

**Minutes of the meeting of Project Clearance Committee (P.C.C) held on 24<sup>th</sup> February 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.**

PCC meeting was convened on 24th February 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar at Udyog Bhawan, Patna. The following members participated in the meeting while the respective concerned HQ DGMS and Cluster DGMS to provide their inputs and respond to queries of the committee where ever required.

1	<b>Sh. Kundan Kumar, IAS</b>	Secretary Department of Industries, GoB cum Managing Director, BIADA
2	<b>Sh. Mukul Kumar Gupta, IAS</b>	Director Industries, Dept of Industries, GoB
3	<b>Sh. Shambu Prasad Singh, BAS</b>	Executive Director- Operation, BIADA
4	<b>Sh. Ranjit Kumar</b>	Executive Director- Project, BIADA
5	<b>Sh. Abhay Kumar</b>	Internal Finance Advisor, Dept of Industries, GoB.
6	<b>Sh. Ganesh Prasad Singh</b>	Former V.P, BIA, Patna.
7	<b>Sh. S.K. Patwari</b>	President, BCCI
8	<b>Sh. Anjani Kumar Sinha</b>	Asst. Engineer, BSPCB, Patna.

**SPECIAL INVITEE**

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

<b>AGENDA # 1</b>	Confirmation of the minutes of last PCC meeting held on 10.02.2026.
<b>AGENDA # 2</b>	Compliance of allotment made in last PCC meeting -held on 10.02.2026.
<b>AGENDA # 3</b>	Proposal of New Allotment of Plots and sheds/ Deferred Agenda.
<b>AGENDA # 4</b>	Miscellaneous.

**DECISIONS TAKEN WITH ACTION POINTS**

The committee deliberated on all the agenda points and decided the following

<b>AGENDA</b>	<b>DETAILS</b>	<b>DECISION</b>
<b>AGENDA # 1</b>	Confirmation of the minutes of last PCC meeting held on 10.02.2026.	<b>Confirmed</b>
<b>AGENDA # 2</b>	Compliance of allotment made in last PCC meeting held on 10.02.2026.	<b>Confirmed</b>

**AGENDA # 3:**

In the PCC meeting total **42** applications (**18** fresh applications, **04** Deferred, **13** Long Time Deferred case and **07** Any Others) were discussed by the PCC. **20** applications were recommended, **06** applications were not recommended and **16** applications were deferred due to various reasons.

**Unit wise details of the same are underneath: -**

**New Application (Plug & Play)**

Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	<b>M/s Brilliant Intelligence Security Force</b>	Industrial Area, Sikandrapur	B 4-03(GF), B 4-04(GF)	Uniform for all sector, T-shirt and trousers, women and men apparel's	8000	<b>Recommended.</b>
2	<b>M/s Indi Plush Experts Pvt Ltd</b>	Industrial Area, New Bihta	B1-01 (GF) to B1-04(GF), B1-05 (FF) to B1-08 (FF), B1-09 (SF) to B1-12 (SF)	Soft Toys	48000	<b>Recommended.</b>
3	<b>M/s Chaoudhary Electricals &amp; Controls</b>	Industrial Growth Centre, Maranga	B1-23(S.F), B1-24(S.F)	Manufacturing of Electrical Control Panels & Equipments.	10365.64	<b>Recommended.</b>
4	<b>M/s Mohini Food Products</b>	Industrial Growth Centre, Maranga	B1-10(F.F)	YUM TUM FOODS	3879.04	<b>Not Recommended</b> due to low project cost.
5	<b>M/s Anshu Enterprises</b>	Industrial Area, Hajipur	B3-1	PAPER CUP RAW MATERIAL	4058.64	Product is not viable for Plug & Play shed, hence, <b>Not Recommended.</b>

