

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 27th January 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 27th January 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. Chandrashekhar Singh	Executive Director- South & North, BIADA
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. Pashupati Nath Pandey	Former Secretary General, BCCI
9	Sh. S.N. Thakur	Asst. Engineer, BSPCB, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 13.01.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 13.01.2026.
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 13.01.2026.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 13.01.2026.	Confirmed

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AGENDA # 3:

In the PCC meeting total 54 application (32 fresh applications, 15 Deferred case and 07 Any Others) were discussed by the PCC. 30 applications were recommended, 06 applications were not recommended and 18 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 Samridhi Udyog	Industrial Growth Centre, Maranga	B1-14(F.F)	Makhana And Spices	3879.04	Recommended.
2	M/s Redcyber Solutions Pvt Ltd.	Industrial Area, Patliputra	PP 2-3 (Third Floor)	Redcyber Solutions Pvt Ltd	5362	Recommended. With product- Cybersecurity (VAPT & SOC), Cloud Consulting, VyaparSetu.ai, and other IT-related work
3	M/s Opticon Technology Training And Placement Pvt Ltd	Industrial Area, Patliputra	PP 2-3 (Third Floor)	Digital content Development/ Visual Effects/IT Platform	5362	Recommended with alternate shed no- PP 2-4 (Fourth Floor) having area 5362 Sqft.
4	M/s Vegnow Organic Private Limited	Industrial Area, Hajipur	B3-14, B3-15	Vegetable And Fruits Process	7359.46	Not recommended, as the proposed product is not suitable for a Plug & Play shed

New Application (Plot & Land)

1	M/s AD Biomass Energy Private Limited	Industrial Area, Ramnagar	NS-13	Bio Mass Pallet	55979	Recommended.
2	M/s Sriyans Pet	Industrial Estate, Purnea City	Shed C-7	Pet, Jar, Bottles and House hold Products	2970	Recommended with valuation Amount of ₹45,000/-
3	M/s Amritshakti Agritech Industries	Large Industrial Estate, Barari	HM1, HM2	Cattle Feed & Fish Feed	13200	Recommended.
4	M/s Agrominds Private Limited	Industrial Area, Baljnathpur	ES	Makhana, Corn Mixture, Dalmot, Aloo Bhujia, Chips, Namkeen, Pulse Mix, Roasted Chana Dal, Peanuts & Moong Dal	32103.5	Recommended.

5	M/s Rimas Industries	Industrial Area, Samastipur	71 Part	Sanitary Nampkin	6534	Recommended with Valuation Amount up to ₹2 lakh.
6	M/s Ritar Trades Private Limited	Industrial Area, Lohat Phase-1	B-3 PI	Foxnut (Makhana)	10000	Recommended.
7	M/s Kailash Agro Foods	Industrial Area, Lohat Phase-1	B-6 P I	AI-Graded Premium Rice & Value-Added Rice By-products	8700	Recommended.
8	M/s Crystal Beverage Private Limited	Industrial Area, Donar	A-29 PI	Packaged Drinking Water	10890	Recommended with valuation Amount of ₹1,82,000/-
9	M/s Vijay Enterprises	Industrial Area, Donar	A-29 PI	Aluminium Metal Brick	10890	Not Recommended, due to low project cost.
10	M/s Samratwood	Industrial Area, Manpur	IP - 15, IP - 14	Manufacturing of furniture and wooden items	9687.02	Deferred due to encroachment on the plots.
11	M/s A.F. Polytex	Industrial Area, Manpur	IP - 16	Non-Woven Bag	4684.9	Deferred due to encroachment on the plot.
12	M/s Jai Mata Dee Traders	Industrial Area, Manpur	IP - 16, IP - 15	Plastic Cutting & Plastic Granules And Plastic Sutfi Twin & HPDE Pipe And House Hold Goods Manufacturing	9528.41	Deferred due to encroachment on the plots.
13	M/s Rekha Sweets	Industrial Area, Manpur	IP - 16, IP - 14, IP - 15	Candy, Wafer, Jem, Jelly & Multigrain Biscuits Manufacturing	14371.92	Deferred due to encroachment on the plots.
14	M/s ShivTeck Engineering India Private Limited	Industrial Area, Manpur	IP - 15, IP - 16, IP - 14	Control Panel Manufacturing Unit	14371.92	Deferred due to encroachment on the plots.
15	M/s Sania International	Industrial Area, Manpur	IP - 22	Readymade Garments (Male, Female & Children) and Jobwork	5596.17	Deferred due to encroachment on the plot.

