

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 19th May 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 19th May 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. Vishal Tekriwal	Vice President, BCCI, Patna.
9	Sh. Gaurav Sah	Chairman, CII (Bihar Chapter), Patna.
10	Sh. Ashish Kumar Gupta	Environmental Engineer, BSPCB, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 05.05.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 05.05.2026.
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

AGENDA	DETAILS	DECISION
AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 05.05.2026.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 05.05.2026.	Confirmed

AGENDA # 3:

In the PCC meeting total 55 applications (28 fresh applications, 06 Deferred, 20 Long Time Deferred case and 01 Any Others) were discussed by the PCC. **20** applications were recommended, **10** 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 Maxbind Industries pvt ltd	Industrial Growth Centre, Maranga	B1-10(F.F)	Elastic strap for bags	3879.04	Recommended.
2	M/s DShell (OPC) Pvt Ltd	Industrial Growth Centre, Maranga	B1-10(F.F)	Makhana Popping Machine	3879.04	Not Recommended due to low project cost.
3	M/s Crispano Foods and Beverage Private Limited	Industrial Area, Hajipur	FF-7	Kurkure, Snacks	1040	Recommended.
4	M/s Varsam Foods	Industrial Area, Hajipur	B3-4	Bread, Cupcake, Rusk and Bakery items	3305.64	Not Recommended due to adjacent shed is allotted to textile sector.
5	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	1st time absent, hence, Deferred.
6	M/s Teach Mania PVT. LTD.	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna	4th Floor	Educational App Development	2231.29	Not Recommended due to low project cost.

New Application (Plot & Land)

1	M/s Ayushman Enterprises	Industrial Growth Centre, Begusarai	NS E-25	Manufacturing & Fabrication of Truck Body, Trailer, Tanker, Tipper & Bus Body	43557	Not Recommended due to low project cost.
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2	M/s Gara Health Foundation	Industrial Growth Centre, Begusarai	NS E-25	Cancer super speciality hospital 100 bed	43557	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.
3	M/s Rashirishu Food Processing Beverage Agro and Dairy Private Limited	Industrial Growth Centre, Begusarai	NS E-25	Dehydration of Fruits and Vegetables Pulp/Power/Juice/Jam and Canning Products All Types	43557	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.
4	M/s Vidyarthi Construction	Industrial Estate, Jehanabad	C-15,16,17,18,19,20	RIGID P.V.C. PIPES, MDPE PIPES, UPVC PIPES & H.D.P.E PIPES	15000	Recommended with valuation amount of Rs. - 9,88,000/-.

5	M/s RG & Sons Infrastructure Pvt. Ltd.	Industrial Area, Sasaram	IP-8	Integrated Manufacturing: Composite Insulators, Transformers, Fabrication of Structures	36769.52	Recommended.
6	M/s Experia Prefaxo Private Limited	IA Bariyarpur	IP-3	Peb Fabrication Material	217800	Recommended.
7	M/s Deepak Enterprises	Industrial Area, Bariyarpur	I.P - 6(P4)	Molded iron items	15246	Recommended.
8	M/s Singhania Recycling Private Limited	Industrial Area, Dumaria	I.P.-6	Plastic Recycling	43560	Not Recommended due to low project cost.
9	M/s Chanpatia Poha Mills Private Limited	Industrial Area, Kumarbagh	P-26	Chura (Poha Rice)	10000	Recommended with alternate plot no: P 36 having area 10,000 Sqft.
10	M/s Bharat GPS Bioenergy Pvt Ltd	IA Kumarbagh_CBG	IP-11, IP-12, IP-13	Compressed Biogas (CBG)	653400	Recommended.
11	M/s Makhayo Foods Private Limited	Industrial Area, Donar	B 25 (P II), B-25 (P I)	Makhana	95832	Recommended.
12	M/s SP Institute of Workforce Development Pvt Ltd	Industrial Area, Patliputra	10/1	Software Development	16380	Recommended with valuation amount of Rs. - 16,56,200/- and subject to the outcome of Writ Petition.
13	M/s Dwarkapati Foods Llp	Industrial Area, Patliputra	10/1	Bakery items, RTE snacks, sweets and canned sweet products	16380	Not Recommended due to the comparatively lower project cost in comparison to the competing proposal.
14	M/s Gujrat Namkeen LLP	Industrial Area, Goraul Phase-I	C-18 (P-I), C-19 (P-I), C-19 (P-II), C-18 (P-III), C-18 (P-II), C-18 (P-IV)	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.
15	M/s Heal & Cure Healthcare Private Limited	Industrial Area, Goraul Phase-I	C-18 (P-III)	Syringe (3MI, 5MI & 10MI)	9475.2	Recommended.

