

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 02nd December 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 02nd December 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- Operation, BIADA
5	Sh. Ranjit Kumar	Executive Director- Project, BIADA
6	Sh. Mukesh Kumar	Assistant Internal Finance Advisor, Dept of Industries, GoB.
7	Sh. Amar Jaiswal	Secretary General, BIA, Patna.
8	Sh. Ashish Shankar	Former Vice-President, BCCI, Patna.
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 18.11.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 18.11.2025.
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 18.11.2025	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 18.11.2025.	Confirmed

AGENDA # 3:

In the PCC meeting total 40 application (24 fresh applications, 14 Deferred case and 02 Any Others) were discussed by the PCC. 16 applications were recommended, 08 applications were not recommended and 16 applications were deferred due to various reasons.

Unit wise details of the same are underneath: -

Plug & Play Shed and Plot Allotment details						
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	GOUTAM TRADING CO.	Industrial Area, Lohat Phase-1	B-4	HOSIERY GARMENTS OF ALL KINDS	50440	Recommended.
2	Seion Automotive	Industrial Area, Lohat Phase-1	B-1	Auto Hood	86000	1st time absent. Hence, Deferred.
3	Shweta Food & Feeds	Industrial Area, Dumaria	I.P.-1	POULTRY FEED	196020	The applicant has conveyed that, to select alternate plot at another industrial Area. Hence, Deferred.
4	INDRAJ POLYMERS PRIVATE LIMITED	Industrial Area, Baijnathpur	E31	PET PREFORM MANUFACTURING	17680	Recommended with alternate plot no- Shed No-6 having area 19435 Sq.Ft.
5	Akanksha & Ray industries Pvt Ltd	Industrial Area, Baijnathpur	E31	Makhana Processing, Packing, Makhana, Pasta, Makhana Snacks, Makhana Pops & Roasted Makhana	17680	Recommended.
6	M/S PASHUPATI FOOD PRODUCTS	Industrial Area, Baijnathpur (Plug & Play)	Shed S-1	Salted Snacks i.e. Moong Dal, Kurkure (Namkeen, Mixture & Bhujia) etc.	60000	1st time absent. Hence, Deferred.
7	M/S "MAKHANA AMRIT MANTRA PRIVATE LIMITED"	Industrial Growth Centre, Maranga (Plug & Play)	B2-6(G.F)	makhana processing (e.g. unit for producing makhana pops, making flavoured and/or roasted makhana snacks, Makhana Powder, RTC kheer, etc.)	1000	Recommended.

8	ARSHI ENTERPRISES	Industrial Growth Centre, Maranga (Plug & Play)	B2-6(G.F)	GPS, CCTV, EV Accessories and Software	1000	Not Recommended due to low project cost as compare with another applicant of the same plot.
9	Sifara Textiles	Industrial Growth Centre, Maranga (Plug & Play)	B1-9(F.F)	Towel	3879.04	1st time absent. Hence, Deferred.
10	GoPoshak Agro Industries	Industrial Area, New Siwan Phase-2	D4 [P-II]	Makhana processing Plant	11000	Recommended.
11	PRAGATI SALES	Industrial Area, Dumraon	A-2(P-II)	MOULDED PLASTIC FURNITURES (CHAIRS)	10000	Recommended.
12	SI TRAVEL GEARS PRIVATE LIMITED	Industrial Area, Hajipur (Plug & Play)	B3-9	Bag pack, Soft Luggage	3305.23	Recommended.
13	M/s Morlati Industries Private Limited	Industrial Estate, Barun	P-10	Metal Bar	20790	1st time absent. Hence, Deferred.
14	M/s Bhavya Enterprises	Large Industrial Estate, Barari	Shed C-5	Luggage Bags Manufacturing	2200	Recommended with alternate Shed no A-2 having area 4650 Sq.Ft. at LIE, Barari under Plug & Play.
15	M/s Tejasnamken Udyog Manufacturing LLP	Industrial Area, Dumaria	I.P.-16	Namkeen Bhujia	104623	Recommended.
16	M/s TIRHUTWALA INNOVATION PRIVATE LIMITED	Industrial Area, Samastipur	71 Part	Flavoured Makhana & Makhana Products	6534	Deferred.
17	ABG GROUP	Industrial Area, Manpur	IP - 90, IP - 89	NOTEBOOK MANUFACTURING	12474	Not Recommended due to Project Cost is low.
18	M/S DEEPRAGNI MULTI FOOD MILL PRIVATE LIMITED	Industrial Area, Manpur	IP - 88	Multigrain Flour & Wheat Flour	5445	Recommended with alternate Plot No IP - 69 having area 5445 Sq.Ft.