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16	M/s Shree Ambey Dairy	Industrial Area, Manpur	IP - 22	Til Oil, Agarbatti, Dhoop, Kapoor, All types of Pooja Samagri and Ghee Manufacturing	5596.17	Deferred due to encroachment on the plot.
17	M/s Shaloni Traders	Industrial Area, Manpur	IP - 85	Candy, Digestive Candy, Chewable tophy, Jam and Jelly Manufacturing	3160	Deferred due to encroachment on the plot.
18	M/s R S Factory	Industrial Area, Manpur	IP - 9	All types Candy, Wafer Biscuit, Salted Biscuit, Digestive Powder	4843.08	Deferred due to encroachment on the plot.
19	M/s SP Enterprises	Industrial Area, Manpur	IP - 9	PVC PIPE	4843.08	Deferred due to encroachment on the plot.
20	M/s Shree Krishna Enterprises	Industrial Area, Nawada	B-9	Iron, Aluminium, Brass & Steel Utensil Manufacturing	5000	Recommended.
21	M/s Kasa	Industrial Area, Nawada	B-9	Bakery Bread Rusk and Biscuit Salted Snacks (Namkin, Bhujia, Dalmot), Baked Cake, Baked Biscuit, Sweets etc.	5000	Not Recommended, due to low project cost.
22	M/s Navamya Technology Pvt. Ltd	Industrial Growth Centre, Begusarai	E-9, E-8	1. Corrugated roofing sheet manufacturing 2. Pre-Engineering Building (Plug & Play building structure) 3. Fastener manufacturing 4. Tool-Room Components fabrication	20000	Recommended with alternate plot no- E-23 having area 20,000 Sqft.

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23	M/s Navurja Green Energy Private Limited	Industrial Area, Nawanager	IP-16,IP-15	Biomass Pellets	40000	Not Recommended, due to low project cost.
24	M/s V.M. Product	Industrial Area, Nawanager	NS IP-27	Scrubber	9980.3	Not Recommended, due to low project cost.
25	M/s Shagun Food Products	Industrial Growth Centre, Gidha	MUP-IV(P-XIX)	Packed Food Item	43560	Plot is under Amnesty Policy, 2025, hence, Deferred.
26	M/s Jay Maa Durga Plastic	Industrial Area, Bihiya	A-2/2	Plastic Granules (Plastic Dana)	7000	Recommended.
27	M/s Chanchal Kam	Industrial Area, Fatuha	K-6(P-I), K-7 & K-8 Phase-III	Shoe Manufacturing	30000	Recommended with alternate plot no- IP-30 having area 15000 Sqft. at Leather Park Mahwal.
28	M/s Divyansh Enterprises	Industrial Area, Fatuha	K-6(P-I), K-7 & K-8 Phase-III	Toilet and Household Cleaner Manufacturing	30000	Recommended.
Deferred (Plug & Play)						
1	M/s Sharv Enterprises	Industrial Area, Kumarbagan	B3-2	Jeans and Shirts	3016.18	Recommended.
Deferred (Plot & Land)						
1	M/s Chemplast Products & Industries	Industrial Growth Centre, Begusarai	NS F-4, NS F-3	Wall Putty and Other Construction Chemicals	91470	Recommended.
2	M/s PKCE Intraprojects Private Limited	Industrial Growth Centre, Begusarai	E-4, E-3, NS E-1	establishment of galvanizing plant and allied infrastructure	40910	Recommended.
3	M/s ADR Shirts	Industrial Area, Kumarbagan	P-38	T-shirt/Track Suit /Uniform/Jacket	5000	Recommended with alternate plot no P-28 having area 10,000 Sqft.
4	M/s Linde India Limited	Industrial Area, Hajipur	B-1(P-I), B-76, B-77	Oxygen, Argon and Argon Mixtures, Carbon di Oxide	72395	Deferred.
5	M/s Jai Baba Dharmraj Rice Mill	Industrial Area, Baijnathpur	F2	Rice Mill	81650	Recommended with Plot No- F2 (P-I) having area 43560 Sqft.

