

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 18th November 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 18th November 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 & Operation, BIADA
5	Sh. Ranjit Kumar	Executive Director- Project, BIADA
6	Sh. Abhay Kumar	Internal Finance Advisor, Dept of Industries, GoB.
7	Sh. Amar Jaiswal	Secretary General, BIA, Patna.
8	Sh. Mukesh Jain	Secretary General, BCCI, Patna.
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 03.10.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 03.10.2025.
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 03.10.2025	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 03.10.2025.	Confirmed

AGENDA # 3:

In the PCC meeting total 37 application (19 fresh applications, 13 Deferred case and 05 Any Others) were discussed by the PCC. 19 applications were recommended, 04 applications were not recommended and 14 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	M/s BALBHADRA POLYPLAST PRIVATE LIMITED	Industrial Area, Manpur	IP - 28, IP - 25, IP - 26, IP - 18, IP - 31, IP - 20, IP - 19, IP - 17	Manufacturing of Plastic Household Good/Item & Furniture	50218	Recommended
2	M/s TARAN HARDWARE	Industrial Area, Manpur	IP - 6, IP - 7, IP - 8	Manufacturing Of Door & Window/Aluminum Anodize & Powder Coating	16335	Recommended
3	M/s AMJAD BOND PRIVATE LIMITED	Industrial Area, Manpur	IP - 50, IP - 52, IP - 51	Manufacturing of Epoxy Resin, Hardeners, and Industrial Adhesives	30988	Recommended
4	M/s Vijay Laddu Bhandar	Industrial Area, Manpur	IP - 10, IP - 12, IP - 11, IP - 13	Bakery, Rusk, Biscuit Salted Snacks (Namkin Bhujia Dalmot, Extruded Snacks & All types Sweets)	21780	Conditional Recommended upon submission of revised DPR with mentioning about the installation of ETP.
5	M/s Rajesh Namkin Bhandar	Industrial Area, Manpur	IP - 39	Namkeen Bhujia, Mixture, Kurkure & Puff Manufacturing Unit	5445	Recommended
6	M/s Suraj Food Products	Industrial Area, Manpur	IP - 66	Multigrain Flour & Wheat Flour	5445	Recommended
7	M/S DECO PVC INDUSTRIES PRIVATE LIMITED	Industrial Growth Centre, Aurangabad	S-1	PVC Ceiling Wall Panel & Wood Plastic Composite (WPC) Manufacturing	20000	Recommended

8	JK LAKSHMI CEMENT LIMITED	Industrial Area, Lohat Phase-2	B1, B2	CEMENT	22323.42	Recommended
9	Farmsay Global	Industrial Area, Fatuha (Plug & Play)	B 1-2 (G.F.), B 1-4 (G.F.)	Frozen - Peas, Sweet Corn and Mixed Vegetables	7333.6	Recommended
10	Connedit Business Solutions Private Limited	Industrial Growth Centre, Maranga (Plug & Play)	B2-24(S.F), B2-23(S.F), B2-22(S.F), B2-21(S.F), B2-13 (F.F), B2-14 (F.F), B2-15 (F.F), B2-16 (F.F)	Makhana	36247.44	Recommended
11	M/s Ambika Bags	Industrial Estate, Muzaffarpur	NSP-I (Near Pollution Office)	Non-Woven Plastic bag	10000	Recommended with Product of Non-Woven Plastic bag with 120 GSM
12	M/s Shajjad Electronic	Industrial Area, Hajipur (Plug & Play)	B3-4	Celling fan, stand fan, farata fan, table fan, Manufacturing	3305.64	Recommended for alternate shed no- K Ghat having area 8591 Sq.Ft.
13	M/s Fliconx	Industrial Area, Donar	B 30 P (II)	Manufacturing of all types of Fan Motors, Fan Manufacturing, Electric PVC Pipe Bending	3000	Recommended
14	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 for suitability in applied plot/Industrial Area. Hence, Deferred .
15	M/s Morlatis Industries Private Limited	Industrial Estate, Barun	P-10	Metal Bar	20790	Applicant has been advised to submit Revised Net Worth Certificate as per policy norms. Hence, Deferred .
16	M/s NU SMART FOODS PRIVATE LIMITED	Industrial Area, Kumarbagh	P-12, P-11	RUSK, BISCUIT	10000	Conditional Recommended with Revised Project Report.

