

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Mr. Naveen Verma, Chairman &  
Mrs. Nupur Banerjee, Member**

**Case No. RERA/PRO/REG.67/2021**

Authorized Representative of RERA  
v.  
Prominal Reality Associates Pvt. Ltd.

**Project – GREEN VATIKA PH 03**

**HEARING THROUGH VIDEO CONFERENCING**

## **ORDER**

24-03-2022

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 'GREEN VATIKA PHASE 03'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Prominal Reality Associates Pvt. Ltd. through its Director, Mohammad Sarwar, on 14.02.2022 as to why the application for registration of the Project GREEN VATIKA PHASE 03 (Application No. RERAP110201800956-6), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 20.03.2021, 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 copy of map approved by the competent authority.

No one appeared on behalf of the respondent company. However, Authorised Representative of RERA placed before the Bench that notice of hearing has already been sent to the concerned promoter through registered post as well as on the email id of the promoter on 14.02.2022. He submits that the promoter has made an application for registration of the Project 'GREEN VATIKA PHASE 03', with the map approved by Mukhiya Devariya Gram Panchayat, District Saran.

The Authority takes note of the fact that in response to letter dated 03.03.2021, sent by Secretary, RERA to the Additional Chief Secretary, Panchayati Raj Department, Government of Bihar, a letter from that Department dated

18.08.2021 was received stating therein that the matter was under consideration with regard to grant of powers of local authorities in non-planning areas for real estate project. Therefore, Mukhiya of Gram Panchayat lacks the power of approval of building plan in their respective panchayat areas. It also notes that the Urban Development and Housing Department, Government of Bihar, has urged RERA to ensure that the provisions of Bihar Building Bye Laws are being enforced when maps are submitted to it before projects are registered.

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.

In the light of facts and circumstances mentioned above the Authority observes that it is apparent that the building map plan of the proposed project has not been approved by the competent authority in terms of section 4 (2) (d) of the Act and construction of building which are not being regulated cannot be allowed putting the interest of allottees in jeopardy. Therefore, the real estate project 'GREEN VATIKA PHASE 03' is 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 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)