6	M/s Sushila & Radha Hospital Private Limited	Industrial Area, Baijnathpur	E2	Multi-Specialty Hospital	33777	Recommended.
7	M/s Barauna Foods Private Limited	Industrial Estate, Barun	P-22, PH-1	Rice	21350	Road Amount to be verified, hence, Deferred.
8	M/s Gennie	Industrial Area, Sakri	A-3P111	Gennie	3040	Deferred.
9	M/s Rishav Multigrains Private Limited	Industrial Area, Bariyarpur	IP-8 (P2) (Revised IP-6P (20 & 21))	Rice	32670	Recommended with Plot Nos. IP-7 (P-6), IP-7 (P-7), and IP-7 (P-9), having a total area of 54,450 sq. ft. for setting up of Rice Mill and Biomass Briquettes unit.
10	M/s Sheet Basant Industries Private Limited	Industrial Area, Bariyarpur	IP-48 (P-1)	Cement Manufacturing	304920	Not Recommended, due to project is not viable as per IA.
11	M/s Gold FX	Industrial Area, Nawanager	NS IP-26, IP-25	Manufacture of Bio-degradable Products	40000	Deferred for the report pending from BSPCB.
12	M/s Kishan Industries	Industrial Area, Siwan	IP-09, IP-10	Metal Pipe Fittings	10000	Recommended with alternate Plot No- IP-13 (P-III) having area 6,500 Sqft.
13	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	Deferred, report pending from BSPCB.
14	M/s Morlatis Industries Private Limited	Industrial Estate, Barun	P-10	Metal Bar	20790	Recommended.

AGENDA # 4:

Miscellaneous:

Point no. 1: Subject: Placement of proposal before PCC for fresh allotment in favour of nominee under Clause 8(iii) of SLAAP, 2020 - Compliance of Hon'ble High Court order.

- The matter arises out of orders passed by the Hon'ble Patna High Court in MJC No. 1738 of 2025 (arising out of CWJC No. 10761 of 2024) in the case of Sarvshree Sugandh vs. State of Bihar & Ors., directing BIADA to consider the representation of the petitioner strictly in accordance with law.
- The petitioner was originally allotted 10890 sq. ft. land at Plot No. C-2, Industrial Area, Bettiah for setting up a detergent powder and cake unit. Due to repeated violations of allotment conditions, the allotment was cancelled on multiple occasions, appeals were dismissed, and physical possession of the land was taken back by BIADA on 22.07.2024.



Legal & Administrative Proceedings:

- Subsequently, as per directions of the Appellate Authority and the Hon'ble High Court, the petitioner opted for nomination of another allottee under Clause 8(iii) of the Special Land Allotment and Amnesty Policy (SLAAP), 2020, after withdrawal of appeal. The Managing Director, BIADA, vide order dated 29.05.2025, allowed transfer of the unit in favour of the nominee M/s Raj Industries, subject to payment of applicable dues and compliance with policy provisions.
- Accordingly, DGM (ID), Motipur issued a demand notice dated 28.06.2025 for ₹39,79,690/-, calculated as per prevailing BIADA land rate and outstanding dues. Which was not accepted by the unit.

Issue for Consideration:

- As the nominee is to be allotted land afresh under SLAAP, 2020, the proposal is required to be placed before the Project Clearance Committee (PCC). The only issue requiring PCC consideration is price fixation and fresh allotment approval, in compliance with:
 - Clause 8(iii) of SLAAP, 2020
 - Order of Hon'ble High Court
 - Order of Managing Director, BIADA dated 29.05.2025
 - Land rate as prescribed by 63rd Board of Directors / relevant policy provisions

Proposal:

- To place the matter before the Project Clearance Committee (PCC) for consideration and approval of fresh allotment of Plot No. C-2, Industrial Area, Bettiah, in favour of nominee M/s Raj Industries, under Clause 8(iii) of SLAAP, 2020, in compliance with judicial directions and applicable BIADA policies.

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. 2: Subject: Regarding request for change of allotted plot for ITES Project – M/s Sitayog Educational & Welfare Society, IGC Aurangabad.

