

Push for cop help to rein in builders

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Patna: The Real Estate Regulatory Authority (Rera), Bihar, has urged the state government to direct all police station house officers (SHOs) to ensure proper display of project details on signboards at sites falling under their areas of jurisdiction. Rera chairman Afzal Amanullah recently sent a letter to the chief secretary in this regard.

"We hope the government responds positively and issues the necessary directives to the SHOs of all police stations in this regard soon," Amanullah told the media here on Thursday. According to the request made, the signboard should display the name of the promoters, the project, the Rera registration number, the date of commencement and completion of the project.

Amanullah said the goal was to keep prospective customers aware of the details of the project in which they might be interested in investing.

The letter, which Rera has sent to the state government, also talks of some other help like using the economic offences wing of the state police to keep tabs on websites of those developers, who give frivolous advertisements about their projects, tightening the noose around those developers who are guilty of economic offences such as bouncing of cheques, cheating and grabbing of land.

It also talks of two points, which would protect the interests of developers like setting up a mechanism for single-window clearance of real estate projects in time-bound manner and a grievance redress system against officials



The Rera office at Rajbansi Nagar in Patna.

Picture by Manoj Kumar.

responsible for sanctioning projects.

Rera has come up with this bunch of requests after the state government recently accepted one of its requests made earlier in which the authority had urged that registration of all flats should not be allowed unless they are registered with Rera. During the media interaction, Amanullah also shared details about some of the builders who had tried to show their ongoing projects as new ones to evade fine for delayed registration.

At present, Rera has extended the last date of registration of such projects till August 31 in which builders have to pay the original registration fee and Rs 4 lakh as fine for delayed registration.

"While some of such false claims were caught during scrutiny of papers, many others came to light during spot-inspection by Rera officials," said the chairman.

Developers in Bihar have so far submitted applications for only 631 projects, whereas estimates suggest that more than 1,000 real estate projects are being executed. Of these, registration has been done for 151 projects so far after proper scrutiny of documents and on-site inspection.