

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

**Case No. RERA/PRO/REG.856/2019**

Authorized Representative of RERA

v.

Technoculture Building Centre Private Limited

**Project – VASTU VIHAR KATIHAR PHASE 01 EXTENSION 01**

**O R D E R**

25-03-2022      The matter was last heard on 16-03-2022.

In response to the notice issued by Real Estate Regulatory Authority, Bihar to Technoculture Building Centre Private Limited., through its Director Mr. Dinesh Kumar Tiwari, on 09.03.2022 as to why the registration of the Project VASTU VIHAR KATIHAR PHASE 01 EXTENSION 01, should not be rejected as the map submitted by promoter has been approved by Mukhiya whereas the project comes under the Katihar Planning area, the learned counsel for the promoter stated that the application for registration of the project was filed on 06-01-2019 and that the project area came under jurisdiction of planning area on 05-11-2021. He further submitted that the project is already completed and completion certificate was also submitted on 18-12-2021.

The Bench observed that Mukhiya of Gram Panchayat does not have the power of approval of building plan in their respective panchayat areas and that after the area is notified within

the planning area, the competent authority to approve maps/ plans is the planning area.

The Bench takes note of the submission that the aforesaid project- Vastu Vihar Katihar Phase 01 Extension 01 has been completed and completion certificate has been uploaded. Under these circumstances, the Bench directs the promoter to submit the map/plan and completion certificate for approval by the competent authority and file the receipts thereof within seven working days so that the application of registration may be processed further . If the promoter fails to submit the requisite documents as stipulated under Section 4 of the Real Estate (Regulation and Development) Act 2019 and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules 2017 within that period, the application for registration would be rejected 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)