

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 23rd July 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 23rd July 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
3	Sh. Shambu Prasad Singh, BAS	Executive Director- Operation cum ID-South & North, BIADA
4	Sh. Ranjit Kumar	Executive Director- Project, BIADA
5	Sh. Abhay Kumar	Internal Finance Advisor, Dept of Industries, GoB.
6	Sh. Ram Lal Khetan	President, BIA, Patna.
7	Sh. Ashish Shankar	Former Vice-President, BCCI, Patna.
8	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

SPECIAL INVITEE

1	Sh. Manoj Kumar Singh, IAS	Investment Commissioner, Mumbai, GoB
2	Sh. Shyam Sundar Bhimseria	President, Laghu Udyog Bharti, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 02.07.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 02.07.2026.
AGENDA # 3	Proposal of New Allotment of Plots and sheds/ Deferred Agenda.
AGENDA # 4	Any Other Matter.

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 02.07.2026.				Confirmed	
Rectification point:							
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	PCC dated 02.07.2026 Decision	Correction required
1	M/s Sangam Industries	Industrial Area, Dumaria	I.P.-6	Furniture & Fixture	43560	Recommended with alternate plot no- I.P-6 (P20) having area 39,204 Sqft.	Recommended with alternate plot no- I.P-6 (P20) having area 39,204 Sqft. at IA, Bariyarpur.
Decision- Approved							

Decision- Approved.

AGENDA # 2	Compliance of allotment made in last PCC meeting held on 02.07.2026.	Confirmed
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AGENDA # 3:

In the PCC meeting total 83 applications (48 fresh applications, 16 Deferred, 12 Long Time Deferred case and 07 Any Other Matter) were discussed by the PCC. **39** applications were recommended, **17** applications were not recommended and **27** 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 Liefde Bakers Pvt Ltd	Industrial Area, Fatuha	B 1-17 (S.F.)	Ice Cream Manufacturing	3666.8	Recommended
2	M/s Bihar Saree Sadan	Industrial Growth Centre, Begusarai	B4-11 (P I)	Readymade Shirt and Readymade Pant	1999.34	Recommended
3	M/s Treco Technologies Private Limited	Industrial Area, Hajipur	K GHAT	Electronics Smart IOT Products	4591	Recommended
4	M/s Hiprotech India Technology Pvt Ltd	Industrial Area, Patliputra	PP 1-1 (First Floor)	Robotics & Drone	7650	Applicant has requested for allotment of 1500 Sqft. only, hence, Deferred.
5	M/s Zed Aar Exports	Industrial Area, Nathnagar	B1-3, B1-4	Manufacturing of Textile	9757	Recommended for garment manufacturing subject to completion of Shed.
6	M/s Sharda Clothing Private Limited	Large Industrial Estate, Barari	A/4	Ethnic Wear Kurta	29650	Applicant was advised to submit required documents, hence Deferred.
7	M/s Kothari Foods	Industrial Estate, Purnea City	A1 (G.F)	Makhana & Wheat Flour & Millets	8500	Applicant was advised to submit required documents, hence Deferred.

New Application (Plot & Land)

1	M/s Munchhonn Food Industries Private Limited	Industrial Area, Hajipur	G-2(1)	Namkeen, Snacks and Chips	43560	Recommended
2	M/s Munchhonn Food Industries Private Limited	Industrial Area, Hajipur	G-2(2), G-2(3)	Namkeen, Snacks and Chips	48636	Recommended.

