

## Minutes of the meeting of Project Clearance Committee (P.C.C) held on 22<sup>nd</sup> July 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 22<sup>nd</sup> 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. 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. Pashupati Nath Pandey	Secretary General, BCCI
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna

### AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 08.07.2025.							
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 08.07.2025.							
	Rectification Point:							
	Sr. No	Unit Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision	Rectification
1	M/s Axis Commercial	Industrial Area, New Bihta	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.	Recommended with alternate Shed No.- B6-5(FF) & B6-6(FF) having area 8000 Sq.Ft. at IA, Sikandarpur	
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 08.07.2025	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 08.07.2025.	Confirmed



**AGENDA # 3:**

In the PCC meeting total 24 application (19 fresh applications, 01 Deferred case and 04 Any Others) were discussed by the PCC. 15 applications were recommended, 03 applications were not recommended and 06 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	<b>Next-Gen Responsive Food and Beverages Private Limited</b>	Industrial Area, Fatuha <b>(Plug &amp; Play)</b>	B 1-1 (G.F.)	Makhana, Spices, Flour	3666.8	Nearby shed has already been allotted to food processing sector. Hence, <b>Recommended</b>
2	<b>M/s Sanjeev Ranjan</b>	Large Industrial Estate, Barari <b>(Plug &amp; Play)</b>	A/2	Cattle Feed	4650	<b>Recommended</b>
3	<b>M/s Toywood Private Limited</b>	Industrial Area, Sikandrapur <b>(Plug &amp; Play)</b>	B 5-04(GF)	PLUSH TOYS, WOODEN TOYS & MONTESSOR IES AIDS	4000	<b>Recommended</b> with alternate Shed No- B 2-07 (FF) having area 4000 Sq. Ft.
4	<b>M/s Mcow Food Products Private Limited</b>	Industrial Area, Nawanagar	NS IP-276	Mineral Water and Juice	174253.5	<b>Recommended</b>
5	<b>M/s Raj Industries</b>	Industrial Area, Raxaul	NS-1 (P-III)	Manufacturing of Confectionery Item (Soanpapdi, Candy) & Noodles, Macroni, Pasta, With Branded Packaging	7500	<b>Recommended</b> with Valuation Amount of Rs. 6,54,000/-
6	<b>M/s KRK SPICES AND FOOD PRODUCT</b>	Industrial Area, Manpur	IP - 35, IP - 33, IP - 32, IP - 36	Atta, Besan & Spices Manufacturing	21780	<b>Recommended</b>
7	<b>Urmila Enterprises</b>	Industrial Estate, Murliganj	13, 14	Makhana Pop, Makhana Snacks/Processing	4356	<b>Recommended</b>
8	<b>M/s Sri Krishna Box</b>	Industrial Estate, Purnea City	Shed C-7	Board And Cartoon Box Manufacturing with Colo	2970	<b>Recommended</b> with Valuation Amount of Rs. 45,000/-



9	M/s Density Hub	Industrial Area, New Bihta (Plug & Play)	B1-08 (FF)	Manufacture Of Interior Products Using Plywood	4000	<b>Not Recommended</b> due to following reasons: - i) Product not suitable for Plug & Play. ii) Applied shed is under litigation.
10	M/s Dubry Surgicals Pvt Ltd	Leather Park Mahwal	IP 06	Surgical Devices	43560	Applicant has been advised to choose alternate plot in another iA. Hence, <b>Deferred</b> .
11	M/s Viprabh Greens Private Limited	Industrial Area, Bishunpur Dhram	I.P.-17	Biomass Briquettes	43560	<b>Not Recommended</b> due to following reasons: - i) As land has been reserved for CBG. ii) Low project cost.
12	M/s Bakshiram Sweets & Confectionery Private Limited	Mega Food Park, Damodarpur	31, 30, 29	Sweets & Namkeen Manufacturing	30000	Applicant has informed about some more product included in our project. Therefore, advised for fresh application. Hence, <b>Not Recommended</b> .
13	Haldiram-Bhujawala Royal Foods Private Limited	Industrial Area, Sikandrapur	C-1 (P-I)	Bhujia, Sweets and Other Food Beverages	43560	Plot reserve for IT Park. Hence, <b>Deferred</b> .
14	VAIBHAV ARCHANA SWEETS AND SNACKS PRIVATE LIMITED	Industrial Area, Sikandrapur	C-1 (P-II)	Bhujia, Sweets and Other Food Beverages	43560	Plot reserve for IT Park. Hence, <b>Deferred</b> .
15	Vaishnavi Foods And Beverages Private Limited	Industrial Area, Sikandrapur	C-1 (P-III)	Juice Milk, Other Food Beverages	43560	Plot reserve for IT Park. Hence, <b>Deferred</b> .
16	M/S" TECHNOMATE"	Industrial Estate, Jehanabad	B-4 Shed	Steel Fabrication (Gate Grill, Rolling Shutter, Home Appliance & Other Steel Furniture etc	5000	<b>Recommended</b>

