

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 18th June 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 18th 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. Ashish Shankar	Former Vice-President, BCCI, Patna.
9	Sh. Gaurav Sah	Chairman, 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 02.06.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 02.06.2026.
AGENDA # 3	Proposal of New Allotment of Plots and sheds/ Deferred Agenda.
AGENDA # 4	Any Other Matter.

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 02.06.2026.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 02.06.2026.	Confirmed

AGENDA # 3:

In the PCC meeting total 74 applications (34 fresh applications (Including 01 withdraw application), 06 Deferred, 12 Long Time Deferred case and 22 Any Other Matter) were discussed by the PCC. **42** applications were recommended, **07** applications were not recommended and **25** 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 Creative Garments Private Limited	Industrial Area, Sikandrapur	B 6-5 (FF) to B 6-8 (FF) B 6-9 (SF) to B 6-12 (SF) B 7-1 (GF) to B 7-4 (GF) B 7-5 (FF) to B 7-8 (FF) B 7-9 (SF) to B 7-12 (SF)	Garment, Home, Textile, Bags, Backpack, etc.	79500	Recommended
2	M/s Ramesth Infracon	Industrial Area, Fatuha	B 1-2 (G.F.), B 1-4 (G.F.)	Shutter Profile, Bottom Channel	7333.6	Not Recommended as the product not suitable for shed
3	M/s Pureform Labs Pvt Ltd	Industrial Area, Fatuha	B 1-4 (G.F.)	Ayurvedic & Herbals Cosmetic	3666.8	Recommended
4	M/s Rainbow Pharma Fragrance	Industrial Area, Fatuha	B 1-2 (G.F.)	Pharmaceutical Grade Sugar Globules	3666.8	Recommended
5	M/s Food to Feed	Industrial Area, Fatuha	B 1-15 (F.F.)	Makhana	3666.8	Recommended
6	M/s Accura Engineering Solutions Private Limited	Industrial Area, Sikandrapur	B 5-01 (GF)	Cycle Component Manufacturing	4000	Applicant was advised to choose alternate shed in another Industrial Area, hence, Deferred.
New Application (Plot & Land)						
1	M/s Milkwell Dairy Private Limited	Industrial Growth Centre, Maranga	89(P-II), 90(P-II) & 91 (P-II)	Milk, Paneer, Curd, Lassi Etc.	132300	Recommended
2	M/s Cosmozing Foodlabs Private Limited	Industrial Area, Dumaria	IP-06	Bottling Plant	43560	Recommended

3	M/s Sangam Industries	Industrial Area, Dumaria	I.P.-6	Furniture & Fixture	43560	Applicant was advised to choose alternate plot, hence, Deferred.
4	M/s City Advertising	Industrial Area, Dumaria	I.P.-22	Modular Furniture, Steel Almira & Home & Office Interior Products	20000	Recommended
5	M/s Clavion Industries Private Limited	Industrial Area, Dumaria	I.P.-22	Plastic Molded Products	20000	Not Recommended due to the comparatively lower project cost in comparison to the competing proposal.
6	M/s Hopemeditek	Industrial Area, Dumaria	I.P.-19	Mineral Water	5000	Recommended
7	M/s DPM Protein Private Limited	Mega Food Park, Damodarpur	9, 8	Poultry Feed	87120	Applicant was advised to choose alternate plot in another IA, hence, Deferred.
8	M/s Raacs Solutions Private Limited	Industrial Area, Kumarbagh	I.P.- 32	Biochar	43560	Recommended with alternate plot no I.P.-22 having area 43560 Sqft.
9	M/s Ajay Precise Tooling	Industrial Area, Bariyarpur	I.P - 6(P21)	GI/MS Concealed, GI/MS Fan Box, PVC Electrical Conduit Pipe	21780	Recommended
10	M/s Pranjal Beverages Private Limited	Industrial Area, Ramnagar	A-17	Packaged Drinking Water and Fruit Based Bottled Beverages (Mango and Litchi)	9000	Recommended with alternate plot no NS-6 having area 6,000 Sqft.
11	M/s MVS Packaging Private Limited	Mega Industrial Park, Bihta	B-6 (P-I)	Manufacturing Of Printed, Laminated, Flexible Packaging & Wrapping Materials	130680	Recommended , subject to consent for allotment on an 'as is where is' basis.

