

**Minutes of the meeting of Project Clearance Committee (P.C.C) held on 10<sup>th</sup> February 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.**

PCC meeting was convened on 10th February 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
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. Amar Jaiswal</b>	Secretary General, BIA, Patna.
8	<b>Sh. Pashupati Nath Pandey</b>	Former Secretary General, BCCI
9	<b>Sh. Anjani Kumar Sinha</b>	Asst. Engineer, BSPCB, Patna.

**SPECIAL INVITEE**

1	<b>Sh. Aman Samir, IAS</b>	Director MSME, Dept of Industries, GoB
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**AGENDA**

<b>AGENDA # 1</b>	Confirmation of the minutes of last PCC meeting held on 27.01.2026.
<b>AGENDA # 2</b>	Compliance of allotment made in last PCC meeting -held on 27.01.2026.
<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 27.01.2026.	<b>Confirmed</b>
<b>AGENDA # 2</b>	Compliance of allotment made in last PCC meeting held on 27.01.2026.	<b>Confirmed</b>

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**AGENDA # 3:**

In the PCC meeting total 41 applications (20 fresh applications, 06 Deferred case and 05 Any Others) were discussed by the PCC. **16** applications were recommended, **06** applications were not recommended and **19** 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 Brilliant Intelligence Security Force</b>	Industrial Area, New Bihta	B1-01 (GF)	Shirt, Unifor, T-Shit Manufacturing	4000	<b>Recommended</b> with Shed No-B4-02 (GF) having area 4000 Sqft at IA Sikandarpur.
2	<b>M/s Oltradey India Private Limited</b>	Industrial Growth Centre, Maranga	B1-15(F.F), B1-10(F.F), B1-12(F.F), B1-19(S.F)	Makhana	19427.5	<b>Recommended</b> with Shed No-B1-17(S.F) to B1-20(S.F) having area 18123.72 Sqft.

**New Application (Plot & Land)**

1	<b>M/s CF Biotec Gujarat Private Limited</b>	Industrial Area, Bariyarpur_ CBG	I.P-21(P9), I.P-21(P3), I.P-21(P8), I.P-21(P7), I.P-21(P4), I.P-21(P5), I.P-21(P1), I.P-21(P10), I.P-21(P11), I.P-21(P6), I.P-21(P2)	Compressed Biogas Plant (CBG)	237402	<b>Recommended.</b>
2	<b>M/s Ecopex Industires Private Limited</b>	Industrial Area, Dumaria	I.P.-12, I.P.-14	Plastic Molded & Rp Granuals	14783	<b>Recommended.</b>
3	<b>M/s Kumar Snacks Products Private Limited</b>	Industrial Estate, Muzaffarpur	NS-B-10	Namkeen, Kurkure, Puffs, Packauri, Snacks etc	1629.96	<b>Recommended.</b>
4	<b>M/s J and J Agrovet Pvt. Ltd.</b>	Industrial Growth Centre, Begusarai	E-21, E-18, E-17, E-22, NS E-24, E-23, E-20, NS E-16, E-19	Broiler Food and Hatchery	175400	<b>Conditional Recommended</b> subject to finalization of Industrial Area & plot with required document/ consent. Unit has modified the product as <b>Broiler Feed.</b>

