

Minutes of the meeting of Project Clearance Committee (P.C.C) held on 17th September 2026 under the Chairmanship of Managing Director, Bihar Industrial Area Development Authority, Bihar.

PCC meeting (Hybrid mode) was convened on 17th 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 (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. Gaurav Sah	Chairman, 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. Ritesh Anand	Co-Chairman, Indian Chamber of Commerce (Bihar State Council), Patna.

AGENDA

AGENDA # 1	Confirmation of the minutes of last PCC meeting held on 03.09.2026.
AGENDA # 2	Compliance of allotment made in last PCC meeting -held on 03.09.2026.
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 03.09.2026.	Confirmed
AGENDA # 2	Compliance of allotment made in last PCC meeting held on 03.09.2026.	Confirmed

AGENDA # 3:

In the PCC meeting total 53 applications [30 fresh applications, 07 Deferred, 12 Long Time Deferred case and 04 Any Other Matter (including 02 deferred)] were discussed by the PCC. Out of above 53 applications, **16** applications were recommended, **08** applications were not recommended and **29** 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 Destiny IT Services Pvt Ltd	Industrial area Patna (Urban) BSFC Building, Fraser Road Patna	1 st 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 (Note: - For this shed, an advice was received from Directorate of MSME, Dept. of Industry, GoB to allocate the said shed to. BSMA. Accordingly, PCC decided to considered his application for any other vacant shed, if consented to.
2	M/s S M Enterprises	Industrial Area, Hajipur	GF-8, GF-7	Paper plate udyog	1046.62	Not recommended, due to low project cost.

New Application (Plot & Land)

1	M/s Avyam Construction Pvt Ltd	Industrial Area, Bariyarpur	IP-7(P-13), IP-7(P-12), IP-7(P-11), IP-7(P-10)	Manufacturing of Modular & Special-Purpose Containers	87120	Recommended.
2	M/s Tastego Food and Beverages Private Limited	Mega Food Park, Damodarpur	9, 8	Biscuits & Cookies	87120	Recommended.
3	M/s Krishna Sweets and Savouries Pvt Ltd	Industrial Area, Sitamarhi	C-48 & C-49	Sweets & Namkeen	21780	Recommended (Subject to submission of undertaking for ETP installation at their own cost)
4	M/s Sophia Infratech Pvt Ltd	Industrial Area, Aurangabad	M-3	Manufacturing of electric wires and polycarbonate modular switches/accessories	60000	Deferred.

5	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.
6	M/s Maa Shakti Agro Industries	IGC Aurangabad	H-2	Manufacturing of Agro Machineries Products	17000	Deferred
7	M/s Alshifa'S FSN E-Commerce Ventuire Private Limited	Industrial Area, Sasaram	IP-20	Tube Mill	43572.31	Deferred.
8	M/s Nutri Care Agro Private Limited	Industrial Estate, Katihar	20(P-2)	Makhana	10890	Not recommended, due to low project cost.
9	M/s Raj Grih Shobha	Industrial Area, Baijnathpur	E-29	UPVC Plastic Door & Window, Modular & Wooden Furniture manufacturing	16000	Deferred. (One of the applicants--absent).
10	M/s Jai Mata Di	Industrial Area, Baijnathpur	E-29	Mehndi, Phenyl, Hand Wash, Toilet Cleaner Floor Cleaner, Dish Wash, Shampoo, Hand Sanitizer, Perfume manufacturing	16000	
11	M/s Manvik Enterprises	Industrial Area, Baijnathpur	F-1(P-II)	Packaged Drinking Water	16000	Plot No. F-1(P-II) measuring 16,000 sq. ft. was allotted to M/s Punam Mudhi Mill 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 Punam Mudhi Mill emerged as the highest bidder with a bid amount of ₹24,00,000/- (24 Lakh), which was accepted and recommended by the PCC.
12	M/s Punam Mudhi Mill	Industrial Area, Baijnathpur	F-1(P-II)	Chura & Mudhi	16000	

