

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 08th July 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 08th July 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. Santosh Kumar Sinha	Executive Director- Investment Promotion, BIADA
6	Sh. Ranjit Kumar	Executive Director- Project, BIADA
7	Sh. Abhay Kumar	Internal Finance Advisor, Dept of Industries, GoB
8	Sh. Ganesh Prasad Singh	Representative, BIA, Patna
9	Sh. Pashupati Nath Pandey	Secretary General, BCCI
10	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 24.06.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 24.06.2025.
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 24.06.2025	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 24.06.2025.	Confirmed

AGENDA # 3:

In the PCC meeting total 39 application (24 fresh applications, 08 Deferred case and 07 Any Others) were discussed by the PCC. 15 applications were recommended, 23 applications were not recommended and 01 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 Mrityika Sujal Ventures LLP	Industrial Estate, Purnea City (Plug & Play)	A-2(GF), A-2(FF), A-2(SF)	MAKHANA PROCESSING	13627	Recommended
2	M/s Kosi King oils & Food Products	Industrial Estate, Murliganj	15	Edible Oil, Sattu, Besan & Masala	6098	Recommended with Valuation Amount Rs. - 90.100/-
3	M/s Bakshiram Sweets & Confectionery Private Limited	Mega Food Park, Damodarpur	31, 30, 29	Sweets & Namkeen Manufacturing	30000	Applicant advise to choose alternate plot. Hence, Deferred.
4	M/s Kamakhya Tissue Private Limited	Industrial Area, Bariyarpur	IP-47(P-11), IP-47(P-13), IP-47(P-14), IP-47(P-12), IP-47(P-10)	Tissue Paper manufacturing	124146	Recommended
5	M/s Ether Metalika Pvt Ltd	Industrial Area, Nawanagar	NS IP-S2	MEDIUM ENGINEERING PRODUCT	126620	Concerned DGM will coordinate with the applicant for selecting alternate plot. Hence, Not Recommended.
6	M/s Bajrangbali Packaging Pvt Ltd	Mega Industrial Park, Bihta	B-6 (P-I)	Corrugated Box	130680	Not Recommended. Due to legal issue.
7	M/s Joja Surgical Pvt Ltd	Industrial Area, New Bihta	NS IP-12	Medical Equipment, Instruments, Consumable and other related items	40809	Not Recommended. Due to litigation on the plot.
8	M/s Voyager International	Industrial Area, Jamalpur	A-19(P-I)	e Waste Management and Selling Refurbished product using advance Tools Equipment	2000	Product is not viable. Hence, Not Recommended.
9	M/s Voyager International	Industrial Area, Jamalpur	A - 19 (P-II)	e Waste Management and Selling Refurbished product using advance Tools Equipment	3000	Product is not viable. Hence, Not Recommended.

10	M/s Kempty Beverages Private Limited	Industrial Growth Centre, Begusarai	D-7, D-9, D-6, D-8	Pulp Based Fruit Drink, Packaged Drinking Water & Carbonated Drinks	40000	Conditionally Recommended with the submission of revised Project Cost
11	M/s Tanisha Agrochemicals Private Limited	EPIP Hajipur	IP-1 (old PHED)	1. Insecticide 2. Fungicide 3. Herbicide	16807	Product is not viable. Hence, Not Recommended.
12	M/s A.S Fashions Pvt Ltd	Industrial Area, Goraul Phase-I (Plug & Play)	Shed-03 (P-3)	GARMENTS MANUFACTURING AND EXPORT	6549	Applicant has not submitted consent for alternate Shed and also project cost is low. Hence Not Recommended.
13	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	Product is not viable. Hence, Not Recommended.
14	M/s Next-Gen Responsive Food and Beverages Private Limited	Industrial Area, Fatuha (Plug & Play)	B 1-3 (G.F.)	Flavoured Makhana	3666.8	Project cost is low. Hence, Not Recommended.
15	M/s Axis Commerical	Industrial Area, New Bihta (Plug & Play)	B1-01 (GF), B1-02 (GF)	Woven Shirts and Bottoms	8000	Recommended with alternate Shed No.- B6-5(FF) & B6-6(FF) having area 8000 Sq.Ft.
16	M/s Himalaya Home Appliances	Industrial Area, Buxar	J-5, J-6, J-7, J-8	MANUFACTURING OF FAN AND COOLERS AND OTHERS	20000	Plot is under litigation. Hence, Not Recommended.
17	M/s Makhan bhog	Industrial Area, Buxar	J-5, J-6, J-7, J-8	MANUFACTURING OF BAKERY OF BISCUIT, CAKES & OTHER DAIRY PRODUCTS	20000	Plot is under litigation. Hence, Not Recommended.
18	M/s Saimona Laboratories Pvt Ltd	Industrial Area, Sikandrapur (Plug & Play)	B5-05(FF)	MAKHANA	4000	Product is not viable. Hence, Not Recommended.
19	M/s Saimona Laboratories Pvt Ltd	Mega Food Park, Damodarpur (Plug & Play)	MS-1 (P-II)	MAKHANA	3982.5	Product is not viable. Hence, Not Recommended.

