

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Naveen Verma, Chairman &
Mrs. Nupur Banerjee, Member

Case No. RERA/PRO/REG.1239/2020

Authorized Representative of RERA

v.

DDL Infratech Private Limited.

Project – DDL First City

Order

25-03-2022 Hearing taken up under section 5 (1) (b) of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for registration of the project '**DDL First City**'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to DDL Infratech Private Limited, through its Senior Manager, Sri Jitendra Kumar, on 16.03.2022 as to why the registration of the Project DDL First City, filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 04.03.2020, should not be rejected. The ground for rejection was that map of the project has not been approved by competent authority.

No one appeared on the behalf of the respondent company.

Authorised Representative, RERA submits that according to the application, the map was approved by architect and project address mentions the area Dealpur Daulat which falls under the jurisdiction of Patna Metropolitan Area Authority (PMAA) which is the competent

authority for approving maps of real estate projects falling under the areas under its jurisdiction.

The Authority observed that despite issuing of notice dated 16-03-2022 for rejection, no one appeared on the behalf of respondent and requisite documents were submitted.

The Authority also takes note of the fact that architect does not have the power to approval of real estate project coming under a planning area and as the area comes under the jurisdiction of PMAA, the competent authority for approving map/plan is PMAA.

The Authority observes that an application filed under section 4 of the Act must fulfil the requirements of sub-section 2 of Section 4 of the Act as well as Rule 3 and 4 of the Bihar Real Estate (Regulation and Development) Rules, 2017.

Therefore, the real estate project 'DDL First City' stands rejected as the promoter failed to appear before the authority and also failed to submit the requisite documents with the Authority as stipulated by Section 4 of the Real Estate (Regulation and Development) Act, 2016 and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017. The promoter is at liberty to file a fresh application with requisite documents including map approved by competent authority and no fees would be charged from them.

Sd/-
Nupur Banerjee
(Member)

Sd/-
Naveen Verma
(Chairman)