

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 30th December 2025 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 30th December 2025 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. Ram Lal Khetan	President, BIA, Patna.
8	Sh. Pasupati Nath Pandey	Former Secretary General, BCCI
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 16.12.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 16.12.2025.
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 16.12.2025.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 16.12.2025.	Confirmed

AGENDA # 3:

In the PCC meeting total 47 application (30 fresh applications, 15 Deferred case and 02 Any Others) were discussed by the PCC. 22 applications were recommended, 16 applications were not recommended and 09 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 Kozti India Private Limited	Industrial Growth Centre, Begusarai	B2-2(P I)	IT & AI Services	1999.34	Deferred for an alternative shed in Udyog Bhawan/BSFC/ Patliputra
2	M/s Corporate Infotech Private Limited (CIPL)	Industrial Area, Patliputra	PP 2-2 (Second Floor)	Software	5362	Recommended with product of Software (Development).
3	M/s Flavourflick Foods LLP	Industrial Area, Fatuha	B 1-3 (G.F.)	Namkeen manufacturing	3666.8	Recommended.

New Application (Plot & Land)

1	M/s Rishav Multigrain Private Limited	Industrial Area, Bariyarpur	I.P - 8(P2)	Rice	32670	Applicant was advised to select an alternate plot, hence, Deferred.
2	M/s Shivam Industries	Industrial Area, Bariyarpur	I.P - 6(P8)	NAILS, NUTS AND BOLTS	10890	Recommended.
3	M/s Sheet Basant Industries Private Limited	Industrial Area, Bariyarpur	IP-48(P-1)	Cement Manufacturing	304920	ED-ID, ED-Ops & DGM-IP to evaluate the allotment of products such as Cement Manufacturing, Bio-degradable Products, e-Waste in dedicated IAs, hence, Deferred.
4	M/s Royal Industries	Industrial Area, Dumaria	I.P.-18	Water Tank	5000	Recommended with product of Water Tank Manufacturing.
5	M/s Sasta Sundar Health buddy Limited	Industrial Area, Sikandrapur	C-1(P-XVI), C-1(P-XVII)	IT Platform & Aggregator (E-commerce Fulfilment Center)	87120	Product to be verified, hence Deferred.
6	M/s Gold FX	Industrial Area, Nawanagar	NS IP-26, IP-25	Manufacture of Bio-degradable Products	40000	Report from BSPCB to be obtained, hence Deferred.
7	M/s Choubey Industries	Industrial Area, Nawanagar	IP-36	Machinery Spare parts	20000	Recommended.

8	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 Hon'ble HC verdict Valuation Amount of ₹94,000/-.
9	M/s Vedarka Botanicals (Pvt Ltd. Under Process)	Industrial Growth Centre, Begusarai	F-13, F-14, F-15	Herbal Extracts (Curcumin Extract, Ashwagandha Extract, Ginger Extract, Mentha Extract, Giloy Extract, Tulshi Extract Tulsi)	30000	Recommended with Unit name- M/s Vedarka Botanicals Private Limited.
10	M/s Truvision Polymers Private Limited	Industrial Growth Centre, Begusarai	6 (P-III)	SWR Seals, Dropper Assembly	10890	Recommended.
11	M/S Khushi Greeha Udyog	Industrial Area, Jamalpur	C - 1	WELDING ROD AND NAIL	10000	Not Recommended due to: - i) Proposed plot is reserved for BIADA area office. ii) Project cost is low. iii) Machinery details are missing.
12	M/s ANAND MANOJ	Industrial Area, Jamalpur	NSD - 6(P-I)	RO MINERAL WATER	1000	Recommended.
13	M/s Sah Industries	Industrial Estate, Purnea City	11 (P I)	Plastic Chair, Table & House Hold Goods	30530	Applicant was advised to submit revised project report and also submit Net Worth, hence, Deferred.
14	M/s Murli Sweets And Namkeen	Industrial Estate, Purnea City	Shed C-7	CAKE, SWEETS AND NAMKEEN	2970	Not Recommended.
15	M/s Himruta Beverages Private Limited	Industrial Estate, Purnea City	11 (P-IV)	PACKAGED DRINKING WATER	11850.5	Recommended.
16	M/s Kishan Industries	Industrial Area, Siwan	IP-09, IP-10	METAL PIPE FITTINGS	10000	Plot is under Amnesty Policy, 2025, hence, Deferred.
17	M/S Sri Ram Industries	Industrial Area, Manpur	IP - 59	PLASTIC CONTAINER / HOUSE HOLD ITEMS	5445	Not Recommended due to litigation on plot.