**New Application (Plot & Land)**

1	<b>M/s ShivTeck Engineering India Private Limited.</b>	Industrial Area, Lohat Phase-1	B-3 PIV	Control Panel Manufacturing Unit	20000	<b>Recommended</b> with Plot No- B-3 (P-II) having area 10,000 Sqft.
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2	M/s Sri Steel	Industrial Area, Hajipur	B-61 (P2), B-62	plastic chair, table, stool & other household product	30780	Plot No. B-62 (21,780 sq. ft.) was allotted to <b>M/s Sri Steel</b> through auction, as two applications were received for the same plot. The base price was ₹1,31,00,016/-, and the highest bid of ₹1,55,00,000/- was submitted by <b>M/s Sri Steel</b> . The allotment is at ₹1,55,00,000/- plus applicable mandatory charges. The other applicant <b>M/s RD Printers &amp; Publishers Private Limited</b> lost the bid.  Additionally, Plot No. B-61 (P2) having area 9000 sqft has also been allotted, along side B-62 (21,780 sqft), as approved by the PCC.
3	M/s RD PRINTERS & PUBLISHERS PRIVATE LIMITED	Industrial Area, Hajipur	B-62	Note Book Printing, Stationery Manufacturing, Printing of Eco-Friendly Paper based Product like Notebooks, Books, Stationery broacher and labels for packaging Material/boxes	21780	
4	M/s Vegnow Organic Private Limited	Industrial Area, Hajipur	B-44	FRUITS AND VEGETABLES PROCESSING	10890	Applicant was advised to submit DPR as per BIIPP, 2016 policy, hence, <b>Not Recommended.</b>
5	M/s Arun Kumar Jaiswal	Industrial Area, Siwan	IP-09	Water Bottling Plant	5000	Plot is under Amnesty Policy, 2025, hence, <b>Deferred.</b>
6	M/s Rajrani Textile	Industrial Estate, Muzaffarpur	NSP-III	Readymade Garments (Ladies Kurti, Legging, T-Shirt etc)	1000	<b>Not Recommended.</b>
7	M/s Dhanvi Mahila Griha Udyog	Industrial Estate, Muzaffarpur	NSP-III	Sattu, Besan & Masala	1000	<b>Recommended</b> with Renamed Plot No-NS [P-III] (Old-PHED)
8	M/s KJ Industries	Industrial Area, Sitamarhi	NSN	CONTAINER & CHAIR MANUFACTURING	7770	<b>Recommended</b> with Renamed Plot No-NS-N
9	M/s Sri Balaji Scale & Co	Industrial Area, Sitamarhi	MS-9,10	BARBED WIRE MANUFACTURING	2046	<b>Recommended</b> with Renamed Plot No-MS-9 & MS-10

10	<b>M/s Gayatri Industries</b>	Industrial Area, Dumaria	I.P.-10	BASKET MANUFACTURING, KITCHEN ACCESSORIES	6498	<b>Recommended</b>
11	<b>M/s Rajneesh Enterprises</b>	Large Industrial Estate, Barari	D-55(P)	OXYGEN/NITROGEN GASES	10000	<b>Recommended</b> with Plot No- D-55 [P-I] having 5,000 Sqft.
12	<b>M/s Rayush Healthcare Private Limited</b>	Industrial Area, Nawanagar	IP-16, IP-20	I.V Fluid (DNS0.9% Dextrose 5% Ringer lacted Normal sline Dextrose 10% Metronidazole iv Electrolyte-M Electrolyte-P Oflaxacin Levofloxacin Manital 20%)	40000	Plot No. IP-20 (20,000 sq. ft.) was allotted to <b>M/s Rayush Healthcare Private Limited</b> through auction, as approved by the PCC. The base price was ₹23,87,600/-, and the highest bid of ₹25,50,000/- was submitted by the company. The other applicant, <b>M/s Navurja Green Energy Private Limited</b> , was not considered due to a lower bid. The allotment is subject to payment of ₹25,50,000/- plus applicable mandatory charges. Additionally, Plot No. IP-16 having area 20,000 sqft has also been allotted, alongside IP 20, approved by the Committee.
13	<b>M/s Navurja Green Energy Private Limited</b>	Industrial Area, Nawanagar	IP-20	BIOMASS PELLETS, SOLAR ENERGY & INDUSTRIAL OXYGEN PLANT	20000	
<b>Deferred (Plot &amp; Land)</b>						
1	<b>M/s Linde India Limited</b>	Industrial Area, Hajipur	B-1 (P-I), B-76, B-77	Oxygen, Argon and Argon Mixtures, Carbon di Oxide	72395	<b>Conditional Recommended</b> subject to finalization of Industrial Area & plot.
2	<b>M/s Ramesth Udyog Ventures Private Limited</b>	Industrial Estate, Barun	P-16, P-18 (P-II), P-17, P-19, P-15	Processing Unit of E-Waste & Plastic-Waste	51941	The applicant was advised to make a presentation of the project, hence, <b>Deferred</b> .

3	M/s Arishna IoT Solutions	Industrial Area, Sikandrapur	C-1(P-XII)	Advanced ESDM Ecosystem: Integrated Manufacturing of Smart PCBAs, IoT Development Kits, and AI-Edge Hardware, featuring Custom Embedded Software and Additive 3D-Printed Industrial Enclosures.	30850	Recommended.
4	M/s Growgraph India Private Limited	Industrial Estate, Murliganj	17	Membrane Door Manufacturing Unit	5775	Recommended.

