

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 16th December 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 16th 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 concerned HQ DGMS and Cluster DGMS to provide their inputs and respond to queries of the committee where ever required.

1	Sh. Kundan Kumar, IAS	Secretary Department of Industries, GoB cum 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. P.K. Agrawal	President, BCCI, Patna.
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

SPECIAL INVITEE

1	Sh. Aman Samir, IAS	Director MSME, Dept of Industries, GoB
2	Sh. Vidya Nand Singh, IAS	Director Handloom & Sericulture, Dept of Industries, GoB

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 02.12.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 02.12.2025.
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 02.12.2025.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 02.12.2025.	Confirmed

AGENDA # 3:

In the PCC meeting total 50 application (31 fresh applications, 16 Deferred case and 03 Any Others) were discussed by the PCC. 22 applications were recommended, 13 applications were not recommended and 15 applications were deferred due to various reasons.

Unit wise details of the same are underneath: -

New Application (Plug & Play)

Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	M/s SPK Garment	Industrial Growth Centre, Begusarai	B1-19(P I)	Shirts	1999.34	1st time absent. Hence, Deferred .
2	M/s RAYS Fastner Pvt Ltd	Industrial Area, Fatuha	B 1-3 (G.F.)	Threaded Rod	3666.8	Not Recommended due to low project cost.
3	M/s FLAVOURFLIX FOODS LLP	Industrial Area, Fatuha	B 1-3 (G.F.)	Namkeen - Farsan-manufacturing	3666.8	Not Recommended due to low project cost.
4	M/s Sona Biscuits Limited	Industrial Area, Sikandrapur	B 7-5(FF), B 7-6(FF)	Noodles Masala Seasoning	8000	Not recommended (Shed is earmarked for Textile, Leather, IT sectors in Bihta).
5	M/s EVENERGY POWER PRIVATE LIMITED	Industrial Area, Sikandrapur	B 7-2(GF)	Lithium Battery	4000	Recommended with alternate shed no- B5-01(GF) having area 4000 Sqft
6	M/s Ascensions Electronics Private Limited	Industrial Area, Sikandrapur	B 5-04(GF)	IP Based Integrated Passenger Information System	4000	Recommended
7	M/s SXR MYSCALE INDIA PRIVATE LIMITED	Industrial Area, Sikandrapur	B 7-4(GF)	Electronic Weighing scale	4000	Recommended with alternate shed no- B5-02(GF) having area 4000 Sqft .
8	M/s Ecogreen interiors and constructions Pvt Ltd	Industrial Area, Hajipur	B3-2	Modular furniture	4054.23	Applicant was advised to choose alternate shed, hence, Deferred .
9	M/s RAJRANI TEXTILE	Industrial Estate, Muzaffarpur	B-2	KURTI, LEGGING, T - SHIRT	1500	Recommended
10	M/s Funiv Innovations Private Limited	Industrial Estate, Muzaffarpur	B-2	Tea Processing	1500	Not Recommended.
11	M/s RSCS INTERNATIONAL PRIVATE LIMITED	Industrial Area, Muzaffarpur	B-1 (P-II)	KURTI, LEGGING, T - SHIRT	13747	Recommended

New Application (Plot & Land)

