

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 03rd September 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting was convened on 03rd September 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.
	Sh. Anjani Kumar Sinha	Asst. Engineer, BSPCB, Patna.
7	Sh. Ram Lal Khetan	President, BIA, Patna.
8	Sh. Sunil Kumar Saraf	Chairman, GST Sub. Committee, BCCI, Patna.
9	Sh. Pankaj Agrawal	Chairman, Food Processing Committee, CII (Bihar Chapter), Patna
10	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 06.08.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 06.08.2026.
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 06.08.2026.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 06.08.2026.	Confirmed

AGENDA # 3:

In the PCC meeting total 67 applications [39 fresh applications, 12 Deferred, 12 Long Time Deferred case and 04 Any Other Matter (including 01 deferred)] were discussed by the PCC. **29** applications were recommended, **18** applications were not recommended and **20** 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 Mahera Creations Private Limited	Industrial Area, Hajipur	B3-4, B3-6, B3-13, B3-14, B3-15	Readymade Garment	18772.64	Recommended.
2	M/s RV Teltiles	Industrial Area, Hajipur	B3-6	Mens wear	4048.9	Recommended with alternate shed no- B2-08(FP) having area 4000 Sqft. at IA, Sikandarpur.
3	M/s Varsam Foods	Industrial Area, Goraul Phase-I	Shed No- 4	Bread, Cupcake, Rusk and Bakery items	6762	Recommended.
4	M/s Foulard Foods Pvt Ltd	IA Fatuha	B 1-21 (S.F.), B 1-22 (S.F.), B 1-23 (S.F.), B 1-24 (S.F.)	Dry Fruits, Spices, Staples	14667.2	Not Recommended, due to low project cost.
5	M/s Annapurna Foods	Mega Food Park, Damodarpur	MS-2	Noodles, Macaroni, Pasta, Sevai	7965	Recommended with alternate shed No- MS-2 (P-I) having area 3,982.5 Sqft.
6	M/s Patna Leather Garments	Leather Park Mahwal	MSF 2-W1 to MSF 2-W8, MSF 3-W1 to MSF 3-W4	Leather Garments	46500	Recommended with alternate shed No- MSF 2-W1 to MSF 2-W12 having area 46500 Sqft.
7	M/s Dev Handicrafts	Leather Park Mahwal	MSF 2-W1	Bags & Belts	3875	Applicant was advised to choose alternate shed, hence, Deferred.

New Application (Plot & Land)

1	M/s Neeramay Foods & Beverages Pvt Ltd	Mega Food Park, Damodarpur	58, 57	Biscuit	110979.6	Recommended for allotment of Plot No. 57 measuring 92,348 sq. ft., Plot No. 58 measuring 21,000 sq. ft., and the adjoining approach road to the Truck Parking Area measuring 33,666 sq. ft., aggregating to a total area of 1,47,014 sq. ft. (3.37 acres), along with the existing paver-block road extending from the main gate to the parking area. The recommendation shall be subject to the condition that the entire cost of construction/development of the road and pathway, including the cost of land utilized for the same, as well as the cost of shifting the existing 11 KV electric poles/line and existing trees, shall be borne by the applicant.
2	M/s Drychem India Pvt Ltd	IA Bariyarpur	IP-36	Wall putty/ready mix plaster/Block joining mortar/tile adhesive	261360	Recommended with alternate plot no- IP-8 (P1) having area 230800 Sqft.
3	M/s ABC Leathers	Leather Park Mahwal	IP 12, IP 13	Garments, Bags & Accessories	87120	Recommended.
4	M/s Finger Foods	Industrial Area, Ramnagar	NS-11 P2	Kurkure, Puffs, Namkeen	4000	Not Recommended, due to low project cost.