**Note:** Decision on 13 deferred cases of IA Manpur have been put on hold till the encroached land parcels get resolved.

#### AGENDA # 4:

##### Miscellaneous:

##### Point no. 01: Proposal of allotment of industrial road land in favour of Buddha Socio Economic Development Trust.

On 20<sup>th</sup> December 2025, a **joint inspection** was carried out on direction of Secretary Industries cum CMD BIADA in connection with the proposal for allotment of **industrial road land** in favour of **Buddha Socio Economic Development Trust**, an industrial unit located in the Industrial Area, Gaya Ji.

In light of the inspection, the facts are as follows:

1. On the **northern side** adjoining Buddha Socio Economic Development Trust, there is land of a **50-foot-wide industrial road**, for which the unit has submitted an application seeking allotment of the said land in its own favour.
2. During the inspection, it was found that on the northern side of Buddha Socio Economic Development Trust, **only about 25 feet of the road land (11022 sqft) is available**, which is currently under the possession of the unit.
3. In addition, it was also found that on the other side of the industrial road adjoining Buddha Socio Economic Development Trust, **11022 sqft of additional land** is under its possession (encroached) of M/s Sadhan Industries Plot Nos. B-5 and B-6, having an area of **51,200 square feet**.

In view of the above, the recommendation is as follows:

1. Out of the **50-foot-wide road land** inspected jointly for the purpose of allotment, **road land 25 feet road of 11022 sqft area** may be allotted to **Buddha Socio Economic Development Trust**.

#### Details:

1. **Buddha Socio Economic Development Trust** – Northern side land measuring **25 × 440.9 = 11,022 square feet**

The above land may be considered for allotment to above mentioned unit **subject to the condition that no permanent construction shall be carried out by the unit on infrastructure created by BIADA.**

Note: Land measurement has been done jointly by BIADA and BSEDT for the inspected area.

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

**Decision Taken:** Conditional approval has been granted subject to payment of the land cost as per BIADA policy.

#### **Point no. 02- Subject: Proposal for Initiation of Cancellation Proceedings against M/s SAPL Industries Pvt. Ltd.-Plug & Play Shed No. B-15, Industrial Estate, Muzaffarpur.**

##### **Background:**

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

##### **Salient Conditions of Allotment:**

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

##### **Present Status:**

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

##### **Legal Position:**

Non-deposit of the mandatory security deposit constitutes a material violation of Clause 2 of the Leave & License Agreement. As per the provisions of the Agreement and BIADA Act, 1974, such violation attracts cancellation of the allotment. Legal opinion and recommendations of DGM-ID, Muzaffarpur Cluster and Legal Section concur that initiation of cancellation proceedings is legally sustainable and in accordance with policy.

**Proposal:**

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

To put up the matter in PCC on E-File no. E- 553173 has been received.

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

**Decision Taken: Deferred**

**Point no. 03- Subject: Allotment of Additional 513 Sq. Ft. Land to M/s Samversa Pvt. Ltd., IGC Maranga.**

**Background:**

- M/s Samversa Pvt. Ltd. was allotted **5000 sqft.** land from Plot No. 53 (P1) at Industrial Growth Centre, Maranga vide Letter No. 3297/D dated 13.08.2025 for establishment of Copy, Registers & Notebook Manufacturing unit on 90 years lease basis.
- As per allotment terms, total upfront amount of ₹7,11,724/- was payable. The unit has deposited ₹6,93,543/- towards upfront and ₹1,55,000/- towards existing structure/valuation charges through RTGS on 15.09.2025. The amount has been adjusted in accounts.
- Physical possession was handed over. During joint measurement conducted on 13.02.2025, total land area was found to be **5513 sqft.**, i.e., 513 sq. ft. excess land. The excess land lies between the unit and M/s ABS Industries and abuts BIADA road on the western side.
- The additional 513 sq. ft. land is contiguous to the allotted plot and suitable for allotment to the same unit. The unit has submitted consent for taking the additional land.

**Proposal:**

PCC may consider approval for allotment of additional 513 sq. ft. land adjoining Plot No. 53 (P1) in favour of M/s Samversa Pvt. Ltd., and may issue correction allotment letter accordingly, subject to payment of applicable charges as per norms.

To put up the matter in PCC on E-File no. E- 516251 has been received.

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

**Decision Taken: Approved.**

**Point no. 04- Subject: Alternative plot in IA Dumaria to be approved**

Plot & Land						
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision
1	M/s J and J Agrovet Pvt. Ltd.	Industrial Growth Centre, Begusarai	E-21, E-18, E-17, E-22, NS E-24, E-23, E-20, NS E-16, E-19	Broiler Food and Hatchery	175400	Conditional Recommended subject to finalization of Industrial Area & plot with required document/ consent. Unit has modified the product as Broiler Feed.

