

### AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 05.08.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 05.08.2025.
AGENDA # 3	Proposal of New Allotment of Plots and sheds/ Deferred Agenda.
AGENDA # 4	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 05.08.2025	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 05.08.2025.	Confirmed

#### AGENDA # 3:

In the PCC meeting total 18 application (12 fresh applications, 03 Deferred case and 03 Any Others) were discussed by the PCC. 07 applications were recommended, 06 applications were not recommended and 05 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	M/s iSOFT Services India Pvt Ltd	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna (Plug & Play)	1st Floor Phase-II	Software Development & Solution	5127	1st time Absent. Hence <b>Deferred</b> .
2	M/s Mother Dairy Fruit & Vegetable Private Limited	Industrial Area, Jamalpur	A - 2 to A - 7, A - 11 to A - 18, A - 19 (P), B-1 to B-9, C-3 to C-10, C-15, D - 1(1) to D - 1(3), D - 1A (P-I), D - 1A (P-II), D - 2 to D - 4, D - 5(1), D - 5(2), D - 12, D - 13, E - 1, E2, E - 3 & Reserve Plot (E-5 & NS), NS-5 & D-15	Dairy Products- Poly Packed Milk, Fresh Cultured products - Dahi, Lassi, Chaach, Paneer	499750	<b>Deferred</b>
3	M/s Bakshiram Sweets & Confectionery Private Limited	Industrial Area, Bariyarpur	I.P - 9(P2)	Sweets & Namkeen Manufacturing	26136	<b>Recommended</b> with condition that there should not be any outlet of the company.
4	M/s Ashoka Beverage	Industrial Area, Damodarapur	I.P.-11	Packaged Drinking Water	10000	<b>Recommended</b>
5	M/s Wellrooted Foods Private Limited	Industrial Estate, Murliganj	Shed B.3,4 & Open land, 18, 2	Makhana Processing, Extruded Snacks, Puff Ball Ring etc	11914	<b>Recommended</b> with Valuation amount of Rs. 70,000/-
6	M/s Makro Essential	Industrial Area, Donar	C-12 PI & C-13 PI	Roasted Makhana, Makhana Puffs, Flavoured Makhana, etc.	5445	<b>Recommended</b>

*[Handwritten signatures and initials]*

7	M/s ILLS ASCOLINE POLYTUBES PRIVATE LIMITED	Industrial Area, Nawada	E-10 (P-1)	Gardening Pipe & Besin Pipe	3000	<b>Recommended</b>
8	M/s Makasa Industries private Limited	Industrial Area, Hajipur (Plug & Play)	B3-1	Saree, Lehenga, Women Wear And Men Wear	4058.64	Application withdrawn by applicant. Hence, <b>Not Recommended.</b>
9	M/s Puja Plastic	Industrial Growth Centre, Begusarai (Plug & Play)	B1-19(P I), B2-19(PII)	Fabric Products	3998.68	<b>Not Recommended</b> due to following reason: - 1. Project Cost is low. 2. Details are not provided regarding Plant & Machinery.
10	M/s Metal Weight Enterprises	Industrial Area, Barauni	136(P)	Petroleum Tank, Truck, Storage Tank, Agriculture, Food Processing Equipment, & General Fabrication Works	13068	The concerned DGM is directed inspects the industrial activity on the previously allotted plot to the applicant and submit a report. Hence, <b>Deferred.</b>
11	M/s Ishika Paper & Packaging Private Limited	Industrial Area, Bariyarpur	I.P - 20(P1), I.P - 20(P3), I.P - 20(P2)	Corrugated Box	108900	1st time Absent. Hence <b>Deferred.</b>
12	M/s Shanti Manufacturing Industry Private Limited	Industrial Area, Dumaria	I.P.-7	UPVC / PVC PIPES etc	21780	<b>Not Recommended</b> due to following reason: - 1. Project Cost is low. 2. Details are not provided regarding Plant & Machinery.

13	M/s Dubry Surgicals Pvt Ltd	Leather Park Mahwal	IP 06	Surgical Devices	43560	<b>Not Recommended</b> due to low Net worth certificate submitted by applicant, as per policy norms.
14	M/s PRAKRITI ORGANICS FARM FRESH INDIA PVT LTD	MFP Damodarapur (Plug & Play)	MS-2	MAKHANA, PICKLE	7965	<b>Not Recommended</b> due to following reason: - 1. Project Cost is low. 2. MFP Plots can be recommended for units aligning with CFC requirements.
15	M/s Anand Enterprises	Large Industrial Estate, Barari	Shed C-5	Cattle Feed	2200	<b>Not Recommended</b> due to following reason: - 1. Plot is under litigation. 2. Applicant has not submitted Net Worth Certificate.

AGENDA # 4:

Miscellaneous:

**Point no. 1: - : 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.

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- 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: - Approved with Mandatory Deduction.**

**Point no. 2: - 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 sq. ft. 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 southernmost 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:** Applicant was not present for meeting, due to travelling abroad.  
Hence, **Deferred.**

**Point no. 3: - : M/s Anamika Agro foods**

- M/s Anamika Food Products has been allotted Plot No- C-32 & C-33 having area 27024 Sq. Ft in IA, Hajipur for Ice Cream, Milk Shake & Dairy Products by Letter No 4152/D dated 05.08.2024. Possession of the said was handed over to unit on 23.08.2024.
- M/s Anamika Food Products was cancelled vide Memo 783/D dated 03.06.2025 in light of Hon. High Court Patna Order.
- After that On PCC preceding dated 29.04.2025, in Agenda 5 point no 4 is Return of amount deposited by the M/s Anamika Food Products against the land allotment vide Ref. No 4152/D dated 05.08.2024 in the light of Hon. High Court Patna Order.
- In view of above Unit has represented in the grievance redressal meeting for providing alternate plot A-3 which is at EPIP Hajipur.
- It is known that plot number-A-3 measuring 30927 sq. ft. land was allotted to of Mr. RK Agro for setting up Poultry and Cattle Industry by office letter no. 44/D dated 01.01.08. Unit was cancelled due to non-compliance of allotment terms & condition by letter no. 2136/D dated 19.03.2018.

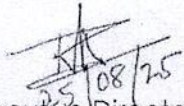
- Currently Plot No- A-3, area 36,927 Sq. Ft. is under litigation. Therefore, the request of the unit M/s Anamika Food Products may be considered subject to outcome of the order of Appellate Authority.

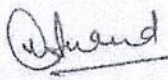
To put up the matter in PCC on E-File no. 405469 has been received.

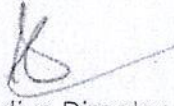
Hence, above subject matter has been put up before committee for decision.


**Decision Taken: Approved.**

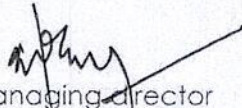
The meeting ended with the vote of thanks to all the members present for PCC Meeting.

  
Executive Director  
Project, BIADA,  
Patna

  
Executive Director,  
Operation, BIADA,  
Patna

  
Executive Director  
Coordination, BIADA,  
Patna

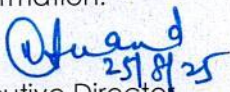
  
Executive Director  
South & North, BIADA,  
Patna

  
Managing Director  
BIADA, Patna

Memo: - ..... 3443/PCC

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

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

  
Executive Director,  
Operation, BIADA, Patna

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