17	<b>Shasha Dairy &amp; Food Enterprises</b>	Industrial Area, Manpur	IP - 67, IP - 103	Dairy- Milk, Dhahi	10890	<b>Recommended</b> with alternate Plot No- IP 29 & IP 30 having area 10890 Sq. Ft.
18	<b>M/s Samversa Pvt. Ltd.</b>	Industrial Growth Centre, Maranga	53(P8)	Copy, Registers, Note Book, Manufacturing	3000	Applicant has been advised to choose alternate plot. Hence, <b>Deferred.</b>
19	<b>Sunil Block Works and Printers</b>	Industrial Area, Hajipur	B-44	Corrugated Box Normal Box Book Label	10890	Applicant has been advised to submit all required document. Hence, <b>Deferred.</b>
20	<b>Vitalbond Healthcare Private Limited</b>	Industrial Estate, Muzaffarpur	A-7P	Surgical Adhesive Tape	12000	<b>Conditional Recommended.</b> With Valuation amount, if any and subject to acceptance of outcome of the Court Case.

#### AGENDA # 4:

#### Miscellaneous:

**Point no. 1: - M/s Britwell foods and Beverage Pvt. ltd. requested to adjust the shortfall of 324 sqft of Plug & Play at IA Hajipur.**

M/s Britwell foods and Beverage Pvt. ltd. has been allotted Plug & Play shed no. FF-1, measuring, 3364 sqft in Industrial Area, Hajipur vide office letter no. 4362/D dated 22.08.24.

It is found that there is a shortfall of 324 Sqft out of allotted shed of 3364 sqft. The reason for shortfall in area are as follows:

- Courtyard was included as part of allotment that is unusable.
- Construction changes on unit request

In purview of above facts, it is recommended total allotted area may be reduced from 3364 Sqft to 3040Sqft of plot no. FF-1

To put up the matter in PCC on E-File no. 406519 has been received.  
**Hence, above subject matter has been put up before committee for decision.**

**Decision Taken: Approved.**

#### **Point no. 2:- M/s Mangalmurti Traders**

- M/s Mangalmurti Traders, has been allotted in auction process, Plot No. 84 (P-II) & 84 [P-III] having 21,780 sqft area in the industrial area of Forbesganj, for the establishment of a Poha/Chura manufacturing vide office letter no. 1442/D dated 21.04.2025.

*[Handwritten signatures and initials]*



- As of now, the unit has not made the Upfront Payment. A notice was issued by the Cluster Office, Purnia, under letter no. 351 dated 31.05.2025 for the payment of the Upfront Payment amount
- In reply to that unit requested that M/s Mangalmurti Traders, has been allotted land at a rate higher in auction process. Due to the increase in project costs, they require assistance from someone to invest in the unit. For this reason, they requested to include Mr. Yogesh Tiwari in the unit formation by the authorized representative in the capacity of a director.
- The formation of the unit will change from the Proprietorship to Private limited company with name change from M/s Mangalmurti Traders to Shri Khatu Naresh Foods Private Limited. And also Mr. Vikas Kumar Bhagat and Mr. Yogesh Tiwari will be the directors of the unit.

