

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 03rd October 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 03rd October 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. Chandrashekhar Singh	Executive Director- South & North, BIADA
3	Sh. Shambu Prasad Singh, BAS	Executive Director- Coordination, BIADA
4	Sh. Vishal Anand, BAS	Executive Director- 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, BSFCB, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 16.09.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 16.09.2025.
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 16.09.2025	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 16.09.2025.	Confirmed

AGENDA # 3:

In the PCC meeting total 70 application (47 fresh applications, 14 Deferred case and 09 Any Others) were discussed by the PCC. 46 applications were recommended, 07 applications were not recommended and 17 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 Vaishali Management and Services Private Limited	Industrial Area, Sikandarpur	D-4	Packaged Drinking Water, Medical Saline Water, Cosmetic Deionized Water	65340	Project clearance Committee has decided to allot the land through auction process (as per land allotment policy 2022 Point 6) due to two applications received for the allotment of Plot no. D-4 having area 65340 sq. ft i.e. M/s Vaishali Management and Services Private Limited and M/s Bajrangbali Packaging Private Limited, wherein the base price of the plot was Rs. 3,00,00,207/-/-. In the auction process, the highest bid of Rs.4,10,00,000/- was placed by M/s Bajrangbali Packaging Private Limited. Hence, the said plot allotted to M/s Bajrangbali Packaging Private Limited with land cost Rs. 4,10,00,000/- + other mandatory fees as per bid price by the Project Clearance Committee.
2	M/s Bajrangbali Packaging Private Limited	Industrial Area, Sikandarpur	D-4	Corrugated Box	65340	
3	M/s Aishra Dairy Private Limited	Mega Industrial Park, Bihra	B-6 (P-1)	Pasteurized Milk, Fermented Milk, Paneer, dahi, lassi and other dairy products	130680	Recommended.
4	M/s Pragati Sales	Industrial Area, Bihiya	C-10	Moulded Plastic Furnitures chairs etc	10000	Recommended with acceptance of outcome of the court decision.
5	M/s Dr. Riddhi Prime Health	Industrial Area, Lohat Phase-I	A-1	50	30954	Recommended with product of All type of Ayurveda Medicine (Capsule, Table, Oil, Ointment, Churna, Cosmetics & Food Supplements) and FMCG, Dry Vegetable Processing and manufacturing.

6	M/s Prakash Enterprises	Industrial Area, Samastipur	26(P1), 28,29, 30,31	Makhana processing, Flavored Makhana and its allied products	19998	Recommended with Valuation amount of Rs. 68,000/-
7	M/s Shanti Manufacturing Industry Private Limited	Industrial Area, Dumaria	I.P.-22	UPVC / PVC PIPES etc	20000	Recommended with alternate plot no I.P.-21 having area 20,000 Sq. Ft.
8	M/s Cosmozing Foodlabs Private Limited	Industrial Area, Dumaria	IP-5	Mineral Water & Juice	43560	Recommended.
9	M/s Volts Solar Energy Private Limited	Industrial Area, Bariyarpur	IP-48(P-2)	Solar Module	435600	Recommended.
10	M/s Shree Hari Industries	Industrial Area, Bariyarpur	I.P - 6(P10)	Almirah	7405.2	Recommended.
11	M/s KY Fresh Foods Private Limited	Mega Food Park, Damodarapur	3	Instant Noodles	348480	Recommended with Plot No- 3 (P-I) having area 217800 Sq. Ft.
12	M/s Rathi Feeds India Private Limited	Industrial Growth Centre, Maranga	3(P1)	Cattle & Poultry Feed	5000	Deferred.
13	M/s Farmerspure Food Private Limited	Industrial Area, Baijnathpur	C6	Makhana Roasting, Processing, Packaging & Namkeen Manufacturing	19448	Recommended.
14	M/s Sushila & Radha Hospital Private Limited	Industrial Area, Baijnathpur	E3	Disposable Syringe, Baral, Gasket Needles, Gloves, Blood Storage Pouches, Catheters/Pipes IV Fluids (Ns-RL- Distil-Use Sline etc & Hospital Misc Equipment's	26432	Recommended.