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3	M/s Excel Industries	Industrial Area, Hajipur	G-2(4)	Medical Equipment, Furniture & its allied.	13628	Recommended.
4	M/s M K Foods	Industrial Area, Hajipur	G-2(5)	Fedora Rusk, Cake & Cookies Etc	15404	Recommended.
5	M/s Raj Frozen & Beverage India LLP	Industrial Area, Hajipur	G-2(6), G-2(7)	Cone (Ice Cream), Packaged Drinking Water and Corrugated Box (Cartoon)	46306	Recommended.
6	M/s Swastik Nutrifeed Innovations Private Limited (Unit - II)	Industrial Area, Hajipur	G-2(10)	Cattle Feed	74256	Deferred. As applicant was advised to submit the revised project cost.
7	M/s Xcel Scientific Private Limited	Industrial Area, Fatuha	NS.A-1 (P-XIV), Phase-III	Medical Devices, Implants & Drugs and Surgical Products	35351	Recommended with plot no- NS A-1 (P-VIII), Phase-III to NS A-1 (P-XIV), Phase-III having area 1,40,406 Sqft. (3.22 Acre).
8	M/s Dynamic Prestress I Pvt. Ltd.	Industrial Area, Fatuha	NS.A-1 (P-XIV), Phase-III	Anchor head, Wedges, HDPE Pipe, Elastomeric Bearing	35351	Recommended with alternate plot no- G-2(8) having area 25413 Sqft. at IA, Hajipur.
9	M/s Kumar Apparels	Industrial Area, Fatuha	NS.A-1 (P-XIV), Phase-III	Manufacturing of Air Cooler and Washing Machine	35351	Applicant was advised to choose alternate plot in another IA, hence, Deferred.
10	M/s M. D. Foods and Protein	Industrial Area, Fatuha	NS-A-1 (P-XIII), NS-A-1 (P-XIV), Phase-III	Snacks pellets (2D/3D), Soyabari, Macroni, Pasta	70702	Applicant was advised to choose alternate plot in another IA, hence, Deferred.
11	M/s Nayrra Plast	Industrial Area, Fatuha	NSA-1 (P-XIII), Phase-III	Plastic Furniture from Plastic Scrap	35351	Recommended with alternate plot no- NS-A-1 (P-V-P11) & NS-A-1 (P-VI) having area 15000 Sqft.

12	M/s Patliputra Polymer Private Limited	Industrial Area, Fatuha	NSA-1 (P-X), Phase-III, NS.A-1 (P-XI), Phase-III, NS.A-1 (P-XII), Phase-III	Multilayer Packaging Film (For Dairy, Beverage & Food Processing Products)	39704	Recommended. with alternate plot no- NS-A-1 (P-III), NS-A-1 (P-IV) & NS-A-1 (P-V-PI) having area 25000 Sqft.
13	M/s Johnson Paints Pvt. Ltd.	Industrial Area, Fatuha	NS-A-1 (P-VIII), NS-A-1 (P-IX, NS-A-1 (P-X)	Readymix Tiles Adhesive & Tiles Grout, Bounder, Wall filler	45000	Applicant was advised to choose alternate plot in another IA, hence, Deferred.
14	M/s Xcel Scientific Private Limited	Industrial Area, Fatuha	NSA-1 (P-IX), Phase-III	Medical Devices, Implants & Drugs and Surgical Products	15000	Not Recommended.
15	M/s Ritupern Poly Plast	Industrial Area, Fatuha	NSA-1 (P-IX), Phase-III	Recycled Blow Moulding & Film	15000	Recommended with alternate plot no- G-2(9) P1 having area 17943.5 sqft. at IA, Hajipur
16	M/s Jaymanti Tara Infra Services Private Limited	Industrial Area, Fatuha	NSA-1 (P-VIII), Phase-III	Hospital Furniture & Medical Equipment Manufacturing, Fabrication Work Unit	15000	Recommended with alternate plot no- NS-A-1 (P-VII) having area 15761 Sqft.
17	M/s Anvika Infrastructure Private Limited	Industrial Area, Fatuha	NSA-1 (P-III to NS.A-1 (P-VII), Phase-III	Gabison Box Manufacturing & Metal Forming	55761	Not Recommended, due to low project cost.
18	M/s Garg Texofin (I) Private Limited	Industrial Area, Fatuha	NSA-1 (P-V), Phase-III to NS.A-1 (P-VII), Phase-III	Packaged Drinking Water Manufacturing	35761	Not Recommended due to the comparatively lower project cost.
19	M/s Sentini Flopipes India Pvt. Ltd.	Industrial Area, Nawanagar	IP-273	PVC/ CPVC Pipes & Fittings	653403	Recommended.
20	M/s Salva Agro Hatcheries Private Limited	Industrial Area, Nawanagar	IP-273	Cattle Feed, Poultry Feed & Fish Feed	653403	Recommended with IP-12 to IP-14, IP-22 to IP-25 & IP-06 having area 1,60,000 Sqft.

