

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 24th March 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 24th March 2026 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 concerned HQ DGMs and Cluster DGMs to provide their inputs and respond to queries of the committee where ever required.

1	Sh. Kundan Kumar, IAS	Secretary Department of Industries, GoB cum Managing Director, BIADA
2	Sh. Mukul Kumar Gupta, IAS	Director Industries, Dept of Industries, GoB (on deputation for election duty)
3	Sh. Chandrashekhar Singh	Executive Director- South & North, BIADA (on deputation for Samrddhi Yatra)
4	Sh. Shambu Prasad Singh, 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. Ashish Shankar	Former Vice-President, BCCI, Patna.
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 10.03.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 10.03.2026.
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 10.03.2026.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 10.03.2026.	Confirmed



AGENDA # 3:

In the PCC meeting total 38 applications (14 fresh applications, 04 Deferred, 13 Long Time Deferred case and 07 Any Others) were discussed by the PCC. **09** applications were recommended, **05** applications were not recommended and **24** applications were deferred due to various reasons.

Unit wise details of the same are underneath: -

New Application (Plug & Play)

Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	M/s Laxmina Traders	Industrial Area, Sasaram	NP - 3, NP - 4	Manufacturing Of Salted Snacks (Mixture, Bhujija, Namkeen Etc.) And Spices	8793.58	Not Recommended, as the adjacent shed is of footwear unit.
2	M/s Bgurus Info Tech Services Private Limited	Industrial Area Patna (Urban) BSFC Building, Fraser Road Patna	4th Floor	School Management Software	2231.29	Not Recommended due to low project cost.

New Application (Plot & Land)

1	M/s Green Excel Private Limited	Industrial Area, Lohat Phase-1	A-5	Recycling Park (E waste, PET/PP recycling, Nonferrous metal recycling)	364000	Recommended with plot no- A-5 & A-6 having area 5,56,375 Sqft.
2	M/s Pankaj Traders	Industrial Area, Lohat Phase-1	B-1	Wooden, Steel and Engineered Board Furniture (Beds, Sofas, Dining Tables, Wardrobes, Chairs, Tables, Dressing Tables and Modular Furniture)	86000	Recommended.
3	M/s Jay Bajrang Sweets	Industrial Estate, Katihar	20(P-4)	All types of Indian Sweets	3000	Not Recommended.
4	M/s Frame N Finish Private Limited	Large Industrial Estate, Barari	Old Office	Modular, Wooden, Metal & PVC Furniture, End to end building solution along with training for fresh talent.	10880	Recommended for product UPVC Plastic Door & Window, Modular & Wooden Furniture & CNC Cutting. Valuation Amount of Rs. ₹7,43,000/-
5	M/s Sahil enterprises	Industrial Area, Sasaram	IP-44	C Channel	10000	Recommended with alternate plot no- IP-47 having area 10010.48 Sqft.

6	M/s Khan & Sons	Industrial Area, Dehri	Shed B-1, B-17(P-I), B-18	Metal Furniture (Chair, Table, Racks), Cooler, Steel Almirah, Trunk Etc	11016	Applicant was advised to choose alternate plot, hence, Deferred
7	M/s Sahabad Steel Enterprises	Industrial Area, Dehri	Shed B-1, B-17(P-I), B-18	Almirah, Box, Rack, Etc	11016	Recommended with valuation amount of Rs. 6,01,140/-
8	M/s Avsar Apparel Pvt. Ltd.	Industrial Growth Centre, Begusarai	NS H-1(P1)	Garment	261360	Applicant was advised to choose alternate plot, hence, Deferred.
9	M/s NIDL Surcfactants Private Limited	Industrial Growth Centre, Begusarai	E-18, E-21, E-19, NS F-5, NS E-16, E-17, E-20, E-22	Sulphuric Acid, Labsa - 90 %	214878	Recommended.
10	M/s Sanjivani Media and Technologies Private Limited	Industrial Area, Sikandrapur	C-1 (P-I), C-1 (P-II)	Data Center, Call Center and Film Editing and Digital Processing Unit	87120	Deferred for re-verification of project.
11	M/s Ishika Paper & Packaging Private Limited	Industrial Area, Bihiya	A-10(P-II)	Corrugated Box	142860	Recommended.
12	M/s Dua Eco Nova	Industrial Area, Dumaria	I.P.-19	E Waste Recycling	5000	Applicant was advised to choose alternate plot at another IAs, hence, Deferred.
Deferred (Plot & Land)						
1	M/s Srijan Development and Research Institute	Large Industrial Estate, Barari	D-51 (P-II), D-52, D-53, D-51 (P-1)	Multi-Specialty Hospital & Nursing College	54360	Applicant was advised to submit revised project report as per product, hence, Deferred.
2	M/s Jay Bajrang Sweets	Industrial Estate, Katihar	20(P-V), 22(P-II)	All types of Indian Sweets	2000	Not Recommended.
3	M/s Vishnu Rice Mill	Industrial Area, Nawada	B-3 (P)	Fortified Rice Mill	2400	Not Recommended.
4	M/s Ramesth Udyog Ventures Private Limited	Industrial Estate, Barun	P-16, P-18 (P-II), P-17, P-19, P-15	Processing Unit of E-Waste & Plastic-Waste	51941	Recommended with alternate Plot No- P-6, P-7 & P-8 having area 22400 Sqft.