5	M/s PolyCast Decor	Industrial Area, Kumarbagh	P-35	Waste Recycled Plastic Tiles, Door Frame, Door and Others	10000	Not Recommended, due to low project cost.
6	M/s Gayatri Green Energy	Industrial Area, Kumarbagh	I.P.- 32	Biomass pellets & Briquettes	43560	Recommended.
7	M/s Geeta Enterprises	MFP, Damodarpur	29	Jaggary	10000	Applicant was advised to submit presentation regarding project, hence Deferred.
8	M/s Raxaul Agro Private Limited	Industrial Area, Hathua Phase-3	IP-53, IP-49, IP-51, IP-48, IP-50	Establishment of an integrated food-processing and manufacturing unit for the processing, refining, manufacturing, branding and packaging of edible oils, including sunflower and soybean oil, along with rice and wheat flour, for domestic and commercial markets."	112116.77	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
9	M/s A.R. Enterprises	Industrial Area, Hathua Phase-3	IP-45	Edible Oil, Spices	5005.21	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
10	Vijaylaxmi Enterprises	Industrial Area, Hathua Phase-3	IP-55	Sofa, Bed, Chair, Almira, Table	20020.85	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
11	M/s Sujit Tiwari	Industrial Area, Hathua Phase-3	IP-55	Wheat Flour	20020.85	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
12	M/s Rajesh Kumar Tiwari	Industrial Area, Hathua Phase-3	IP-56	Wheat Flour	23523.56	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.

13	M/s Sudhanshu Kumar Singh	Industrial Area, Hathua Phase-3	IP-3	Manufacturing & Fabrication of Gates, Grills, Railings, Windows, Doors and other metal structures	10035.19	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
14	M/s Razat Enterprises	Industrial Area, Hathua Phase-3	IP-44	Cloth/Non-Woven Shopping Bags	5005.21	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
15	M/s Hassan Garments	Industrial Area, Hathua Phase-3	IP-2	GARMENTS MANUFACTURING (UNIFORM)	10035.19	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
16	M/s Royal Nutri Basket	Industrial Area, Hathua Phase-3	IP-43	Makhana and other dry Fruits Processing & Packing Unit	5005.21	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
17	M/s Royal Industries	Industrial Area, Hathua Phase-3	IP-21	Hosiery	5338.89	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
18	M/s Archana Edibles	Industrial Area, Hathua Phase-3	IP-58	Edible Oil Packaging Unit	10180.57	Plot is under litigation, hence Not Recommended.
19	M/s Maruti Nandan Traders	Industrial Area, Hathua Phase-3	IP-41	Washing Powder/Detergent	5005.21	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
20	M/s Kanchan Enterprises	Industrial Area, Hathua Phase-3	IP-42	Washing Powder/Detergent	5005.21	Applied plot has already been allotted in the last PCC Meeting. Hence, Not Recommended.
21	M/s Vatsa Innovations Private Limited	Industrial Area, Hajipur	B-43(P), B-44, B-44(P)	Medical Printing, Labelling & Packaging Products Manufacturing	13390	1st time absent, hence Deferred.

22	M/s Govind Textile	Industrial Area, Dumraon	NS-9	Readymade & Hosiery Products (Leggings, Trousers, T- Shirts, Under garment Vest Pan ties, Brief & Other Hosiery Products)	7034	Recommended.
23	M/s Kaushikee Mahila Milk Producer Company Limited	Industrial Area, Baijnathpur	F4	Cattle Feed	125993	Recommended
24	M/s Creative Interiors	Industrial Area, Supaul	I.P.-62	Window Blinds, Wall Papers, Flooring, Window Section, UPVC Door	5000	Recommended.
25	M/s Titan Core Industries	Leather Cluster Bhediadangi	I.P-10	Synthetic Leather, Footwear, Bags, Plastics, Recycling and Roto- Molding & Plastic Molding Manufacturing. Etc	43560	Product is not viable as per applied IA, hence, Not Recommended.
26	M/s Makhana Farms Private Limited	Industrial Area, Lohat Phase-1	C-2	Processing, Packaging, and Distribution of Premium Makhana (Foxnut) and allied Products.	184000	Recommended with plot no C-2 (P-I) having area 100000 Sqft.
27	M/s Madhubani Rice Mill	Industrial Area, Lohat Phase-1	C-2	Rice Mill	184000	Recommended with plot no C-2 (P-II) having area 65340 Sqft.
28	M/s D. S. Agrovet	Industrial Area, Lohat Phase-1	B-7	Integrated Cattle & Poultry Feed	162500	Recommended with plot no B-7 (P-I) having area 50000 Sqft.
29	M/s Varnit Paper Industry	Industrial Area, Sasaram	IP-21	Recycled Brown Kraft Paper	86789.41	Applicant was advised to choose alternate plot, hence, Deferred.
30	M/s K.M.T. Industries	Industrial Estate, Barun	P-1, P-2, P-3	Blow Molding and Injection Molding for Manufacturing Different Types of Plastic Materials Products	15264	Recommended.

