

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 28th January 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 28th January 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 board where ever required.

1	Sh. Kundan Kumar, IAS	Managing Director, BIADA
2	Sh. Harendra Nath Dubey	Executive Director- Operation, BIADA
3	Sh. Chandrashekhar Singh	Executive Director- South, BIADA
4	Sh. Arvind Mandal	Executive Director-North, BIADA
5	Sh. Santosh Kumar Sinha	Executive Director, Investment Promotion, BIADA
6	Sh. Ranjit Kumar	Executive Director- Project, BIADA
7	Sh. Vishal Anand, BAS	Executive Director-Coordination, BIADA
8	Sh. G.P. Singh	Former Vice-President, BIA, Patna
9	Sh. Kumar Pushpraj	OSD, BCCI
10	Sh. Anjani Kumar Sinha	Representative of Chairman- BSPCB

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting dated 08.01.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting dated 08.01.2025.
AGENDA # 3	Proposal of New Allotment of Plots and sheds.
AGENDA # 4	Deferred Agenda.
AGENDA # 5	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 dated 08.01.2025.	The PCC confirmed the minutes of the last PCC held on 08.01.2025

AGENDA # 2	Compliance of allotment made in last PCC meeting dated 08.01.2025.	The PCC confirmed the compliance of the decisions taken in last PCC held on 08.01.2025.
------------	--	--

AGENDA # 3:						
Evaluation of 19 fresh applications, 15 Deferred case and 26 Long Term Deferred, were done. Following decisions were taken against each application and category wise details of the same are underneath: -						
Plug & Play Shed and Plot Allotment details						
PLUG & PLAY						
Sl. No.	Company Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	M/s Durvasa Agro Organics	MFP Damodar pur	MS-1	Herbal and nutraceuticals products	7965	Absent (1st Time) Hence, Deferred.
2	M/s Green Ply House	IE Jehanabad	C-3	Modern Fancy Furnitures	1000	Absent (1st Time) Hence, Deferred.
Plot/Land						
1	M/s Shiv Shakti Traders	Industrial Area, New Siwan Phase-2	D2	Iron & Steel items & fittings	43560	Concern DGM, ID will co-ordinate with applicant for alternate plot and submit the report before next PCC meeting. Hence, Deferred.
2	M/s Mountain Water	Industrial Area, New Siwan Phase-2	D-4 (P-I)	Pakaged Drinking Water & PET Preform	28559.4	Concern DGM, ID will analyse applied plot and submit the report before next PCC meeting. Hence, Deferred.
3	M/s Karnataka Agro Chemicals	IGC Begusarai	E-19, NS F-3, F-9, F-13, E-23, F-11, E-18, F-8, F-10, NS F-5, NS E-16, F-12, NS E-24, F-7, NS F-4, E-21, NS F-6, E-22, E-17, E-20	fertilizers, pesticides, nutrients (both major and minor), organic manure, bio-fertilizers, bio-pesticides, and biostimulants	442034	IP Team will analyse applied project and submit the report before next PCC meeting. Hence, Deferred.
4	M/s Katyayani Enterprises	IA Bettiah	NS-6 P-II	Electrical Wire & Its Accessories	3735	Recommended.
5	M/s Sampoorna Feeds Private Limited	MFP Damodar pur	3	Animal Feeds	348480	Applicant has been advised for alternate plot because the product is not suitable for CFC and also IP Team will analyse the project and submit the report before next PCC. Hence, Deferred.
6	M/s Bhagwat Beverages Pvt. Ltd.	IGC Maranga	17(P1)	Fruit Juice & Packaged Drinking Water	6500	Concern DGM, ID will analyse applied plot and submit the report before next PCC meeting. Hence, Deferred.

