

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

**Case No. RERA/PRO/REG.43 /2021**

Authorized Representative of RERA

v.

Anandwatika Buildtech India Pvt. Ltd.

**Project – Anandwatika**

**HEARING THROUGH VIDEO CONFERENCING**

**ORDER**

**11-03-2022**

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 ‘Anandwatika’.

Real Estate Regulatory Authority, Bihar issued a notice to Anandwatika Buildtech India Pvt. Ltd. through its Director, Mr. Suman Kumar Singh on 04.03.2022 as to why the application for registration of the Project Anandwatika, (Application No. RERAP04152020140541-1), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection was that the applicant failed to furnish duly approved map approved by the competent Authority as the map enclosed with the application was approved by Mukhiya- Gram Panchayat, Senduari, District- Vaishali.

No one appears on behalf of the respondent company. However, Authorised Representative of RERA placed before the Bench that the project comes under planning area and the map of the aforesaid project is approved by Mukhiya- Gram Panchayat, Senduari, District- Vaishali. The map submitted by the promoter was not duly approved by the competent Authority.

The Bench takes note of the fact that Mukhiya of Gram Panchayat does not have the power of approval of building plan in

their respective panchayat areas , and after the area is notified within the planning area, the competent authority to approve maps/ plans is the Hajipur Planning Area Authority.

The Bench takes the note that no reply has been received from the promoter to notice issued dated 04.03.2022 under section 5(1) (b) of the Real Estate (Regulation & Development) Act, 2016. The project falls within the Hajipur Planning Area Authority. Therefore, the application for registration of real estate project '**Anandwatika**' stands rejected as the promoter has 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 apply the application for the registration of aforesaid project afresh with all the relevant documents before the Real Estate Regulatory Authority and no fees would be charged.

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)