31	M/s Bajrang Swami Buildcon Private Limited	Industrial Area, Dehri	N.S.-10, NS-9-A, NS-11	Hotel And Resorts	152802	Recommended.
32	M/s Aluangel Extrusions Private Limited	Industrial Growth Centre, Aurangabad	K – 15(P-I)	Manufacturing of Aluminium Extrusion	89120	Recommended with Allotment shall be done on lease for 30 years.
Deferred (Plug & Play)						
1	M/s Swati Exim Private Limited	Industrial Growth Centre, Begusarai	B4-10(P I), B4-10(P II), B4-11(P II), B4-12(P II), B4-12(P I), B4-8(P II), B4-9(P I), B4-9(P II)	Readymade Garments	15994.72	Recommended with alternate shed no- B 8-5(FF) to B 8-8(FF) having area 16000 Sqft. at IA, Sikandarpur.
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	Recommended for garment manufacturing subject to completion of Shed.
Deferred (Plot & Land)						
1	M/s Swati Exports	Industrial Area, Kumarbagh	P-77, P-75, P-76	Readymade Garments	60000	Recommended with alternate plot no- IP-23 (P-I) having area 60000 Sqft.
2	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	Applicant was advised to submit presentation regarding project, hence Deferred.
3	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 Almirah, Gate Grill & Wooden Furniture	11250	Recommended with alternate plot no- C-10 (P-I) having area 11000 Sqft.

[Handwritten signatures and initials]

4	M/s Shree Industries	Industrial Area, Buxar	J-5	Paper Cup, Plate, Copy, Note Book, Register & Napkeen manufacturing	5000	Recommended.
5	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	Recommended.
6	M/s Kumar Apparels	Industrial Area, Fatuha	NS. A-1 (P-XIV), Phase-III	Manufacturing of Air Cooler and Washing Machine	35351	Not Recommended, as applicant is not interested in alternate plot in another IA.
7	M/s Prana Climatech Private Limited	Industrial Area, Banmankhi_C BG	D7, D8, F3	Biochar	591019.68	Recommended with alternate plot no- IP-04 & IP-05 (P-I) having area 3,28,442.4 Sqft. (07.54 Acre) at Industrial Area, Banmankhi_CBG.
8	M/s RM Infralogistics Private Limited	Industrial Area, Banmankhi_C BG	D4, D5, D6	Biomass And Blended Pellet	653400	Recommended with alternate plot no- IP-05 (P-II) having area 2,61,360 Sqft. (06 Acre) at Industrial Area, Banmankhi_CBG.
9	M/s Xennon 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:

Deferred Proposals for Hotels/Hospital Projects

Point no. 01- 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 (4.14 acre)	E-1, A-1 and A-2	Yet to apply	Carbonated Soft Drinks	Super Speciality Hospital and 5 Star hotel

Previous product details – Carbonated Soft Drinks

- Investment – ₹ 60 Cr: Employment - 85

Current proposal:-

Proposal 1: - 5-Star Hotel on Plot Nos. A-1 & A-2, measuring 2.28 acres.

Proposed Investment: **97.49 crore**

Proposed Employment: **102 persons.**

Proposal 2: - 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**.

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

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: Recommended for Hotel Project Only.

New Any Other Matter

Point no. 01- Consideration of proposal for amendment of allotted area, handing over physical possession and inclusion of balance land in vacant land on BIADA portal in respect of M/s Ishika Paper & Packaging Pvt. Ltd., Industrial Area, Bihiya.

