

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 01st October 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting (Hybrid mode) was convened on 01st October 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 (Online mode) were also available to provide their inputs and respond to queries of the committee where ever required.

1	Sh. Navin Kumar, IAS	Managing Director, BIADA
2	Sh. Mukul Kumar Gupta, IAS	Director Industries, Dept of Industries, GoB
3	Sh. Suman Prasad Singh	Executive Director- IP, BIADA
4	Sh. Shambu Prasad Singh, BAS	Executive Director- Operation/ID-South/ID-North, BIADA
5	Sh. Ranjit Kumar	Executive Director- Project, BIADA
6	Sh. Abhay Kumar	Internal Finance Advisor, Dept of Industries, GoB.
7	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.
8	Sh. Ram Lal Khetan	President, BIA, Patna.
9	Sh. P.K. Agrawal	President, BCCI, Patna.
10	Sh. Raunak Choudhary	Representative, CII (Bihar Chapter), Patna.
11	Sh. Shyam Sundar Bhimseria	President, Laghu Udyog Bharti, Patna.

SPECIAL INVITEE

1	Sh. Manoj Kumar Singh, IAS	Investment Commissioner, Mumbai, GoB
2	Sh. Prabhat Kumar Sinha	Chairman, Indian Chamber of Commerce (Bihar State Council), Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 17.09.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 17.09.2026.
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 17.09.2026.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 17.09.2026.	Confirmed

AGENDA # 3:

In the PCC meeting total 45 applications [16 fresh applications, 15 Deferred, 12 Long Time Deferred case and 02 Any Other Matter were discussed by the PCC. Out of above 45 applications, **12** applications were recommended, **07** applications were not recommended and **26** applications (Including 12 long term deferred) 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 J D Apparel Industries (I) LLP	Industrial Area, New Bihta	B2-01 (GF) to B2-04 (GF), B2-05 (FF) to B2-08 (FF) & B2-09 (SF) to B2-12(SF)	Garment Manufacturing	48000	Recommended
2	M/s Vimora Foods Pvt Ltd	Industrial Estate, Purnea City	A1 (G.F)	Makhana	8500	Not Recommended, due to low project cost.

New Application (Plot & Land)

1	M/s Deepvrat Products Private Limited	Industrial Area, Muzaffarpur	C-11 (P-I)	Agarbatti and Dhoop	43560	Recommended
2	M/s Devil Plasto Industries	Industrial Area, Muzaffarpur	C -28P-I	Plastic Moulding	10890	Not Recommended (Defaulter in case of previous allotment at IA, Dumaria & upfront payment not done even after issuance of notices).
3	M/s Micromax Biofuels Private Limited	Industrial Area, Bishunpur Dhram_CBG	I.P.-1 to I.P.-17	Compressed Bio Gas	434365	Deferred.
4	M/s Greenveda Bioenergy Private Limited	Industrial Area, Bishunpur Dhram_CBG	I.P.-1 to I.P.-17	Bio Gas	434365	Not Recommended (Applicant withdrew their application in PCC. Confirmatory letter dated 01.10.2026 also submitted).
5	M/s Kamla Fertichem Private Limited	Industrial Area, Kumbarbagh	I.P.- 24	Integrated Mixed Granulated Fertilizer and CBG Digestate Value Allied Products	87120	Recommended

