

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

**Case No. RERA/PRO/REG.1139/2019**

Authorized Representative of RERA  
v.  
Technoculture Building Centre Pvt. Ltd.

**Project – VASTU VIHAR GAYA PH-03 EXT-03**

**HEARING THROUGH VIDEO CONFERENCING**

**ORDER**

**03-03-2022** 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 ‘Vastu Vihar Gaya Ph03 Ext-03’.

The Real Estate Regulatory Authority, Bihar issued a notice to Technoculture Building Centre Pvt. Ltd, through its Director Mr. Dinesh Kumar Tiwari, on 11.02.2022 as to why the application for registration of the Project VASTU VIHAR GAYA PH-03 EXT-03 (Application No. RERAP2311201700015-68), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 12.12.2019, should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection was that the promoter failed to furnish duly approved map approved by the competent Authority, as the map submitted with the application was approved by Mukhiya Gram Panchayat Kaiya, block- Manpur district Gaya.

Mr. Deepak Kumar Singh, appeared on behalf of the respondent company states that map is approved by Mukhiya but now the area has come under the planning area. He further submits that the application was not entertained by the Competent Authority stating that they have not received any letter from the government regarding approval of maps under planning area.

The Authority observes that the promoter may approach the district authorities and that this may be referred to the Urban Development and Housing Department.

The promoter prays to withdraw the application for registration of the project for the time being till a decision on the inclusion of the village in the planning area is taken.

The Authority takes note that the area in which the project is proposed now falls under planning area. The promoter can submit the requisite documents as stipulated under Section 4 of the Real Estate (Regulation and Development) Act 2016 and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules 2017 after taking approval from the competent authority.

The Authority allows the prayer of the promoter to withdraw the application for registration of the real estate project “VASTU VIHAR GAYA PH-03 EXT-03”, with the liberty that promoter may apply again for the registration of same project in future along with requisite documents and no fees would be charged from them.

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)