12	M/s Arina Print & Pack Solution	Industrial Area, Dumraon	NS-8	Iron, Steel, Wooden, Glass Design Work with CNC Machine, General Fabrication, Steel Alimirah, Gate Grill & Wooden Furniture Manufacturing	7500	Deferred , as the applicant has been advised to submit the required documents.
13	M/s Nishchay Polyfabs Private Limited	Industrial Area, Muzaffarpur	C-32 (P-I), C-32 (P-II)	PP Woven Fabrics	101658.3	Recommended with alternate plot no- C-25 (P-I) having area 65,340 Sqft. (1.5 Acre)
14	M/s Pratap Traders	Industrial Estate, Muzaffarpur	NS-2A(P-I)	Plastic Granuels (Plastic Dana)	960	Recommended
15	M/s H M Global	Industrial Area, Fatuha	P-I (Phase-II)	High-Speed Printing Unit for Books and Diaries	7500	Recommended
16	M/s Logibuild Infra Projects Private Limited	Industrial Area, Lohat Phase-1	B-3 PVI, B-3 PVII, B-3 PV	Mild Steel Structural Light Sections	60000	Recommended
17	M/s Omtara Agro Foods Industries	Industrial Area, Lohat Phase-1	B-3[P-IV-PII]	Rice Milling & Processing Unit	10000	Recommended
18	M/s Grambask Private Limited	Industrial Area, Jhanjharpur	14P(III), 14P (I)	Tissue Paper	2500	Recommended
19	M/s Arjun Decoration	Industrial Area, Jhanjharpur	14P (I), 14P(III)	iron rod welding	2500	Not Recommended due to the comparatively lower project cost in comparison to the competing proposal.
20	M/s Vistara System	EPIP Hajipur	IP-1 (old PHED)	Metal, Wooden and Modular Furniture	16807	Recommended
21	M/s M.D. Food & Proteins (Unit II)	Industrial Area, Goraul Phase-I	C-4	Snacks Pellets (Fryums, 2D & 3D)	45840	Not Recommended as the plot was allotted to another applicant in last PCC.

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22	M/s Shree S.N Traders & Door	Industrial Area, Baijnathpur	E-29	Laminated Door, 2D Membrane Door, 3D Door, Casing Door & All other types of Furniture	16000	Recommended with alternate plot no F-1 (P-I) having area 16000 Sqft.
23	M/s Jai Mata Di	Industrial Area, Baijnathpur	E-29	Mehndi, Phenyl, Hand Wash, Toilet Cleaner Floor Cleaner, Dish Wash, Shampoo, Hand Sanitizer, Perfume manufacturing	16000	Applicant was advised to choose alternate plot, hence, Deferred.
24	M/s Rijwal Industry	Industrial Area, Baijnathpur	E-29	Sanitary Pad & Diaper Manufacturing	16000	Recommended
25	M/s Ankit Industry	Industrial Area, Baijnathpur	C2	All types of Paper Cup & Plate	11258	Recommended
26	M/s Maa Enterprises	Industrial Area, Saharsa	21	Note Book Printing, Printing of ecofriendly paper-based product like notebooks, books, Stationery broacher, pumplets and flex printing.	1233	Recommended
27	M/s Rama Enterprises	Industrial Estate, Lakhisarai	NSC -10	Organic Spices, Besan & Roasted Gram Flour (Sattu) Blended with Spices & Condiments	3000	Recommended
Deferred (Plot & Land)						
1	M/s Ashoka Cattle and Poultry Feeds Limited	Mega Food Park, Damodarpur	3 (P-II)	Cattle Feed & Poultry Feed	108900	Recommended with alternate plot no- I.P - 6(P11), I.P - 6(P12) & I.P - 6(P13) having area 1,02,366 Sqft (2.35 Acre) at IA, Bariyarpur.
2	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	Recommended with alternate plot no- 18 having area 2185 Sqft.

3	M/s Alam Hosiery Factory	Industrial Area, New Siwan Phase-1	A1	Vest, Innerwear, Underwear, Nighty, Kurti, Leggings	6314	Not Recommended as the plot is under amnesty.
4	M/s Saloni Pashu Aahar	Industrial Area, New Siwan Phase-1	A1	Cattle Feed	6314	Not Recommended as the plot is under amnesty.
5	M/s Avsar Apparel Pvt. Ltd.	Industrial Growth Centre, Begusarai	NS H-1(P1)	Garment	261360	Deferred.
6	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.

Note: Decision on 12 deferred cases of IA Manpur has been kept on hold until the issue of encroached land parcels is resolved.

AGENDA # 4:

Any Other Matter:

Point no. 01: Proposal for allotment of 9,000 Sq. Ft. space at IT Incubation Centre, Plug & Play Facility, Industrial Area Patliputra, Patna for establishment of IEC Studio under RAMP Scheme: -

- Department of Industries (MSME Directorate), Government of Bihar, vide its letter available at correspondence page-2/C, has requested BIADA for allotment of approximately 9,000 SqFt space in the IT Incubation Centre of Plug & Play Facility situated at Industrial Area, Patliputra, Patna for establishment of an IEC Studio under the RAMP (Raising and Accelerating MSME Performance) Scheme.
- At present, the following spaces are vacant in IT Incubation Centre-I of the Plug & Play Facility, Industrial Area Patliputra:

Sl. No.	Shed/Floor	Area (Sq. Ft.)	Rent Rate (₹/Sq. Ft./Month)	Remarks
1	PP 1-1 (First Floor)	7,650	25.00	Reserved for IT Companies
2	PP 1-2(Second Floor)	9,225	25.00	Reserved for IT Companies

- The Managing Director, BIADA, while examining the proposal, has observed that the matter may be placed before the Project Clearance Committee (PCC) and, in the meanwhile, the Director, MSME may be requested to assess the suitability of the proposed location for establishment of the IEC Studio.