Note: Decision on 13 deferred cases of IA Manpur have been put on hold till the encroached land parcels get resolved.

AGENDA # 4:

Miscellaneous:

Point no. 01: Subject:- Proposal regarding Refund of Amount in favour of M/s Anamika Food Products (EPIP, Hajipur).

- M/s Anamika Food Products was allotted Plot No. A-3 admeasuring 36,927 sq. ft. at EPIP, Hajipur vide Office Letter No. 3523/D dated 28.08.2025 for establishment of an Ice Cream, Milk Shake & Dairy Products unit on a 90-year lease basis. The allotment was made in compliance with the proceedings of the PCC meeting dated 19.08.2025, wherein the detailed status of the plot, including its condition, was duly communicated to the unit. The unit had accepted the same at the time of allotment.
- However, even after lapse of more than three months from the date of allotment, the unit failed to take physical possession of the plot. The unit, vide letter dated 05.09.2025, informed that the allotted plot is under litigation before the appellate court and expressed unwillingness to take possession until the matter is resolved. Subsequently, notices were issued to the unit vide Letter No. 1705/D dated 11.12.2025 and Letter No. 21/D dated 07.01.2026 for non-compliance with the prescribed timeline.
- It is pertinent to mention that despite being aware of the litigation status at the time of allotment, the unit neither took possession of the land nor initiated any civil construction, thereby violating the terms and conditions of allotment as well as the provisions of the BIADA Land Allotment Policy, 2022. As per the policy and provisions under Section 6(2)(a) and 6(2)(b) of the BIADA Act, 1974 (as amended), such non-compliance may attract cancellation of allotment and forfeiture of deposited amount.
- Further, it is observed from the records that in the Grievance Meeting dated 17.02.2026, the unit requested for refund of the deposited amount citing litigation on the allotted plot. The matter was examined at various levels. While the legal opinion suggested initiation of cancellation proceedings due to non-adherence to timeline, the Competent Authority, after deliberation, has opined that since the plot was under litigation from the date of allotment, the request of the unit for refund of the deposited amount may be considered.
- In view of the above facts and the directions of the Competent Authority, the proposal is submitted before the PCC for consideration and approval of refund of the amount deposited by M/s Anamika Food Products against the allotment of Plot No. A-3 at EPIP, Hajipur.

To put up the matter in PCC on E-File no. E- 405469 has been received.

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

Decision Taken: Approved.



Proposal for Establishment of a 4-Star / 5-Star Category Hotel Project

Proposal No.1 - M/s MCS India Limited, Industrial Area, Patliputra

Background: -

S. no	Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
1	M/s MCS India Limited	Pataliputra, Patna	30,000	C-23, C-24	Applied for hotel project	Makhana Processing	4-Star category Hotel

Proposal – The unit has submitted a proposal seeking change of project from Makhana Processing to the Service Sector for the purpose of construction of a 4-Star category hotel.

- **Proposed Investment:** ₹211.50 Crore
- **Proposed Employment:** 288

Current Status

- Three similar proposals have been received for the same industrial area. As per Annexure-6, Clause C(i) of BIIPP package 2025, "Only one such service unit is permissible in a single industrial area".
- As per the DPR, the proposed project appears to be feasible and the proposed investment is also adequate for a 4-Star category hotel.

In view of the above, guidance may be obtained regarding which proposal may be considered for approval.

To put up the matter in PCC on E-File no. E- 339969 has been received.

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

Decision Taken: Proposal was put up in the PCC meeting and decision will be taken after modifications in BIIP Package 2025, hence, Deferred.

Proposal No.2- M/s Civmil Industries Pvt. Ltd, Industrial Area, Patliputra

Background: -

S.no	Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
2	M/s Civmil Industries Private Limited	Pataliputra, Patna	101216	A4 & A5	Yet to apply	Sheet metal components for automobiles railway and telecommunication	5-Star category hotel

Proposal- The unit has submitted an application under the **BIADA Amnesty Policy 2025** seeking **transfer** of land in favour of **M/s Shantidutt Infra Services Limited for 5-Star category hotel.**

- **Proposed Investment:** ₹295 Cr
- **Proposed Employment:** 525

Current status:

- **Three similar proposals** have been received for the same industrial area.



