

**Minutes of the meeting of Project Clearance Committee (P.C.C) held on 07<sup>th</sup> April 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.**

PCC meeting was convened on 07<sup>th</sup> April 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	<b>Sh. Kundan Kumar, IAS</b>	Secretary Department of Industries, GoB cum Managing Director, BIADA
2	<b>Sh. Mukul Kumar Gupta, IAS</b>	Director Industries, Dept of Industries, GoB (on deputation for election duty)
3	<b>Sh. Chandrashekhar Singh</b>	Executive Director- South & North, BIADA
4	<b>Sh. Shambu Prasad Singh, BAS</b>	Executive Director Operation, BIADA
5	<b>Sh. Ranjit Kumar</b>	Executive Director- Project, BIADA
6	<b>Sh. Abhay Kumar</b>	Internal Finance Advisor, Dept of Industries, GoB.
7	<b>Sh. Ram Lal Khetan</b>	President, BIA, Patna.
8	<b>Sh. N.K. Shankar</b>	Former Vice-President, BCCI, Patna.
9	<b>Sh. Ashish Kumar Gupta</b>	Environmental Engineer, BSPCB, Patna.

**AGENDA**

<b>AGENDA # 1</b>	Confirmation of the minutes of last PCC meeting held on 24.03.2026.
<b>AGENDA # 2</b>	Compliance of allotment made in last PCC meeting -held on 24.03.2026.
<b>AGENDA # 3</b>	Proposal of New Allotment of Plots and sheds/ Deferred Agenda.
<b>AGENDA # 4</b>	Miscellaneous.

**DECISIONS TAKEN WITH ACTION POINTS**

The committee deliberated on all the agenda points and decided the following

<b>AGENDA</b>	<b>DETAILS</b>	<b>DECISION</b>
<b>AGENDA # 1</b>	Confirmation of the minutes of last PCC meeting held on 24.03.2026.	<b>Confirmed</b>
<b>AGENDA # 2</b>	Compliance of allotment made in last PCC meeting held on 24.03.2026.	<b>Confirmed</b>

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**AGENDA # 3:**

In the PCC meeting total 50 applications (28 fresh applications, 05 Deferred, 13 Long Time Deferred case and 04 Any Others) were discussed by the PCC. **18** applications were recommended, **08** 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	<b>M/s Ayyan Creation</b>	Large Industrial Estate, Barari	B5 P5	Kurta, Pajama, Blazer, Bundi, Kurti, Footwear & Accesories	19720.77	<b>Recommended</b> with product of Kurta, Pajama, Blazer, Bundi, Kurti.
2	<b>M/s Mithila Makhana Agritech Private Limited</b>	Industrial Growth Centre, Maranga	B1-15(F.F)	Makhana	5182.82	<b>Recommended</b>
3	<b>M/s Bhumidha Agro Industries</b>	Mega Food Park, Damodarpur	MS-1 (P-II)	Integrated Processing of Makhana, Sattu, and Multigrain Flour	3982.5	<b>Recommended</b>
4	<b>M/s Foulard Foods Private Limited</b>	Industrial Area, Fatuha	B 1-14 (F.F.), B 1-16 (F.F.)	Stapels, Dry Fruits, Spices, Flour	7333.6	<b>Recommended</b>
5	<b>M/s Rudra Priyam Foods and Beverages</b>	Industrial Area, Hajipur	B3-2, B3-1	Bread Rusk Cookies	8112.87	<b>Not Recommended</b> due to low project cost.