In view of the above, the matter is placed before the PCC for consideration and decision regarding allotment of **9,000 Sq. Ft.** space (out of available vacant area) at the IT Incubation Centre, Plug & Play Facility, Industrial Area Patliputra, Patna, in favour of Department of Industries

(MSME Directorate), Government of Bihar, for establishment of an **IEC Studio under the RAMP Scheme**, on such terms and conditions as may be approved by the Committee.

As discussed with Director MSME, option no:2 has been proposed for the IEC studio.

To put up the matter in PCC on E-File no. E- 592868 has been received.

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

Decision Taken: Recommended with Shed No- PP 1-2(Second Floor) having area 9,225 Sqft.

Point no. 02: Consideration of request for change of Product/Service from Remote Pilot Training Organization (RTPO) to Centre of Excellence in respect of allotted land measuring 89,960 Sq. Ft. at Industrial Area, Goraul Phase-I in favour of Institute of Entrepreneurship Development (IED), Bihar.:-

1. Institute of Entrepreneurship Development (IED), an autonomous body under the Department of Industries, Government of Bihar, was allotted Plot Nos. S-3, S-4, S-5 (P-I), S-5 (P-II), S-6 & NS measuring **89,960 Sq. Ft.** in Industrial Area, Goraul Phase-I vide Office Memo No. 1270/D dated 06.02.2024 and revised allotment letter No. 3956/D dated 23.07.2024 for establishment of a **Remote Pilot Training Organization (RTPO)**. Possession of the allotted land was handed over on **09.12.2024**.
2. The allottee has requested for change of project/activity from **Remote Pilot Training Organization (RTPO)** to **Centre of Excellence** and has submitted the requisite application, DPR and supporting documents. The proposed project cost is **₹91.89 Crore**.
3. The allottee has informed that an MoU had earlier been executed with M/s Ved Prabha Aerospace Pvt. Ltd. for conducting drone training activities. However, the proposed activities could not commence and action is being taken to terminate the said arrangement. Due to non-commencement of activities, a notice vide Letter No. 39/G dated 15.12.2025 was issued by the Regional Office.
4. As per the opinions of Manager-IP and DGM-IP, Clause 5.2.1 of BIIPP-2016, as amended in 2022, permits only certain specified service-oriented activities in BIADA Industrial Areas, namely:
 - IT Parks,
 - Startup Co-working Spaces/Startup Hubs,
 - Grade-A Warehouses & Logistic Parks, and
 - Research & Testing Laboratories.

Since the proposed activity does not fall within the above specified categories, any change in product/service is required to be considered by the Competent Authority on a case-to-case basis.

5. The Legal Section has also opined that the matter may be placed before the Competent Authority/PCC for an appropriate decision.

Proposal

In view of the above facts and the opinions received from the concerned sections, the request of **Institute of Entrepreneurship Development (IED), Bihar** for change of activity from **Remote Pilot Training Organization (RTPO)** to **Centre of Excellence** in respect of the allotted



land measuring **89,960 Sq. Ft.** at Industrial Area, Goraul Phase-I is placed before the **Project Clearance Committee (PCC)** for consideration and appropriate decision.

To put up the matter in PCC on E-File no. E- 362297 has been received.

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

Decision Taken: Recommended with subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 03: Consideration of allotment of 3,120 sq. ft. excess land in favour of M/s Shambhu Metal, Industrial Area, Bela, Darbhanga in compliance with Appellate Authority Order dated 13.05.2026: -

- BIADA had issued a Transfer Letter vide Letter No. 616 dated 28.07.2022 in favour of **M/s Shambhu Metal, Industrial Area, Bela** for a total area of **4,050 sq. ft.**
- Subsequently, while processing the unit's application for execution of lease deed, a site measurement was conducted by the Amin and a sketch map was prepared, wherein the actual area under possession of the unit was found to be approximately **7,170 sq. ft.** Accordingly, BIADA issued Letter No. 502 dated 24.05.2025 directing the unit to surrender the excess land measuring **3,120 sq. ft.**
- In response, the unit submitted relevant documents including the order passed in Appeal Case No. 68/2020 and an affidavit indicating possession of the said area. Thereafter, the unit preferred Modification Appeal No. 26/2025 before the Hon'ble Appellate Authority.
- The Hon'ble Appellate Authority, vide order dated **13.05.2026** in Appeal Case No. 26/2025 (M/s Shambhu Metal Industries Vs. BIADA & Others), recorded that the appellant was willing to pay for the excess land if allotted as per BIADA norms and withdrew the appeal with liberty to approach BIADA for fresh allotment of the excess land. Consequently, the appeal was dismissed.
- Pursuant to the aforesaid order and BIADA Letter No. 616 dated 03.06.2026, the unit has submitted its consent and requested allotment of the excess land measuring **3,120 sq. ft.** in its possession to ensure uninterrupted industrial operations.
- The matter was examined by the Legal Section, which has recommended allotment of the excess land to the unit, subject to approval of the Project Clearance Committee (PCC), for the balance period of the original allotment and on payment of applicable premium and charges as per BIADA norms.