The above proposal was conditionally recommended, subject to finalization of the Industrial Area and identification of the plot along with submission of the required documents/consent.

In the last PCC meeting dated 10.02.2026, the unit has modified its proposed product to **Broiler Feed**. The applicant has now submitted consent for allotment of alternate Plot No. IP-24 and IP-25, measuring **87,120 Sq. Ft at IA, Dumaria for 33.46 Cr investment.**

In view of the fulfilment of the stipulated condition and submission of consent for the alternate plot, Plot No. IP-24 and IP-25 (Area: 87,120 Sq. Ft.) at IA, Dumaria may be allotted to the applicant.

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

**Decision Taken: Approved.**

**Point no. 05- Subject: Proposal for Change of Constitution from Proprietorship to Private Limited Company and Name Transfer in favour of SOLEWORK FOOTWEARS PRIVATE LIMITED.**

**Background:**

- An industrial plot bearing No. IP-30, admeasuring 15,000 Sq. Ft., situated at Leather Park, Mahwal, Motipur, was allotted vide Letter No. 497 dated 02.02.2026 in favour of Mr. Chanchal Karn (Proprietor) pursuant to approval of the PCC held on 27.01.2026.
- It is pertinent to mention that the allottee has not deposited the upfront payment till date and physical possession of the allotted plot has also not been taken.
- Subsequently, the allottee has informed that a Private Limited Company has been incorporated under the name SOLEWORK FOOTWEARS PRIVATE LIMITED and has requested transfer of the aforesaid allotted plot in the name of the newly incorporated company.

**Incorporation Details of the Company:**

As per the Certificate of Incorporation issued by the Ministry of Corporate Affairs:

- Name of Company: SOLEWORK FOOTWEARS PRIVATE LIMITED
- CIN: U15202UP2026PTC244190
- Date of Incorporation: 13.02.2026
- Registered Office: A-14, Sector-12, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201301
- Directors/Subscribers:
  - Mr. Chanchal Karn
  - Mr. Ashish Kumar Karn

The main objective of the company, as per the Memorandum of Association (MOA), is manufacturing and trading of footwear and allied products, which is in consonance with the project proposed at the time of allotment.

**Request of the Allottee:**

The applicant has requested:

- Change of constitution from Proprietorship (Mr. Chanchal Karn) to Private Limited Company, and
- Transfer of allotment of Plot No. IP-30, Leather Park, Mahwal, Motipur in favour of SOLEWORK FOOTWEARS PRIVATE LIMITED.

### Justification:

- The proprietor, Mr. Chanchal Karn, is one of the Directors and majority shareholder of the newly incorporated company.
- The nature and line of business remain unchanged.
- The change is only in legal constitution for better financial structuring and operational expansion.
- No change in project profile, land requirement, or industrial activity is proposed.
- Since upfront payment has not yet been deposited and possession has not been handed over, the transfer request is being made prior to execution of agreement and taking over of physical possession.

### Proposal for Consideration:

- In view of the above, the PCC may consider and approve:
- Change of constitution from Proprietorship (Mr. Chanchal Karn) to Private Limited Company and transfer of allotment of Plot No. IP-30, Leather Park, Mahwal, Motipur, admeasuring 15,000 Sq. Ft., in favour of SOLEWORK FOOTWEARS PRIVATE LIMITED, subject to deposit of upfront payment and execution of fresh agreement as per BIADA norms.
- Further, since neither the upfront payment has been deposited nor physical possession has been taken by the allottee, the PCC may also consider allowing the change of constitution and name transfer without levy of transfer fee and name change charges, if deemed appropriate.

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

**Decision Taken: Approved.**

### **Point no. 06: Subject: Proposal for Change of Allotted Plot in favour of M/s Ishika Paper & Packaging Private Limited, Industrial Area, Bariyarpur (Motipur Cluster).**

- M/s Ishika Paper & Packaging Private Limited was allotted Plot No. I.P.-20 (P1), I.P.-20 (P2) & I.P.-20 (P3) admeasuring 1,08,900 Sq. Ft. at Industrial Area, Bariyarpur for establishment of a Corrugated Box Manufacturing Unit (Medium Category) vide Letter No. 3710/D dated 11.09.2025. Physical possession was handed over on 25.10.2025.
- The unit has submitted an application requesting change of the allotted plot due to operational difficulty in smooth movement of 32-foot transport vehicles near the main gate, affecting industrial operations.
- On examination of land availability, Plot No. I.P.-23 (P1) is available. It is proposed to allot 1,08,900 Sq. Ft. land from Plot No. I.P.-23 (P1) in place of the presently allotted plots. The area shall remain unchanged and as per the approved re-plotting map placed in the file.

