

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 02nd June 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 02nd June 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. Ram Lal Khetan	President, BIA, Patna.
8	Sh. Mukesh Jain	Secretary General, BCCI, Patna.
9	Sh. Rounak Kumar Choudhary	Representative, CII (Bihar Chapter), Patna.
10	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 19.05.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 19.05.2026.
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

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AGENDA	DETAILS	DECISION					
AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 19.05.2026.	Confirmed					
Rectification point:							
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	PCC dated 19.05.2026 Decision	Correction required
1	M/s Gujrat Namkeen LLP	Industrial Area, Goraul Phase-I	C-18 (P-I), C-18 (P-II), C-18 (P-III), C-18 (P-IV), C-19 (P-I), C-19 (P-II),	Different types of Fryums, Namkeen, Corn Pop, RTE Items manufacturing.	86495.7	Recommended with plot no C-18 (P-I), C-18 (P-II), C-19 (P-I), C-19 (P-II), C-17 & C-20 having area 103540.5 Sqft.	Recommended with plot no C-18 (P-I), C-18 (P-II), C-19 (P-I), C-19 (P-II), C-17 & C-20 having area 103180.5 Sqft.
Decision- Approved.							

Decision- Approved.

AGENDA # 2	Compliance of allotment made in last PCC meeting held on 19.05.2026.	Confirmed
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AGENDA # 3:

In the PCC meeting total 50 applications (25 fresh applications, 04 Deferred, 13 Long Time Deferred case and 07 Any Others) were discussed by the PCC. **23** applications were recommended, **06** applications were not recommended and **20** 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 1-9 (F.F.), B 1-10 (F.F.), B 1-11 (F.F.), B 1-12 (F.F.)	Bakery	14667.2	Recommended with product- Bread, Pastries, Cakes, Cookies, Muffins & Scones, Pies, Puff.
2	M/S Rajrani Textile	Industrial Estate, Muzaffarpur	B-4	Readymade Garments (Ladies Kurti, Legging, T – Shirt etc)	1500	Recommended.
3	M/S Om Mangalam Enterprises	Industrial Area, Hajipur	FF-6	Cotton Wicks, Agarbatti and Dhoopbatti	875	Recommended.
4	M/S LIEFDE Bakers Pvt Ltd	Industrial Area, Hajipur	B3-13, B3-14, B3-15, B3-6	Bakery	15467	Not Recommended, as the applicant has withdrawn the application.

New Application (Plot & Land)

1	M/s Kaira District Co-Operative Milk Producers Union Limited	Industrial Area, Fatuha	NS A-1 (P-I) & NS A-1 (P-II)	Milk And Fresh Dairy Products	816314.40	Recommended with Part area of plot No NS A-1 (P-I) & NS A-1 (P-II) having 13 acres of land
2	M/s Ashoka Cattle and Poultry Feeds Limited	Mega Food Park, Damodarpur	3 (P-II)	Cattle Feed & Poultry Feed	108900	Applicant was advised to choose alternate plot in another Industrial Area hence, Deferred.

3	M/s Shiv Durga Agro	Industrial Area, Baijnathpur	F5	Setting Up a State of the Art Multi Stage Modern Automated Rice Milling Unit.	100800	Recommended with alternate plot no F-6 having area 99441 Sqft.
4	M/s Glowell PU Foam	Industrial Area, Goraul Phase-I	C-2, C-3	PU FOAM	87120	Plot No. C-2 & C-3 measuring 87,120 sq. ft. was allotted to M/s Moogy Foods Private Limited through the auction process, as two applications were received for the same plot. The base price of the plot was ₹1,43,99,194/-. M/s Moogy Foods Private Limited emerged as the highest bidder with a bid amount of ₹2,00,00,000/-, which was approved by the PCC. Accordingly, the plot was allotted to the unit at the bid value of ₹2,00,00,000/- along with applicable mandatory charges. The bid submitted by M/s Glowell PU Foam was lower than the highest bid and, therefore, was not considered for allotment.
5	M/s Moogy Foods Private Limited	Industrial Area, Goraul Phase-I	C-2, C-3	Kurkure, Puffs and Other Items	87120	