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21	M/s Radha Krishna Enterprises	Industrial Area, Bihiya	A-6(P-VII)	Manufacturing of Reprocess Plastic Granules, Recycling HIPS/Crystal/PP/LD/ HD/PC/ ABS/ Derlin & All Kinds of Engineering Plastics etc & Plastic Sole Manufacturing Unit	3918	Not Recommended, due to adjacent plots is food processing unit.
22	M/s Arantya Industries Private Limited	Industrial Growth Centre, Aurangabad	L-1 (P-IV), L-1 (P-V), L-1 (P-VI), K-2(P-IV), K-2(P-V), K-2(P-VI), K-3(P-IV), K-3(P-V), K-3(P-VI)	Calcined Gypsum Powder and Gypsum Board	130560	Recommended.
23	M/s Gayatri Green Energy	Industrial Area, Kumarbagh	IP- 30	Biomass Pellet and Briquettes	43560	Not Recommended, due to low project cost.
24	M/s RMS Surgicals Private Limited	Industrial Area, Bariyarpur	I.P - 6(P17)	Disposable Syringes (1ml, 2ml, 5ml, 10ml)	65340	Deferred.
25	M/s Dhandhania Industries Pvt Ltd	Industrial Area, Bariyarpur	I.P - 6(P17), I.P - 6(P16)	UPVC profile and reinforcement	87120	Deferred.
26	M/s Muzaffarpur Bio Fuels Pvt Ltd	Industrial Area, Damodarpur	I.P-22(P-I), I.P-22(P-II)	Ethanol	126324	Recommended.
27	M/s Annapurna Agrotech Private Limited	Industrial Area, Baijnathpur	F5	Establishment of a Modern High-Capacity Automated Rice Mill	100800	Recommended.
28	M/s Arjun Decoration	Industrial Area, Jhanjharpur	44 (P-II)	Manufacturing of Decorative Iron Frames and Decorative Flowers made of Plastic	4356	Recommended.
29	M/s Green Excel Private Ltd.	Industrial Area, Pandaul	72 P(IV)	Sorted and graded PET bottle/ PP/HDPE/ Aluminium/ Copper/ E-waste/ batteries Scrap	10000	Recommended with renamed plot no 72 (P-IV)