- As per the DPR submitted, the proposal appears feasible, with a proposed investment of approximately INR 295 Cr for development of a 5-star category hotel under product change.

In view of the above, guidance may be obtained regarding which proposal may be considered for approval.

To put up the matter in PCC on E-File no. E- 61634 has been received.

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

Decision Taken: Proposal was put up in the PCC meeting and decision will be taken after modifications in BIIP Package 2025, hence, Deferred.

Proposal No.3 - M/s NIT ZONE- IA Bihar Sharif

Background: -

S.no	Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
3	M/s NIT ZONE	Bihar Sharif, Patna	87,120	NS-(A)	Stage 1 cleared for earlier product	Online Examination Centre, Call Centre, Software Design & Development.	4-Star category hotel

Proposal - The unit submitted a proposal for change of product for construction of a 4-Star category hotel.

- Proposed investment** - ₹36.86 crore,
- Proposed employment** -193 persons

Current status:

- The unit has obtained **Stage-I clearance from SIPB** under BIIPP 2016 for previous product.
- Further, only one application has been received for the Industrial Area, Bihar Sharif.

Therefore, guidance may be obtained

To put up the matter in PCC on E-File no. E- 243285 has been received.

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

Decision Taken: Proposal was put up in the PCC meeting and decision will be taken after modifications in BIIP Package 2025, hence, Deferred.

Proposal No.4 - M/S Recon Engicon- Industrial Area, Bihta

Background: -

S.no	Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed product
4	M/s Recon Engicons Pvt Ltd	Bihta	29,185	A-4	Yet to apply	Call Centre	4-Star Hotel

Proposal- The unit has submitted a proposal for change of product from Data centre to a 4-star category hotel

- Proposed Investment:** ₹40 Cr
- Proposed Employment:** 100

Current status:

- The proposed project appears to be feasible.
- One proposal has been received for such activity in Industrial Area, Bihta.

In view of the above, the proposal may be considered.

To put up the matter in PCC on E-File no. E- 548945 has been received.

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

Decision Taken: Proposal was put up in the PCC meeting and decision will be taken after modifications in BIIP Package 2025, hence, Deferred.

Proposal No.5- M/S Minakshi Industries Industrial Area, Buxar**Background: -**

S.no	Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
5	M/s Minakshi Industries	Buxar (Bihta)	10,940	A-9 & NS	Approval received from SIPB for hotel project	Allotted Cement Hume Pipe changed to wire nail	4-Star category hotel

Proposal- The unit has submitted a proposal for change of product from Data centre to a 4-star category hotel

- **Proposed Investment:** ₹34.69 Cr
- **Proposed Employment:** 73

Current status:

- Approval has been received from SIPB for the proposed hotel project. Hence, the proposal may be considered for allotment.

To put up the matter in PCC on E-File no. E- 45722 has been received.

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

Decision Taken: Proposal was put up in the PCC meeting and decision will be taken after modifications in BIIP Package 2025, hence, Deferred.

Proposal No.6- M/s Maa Mundeshwari Agro Mill Pvt. Ltd- IGC Aurangabad**Background: -**

S. no	Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
6	M/s Maa Mundeshwari Agro Mill Pvt. Ltd	IGC Aurangabad	1,63,350	S-5, S-6, NS-1, B-7(P), B-8, B-9, B-10, B-11, NS-2, NS-3, B-12, B-13, B-14, B-15.	Applied for hotel project	Grade A warehouse	4-Star category Hotel

[Handwritten signatures]

Proposal- The unit has submitted an application for change of product/activity to a 4-Star Hotel Project

- **Proposed Investment:** ₹45.46 Cr
- **Proposed Employment:** 175 persons.

Current status:

- The unit has applied under the SIPB for approval of the proposed hotel project, which is currently under consideration.
- However, two proposals have been received for the same industrial area therefore, direction/guidance may be obtained.

To put up the matter in PCC on E-File no. E- 424215 has been received.

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

Decision Taken: Proposal was put up in the PCC meeting and decision will be taken after modifications in BIIP Package 2025, hence, Deferred.

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



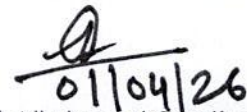
Chairman cum Managing director
BIADA, Patna



Memo: - ...1314/PCC.

Date: - 01/04/26...

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



I/c Land Allotment Section,
BIADA, Patna