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6	M/s MSQ Clothing LLP	Industrial Area, Goraul Phase-I	C-1	Manufacturing of Different types of Shirts (Formal, Semi Formal, Casual Shirts)	55675	Recommended
7	M/s Avinash Kumar	Industrial Area, Goraul Phase-I	C-1	PEB Structure Manufacturing	55675	Recommended with alternate plot no C-4 having area 45840 Sqft.
8	M/s Banka Industries	Industrial Area, Samastipur	105 & 114	3D Papad	21780	Recommended.
9	M/s Honesty Automation Pvt Ltd	Industrial Area, Donar	B-24 (P I)	Mechanical Car Parking Machine Manufacturer (P.E.B.) S.S. Commercial Kitchen & Steel furniture	17424	Recommended.
10	M/s Shree Jee Roofing	Large Industrial Estate, Barari	D-55 [P-II]	Colour Coated Steel Roofing Sheet Manufacturing	5000	Recommended.
11	M/s Adharshila Building Solution	Industrial Growth Centre, Maranga	53(P-IX)	Door Windows and Furniture's	3000	Not Recommended due to the comparatively lower project cost in comparison to the competing proposal.
12	M/s Paradise Bakery	Industrial Growth Centre, Maranga	53 (P-IX)	Cakes, Bread, Pastries, Cookies	3000	Not Recommended due to the comparatively lower project cost in comparison to the competing proposal.
13	M/s Siya Ram Food Industries	Industrial Growth Centre, Maranga	53(P-IX)	Value addition of Raw Makhana	3000	Recommended.

14	M/s S.N.G PRODUCTS	Industrial Area, Saharsa	20	Chura	2740	Recommended.
15	M/s Jyoti Printing Works	Industrial Area, Saharsa	20	Note Book Printing, Printing of Ecofriendly Paper Based Product Like Notebooks, Books, Stationery Broacher and Flex Printing.	2740	Deferred.
16	M/s Shyama Aadya Corrugators LLP	Industrial Area, Muzaffarpur	A-13 (P-II), A13 (P-III)	Corrugated Papers	14336.6	Recommended with product of Corrugated Paper Boxes.
17	M/s S K Enterprises	Industrial Area, Bihiya	C - 2(P-I)	A Modular Bed, Sofa, Bench, Table, Membrane Door, Laminate Door, Desk, Rack etc other products.	5000	Recommended.
18	M/s Bhagirathi Steels Storage Private Limited	Industrial Area, Bihiya	C-1	Zincalume Water Tank & Grain Storage Silo	10000	Recommended with subject to the outcome of Writ Petition.
19	M/s Alam Hosiery Factory	Industrial Area, New Siwan Phase-1	A1	Vest, Innerwear, Underwear, Nighty, Kurti, Leggings	6314	Plot is under Amnesty Policy, 2025 hence, Deferred.
20	M/s Saloni Pashu Aahar	Industrial Area, New Siwan Phase-1	A1	Cattle Feed	6314	Plot is under Amnesty Policy, 2025 hence, Deferred.
21	M/s Ramesth Udyog Ventures Private Limited	Industrial Estate, Barun	C-1	Plastic Waste Recycling Unit	10000	Not Recommended, as the project is not viable.
Deferred (Plot & Land)						
1	M/s Avsar Apparel Pvt. Ltd.	Industrial Growth Centre, Begusarai	NS H-1(P1)	Garment	261360	Deferred.
2	M/s Srijan Development and Research Institute	Large Industrial Estate, Barari	D-51 (P-II), D-52, D-53, D-51 (P-1)	Multi-Specialty Hospital & Nursing College	54360	Applicant was advised to submit revised project report as per product discussed, hence, Deferred.

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3	M/s Krishna Bimla Cold Storage	Industrial Area, Kumarbagh	I.P.- 37	Potato, Onion, Fruits, Vegetables Etc	435600	Not Recommended, as the applicant has withdrawn the application.
Deferred (Plug & Play)						
4	M/s Bpac India Private Limited	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna	4th Floor	IT and IT Services including Data Processing, Employment for the skilled youth in IT Sector and Electronic Broadcast with latest machineries and equipment used for Digital Media.	2231.29	Recommended with product of IT-ITeS Services. Digital Media and Solar Product.

Note: Decision on 13 deferred cases of IA Manpur has been kept on hold until the issue of encroached land parcels is resolved.

AGENDA # 4:

Miscellaneous:

Point No:-01

Plot & Land						
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	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	Conditional Recommended subject to finalization of Industrial Area & plot.