30	M/s Upchem Industries	Industrial Area, Pandaul	72 P(IV)	Makhana	10000	Not Recommended due to the comparatively lower project cost.
31	M/s Narayan Industries	Industrial Estate, Munger	NS	Bakery, Cookies & Salted Snacks	144	Recommended.
32	M/s WS Mobility Pvt Ltd	Industrial Area, Barauni	33 (P-I)	Electric Vehicle and Lithium-ION Battery, Grahine Battery & Battery Recycle	21780	Recommended.
33	M/s Solar Industries	Industrial Area, Jhanjharpur	44 (P-I)	Solar Panel Manufacturing, or Solar Inverter	6534	Recommended with product of Solar Inverter.
34	M/s Samoh Agro LLP	Industrial Area, Donar	C6 P I	Makhana	10890	Recommended with rename plot no- C-6 (P-I).
35	M/s Ecopex Industries Private Limited	Industrial Area, Dumaria	IP-13	Plastic Molded Products	10769	Recommended.
36	M/s J Automobiles	Industrial Area, Lohat Phase-1	B-3 (PII)	Electric Rikshaw (E-Rikshaw)	10000	Recommended.
37	M/s Suraj Bakes India LLP	Industrial Area, Muzaffarpur	C- 18 (P-I)	Manufacturing of Bread Loaves, Buns, Rusk Bread, Toast, Cake Pantry, Biscuits/Cookies Makuti, Noodles, Bhujia other Bakery Items	43560	Recommended with plot no- C- 18 (P-I-PI) having area 10890 Sqft. subject to consent given for tree cutting & related charges would be borne by the applicant.
38	M/s Enviro Tech	Industrial Estate, Muzaffarpur	B- 8(P-II)	Fully Automatic All-In-One Solar Street Light	5890	Recommended.
39	M/s Prince Paints and Textures	Industrial Estate, Muzaffarpur	B-8 (P-I)	Water Based Eco-Friendly Wall Paints and Textures	5000	Recommended.
40	M/s Om Chandra Fashion	Industrial Area, Supaul	I.P.-12	Ladies Dress, Suit, Readymade Garments	5000	Recommended with alternate plot no- I.P.-61 having area 5000 Sqft.
41	M/s Vindhyaivasini Food and Beverages Private Limited	Industrial Area, Barauni	71 (P-I)	Carbonated Flavoured Drinks Like Cold Drinks	8712	Plot is under amnesty policy, 2025, hence, Not Recommended.

42	M/s Optica Creative Ventures Private Limited	Industrial Area, Barauni	71(P-I)	All types of Steel and Metal Furniture's & All types of General Fabrication Work.	8712	Plot is under amnesty policy, 2025, hence, Not Recommended.
43	M/S DPM OXYGEN	Large Industrial Estate, Barari	HM2, HM1	Oxygen/ Nitrogen Gases	13200	Recommended with renamed plot no- HM-1 & HM-2.
Deferred (Plug & Play)						
1	M/s Accura Engineering Solutions Private Limited	Industrial Area, Sikandarpur	B 5-01 (GF)	Cycle Component Manufacturing	4000	Applicant has not opted for another IA, hence, Not Recommended.
2	M/s Varsam Foods	Industrial Area, Hajipur	GF-8	Bakery	740.62	Not Recommended.
Deferred (Plot & Land)						
1	M/s Shri Shirdi Sainath Power Infratech Private Limited	Industrial Area, Hathua Phase-III	IP-4 to IP-14, IP-15 to IP-20 & IP-22	Lithium-Ion Battery Assembly Plant	220842.12	Recommended.
2	M/s Prana Climatech Private Limited	Industrial Area, Banmankhi_C BG	D7, D8, F3	Biochar	591019.68	Deferred.
3	M/s RM Infralogistics Private Limited	Industrial Area, Banmankhi_C BG	D4, D5, D6	Biomass And Blended Pellet	653400	Deferred.
4	M/s Makhana Farms Private Limited	Industrial Area, Lohat Phase-1	B-7	Raw Makhana	162500	Not Recommended, due to low project cost.
5	M/s I Automobiles	Industrial Area, Donar	B-38(P I)	Electric Rikshaw (E-Rikshaw)	5000	Plot is lock, hence, Not Recommended.
6	M/s Sheet Basant Industries Private Limited	Industrial Area, Bariyarpur	IP-48(P-1)	Cement (OPC & PPC) Manufacturing	228690	Not Recommended, due product is not viable for the applied plot.
7	M/s Xenon Medicare Private Limited	Industrial Area, Bariyarpur_CB G	I.P-21(P16), to I.P-21(P19), IP-21(P24) to IP-21(P26)	Compressed Bio Gas	426888	Deferred.
8	M/s Zyro Agro Industries Private Limited	Industrial Area, Bariyarpur	IP-47(P-1), IP-47(P-2)	Parboiled Rice	47916	Plot is under litigation, hence, Not Recommended.