7	M/s Maa Bimla Industries	IA Baijnathpur	B2	Note Book, Exercise Book & Registers Etc.	10000	Proposed product is not suitable for applied land and also not able to explain their project. Hence, Not Recommended
8	M/s Brajesh Automobiles Private Limited	IA Baijnathpur	E24	Bus, Truck & Three-Wheeler Body Manufacturing Unit	21000	Recommended
9	M/s Vihara Fashions Private Limited	IA Baijnathpur	B3	Lehngha, Kurti & Indowestern	10000	Recommended
10	M/s Ayush Makhana Udyog	IA Baijnathpur	B7	Makhana Processing & Packaging Unit i.e. Producing Makhana Pops, Making Flavoured/ Roasted Makhana, Snacks, RTC Kheer & Baby Food Etc.	10000	Project Cost is low. Hence, Not Recommended
11	M/s Mahalakshmi Enterprises	IA Baijnathpur	E10	Agriculture Equipment's Manufacturing	21350	Project Cost is low. Hence, Not Recommended
12	M/s Sonu Enterprises	IA Baijnathpur	B5	Packaged Drinking Water	10000	Recommended
13	M/s Honesty Automation Private Limited	IA Pandaul	124 PI	Fabrication Such As Steel Furniture, Commercial Kitchen Equipment And Pre Engineered Building	17110	Project Cost is low. Hence, Not Recommended
14	M/s Srishti IT Solutions	IA New Bihta	NS IP-12	ITeS – Design & Development of Software	40809	Applied Land is more than as requirement of the Proposed Project. Hence, Not Recommended
15	M/s Srishti IT Solutions	IA Bihta	A-4	ITeS – Call Centres	29185	Applied Land is more than as requirement of the Proposed Project. Hence, Not Recommended
16	M/s Kumar Organic Products Ltd	IA Manpur	IP - 44, IP - 3, IP - 7, IP - 43, IP - 64, IP - 42, IP - 67, IP - 66, IP - 5, IP - 57, IP - 68, IP - 45, IP - 102, IP - 73, IP - 76, IP - 100, IP - 6, IP - 53, IP - 99, IP - 38, IP - 25, IP - 103, IP - 1, IP - 50, IP - 89, IP - 72, IP - 65, IP - 47, IP - 14, IP - 35, IP - 91, IP - 19, IP - 46, IP - 84, IP - 15, IP - 83, IP -	Kopdil (Minoxidil) Kopyrrol Koprox Kopcerine Koplactylate Na (Sodium Lauryl Lactate) Kopester DO (Decyl Oleate) N-	687170	IP Team as well as Cluster DGM directed to submit report after Physical verification about all allottable land can be allotted to unit. Hence, Deferred

			48, IP - 82, IP - 11, IP - 23, IP - 37, IP - 20, IP - 85, IP - 55, IP - 98, IP - 58, IP - 56, IP - 69, IP - 18, IP - 10, IP - 31, IP - 9, IP - 28, IP - 62, IP - 24, IP - 4, IP - 8, IP - 70, IP - 52, IP - 63, IP - 86, IP - 90, IP - 88, IP - 2, IP - 16, IP - 87, IP - 26, IP - 39, IP - 75, IP - 34, IP - 17, IP - 101, IP - 54, IP - 97, IP - 12, IP - 22, IP - 51, IP - 71, IP - 40, IP - 61, IP - 13, IP - 32, IP - 36, IP - 74, IP - 33	Oxide, Kops an (Triclosan) Kopcinol Kopnol Benzothioniu m Chloride (Kopthioniu m) Koptizone, Zi n pyrithione, BIOFERMENT S- Kopcarotol Kopraditol Kopsoyatol Kopryza Kopalleum, K opglow (Extract)		
17	M/s Ravi Kumar	IA Manpur	IP - 94, IP - 95, IP - 96	Fabric, Stitched Textile	23976	Subjected plot has been applied for cumulative plots by unit. Hence, Deferred.
AGENDA # 4:						
Deferred						
Plot/Land						
1	M/s Priya Trading	Industrial Area, Manpur	IP - 41	Readymade Garments All Type Jeans Paints, Shirts (Full & Half), Skirts, Trousers/Paint , Coat & Leather Jacket and Other Allied Products).	10890	Subjected plot has been applied for cumulative plots by unit. Hence, Deferred.
2	M/s Pawanhans Communicati on	Industrial Area, Manpur	IP - 30	Inner Garments and Other Readymade	5445	Subjected plot has been applied for cumulative plots by unit. Hence, Deferred.
3	M/s Vinayak Agro Products	Industrial Area, Manpur	IP - 79, IP - 78, IP - 81, IP - 80, IP - 77	Cashew/Kaj u Processing Unit	27225	Subjected plot has been applied for cumulative plots by unit. Hence, Deferred.
4	M/s Shree Vishnu Steel	Industrial Area, Manpur	IP - 27	Readymade Garments and Bed Sheet & Curtains	14250	Subjected plot has been applied for cumulative plots by unit. Hence, Deferred.