Proposal for Consideration:

The PCC may consider and recommend allotment of the excess land measuring **3,120 sq. ft.** in favour of **M/s Shambhu Metal, Industrial Area, Bela**, subject to payment of applicable land premium, fees and other dues as per BIADA norms, for the **remaining period of the original allotment**, in compliance with the order dated 13.05.2026 passed by the Hon'ble Appellate Authority.

To put up the matter in PCC on E-File no. E- 67285 has been received.

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

Decision Taken: Recommended.

Point no. 04: Proposal for Change of Name and Constitution from M/s Vardhan Business Associates Private Limited to M/s Vardhan Bio Fuels Private Limited for the CBG Project at Industrial Area, Kumarbagh: -

- M/s Vardhan Business Associates Private Limited was allotted Plot Nos. IP-15 to IP-19 (area mentioned in the allotment order as 5,22,720 sq. ft.) at Kumarbagh Industrial Area vide Office Allotment Order Memo No. 3285/D dated 13.08.2025 for establishment of a Compressed Bio-Gas (CBG) Project.
- The unit has submitted an application dated 02.06.2026 requesting change of name/constitution of the allottee company from M/s Vardhan Business Associates Private Limited to newly incorporated M/s Vardhan Bio Fuels Private Limited. The applicant has stated that the Phase-I CBG project has already been established and is operational, and that the proposed company intends to undertake Phase-II expansion comprising an 18 TPD CBG Plant and a 120 TPD Fermented Organic Manure Plant.
- In support of the request, the unit has submitted the Certificate of Incorporation, Memorandum of Association (MOA), Articles of Association (AOA), PAN, shareholding pattern of both companies, and an affidavit from the existing promoter/director. The documents indicate continuity of management and ownership between the existing and proposed entities.
- It is noted that the upfront payment against the allotment is still pending. The allottee has informed that payment is proposed to be made in the name of the new company and has requested approval of the name/constitution change accordingly.
- During issue of allotment letter due to typographical error plot no has been mentioned as IP-15 to IP-19, which may be rectified as IP-14 to IP-19. Area remains same.
- The unit falls under the category of a prestigious/special project and has expressed its intention to proceed with project implementation and expansion through the newly incorporated company.

Proposal:

The request of M/s Vardhan Business Associates Private Limited for change of name and constitution to M/s Vardhan Bio Fuels Private Limited in respect of the land allotted vide Memo No. 3285/D dated 13.08.2025 at Industrial Area, Kumarbagh, along with the documents submitted by the applicant, rectification of plot no in allotment and the **status of pending upfront payment**, is placed before the PCC for consideration and appropriate decision.

To put up the matter in PCC on E-File no. E- 593855 has been received.

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

Decision Taken: Deferred.



Point no. 05: Refund of EMD to uninterested applicant among withheld IA Manpur cases: -

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

Above proposal was **Deferred** due to encroachment on the plots on PCC dated 27.01.2026. Applicant wants to withdraw the application so that EMD can be refunded. Unit has been allotted recently land in IA, Lohat Phase-I.
Hence, above subject matter has been put up before committee for decision.

Decision Taken: Recommended and refund EMD amount.

Point no. 06: Applicant has withdrawn the application as they have applied for an alternate shed in IA Sikandarpur. Proposal has been put up in this PCC.

Plot & Land					
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Shed Requirement (sqft)
1	M/s Creative Garments Private Limited	IA New Bihta	B1-01 (GF), B2-01 (GF), B2-02 (GF), B2-03 (GF), B2-04 (GF), B2-05 (FF), B2-06 (FF), B2-07 (FF), B2-08 (FF), B2-09 (SF), B2-10 (SF), B2-11 (SF), B2-12 (SF)	Garment, Home Textile, Bags, Backpack, Etc.	52,000
Remarks of the Scrutiny Committee					
Application WITHDRAWN					

Decision Taken: Not recommended, as applicant has withdrawn the application.

Point no. 07: Proposal for allotment of Shed No. A+A1 (Area: 4,200 Sq. Ft.) at TRTC Campus, Industrial Area, Bela, Muzaffarpur to M/s Go Green Apparel Limited for establishment of a Skill Development / Training Centre: -

- M/s Go Green Apparel Limited, Textile Cluster, Industrial Area, Muzaffarpur has requested allotment of a Plug & Play Shed for establishment of a Skill Development / Training Centre for imparting skill development and training in the textile and apparel sector.



