

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 10th March 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 10th March 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. P.K. Agrawal	President, BCCI, Patna.
9	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

SPECIAL INVITEE

1	Sh. Aman Samir, IAS	Director MSME, Dept of Industries, GoB
---	----------------------------	--

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 24.02.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 24.02.2026.
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

AGENDA	DETAILS	DECISION
AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 24.02.2026.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 24.02.2026.	Confirmed

AGENDA # 3:

In the PCC meeting total 31 applications (13 fresh applications, 02 Deferred, 13 Long Time Deferred, case and 03 Any Others) were discussed by the PCC. **10** applications were recommended, **04** applications were not recommended and **17** 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 Shri Vishwnath Gopal Industries	Large Industrial Estate, Barari	D - 54 P1	Cattle Feed	9650	Not recommended
2	M/s Kafila Agro Cattle Feed	Large Industrial Estate, Barari	D - 54 P1	Cattle Feed	9650	Not recommended

New Application (Plot & Land)

1	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, hence, Deferred.
2	M/s B S Garments Private Limited	Large Industrial Estate, Barari	D-23	Readymade Casual Garments for Men's, Women's & Kids	16600	Recommended.
3	M/s Jay Bajrang Sweets	Industrial Estate, Katihar	20(P-V), 22(P-II)	All types of Indian Sweets	2000	Applicant was advised to choose alternate plot, hence, Deferred
4	M/s Akashdeep Notebook Industries	Industrial Estate, Bela	29	Note Book	1100	Recommended.
5	M/s Mother Dairy Fruit & Vegetable Private Limited	Industrial Area, Jamalpur	E-4	Dairy products - Poly Pack Milk, Curd, Lassi, Chach	20000	Recommended.
6	M/s Navurja Green Energy Private Limited	Industrial Area, Nawanganar	IP-07	Biomass Pellets with 150 kW Solar Power & Industrial Oxygen Plant.	20000	Recommended.
7	M/s Satyapri Aluminium Extrusion Private Limited	Industrial Area, Bariyarpur	I.P - 6 (P3)	Manufacturing of Aluminium Window frames, Doors, Section Pipes, Channels, Angles, Industrial Supply Allied Products	69696	Recommended.

8	M/s Reliable Power System	Industrial Area, Raxaul	C-5 (P-I)	Manufacture of Elevators, Agriculture machines, Siemens Electric, Panels, Fire Doors, General Doors, SS Doors, and Fabrication of Tanks & Electric panels	5000	Recommended.
9	M/s Vijayshree Agro Industries Private Limited	Industrial Area, Sasaram	I P-25, I P-38, I P-24, I P-23, I P-39, I P-26, I P-37, I P-40	Rice, Brayn, Flour Mill, Besan	37561	Recommended with alternate plot no IP-48 to IP-51 having area 40041.92 Sqft.
10	M/s Vishnu Rice Mill	Industrial Area, Nawada	B-3 (P)	Fortified Rice Mill	2400	Applicant was advised to submit revised project report as per product, hence, Deferred.
11	M/s RD Printers & Publishers Private Limited	Industrial Area, Hajipur	B-20, B-21P, C-26	Note Book Printing, Stationery Manufacturing, Printing of eco-friendly paper-based product like notebooks, books, stationery broacher and labels for packaging material/boxes & Corrugated Box	43560	Not Recommended. Plot is under Amnesty Policy, 2025.
Deferred (Plot & Land)						
1	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	Deferred.
2	M/s Arun Kumar Jaiswal	Industrial Area, Siwan	IP-09	Water Bottling Plant	5000	Not Recommended. Plot is under Amnesty Policy, 2025.

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: 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.

12 Page 2 of 5

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: May proceed for cancellation process.

Point No. 2: Proposal of M/s UltraTech Cement Ltd for Allotment: -

Plot details						
Sl. No.	Applicant Name	Application No	Industrial Area	Plot No.	Product	Land Requirement (sqft)/Acre
1	M/s UltraTech Cement Ltd	BIADA/AID/20 26016603	Industrial Area, Katoria	IP-1, IP-2, IP-3, IP-4	Cement OPC/PPC/PCC/ PSC	2590510.07/ (59.47 Acre)

- Proposed Investment: **₹690 Crore (Phase-I)**
- Proposed Employment: **120 persons (800 During commissioning)**

Status of Application: The final application has not been submitted due to a technical error encountered during the online payment process.

PCC Recommendation: In view of the proposed investment and employment generation, the allotment may be considered subject to payment of EMD and application fee.

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

Decision Taken: Recommended.

Point No. 3: Proposal of M/s SSIL Paint Industries Private Limited for Allotment: -

Application Details					
Sl. No.	Applicant Name	Application No	Industrial Area	Product	Land Requirement (sqft)/ Acre
1	M/s SSIL Paint Industries Private Limited	BIADA/AID/2026036944	Industrial Area, Sasaram	Manufacturer of Paints, Varnishes & Allied Building Materials.	4,45,319/ (10.22 Acre)
	Plot No	I P-75, I P-76, I P-77, I P-78, N.S.I P-80, I P-81, I P-82, N.S.I P-84, I P-86, I P-87, I P-88, I P-89, I P-90, I P-92, N.S.I P-93			

- Proposed Investment: ₹100 Crore (approx.)
- Proposed Employment: 1,020 persons

Status of Application:

The final application has not been submitted due to a technical error encountered during the online payment process.

Recommendation:

In view of the proposed investment and employment generation, the allotment may be considered subject to the plot number and size being revised as per the new Master Plan of Industrial Area, Sasaram.

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

Decision Taken: Approved with alternate plot no IP-09 & IP-10 having area 472454.94 sqft (10.85Acre).

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: -1175/PCC....

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

Date: -19/09/26....


19/3/26
I/c Land Allotment Section,
BIADA, Patna