Above proposal was given Conditional Recommendation subject to finalization of Industrial Area & plot on pcc dated 24.02.2026.

In view of the above, approval may be accorded for allotment of 72395 Sqft. area from plot no. **NS A-1 (P-I) & NS A-1 (P-II)** in Industrial Area, Fatuha, in favour of M/s Linde India Limited.

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

Decision Taken: Recommended with alternate Part area of plot No NS A-1 (P-I) & NS A-1 (P-II) having 1.25 acres of land at Industrial Area, Fatuha.

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Point no. 02: Proposal for Change of Activity/Product from "Bread, Bakery & Confectionery" to "IT Enabled Services (Co-Working Space)" in respect of Plot No. 5/3, Industrial Area, Patliputra allotted to M/s Nouveau.: -

- M/s Nouveau, Industrial Area, Patliputra was allotted Plot No. 5/3, admeasuring 2,375 sq. ft., for establishment of Bread, Bakery & Confectionery unit vide Office Letter No. 3591/D dated 19.06.2018 and physical possession was handed over on 19.09.2018.
- Due to non-compliance of allotment conditions, the allotment was cancelled vide Office Memo No. 2800/D dated 29.06.2022. Subsequently, the unit filed Appeal Case No. 65/2022 before the Hon'ble Appellate Authority and vide order dated 13.10.2022, the unit was restored subject to commencement of commercial production within 03 months.
- The unit subsequently resumed operations and during inspections the unit was found operational. Further, all outstanding dues have been deposited by the unit and presently no dues are pending.
- The unit has now submitted request for change of activity/product from "Bread, Bakery & Confectionery" to "IT Enabled Services (Co-Working Space)" along with DPR, layout plan and product change application form.
- **The proposed project involves an investment of approximately INR 3.25 Crore with proposed employment generation for around 40-50 persons. The project includes development of Hot Desks, Dedicated Desks, Private Cabins, Conference Rooms, Training Hall, Cafeteria & Lounge along with IT infrastructure and support services.**
- A joint inspection conducted on 15.04.2026 revealed that factory shed and installed machinery are available at site and production activities related to Bread, Bakery & Confectionery were operational. Electricity consumption records, GST details, sale-purchase records and labour attendance were also submitted by the unit.
- **As per Resolution Memo No. 4571 dated 14.10.2022 and amended Clause 5.2.1 of BIIPP-2016, Start-up Co-working Space is permissible under service sector activities.**

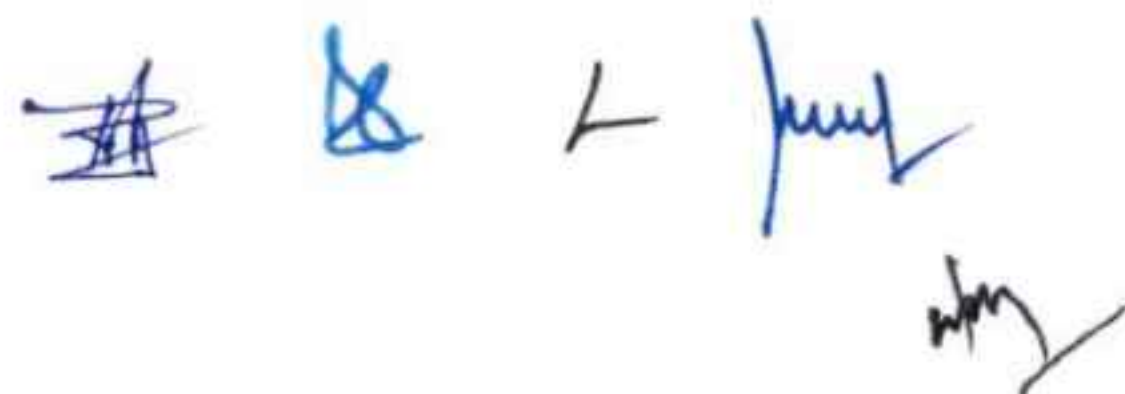
In view of the above, the proposal submitted by M/s Nouveau, Industrial Area, Patliputra, for change of activity/product from "Bread, Bakery & Confectionery" to "IT Enabled Services (Co-Working Space)" on allotted Plot No. 5/3 may be placed before PCC for consideration and appropriate decision.