- In this connection, BIADA had approached the Industries Department vide Letter No. 1914/D dated 14.05.2026 for making available a vacant shed located within the TRTC Campus, Industrial Area, Bela, Muzaffarpur for training-related activities.
- It is pertinent to mention that the MSME Directorate, Department of Industries, Government of Bihar, vide Office Order Memo No. 1246 dated 18.06.2026, has transferred the management and control of the remaining sheds/buildings situated within the TRTC Campus to BIADA. Consequently, Shed No. A+A1 measuring approximately 4,200 Sq. Ft. is presently available under the control of BIADA.
- It is further submitted that BIADA does not ordinarily have any provision for allotment of land/sheds exclusively for training or skill development activities. However, the shed under consideration is situated within the Tools Room & Training Centre (TRTC) Campus, which was originally established for training and skill development related activities. Since the proposed activity is also related to skill development and capacity building in the textile and apparel sector and the shed is presently lying vacant, the proposal may be considered as a special case without creating any precedent for similar allotments in future.
- The proposed Training Centre is expected to contribute towards skill development, capacity building and employment generation in the region, particularly in the textile and apparel sector.

Proposal:

To allot Shed No. A+A1 (Area: 4,200 Sq. Ft.) situated at TRTC Campus, Industrial Area, Bela, Muzaffarpur in favour of **M/s Go Green Apparel Limited** for establishment and operation of a Skill Development / Training Centre under the Plug & Play Scheme on Leave and License Agreement basis, as a special case, subject to payment of applicable charges as per BIADA LAMP-2026 and compliance with all applicable rules, terms and conditions of BIADA.

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

Decision Taken: Recommended.

Proposals for Hotels/Hospitals' Projects

Point no. 01: - M/s MCS India Limited, Industrial Area, Patliputra

Land Allotment date – 02.01.2025

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s MCS India Limited	Pataliputra, Patna	30,000	C-23, C-24	SIPB 2025 Applied for hotel project	Makhana Processing	4-Star category Hotel

Previous product details – Makhana Processing (Food Processing)

- Investment – 2.58; Employment - 44








Current proposal – The unit has submitted a proposal seeking change of project from Makhana Processing to the Service Sector for the purpose of construction of a 4-Star category hotel. The applicant has also applied for HRACC certification.

- **Proposed Investment:** ₹211.50 Crore: **Proposed Employment:** 288

Reason for Product Change - Limited market viability, the Patliputra location is considered suitable and commercially viable for the proposed project.

Current Status: -

As per the site inspection report dated 12.11.2025, at present the site has a gate, boundary wall, office building, and factory building/shed. Plant and machinery are installed and operational. During inspection, the unit was found to be **functional and operational**

To put up the matter in PCC on E-File no. E- 339969 has been received.

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

Decision Taken: Development Section was directed to check the functionality of the Unit hence, **Deferred.**

Point no. 2- M/s Civmil Industries Pvt. Ltd, Industrial Area, Patliputra

Land Allotment date – 31.3.1964, 3.7.1967, 20.07.1968, 19.01.1983, 22.11.1987

Background: - The unit has submitted an application under the **BIADA Amnesty Policy 2025** seeking transfer of land in favour of **M/s Shantidoot Infra Services Limited.**

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Civmil Industries Private Limited	Pataliputra, Patna	101216	A4 & A5	Yet to apply	Sheet metal components for automobiles railway and telecommunication	5-Star category hotel

Previous product details –Sheet metal components for automobiles railway and telecommunication (General Fabrication)

- **Investment** – N A: **Employment** - Na

Current Proposal- The unit has submitted a proposal seeking change of project for the purpose of construction of a 5-Star category hotel under product change.

- **Proposed Investment:** ₹295 Cr: **Proposed Employment:** 525

Legal Status –

No coercive steps: CWJC: 13222/2023 dated: 21.9.2023

Reason for Product Change -. The unit has opted to avail the benefit of the **Amnesty Policy**, and accordingly, the transferee unit has proposed the present project.

Current status:

The unit is **operating unapproved project**, such as a **showroom for TVS and Royal Enfield motorcycles, and storage of garbage.**

To put up the matter in PCC on E-File no. E- 61634 has been received.

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

Decision Taken: Litigation is sub-judice in court by and against BIADA hence **Deferred.**

Point no. 3 - M/s NIT ZONE- IA Bihar Sharif

Land Allotment date: - 10.3.2023

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s NIT ZONE	Bihar Sharif, Patna	87,120	NS-(A)	Stage 1 cleared for earlier product under BIIP 2016	Online Examination Centre, Call Centre, Software Design & Development.	4-Star category hotel

Previous product details – Online Examination Centre, Call Centre, Software Design & Development. (IT Sector)

- Investment – 12: Employment - 150

Current Proposal – The unit submitted a proposal for change of product for construction of a 4-Star category hotel.

- Proposed investment - ₹36.86 crore: Proposed employment -193 persons

Reason for Product Change - Due to past theft and malpractice allegations, resulting in blacklisting of examination centres. Further, lack of institution’s willingness to operate the facility.

Current status:

Inspection conducted on 20.01.2026 revealed construction of three sheds (approx. 20,000 sq. ft.), with earth-filling work in progress on the remaining area.