1	M/s LBG POWER PVT. LTD	Industrial Area, New Siwan Phase- 2	D7 [P-II]	Lithium Ion Battery	12616	Recommended with same plot no- D7 (P-II) having area 10500 Sqft only.
2	M/s HIMALYA BAVERAGES	Industrial Area, New Siwan Phase- 2	D7 [P-II]	PACKAGE DRINKING WATER & PET PREFORM	12616	Applicant was advised to choose alternate plot, hence, Deferred.
3	M/s Subhatech Infra Projects Pvt Ltd	EPIP Hajipur	IP-1 (old PHED)	Pre-Engineered (PEB) manufacturing Unit	16807	Recommended
4	M/s SRI STEEL	EPIP Hajipur	IP-1 (old PHED)	plastic chair, table, stool & other household product	16807	Applicant was advised to choose alternate plot, hence, Deferred.
5	M/s MAKASA INDUSTRIES PRIVATE LIMITED	Industrial Estate, Muzaffarpur	NSP-(P-II)	SAREE	8884	Recommended with renamed plot no- NS (P-II) having area 8884 Sqft. with Valuation amount of ₹3,87,000/- .
6	M/s CLAVION INDUSTRIES PRIVATE LIMITED	Industrial Estate, Muzaffarpur	NSP-(P-II)	ELECTRICAL FITTINGS	8884	Applicant was advised to choose alternate plot, hence, Deferred.
7	M/s FUNIV INNOVATIONS PRIVATE LIMITED	Industrial Estate, Muzaffarpur	NS-11 (P- 2)	Foxnut (Makhana)	1269	Not Recommended.
8	M/s Dhanvi Mahila Griha Udyog	Industrial Estate, Muzaffarpur	NS-11 (P- 2)	Sattu, Besan & Masala	1269	Not Recommended
9	M/s LAXMI ENTERPRISES	Industrial Estate, Muzaffarpur	NS-11 (P- 2)	MASALA MANUFACTURIN G	1269	Recommended
10	M/s KINGSHAHI INDUSTRIES PVT LTD	Industrial Area, Sikandrapur	C-1 (P-I)	PCB, Electronic circuit, medical devices, BADS, sanitisation & constipation relief Tummy Gym	43560	Applicant was advised to choose alternate plot, hence, Deferred.
11	M/s PRERNA ENGINEERING EDUCATION GROUP PRIVATE LIMITED	Industrial Area, Sikandrapur	C-1 (P-I)	BPO, call center/E Learning and E Education	43560	Applicant was advised to choose alternate plot, hence, Deferred.
12	M/S ELECTROSUN	Industrial Area, Banmankhi	A10	TRANSFORMER	5000	Recommended with alternate plot no- A-24 having area 5000 Sqft.

13	M/s SMRITI ENTERPRISES	Industrial Estate, Jehanabad	C- 9 Shed	All type of Furnitures (Wooden Based Furnitures, Steel, Aluminum Based Corporate Furniture etc	2550	Old structure & availability of tree on plot, therefore, advised to re-check the plot, hence Deferred
14	M/s Jaimanti Lifecare Medical Devices Private Limited	Industrial Area, Manpur	IP - 3, IP - 4, IP - 5, IP - 2, IP - 1	Medical Devices – IV Cannula & other surgical equipments	40445	Recommended with plot no- IP-1 to IP-5 having area 35059.95 Sqft.
15	M/s Aruna Healthcare	Industrial Area, Manpur	IP - 74, IP - 75, IP - 76	Medical Devices- (Arteriovenous Fistula & Blood Tubing for Hemodialysis Set)	28116	Recommended with plot no- IP-74 to IP-76 having area 15477.19 Sqft.
16	M/s SHREE AMBEY DAIRY	Industrial Area, Manpur	IP - 55, IP - 54	Manufacturing of all types of pooja items (Ghee, Oil, Kumkum, Sindoor, Camphor, Cotton Wicks, Kalawa, Dhoop)	21780	Not Recommended due to litigation on plot.
17	M/s M K TRADERS	Industrial Area, Manpur	IP - 56	Wooden Based Furnitures, Articles House hold Goods Fancy Furnitures Doors etc	10890	Not Recommended due to litigation on plot.
18	M/s Bio-Elevate Botanicals (Proposed)	Industrial Area, Barauni	5(P-I)	Herbal Extracts (Curcumin Extract, Ashwagandha Extract, Ginger Extract)	30000	Not Recommended due to litigation on plot.
19	M/s ARTIBRAZE INDIA PVT. LTD	Industrial Estate, Muzaffarpur	NS-14(P-I)	Bag Manufacturing	87120	Recommended with renamed plot no- NS-14 (P-VII) having area 87120 Sqft. With Valuation amount ₹ 3,05,000/-
20	M/s Snacklets Foods	Industrial Estate, Muzaffarpur	A-7 P	Extruded Sneck Pellets	12000	Recommended With renamed plot no- A-7(P-I) having area 12000 Sqft. With Valuation amount ₹ 14,65,500/-