5	M/s Ramesh Steel House	Industrial Area, Manpur	IP - 59	Readymade Garments	5445	Subjected plot has been applied for cumulative plots by unit. Hence, Deferred.
6	M/s Shree Lakshmi Enterprises	Industrial Area, Manpur	IP - 60	Readymade Garments	5445	Subjected plot has been applied for cumulative plots by unit. Hence, Deferred.
7	M/s R.K Enterprises	Industrial Area, Manpur	IP - 29	Gate Grill, Railing & All type Iron, Steel & Aluminium General Fabrication Work	5445	Subjected plot has been applied for cumulative plots by unit. Hence, Deferred.
8	RG & Sons Infrastructure Pvt Ltd.	Industrial Area, Sasaram	I P-83, I P-82	AB Cables, HDPE PIPE, PVC PIPE, Aluminium Wire	87120	DGM Gaya Cluster offered alternate Plot No NS IP-3, IP-4, IP-5, IP-6, IP-7 having area 89568 Sq.Ft. land due to systematic allotment of land in Purposed Industrial Area. Hence, Recommended
9	M/s ANMOL HI-COOL LLP	Industrial Growth Centre, Begusarai	NS M-6, NS M-1, NS M-4, NS M-8, NS M-2, NS M-9, NS M-3, NS M-5, NS M-7	Compressed Bio Gas	397703	Absent (1st Time) Hence, Deferred.
10	M/s MDKS Agro Organic Foods Private Limited	Mega Food Park, Damodar pur	49, 44, 45, 46	RICE, BRAN	60000	Recommended with alternate Plot No- IP-4 having area 87,120 Sq.Ft. at IA, Dumaria.
11	M/s Nepton Foods & Feeds Private Limited	Mega Food Park, Damodar pur	57	Rice Mill	104979.6	Recommended with alternate Plot No- IP-12 having area 70,000 Sq.Ft. at IA, Damodarpur.
12	M/s Vardhan Business Associates Private Limited	Industrial Area, Kumarbagh	P-19, P-17, P-14, P-15, P-25, P-18, P-16	PROM (Phosphat e Rice Organic Manure)	70000	Recommended
13	M/s Govind Enterprises	Industrial Area, Jhanjhar pur	48 P (II)	Disposal Paper Plate, Aluminum Foil Container Manufacturing Unit	6000	The product is not viable. Hence, Not Recommended
14	M/s Mukshee Traders	Industrial Area, Fatuha	O-7(P-I) Phase-II	Refurnishing of Scrap Iron and Pvc Drum	2496	Absent (3 rd Time) Hence, Not Recommended.

15	M/s Lok Priya Seva Sansthan	Industrial Area, Donar	B-14	Millet processing	43560	"Not to Create any third-party interest" order passed in CWJC No. 586/2024 by Hon'ble High Court Patna on applied plot. Concern DGM ID will propose alternate plot. Hence, Deferred
Long Time Deferred						
Plug & Play						
1	M/s Preeti Global Enterprises	Industrial Area, Pandaul	A3	Garments-Lehgha, Embroidery Sarees, Kurti	4250	Project Cost is low. Hence, Not Recommended
2	M/s Anand Rider	Industrial Area, Fatuha	B 1-9 (F.F.), B 1-10 (F.F.)	ALL TYPES OF BAGS	7333.6	Concern Cluster DGM will submit regarding current status of the Applied shed. Hence, Deferred .
3	M/s HARBAR T-INTERPRISES	Industrial Area, Kumarbagh	B-3 (5-P-2)	SUIT, SAREE, LAHANGA	1530.29	Project Cost is low. Hence, Not Recommended
4	M/s SAIN FASHION	Industrial Area, Kumarbagh	B-2 (2-P-2)	Jacket, hyneck, pajama nacker t shirt	1516.18	Project Cost is low. Hence, Not Recommended
Plot/Land						
1	M/s Leksa Lighting Technologies Private Limited	Industrial Area, Sikandrapur	C-1(P-XV)	LED Lights, IT Lights, Specialized LED lights fittings, equipments for various application includes Facade, stadium lights, conference lights	43560	M/s Leksa Lighting Technologies Private Limited applied two separate application for Two land parcel i.e Plot no. C-1 (P-XV) having area 43560 sqft and Plot no. C-1 [P-XIV(b)] having area 21780 sqft Total 65340 sqft with same product. Hence, Committee has Recommended As a single application.
2	M/s Leksa Lighting Technologies Private Limited	Industrial Area, Sikandrapur	C-1 [P-XIV(b)]	LED Lights, IT Lights, Specialized LED lights fittings, equipments for various application includes Facade, stadium lights, conference lights	21780	M/s Leksa Lighting Technologies Private Limited applied two separate application for Two land parcel i.e Plot no. C-1 (P-XV) having area 43560 sqft and Plot no. C-1 [P-XIV(b)] having area 21780 sqft Total 65340 sqft with same product. Hence, Committee has Recommended As a single application.
3	M/s BENCH MARK INFOTECH SERVICES PVT LTD	Industrial Area, Sikandrapur	C-1 [P-XIV(a)]	Networking active & passive equipments	21780	M/s BENCH MARK INFOTECH SERVICES PVT LTD applied two separate application for Two land parcel i.e Plot no. C-1 (P-XIII) having area 43560 sqft and Plot no. C-1 [P-