15	M/s Gauri Industries	Industrial Area, Baijnathpur	E4	Manufacturing of Plastic Granules & Plastic Chair, Tables & House Hold Goods	41684.5	Recommended.
16	M/s Nourify Foods & Beverages Private Limited	Industrial Growth Centre, Maranga (Plug & Play)	BI-13(G.F)	Dryfruits, Nuts, Makhana, Dates etc	3879.04	Recommended with shed no- BI-13(F.F) having area 3879.04 Sq. Ft.
17	M/s Makhana Amrit Mantra Private Limited	Industrial Growth Centre, Maranga (Plug & Play)	BI-11(G.F)	Makhana Processing Unit for Makhana Processing (E.G. Unit for Producing Makhana Pops, Making flavoured And/or Roasted Makhana Snacks, Makhana Powder, Rtc Kheer, Etc.)	5182.82	Recommended with shed no- BI-11(F.F) having area 5182.82 Sq. Ft.
18	M/s Laxmi Industries	Industrial Growth Centre, Maranga (Plug & Play)	BI-16(F.F)	E Vehicle Battery Cover and Related components	5182.82	Recommended.
19	M/s Calzare Heels Private Limited	Large Industrial Estate, Barari (Plug & Play)	NS-P1, Shed C-22, C-24	Foot Wear	12399	Recommended.
20	M/s Magadh Infratech	Industrial Area, Manpur	IP - 73, IP - 74, IP - 75	Batching Manufacturing Plant	27225	Not Recommended, due to product is not suitable.
21	M/s Maa Pitambra Enterprises	Industrial Area, Manpur	IP - 68	M.S. Sheet Cutting, Rounds, Angles, Channel, Tor Steel, etc	5445	Recommended.
22	M/s Shanu Enterprises	Industrial Area, Manpur	IP - 84	Aluminium Foil Container	5445	Recommended.

23	M/s Ply House	Industrial Area, Manpur	IP - 41, IP - 42, IP - 40, IP - 37, IP - 38	Manufacturing of Aluminum Extrusion	43560	Recommended.
24	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	ED-ID & IP team to check the product for suitability in applied plot/Industrial Area. Hence, Deferred.
25	M/s Rajesh Namkin Bhandar	Industrial Area, Manpur	IP - 39	Namkeen Bhujia, Mixture, Kurkure & Puff Manufacturing Unit	5445	ED-ID & IP team to check the product for suitability in applied plot/Industrial Area. Hence, Deferred.
26	M/s Suraj Food Products	Industrial Area, Manpur	IP - 66	Multigrain Flour & Wheat Flour	5445	ED-ID & IP team to check the product for suitability in applied plot/Industrial Area. Hence, Deferred.
27	M/s Qsar Metallurgical	Industrial Growth Centre, Aurangabad	S-9(P-II)	Aluminium De-Oxidizer (Granular and Briquette Form)	10000	Recommended with Valuation amount- 4,70,000/-
28	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-	Grade A Warehouse	410240	Deferred.

			4 (P-III), K-2 (P-V), L-1 (P-V), L-1 (P-IV), K-3 (P-III), K-2 (P-II), L-1 (P-VI), K-4 (P-I), K-3 (P-V)			
29	M/s Aggregate Agro Fab	Industrial Area, Barauni	136(P-II)	Agriculture Equipment, Food Processing Equipment, Petroleum Tank, Truck, Storage Tank & General Fabrication Works	13068	Recommended.
30	M/s Bimla Baleshwar Plastic Industries	Industrial Area, Barauni	30(P-II)	Plastic Granules & Plastic Items	4602	Recommended with Valuation amount of Rs. 53,312/-
31	M/s S.M Enterprises	Industrial Growth Centre, Begusarai	B-5	Metal Laser Cutting Products	10000	Recommended.
32	M/s Maa Durga Home Foods Private Limited	Industrial Growth Centre, Begusarai	F-16, F-17	Sattu, Besan, suji, Atta Flour	20000	Recommended.
33	M/s Sri Sai Food Product	Industrial Area, Barauni	136(P-I)	Foxnut (Makhana) Processing Unit	21780	Recommended.
34	M/s Nippanikar Global Foods Private Limited	Industrial Area, Fatuha (Plug & Play)	B 1-5 (G.F.), B 1-7 (G.F.)	Makhho	7333.6	Recommended.
35	M/s Nippanikar Global Foods Private Limited	Industrial Area, Fatuha (Plug & Play)	B 1-3 (G.F.)	Makhho	3666.8	Applicant has withdrawal the application. Hence, Not Recommended.