### There is no change in:

- Area: 1,08,900 Sq. Ft.
- Project Cost: ₹30.07 Crore
- Employment Generation: 40 persons
- Sector: General Manufacturing
- Category: Medium
- Benchmark compliance

### Proposal

In view of the above, it is proposed to approve the change of allotted plot from Plot No. I.P.-20 (P1), I.P.-20 (P2) & I.P.-20 (P3) having area 1,08,900 Sq. Ft. to Plot No. I.P.-23 (P1) having area 1,08,900 Sq. Ft. at Industrial Area, Bariyarpur under Motipur Cluster, on the same terms and conditions of original allotment.

To put up the matter in PCC on E-File no. E- 540285 has been received.

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

**Decision Taken: Approved.**

### **Point no. 07: Proposal for allotment of 6600 SQFT of land in Industrial Area, Raxaul (District- Motihari) in favour of North Bihar Power Distribution Company Limited (NBPDC) for establishment of 33/11 KV GIS (Gas Insulated Sub-Station).**

#### 1. Background

- The North Bihar Power Distribution Company Limited, Director Projects vide letter No. 2660 dated 11.12.2025, and EEE (Raxaul) Vide letter No.-906 Dated-08.09.25 requested to set-up a GIS (Gas Insulated Sub-Station) through RDSS (Central Funded) project in BIADA Raxaul industrial area, of size 30 x 20 Mtr for providing uninterrupted power supply for industrial as well as local consumers.
- Physical possession/ownership of the entire notified land is with BIADA, as it is taken by cancellation of Zainab Industries.

#### 2. Present Status of Land

- Out of the total 78408 SQFT(NS-2), only 6600 SQFT(NS-2P-1)( 30 x 20 Mtr) is required by NBPDC.
- Due to non-working, the said plot was cancelled by BIADA. Unit has gone to High court, but presently it has withdrawn the case.
- Unit has applied for Exit policy 2025, for the said plot. Presently auction of items is in process by MSTC.

#### 3. Request from NBPDC

- Director Projects vide letter No. 2660 dated 11.12.2025, and EEE (Raxaul) Vide letter No.-906 Dated-08.09.25 requested to set-up a GIS (Gas Insulated Sub-Station) through RDSS (Central Funded) project in BIADA Raxaul industrial area, of size 30 x 20 Mtr for providing uninterrupted power supply for industrial as well as local consumers.
- The proposed land NS-2(P-1) pertains to Khata No. 65, Khesra No. 588P; the Nazri map is available on record.

#### 4. Legal/Administrative Observations

- As per Legal Wing's notes, Unit has filed CWJC No-4246/2025 in which court order came on Dated 10.04.25 that
- Without going into the merits or demerits of the case having regard to the fact that the Appellate Authority is sitting and taking-up cases, the present Writ Petition is disposed of granting liberty to the petitioner to file an interlocutory application seeking stay in the pending appeal if he is so advised.
- 2. If any, such application is made, the authority shall consider and pass necessary orders for granting interim stay within a period of ten days from the date of filing of the said interlocutory application.
- 3. With the above direction, this Writ Petition stands disposed off.

- Unit applied in appeal court having case no- 6/2025, but due to any reason unit withdraw its case on 07/08/25.
5. Proposal
- To place the proposal for allotment of 6600 SQFT (30 x 20 Mtr) of land in favour of NBDCL Raxaul, Electric Supply Division for establishment of a 33/11 KV Gas Insulated Sub-station in Industrial Area, Raxaul before the PCC, with the condition that:
    - We have got the approval for updating the said plot on vacant list on 08.09.2025 by MD sir.Comp File No-58716 on Note No-43.
6. Decision Sought

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

**Decision Taken:** Conditional approval has been granted subject to the payment of Land cost as per BIADA policy.

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



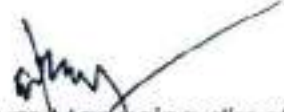
Executive Director  
Project, BIADA,  
Patna



Executive Director  
Operation, BIADA



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



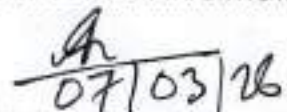
Chairman cum Managing director  
BIADA, Patna



Memo: - ...1009/PCC...

Date: - ...07/03/26..

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



I/c Land Allotment Section,  
BIADA, Patna