18	M/s Ankit Enterprises	Industrial Area, Manpur	IP - 24, IP - 23	Plastic Granules & Plastic Chair, Tables & House Hold Goods	21780	Recommended With plot no- IP-24 & IP-23 having area 11066.01 Sqft.
19	M/S Jai Mata Dee Traders	Industrial Area, Manpur	IP - 23, IP - 24	PLASTIC SULTI TWIN & HDPE PIPE AND HOUSE HOLD ITEM E.T.C	21780	Not Recommend
20	M/s Akash Traders	Industrial Area, Manpur	IP - 34	Manufacturing/ Ice Cube & Ice Bricks	5445	Recommended With plot no- IP-34 having area 5120.58 Sqft.
21	M/S M K Traders	Industrial Area, Manpur	IP - 85, IP - 86	Timber and Sawn Wood Products Furnitures, Housing and Construction Materials made of Timber and Sawn Wood. Wooden Furnitures	10890	Recommended With plot no- IP-86 having area 7963.05 Sqft.
22	M/s Radha Industries	Industrial Area, Manpur	IP - 67	Injection Molding (Plastic Bottle Caps Manufacturing)	5445	Recommended With plot no- IP-67 having area 7995.97 Sqft.
23	M/s Shaloni Traders	Industrial Area, Manpur	IP - 9	All types of Confectionery Items manufacturing	5445	Not Recommended.
24	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	Product to be clarified & Report from BSPCB to be obtained, hence, Deferred.
25	M/s Hiken Healthcare Private Limited	Industrial Area, Donar	B-14	PHARAMACEUTICALS PRODUCTS- CAPSULES, OINTMENT, LIQ. & DRY INJECTION	43560	Recommended subject to outcome of Hon'ble HC verdict. valuation amount of ₹8.5 Lakh.
26	M/s Crystal Beverage Private Limited	Industrial Area, Donar	B-38(P I)	Mineral water bottles,	5000	Not Recommended due to landlocked plot.

27	M/s Maha Amrit Amrit Enterprises OPC Private Limited	Industrial Area, Donar	B-38(P I)	Makhana, Cashew Nuts, and Walnuts	5000	Not Recommended due to landlocked plot.
Deferred (Plug & Play)						
1	M/s Esteemex Private Ltd	Industrial Growth Centre, Maranga	B1-12(F.F)	Makhana & Agriculture Products	5182.82	Not Recommended.
2	M/s SPK Garment	Industrial Growth Centre, Begusarai	B1-19(P I)	Shirts	1999.34	Not Recommended due to low project cost.
3	M/s Ecogreen interiors and constructions Pvt Ltd	Industrial Area, Hajipur	B3-2	Modular furniture	4054.23	Conditional Recommended with availability of shed area 4000 Sqft. at K-Ghat, Hajipur.
Deferred (Plot & Land)						
1	M/s HIMALYA BAVERAGES	Industrial Area, New Siwan Phase-2	D7 [P-II]	PACKAGE DRINKING WATER & PET PREFORM	12616	Not Recommended.
2	M/s SRI STEEL	EPIP Hajipur	IP-1 (old PHED)	plastic chair, table, stool & other household product	16807	Not Recommended.
3	M/s CLAVION INDUSTRIES PRIVATE LIMITED	Industrial Estate, Muzaffarpur	NSP-(P-II)	ELECTRICAL FITTINGS	8884	Not Recommended.
4	M/s Kingshahi Industries Pvt Ltd	Industrial Area, Sikandrapur	C-1 (P-I)	PCB, Electronic circuit, medical devices, BADS, sanitation & constipation relief TummyGym	43560	Recommended with alternate plot no- A-7(P-IIa) having area 20,000 Sqft. at MIP, Bihta.
5	M/s Prerna Engineering Education Group Private Limited	Industrial Area, Sikandrapur	C-1 (P-I)	BP0, call center / E Learning and E Education	43560	Conditional Recommended subject to submission of Revised DPR with alternate plot no- C-1 (P-XVI) having area 43560 Sqft.

6	M/s Smriti Enterprises	Industrial Estate, Jehanabad	C- 9 Shed	All type of Furnitures (Wooden Based Furnitures, Steel, Aluminum Based Corporate Furniture etc	2550	Recommended.
7	M/s Aditya Enterprises	Industrial Area, Samastipur	71 Part	Steel and Wooden Furniture	6534	Not Recommended due to litigation on plot.
8	M/s Sandeep Enterprises	Industrial Area, Samastipur	71 Part	Production, of Wheat Flour, Besan, Sattu Spices and Allied Products	6534	Not Recommended due to litigation on plot.
9	M/s TIRHUTWALA INNOVATION PRIVATE LIMITED	Industrial Area, Samastipur	71 Part	Flavoured Makhana & Makhana Products	6534	Not Recommended due to litigation on plot.
10	M/s Daksh Industries	Industrial Area, Samastipur	71 Part	Wooden Door and Window	6534	Not Recommended due to litigation on plot.
11	M/s Morlatis Industries Private Limited	Industrial Estate, Barun	P-10	Metal Bar	20790	Report pending from BSPCB, hence Deferred.
12	M/s Om Shakti Cattle Feeds Pvt. Ltd	Industrial Area, Banmankhi	C24, C23, C25	POULTRY & CATTLE FEEDS	130680	Recommended with alternate plot. no A2 to A9, B1, B2, B4, B5, E2 & E11 having area 1,20,000 Sqft.