36	M/s Nippanikar Global Foods Private Limited	Industrial Area, Fatuha (Plug & Play)	B 1-8 (G.F.)	Makhho	3666.8	Recommended.
37	M/s Manjusa Jewel Manufacturing (OPC) Private Limited	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna (Plug & Play)	3 rd Floor Phase -II	Mangalsutra & casting gold jewellery (paper casting, stone casting etc.)	5127	Recommended with alternate shed no 2nd Floor Phase-II (P-I) having area 1282 Sq. Ft.
38	M/s Shrik Sona manufacturer (OPC) Private Limited	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna (Plug & Play)	3 rd Floor Phase -II	Manufacturing of machine gold chain, dye chain and mangalsutras	5127	Recommended with alternate shed no 2nd Floor Phase-II (P-II) having area 1282 Sq. Ft.
39	M/s Krishnan Abhushan Kreation (OPC) Private limited	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna (Plug & Play)	3 rd Floor Phase -II	Manufacturing long necklace, jhumka, choker, short necklace, bangles made of gold	5127	Recommended with alternate shed no 2nd Floor Phase-II (P-III) having area 1282 Sq. Ft.
40	M/s Patliputra Jewellery Manufacturing (OPC) Private Limited	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna (Plug & Play)	3 rd Floor Phase -II	Manufacturing plain casting jewellery such as rings, ear rings, tops, pendent etc.	5127	Recommended with alternate shed no 2nd Floor Phase-II (P-IV) having area 1282 Sq. Ft.
41	M/s Namah Chain Manufacturing Private Limited	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna (Plug & Play)	3 rd Floor Phase -II	Manufacturing of Kundan, Polki, Antique jewellery (Gold)	5127	Recommended with alternate shed no 3rd Floor Phase-II (P-V) having area 1709 Sq. Ft.
42	M/s Sarth Handicraft (OPC) Private Limited	Industrial area Patna (Urban) BSFC Building, Fraser Road	3 rd Floor Phase -II	Manufacturing plain casting jewellery such as bangles,	5127	Recommended with alternate shed no 3rd Floor Phase-II (P-VI) having area 1709 Sq. Ft.

		Patna (Plug & Play)		god pendants, bracelet, tops etc		
43	M/s Karigiri Jewel manufacturing (OPC) Private Limited	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna (Plug & Play)	3 rd Floor Phase -II	Manufacturing hand made gold jewellery all items	5127	Recommended with alternate shed no 3rd Floor Phase-II (P-VII) having area 1709 Sq. Ft.
44	M/s Jeenendra Kumar and Company	Industrial Area, Manpur	IP - 73	Murmure, Beaten Rice & Sattu Dal	5445	ED-ID & IP team to check the product for suitability in applied plot/Industrial Area. Hence, Deferred .
45	M/s 3 STAR	Industrial Growth Centre, Maranga	53(P8)	Note Book, Exercise Book & Registers Manufacturing	3000	Recommended.
46	M/s N.B Group Industries	Large Industrial Estate, Barari (Plug & Play)	A/3	Sofa Fabric, Curtain, Sofa Stitching, Cushion Cover Manufacturing	2795	Recommended.
47	M/s Ahmad Food Processing	Large Industrial Estate, Barari (Plug & Play)	B5P5	Corn Flakes, Kurkure, Chips & Horlicks	19720.77	Not Recommended , due to project cost is low.
48	M/s Gita Prasad Singh & Company Private Limited	Industrial Area, Muzaffarpur	C-11(P-II)	Cattle and Poultry Feed	35160	Recommended.
49	M/s Ambika Bags	Industrial Estate, Muzaffarpur	NSP-1 (Near Pollution Office)	Non-Woven Plastic bag	10000	1st time absent. Hence, Deferred .
50	M/s Cuvore Pvt Ltd	Industrial Area, Hailpur	B-19 (Phase-2)	Multi Model Logistic Park	21780	1st time absent. Hence, Deferred .
51	M/s Supertech papers Private Limited	Industrial Area, Nawanager	NS IP-10, IP-11	label stock / RELEASE PAPERS	16995.68	Recommended.