Note: - As per new LAMP 2026 10% of MVR may be taken if approved.

To put up the matter in PCC on E-File no. E- 63476 has been received.

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

Decision Taken: Approved, subject to payment of applicable charges as per the provisions of BIAPP LAMP-2026.



Point no. 03: Proposal for placing before PCC regarding allotment of Green Belt Land for establishment of STP under AMRUT 2.0 at Industrial Area New Siwan Phase-II: -

- The proposal relates to request received from the District Magistrate, Siwan vide Letter No. 07 (Mu.) dated 02.05.2026 regarding availability of land for establishment of **STP (Sewage Treatment Plant) under AMRUT 2.0 Scheme** for Sewerage Network System within Nagar Parishad, Siwan.
- In this regard, BUDCO has already issued LOA (Letter of Acceptance) to M/s Technocraft Venture-VVIP IV for execution of the Sewerage Network System project. For establishment of STP, a request has been made for providing Green Belt area measuring 100m × 100m situated near Daha River in Industrial Area New Siwan Phase-II, so that untreated water may be recycled and reused in Daha River and for industrial purposes.
- Further, measurement of the proposed site was conducted on 07.05.2026 by the Amin, Hajipur Cluster along with the concerned Assistant Area Manager, Industrial Area New Siwan Phase-II. **The site map and industrial area map have been placed in the correspondence portion for reference (Annexure-01 Attached).**
- The matter was referred to Technical Section for examination regarding permissibility of establishment of STP within Green Belt area. In this connection, Master Planner has furnished report in light of MoEFCC Office Memorandum F. No. 22-39/2020-IA.III dated 14.02.2022, Clause 6(i), wherein it has been clarified that activities undertaken under Namami Gange Programme such as construction/development of STPs for pollution abatement are exempted from the said guidelines.
- Technical Section has also opined that establishment of the proposed STP in the Green Belt area appears technically and regulatorily feasible. Further, reuse of treated water for environmental and industrial purposes is also considered beneficial from public utility and environmental perspective.
- Accordingly, the proposal for allotment/provision of Green Belt land measuring 100m × 100m situated near Daha River in Industrial Area New Siwan Phase-II for establishment of STP under AMRUT 2.0 Scheme may be placed before the PCC for consideration and approval.

To put up the matter in PCC on E-File no. E- 582593 has been received.

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

Decision Taken: Approved.

Point no. 04: Subject: Proposal for Allotment of 1.00 Acre Land to Bharat Petroleum Corporation Limited (BPCL) for Establishment of DCU/CNG Mother Station and Filling Station under City Gas Distribution Project at Industrial Area, Bettiah.: -

- Kindly refer to Letter No. 1067/Go., dated 06.03.2026 received from the District Magistrate, West Champaran, Bettiah, requesting allotment of 1.00 acre of land in Industrial Area, Bettiah for establishment of a DCU/CNG Mother Station and Filling Station under the City Gas Distribution Project.
- In compliance with the directions received from the District Magistrate, West Champaran, Bettiah, a team of Bharat Petroleum Corporation Limited (BPCL) inspected Industrial Area, Bettiah on 10.03.2026. During the inspection, 1.00 acre of land located at the north-eastern corner of Plot No. NS-5P was identified for the proposed project.
- Plot No. NS-5P, measuring 10.00 acres, was received from Bihar State Finished Leather Development Corporation and is presently included in the list of vacant plots available in Industrial Area, Bettiah.
- It is observed that if 1.00 acre of land is carved out from Plot No. NS-5P, the remaining land will no longer be available as a contiguous 10.00-acre parcel. Consequently, Industrial Area, Bettiah may not have a single block of 10.00 acres available for allotment to any prospective large-scale industrial unit requiring such land in future.
 - It is pertinent to mention that the following fragmented plots are presently under the possession/control of BIADA: -
 - a. Land measuring **6.225 acres** belonging to **M/s Bihar Seeds Corporation**, in respect of which the application submitted under Amnesty Policy, 2025 is under process.
 - b. Land measuring **1.00 acre** belonging to **M/s Bisico Organic Manure**, in respect of which the application submitted under Amnesty Policy, 2025 is under process.
 - c. Land measuring **3.00 acres** belonging to **M/s Bisico Seed Tech Pvt. Ltd.**, in respect of which the application submitted under Amnesty Policy, 2025 has been **rejected** and the land is presently available under BIADA's possession.
- However, during the inspection conducted by the BPCL team on 10.03.2026, 1.00 acre of land at the north-eastern corner of Plot No. NS-5P was identified for the proposed project.