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9	M/s G.C Foods Private Limited	Industrial Estate, Muzaffarpur	NS-14(P-VI)	Manufacturing unit of All types of Fruit Pulp, Juice based drinks, carbonate Soft Drink, Pickle, Pulp Powder, Jam, Sauce, Mayonnaise, Ready to Eat Food	63272	Recommended with alternate plot no- C-18(P-I-P11) & C-18(P-II) having area 76230 Sqft. subject to consent given for tree cutting & related charges would be borne by the applicant.
10	M/s DPM Protein Private Limited	Mega Food Park, Damodarpur	8, 9	Poultry Feed	87120	Applicant has not opted for another IA, hence, Not Recommended.
11	M/s Avsar Apparel Pvt. Ltd.	Industrial Growth Centre, Begusarai	NS H-1 (P1)	Garment	261360	Applicant has not opted for another IA, hence, Not Recommended.
12	M/s Srijan Development and Research Institute	Large Industrial Estate, Barari	D-51 (P-1), D-51 (P-II), D-52, D-53	Multi-Specialty Hospital & Nursing College	54360	Project is not viable, hence, Not Recommended.

Note: Decision on 12 deferred cases of IA Manpur has been kept on hold until the issue of encroached land parcels is resolved.

AGENDA # 4:

Any Other Matter:

AGENDA # 4: Any Other Matters:

Point no. 01: Change of Product from Milk Processing Unit to 5-Star Hotel by M/s Naturals Dairy Private Limited, Industrial Area, Patliputra: -

Land Allotment: Transfer Letter No. & Date: 3200/D dated Zed17.08.2007

Background:

Name of the Unit	IA	Plot Size (in sqft)	Plot Name	Existing Product	Proposed Product
M/s Naturals Dairy Private Limited	IA Patliputra	24,032	NS-11	Paneer, Ice Cream, Lassi & Other Milk-Based Products	5-Star Hotel

Current Proposal: -

The allottee, M/s Naturals Dairy Private Limited, has submitted an application for change of project/product from Milk Processing Unit to 5-Star Hotel Project in Industrial Area, Patliputra.

- Existing Unit: Milk Processing Unit
- Proposed Project: 5-Star Hotel
- Proposed Project Cost: ₹116.50 Crore
- Proposed Employment- 54
- Proposed Facilities: 100 Guest Rooms, Restaurants, Conference Halls, Gymnasium, Indoor Kids' Club and Other Hospitality Amenities

Reason for Project Change: -

The unit proposes to diversify from milk processing activities to the hospitality sector by establishing a 5-Star Hotel. The proposal is stated to be in line with the provisions of Bihar Industrial Investment Promotion Package (BIIPP)-2025, which permits allotment of land for eligible service sector projects including 4-Star and 5-Star Hotels.

Current Status: -

- The unit was found operational during inspections conducted on **22.09.2025** and **22.07.2026**.

The proposal of M/s Naturals Dairy Private Limited for change of **product/project from Milk Processing Unit to 5-Star Hotel** on Plot No. NS-11, Industrial Area, Patliputra, is placed before the Project Clearance Committee (PCC) for consideration and decision.

To put up the matter in PCC on E-File no. E- 45148 has been received.

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

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Deferred Proposals for Hotels/Hospital Projects

Point no. 01:- The allottee, M/s Ojex Enterprises, has submitted an application under BIADA Amnesty Policy, 2025 for transfer of the industrial plot/unit in favour of Shri Rahul Kumar (Proposed Unit: M/s Akash Hospital) and for change of project from Rice Production to establishment of a 105-Bedded Multi-Speciality Hospital: -

Land Allotment Date: 06.12.1980 (J-29: 15,000 Sq. Ft.)
23.02.1981 (J-30: 2,500 Sq. Ft.)
14.09.1984 (J-31: 5,000 Sq. Ft.)