19	Navamya Technology Pvt. Ltd	Industrial Area, Jamalpur	E-4	Fastener, Corrugated sheet molding & forming and tool room workshop	20000	Not Recommended due to Project Cost is low.
20	PRAMADHA FOOD PRODUCTS PVT LTD	Industrial Area, Nawanganagar	IP-270	Spices, edible oil etc	5000	Not Recommended due to Project Cost is low.
21	Pinax Steel Industries Private Limited	Industrial Growth Centre, Gidha	E-2(P-I), E-3(P-I)	ERW Pipes and Tubes, SS Pipes and Tubes, Metal Fabrication, and Scaffolding Pipes	65340	1st time absent. Hence, Deferred.
22	Mycogenix Global Private Limited	Industrial Area, Baijnathpur	E6	Button Mushroom	23014	Deferred.
23	MURLI SWEETS AND NAMKEEN	Industrial Estate, Purnea City	Shed C-7	BAKERY, SWEETS AND NAMKEEN	2970	Not Recommended due to Project Cost is low.
24	M/s N.B Group Paint Industries	Large Industrial Estate, Barari (Plug & Play)	A/2	ALL TYPES OF PAINT MANUFACTURING	4650	Not Recommended due to: - 1. Did not paid the rent amount earlier allotment. 2. Product is not viable under Plug & Play.
25	RISHABH FOOD PRODUCT	Industrial Area, New Siwan Phase-2	D5 [P-II], D4 [P-II]	POHA, BEATEN RICE, GRAM FLOUR AND NAMKEEN	25200	Recommended with Plot No- D5 [P-II] having area 14,200 Sq.Ft.
26	M/s Zone 4 Disaster solutions Pvt Ltd	Industrial Area, Manpur	IP - 17, IP - 19, IP - 15, IP - 14, IP - 20, IP - 18, IP - 16, IP - 22	Hollow Cement bricks/ Block	49005	IP team to check the product & revised project report for suitability in applied plot/Industrial area. Hence, Deferred.
27	M/s Esteemex Private Ltd	Industrial Growth Centre, Maranga (Plug & Play)	B1-12(F.F)	Makhana & Agriculture Products	5182.82	1st time absent. Hence, Deferred.
28	M/s Daksh Industries	Industrial Area, Samastipur	71 Part	Wooden Door and Window	6534	Deferred.
29	M/s Aditya Enterprises	Industrial Area, Samastipur	71 Part	Steel and Wooden Furniture	6534	Deferred.

30	M/s Sandeep Enterprises	Industrial Area, Samastipur	71 Part	Production, of Wheat Flour, Besan, Sattu Spices and Allied Products	6534	Deferred.
31	CAPRICORN APPAREL	Industrial Area, Sikandrapur (Plug & Play)	B 5-01 (GF)	GARMENTS MANUFACTURING N WHOLESALE	4000	1st time absent. Hence, Deferred.
32	SHANKAR ASHRAY LLP	Industrial Area, Dumraon	C-3, B-2, C-5, C-6, C-4, N.S-2, A-1, N.S-7, B-1, N.S-3, C-1, C-2, B-3, B-4, I.P.-1	CBG	174406	Recommended.
33	OM SHAKTI CATTLE FEEDS PVT. LTD	Industrial Area, Banmankhi	C24, C23, C25	POULTRY & CATTLE FEEDS	130680	1st time absent. Hence, Deferred.
34	M/s Rathi Feeds India Private Limited	Industrial Growth Centre, Maranga	3(P1)	Cattle & Poultry Feed	5000	Deferred.
35	M/s Medicare Environmental Management Private Limited	Industrial Area, Banmankhi	C8	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	43560	Recommended (In light of BSPCB representative's no objection to the project.)
36	M/s Medicare Environmental Management Private Limited	Industrial Area, Lohat Phase-1	A-3	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	84056	Recommended (In light of BSPCB representative's no objection to the project.)
37	M/s Medicare Environmental Management Private Limited	Industrial Area, Sasaram	I P-83	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	43560	Recommended (In light of BSPCB representative's no objection to the project.)

38	M/s Central Warehousing Corporation	Industrial Growth Centre, Aurangabad	K - 15(P-I), L-1 (P-I), K-3(P-IV), K-3(P-VI), K-2(P-III), K-3(P-III), L-1 (P-II), L-1 (P-III), K-2(P-I), K-4(P-III), S-9(P-I), K-3(P-I), K-2(P-IV), K-2(P-VI), K-4(P-II), K-2(P-V), L-1 (P-V), L-1 (P-IV), K-3(P-II), K-2(P-II), L-1 (P-VI), K-4(P-I), K-3(P-V)	Grade A Warehouse	410240	Not Recommended.
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AGENDA # 4:

Miscellaneous:

Point no. 1: M/s Ego Group India

Subject: Allotment of Plot No. 72 P(I), IA Pandul – Availability of only 1900 sq.ft. for industry due to existing trees, unit's consent and proposal for amendment in allotment.