52	M/s Shajjad Electronic	Industrial Area. Hajipur (Plug & Play)	83-4	Ceiling fan, stand fan, farata fan, table fan, Manufacturing	3305.64	Applicant has advised to choose alternate plot in another IA. Hence, Deferred.
53	M/s Medicare Environmental Management Private Limited	Industrial Area. Banmankhi	C8	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	43560	Deferred.
54	M/s Medicare Environmental Management Private Limited	Industrial Area, Lohat Phase-I	A-3	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	84056	Deferred.
55	M/s Medicare Environmental Management Private Limited	Industrial Area, Sasaram	IP-83	Common Biomedical Waste Treatment Facility (CBWTF) and Plastic Recycling	43560	Deferred.
56	M/s Fliconx	Industrial Area, Donar	B 30 P (II)	Manufacturing of all types of Fan Motors, Fan Manufacturing, Electric PVC Pipe Bending	3000	Applicant has advised to submit the required document. Hence, Deferred.
57	M/s Esteemex Private Ltd	Industrial Growth Centre, Maranga (Plug & Play)	B1-12(F.F)	Makhana & Agriculture Products	5182.82	Applicant has advised to submit the required document. Hence, Deferred.
58	M/s Tejasnamken Udyog Manufacturing LLP	Industrial Area. Dumaria	IP-16	Namkeen Bhuja	104623	Applicant has advised to submit the required document. Hence, Deferred.
59	M/s Haldiram-Bhujawala Royal Foods Private Limited	Industrial Area. Sikandrapur	C-1(P-I)	Bhuja, Sweets, And Other Food Beverages	43560	Plot reserve for IT Park. Hence, Not Recommended.

60	M/s 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, Not Recommended.
61	M/s Vaishnavi Foods and Beverages Private Limited	Industrial Area, Sikandrapur	C-1 (P- II)	Juice, Milk, Other Food Beverages	43560	Plot reserve for IT Park. Hence, Not Recommended.

AGENDA # 4:

Miscellaneous:

Point no. 1: (NBPDC) requested for setting up new 33/11 KV PSS at IGC Begusarai with mandatory payment.

North Bihar Power Distribution company Ltd (NBPDC) requested vide letter no. 585 dt. 22.05.25 from Executive Engineer-Electrical for setting up new 33/11 KV PSS at IGC Begusarai.

Now, NBPDC is requested for allotment of 60*40 Sq. meter land for set up power substation for which survey was done with electricity department and BIADA team. Land is identified as plot no. S-1 (P-II) having Area- 26136 Sq.ft (0.60 acre). Engineer-Electrical NBPDC informed vide letter dated 04.09 2025 that they are agree to pay the mandatory payments of land/ plot allocated for PSS.

DGM, Begusarai mentioned that the identified land (Plot No. S-1) is proposed for Bus stop, Weigh Bridge & Truck parking bay and also proposed for S-1 (P-II) having Area- 26136 Sq.ft (0.60 acre) land for construction of PSS with mandatory payments.

Decision Taken: Approved with mandatory payment.

Point no. 2: M/s Achunik Engineering IA Jehanabad, for recalculation.