						XIV(a)] having area 21780 sqft Total 65340 sqft with same product. Hence, Committee has Recommended As a single application.
4	M/s BENCH MARK INFOTECH SERVICES PVT LTD	Industrial Area, Sikandrapur	C-1 (P-XIII)	Networking active & passive equipments	43560	M/s BENCH MARK INFOTECH SERVICES PVT LTD applied two separate application for Two land parcel i.e Plot no. C-1 (P-XIII) having area 43560 sqft and Plot no. C-1 [P-XIV(a)] having area 21780 sqft Total 65340 sqft with same product. Hence, Committee has Recommended As a single application.
5	M/s Hi-Tek Home Appliances	Industrial Area, Buxar	A-5	AIR COOLER	5000	Applied plot is under litigation. Hence, Not Recommended
6	M/s 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	Applied plot is under litigation. Hence, Not Recommended
7	M/s SHARMA ASSOCIATES	Industrial Area, New Siwan Phase-2	D3	FURNITURE MANUFACTURING	20352	Applied plot is under litigation. Hence, Not Recommended
8	M/s Vaishali Rice Mill Private Limited	Industrial Area, Hajipur	C-21, C-22	Rice Mill	21780	Applied plot is under litigation. Hence, Not Recommended
9	M/s Pushkar Printing Works	Industrial Area, Hajipur	B-9, B-69(P-I), C-31 (P-I)	BOOKS	20100	Applied plot is under litigation. Hence, Not Recommended
10	M/s Royalvds Industries Private Limited	Industrial Area, Fatuha	G-1 (P-I), G-1 (P-II), H-1 (P-II) Phase-II	Water Tank, Casing Pipe, PVC SWR Pipes and Fittings.	40000	Applied plot is under litigation. Hence, Not Recommended
11	M/s The Supreme Industries Limited	Industrial Area, Fatuha	NS-A-2 (P-II) Phase-III, NS-A-1 (P-II) Phase-III	Plastic Products	1411780	Applied plot is under litigation. Hence, Not Recommended
12	M/s OP Enterprises	Industrial Estate, Biharsharif	F-4 & F-3(P1)	ICE CREAM AND RO BOTTLE PLANT	5000	Applied plot is under litigation. Hence, Not Recommended
13	M/s Avisys Services Private Limited	Industrial Area, Patliputra	D-12	CRM, ERP, Analytics	10170	Applied plot is under litigation. Hence, Not Recommended

14	M/s Annapurna Shyam Bhog Industries	Industrial Area, Bettiah	C-7 P-I	Flour Milling	3000	Applied plot is under litigation. Hence, Not Recommended
15	M/s Mbest Oil Industry	Industrial Area, Sitamarhi	MS- 1, 2	Edible Oil	2046	Applied plot is under litigation. Hence, Not Recommended
16	M/s Aminah Traders	Industrial Area, Sitamarhi	MS- 1, 2	Manufacturing of Paper Cup & Plate	2046	Applied plot is under litigation. Hence, Not Recommended
17	M/s Kautilya Food Products	Industrial Estate, Muzaffarpur	C-6 (Old)	Food Items (Makhana Processing)	2250	Applied plot is under litigation. Hence, Not Recommended
18	M/s Koshi Udyog	Industrial Area, Forbesganj	84 (P-2)	Flour Mill	10890	Applied plot is under litigation. Hence, Not Recommended
19	M/s Koshi Rasayan	Industrial Area, Forbesganj	84 (P-3)	Micronutrients Mixture	10890	Applied plot is under litigation. Hence, Not Recommended
20	M/s New Janta Furniture House	Industrial Area, Forbesganj	62 (P-5)	Wooden Furniture Manufacturing Unit	2178	Applied plot is under litigation. Hence, Not Recommended
21	M/s Krishna Flour Mill	Industrial Area, Barauni	38(P-1)	Atta	16335	Applied plot is under litigation. Hence, Not Recommended
22	M/s DESHI AMRIT PRIVATE LIMITED	Industrial Area, Donar	A-29 PI	CATTLE FEED	10890	Applied plot is under litigation. Hence, Not Recommended

AGENDA # 5:

Miscellaneous:

Point no. 1. M/s Deluxe bakery was requested to allot Plot no. 11 having area 10890 sqft land instead of earlier allotted Plot no. 20 (P-V), 22 (P-II) having area 2000 sqft in Industrial Area Katihar vide letter no. 4006/D dated 22.07.2024. On the request received from the entrepreneur, Unit has also raised investment up to 205.45 lakh which includes 68.70 P&M Cost and 32 employment generation.