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5	<b>M/s Kempty Beverages Private Limited</b>	Industrial Growth Centre, Begusarai	D-10	Pulp Based Fruit Drink, Packaged Drinking Water & Carbonated Drinks	10000	<b>Recommended.</b>
6	<b>M/s DNS Enterprises</b>	Industrial Growth Centre, Begusarai	D-10	PVC PIPE, CASING PIPE	10000	<b>Recommended</b> with Plot No-F-12 having area 7700 Sqft in IGC Begusarai
7	<b>M/s Arishna IoT Solutions</b>	Industrial Area, Sikandrapur	C-1 (P-XII)	Advanced ESDM Ecosystem: Integrated Manufacturing of Smart PCBAs, IoT Development Kits, and AI-Edge Hardware, featuring Custom Embedded Software and Additive 3D-Printed Industrial Enclosures.	30850	<b>Deferred</b> for re-examination of the project.
8	<b>M/s Navurja Green Energy Private Limited.</b>	Industrial Area, Nawanganar	IP-19	Biomass Pellets	20000	Did not opt for auction hence <b>Not Recommended</b>
9	<b>M/s Rayush Cotton And Surgical Industries Private Limited</b>	Industrial Area, Nawanganar	IP-19	Surgical Paper Tape, Cannula Fixator, Cloth Paper Tape, Band Aid (Fabric & Wash Proof) & Crape Bandage Tape manufacturing	20000	<b>Recommended</b>
10	<b>M/s Pramadha Food Products Pvt Ltd</b>	Industrial Area, Nawanganar	NS IP-271	Spices, Herbs, Makhana Processing and Edible Oil	6534	<b>Recommended.</b>

11	<b>M/s Growgraph India Private Limited</b>	Industrial Estate, Murliganj	17	Membrane Door Manufacturing Unit	5775	<b>Deferred</b> for site inspection of existing plant by DGM (Cluster).
12	<b>M/s Vatsa Innovations Pvt. Ltd.</b>	Industrial Area, Hajipur	B-43(P-II)	Manufacturing Of Sweet & Jewellery Boxes (Decorative Packaging Product)	10890	<b>Recommended</b> with <b>Valuation Amount of Rs. 1.80 Lac.</b>
13	<b>M/s H N Food Product</b>	Industrial Area, Siwan	IP-10	Wheat Flour & Bran	5000	<b>Not Recommended</b> due to Plot is under Amnesty Policy, 2025.)
14	<b>M/s Laxmi Narayan Traders</b>	Industrial Area, Manpur	IP - 61	Makhana Processing Unit	7192.74	<b>Deferred</b> due to encroachment on the plot.
15	<b>M/s R S Factory</b>	Industrial Area, Manpur	IP - 61	All types Candy, Wafer Biscuit, Salted Biscuit, Digestive Powder	7192.74	<b>Deferred</b> due to encroachment on the plot.
16	<b>M/s Shree Narayan Enterprises</b>	Industrial Area, Manpur	IP - 61	Namkeen Mixture, Snacks & Sweets	7192.74	<b>Deferred</b> due to encroachment on the plot.
17	<b>M/s Nityanshi Enterprises</b>	Industrial Area, Lohat Phase-1	B-3 PIII	Leather & Non-Leather Footwear	17010	<b>Recommended.</b>
18	<b>M/s Vista Consumer Products</b>	Industrial Area, Donar	B 30 P (V)	Food Flavouring Essence, Cake premix powder, Liquid Food Colour, etc.	3000	<b>Not Recommended</b> due to poor Project Cost.
<b>Deferred (Plot &amp; Land)</b>						
1	<b>M/s Shagun Food Products</b>	Industrial Growth Centre, Gidha	MUP-IV(P-XIX)	Packed Food Item	43560	<b>Not Recommended</b> due to Plot is under Amnesty Policy, 2025.)

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2	<b>M/s Linde India Limited</b>	Industrial Area, Hajipur	B-1 (P-I), B-76, B-77	Oxygen, Argon and Argon Mixtures, Carbon di Oxide	72395	<b>Deferred</b> due to finalization of land.
3	<b>M/s Barauna Foods Private Limited</b>	Industrial Estate, Barun	P-22, PH-1	Rice	21350	<b>Recommended</b> with additional area of Road having 2040 sqft (totalling 23390 sqft) along with Valuation amount <b>₹6,31,721</b> (for Road: ₹3,50,028 and drainage: ₹2,81,693).
4	<b>M/s Gennie</b>	Industrial Area, Sakri	A-3PIII	Gennie	3040	<b>Not Recommended</b> due to low Project Cost and non-submission of required documents.
5	<b>M/s Gold FX</b>	Industrial Area, Nawanagar	NS IP-26, IP-25	Manufacture of Bio-degradable Products	40000	Applicant has not submitted the required documents, hence, <b>Not Recommended.</b>
6	<b>M/s Ramesth Udyog Ventures Private Limited</b>	Industrial Estate, Barun	P-16, P-18 (P-II), P-17, P-19, P-15	Processing Unit of E-Waste & Plastic-Waste	51941	Applicant was advised to choose alternate plot, hence, <b>Deferred.</b>

**Note:** Decision on 10 deferred cases have been put on hold till the encroached land parcels in IA Manpur get resolved.