6	M/s Naw Dharam Power Private Limited	Industrial Area, Sasaram	NSIP-2(P-I)	Solar Panel	44783.25	Not Recommended (Defaulter in case of previous allotment at IA, Sasaram due to failed commence scheduled commercial production & instalment payment not done even after issuance of notices).
7	M/s Modern Furniture	Industrial Area, Aurangabad	C-2 (Shed)	Modern Wooden Furniture	2750	Not Recommended (As the source of raw material was not clearly explained by applicant in PCC)
8	M/s Jai Hanuman Industries	Industrial Area, Dehri	NS-14(P-5)	Manufacturing of Salted Snacks (Namkeen, Bhujia, Mixture, Kurkure)	2000	Deferred
9	M/s Krishna Technochem Pvt Ltd	Industrial Area, Nawanagar	NS IP-274	Mineral Oil, Industrial Solvent, Petrochemicals	87122	Deferred
10	M/s Anand Agro Industries	Large Industrial Estate, Barari	D-18 & D-19	Cattle Feed & Fish Feed	32800	Recommended with allotment shall be done on lease for 30 years as per their request vide email.
11	M/s Shuddh Punjabi Food Products Private Limited	Industrial Growth Centre, Maranga	1(P-XVII)	Biscuits and Cookies	6245	Recommended
12	M/s Reznor Global Private Limited	Industrial Area, Supaul	I.P.-22, I.P.- 23, I.P.-24	Rice (Revised- Manufacturing- School Bags)	30000	Deferred.
13	M/s Bihari Steel Solutions Private Limited	IA Lohat Phase-I	B-6 PII	Steel Doors, Fire- Rated Doors, Stainless steel Doors, Glazed Doors, Clean Room Doors and Premium Wooden Finish Doors	10000	Recommended

Applications with pending documents

1	M/s SRKI Packaging India Private Limited	Industrial Area, Sikandarpur	B 5-01 (GF)	Bakery And Confectionery	4000	Deferred.
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Deferred (Plug & Play)

1	M/s UGT Tech Pvt Ltd	Industrial Area, Sikandarpur	B 4-04(GF), B 4-03(GF), B 5-02(GF)	Agricultural Machinery Power Weeder	12000	Recommended with plot no IP-8(P2) having area 43560 sqft at IA Bariyarpur. As consented in PCC and vide letter dated 01.10.2026.
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2	M/s Destiny IT Services Pvt Ltd	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna	1st Floor Phase-II	IT & ITES Enabled Service Provider with Software Development, Web Development, Digital Marketing, E Learning & ERP Based Software Tool Development Using AI Enabled Technologies, IRCTC B2B Service Provider, Data Digitization	5127	Deferred
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3	M/s Dev Handicrafts	Leather Park Mahwal	MSF 2-W1	Bags & Belts	3875	Recommended with alternate shed no MSF 3-W1 having area 3875 sqft. As consented during PCC.
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Deferred (Plot & Land)

1	M/s Sophia Infratech Pvt Ltd	Industrial Area, Aurangabad	M-3	Manufacturing of electric wires and polycarbonate modular switches/accessories	60000	Recommended
2	M/s Sophia Infratech Pvt Ltd	Industrial Area, Aurangabad	E-1, E-2, E-3, E-4, E-5(P-I) & F-1, F-2, F-3, F-4, F-5, F-6(P-I)	Manufacturing of PVC PIPES & ACCESSORIES	65340	Deferred.

3	M/s Maa Shakti Agro Industries	IGC Aurangabad	H-2	Manufacturing of Agro Machineries Products	17000	Recommended
4	M/s Alshifa'S Fsn E-Commerce Ventuire Private Limited	Industrial Area, Sasaram	IP-20	Tube Mill	43572.31	Deferred.
5	M/s Raj Grih Shobha	Industrial Area, Baijnathpur	E-29 (P-I)	UPVC Plastic Door & Window, Modular & Wooden Furniture manufacturing	16000	Plot No. E-29 (P-I) admeasuring 16,000 sq. ft. was allotted to M/s Jai Mata Di through the auction process, as two applications were received for the same plot. The base price of the plot was ₹15,79,360/- (land cost). M/s Jai Mata Di emerged as the highest bidder with a bid amount of ₹26,00,000/- (₹ 26 Lakhs), which was accepted and recommended by the PCC.
6	M/s Jai Mata Di	Industrial Area, Baijnathpur	E-29(P-I)	Mehndi, Phenyl, Hand Wash, Toilet Cleaner Floor Cleaner, Dish Wash, Shampoo, Hand Sanitizer, Perfume manufacturing	16000	
7	M/s K. K. Construction	Industrial Area, Nawanagar	IP-02(P-II), IP-03	Pre Stress Precast Boundary Wall	30000	Recommended
8	M/s Govind Nutrition	Industrial Estate, Muzaffarpur	A-3 (P-II)	Tin Container & Jar	8000	Deferred
9	M/s Vatsa Innovations Private Limited	Industrial Area, Hajipur	B-43(P), B-44, B-44(P)	Medical Printing, Labelling & Packaging Products Manufacturing	13390	Deferred.
10	M/s Varnit Paper Industry	Industrial Area, Sasaram	IP-21	Recycled Brown Kraft Paper	86789.41	Deferred.
11	M/s The Samar Grand Hotel	Industrial Area, Buxar	G-1 (P-I), NS(P-I), G-1(NS)(P-I), G-2, G-3(P-II)	Four Star Hotel	43500	Deferred.
12	M/s Xenon Medicare Private Limited	Industrial Area, Bariyarpur_CB G	I.P-21(P16), I.P-21(P17), I.P-21(P18), I.P-21(P19), IP-21(P24), IP-21(P25), IP-21(P26)	Compressed Bio Gas	426888	Not Recommended as application has been withdrawn & confirmation letter also given.