Deferred (Plug & Play)						
1	CAPRICORN APPAREL	Industrial Area, Sikandrapur	B 5-01 (GF)	GARMENTS MANUFACTURING N WHOLESALE	4000	Recommended with alternate shed no- B 4-01 (GF) having area 4000 Sqft.
2	M/S PASHUPATI FOOD PRODUCTS	Industrial Area, Baijnathpur	Shed S-1	Salted Snacks i.e. Moong Dal, Kurkure (Namkeen, Mixture & Bhujia) etc.	60000	Recommended
3	Sitara Textiles	Industrial Growth Centre, Maranga	B1-9 (F.F)	Towel	3879.04	Recommended with shed no- B1-9 (P-I) (F.F) having 1500 Sqft.
4	M/s Esteemex Private Ltd	Industrial Growth Centre, Maranga	B1-12 (F.F)	Makhana & Agriculture Products	5182.82	Applicant was advised to choose alternate shed, hence, Deferred.
Deferred (Plot & Land)						
1	Seion Automotive	Industrial Area, Lohat Phase-1	B-1	Auto Hood	86000	Recommended with partial plot no B-3 having area 20000 Sqft.
2	M/s Aditya Enterprises	Industrial Area, Samastipur	71 Part	Steel and Wooden Furniture	6534	Plot is under litigation, hence Deferred.
3	M/s Sandeep Enterprises	Industrial Area, Samastipur	71 Part	Production, of Wheat Flour, Besan, Sattu Spices and Allied Products	6534	Plot is under litigation, hence Deferred.
4	M/s TIRHUTWALA INNOVATION PRIVATE LIMITED	Industrial Area, Samastipur	71 Part	Flavoured Makhana & Makhana Products	6534	Plot is under litigation, hence Deferred.
5	M/s Daksh Industries	Industrial Area, Samastipur	71 Part	Wooden Door and Window	6534	Plot is under litigation, hence Deferred.
6	Shweta Food & Feeds	Industrial Area, Dumaria	I.P.-1	POULTRY FEED	196020	Recommended with alternate plot I.P-48 (P1P)- having area 76230 Sqft. at IA Bariyarpur.
7	M/s Morlatis Industries Private Limited	Industrial Estate, Barun	P-10	Metal Bar	20790	Report from BSPCB to be obtained, hence Deferred.

8	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	Not Recommended due to: - 1. Low net worth. 2. Half of the plots have been allotted. 3. Neighbouring units are of different nature
9	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	Not Recommended due to litigation on plot.
10	Mycogenix Global Private Limited	Industrial Area, Baijnathpur	E6	Button Mushroom	23014	Recommended with conditions that both manufacturing and processing works would begin simultaneously.
11	OM SHAKTI CATTLE FEEDS PVT. LTD	Industrial Area, Banmankhi	C24, C23, C25	POULTRY & CATTLE FEEDS	130680	Applicant was advised to choose alternate plot, hence, Deferred.
12	M/s Rathi Feeds India Private Limited	Industrial Growth Centre, Maranga	3(P1)	Cattle & Poultry Feed	5000	Not Recommended.

AGENDA # 4:

Miscellaneous:

Point no. 1: Subject: Proposal for Inclusion of Land Parcel (NS-B-10, Area: 1629.96 sq. ft.) in Vacant Land list – Industrial Area, Muzaffarpur

- The unit M/s Kumar Snacks Product Pvt. Ltd., Plot No. B-10 P(II), Industrial Area, Muzaffarpur, is situated adjacent to the BIADA boundary wall.
- After the construction of a drainage channel (nala) near the BIADA boundary, a vacant land parcel measuring 1629.96 sq. ft. has been created.
- An 11 KV electric line passes near this land parcel. Additionally, the access to the said land is only through the premises of the unit.
- The unit has submitted a request for allotment of the said land parcel.
- As per the Total Station survey, the land parcel is shown between the green and pink lines, which includes a triangular portion of land and a tank.
 - Total area: 1629.96 sq. ft.
 - Survey map is enclosed.
- Therefore, approval is requested to include the proposed land parcel NS-B-10 (Area: 1629.96 sq. ft.) into the category of vacant land under the Industrial Area, Muzaffarpur, Muzaffarpur Cluster.

To put up the matter in PCC on E-Comp. No 253383 has been received.

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

Decision Taken: Approved.

Point no. 2: Subject – M/s LV Enterprises (Merger of Two Allotments & Refund of Service Tax)
Industrial Area- EPIP Hajipur.