- 1. M/s Ego Group India** vide Letter No. 3939/D dated 26.09.2025, allotted Plot No. 72 P(I), area 5,000 sqft at Industrial Area Pandul for *Makhana Processing & Food Stuff* for 90 years lease.

The unit has **not paid the upfront payment** and raised an **objection** regarding the allotted land stating that a major portion of it is covered with large trees, making construction difficult.

2. Site Findings

A joint site inspection was conducted on 13.10.2025 by DGM (Darbhanga), Assistant Area Manager and Amin, Darbhanga Cluster.

Key findings:

Sl. No.	Particulars	Area (sq.ft.)
1	Total allotted area	5000
2	Area occupied by trees (07 trees:- 3 Mango, 1 Litchi, 1 Neem, 1 Guava, 1 Custard Apple)	3100
3	Tree-free land suitable for construction	1900

The trees are mature and construction is **not feasible** without removal. Amin's report and photographs are available on file.

2. Actions Taken

1. **Clarification sought from the unit** regarding:
 - Whether they inspected the site prior to application.
 - Whether 1,900 sq.ft. is sufficient for their industry.
2. **Letter No. 1101 dated 05.11.2025** was issued to the unit seeking their consent for establishing the industry on **1,900 sqft** only.
3. The unit, via **Email dated 18.11.2025**, has:
 - **Accepted** to set up their unit on **1,900 sqft** and
 - Requested **re-determination of the land installment/payment** accordingly.

4. Present Proposal

Based on the unit's consent and the physical condition of the plot:-

- i. **Only 1,900 sq.ft. of land be considered usable for industry.**
- ii. **The remaining 3100 sqft area containing 07 trees be declared as Green Area for tree preservation.**
- iii. **Necessary amendments be made in the allotment letter issued to the unit.**
- iv. **The layout map of Industrial Area Pandul be modified accordingly.**
- v. **Payment installment / lease premium be re-determined based on 1,900 sqft allotment.**

5. Recommendation

In light of the above:

- The proposal may be **placed in the PCC Meeting** for approval of **revised allotment letter**. To put up the matter in PCC on E-File no. E- 4527157 has been received.
- Hence, above subject matter has been put up for before committee for decision.

Decision Taken: Approved.

Point no. 2: M/s RSCS International Pvt, Industrial Area, Muzaffarpur

Subject: Allotment of vacant Plug & Play Shed (B-1 Part-2, Area 13,747 sq.ft) to M/s RSCS International Pvt. Ltd., Textile Cluster, Industrial Area, Muzaffarpur.

1. Background

M/s RSCS International Pvt. Ltd. was allotted the following areas in the Textile Cluster, Muzaffarpur under **Leave & Licence Agreement Policy** for 15 years:

1. **30,000 sq.ft** – Plug & Play Shed B-1 (vide letter no. 633/D dated 10.02.2023)
2. **13,747 sq.ft** – Additional area of B-1 (vide letter no. 3954/D dated 26.06.2023)

Total Allotted Area: 43,747 sq.ft

The unit later requested **surrender of 23,747 sq.ft**, which was approved vide office order no. 461 dated 12.06.2024.

Out of the surrendered area:

- **10,000 sq.ft** was allotted to **M/s Ram Bhavan Industries Pvt. Ltd.**
- Remaining **13,747 sq.ft** was kept reserved against allotment of **M/s Fair Hygiene Pvt. Ltd. (B-7)**. Since M/s Fair Hygiene Pvt. Ltd. did **not give consent**, their allotment was **cancelled**. Hence, **Plug & Play Shed B-1 Part-2 (13,747 sq.ft)** is presently **vacant**.

2. Current Status of Dues

- Outstanding rent on M/s RSCS International Pvt. Ltd. up to **November 2025: ₹56,82,730/-**
- The unit has submitted a letter committing to clear all dues **within 6 months**.
- Part payment of **₹2,00,000/-** has been deposited on **26.11.2025**.

3. Present Request of the Unit

The unit has requested **re-allotment of the vacant Plug & Play Shed B-1 Part-2 (13,747 sq.ft)** for expansion under the same unit name.

The unit proposes:

- **Investment: ₹3-4 Crore**

- **Employment:** Approximately 60 persons
- The area **13,747 sq.ft** is **vacant and available** for allotment.
- The unit has a substantial outstanding liability; however, it has expressed commitment to clear dues within 6 months and has started making payments.
- Allotment may be considered subject to **PCC approval** and **clearance of dues as per BIADA norms**.

In view of the above, the proposal for consideration of allotment of **13,747 sqft (B-1 Part-2)** to **M/s RSCS International Pvt. Ltd.**

To put up the matter in PCC on E-File no. E- 271676 has been received.

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

Decision Taken: Applicant has been advised to apply online through BIADA website for land allotment.

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


Executive Director
South & North, BIADA,
Patna


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


Managing director
BIADA, Patna

Memo: -4801/PCC

Date: -09/12/25...

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


Executive Director,
Operation, BIADA, Patna