- M/s Achunik Engineering was allotted plot no. C-7 admeasuring 2550 sq. ft. at IA Jehanabad for setting up of Hospital Equipments and Laboratory Instruments unit vide office order no. 2488/D dated 18.06.2025.
- Against the allotment, the unit deposited the entire payable amount within stipulated time, details of which are as under:
 - EMD: ₹21,074.22
 - Upfront Payment: ₹4,98,561.00 (paid on 23.06.2025)
 - Valuation Charges: ₹1,35,926.00 (paid on 26.06.2025)
 - Total: ₹6,55,561.22
- At the time of handing over physical possession, only 2473.5 sq. ft. was found available. i.e., 76.5 sq. ft. less than the originally allotted area.
- In view of the shortfall, the unit requested **recalculation of the payable amount** and issuance of a **revised allotment order**. The matter was examined by Industrial Development and Finance sections, and a revised calculation (Annexure-2) has been prepared and verified.
- Accordingly, it is proposed that the matter of **minor reduction in area (76.5 sq. ft.)** may be placed before the PCC for approval of revised allotment terms.

To put up the matter in PCC on E-File no. E- 502369 has been received.

Submitted for kind consideration and approval, please.

Decision Taken: Approved.

Point no. 3: - Proposal for re-allotment of 70,000 sq. ft. land to M/s Vardhan Business Associates Pvt. Ltd. under Bihar Biofuels Policy, 2025.

1. Vardhan Business Associates Pvt. Ltd. allotted plots P-14 to P-19 and P-25) at Industrial Area, Kumarbagh admeasuring 70,000 sq. ft. Vide letter no. 392/D dated 28.01.2025. for establishing a Phosphate Rich Organic Manure (PROM) unit under BIADA Industrial Land Allotment Policy, 2022. on 90 years lease basis.
2. The unit was directed through office letter no. 257 dated 14.05.2025 to deposit the initial installment. However, till date, the payment has not been made.
3. Subsequently, vide application dated 12.09.2025, the Director of the company, Shri Anant Kumar, has requested re-allotment of the said 70,000 sq. ft. land under the provisions of the Bihar Biofuels Production Promotion Extension Policy, 2025, stating that the project now aligns with the State's focus on Compressed Biogas (CBG) and biofuels sector.
4. It is pertinent to mention that the company has already been allotted 2,10,000 sq. ft. land (plots P-1 to P-8 & P-20 to P-24) in Kumarbagh Industrial Area vide office order no. 5054/D dated 09.10.2024 for setting up of a CBG plant.
5. Since the request pertains to re-allotment under a new policy where no clear guidelines exist, the matter requires consideration at PCC level.

To put up the matter in PCC on E-File no. E- 514231 has been received.

Submitted for kind consideration and approval, please.

Decision Taken: It has been decided to place this proposal in the upcoming BIADA board meeting.

Point no. 4: Proposal for change in allotment of space from BSFC Building Phase-II (2nd Floor) to BSFC Building Phase-I (5th Floor) in favour of M/s Inspigear India Pvt. Ltd.

1. In the PCC meeting held on 02.09.2025, M/s Inspigear India Pvt. Ltd. was allotted 5127 sq. ft. space at BSFC Building, Phase-II, 2nd Floor, Fraser Road, Patna under the Plug & Play Scheme for establishing its project "Super App". The allotment order was issued vide allotment letter no. 3704/D dated 11.09.2025.
2. Subsequently, vide letter dated 15.09.2025, the unit requested change of the allotted premises from Phase-II (2nd Floor, 5127 sq. ft.) to Phase-I, 5th Floor (Right Wing, 3113 sq. ft.), stating that the said space is more suitable for their requirement and is presently vacant as per BIADA's portal.
3. It is pertinent to note that the total 5344 sq. ft. space on 5th Floor, Phase-I is divided into two parts:
 - o 2231 sq. ft. (already allotted to M/s Finance India), and
 - o 3113 sq. ft. (vacant).
4. The said 3113 sq. ft. space is available for allotment. However, the unit has not yet executed the Leave & License Agreement nor deposited six months' advance rent for the earlier allotment.
5. In light of the above, the proposal for allotting 3113 sq. ft. at BSFC Building Phase-I, 5th Floor to the unit in place of its earlier allotment may be placed before the PCC for consideration and approval.