- Vide Office Letter No. 685 dated 22.02.2025, land measuring 100,369.50 sq. ft. comprising Plot Nos. NS-27 (P-1), C-10 (P-1) and NS-32 was allotted to M/s Sitayog Educational & Welfare Society at Industrial Growth Centre, Aurangabad for establishment of an ITES project (Online Examination Centre and Software Development Centre).
- Against the said allotment, the unit has deposited an Upfront Payment of ₹72,86,014.00 on 17.04.2025 and an EMD of ₹21,66,363.27, totalling ₹94,52,377.00 (Rupees Ninety-Four Lakh Fifty-Two Thousand Three Hundred Seventy-Seven only).
- Subsequently, the unit requested substitution/change of the originally allotted land measuring 100,369.50 sq. ft. (Plot Nos. NS-27 (P-1), C-10 (P-1) and NS-32) with the adjacent plots namely Plot Nos. C-2, C-8, C-3 (P-1) and C-7 (P-1), having a total area of 52,998.40 sq. ft., which are proposed for construction of a Working Women Hostel.
- In light of the said request, the proposal for plot change was placed before the Project Clearance Committee (PCC) in its meeting held on 22.07.2025, wherein the matter was considered. Accordingly, a revised allotment order was issued vide Office Letter No. 3112/D dated 29.07.2025.

Current Status:

- It is noted that Sitayog Educational & Welfare Society at Industrial Growth Centre, Aurangabad is yet to begin the construction work on allotted plot.



- On the other hand, IDA has initiated the process for construction of the **Working Women Hostel (WWH)** and DPR has been approved from the competent Authority. Further exchanging the plot may invite practical difficulties in building design and layout planning of WWH. Therefore, decision taken in PCC dated 22th July 2025 may be reversed owing expediting WWH work.

Proposal:

- "In view of the above, the cancellation of the revised order issued vide Office Letter No. 3112/D dated 29.07.2025 may be considered. Land previously allotted to the unit—Plot Nos. NS-27 (P-1), C-10 (P-1), and NS-32, having a total area of 100,369.50 square feet—shall remain as it is."

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

Decision Taken: Proposal has been approved.

Point No-03

Plot & Land						
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	M/s S.M. Chemicals	Industrial Growth Centre, Gidha	MUP-IV(P-II) & MUP-IV(P-III)	Tertiary butyl per Benzoate	10000	Recommended subject to outcome of Hon'ble HC verdict. Valuation Amount is ₹94,000/- .

Above proposal was **conditionally recommended** subject to outcome Hon'ble HC verdict Valuation Amount of ₹94,000/-, on last pcc dated 30.12.2026. However, applicant has denied, through mail, for taking this land due to litigation thus, looking for an alternative plot. **No plot is available in IGC Gidha.**

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

Decision Taken: Applicant has declined the conditional allotment. Since no alternate plot is available in the concerned area hence conditionally approved allotment has been cancelled.

Point no. 04: Completion of 4.00 acres land allotment in favour of M/s Shankar Ashray LLP at Industrial Area, Dumraon for CBG Plant and recovery of cost of constructed road & drain.

Background:

- In the PCC meeting dated 02.12.2025, M/s Shankar Ashray LLP was approved for allotment of 174406 Sqft. at Industrial Area, Dumraon for setting up a CBG Plant, vide letter no- 4824/d dated 10.12.2025.
- A topological survey of the area was conducted by M/s Shiv Construction and Survey Agency.

- As per map, 4.00 acres can be formed by clubbing multiple plots (excluding road land). However, site measurement shows only 3.7 acres (including road) due to the presence of a 22-ft wide road and drain (length 265 ft / 80 m) within the land.
- Survey further indicates that the total land within the boundary of the Industrial Area, Dumraon is 8.7 acres.

Technical Observations:

- To complete the sanctioned area of 4.00 acres, it is proposed to additionally allot Plots C-12, C-13 & NS-4 having a total area of 13,234 sq. ft. (0.3 acre).
- The road and drain were constructed by IDA. As per IDA letter dated 11.12.2025, the proportionate cost for the portion falling within the allotted land is:
- Road (80 m): ₹18,29,281/-
- Drain (80 m): ₹14,61,524/-
- Total: ₹32,90,805/-
- Since the land is being allotted to a single unit, a 60-ft internal road is not required; hence, the land under the existing 22-ft road may be adjusted in the total allotment area.

Recommendation:

- Additional allotment of Plots C-12 (P), C-13 & NS-4 (13,234 sq. ft. / 0.3 acre) may be approved in favour of M/s Shankar Ashray LLP to complete the sanctioned 4.00 acres.
- The cost of the constructed road and drain amounting to ₹32,90,805/- may be recovered from the allottee prior to issuance of the allotment letter.