AGENDA # 4:

Miscellaneous:

Point no. 1: Subject: Summary of Case – M/s A.K. Knitwear's, Industrial Area, Sitamarhi (Valuation Amount Issue).

- **Allotment Details:**

Land admeasuring 12,420 sq. ft. (Plot No. C-11(P-II), C-12) at Industrial Area, Sitamarhi was allotted to M/s A.K. Knitwear for establishment of Hosiery Goods industry vide letter no. 2190/D dated 16.03.2024. Physical possession was handed over on 06.05.2024.

- **Background of Land:**

The said plot was earlier allotted to M/s Mahavir Enterprises and was surrendered to BIADA under Exit Policy-2023.

- **Valuation of Existing Structure:**

A valuation of Rs. 6,46,360/- was assessed for the pre-existing structure on the plot and was demanded from the new allottee as per Exit Policy provisions.

- **Objection by the Unit:**

M/s A.K. Knitwear's repeatedly objected to the valuation amount and requested its removal, raising the issue in Grievance Redressal Meetings and through several representations.



- **Inspection & Committee Reports:**
Multiple inspections were conducted (notably on **08.04.2025** and **30.07.2025**). Committees observed that the **new allottee did not use the existing structure**, and the main structure had already been demolished.
- As per third inspection report dated 26.11.2025 (Letter No. 716) and joint inspections conducted on 08.04.2025 and 08.08.2025, it was observed that the main structure had already been demolished. The existing structure was not utilized by the present allottee and had no practical industrial use. Accordingly, the inspection authorities opined that the earlier valuation by the Registered Valuer is not justifiable.
- **Recommendation of Committees:**
Based on reports, the committee suggested that since A.K. Knitwears did not utilize the old structure, the valuation amount may be waived off.
- **Outstanding Dues:**
Apart from the valuation amount, the unit has **other outstanding dues of Rs. 29,224/-**.
- **Lease Deed Application:**
The unit has already applied for execution of the **Lease Deed**.
- **PCC & Current Status:**
The matter was placed before **PCC** earlier and deferred. It has now been proposed to be **placed again before PCC** for a final decision in light of updated reports.
To put up the matter in PCC on E-File no. 416072 has been received.
Hence, above subject matter has been put up before committee for decision.

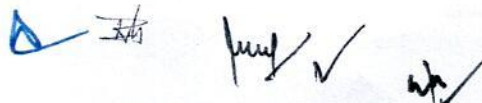
Decision Taken: Approved: Letter from concerned cluster to be issued to allottee regarding waiving off the valuation amount. The same may be placed before BIADA Board for post facto approval.

Point no. 2: Subject: Regarding Existing structure on allotted Plot No. 87 (P-1), Industrial Area Forbesganj, M/s Get Nextg Lifestyle Private Limited.

- M/s GET NEXTG LIFESTYLE PRIVATE LIMITED has been allotted Plot No. 87 (P-1) at Industrial Area Forbesganj, measuring 13,068 sq. ft., vide BIADA letter dated 25.09.2025, for establishment of an E-Waste Management Unit. The said plot was earlier allotted to another unit, and a pre-constructed structure exists on the allotted land.
- **Observation of Committee: -**
Committee is of the opinion that if the structure will be used by the unit M/s GET NEXTG LIFESTYLE PRIVATE LIMITED, then unit has to pay valuation amount of existing structure else structure shall be auctioned by the concerned cluster.

As informed by DGM-ID, Purnea Cluster, BIADA that unit in his letter dt. 06.10.2025 informed that existing structure is of no use to them and they need to remove the structure to start their construction work.

- **Recommendation of the Committee: -**
Accordingly, in view of the above, the Committee, in its report dt. 01.12.2025, recommended that as the existing built-up structure is not required by the unit, the structure constructed on the

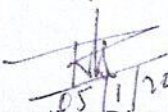


said land may be auctioned at cluster level and subsequently removed, thereby enabling the unit to commence its industrial activities.

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

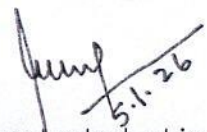
Decision Taken: Approved: The constructed structure on the said land parcel may be auctioned at the cluster level and subsequently removed, thereby enabling the unit to commence its industrial activities. The matter may be placed before the BIADA Board for post facto approval.

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


05/1/2026
Executive Director
Project, BIADA,
Patna


5/1/26
Executive Director
Operation, BIADA


Executive Director
South & North, BIADA,
Patna


5.1.26
Director Industries
Dept. of Industries,
Govt. of Bihar, Patna


Chairman cum Managing director
BIADA, Patna

Memo: -128/PCC.....

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



Date: - ...06/01/26....


5.1.26
I/c Land Allotment Section,
BIADA, Patna