**New Application (Plot & Land)**

1	<b>M/s Nirani Sugars Limited</b>	Industrial Area, Banmankhi	A1, A10 to A11, A13 to A23, A25, B3, B6 to B13, B14 P, B15 to B19, C1 to C7, C9 to C19, C22 to C30, D1 to D3, E3, E5 to E9, F1	Bio-Plastics	2267008.30	<b>Recommended</b> with Product of Citric Acid Monohydrate Manufacturing
2	<b>M/s HR Food Processing Private Limited</b>	Industrial Area, Dumaria	I.P.-26, I.P.-27, I.P.-1	Milk, Dahi, Paneer, Lassi, Butter, Ghee, Flavoured Milk, Milk Sweets and other related milk products	311333	<b>Recommended</b>
3	<b>M/s Dev Velora Fabrics</b>	Industrial Area, Kumarbagh	P-26, P-27	Saree, Lahanga, Kurti, Legins Etc	20000	<b>Recommended</b> with alternate plot P-43 having area 20000 sqft

4	<b>M/s Bihari Brands</b>	Industrial Area, Dumraon	N.S-6	Bihari Brands	18741	<b>Recommended</b> with product of Sattu energy drink (Bottled), Besan, Sattu
5	<b>M/s Aaryadeep Enterprises</b>	Industrial Area, Nawanager	IP-06	Rice Mill	20000	<b>Deferred</b>
6	<b>M/s Radha Krishna Enterprises</b>	Industrial Area, Bihiya	D - 12	Plastic Granuals (Dana), Plastic Shoe Sole and All Type Electrical Fitting Items	5000	Since the nearby unit belong to food processing unit, hence, <b>Not Recommended.</b>
7	<b>M/s R N Udyog</b>	Industrial Area, Gogri	IP-1, IP-2, IP-3	Medicated Cotton (Absorbent Cotton Wool)	51199.99	<b>Not Recommended</b> due to low project cost.
8	<b>M/s R. N. Udyog</b>	Industrial Area, Gogri	IP-4, IP-5	Regenerated Cotton and Sanitary Towels	48222.17	<b>Not Recommended</b> due to low project cost.
9	<b>M/s Vishnu Rice Mill</b>	Industrial Area, Nawada	B-3 (P)	Rice Mill	2400	Since both the proposals are from same group, thus cluster DGM was directed to submit inspection report of existing operation hence, <b>Deferred.</b>
10	<b>M/s Arvind Enterprises</b>	Industrial Area, Nawada	B-3 (P)	Roasted Rice Flakes	2400	
11	<b>M/s Zab Industries</b>	Industrial Area, Baijnathpur	F2(P-II)	Aluminium Utensil Manufacturing	38090	<b>Recommended</b> with alternate plot F2(P-III) having area 20000 sqft
12	<b>M/s Vinayak Enterprises</b>	Industrial Area, Baijnathpur	F2(P-II)	Packing/Wrapping Products for Food Items. i.e Namkeen Salted Snacks, Biscuits, Chocolate, Rusk, Bun, Papad Etc.	38090	<b>Recommended</b> with alternate plot F2(P-II) having area 18090 Sqft
13	<b>M/s T.S.S Digital</b>	Large Industrial Estate, Barari	NS-P3	IT Enabled Services/ IT PARK (Online Examination Centre, Call Centre, Design & Development of Software)	28150	Cluster DGM to submitted inspection report of existing operation hence, <b>Deferred.</b>

14	<b>M/s Rungta Irrigation Limited</b>	Industrial Area, Forbesganj	1(P-I), 2(P-I) & 3(P-I)	Plastic Pipes Used in Agriculture Etc	174240	<b>Not Recommended</b> due to low project cost.
15	<b>M/s M.F.K Enterprises</b>	Industrial Area, Forbesganj	130	Wall Putty Manufacturing	1155	<b>Recommended.</b>
16	<b>M/s Girivar Sales</b>	Industrial Area, Fatuha	F-22(P-I), F-23 Phase-III	Lamination Film	5500	Applicant was advised to submit no objection consent regarding HT Line/Electricity Pole, hence, <b>Deferred.</b>
17	<b>M/s Mahendranath Foods &amp; Beverages</b>	Industrial Area, Siwan	IP-10	Soya Products	5000	<b>Not Recommended</b> due to Plot being under assessment is under Amnesty policy 2025.
18	<b>M/s RD Printers &amp; Publishers Private Limited</b>	Industrial Area, Hajipur	B-43(P), B-44, B-44(P)	Note Book Printing, Stationery Manufacturing, Printing of Eco-Friendly Paper based Product like Notebooks, Books, Stationery broacher and labels for packaging Material/boxes	13390	The Legal Section was directed to examine the case status of the applied plot and assess feasibility for allotment, hence, <b>Deferred.</b>
19	<b>M/s Shiv Shakti Furniture</b>	Industrial Area, Lohat Phase-I	B-3 PX	Furniture (Bed, Dressing, Sofa)	20000	<b>Not Recommended,</b> due to low project cost.
20	<b>M/s Rishurashi Bio Coal &amp; Fuel Waste Management Private Limited</b>	Industrial Growth Centre, Begusarai	S-3 (P-II)	Bio Coal	17424	<b>Recommended</b>
21	<b>M/s GD Trendz</b>	Industrial Area, Sasaram	I P-55	Detergent Powder	5000	<b>Not Recommended</b> due to project cost is low.
22	<b>M/s Riashirishu Food Processing Beverage Agro and Dairy Private Limited</b>	Industrial Growth Centre, Begusarai	6 (P-1)	Food Packing Supply and Reasturent Hotel	34848	Applicant was advised to submit complete Detail Project Report, hence, <b>Deferred</b>