Proposals for Consideration in PCC meeting:

1. PCC is requested to accord post-facto approval for:
 - Completion of 4.00 acres by allotting C-12 (P), C-13 & NS-4 (13,234 sq. ft. / 0.3 acre).
 - Recovery of ₹32,90,805/- towards the cost of road and drain constructed by IDA, before final allotment.
2. Approval on extra land admeasuring to 13234 sqft. may be approved. Also, as per approval from the authority on file, a letter was issued to the unit for Upfront payment of INR ₹1,02,62,468 as well as 30% for Road & drainage amounting to INR ₹9,87,242 plus INR 20000 for structure, which unit has denied to pay of Road & drainage amounting ₹32,90,805/-. Unit has requested to wave off the pay of Road & drainage amount.

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

Decision taken:

- **Proposal 1:** Approval has been granted.
- **Proposal 2:** The Committee has provided the following options to the unit:
 1. Payment of the total amount of ₹32,90,805/- against Road and drainage charges.
 2. Opt for an alternate plot.
 3. Withdraw the application, in that case the amount paid shall be refunded.

Point no. 05: Subject: Proposal for approval of change in constitution of Plug & Play allotted unit from Proprietorship to Private Limited and execution of Leave & License Agreement in favour of M/s Farmsay Global Private Limited at Industrial Area, Fatuha.





- In pursuance of the decision taken in the Project Clearance Committee (PCC) meeting held on 18.11.2025, the unit M/s Farmsay Global, Proprietor – Shri Sanjay Kumar Das, was allotted Plug & Play Shed Nos. B1-2 (G.F.) and B1-4 (G.F.), having a total built-up area of 7333.6 sq. ft., at Industrial Area, Fatuha for establishment of a Frozen Peas, Sweet Corn and Mixed Vegetables processing unit, vide office letter no. 4631/D dated 26.11.2025.
- It is submitted that the allottee has not yet paid the security deposit and the Leave & License Agreement has not been executed so far.
- Subsequently, the allottee has requested for change in constitution of the unit from Proprietorship to Private Limited Company and execution of the Leave & License Agreement in the name of M/s Farmsay Global Private Limited. In support of the request, the unit has submitted the Certificate of Incorporation, Board Resolution, PAN of the Company, Memorandum of Association (MOA) and Articles of Association (AOA).

As per the MOA, the shareholding/directorship pattern of the company is as follows:

1. Shri Sanjay Kumar Das – 1250 shares (original proprietor)
 2. Ms. Josphin Peter – 1250 shares
- It is pertinent to mention that the BIADA Land Allotment Policy, 2022 does not contain any specific provision regarding change in constitution of units allotted under Plug & Play (Leave & License) arrangement. Further, since the Leave & License Agreement has not yet been executed and the security deposit has not been paid, the matter requires approval of the competent authority.
 - The Finance and Legal Departments have examined the case and have opined that the proposal may be placed before the Project Clearance Committee (PCC) for appropriate approval.
 - Therefore, it is proposed to place the matter before the PCC for approval to allow change in constitution of the newly allotted unit M/s Farmsay Global, Industrial Area, Fatuha (Plug & Play) from Proprietorship to Private Limited Company and to permit execution of the Leave & License Agreement in favour of M/s Farmsay Global Private Limited.

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

Decision Taken: Proposal has been approved.

Point no. 06: Subject: Proposal for Allotment of Land for Establishment of Fire Station Centres in BIADA Industrial Areas

1. Background

- A proposal has been received from the Director-cum-State Fire Officer, Bihar, Patna vide Letter No. 7262/LB-131-F.O-2023 dated 16.12.2025, requesting allotment of land free of cost for establishment of Fire Station Centres in seven (07) BIADA Industrial Areas, namely:
 - Hajipur (E.P.I.P.)
 - Muzaffarpur (IA Bela)
 - Madhubani (IA Pandaul)
 - Patna (IA Sikandarpur)
 - Patna (IA Fatuha)
 - Buxar (IA Nawanganar)
 - Purnia (IGC Maranga)

The objective is to strengthen fire safety and emergency response infrastructure for industrial units, workers, and surrounding habitations.

2. Status of PCC Approval

- The matter was earlier placed before the Project Clearance Committee (PCC) in meetings held on 07.02.2018, 05.09.2023 and 08.01.2025, wherein approval was accorded as per BIADA norms and some allotment letters were issued and rest on hold for allotment & payment process decision, however these plots would be reserved for fire station Setup on PCC dated 19.09.2023. However, physical possession of land could not be handed over at all locations due to non-deposit of upfront land cost, as the Fire Department requested free allotment of land.