Background:

Name of the Unit	IA	Plot Size (in sqft)	Plot Name	Amnesty/SIPB Clearance	Existing Product	Proposed Product
M/s OJEX Enterprises	IA Buxar	22,500	J-29 J-30 J-31	Recommended under Amnesty Policy, 2025	Rice Production	105-Bedded Multi-Speciality Hospital

Current Proposal: -

The allottee, M/s OJEX Enterprises, has submitted an application under BIADA Amnesty Policy, 2025 for transfer of the industrial plot/unit in favour of Shri Rahul Kumar (Proposed Unit Name: M/s Akash Hospital) along with a proposal for establishment of a 105-Bedded Multi-Speciality Hospital after change of project from Rice Production.

- Proposed Unit: M/s Akash Hospital
- Project: 105-Bedded Multi-Speciality Hospital
- Proposed Investment: ₹48.75 Crore
- Plant & Machinery: ₹28.30 Crore
- Proposed Employment: 210 Direct + 100 Indirect

Reason for Project Change: -

The proposed transferee intends to establish a modern Multi-Speciality Hospital to provide advanced healthcare facilities in the region. The proposal involves diversification from a manufacturing activity (Rice Production) to a healthcare service project, which is permissible under the provisions of BIIPP-2025, BIADA Amnesty Policy, 2025, and the BIADA Land Allotment & Management Policy.

Current Status: -

- Status of the Unit: The unit is **non-functional**. The allotment was cancelled and possession of the plot was resumed by BIADA. The present proposal has been submitted under BIADA Amnesty Policy, 2025 for restoration/transfer of the unit.
- As per Clause 16.3 of the BIADA Land Allotment & Management Policy, applicable charges for change from manufacturing activity to service activity shall be payable.

The proposal for change of project from Rice Production to a 105-Bedded Multi-Speciality Hospital and transfer of the industrial plot under Amnesty Policy, 2025 is placed before the Project Clearance Committee (PCC) for its consideration and decision.

To put up the matter in PCC on E-File no. E- 45732 has been received.

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

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 02: - M/s MCS India Limited, Industrial Area, Patliputra

Land Allotment date – 02.01.2025

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s MCS India Limited	Pataliputra, Patna	30,000	C-23, C-24	SIPB 2025 Applied for hotel project	Makhana Processing	4-Star category Hotel

Previous product details – Makhana Processing (Food Processing)

- Investment – 2.58: Employment - 44

Current 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. The applicant has also applied for HRACC certification.

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

Reason for Product Change - Limited market viability, the Patliputra location is considered suitable and commercially viable for the proposed project.

Current Status: -

As per the site inspection report dated 12.11.2025, at present the site has a gate, boundary wall, office building, and factory building/shed. Plant and machinery are installed and operational. During inspection, the unit was found to be **functional and operational**

Last PCC Decision: Development Section was directed to check the functionality of the Unit hence, **Deferred.**

Field visit report dated 01.07.26: As per the site inspection report the unit was found **partial functional**

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 making.

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 03- M/s Civmil Industries Pvt. Ltd, Industrial Area, Patliputra

Land Allotment date – 31.3.1964, 3.7.1967, 20.07.1968, 19.01.1983, 22.11.1987

Background: - The unit has submitted an application under the **BIADA Amnesty Policy 2025** seeking transfer of land in favour of **M/s Shantidoot Infra Services Limited.**

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
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

Previous product details –Sheet metal components for automobiles railway and telecommunication (General Fabrication)

- **Investment** – N A: **Employment** - Na

Current Proposal:- The unit has submitted a proposal seeking change of project for the purpose of construction of a 5-Star category hotel under product change.

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

Legal Status –

No coercive steps: CWJC: 13222/2023 dated: 21.9.2023

Reason for Product Change -. The unit has opted to avail the benefit of the **Amnesty Policy**, and accordingly, the transferee unit has proposed the present project.

Current status:

The unit is **operating unapproved project**, such as a **showroom for TVS and Royal Enfield motorcycles, and storage of garbage.**

Last PCC Decision: Litigation is sub-judice in court by and against BIADA hence **Deferred.**

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: Deferred.