#### **AGENDA # 4:**

##### **Miscellaneous:**

**Point no. 01: 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/I.B-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 Nawanagar)
  - 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	<b>Patna</b>	<b>IA Sikandarpur</b>	<b>A-2 (b-X)</b>	<b>10,344</b>	<b>459.14</b>
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:** Conditional approval has been granted subject to the payment of Land cost as per BIADA policy.

**Point no. 02- Proposal of allotment of industrial road land in favour of Buddha Socio Economic Development Trust.**

On 20<sup>th</sup> 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-foot-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-foot-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.**

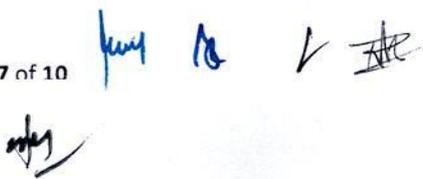
**Note:** Land measurement has been done jointly by BIADA and BSEDT for the inspected area.  
Hence, above subject matter has been put up for before committee for decision.

**Decision Taken:** Deferred.

**Point no. 03: Proposal for transfer/allotment of 06 acres of land in Industrial Area, Chausa (District–Madhepura) in favour of Bihar State Power Transmission Company Limited (BSPTCL) for establishment of 132/33 KV Grid Sub-Station.**

**1. Background**

- The Industries Department, Government of Bihar, vide Notification Memo No. 69/5 dated 11.12.2023, notified 146.00 acres of land situated at Mauza–Rasulpur Dhuriya (Kalashan Bazar), Thana No. 130, Circle–Chausa, District–Madhepura as Industrial Area, Chausa.



- Physical possession/ownership of the entire notified land has not yet been handed over to BIADA as per rules.
- The Circle Officer, Chausa has been requested to hand over possession of the notified land to BIADA; related correspondence is on record.

## **2. Present Status of Land**

- Out of the total 146.00 acres, only about 25.00 acres have been demarcated under deputation of the District Magistrate.
- Boundary wall construction has not commenced, and no construction activity has been undertaken by the IDA contractor till date.
- The notified industrial area is yet to undergo complete acquisition, dispute-free handover, and planned plotting.

## **3. Request from BSPTCL**

- Bihar State Power Transmission Company Limited has requested 06 acres of land in Industrial Area, Chausa for construction of a 132/33 KV Grid Sub-Station.
- The proposed land pertains to Khata No. 1530, Khesra No. 3109; the Nazri map is available on record.

## **4. Legal/Administrative Observations**

- As per Legal Wing's notes, transfer/allotment of land can be considered only after:
  - Acquisition and physical handover of the entire notified land to BIADA; and
  - Planned plotting to ensure orderly development of the industrial area.
- It is advised to coordinate with the District Administration, Madhepura for early handover of dispute-free land to BIADA, after which BSPTCL's request may be expedited as per norms.

## **5. Proposal**

- **To place the proposal for allotment/transfer of 06 acres of land in favour of BSPTCL for establishment of a 132/33 KV Grid Sub-Station in Industrial Area, Chausa before the PCC, with the condition that:**
  - Final allotment shall be subject to complete acquisition, physical possession, and planned plotting of the industrial area; and
  - Compliance with applicable BIADA norms and approvals.

## **6. Decision Sought**

- Approval to place the proposal in the forthcoming PCC meeting and issue directions for coordination with the District Administration for early handover of land to BIADA, enabling expeditious consideration of BSPTCL's request.

To put up the matter in PCC on E-File no. E- 327467 has been received.