3. Identified Land Details

Sl.	District	Industrial Area	Plot No.	Area (Sq. ft.)	Land Rate (₹/Sq. ft.)
1	Hajipur	E.P.I.P Hajipur	D-3 (P)	8,000	537.10
2	Muzaffarpur	IA Muzaffarpur	A-13 (P)	11,761.20	491.28
3	Madhubani	IA Pandaul	116	9,000	103.31
4	Patna	IA Sikandarpur	A-2 (b-X)	10,344	459.14
5	Patna	IA Fatuha	NS-11 (P-I)	7,500	461.43
6	Buxar	IA Nawanagar	IP-2 (P-I)	10,000	119.38
7	Purnia	IGC Maranga	17 (P-2) & 17 (P-5)	11,500	303.03

Note: The land parcel at Sikandarpur has since been allotted to **M/s NIF Private Ltd (Namaste India)** on PCC Dated 12.02.2024.

4. Policy & Financial Position

- As per Industry Department Notification No. 5042 dated 26.11.2019, Fire Service Centres are recognized as infrastructure facilities in industrial parks.
- However, BIADA Policy, 2022 does not provide for free allotment of land.
- As informed by the State Fire Office, funds for construction of Fire Stations have already been sanctioned under 15th Finance Commission / NDRF guidelines for FY 2025-26, amounting to ₹27.30 crore, and transferred to Bihar Police Building Construction Corporation Ltd.
- Pending cases are solely due to non-payment of land cost, not due to lack of construction funds.

5. Issue for Consideration

- Despite earlier PCC approvals as per BIADA norms, the matter remains pending due to the Fire Department's request for free allotment of land, for which no enabling provision exists under current BIADA policy.

6. Recommendation

In view of the above, the following is submitted for consideration of the PCC:

- A policy decision is required on whether land for Fire Station Centres / emergency services in BIADA Industrial Areas may be:
 - Allotted free of cost, or
 - Allotted strictly as per existing BIADA norms.

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

Decision Taken: Deferred

Point no. 07- Proposal of allotment of industrial road land in favour of Buddha Socio Economic Development Trust.

On 20th December 2025, a joint inspection was carried out on direction of Secretary Industries cum CMD BIADA in connection with the proposal for allotment of industrial road land in favour of Buddha Socio Economic Development Trust, an industrial unit located in the Industrial Area, Gaya JI.

In light of the inspection, the facts are as follows:

1. On the **northern side** adjoining Buddha Socio Economic Development Trust, there is land of a **50-feet-wide industrial road**, for which the unit has submitted an application seeking allotment of the said land in its own favour.
2. During the inspection, it was found that on the northern side of Buddha Socio Economic Development Trust, **only about 25 feet of the road land (11022 sqft) is available**, which is currently under the possession of the unit.
3. In addition, it was also found that on the other side of the industrial road adjoining Buddha Socio Economic Development Trust, **11022 sqft of additional land** is under its possession (encroached) of **M/s Sadhan Industries Plot Nos. B-5 and B-6**, having an area of **51,200 square feet**.

In view of the above, the recommendation is as follows:

1. Out of the **50-feet-wide road land** inspected jointly for the purpose of allotment, **road land 25 feet road of 11022 sqft area may be allotted to Buddha Socio Economic Development Trust.**

Details:

1. **Buddha Socio Economic Development Trust – Northern side land measuring 25 × 440.9 = 11,022 square feet**

The above land may be considered for allotment to above mentioned unit **subject to the condition that no permanent construction shall be carried out by the unit on infrastructure created by BIADA.**

Note: Land measurement has been done jointly by BIADA and BSED for the inspected area.

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

Decision Taken: Deferred

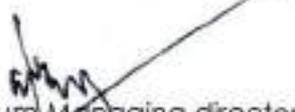
The meeting ended with the vote of thanks to all the members present for PCC Meeting.


Executive Director
Project, BIADA,
Patna


Executive Director
Operation, BIADA


Executive Director
South & North, BIADA,
Patna


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


Chairman cum Managing director
BIADA, Patna

Memo: -471/PCC.....

Date: - ...31/01/26...

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

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31/01/26

I/c Land Allotment Section,
BIADA, Patna