To put up the matter in PCC on E-File no. E- 523113 has been received.

Submitted for kind consideration, please.

Decision Taken: Approved.

Point no. 5: Proposal for part transfer of land by M/s Astra Packaging Pvt. Ltd., IA Goraul, Phase-I to its subsidiary company M/s Astra Satlinks Pvt. Ltd.

1. M/s Astra Packaging Pvt. Ltd. was allotted land measuring **60,027 sq. ft. (plots A-10, A-11 & A-12)** in IA Goraul, Phase-I vide office letter no. **3087/D dated 11.05.2023** for setting up a Flexible Laminated Packaging Material unit. Physical possession was handed over on **06.06.2023**.
2. The unit is functional and has invested as per its DPR. Subsequently, the Director, Shri Naveen Kumar Yadav, has requested transfer of **16,000 sq. ft. (part of A-10 & A-11)** to **M/s Astra Satlinks Pvt. Ltd.**, a related entity in which the directors hold 60% and 40% shareholding respectively.
3. The **reason for transfer** cited is that Astra Satlinks Pvt. Ltd.'s existing location at Parsa Bazar, Patna has become fully residential, making operations unviable. The Board has thus resolved to shift operations near its associate company at Goraul.
4. The unit has submitted all required documents including:
 - o Agreement for Transfer, Affidavits & KYC of Directors
 - o SIDBI NOC (conditional)
 - o Inspection report with photographs
 - o DPR & Project Profile of both entities
5. **Observations:**
 - o BIADA Land Allotment Policy, 2022 (Clause 12) permits transfer of plots but is **silent on part-transfer/demerger**.
 - o Previous policies (2013 & 2021) contained explicit provisions for demerger on payment of 10% of MVR.
 - o Legal opinion notes absence of express prohibition, suggesting that part transfer to a **subsidiary company** may be considered by applying harmonious interpretation.
 - o DGM-ID, Hajipur Cluster has recommended approval subject to levy of **10% MVR transfer fee**.
6. **Recommendation:**

In view of the functional status of the unit, submission of requisite documents, and legal opinion, the proposal for **part transfer of 16,000 sq. ft. to Astra Satlinks Pvt. Ltd.** may be placed before PCC for deliberation and appropriate decision.

To put up the matter in PCC on E-File no. E- 256560 has been received.

Decision Taken: Approved with mandatory payment.

Point no. 6: Proposal for shed exchange between M/s Jai Bhawani Industries and M/s Technomate in IA Jehanabad.

1. M/s Jai Bhawani Industries has been allotted a total of **20,000 sq. ft. (Sheds B-3, B-5, B-6 & B-7)** in IA Jehanabad across different phases. The unit had earlier applied under **Exit Policy 2023** for surrender of 15,000 sq. ft., but as it failed to vacate, the approval was cancelled and the unit continues to remain functional.
2. Subsequently, the unit submitted an application dated **22.07.2025** requesting exchange of **Shed B-3 with Shed B-4**. Notably, **Shed B-4 has already been allotted to M/s Technomate vide letter no. 3109 dated 29.07.2025** pursuant to PCC's decision.
3. Inspection report dated **06.09.2025** confirms that Jai Bhawani Industries is operational. Supporting evidence such as GST returns, electricity bills and photographs have been submitted.
4. Importantly, **both units (Jai Bhawani Industries and Technomate)** have expressed willingness for the shed exchange. Technomate has given a written no-objection.
5. **Outstanding dues:** Jai Bhawani Industries has arrears of **₹2,37,710/-** against Shed B-3, which must be cleared prior to exchange.