To put up the matter in PCC on E-File no. E- 243285 has been received.
Hence, above subject matter has been put up before committee for decision.

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 4 - M/S Recon Engicon- Industrial Area, Bihta

Land Allotment date: 22.02.2025

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed product
M/s Recon Engicons Pvt Ltd	Bihta	29,185	A-4	Yet to apply	Data Centre	4-Star Hotel

Previous product details – Data Centre (IT/ITes)

- Investment – 30: Employment – 270

Current proposal- The unit has submitted a proposal for change of product from Data centre to a 4-star category hotel

- Proposed Investment: ₹40 Cr: Proposed Employment: 100

Legal Status –

M/s Riddhi Enterprises had applied for allotment of Plot No. A-4 admeasuring an area of 29,185 sq. ft but the application was rejected by PCC dated 24.12.2024. But the plot was later on allotted to M/s Recon Engicon on 22.02.2025.

Subsequently, M/s Riddhi Enterprises filed a writ petition on 29.01.25 before the Hon'ble High Court for quashing part of minutes of PCC contained in Memo No 6070 dated 24.12.2024 bearing CWJC No. 2522 of 2025 against BIADA as well as M/s Recon Engicon.

Reason for Product Change- The reason for not operating the data centre project is that companies are not coming forward to take the space on rent, as the demand is currently very low for the investor

Current status: Non- Functional unit.

To put up the matter in PCC on E-File no. E- 548945 has been received.
Hence, above subject matter has been put up before committee for decision.

Decision Taken: Recommended, subject to implementation and completion of the proposed project within the timeline already prescribed for the existing project, and payment of applicable charges as per BIADA LAMP, 2026 along with other applicable dues/norms.

Point no. 5- M/S Minakshi Industries Industrial Area, Buxar

Land Allotment date: 22.08.2014

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Minakshi Industries	Buxar (Bihta)	10,940	A-9 & NS	Approval received from tourism deptt	Cement Hume Pipe changed to wire nail	4-Star category hotel

Previous product details – Cement Hume Pipe changed to wire nail (General Manufacturing)

- Investment – NA: Employment – NA

Current Proposal- The unit has submitted a proposal for change of product from Data centre to a 4-star category hotel

- Proposed Investment: ₹34.69 Cr: Proposed Employment: 73

Reason for Product change - Low market demand for wire nails.

Current status:

Partial working status observed during inspection dated 15.09.2025.

To put up the matter in PCC on E-File no. E- 45722 has been received.
Hence, above subject matter has been put up before committee for decision.

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 6- M/s Maa Mundeshwari Agro Mill Pvt. Ltd- IGC Aurangabad

Land Allotment date: -	11.05.10	Plot no.- S-5, S-6 & NS-1	Area- 65340
	17.03.11	Plot no.-B-7(P) to B-11, NS-2 & NS-3	Area-65340
	02.02.24	Plot no.- B-12 to B-15	Area- 32680

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Maa Mundeshwari Agro Mill Pvt. Ltd	IGC Aurangabad	1,63,360	S-5, S-6, NS-1, B-7(P), B-8, B-9, B-10, B-11, NS-2, NS-3, B-12, B-13, B-14, B-15.	SIPB 2025 Applied for hotel project	Grade A warehouse	4-Star category Hotel

Previous product details – Grade A warehouse (Logistics)

- Investment – 30 Cr: Employment – 44

Current Proposal- The unit has submitted an application for change of product/activity to a 4-Star Hotel Project.

- Proposed Investment: ₹45.46 Cr: Proposed Employment: 175 persons.

Reason for Product change- The unit was originally allotted for a rice mill project, which operated on a seasonal basis. Subsequently, the project activity was changed to Grade-A warehousing. However, after the introduction of BIIPP-2025, the promoters proposed changing the project activity to a hotel project.

Current status:

Non –Functional - after obtaining approval for the **Grade-A warehousing** project, the project was subsequently changed and an application for a hotel project was submitted.

To put up the matter in PCC on E-File no. E-424215 has been received.

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

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 7- M/s Maa Ambe Enterprises- IGC Aurangabad

Land Allotment date: - 09.11.2016

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Maa Ambe Enterprises	IGC Aurangabad	14,375 sqft	C-1	Yet to apply	An Arwa Rice Mill.	4-Star category Hotel

Previous product details – An Arwa Rice Mill (Food Processing)

- Investment – NA: Employment – NA

Current Proposal- The unit has submitted an application for change of product/activity to a 4-Star Hotel Project

- Proposed Investment: ₹12 Cr. Proposed Employment: 40 persons.

Legal Status – The plot is under litigation before the Hon'ble High Court. The unit withdrawn the case and Applied for Amnesty policy 2025 dated 31.12.25.

Reason for Product change - Yet to begin operation.

Current status:

Non-Functional - Physical inspection conducted on 06.01.2026 reveals that no construction has been undertaken on the plot and the land is lying vacant.