- M/s Ishika Paper & Packaging Pvt. Ltd. was allotted Plot No. A-10 (P-II) measuring 1,42,860 sq. ft. in Industrial Area, Bihiya vide Office Letter No. 1338/D dated 02.04.2026 for establishment of a Corrugated Box Unit on a lease period of 90 years.
- During the process of handing over physical possession, a Topographical Survey of the allotted plot was conducted through Total Station Survey. As per the survey report, the actual available area was found to be 1,30,329 sq. ft., which is 12,531 sq. ft. less than the originally allotted area.
- Subsequently, the allottee vide application dated 02.07.2026 informed that approximately 90,000–95,000 sq. ft. of land would be sufficient for implementation of its proposed project and requested that physical possession be handed over accordingly.

Based on the request of the allottee and the report submitted by the Cluster Amin, the available land has been proposed to be subdivided as follows:

Sl. No.	Plot No.	Area (Sq. Ft.)	Proposed Status
1	A-10 (P-II)	91,900	Physical possession to be handed over to M/s Ishika Paper & Packaging Pvt. Ltd.
2	A-10 (P-II)/A	19,864	To be included in vacant land on BIADA portal
3	A-10 (P-II)/B	18,571	To be included in vacant land BIADA portal

Proposal: -

In view of the above, the following proposal is placed before the Project Clearance Committee (PCC) for consideration:

1. Amendment of the allotment of Plot No. A-10 (P-II) from 1,42,860 sq. ft. to 91,900 sq. ft. in favour of M/s Ishika Paper & Packaging Pvt. Ltd.;
2. Handing over physical possession of 91,900 sq. ft. land to the allottee;
3. Issuance of a revised/amended allotment letter incorporating the revised area; and
4. Inclusion of the balance land measuring 19,864 sq. ft. (Plot No. A-10 (P-II)/A) and 18,571 sq. ft. (Plot No. A-10 (P-II)/B) in the vacant land in BIADA Portal for future allotment.

To put up the matter in PCC on E-File no. E- 604094 has been received.

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

Decision Taken: Recommended.

Point no-02: Reconsideration of Plot Allotment Proposal in respect of M/s G.C. Foods Private Limited and its Impact on the earlier PCC Recommendation: -

Sl. No.	Applicant Name	Industrial Area	Plot No.	Product	Land Requirement (sqft)	Decision on PCC Date 23.07.2026
1	M/s Suraj Bakes India LLP	IA Muzaffarpur	C- 18 (P-I)	Manufacturing of Bread Loaves, Buns, Rusk Bread, Toast, Cake Pantry, Biscuits/Cookies Makuti, Noodles, Bhujia other Bakery Items	43560	Recommended with plot no- C- 18 (P-I-PI) having area 10890 Sqft. subject to consent given for tree cutting & related charges would be borne by the applicant.
2	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 PCC in its meeting held on 23.07.2026 had recommended allotment of Plot No. C-18 (P-I-P-I) measuring 10,890 Sqft in favour of M/s Suraj Bakes India LLP and alternate Plot Nos. C-18 (P-I-P-II) & C-18 (P-II) measuring 76,230 Sqft in favour of M/s G.C. Foods Private Limited, subject to consent for tree cutting and payment of related charges.

Prior to the aforesaid PCC meeting, M/s G.C. Foods Private Limited had conveyed its consent for allotment of the alternate Plot Nos. C-18 (P-I-P-II) & C-18 (P-II). Accordingly, based on such consent, the PCC recommended allotment of the said alternate plots in its proceedings dated 23.07.2026.

However, thereafter, the unit vide its subsequent representation has expressed its unwillingness to accept the aforesaid alternate plots and has requested that the plot originally applied for by it, i.e., Plot No. NS-14 (P-VI) at Industrial Estate, Muzaffarpur, be allotted in its favour.

Since the allotment arrangement approved by the PCC was interlinked and involved the allotment proposals of both M/s G.C. Foods Private Limited and M/s Suraj Bakes India LLP, the revised request of M/s G.C. Foods Private Limited has resulted to hold both the allotments and accordingly, 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: Allotment Letter may be issued in favour of M/s Suraj Bakes India LLP.

Further, the proposal pertaining to M/s G.C. Foods Private Limited is kept on hold until further orders/decision.

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: - 4167/PCC

Date: - 10/09/26

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



I/c Land Allotment Section,
BIADA, Patna