17	M/s JVS FRESCO PRIVATE LIMITED	Leather Park Mahwal	IP 07, IP 05, IP 11, NS IP 09, NS IP 17, IP 18, IP 06, IP 16, IP 08, NS IP 23, IP 13, NS IP 10, IP 12	FROZEN MEAT	480237	<p>1. The industrial area is earmarked for leather product park, supported by MLFACD Scheme of Govt. as per Guidelines of MLFACD 6.3 Allotment land/shed etc only to units engaged in the manufacture of leather and footwear, leather products or leather ware including components thereof within the framework of these rules. Wherein Slaughtering is not allowed.</p> <p>2. As per relevant provisions of "The Bihar Preservation and Improvement of Animals Act, 1955". Slaughtering is not allowed.</p> <p>3. Net worth certificate submitted by applicant is low as per policy norms. Hence, proposal is Not Recommended.</p>
18	M/s ASHA PURASHA MAA BHAGWATI TRADERS	Industrial Area, Lohat Phase-1	B-6 P I	PROFILE SHEET (SHEAD)	8700	<p>Not Recommended due to: -</p> <p>1. Net worth certificate submitted by applicant is low, as per policy norms.</p> <p>2. Details is missing in resubmitted Project Report.</p>
19	M/s Bhavya Enterprises	Large Industrial Estate, Barari	Shed C-5	Luggage Bags Manufacturi ng	2200	Applied Plot is under litigation. Hence, Deferred.

20	M/s Sushila And Radha Enterprises	Industrial Area, Baijnathpur	C5	Sattu, Besan, Masala, Mustard Oil, Papad & All types of Namkeen Items	18509	Recommended
21	M/s Jeenendra Kumar And Company	Industrial Area, Manpur	IP - 73	Murmure, Beaten Rice & Sattu Dal	5445	Recommended
22	M/s Cuvore Pvt Ltd	Industrial Area, Hajipur	B-19 (Phase-2)	Multi Model Logistic Park	21780	Not Recommended due to: - 1. Product is not as per Logistic policy. Minimum area of 30 acres with a minimum investment of INR 60 Cr. required for MMLP. 2. Applied plot is under litigation.
23	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.
24	M/s Tejasnamken Udyog Manufacturing LLP	Industrial Area, Dumaria	I.P.-16	Namkeen Bhujia	104623	Applicant has advised to submit Revised Project Report. Hence, Deferred.
25	M/s Daksh Industries	Industrial Area, Samastipur	71 Part	Wooden Door and Window	6534	Applied plot is under amnesty policy-2025. Hence, Deferred.
26	M/s TIRHUTWALA INNOVATION PRIVATE LIMITED	Industrial Area, Samastipur	71 Part	Flavoured Makhana & Makhana Products	6534	Applied plot is under amnesty policy-2025. Hence, Deferred.
27	M/s Aditya Enterprises	Industrial Area, Samastipur	71 Part	Steel and Wooden Furniture	6534	Applied plot is under amnesty policy-2025. Hence, Deferred.
28	M/s Sandeep Enterprises	Industrial Area, Samastipur	71 Part	Production, of Wheat Flour, Besan, Sattu Spices and Allied Products	6534	Applied plot is under amnesty policy-2025. Hence, Deferred.

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29	M/s Medicare Environmental Management Private Limited	Industrial Area, Banmankhi	C8	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	43560	Product falls under red category. IP team to examine the product and its suitability for allotment in IAs. Hence, Deferred .
30	M/s Medicare Environmental Management Private Limited	Industrial Area, Lohat Phase-1	A-3	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	84056	Product falls under red category. IP team to examine the product and its suitability for allotment in IAs. Hence, Deferred .
31	M/s Medicare Environmental Management Private Limited	Industrial Area, Sasaram	I P-83	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	43560	Product falls under red category. IP team to examine the product and its suitability for allotment in IAs. Hence, Deferred .
32	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	1st time absent. Hence, Deferred .

AGENDA # 4:

Miscellaneous:

Point no. 1: Aaryadeep Enterprises

- Unit: M/s Aaryadeep Enterprises (I/A Nawanagar).
- Allocation: BIADA letter no. 680/D dated 22-02-2025 for Plot IP-03, area 20,000 sq.ft, for Poultry & Floating Fish Feed.
- Upfront payment requirement: Upfront amount specified in Annexure-2; branch issued reminder letter dated 24-03-2025 to pay upfront.
- Amount deposited: Unit adjusted EMD ₹47,752 and deposited ₹10,72,900 on 03-04-2025 (UTR/NEFT ID: IBR52025040344670367).
- Physical possession: Handed over on 11-04-2025.
- Product change request: Unit applied to change product to Briquettes Manufacturing No DPR (detailed project report) for product change has been submitted.