1. Background of Allotment

- The unit was allotted 73720 sqft vide Letter No. 5165/D dated 17.09.2011. Subsequently, during physical possession, additional 2280 sqft was found Not allotted within the same boundary. As per PCC (30.04.2012), such excess land must be allotted to the same unit.
- Accordingly, additional 2280 sqft was allotted through Letter No. 3209/D dated 28.05.2012.

2. Unit's Requests

- (i) Merger of two allotments into one
- (ii) Refund of Service Tax
- The unit deposited ₹1,78,719 against 73,720 sqft and another ₹4138 against 2,280 sqft as service tax.
- BIADA informed the unit (Letter No. 4045/D dated 04.09.2017) that the amount was deposited with the Service Tax Department and reimbursement would be made upon receipt.
- Correspondence with the department was made via Letter No. 2652/AC (01.06.2017) and 3251/AC (12.07.2017), followed by departmental queries (Letters No. 369 & 424).

However, no further documents confirming reimbursement are available in the file.

3. Cluster Office Observations

No provision exists in BIADA Land Allotment Policy, 2022 for merging two separate allotments. Merger may cause:

- Future revenue loss
- Legal, financial, and administrative complications

The second allotment of 2280 sq.ft was done only to regularize excess land found during physical possession. Thus, rejection of the merger request is recommended.

4. Legal Section Observations

Policy 2022 is silent on plot merger; therefore, no relief can be granted under policy. However, plot management is an administrative action, and the Competent Authority may decide if any exceptional relief is justified. Service tax reimbursement issue should be examined by the Finance Section.

As per PCC 30.04.2012, such excess land must be allotted to the same unit, and placed for post-facto approval.

To put up the matter in PCC on E-Comp. No - 47892 has been received.

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

Decision Taken: Not Recommended.

Point no. 3: Subject: Proposal for Inclusion of Abandoned Plot Area 8884 (NSP-P-II) and Review of Reservation Status of Plot NS-14 (3.78 Acres, BSRTC Land) for Vacant List Publication – Industrial Estate, Muzaffarpur.

1. Proposal for Inclusion of Abandoned Plot No- NSP-P-II having Area 8884 Sq.Ft. in the Vacant Land List: -

- BIADA leasehold land Area 8884 in Industrial Estate, Muzaffarpur is lying abandoned.
- It is proposed to include this plot in the vacant land list under the name NSP (P-II), Area 8884.
- *Valuation Report* and *Photographs* have been attached.
- As per TS Report-18884, the adjoining plot NSP(P-1) measuring 10,000 sq.ft. has already been allotted to M/s Ambika Bags vide letter no. 4626/D dated 26.11.25.

Executive Director (Industrial Development-North) remarks:

The valuation report requires verification by the Executive Director (Project) before further action.

LA Remarks: This has 2 applications in PCC dated 16/12/25.

2. Proposal Regarding Deregulation of Reserved Plot NS-14 (3.78 Acres) for Vacant List Publication: -

- Out of the cancelled 10 acres BSRTC land, 7 acres were developed as Plug & Play sheds exclusively for Bag & Textile units.
- The remaining 3 acres had been reserved for Bag & Textile units with MD's approval (Note-96, File No. 253383).
- Total Station survey found actual vacant land of 3.78 acres, identified as Plot NS-14.
- Proposal: To remove reservation from Plot NS-14 and publish it in the vacant land list.

Executive Director (Industrial Development-North) remarks: -

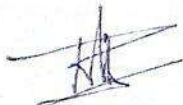
Since this land is adjacent to existing Plug & Play sheds, allotting it to any other sector is not appropriate. Hence, the land should remain reserved for the Textile Plug & Play Cluster and should not be placed in the vacant land list.

Competent Authority directed that the DGM, Muzaffarpur may present the proposal on the day of the PCC.

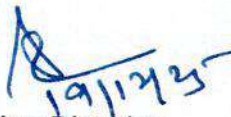
Hence, above subject matter has been put up for before committee for decision.

Decision Taken: Approval received of 3.78 acres of land to be uploaded on portal in vacant list.

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



Chairman cum Managing director
BIADA, Patna

Memo: - ...4964/PCC...

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

Date: - ...20/12/25.....




I/c Land Allotment Section,
BIADA, Patna