20	M/s A.T.O Exims Private Limited	Mega Food Park, Damodarpur (Plug & Play)	MS-4, MS-3	DRY KIBBLE, WET FOOD, TREATS AND CHEWS	21204	Applicant has not submitted consent for alternative plot. Hence, Not Recommended.
21	M/s Blockbreeze Industries Private Limited	Industrial Area, Dumaria	IP-29	DISPOSABLE CROCKERY ITEMS	43560	Not Recommended. Due to low project cost.
22	M/s Shri Hari Industries	Industrial Area, Bariyarpur	I.P - 9(P2)	NUTS AND BOLTS	26136	Not Recommended. Due to low project cost.
23	M/s Umesh Enterprises	Industrial Area, Sitamarhi	B-9(P-II), B-10(P-II), B-11(P-VII)	Manufacturing of Medical Furniture & surgical Items	21000	Not Recommended. Due to low project cost.
24	M/S J.J Plast Industries	Industrial Area, Sitamarhi	B-9(P-II), B-10(P-II), B-11(P-VII)	Plastic Chair, Tables & House Hold Goods Manufacturing Unit	21000	Recommended.
25	M/s S.D Enterprises	Large Industrial Estate, Barari (Plug & Play)	NS- P1, Shed C-22, C-24	Sattu, Besan, Spices & Mustard Oil	12399	Not Recommended. Due to low project cost.
26	M/s Urmila Enterprises	Industrial Estate, Murliganj	Shed A-1, A-2	Makhana Pop, Makhana Snacks/Processing	5050	Applicant has not been submitted complete Project Profile. Hence, Not Recommended.
27	M/s Mahakali Motors Private Limited	Industrial Area, Bajinathpur	E2	Truck, Bus & Three-Wheeler Body Manufacturing	33777	Not Recommended. Due to low project cost.
28	M/s Tatvacraft Manufacturing And Processing Private Limited	Industrial Area, Bajinathpur	E10	NAMKEEN BHUIA, MIXTURE, KURKURE & PUFF MANUFACTURING & PACKAGING UNIT	21350	Recommended.
29	M/s Shashirama Beverage Private Limited	Industrial Area, Bajinathpur	C1	Packaged Drinking Water	16642	Recommended
30	M/s Devganga Packaging Industries LLP	Industrial Growth Centre, Begusarai	D-5	Corrugated Box and BOPP Tape	10000	Not Recommended. Due to low project cost.
31	M/s Anjuna Biocng Technocrates Private Limited	Industrial Growth Centre, Begusarai	NS H-1(P1)	BIOCNG	261360	Applicant did not select the alternate plot. Hence, Not Recommended.

32	M/s IRCTC	Large Industrial Estate, Barari	D-23, D-22	Rail Neer - Package Drinking Water	38400	Applicant has not been opted alternate plot. Hence, Not Recommended.
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AGENDA # 4:

Miscellaneous:

Point no. 1: - M/s Upchem Industries: -

M/s Upchem Industries in PCC dated 10.09.2024 vide office letter no. 4746/D dated 13.09.2024 has been allotted plot number 75 measuring 21780 sq. ft. of land in Industrial Area, Pandaul for setting up Detergent Powder, Cleaning Products and Household Plastic Items industry.

A letter has been issued to the unit to acquire physical possession of the allotted land by BIADA office order no. 1078 dated 20.11.2024. Physical possession was handed over on 01.02.2025.

In the light of Grievance Cell and the hearing held before the then Executive Director (North), the name of the original partner in place of the name of Paramita Banerjee may change in the allotment letter of Upchem Industries.

To put up the matter in PCC on E-File no. E- 413879 has been received.

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

Decision Taken: Approved.

Point no. 2:- M/s CB Agro: -

- For strengthening the infrastructure of IA Nawangar, Sump Pump is required to collect the drain water & water to be drain out in nearest canal forcefully by motor pump.
- As per consultant requirement (adjacent to NH towards Main Gate of industrial area), Plot - NS IP S3 (Area - 2.91 Acre) is only suitable land within IA Nawangar premises.
- BIADA allotted the above plot (NS IP S3) to M/s CB Agro Food Pvt Ltd and unit has not started construction on the plot. Unit is ready to relocate in adjacent plot no. NS IP S2 (Area- 2.91 acres).
- On basis of above facts, Allotted plot NS IP S3 (Area- 2.91 acres) may be changed to NS IP S2 (Area- 2.91 acres) and the plot NS IP S3 (Area- 2.91 acres) may be reserved for the use of SUMP HOUSE.

To put up the matter in PCC on E-File no. E- **473948** has been received.