Accordingly, it is proposed that **1.00** acre of land out of the **3.00** acres land of M/s Bisico Seed Tech Pvt. Ltd. (application under Amnesty Policy, 2025 rejected), presently under BIADA's possession, be allotted to **Bharat Petroleum Corporation Limited (BPCL)** for establishment of a **DCU/CNG Mother Station and Filling Station** under the City Gas Distribution Project at Industrial Area, Bettiah.

To put up the matter in PCC on E-File no. E- 565230 has been received.

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

Decision Taken: Recommended for allotment of Plot No. NS-12(P-I) having area 43,560 sqft., subject to payment of applicable land cost/premium and other charges in accordance with the provisions of LAMP-2026.

Point No-05:

Plot & Land						
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	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.

Above proposal was conditionally recommended subject to with availability of shed area 4000 Sqft. at **K-Ghat**, Hajipur. on pcc dated 30.12.2026.

M/s Shajjad Electronics was allotted 8591 Sq. Ft. of Plug & Play Shed at K-Ghat, Industrial Area, Hajipur vide Office Order Memo No. 4633/D dated 26.11.2025. Subsequently, the allotment was cancelled due to non-compliance with the terms and conditions of allotment by memo no. 422 dated-05.05.2026.

In view of the above, approval may be accorded for allotment of 4000 Sq. Ft. area out of the **vacant 8591 Sq. Ft. shed** available at K-Ghat Industrial Area, Hajipur, in favour of M/s Ecogreen Interiors and Constructions Pvt. Ltd."

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

Decision Taken: Recommended, Part of K-ghat shed having area of 4000 sqft and remaining shed area having 4591 sqft may be uploaded on website as vacant shed in IA Hajipur.

Point No-06:

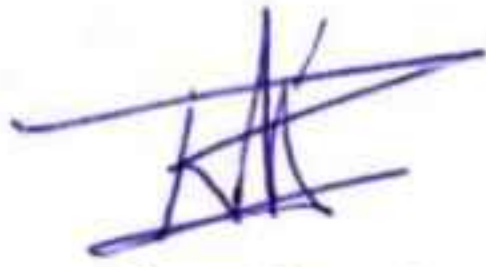
Plot & Land					
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)
1	M/s Gara Health Foundation	Industrial Growth Centre, Begusarai	NS E-25	Cancer super speciality hospital 100 bed	43557
Decision					
Plot No. NS E-25 (43,557 sq. ft.) was allotted to M/s Gara Health Foundation through auction, as approved by the PCC, against the highest bid amount of ₹1,25,00,000/- over the base price of ₹71,99,537/-. The bid of M/s Rashirishu Food Processing Beverage Agro and Dairy Private Limited was not considered due to the lower bid amount. The allotment shall be subject to compliance with the norms to be formulated by the Health Department. In case of non-compliance, the proposal of the second highest bidder shall be considered at the bid amount of ₹1,21,00,000/-. Further, the EMD amount shall be kept on hold of both proposals till the final approval.					

Proposal: Clarity on compliance of health department.

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

Decision Taken: Allotment letter may be issued to M/s Gara Health Foundation in accordance with the PCC decision. Further, the EMD deposited by M/s Rashirishu Food Processing Beverage Agro and Dairy Private Limited may be refunded as per applicable rules.

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



Executive Director
Project, BIADA, Patna



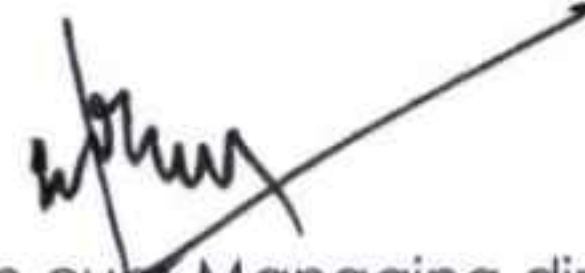
Executive Director
Operation, BIADA



Executive Director
South & North, BIADA,
Patna



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



Chairman cum Managing director
BIADA, Patna

Memo: - 2753

Date: - 12/06/26

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



I/c Land Allotment Section,
BIADA, Patna