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- Construction & payments: Unit was instructed to start construction (letter dated 12-06-2025). Notice to start construction and pay outstanding instalment of ₹5,46,696 issued by branch on 03-09-2025. As of notes dated Oct 2025, unit has not paid the outstanding amount and has not started construction. Area Manager Inspection report attached.
- **Internal recommendations:**
 - DGM-ID (Amit Kumar) recommended rejection of product-change application because
 - (a) first instalment not paid and
 - (b) DPR not submitted.

Multiple requests for DPR and payment

To put up the matter in PCC on E-File no. E- 473666 has been received.

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

Decision Taken: Recommended upon the submission of DPR with product change as a special case with mandatory payment.

Point no. 2: M/s Jai Ganesh, Begusarai

M/s Jai Ganesh allotted plot no. 70(P), having area 0.10 acre (4,356 sqft) in Industrial area Barauni, Cluster Begusarai

- Allotment history: allotted in 1987, allotment cancelled earlier (1993) for non-establishment and again cancelled in 2019. Unit filed writ CWJC No. 24752 of 2019; court disposed that writ on 19 Sep 2022 on terms of an undertaking to revive the unit; non-compliance led to contempt petition MJC No. 2790 of 2023.
- High Court directions: multiple hearings; key orders include direction to BIADA to issue time-bound notice for compliance, and that petitioner must comply with requirements (including fees) or lose relief. Notable court dates: 22 Apr 2024 (hearing), 21 Oct 2024 (final direction in contempt matter).
- Documents & compliance by unit: Unit initially failed to provide required documents; later submitted transfer/renewal applications, affidavits, payment of dues (small amounts), and a photocopy/one page of the allotment letter (original not available). Lease deed was never executed/registered. BIADA asked unit for original allotment; unit says it's lost and provided xerox.
- BIADA internal position: finance/legal raised concerns about absence of original allotment and unregistered lease deed — some officers recommended rejecting lease-extension without originals; MD/ED advised **conditional acceptance** to comply with court order while reserving BIADA's rights in case of contrary claims. Dues were at one point shown cleared. Office order for transfer/processing was issued after payment of outstanding small amounts.
- Product-change issue: Unit applied to change product from **Chaff Cutter Blade** to **Bitumen Emulsion** (project cost ~ ₹60 lakhs). Inspection found unit producing Bitumen Emulsion *without approval* — BIADA issued notice to stop.
- Investment/health & safety concerns and precedent indicate bitumen emulsion is not favoured in industrial areas.

Short timeline (highlights)

- 1987 – Allotment to Jai Ganesh (0.10 acre).
- 1993 – First cancellation for non-establishment.
- 2019 – Second cancellation; CWJC filed.
- 19 Sep 2022 – HC disposes CWJC No. 24752 on undertaking.
- 2023 – Contempt petition MJC No. 2790 filed.
- 21 Oct 2024 – HC order directing BIADA to issue final communication/time-bound notice.
- 2024–2025 – Series of notices, submissions, payments, and BIADA internal reviews.
- 2025–2025 (mid/late) – Product change application → inspection → notice → recommendation to reject → PCC.

To put up the matter in PCC on E-File no. E- 53610 has been received.

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

Decision Taken: Not Recommended.

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Point no. 3: M/s High Spirit Commercial Ventures Pvt. Ltd

Subject: Request of M/s High Spirit Commercial Ventures Pvt. Ltd., Patna requested for allotment of residential quarters at industrial area, Muzaffarpur.

M/s High Spirit Commercial Ventures Pvt. Ltd was allotted total area-43560 sq. ft. in Plug & Play Shed No.- D-31 to D-40 for setting up Manufacturing of Bag unit vide letter no.-4450/D, dated-12.07.2023.

The unit has requested for allotment of residential quarters in Industrial Area Muzaffarpur.

Residential quarter number- R13 to R-16 having area -4000 Sqft (1000 each x 4 = 4000sqft) is vacant.

To put up the matter in PCC on E-File no. E-473666 has been received.

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

Decision Taken: Approved with Residential quarter Number- R13 & R14 having area 2000 Sq.Ft.

(1000 each x 2 = 2000sqft).