23	<b>M/s Rashirishu Infra and Developers Private Limited</b>	Industrial Growth Centre, Begusarai	NS E-25	Herbal Mdeicine And IT	43557	Applicant was advised to submit Detail Project Report as per product, hence, <b>Deferred.</b>
<b>Deferred (Plot &amp; Land)</b>						
1	<b>M/s Srijan Development and Research Institute</b>	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, <b>Deferred.</b>
2	<b>M/s Avsar Apparel Pvt. Ltd.</b>	Industrial Growth Centre, Begusarai	NS H-1(P1)	Garment	261360	Applicant was advised to choose an alternate plot, hence, <b>Deferred.</b>
3	<b>M/s Sanjivani Media and Technologies Private Limited</b>	Industrial Area, Sikandrapur	C-1 (P-I), C-1 (P-II)	Data Center, Call Center and Film Editing and Digital Processing Unit	87120	<b>Recommended</b> with plot C-1 (P-1) having area 43560 sqft
4	<b>M/s Khan &amp; Sons</b>	Industrial Area, Dehri	Shed B-1, B-17(P-I), B-18	Metal Furniture (Chair, Table, Racks), Cooler, Steel Almirah, Trunk Etc	11016	<b>Recommended</b> and DGM, Gaya Cluster was directed to proceed for auction Process of Existing infrastructure.
5	<b>M/s Dua Eco Nova</b>	Industrial Area, Dumaria	I.P.-19	E Waste Recycling	5000	<b>Recommended</b> with Alternate Plot No- IP-33 (P-39 PI) having area 5000 Sqft. at IA Bariyarpur.

**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: Proposal for consideration of fresh allotment under Clause 8(iii) of SLAAP, 2020 in favour of nominee of M/s Arya RCC Pipe Industries, IDC Aurangabad: -**

##### **Background:**

M/s Arya RCC Pipe Industries was allotted 10,000 sq. ft. of land (Plot Nos. A-19 (P), A-20 & A-21(P)) at Industrial Growth Centre, Aurangabad in the year 2010 for establishment of an RCC Pipe manufacturing unit. However, the unit failed to commence industrial activities and also defaulted in payment of dues, leading to cancellation of allotment vide Office Order Memo No. 29 dated 04.01.2020.

Aggrieved by the cancellation, the allottee preferred Appeal Case No. 30/2020, which was disposed of on 31.03.2021 with liberty to apply under Clause 8(iii) of the Special Land Allotment and Amnesty Policy (SLAAP), 2020 for nomination of another allottee within one month. BIADA was also directed to take a decision within one month of submission of such application.

Subsequently, the unit submitted an application dated 24.04.2021 nominating family members (elder daughter-in-law and younger son). However, the application was initially incomplete and supported by defective documents. BIADA issued a deficiency notice dated 07.12.2021, and the required documents were submitted on 08.12.2021.

Meanwhile, BIADA took physical possession of the land on 10.12.2022.