13	M/s Salasar Industries	Industrial Area, Baijnathpur	F1	Export Quality Poha	30132	Recommended with Plot No. F1 (P-V) having an area of 20,000 sq. ft. in favour of M/s Salasar Industries and Plot No. F1 (P-IV) having an area of 10,132 sq. ft. in favour of M/s Bihar Steel Enterprises . Both applicants have agreed to the division of the plot, as suggested during PCC and the consent of both parties has been obtained.
14	M/s Bihar Steel Enterprises	Industrial Area, Baijnathpur	F1	Manufacturing of all types Wooden Steel & Metal Furniture	30132	
15	M/s Meena Poly Fab	Industrial Area, Baijnathpur	F-1 (P-III)	Manufacturing of PP Woven Bags	29000	Recommended (Subject to submission of Net Worth Certificate with correct UDIN)
16	M/s Reznor Global Private Limited	Industrial Area, Forbesganj	123	Makhana	1012	Recommended
17	M/s Jindal Industries	Large Industrial Estate, Barari	D-51 (P-III)	Packaged Drinking Water	5000	Recommended
18	M/s T.S.S Digital	Large Industrial Estate, Barari	NS(P-III-P11)	IT Enabled Services/ IT PARK (Online Examination Centre, Call Centre, Design & Development of Software)	16150	Recommended. (The applicant has given consent for allotment of 2,800 sq. ft. area in place of 2,000 sq. ft., as discussed and deliberated in the PCC meeting.)
19	M/s Bhagirathi Steels Storage Private Limited	Industrial Area, Nawanagar	IP-37, IP-34	Zincalume Water Tank, Grain Storage Silo & Peb Shed	40000	Recommended
20	M/s K. K. Construction	Industrial Area, Nawanagar	IP-02(P-II), IP-03	Pre Stress Precast Boundry Wall	30000	Deferred.

21	M/s Om Shree Industries	Industrial Area, Jhanjharpur	18, 19	LDPE/BOPP/PP Bags Manufacturing	8712	Plot No. 18, 19 measuring 8,712 sq. ft. was allotted to M/s Cake Room Bakery through the auction process, as two applications were received for the same plot. The base price of the plot was ₹16,40,034/- (land cost). M/s Cake Room Bakery emerged as the highest bidder with a bid amount of land cost ₹21,21,000/- (21.21 Lakh), which was accepted and recommended by the PCC.
22	M/s Cake Room Bakery	Industrial Area, Jhanjharpur	18, 19	Manufacturing of Bakery Products (Biscuits, Cakes, Pastries, Rusks, Namkeen, Chips, Sweets etc.	8712	
23	M/s Kusham Foods Private Limited	Industrial Area, Sakri	A-3 PIII	Spice Processing	3040	Not recommended, due to layout issues.
24	M/s Govind Nutrition	Industrial Estate, Muzaffarpur	A-3 (P-II)	Tin Container & Jar	8000	Deferred
25	M/s Ashirvad Polymers	Industrial Estate, Muzaffarpur	NSP-I (Near Pollution Office)	PVC Pipe	10000	Recommended
26	M/s Alpine Metal & Mineral	Industrial Area, Hathua Phase-3	IP-23	Binding Wire	12150.77	Not recommended, as the plot was already allotted in previous PCC.
27	M/s HTA INDUSTRIES	Industrial Area, Hathua Phase-2	B2	Fiber Chair	10000	Both applicants applied for the same Plot No. B2 (10,000 sq. ft.). As M/s HTA Industries has not consented to the proposed auction, allotment is recommended in favour of M/s Archana Edibles.
28	M/s Archana Edibles	Industrial Area, Hathua Phase-2	B2	Mustard Oil, Refined soyabean and rice bran oil	10000	

Deferred (Plug & Play)						
1	M/s Dev Handicrafts	Leather Park Mahwal	MSF 2-W1	Bags & Belts	3875	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.
Deferred (Plot & Land)						
1	M/s Geeta Enterprises	Mega Food Park, Damodarpur	29	Jaggary	10000	Not Recommended (The nature of the industry and its proposed manufacturing process is not conducive for the Mega Food Park IA).
2	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.
3	M/s Varnit Paper Industry	Industrial Area, Sasaram	IP-21	Recycled Brown Kraft Paper	86789.41	Deferred.
4	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.
5	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:

Deferred Proposals

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

Land Allotment date – 31.05.2024

[Signature]

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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

Previous product details – Carbonated Soft Drinks

- Investment – ₹ 60 Cr: Employment – 85

Current 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 27.042026, 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 last PCC meeting.

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. [As the Detail Project Report (DPR) is required to be 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.

New Deferred Proposals

Point no. 01- Proposal for providing office space to Bihar State Marketing Authority (BSMA) in BSFC Building, Patna

Bihar State Marketing Authority (BSMA) has been constituted by the Industries Department, Government of Bihar, vide Resolution No. **485 dated 30.01.2026**. The Authority has been constituted as a State-level integrated business/marketing promotion and facilitation body for promotion and marketing activities relating to MSMEs, agriculture, horticulture, dairy, fisheries and start-ups.