To put up the matter in PCC on E-File no. E- 43303 has been received.
Hence, above subject matter has been put up before committee for decision.

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 8- M/s Cyber Ark Infotek Solutions, Industrial Area, Patliputra

Land Allotment date – 26.12.2014

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Cyber Ark Infotek Solutions	Pataliputra, Patna	16,253	C-3, C-4	SIPB 2016 Stage 1 cleared for IT Park	IT Park	4-Star category Hotel

Previous product details – IT Park (IT/ITes)

- Investment – 20: Employment - 6

Current Proposal –

- Proposed Investment: ₹55 Crore: Proposed Employment: 200

Reason for Product change- The reason for not operating the IT Park is that companies are not coming forward to take the space on rent, as the demand is currently very low for the investor.

Current Status: - Non-Functional

To put up the matter in PCC on E-File no. E- 46243 has been received.
Hence, above subject matter has been put up before committee for decision.

Decision Taken: Development Section was directed to check the functionality of the Unit hence, **Deferred**.

Point no. 9: - M/s Uno Digital Private Limited, Industrial Area, Patliputra

Land Allotment date – 30.04.2008

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Uno Digital Private Limited	Pataliputra, Patna	26,590	Plot/Shed No. 1-4 (Block-III)	Yet to apply	Development of Software and Film Colorization	4-Star category Hotel

Previous product details – Development of Software and Film Colorization (IT/ITes)

- Investment – ₹ 15 Crore: Employment - 22

Current Proposal –

- Proposed Investment: ₹65 Crore: Proposed Employment: 250 Direct

Reason for Product change - The client has decided not to renew the existing contract with TCS for the examination centre and is proposing a 4-star hotel.

Current Status: - Functional



To put up the matter in PCC on E-File no. E- 60465 has been received.
Hence, above subject matter has been put up before committee for decision.

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 10: - M/s Magnet Projects Private Limited, Industrial Area, Patliputra

Land Allotment date – 20.06.2018

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Magnet Projects Private Limited	Pataliputra, Patna	20,650	Plot no - C-2, Shed No. 1/2	Yet to apply	All types of body building of vehicle	4-Star category Hotel

Previous product details – All types of body building of vehicle (General Manufacturing)

- Investment – ₹ 2.24 Crore: Employment - 6

Current proposal –

- Proposed Investment: ₹50.48 Crore: Proposed Employment: 260

Legal Status – BIADA Amnesty policy 2025. BIADA has taken the physical possession of the plot on November 10, 2023. Unit filed a writ petition bearing CWJC No. 16096/2023 and vide order dated 10.11.2023 the Hon'ble Court has directed BIADA "not to create any third-party interest.

Reason for Product change- The unit has opted to avail the benefit of the Amnesty Policy, and accordingly, the unit has proposed the present project.

Current Status: - Non- Functional

To put up the matter in PCC on E-File no. E- 60813 has been received.
Hence, above subject matter has been put up before committee for decision.

Decision Taken: Cancelled area is 14,400 sqft out of total allotted area admeasuring 20,650 sqft. Revival is allowed under Amnesty on cancelled plot only. There is no clarity on remaining area remained with unit hence **deferred**.

Point no. 11: - M/s Om Shri Laxminarayan Education Foundation Ltd., Industrial Area, Patliputra

Land Allotment date – 18.07.2025

Background: -

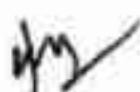
Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Om Shri Laxminarayan Education Foundation Ltd.	Pataliputra, Patna	37,160	A-3(P-1)	Yet to apply	IT Park/Data Centre	4-Star category Hotel

Previous product details – IT Park/Data Centre (IT/ITes)

- Investment – ₹55.82 Crore, Employment - 75

Current proposal –

- Proposed Investment: ₹75: Proposed Employment: 500





Reason for Product change - As the demand is currently very low, companies are not coming forward to take the space on rent.

Current Status: - Non -Functional (Under construction in valid period)

To put up the matter in PCC on E-File no. E- 49070 has been received.

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

Decision Taken: Recommended, subject to implementation and completion of the proposed project within the timeline already prescribed for the existing project, and payment of applicable charges as per BIADA LAMP, 2026 along with other applicable dues/norms.

Point no. 12- M/s Brajesh Automobiles Private Limited, IA Forbesganj

Land Allotment date: - 14.11.2025

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Brajesh Automobiles Private Limited	IA Forbesganj	101,000 sq. ft.	123, 124, 125 & 126	Yet to Apply	EV components, body parts, and development of an innovation hub	4-Star category Hotel

Previous product details – EV components, body parts, and development of an innovation hub.

- Investment – 21 Cr: Employment – 105 Persons.

Current Proposal- The unit has submitted an application in addition to its previously registered project on the plot size of **87,120 sq. ft.**

- Proposed Investment: ₹ 35 Cr: Proposed Employment: 70-100 persons.

Current status:

As per inspection report renovation work of the pre-existing shed on the transferred land was being carried out by the unit.

To put up the matter in PCC on E-File no. E- 576477 has been received.

