

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 06th August 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 06th August 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. Suman Prasad Singh	Executive Director- IP, BIADA
4	Sh. Shambu Prasad Singh, BAS	Executive Director- Operation cum ID-South & North, BIADA
5	Sh. Ranjit Kumar	Executive Director- Project, BIADA
6	Sh. Abhay Kumar	Internal Finance Advisor, Dept of Industries, GoB.
7	Sh. Amar Jaiswal	President, BIA, Patna.
8	Sh. S.K. Patwari	President, BCCI, Patna.
9	Sh. Rounak Kumar Choudhary	Representative, CII (Bihar Chapter), Patna
10	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.

SPECIAL INVITEE

1	Sh. Manoj Kumar Singh, IAS	Investment Commissioner, Mumbai, GoB
2	Sh. Shyam Sundar Bhimseria	President, Laghu Udyog Bharti, Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 23.07.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 23.07.2026.
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 23.07.2026.				Confirmed	
Rectification point:							
Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	PCC dated 23.07.2026 Decision	Correction required
1	M/s Treco Technologies Private Limited	Industrial Area, Hajipur	K GHAT	Electronics Smart IOT Products	4591	Recommended	Renamed shed no-K Ghat-I.
Decision- Approved.							

Decision- Approved.

AGENDA # 2	Compliance of allotment made in last PCC meeting held on 23.07.2026.	Confirmed
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AGENDA # 3:						
In the PCC meeting total 50 applications (24 fresh applications, 12 Deferred, 12 Long Time Deferred case and 02 Any Other Matter) were discussed by the PCC. 15 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 Swati Exim Private Limited	Industrial Growth Centre, Begusarai	B4-8(P II), B4-9(P I), B4-9(P II), B4-10(P I), B4-10(P II), B4-11(P II), B4-12(P I), B4-12(P II)	Readymade Garments	15994.72	Deferred.
2	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	Deferred, applicant was advised to choose alternate shed.
3	M/s Zed Aar Exports	Industrial Area, Nathnagar	B1-2, B1-8, B1-9, B1-10, B1-11, B1-15, B1-16, B1-17, B1-18	Manufacturing of Textile	36798.2	Deferred, for revised project cost.
New Application (Plot & Land)						
1	M/s The Supreme Industries Limited	Industrial Area, Fatuha	NS A-2	Plastic Products	217800	Recommended
2	M/s Vishnu Bioenergy and Fertilisers Private Limited	Industrial Area, Hathua Phase-3	IP-32, IP-33, IP-34, IP-35, IP-36, IP-37, IP-38, IP-39	Compressed Biogas and Organic Manure	182485.54	Recommended for allotment of Plot Nos. IP-23 to IP-32, with a total area of 2,21,052.88 sq. ft. (5.07 acres), under the Biofuel Policy (CBG). Further action in the matter shall be initiated in accordance with the outcome of the case pending before the Hon'ble Court of the District Magistrate.

3	M/s Alaknanda Handloom Inds.	Industrial Area, Hathua Phase-3	IP-32, IP-33, IP-34, IP-35, IP-36, IP-37, IP-38, IP-39	Foam and Mattress Manufacturing	182485.54	Recommended with alternate plot no- IP-48 to IP-55 (Including IA Road No. 2B area 26737 Sqft.) having area 210928.84 Sqft (4.84 Acre). Further action in the matter shall be initiated in accordance with the outcome of the case pending before the Hon'ble Court of the District Magistrate.
4	M/s Hydrogen CBG Alliance LLP	Industrial Area, Hathua Phase-3	IP-32, IP-33, IP-34, IP-35, IP-36, IP-37, IP-38, IP-39, IP-40, IP-41, IP-42, IP-43, IP-45, IP-46, IP-47	Green Hydrogen & Chemical complex	222527.22	Recommended with alternate plot no- IP-37 to IP-39, G-1 to G-4, PSP-2 & IP-59, IP-60 (Including IA Road No. 2C, 4A, 3A & 3B area 56405 Sqft.) having area 290948.66 Sqft (6.68 Acre). Further action in the matter shall be initiated in accordance with the outcome of the case pending before the Hon'ble Court of the District Magistrate.
5	M/s DAC Living Solutions Private Limited	Industrial Area, Hathua Phase-3	IP-35, IP-36, IP-37, IP-38, IP-39	Furniture	102400.63	Recommended with alternate plot no- IP-33 to IP-36 having area 82865.57 Sqft (1.90 Acre). Further action in the matter shall be initiated in accordance with the outcome of the

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						case pending before the Hon'ble Court of the District Magistrate.
6	M/s Ehsan Agro Wood Products Private Limited	Industrial Area, Hathua Phase-3	IP-32, IP-33, IP-34	Laminated Door, Laminated Ply, Wooden Furniture	80084.91	Recommended with alternate plot no- IP-40 to IP-47 (Including IA Road No. 2C area 33329 Sqft.) having area 73370.68 Sqft (1.68 Acre. Further action in the matter shall be initiated in accordance with the outcome of the case pending before the Hon'ble Court of the District Magistrate.
7	M/s NGP Foods Private Limited	Industrial Area, Hathua Phase-3	IP-33	Rusk Bread, Bakery, Biscuit, Kurkure, Noodles/Sewai, Pasta, Microni, and Other Similar Products	20035.82	Recommended with alternate plot no- IP-56 having area 23523.56 Sqft. Further action in the matter shall be initiated in accordance with the outcome of the case pending before the Hon'ble Court of the District Magistrate.
8	M/s Kavynta Textile	Industrial Area, Hathua Phase-3	IP-40	Hosiery Knitted fabric Dyeing	5005.21	Recommended with alternate plot no- IP-21 having area 5338.89 Sqft. Further action in the matter shall be initiated in accordance with the outcome of the case pending before the Hon'ble Court of the District Magistrate.