Point no. 4: Allotment of Additional Vacant Road Land to M/s Buddha Socio-Economic Development Trust, IA Gaya**

M/s Buddha Socio-Economic Development Trust was allotted Plot No. B-4 (5.00 Acre / 217,800 sq.ft.) in Industrial Area, Gaya vide BIADA Letter No. 2123/D dated 11.03.2008 for Health Service & Educational-cum-Training & Production Centre for 90 years lease.

Physical possession was handed over on 13.07.2008, and Lease Deed was registered vide Deed No. 8945 dated 14.07.2009.

The allottee has requested allotment of vacant road land situated north of Plot B-4, shown in the map (highlighted in red). As per BIADA map and Amin measurement, the road land measures approximately 440 ft x 50 ft = 22,000 sq.ft.

The road is a **dead-end**, unused since inception, and no BIADA road/drain construction exists. It is not accessed by any other unit. Adjacent Plots B-5 & B-6 belong to M/s Sadhan Industries.

Field Inspection & Amin Report

- Amin report confirms the above measurements (440 ft x 50 ft = 22,000 sq.ft.).
- Area Manager has reported that the road has **no functional utility** and may be considered for allotment to the existing allottee.
- The allottee has submitted the **Detailed Project Report (DPR)** on 25.09.2025.
- Total project cost: ₹66.12 crore; Employment: 89 persons.
- Proposed land use: **Expansion of existing Health Service & Educational-cum-Training & Production Centre.**

Regarding feasibility of treating the land as a separate vacant plot: The road strip has **only 50 ft width**, making it unsuitable for allotment to any new unit; hence it is feasible only as **additional land to the existing adjoining allottee (B-4).**

In view of:

- The land being a **non-usable dead-end road**,
- Its **limited width**,
- Its **contiguity to the existing plot**, and
- The allottee's submitted DPR and expansion requirement,

The proposal for allotment of **22,000 sq.ft. of vacant road land (north of Plot B-4)** in favour of **M/s Buddha Socio-Economic Development Trust.**

To put up the matter in PCC on E-File no. E-473666 has been received.

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

Decision Taken: DGM-IP & DGM-Legal to check above proposal and submit the report in next meeting.

Hence, **Deferred.**

Point no. 5:

Subject: Regarding non-feasibility of allotting 3.49 decimal vacant land adjoining the allotted plot

1. M/s Mother Society was allotted plot no. A-4, area 458686.80 sq. ft. (10.53 acres) for establishment of *Engineering and IT-related units* through BIADA letter no. 7743 dated 08.12.2010.
2. In the middle portion of the allotted land, the *Indian Oil Corporation Ltd.* has installed an underground pipeline about 60 ft inside the plot, which restricts construction activities on that part. This portion is normally utilized for village access/way.
3. Due to the said 60 ft pipeline, in the adjacent vacant plots, some disturbances have been observed. One plot is approximately 6.53 acres, and another is 3.49 acres. Between the allotted plot and pipeline around 0.51 Acres of land has become unusable.
4. The unit claims that usable area of 3.49 acres from its plot cannot be utilized, and therefore, they are facing difficulty in complying with AICTE norms for their proposed activities.
5. The unit therefore requested either permission to construct beyond the restricted zone or adjustment of 3.49 acres from the adjoining Vacant Plot A-7(P-I)
6. Accordingly, vide letter no. 4129/M dated 13.10.2025, constituted a committee to examine the matter. The committee reported that the said adjustment is not feasible, because the adjoining vacant plot is *reserve land suitable for future allotment*, and the affected portion is undulated land. The committee observed that if 3.49 Acres are adjusted from the adjoining plot, then the remaining portion of the vacant plot would become non-allotable. If the said land is allotted to the third party in future, the unit will again require fresh boundary demarcation, which may cause complications.
7. Therefore, in place of adjusting 3.49 acres land, the committee recommended that the matter requires PCC approval for allowing shifting of 3.49 Acres from Vacant Plot A-7(P-I) measuring 3.49 Acres

To put up the matter in PCC on E-File no. **E-43685** has been received.

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

Decision Taken: Approved with the acceptance by the unit for exchanging of 3.49 Acres from adjacent Vacant Plot no. A-7(P-I) measuring 3.49 Acres.

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


Executive Director
Project, BIADA,
Patna


Executive Director
Coordination &
Operation, BIADA


Executive Director
South & North, BIADA,
Patna


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



Managing director
BIADA, Patna

Memo: - 4592/PCC

Date: - 26/11/25

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




Executive Director,
Operation, BIADA, Patna