Thereafter, the matter was challenged before the Hon'ble High Court in CWJC No. 12951 of 2023. Vide order dated 24.04.2025, the Hon'ble Court observed that the application under SLAAP, 2020 had not been disposed of and directed for passing necessary orders.

**Current Status:**

**In compliance with the above, the matter was heard by the Competent Authority, and vide order dated 25.02.2026, it has been directed as under:**

*"The matter is to be placed before the Project Clearance Committee (PCC) for consideration of fresh allotment in favour of the assigned nominee under Clause 8(iii) of SLAAP, 2020, in accordance with the Hon'ble High Court's order and applicable policy provisions. The petitioner shall provide required documents as per policy."*

**Issue for Consideration:**

Although the unit did not fulfil the mandatory requirements within the stipulated time under Clause 8(iii) of SLAAP, 2020, the matter is now required to be considered afresh in light of:

- Directions of the Hon'ble High Court, and
- Order of the Competent Authority dated 25.02.2026

**Proposal:**

In view of the above, the case is placed before the Project Clearance Committee (PCC) for consideration of fresh allotment of the subject plot in favour of the nominated applicants under Clause 8(iii) of SLAAP, 2020, subject to fulfilment of all policy provisions.

To put up the matter in PCC on E-File no. E- 492066 has been received.

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

**Decision Taken:** Proposal has been approved. Legal team to draft the letter to be issued to the unit.

**Point no. 02: Proposal for allotment of additional 1857 sq. ft. (Common Area) to M/s Briisk Insur-Fintech Private Limited at IT Incubation Centre-II, Industrial Area, Patliputra: -**

The present proposal is regarding placing the matter before the upcoming Project Clearance Committee (PCC) for consideration of allotment of additional area measuring 1857 sq. ft. (Common Area) to M/s Briisk Insur-Fintech Private Limited, over and above the already allotted 3505 sq. ft. (Shed No. PP 2-1 (First Floor) at the IT Incubation Centre-II, Industrial Area, Patliputra, for establishment of IT/ITES services (Insur-tech, SaaS, PaaS, and similar software products).

**Background:**

*[Handwritten signatures and initials]*

- The unit was originally allotted 3505 sq. ft. (carpet area) vide office letter no. 7562/D dated 07.12.2023.
- Subsequently, as per approval of the then Managing Director, BIADA decided to adopt Built-up Area (including Common Area) instead of Carpet Area for Plug & Play sheds.
- In line with the above decision, consent was sought from the unit for inclusion of additional 1857 sq. ft. Common Area, making the total 5362 sq. ft. (built-up area).
- The unit provided its consent on 12.12.2025 and also requested possession.
- Possession of the originally allotted 3505 sq. ft. was handed over on 12.12.2025 after completion of the building by IDA.
- As per directions, the unit was asked to submit an undertaking regarding usage of Common Area. After issuance of reminder, the unit submitted the undertaking via email confirming acceptance of all conditions related to the Common Area.

**Policy Position:**

- It is noted that there is **no explicit provision** in the Land Allotment Policy 2022 or Leave & License Agreement for separate allotment of Common Area in Plug & Play sheds. However, based on administrative approval (Note-28), BIADA has adopted the practice of allotting **Built-up Area (including Common Area)**, and similar allotments of **5362 sq. ft.** have already been approved by PCC in other cases within the same building.

**Justification:**

- The Common Area includes essential facilities such as washrooms, which are exclusively usable by the unit on the ground floor.
- Uniformity with other allotments in the same building (5362 sq. ft.) is required.
- The unit has already consented and submitted undertaking for compliance with all conditions.

**Proposal:**

In view of the above, approval may be accorded to place the proposal before the PCC for allotment of additional 1857 sq. ft. (Common Area) to M/s Briisk Insur-Fintech Private Limited, thereby revising the total allotted area from 3505 sq. ft. to 5362 sq. ft. (Built-up Area including Common Area).  
E-File no. E- 543388 has been received.