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

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 13- M/s SLMG Beverages Pvt Ltd. Industrial Area, Patliputra

Land Allotment date – 31.05.2024

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s SLMG Beverages Pvt Ltd.	IA Patliputra	180,338	E-1, E-1 (Part), A-1 and A-2	Yet to apply	Carbonated Soft Drinks	Super Speciality Hospital and 4 Star hotel

Previous product details – Carbonated Soft Drinks

- Investment – ₹ 60 Cr: Employment - 85

Current proposal- The unit has submitted a proposal seeking change of project for the purpose of construction of a 4-Star Hotel / Super Speciality Hospital.

- **Proposed Investment:** NA: **Proposed Employment:** NA

Reason for product change- The unit stated that its glass-bottled beverage business had become commercially unviable due to the shift of the market towards PET packaging, resulting in substantial financial losses and virtual cessation of operations.

Current status: The unit has **not submitted DPR** for both the project a letter was written to the unit in this regard in response unit has requested an **additional time of 30 days for submission of the same**.

To put up the matter in PCC on E-File no. E- 221739 has been received.

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

Decision Taken: Deferred, as the Detailed Project Report (DPR) is required to be obtained.

Point no. 14- M/s Big Brother, Industrial Area, Patliputra

Land Allotment date – 27-05-2019

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Big Brother	Pataliputra, Patna	6,812	NS-5	Yet to apply	UPVC Door & Window / Powder Coating on Metals	Multi-specialty hospital

Previous product details – UPVC Door & Window / Powder Coating on Metals

- Investment – ₹ 1.01 Cr: Employment - 20

Current Proposal- The unit has submitted a proposal seeking change of project for the purpose of construction of a 101-bed hospital.

- **Proposed Investment:** ₹ 26.62 Cr: **Proposed Employment:** 150

Legal Status – Application under the **BIADA Amnesty Policy 2025** for revival and seeking change in product/activity.

Reason for product change- Due to the growing demand in the healthcare sector, the unit had earlier submitted a request for a hospital project on 07.07.2021. The request was rejected as no provision existed under the Industrial Investment Promotion Policy, 2016. Since hospital projects are now permissible under BIIPP 2025, the unit has requested reconsideration of its proposal.

Current status: The proposal was examined by the Committee constituted under Amnesty Policy–2025 in the meeting held on 07.03.2026 and was recommended revival of the allotment.

To put up the matter in PCC on E-File no. E- 64967 has been received.

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

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 15- M/s Singh & Company, Industrial Area, Patliputra

Land Allotment date – 13.08.1962

Background: - The unit has submitted an application for transfer in favour of **M/s Lumen Healthcare** for establishment of a 105-Bed Multi-Specialty Hospital.

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Singh & Company	Pataliputra, Patna	8,242.50	8/1(P)	Applied under BIIPP, 2025.	leather products	Multi-specialty hospital

Previous product details – leather products

- Investment – ₹ 0.58 Cr: Employment - 12

Current Proposal- The unit has submitted a proposal seeking change of project for the purpose of construction of a 101-bed hospital.

- Proposed Investment:** ₹ 52 Cr: **Proposed Employment:** 156

Reason for Transfer of plot on changed product: The request for change of products has been made due to the poor health and financial condition of the proprietor.

Current status: As per inspection report dated 07.04.2026 the unit was found functional with 12 workers.

To put up the matter in PCC on E-File no. E- 53232 has been received.

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

Decision Taken: Recommended, subject to payment of applicable charges as per BIADA LAMP, 2026 and other applicable dues/norms.

Point no. 16- M/s Patwari Udyog, Industrial Area, Patliputra

Land Allotment date – 1971-2006

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	SIPB Clearances	Existing Product	Proposed Product
M/s Patwari Udyog	IA Patliputra	43,705	D-7, D-5, D-6 and NS	Applied in SIPB for previous product	IT Park	Multi Super Speciality Hospital.

Previous product details – IT Park

- Investment – ₹ 27 Cr: Employment - 25 Direct+ 700 indirect

Current Proposal- The unit has submitted a proposal seeking change of project for the purpose of construction of Multi Super Speciality Hospital.

- Proposed Investment:** ₹ 130 Cr: **Proposed Employment:** 610+

Reason for product change- The unit reported inability to attract IT tenants and, therefore, sought change of project. While an earlier proposal for a 4-Star Hotel was withdrawn, the unit has now applied for establishment of a **225-Bed Multi Super Specialty Hospital**.

Current status: Inspection reports indicate substantial construction progress, including development of B+G+6 and B+G+3 structures over approximately 32,000 sq. ft. area, with an investment of about ₹20 crore already made.

To put up the matter in PCC on E-File no. E- 44576 has been received.

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

Decision Taken: Recommended, subject to submission of an undertaking for availing time extension for project implementation and payment of applicable charges as per BIADA LAMP, 2026.

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: -2956/PCLL

Date: - ..24.06/26....

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

I/c Land Allotment Section,
BIADA, Patna