As per above, DGM-Purnia has been proposed a Plot no. 11 in IA Katihar having area 10890 sqft. for establishment of Mechanized Bakery Manufacturing unit by M/s Deluxe bakery.

Approval from Competent Authority to put up in PCC on E-File no. 408035. Hence, committee may be recommended with all mandatory payments.

Decision Taken: - Approved.

Point no. 2. M/s Cablical Industries Private Limited in the PCC meeting held on 14.11.2024, the entrepreneur directed to change the plot number NS IP-275, acreage 5

ch

#

Q

Y

W

acres applied for the unit, the entrepreneur demanded 5 acres of land out of plot No. NS IP-S1 acreage of 6 acres.

DGM- Bihta proposed to allot 5 acres of land unit out of 6 acres of land from Bihta cluster with renamed plot number NS IP-2 (P1) to the plot number NS IP-S1(P1) also Letter No. 1756 dated 31.12.2024 was issued to the Land Allotment Section for changing the plot number.

Approval from Competent Authority to put up in PCC on File no. Hence, committee may be recommended.

Decision Taken: - Approved.

Point no. 3 Total land area in IA Manpur is 23 acres. Out of this, 37764 square feet i.e. 0.8669 acres of land has been allotted. In addition to the above, 5445 sq. ft. of land is reserved for Office Building. Thus, about 22 acres of land is remaining including the plot available for infrastructure.

DGM- Gaya proposed the Plot of the unit M/s Bhagwan Das Gupta & Sons and M/s Bhagwan Linomatic Paper & Copy is to be changed. The proposal of change is as per the following table.

SN	Name of Unit	Old Plot No.	Old Area	Proposed New Plot No.	Proposed New area
1	M/s Bhagwan Das Gupta & Sons	IP- 21	10890	IP-94	7992
2	M/s Bhagwan Lineomatic Paper & Copy	IP- 49	10890	IP-95	7992

In addition to the above, plot No. IP-103 is reserved for office building. In lieu of plot no. IP-103, 3000 - 4000 sq. ft. of IP-96 land can be reserved for office building. If 3000-4000 sq. ft. of land is reserved for office building, then in this case also about 22 acres of land including infrastructure will remain.

Approval from Competent Authority to put up in PCC on E-File no. 327076. Hence, committee may be recommended.

Decision Taken: - Approved.

Point no. 4 M/s Jaikrishna Technology Private Limited was allotted Plug & Play Shed No- B7-01(G.F.) having Area- 3500 Sq.Ft. Area at I.A. Sikandarpur, Bihta Vide Letter No- 4961/D Dated-30.09.2024 to establish Computer unit for 15 Years.

As per the direction, Plug & Play Shed no.B7 (Area- 48000 sq.ft.) has been reserved for Education department.

DGM- Bihta has proposed to shift M/s Jaikrishna Technology Private Limited Shed No- B7-01(G.F.) Area- 3500 Sq.Ft. to Shed B5-01(GF) of 4000 sqft area because allotted shed has been reserved for education department.

Approval from Competent Authority to put up in PCC on E-File no. 432061. Hence, committee may be recommended with mandatory payments.


Decision Taken: - Approved.

Point no. 5 M/s Krishna Foundation was allotted Plot No.- B16 having Area- 10000 Sq.Ft. Area in place of Plot No.- 8(P-I) having Area- 11281 Sq.Ft. area for establishment of Whole Makhana, Roasted and Flavored makhana and Makhana Floor and Snacks Unit at Industrial Area Banmankhi due to typing error.

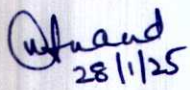
Sl. No	Company Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	PCC Decision	Rectification
1	M/s Krishna Foundation	Industrial Area, Banmankhi	B16	Whole Makhana, Roasted and flavored Makhana, and Makhana flour and snacks	10000	Recommended	Approval with alternate plot no- 8 (P-I) having area 11281 Sq.ft. at IE, Purnea City.


Decision Taken: - Approved.

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: - 384/pcc
Copy to: -All Concern.

Date: - 28/01/25

Executive Director
Operation, BIADA, Patna