To put up the matter in PCC on E-File no. 406519 has been received.  
**Hence, above subject matter has been put up before committee for decision.**

**Decision Taken: Deferred.**

**Point no. 3: - M/s Maa Jagdambe LPG Bottling Plant Private Limited**

- M/s Maa Jagdambe LPG Bottling Plant Private Limited was allotted 2.5 acres of land on 11.05.1999 at IGC Gidha for installation of LPG bottling plant. The physical possession was handed over on 12.08.1999 while the lease deed was executed on 24.06.2019.
- Name & product change approved on 10-02-2022 (from M/s Maa Jagdambe LPG Bottling Plant Private Limited to Kutriyar Life Pvt. Ltd. with change in registered product for I.V. Fluids) by the then Executive Director.
- The unit's application of name change was accepted without considering that the CIN of the two companies are different. The said order dated 10.02.2022 issued vide Memo No. 445/D seems prima facie erroneous as the order failed to appreciate that both entities have different CINs, the contention of this being a "name change" is factually and legally incorrect.
- Also, it has been observed that Ld. Appellate Authority considered their SIPB stage-1 certificate & sanction letter from SBI in name of M/s Maa Jagdambe LPG Bottling Plant Pvt Ltd. not in the name of M/S Kutriyar Life Private Limited. Lease deed of the land has been executed since 29.05.2019 in the name of M/S Maa Jagdambe LPG Bottling Plant Pvt. Ltd.
- Proposal from DGM Legal - Unit is using the name of M/s Maa Jagdambe LPG Bottling Plant Pvt. Ltd. on each occasion and the same is in our record also. Therefore, we can suggest that earlier acceptance of "name change" contained in order dated 10.02.2022 issued vide Memo No. 445/D may be reviewed by competent authority, as it may not be considered as name change as both companies were different. The office order may be considered as void after approval from competent authority.
- Proposal of DGM-ID - On the basis of above facts, Under Clause 14 of the Land Allotment Policy 2022, Approval may be given to change the name of the unit M/S Kutriyar Life Pvt. Ltd. to M/S Maa Jagdambe LPG Bottling Plant Pvt. Ltd. with charging the Processing Fee.

To put up the matter in PCC on E-File no 45312 has been received.  
**Hence, above subject matter has been put up before committee for decision.**

**Decision Taken: - Approved** with proposal of cancelling order Vide Memo no- 445/D dated 10.02.2022.







**Point no. 4: - M/s Sitayog Educational and Welfare Society**

- M/s Sitayog Educational and Welfare Society, has been allotted Plot No. C-10 (P-1), NS-27 (P-1) and NS-32 having 100369.5 sqft area in IGC, Aurangabad, for the establishment of ITES (Online Examination center and Software Development Center) vide office letter no. 685/D dated 22.02.2025. The plots numbers C-2, C-8, C-3 P-(1), C-7 (P-1) covering an area of 52998.40 Sqft-has been reserved for the working women's hostel at IGC Aurangabad.
- M/s Sitayog Educational and Welfare Society requested vide letter that, to change the reserved plot numbers C-2, C-8, C-3 P-(1), C-7(P-1) with an area of 52998.40 sqft for the working women hostel with their Plot No- C-10(P-1) & NS-27(P-1).
- In this context, it is proposed that C-10 (P-1) and NS-27 (P-1) totaling 94169.5 Sqft, out of which 52998.40 Sqft be considered for reservation for the working women hostel. The remaining plot area of 41171.1 square feet can be considered for allocation to M/s Sitayog Educational and Welfare Society.
- C-2, C-8, C-3 P-(1), C-7(P-1) with an area of 52998.40 Sqft, remaining plot area of 41171.1 Sqft and NS-32, total of 100369.5 sqft can be considered for allocation to M/s Sitayog Educational and Welfare Society.

To put up the matter in PCC on E-File no. 482622 has been received.

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


**Decision Taken: Approved.**

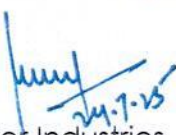
The meeting ended with the vote of thanks to all the members present for PCC Meeting.

  
Executive Director  
Project, BIADA,  
Patna

  
Executive Director,  
Operation, BIADA,  
Patna

  
Executive Director  
Coordination, BIADA,  
Patna

  
Executive Director  
South & North, BIADA,  
Patna

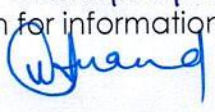
  
Director Industries  
Dept. of Industries,  
Govt. of Bihar, Patna

  
Managing Director  
BIADA, Patna

Memo: - ....3064/PCC

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

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

  
Executive Director,  
Operation, BIADA, Patna