Point no. 04- M/s Cyber Ark Infotek Solutions, Industrial Area, Patliputra

Land Allotment date – 26.12.2014

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Cyber Ark Infotek Solutions	Pataliputra, Patna	16,253	C-3, C-4	SIPB 2016 Stage 1 cleared for IT Park	IT Park	4-Star category Hotel

Previous product details – IT Park (IT/ITes)

- Investment – 20: Employment - 6

Current Proposal –

- Proposed Investment: ₹55 Crore: Proposed Employment: 200

Reason for Product change- The reason for not operating the IT Park is that companies are not coming forward to take the space on rent, as the demand is currently very low for the investor

Current Status: - Non-Functional

Last PCC Decision: Development Section was directed to check the functionality of the Unit hence, **Deferred**.

Field visit report dated 01.07.26: As per the site inspection report the unit was found non-functional.

To put up the matter in PCC on E-File no. E- 46243 has been received.

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

Decision Taken: Recommended, subject to submission of an undertaking for availing time extension as per norms for project implementation and payment of applicable charges as per BIADA LAMP, 2026.

Point no. 05: - M/s Magnet Projects Private Limited, Industrial Area, Patliputra

Land Allotment date – 20.06.2018

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Magnet Projects Private Limited	Pataliputra, Patna	20,650	Plot no - C-2, Shed No. 1/2	Yet to apply	All types of body building of vehicle	4-Star category Hotel

Previous product details – All types of body building of vehicle (General Manufacturing)

- Investment – ₹ 2.24 Crore: Employment - 6

Current proposal –

- Proposed Investment: ₹50.48 Crore: Proposed Employment: 260

Legal Status – BIADA Amnesty policy 2025

BIADA has taken the physical possession of the plot on November 10, 2023.

Unit filed a writ petition bearing CWJC No. 16096/2023 and vide order dated 10.11.2023 the Hon'ble Court has directed BIADA "not to create any third-party interest.

Reason for Product change- The unit has opted to avail the benefit of the Amnesty Policy, and accordingly, the unit has proposed the present project.

Current Status: - Non- Functional

Last PCC Decision: Development Section was directed to check the functionality of the Unit hence, Deferred.

Cancelled area is 14,400 sqft out of total allotted area admeasuring 20,650 sqft. Revival is allowed under Amnesty on cancelled plot only. There is no clarity on remaining area remained with unit hence deferred.

Field visit report dated 22.07.26: Possession of 14,400 sqft is with BIADA. In principle approval under amnesty policy is awaited.

To put up the matter in PCC on E-File no. E- 60813 has been received

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

Decision Taken: Recommended subject to approval from Amnesty Committee.

Point no. 06- M/s SLMG Beverages Pvt Ltd. Industrial Area, Patliputra

Land Allotment date – 31.05.2024

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s SLMG Beverages Pvt Ltd.	IA Patliputra	180,338	E-1, E-1 (Part), A-1 and A-2	Yet to apply	Carbonated Soft Drinks	Super Speciality Hospital and 4 Star hotel

Previous product details – Carbonated Soft Drinks

- Investment – ₹ 60 Cr: Employment - 85

Current proposal- The unit has submitted a proposal seeking change of project for the purpose of construction of a 4-Star Hotel / Super Speciality Hospital.

- Proposed Investment:** NA: **Proposed Employment:** NA

Reason for product change- The unit stated that its glass-bottled beverage business had become commercially unviable due to the shift of the market towards PET packaging, resulting in substantial financial losses and virtual cessation of operations.

Current status: The unit has **not submitted DPR** for both the project a letter was written to the unit in this regard in response unit has requested for an **additional time**.

Last PCC Decision: Deferred, as the Detailed Project Report (DPR) is required to be obtained.

To put up the matter in PCC on E-File no. E- 221739 has been received.

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

Decision Taken: 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 cum ID-South &
North, BIADA



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



Chairman cum Managing director
BIADA, Patna

Memo: -3673/PCC

Date. -05/08/26...

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



I/c Land Allotment Section,
BIADA, Patna