16	M/s Uttam India Industries	Industrial Area, Goraul Phase-I	C-18 (P-IV)	RO Plant, Purified Water	11424	Recommended.
17	M/s Ra Chemicals Limited	Industrial Growth Centre, Gidha	MUP IV (P-VI), MUP IV (P-IV)	metallic stearate and calcium zinc stabilizers	10000	Not Recommended due to plot is under litigation.
18	M/s Bhagirathi Steels Storage Private Limited	Industrial Area, Bihiya	B-4 & B-5	ZINCALUME WATER TANK & GRAIN STORAGE SILO	10000	Not Recommended due to plot is under litigation.
19	M/s Rayush Healthcare Private Limited	Industrial Area, Nawanagar	IP-21, IP-15	I.V Fluid (DNSO.9% Dextose 5% Ringer lacted Normal sline Dextrose 10% Metronidazole iv Electrolyte-M Electrolyte-P Oflaxacin Levofloxacin Manital 20%)	40000	Recommended.
20	M/s Jagdamba Furniture	Industrial Area, Forbesganj	61-B (P-I), 61-B (P-II)	Manufacturing of All types Wooden, Steel & Metal Furniture's	6500	Recommended.
21	M/s Maharani Dairy and Layer Farming	Industrial Growth Centre, Maranga	1(P1)	Garlic Peeling Process Plant	1004	Recommended.
22	M/s Nayan Enterprises	Industrial Area, Saharsa	Plot no-12, Shed C-8	Bakery, Biscuits, Salted Snacks, Namkeen Bhujia & All types of Sweets	3296	Recommended.

Deferred (Plot & Land)

1	M/s Maa Tara Manufacturing	Industrial Area, Forbesganj	84(P-III)	Aluminium Composite Panel Sheet & CNC Sheet manufacturing & Cutting Work.	10890	Recommended with valuation amount of Rs. 50,800/-
2	M/s M & M INDUSTRIES	Industrial Estate, Barun	P-15	Industrial Fluids like - Coolant, Distilled Water, Diesel Exhaust Fluid, Lube Oils etc	10000	Recommended.
3	M/s SK Enterprises	Industrial Area, Bihiya	C-1	Furniture - Sofa, Bed, Chair, Table	10000	Not Recommended due to low project cost.

4	M/s Avsar Apparel Pvt. Ltd.	Industrial Growth Centre, Begusarai	NS H-1(P1)	Garment	261360	Deferred.
5	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.
6	M/s Krishna Bimla Cold Storage	Industrial Area, Kumarbagh	I.P.- 37	Potato, Onion, Fruits, Vegetables Etc	435600	Deferred for revaluation of the proposal.

Note: Decision on 13 deferred cases of IA Manpur has been kept on hold until the issue of encroached land parcels is resolved. Additionally, 07 proposals for establishment of 4-Star / 5-Star category hotel projects have also been kept on hold pending resolution of modifications in the BIIP Package 2025.

AGENDA # 4:

Miscellaneous:

Point no. 01: 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.

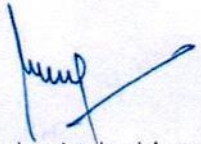
Decision Taken: Deferred.

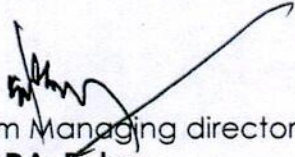
The meeting ended with the vote of thanks to all the members present for PCC Meeting.


Executive Director
Project, BIADA, Patna


Executive Director
Operation, BIADA


Executive Director
South & North, BIADA,
Patna

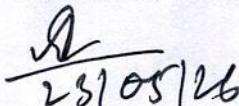

Director Industries
Dept. of Industries,
Govt. of Bihar, Patna


Chairman cum Managing director
BIADA, Patna

Memo: - 2069/PCC

Date: - 23/05/2026

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


23/05/26
I/c Land Allotment Section,
BIADA, Patna