In this regard, the **Chief Executive Officer, Bihar State Marketing Authority (BSMA)**, vide letter No. **DMSME/Vivid-BSMA/17/2026-1912 dated 21.08.2026**, has requested BIADA for providing suitable office space in **BSFC Building, Fraser Road, Patna** for establishment of the office of BSMA. The request has been made in pursuance of the decision taken in the meeting of the Executive Committee of BSMA held on **06.08.2026**.

As per the request, office space measuring **5,127 Sqft.** is required for establishment of the office of BSMA. Accordingly, **1st First Floor, Phase-II, having an area of 5,127 Sqft.**, in BSFC Building, Fraser Road, Patna is proposed to be considered for allotment/provision to BSMA.

Since **Bihar State Marketing Authority (BSMA)** is a **Government Authority constituted by the Industries Department, Government of Bihar**, the proposal for providing the aforesaid office space is being placed before the PCC for consideration **as a special case**, for establishment and functioning of its office.

Proposal:

In view of the above, the matter is placed before the **PCC for consideration** regarding providing/allotting **1st First Floor, Phase-II, measuring 5,127 Sqft.**, in **BSFC Building, Fraser Road, Patna** to **Bihar State Marketing Authority (BSMA)** for establishment of its office, **as a special case**, being a Government Authority constituted by the Industries Department, Government of Bihar, on such terms and conditions as may be decided by the competent authority.

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

Decision Taken: Recommended.

Point no. 02- Proposal for Allotment/Regularization of Excess Land in favour of M/s Jai Mata Di Industries, IA Muzaffarpur

M/s Jai Mata Di Industries is engaged in the manufacturing of packaging materials and is presently operating from Plot No. D-17(P), Industrial Area, Muzaffarpur. The said plot, measuring **5,445 Sqft.**, was transferred from the erstwhile allottee **M/s Rohit Hosiery** in favour of **Shri Ashish Kumar, Proprietor, M/s Jai Mata Di Industries**, vide Office Letter No. **831 dated 24.09.2025**. The transfer was approved on leasehold basis for the **balance lease period of 59 years and 06 months**, subject to the terms and conditions stipulated in the transfer order. The lease deed of the previous allottee, M/s Rohit Hosiery, has been verified. However, the old records/files relating to M/s Rohit Hosiery are reportedly not available as the concerned files were damaged due to flood and termite infestation.

Subsequently, during physical inspection and boundary verification conducted by BIADA, it was observed that the area under possession of the unit exceeded the transferred area. Accordingly, a detailed measurement was carried out through the concerned Amin, wherein an **excess land measuring approximately 3,700 Sqft.** was found adjoining the allotted plot and lying within the physical possession of the unit.

In order to ascertain the circumstances under which the excess land came under occupation of the unit, clarification was sought from the allottee vide Letter No. 627 dated 17.07.2026. In response, the unit submitted that possession of the plot had been taken on an "as is where is" basis at the time of transfer from the previous allottee. The unit further stated that due to the existence of large trees on the front side of the plot, construction activities were undertaken from the rear side, resulting in the said excess area becoming part of the unit premises. The unit has also conveyed its consent and willingness to obtain formal allotment/regularization of the excess land and to pay all applicable charges as determined by BIADA.

It has further been reported that the excess land is contiguous to the existing plot and is presently being utilized as an approach/access area to the unit. Owing to its location and configuration, the said parcel is not readily amenable for independent allotment to any other industrial unit.

In view of the above facts and circumstances, the matter regarding **allotment/regularization of the excess land measuring 3,700 Sqft. adjoining Plot No. D-17(P)** in favour of **M/s Jai Mata Di Industries** is placed before the Project Clearance Committee (PCC) for consideration and appropriate decision under the provisions of **BIADA Land Allotment and Management Policy (LAMP), 2026**, subject to payment of applicable land cost, charges, dues and compliance with all other applicable terms and conditions of BIADA.

To put up the matter in Scrutiny Committee on E-File no. E- 533451 has been received.

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

Decision Taken: Recommended (Further action as per BIADA Land Allotment and Management Policy (Revised), 2026.

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


Executive Director
Project, BIADA, Patna


Executive Director 17/09/26
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: - 4419/PIC.....

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

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


I/c Land Allotment Section,
BIADA, Patna