9	M/s Lado Furniture	Industrial Area, Hathua Phase-3	IP-47	Table, Chair, Bed, Almira ETC.	5005.21	Not Recommended due to low project cost
10	M/s HTA Industries	Industrial Area, Hathua Phase-3	IP-57	Fiber Chair	20070.24	Not Recommended due to low project cost
11	M/s Manomay Enterprises	Industrial Area, Hathua Phase-3	IP-46	Water Bottling Plant	5005.21	Not Recommended due to low project cost
12	M/s Varshika Agro Private Limited	Industrial Growth Centre, Aurangabad	A – 25, A-45, NS – 12, A-47, A-46, L-2 (P-IV), A – 24, A-44, A-48, A-43 (P-II)	Rice Mill	143110	Recommended
13	M/s Zyro Agro Industries Private Limited	Industrial Area, Bariyarpur	IP-7(P-2)	Parboiled Rice	43560	Recommended
14	M/s Swati Exports	Industrial Area, Kumarbagh	P-77, P-75, P-76	Readymade Garments	60000	Applicant was advised to choose alternate plot, hence, Deferred.
15	M/s Bihar Steel Enterprises	Industrial Area, Baijnathpur	F1	Manufacturing of all types Wooden Steel & Metal Furniture	109132	Not Recommended, due to low project cost
16	M/s Aarti Industries	Industrial Growth Centre, Begusarai	6 (P-1)	PVC Pipes and Water Tanks	34848	Not Recommended, due to low project cost
17	M/s Gewaste Innovate LLP	Industrial Area, Buxar	D-2(P-1)	All types of Plant & Machineries Equipment's Manufacturing	7500	Recommended
18	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, due to litigation on plot.

19	M/s Advika Enterprises	Industrial Area, Buxar	B-13(P-II) & B-14	Iron, Steel, Wooden, Glass Design Work with CNC Machine. General Fabrication, Steel Alimirah, Gate Grill & Wooden Furniture	11250	Deferred , due to litigation on plot.
20	M/s Shree Industries	Industrial Area, Buxar	J-5	Paper Cup, Plate, Copy, Note Book, Register & Napkeen manufacturing	5000	Deferred , due to litigation on plot.
21	M/s Shankar Enterprises	Industrial Area, Dumraon	C-11	Fruit Ripening Chamber, Cold Room etc. Scientific and Controlled Ripening, Storage and Handling of Fruit and Other Permitted Agriculture Products	5000	Deferred.

Applications whose documents are pending

1	M/s Sharda Clothing Private Limited	Large Industrial Estate, Barari	A/4	Ethnic Wear Kurta	29650	Applicant has not submitted the required documents, hence, Not Recommended
2	M/s Kothari Foods	Industrial Estate, Purnea City	A1 (G.F)	Makhana & Wheat Flour & Millets	8500	Applicant has not submitted the required documents, hence, Not Recommended

Deferred (Plug & Play)

1	M/s Hiprotech India Technology Pvt Ltd	Industrial Area, Patliputra	PP 1-1 (First Floor)	Robotics & Drone	7650	Not Recommended , desired size of 1500 sq.ft couldn't be allotted in shed
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Deferred (Plot & Land)						
1	M/s Swastik Nutrifeed Innovations Private Limited (Unit - II)	Industrial Area, Hajipur	G-2(10)	Cattle Feed	74256	Recommended with Unit Name of M/s Swastik Nutrifeed Innovations Private Limited
2	M/s Kumar Apparels	Industrial Area, Fatuha	NS-A-1 (P-XIV), Phase-III	Manufacturing of Air Cooler and Washing Machine	35351	Deferred , applicant was advised to choose alternate plot in another IA.
3	M/s M. D. Foods and Protein	Industrial Area, Fatuha	NS-A-1 (P-XIII), NS-A-1 (P-XIV)	Snacks pellets (2D/3D), Soyabari, Macaroni, Pasta	70702	Not Recommended as applicant is not interested in alternate plot in another IA.
4	M/s Johnson Paints Pvt. Ltd.	Industrial Area, Fatuha	NS-A-1 (P-VIII), NS-A-1 (P-IX), NS-A-1 (P-X)	Readymix Tiles Adhesive & Tiles Grout, Bounder, Wall filler	45000	Not Recommended , as applicant is not interested in alternate plot in another IA.
5	M/s RMS Surgicals Private Limited	Industrial Area, Bariyarpur	I.P - 6(P17)	Disposable Syringes (1ml, 2ml, 5ml, 10ml)	65340	Recommended
6	M/s Dhandhanias Industries Pvt Ltd	Industrial Area, Bariyarpur	I.P - 6(P17), I.P - 6(P16)	UPVC profile and reinforcement	87120	Recommended with alternate plot no- IP-7 (P-3) and IP-7 (P-4) in IA Bariyarpur measuring area 83,160 sq.ft.
7	M/s Prana Climatech Private Limited	Industrial Area, Banmankhi_C BG	D7, D8, F3	Biochar	591019.68	Deferred.
8	M/s RM Infralogistics Private Limited	Industrial Area, Banmankhi_C BG	D4, D5, D6	Biomass And Blended Pellet	653400	Deferred.
9	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	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:

AGENDA # 4: Any Other Matters:

Point no. 01- 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**.

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

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: Recommended subject to approval from amnesty committee.

Point no. 02- 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 for an **additional time**.

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

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.

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 cum ID-South &
North, BIADA



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



Chairman cum Managing director
BIADA, Patna

Memo: - 4095/pcc

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

Date: - 02/09/26...


02/09/26
I/c Land Allotment Section,
BIADA, Patna