

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 13th January 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 13th 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. Mukesh Jain	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 30.12.2025.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 30.12.2025.
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 30.12.2025.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 30.12.2025.	Confirmed

AGENDA # 3:

In the PCC meeting total 30 application (18 fresh applications, 09 Deferred case and 03 Any Others) were discussed by the PCC. 09 applications were recommended, 03 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 Saraswati Medical Services	Industrial Growth Centre, Begusarai	B2-19(PII)	HOSPITAL CURTAIN	1999.34	Recommended with alternate shed no- B4 (part) having area 1999.34 Sqft.
2	M/s SHARV ENTERPRISES	Industrial Area, Kumarbagh	B3-2	JEANS AND SHIRTS	3016.18	Deferred (Owner is outside India).

New Application (Plot & Land)

1	M/s Pramadha Food Products Pvt Ltd	Industrial Area, Nawanager	IP-270	Spices, Herbs, Makhana Processing and Edible Oil	5000	Recommended
2	M/s Dairy Scoop Pvt Ltd	Industrial Growth Centre, Gidha	MUP IV (P-IV), MUP IV (P-VI)	Curd, Ice-cream, Ghee	10000	Recommended with alternate plot A-7 (P-II(b)) having area 15000 sqft. in MIP Bihta
3	M/s KISAN FOOD PRODUCT	Industrial Area, Bihiya	A-5 (P-I)	Namkeen Bhujia, Mixture, Kurkure & Puff Manufacturing & Packaging Unit	25440	Recommended
4	M/s Chemplast Products & Industries	IGC Begusarai	NS F-4, NS F-3	Wall Putty And Other Construction Chemicals	91470	Report from BSPCB to be obtained, hence Deferred .
5	M/s PKCE Infraprojects Private Limited	Industrial Growth Centre, Begusarai	E-4, E-3, NS E-1	establishment of galvanizing plant and allied infrastructure	40910	Applicant was advised to submit all required document, hence, Deferred .
6	M/s Shreeja Agritech Private Limited	Industrial Growth Centre, Begusarai	B-11	Naturally Ripened Fruit, Flour, Daliya	10000	Recommended
7	M/s ADR SHIRTS	Industrial Area, Kumarbagh	P-38	T-shirt/Track Suit /Uniform/Jacket	5000	Deferred due to vagueness in project funding
8	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	Applicant was advised to choose alternate plot in another IA, hence, Deferred .

9	M/S JAI BABA DHARMRAJ RICE MILL	Industrial Area, Baijnathpur	F2	Rice Mill	81650	Applicant was advised to submit viable revised project report, hence, Deferred.
10	M/S Sushila & Radha Hospital Private Limited	Industrial Area, Baijnathpur	E2	Multi-Specialty Hospital	33777	Deferred.
11	M/s ABJ Hydrotech Global	Industrial Area, Banmankhi	A12	Packaged Drinking Water	5000	Recommended
12	M/s Growgraph India Private Limited	Industrial Estate, Murliganj	17	Plywood Manufacturing	5775	Not Recommended
13	M/s BARAUNA FOODS PRIVATE LIMITED	Industrial Estate, Barun	P-22, PH-1	RICE	21350	Deferred , due to existence of an industrial road between the plots.
14	M/s R S Factory	Industrial Area, Manpur	IP - 61	Plastic Granules & Plastic Items	5445	Not Recommended.
15	M/s Gennie	Industrial Area, Sakri	A-3P111	Gennie	3040	(Deferred, applicant was advised to choose alternate plot)
16	M/S Swachhmita Enterprises	Large Industrial Estate, Barari	HM3	Toilet/Floor Cleaner/Dish Wash/Hand Wash/Shampoo /Phenyl	3050	Recommended
Deferred (Plug & Play)						
1	M/s Kozti India Private Limited	Industrial Growth Centre, Begusarai	B2-2(P I)	IT & AI Services	1999.34	Not Recommended.
Deferred (Plot & Land)						
1	M/s Rishav Multigrains Private Limited	Industrial Area, Bariyarpur	IP-8 (P2)	Rice	32670	DPR to be reverified, hence Deferred.
2	M/s Sheet Basant Industries Private Limited	Industrial Area, Bariyarpur	IP-48 (P-1)	Cement Manufacturing	304920	Deferred.
3	M/s Sastasundar Healthbuddy Limited	Industrial Area, Sikandrapur	C-1 (P-XVI), C-1 (P-XVII)	IT Platform & Aggregator (E-commerce Fulfillment Center)	87120	Recommended with alternate plot no- C-1 (P-XVII) & C-1 (P-XVIII) having area 87120 Sqft.
4	M/s Gold FX	Industrial Area, Nawanagar	NS IP-26, IP-25	Manufacture of Bio-degradable Products	40000	Deferred report pending from BSPCB.
5	M/s Sah Industries	Industrial Estate, Purnea City	11 (P I)	Plastic Chair, Table & House Hold Goods	30530	Recommended

6	M/s Kishan Industries	Industrial Area, Siwan	IP-09, IP-10	METAL PIPE FITTINGS	10000	Plot is under Amnesty Policy, 2025, hence, Deferred.
7	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	Report from BSPCB to be obtained, hence Deferred.
8	M/s Morlatis Industries Private Limited	Industrial Estate, Barun	P-10	Metal Bar	20790	Report from BSPCB to be obtained, hence Deferred.

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: Deferred

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 Development 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, totaling ₹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 Development 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: Deferred

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. Therefore, decision may be taken.

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

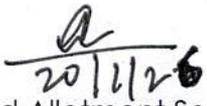

Director Industries
Dept. of Industries,
Govt. of Bihar, Patna


Chairman cum Managing director
BIADA, Patna

Memo: -340/pcc....

Date: -20/01/26...

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


I/c Land Allotment Section,
BIADA, Patna