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

Decision Taken: Approved

Point no. 3: - AstraZeneca Biosciences Private Limited: -

- The unit has been allotted plot no. IP-18 measuring 60076 sq. ft. vide letter no. 679 dated 22.02.2025 in the industrial area of Guraru.
- The physical possession of the said plot was handed over on 03.03.25. During a joint inspection and measurement conducted, the area of the unit was found to be only 60,000 square feet, regarding which a correction order was issued vide letter no. 366 dated 29.05.25. The lease registration has been completed in favor of the unit
- Unit requested for allocation of the industrial road, in view of the request for allotment of industrial road a valuation report of the concerned road and drain amounting to a total of 8,308,212.00 INR has been received from the Manager - Technical and Junior Engineer Technical.
- If they wish to take the allocation of the concerned industrial road, they will need to deposit the aforementioned valuation amount to BIADA. In light of the above, a

decision can be made regarding the unit's request for the allocation of the industrial road.

To put up the matter in PCC on E-File no. E- **465432** has been received.

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

Decision Taken: - Approved.

Point no. 4: - Think Gas At IGC, Begusarai:-

Request by M/s Think gas vide letter no. TGBG/MDPE/DI/P/LET/025 dated 26.03.2025 for Land required for setting up DRS station for 26feet X 33 feet i.e. 8mX10m (available at site) at IGC, Begusarai. Think Gas has requested for the land of 858 Sqft at IGC Begusarai to provide safe, reliable and clean natural gas supply to its customers to improve their quality of life and deliver a cheaper and more efficient energy supply. DGM Begusarai proposed that Land required by Think Gas for DRS as indicated in map for 26feet X 33feet i.e 8mX10m land is available at site.

To put up the matter in PCC on E-File no. E- **473948** has been received.

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

Decision Taken: Approved with all mandatory payment.

Point No-5: - M/s Ampere Works: -

M/s Ampere Works has been allocated a total area of 10,000 square feet from plot numbers IP-26 and IP-27 in Industrial Area Supaul through office letter No. 684/D dated 22.02.2025 for establishing a Distribution of Power Transformer industry.

The unit was given a final notice to make an upfront payment in accordance with office letter number 300 dated 19.05.2025 on 24.06.2. The letter received from the unit mentioned about changing the allotted plot number IP-26, IP-27 with a total area of 10,000 sqft, to IP-64 with a total area of 10,000 square feet. The reason provided is the 8-9 feet of soil filling in the allotted plot. Currently, there is almost no allotment in the industrial area of Supaul.

Therefore, in light of the facts mentioned above, a decision can be made through the PCC to change the allotted plot from IP 26 & 27 to IP 64.

To put up the matter in PCC on E-File no. E- 245655 has been received.

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

Decision Taken: - Approved.

Point 6:

The order passed for CWJC No. 5930 of 2015 by the Hon'ble High Court on 07.10.2024 "Pursuant to the orders of this Court, BIADA is duty bound to allot land to 5th respondent (Sarfun Nesa W/o Late Gheyasuddin, Proprietor M/s Star Printers, Industrial Area, Bettiah). Therefore, BIADA shall take necessary decision for allotting the land of 2200 square feet to the M/s Star Printers, Sarfun Nesa, Proprietor W/o Late Gheyasuddin, Proprietor.

If the said land of 2200 square feet could not be allotted by BIADA, BIADA shall give an approach way or a pathway to the land of 7600 sqft so that 5th respondent can also set up his industry.

In order to comply with the above-mentioned order of the Hon'ble High Court, place the proposal for allotment of 2200 sqft.

Direction to put up the matter in PCC on E-File has been received.

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

Decision Taken: - Approved.

Point No- 7: - Reliance Industries Ltd.: -

Reliance Industries Ltd. intends to set up a project for generation of **compressed bio gas** at BIADA Industrial Area Lohat Phase -I in Madhubani District, having Project Cost - 123.5 Cr & Direct employment: 100. Applicant applied for the following: -

Sl. No.	Unit Name	Applicati on No	Industrial Area	Plot No.	Product	Land Requirem ent (In Acre)
1	Reliance Industries Ltd	BIADA/AI D/202506 4819	Industrial Area, Lohat Phase-I	C-3, C-4, C-5, B-8, B-9 (Including Industrial Road)	Manufacturing of Compressed Biogas & Organic Fertilizer (FOM, PROM, LFOM etc), Biomass Briquette & Recovered CO2	26.60

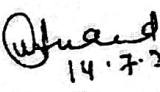
Hence, above subject matter has been put up for approval before committee


Decision Taken: - Approved with all mandatory payments.


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

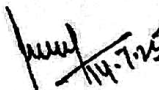

Executive Director
Project, BIADA,
Patna

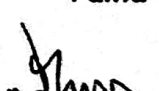

Executive Director,
Investment Promotion,
BIADA, Patna


Executive Director,
Operation, BIADA,
Patna


Executive Director
Coordination, BIADA,
Patna


Executive Director
South & North, BIADA,
Patna

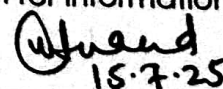

Director Industries
Dept. of Industries,
Govt. of Bihar, Patna


Managing director
BIADA, Patna

Memo: -2864/15.....

Date: - ...15/07/25....

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


Executive Director,
Operation, BIADA, Patna