6. **Legal opinion:** Since allotment and possession of B-4 have already been granted, modification/substitution requires approval of the competent authority. However, as both parties have consented, the Authority may consider allowing shed exchange subject to:
- o Written affidavit/consent from both parties.
 - o Clearance of all dues by Jai Bhawani Industries.
 - o Payment of applicable transfer/exchange charges.

Recommendation:

The proposal for exchange of Shed B-3 with Shed B-4 between M/s Jai Bhawani Industries and M/s Technomate may be placed before PCC for deliberation and decision, subject to compliance of the above conditions.

To put up the matter in PCC on E-File no. E- 348649 has been received.

Decision Taken: Approved.

Point no. 7: Proposal of Ignisun Solar Pvt. Ltd. (A group Surya Company) for total area of 22.53 Acre in IA Sasaram.

Ignisun Solar Pvt. Ltd. (A group Surya Company) has applied for 22.53 Acre in IA Sasaram for following products:

- 1) Solar Equipment including i.e Solar Module, Cell and other backward integration components.
- 2) Electrical & Electronics Appliances & equipment's
- 3) Battery, BESS & BMS
 - Proposed Investment: 200 Cr.
 - Proposed employment: 360

The final application is not being submitted because of a technical payment error.

Recommendation: Proposal indicates an investment of approximately ₹200 Cr with employment for 360 persons. The project, focused on setting up a solar equipment manufacturing cluster, appears promising in the Solar Sector and may be considered.

Plot/Shed	Industrial Area	Application No	Name Of Company/Firm
IP-87, N.S.I P-71, IP-52, IP-64, IP-67, IP-82, IP-70, N.S.I P-16, IP-76, N.S.I P-17, IP-88, IP-55, IP-61, IP-20, IP-21, IP-50, IP-46, IP-77, N.S.I P-14, IP-65, IP-18, IP-90, IP-85, IP-81, IP-58, IP-62, IP-49, IP-69, IP-78, IP-86, IP-56, IP-53, IP-19, IP-58, IP-57, IP-48, IP-63, N.S.I P-80, IP-66, IP-92, IP-22, N.S.I P-15, IP-51, N.S.I P-72, IP-47, N.S.I P-74, N.S.I P-73, IP-89, IP-91, N.S.I P-79, IP-60, IP-75, N.S.I P-84, IP-59, N.S.I P-93	IA Sasaram	BIADA/AID/2025095635	IGNISUN SOLAR PRIVATE LIMITED (A GROUP SURYA COMPANY)

Decision Taken: Deferred.

Point no. 8: Proposal of Geofast Industries India Limited for total area of 10 Acre with plot no. IP-48(P-2) in IA Bariyarpur for manufacturing of Soya Chunks & Snacks.

- Proposed Investment: 61 Cr. in first phase with total outlay of 100 Cr.
- Proposed employment: 500

The final application is not being submitted because of a technical payment error.

Recommendation: Unit having vast experience in contract manufacturing of various reputed brands like ITC, TATA, Hector Beverages (Paper Boat), DSPL. The proposed investment is ₹61 Cr in the first phase, with a total outlay of around ₹100 Cr. The project is expected to generate

employment for about 500 persons, which is favorable for this sector. Decision on the same may be taken.

Plot/Shed	Industrial Area	Application No	Name Of Company/Firm
IP-48(P-2)	IA Bariyarpur	BIADA/AID/202306465	GEOFAST INDUSTRIES (INDIA) LIMITED

Decision Taken: Applicant has advised to choose alternate plot. Hence, **Deferred**.

Point no. 9:- M/s SAPL allotted Shed no. 12 having area 60000 Sq.ft at IA Muzaffarpur.

M/s SAPL requested for allotment of Canteen and toilet near allotted shed.

DGM- Muzaffarpur proposed the area near shed shown in diagram attached having area 5000sqft.


Decision Taken: **Approved** with mandatory payment.

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


Managing director
BIADA, Patna

Memo: - ... 3079/PCC ...

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

Date: - ... 06/10/25 ...


Deputy General Manager,
Land Allotment BIADA, Patna