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

**Decision Taken: Approved.**

**Point no. 03: Consideration of application under Amnesty Policy-2025 in respect of M/s Maa Ambe Enterprises, IGC Aurangabad: -**

M/s Maa Ambe Enterprises was allotted Plot No. C-1 admeasuring 15,000 sq. ft. (possession handed over for 14,375 sq. ft.) at Industrial Growth Centre (IGC), Aurangabad vide Office Letter No. 4771 dated 09.11.2016 for establishment of an Arwa Rice Mill. However, due to non-initiation of construction even after lapse of considerable time, the allotment was cancelled vide Office Order No. 4396 dated 16.12.2021, and physical possession was resumed by BIADA on 22.12.2022. The matter is presently sub judice before the Hon'ble High Court in CWJC No. 10499 of 2023.

The unit has now submitted an application under Amnesty Policy-2025 seeking restoration of the allotment. The unit has deposited the outstanding dues amounting to ₹33,05,700/- along with processing fee of ₹5,000/- and applicable GST. Required documents





including affidavit, prescribed form, allotment letter, and possession map have also been submitted.

As per the revised proposal, the unit intends to establish a 4-Star Hotel with a proposed investment of ₹5 Crore and employment generation of approximately 50 persons.

**Observations:**

S.no	Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
8	M/s Maa Ambe Enterprises	IGC Aurangabad	14,375 sqft	C-1	Yet to apply	An Arwa Rice Mill.	4-Star category Hotel

1. Physical inspection conducted on 06.01.2026 reveals that no construction has been undertaken on the plot and the land is lying vacant.
2. The project profile submitted by the unit is incomplete; a detailed DPR covering construction details, layout plan, manpower requirement, working capital, and other technical aspects is required.
3. The proposed investment of **₹5 Crore for a 4-Star Hotel appears inadequate.**
4. As per BIIPP-2025 (Annexure-6, Clause C(I)), only one such service unit (4-Star Hotel) is permissible in a single industrial area, whereas another similar proposal already exists in IGC Aurangabad.
5. The plot is under litigation before the Hon'ble High Court.

**Recommendation:**

In view of the above, it is proposed that the **unit may be directed to submit a Revised Detailed Project Report (DPR)** addressing all deficiencies as pointed out, including compliance with HRACC norms for 4-Star Hotel classification. Further processing of the case under Amnesty Policy-2025 may be considered only after:

- Submission and examination of a complete DPR,
- Verification regarding permissibility of the proposed activity as per BIIPP-2025, and
- Outcome/consideration of the ongoing litigation and legal opinion.

To put up the matter in PCC on E-File no. E- 43303 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.

**Point No.4 - M/s Patwari Udyog, Industrial Area, Patliputra**

**Background: -**

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/S Patwari Udyog	Pataliputra, Patna	43705	D-5,6,7 & NS	Stage 1 cleared	IT/ITeS	4-Star Category hotel

**Proposal-** The unit has now submitted a proposal for change of product from IT Park to a 4-star category hotel

- **Proposed Investment:** ₹78 Cr
- **Proposed Employment:** 250

**Current status:**

- **Three similar proposals** have already 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**
- The unit had obtained Stage-I clearance from SIPB for the earlier product/activity, but has not availed any financial benefit.

**NOTE:** Earlier the unit had submitted the proposal of product change i.e (IT park to 4-star hotel). Now the unit has submitted a letter on 1.04.2026 regarding **withdrawal of application for 4-star hotel project and requested for approval of Multi Super Hospital Project** of 225 beds with investment of 130Cr and employment generation of 400 nos.

In view of the above, guidance may kindly be obtained whether the unit may be allowed to avail benefits under BIIPP-2025.

To put up the matter in PCC on E-File no. 44576 has been received.

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

**Decision Taken:** Proposal was withdrawn by applicant.

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

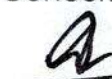
  
Executive Director  
South & North, BIADA, Patna

  
Chairman cum Managing director  
BIADA, Patna  


Memo: - .....15.1.6/PCC.....

Date: - .....13/04/26.....

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

  
13/04/26  
I/c Land Allotment Section,  
BIADA, Patna