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:

Deferred Proposals

Point no. 01- M/s SLMG Beverages Pvt Ltd. Industrial Area, Patliputra

Land Allotment/Transfer date – 31.05.2024

Background: -

Name of the Unit	IA	Plot size (in sqft)	Plot Name	Existing Product	Proposed Product
M/s SLMG Beverages Pvt Ltd.	IA Patliputra	81,021 (1.86 acre)	E-1	Carbonated Soft Drinks	Super Speciality Hospital

Proposal: - Multispecialty Hospital having total of 110 beds on Plot Nos. E-1, admeasuring 81200 sqft. (1.86)

Proposed Investment- 65.04 Crore

Proposed Employment – 150 persons.

Reason for product change- 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: As per the site inspection report dated 27.04.2026, During the inspection, it was observed that the site had a **gate, boundary wall, factory building and shed**. The unit holds **4.14 acres of land** across two portions:

- **E-1 (1.86 acres):** Factory building with installed plant and machinery.
- **A-1 & A-2 (2.28 acres):** Factory shed with bottles related to Carbonated Soft Drinks stored inside.

At the time of inspection, the **unit was found non-operational**.

Note: Hotel project is recommended in PCC meeting dated 3rd September, 2026 (on Plot Nos. A-1 & A-2, measuring admeasuring 99,317 sqft. (2.28 acres)).

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.

PCC Decision: Deferred, [As the Detailed Project Report (DPR) was required to be analysed and reviewed].

Point no-02: Reconsideration of Plot Allotment Proposal in respect of M/s G.C. Foods Private Limited:

Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision on PCC Date 23.07.2026
1	M/s G.C Foods Private Limited	IE Muzaffarpur	NS-14 (P-VI)	Manufacturing unit of All types of Fruit Pulp, Juice based drinks, carbonate Soft Drink, Pickle, Pulp Powder, Jam, Sauce, Mayonnaise, Ready to Eat Food	63272	Recommended with alternate plot no- C-18(P-I-P-II) & C-18(P-II) having area 76230 Sqft. at IA, Muzaffarpur. Subject to consent given for tree cutting & related charges would be borne by the applicant.

The unit had conveyed its consent for allotment of alternate Plot Nos. C-18 (P-I-P-II) & C-18 (P-II) measuring 76,230 Sqft at Industrial Area, Muzaffarpur. Accordingly, the PCC in its meeting held on 23.07.2026 recommended allotment of the said alternate plots, subject to consent for tree cutting and payment of related charges.

Subsequently, the unit vide its representation has withdrawn its consent for the alternate plots and requested that the originally applied Plot No. NS-14 (P-VI), Industrial Estate, Muzaffarpur, be considered for allotment in its favour.

In view of the revised request submitted by the applicant, the matter is placed before the Project Clearance Committee (PCC) for consideration and appropriate decision.

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
Investment Promotion, BIADA


Executive Director
Operation/ID-South/ID-North,
BIADA


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


Managing director
BIADA, Patna

Memo: - 4622/P.C.C.....

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

Date: - 05/10/26.....


05/10/26
I/c Land Allotment Section,
BIADA, Patna