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

**Decision Taken:** Approval granted subject to handover of land to BIADA and payment by energy department thereafter.

**Point no. 04:** Proposal of Ignisun Solar Pvt. Ltd. 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.

Plot/Shed	Industrial Area	Application No	Name Of Company/Firm
I P-87, N.S.I P-71, I P-52, I P-64, I P-67, I P-82, I P-70, N.S.I P-16, I P-76, N.S.I P-17, I P-88, I P-55, I P-61, I P-20, I P-21, I P-50, I P-46, I P-77, N.S.I P-14, I P-65, I P-18, I P-90, I P-85, I P-81, I P-68, I P-62, I P-49, I P-69, I P-78, I P-86, I P-56, I P-53, I P-19, I P-58, I P-57, I P-48, I P-63, N.S.I P-80, I P-66, I P-92, I P-22, N.S.I P-15, I P-51, N.S.I P-72, I P-47, N.S.I P-74, N.S.I P-73, I P-89, I P-91, N.S.I P-79, I P-60, I P-75, N.S.I P-84, I P-59, N.S.I P-93	IA Sasaram	BIADA/AID/ 2025095635	IGNISUN SOLAR PRIVATE LIMITED ( A GROUP SURYA COMPANY)

**Proposal: Unit has not yet paid EMD nor responding hence proposal may be rejected. Hence, above subject matter has been put up before committee for decision.**

**Decision Taken: Approved.**

**Point no. 05: Subject: Proposal for Initiation of Cancellation Proceedings against M/s SAPL Industries Pvt. Ltd. – Plug & Play Shed No. B-15, Industrial Estate, Muzaffarpur.**

**Background:**

M/s SAPL Industries Pvt. Ltd. was allotted Plug & Play Shed No. B-15, admeasuring 44,385 sq. ft., at Industrial Estate, Muzaffarpur, for establishment of a Readymade Garments Unit, vide BIADA office letter no. 4733/D dated 13.09.2024, under a Leave & License Agreement.

**Salient Conditions of Allotment:**

- As per Clause 2 of the Leave & License Agreement, the allottee was required to deposit six months' security deposit within the stipulated period.
- Clause 17 clearly stipulates that the arrangement is purely temporary in nature and does not create any right, easement, or tenancy in favour of the licensee.
- As per Annexure-1, violation of any terms and conditions of allotment invites cancellation of allotment of land/shed.
- BIADA Act, 1974 empowers the Authority to recover dues and take appropriate action, including cancellation, in case of non-compliance.

**Present Status:**

- The allottee has failed to deposit the required security amount till date.
- The Leave & License Agreement has not been executed, and the unit has not initiated production.
- The ownership of the said shed has since been transferred to BIADA, and development of basic infrastructure such as roads, drains, boundary wall, and fire hydrant is being undertaken by the Authority.

**Legal Position:**

Non-deposit of the mandatory security deposit constitutes a material violation of Clause 2 of the Leave & License Agreement. As per the provisions of the Agreement and BIADA Act, 1974, such violation attracts cancellation of the allotment. Legal opinion and recommendations of

DGM-ID, Muzaffarpur Cluster and Legal Section concur that initiation of cancellation proceedings is legally sustainable and in accordance with policy.

**Recommendation:**

In view of the above facts and continued non-compliance by M/s SAPL Industries Pvt. Ltd., approval of the Project Clearance Committee (PCC) is solicited to initiate cancellation proceedings against the unit for Plug & Play Shed No. B-15, Industrial Estate, Muzaffarpur, under the relevant provisions of the BIADA Act, 1974 and terms of allotment.

To put up the matter in PCC on E-File no. E- 553173 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, BIADA



Executive Director  
South & North, BIADA,  
Patna



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

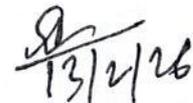


Chairman cum Managing Director  
BIADA, Patna

Memo: - .....705/PCC.....

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

Date: - ...13/02/26..



I/c Land Allotment Section,  
BIADA, Patna