

Bihar Real Estate Sector Sees Strong Expansion with 1.34 Lakh Flats and Rs 29,000 Crore Investment in Eight Years

Rapid urbanisation, rising investor participation and RERA-led transparency drive sustained housing growth across Bihar, with Patna leading residential development.



Patna: Bihar's real estate market has witnessed sustained expansion over the past eight years, with more than 1.34 lakh flats constructed across the state and investments reaching approximately Rs 29,000 crore, according to industry data and regulatory updates.

Officials and industry stakeholders note that more than 1,100 builders have participated in residential development during this period, with Patna accounting for over 80 percent of total housing units constructed. The remaining development has been distributed across key urban centres including Muzaffarpur, Bhagalpur, Gaya, Hajipur, Sonapur, Darbhanga and Purnia.

Rising Urban Housing Demand

Experts attribute the growth to increasing urbanisation, improved connectivity and expanding infrastructure in Bihar's major cities. Demand for organised housing projects has also strengthened in tier-2 and tier-3 urban clusters, where organised real estate development was earlier limited.

RERA Oversight Expands Project Transparency

The Bihar Real Estate Regulatory Authority has played a central role in formalising the sector. Since its inception in 2018, the authority has received 2,532 project applications, out of which 2,005 projects have been registered.

According to Bihar RERA Chairman Vivek Kumar Singh, 465 applications were rejected due to incomplete documentation, while two projects had their registrations revoked. At present, around 60 applications remain under scrutiny, with officials indicating that pending cases are being prioritised for resolution within a month.

Complaint Resolution Crosses 80 Percent

To strengthen grievance redressal, Bihar RERA has set up five benches dedicated to hearing homebuyer complaints. So far, 5,551 complaints have been received, out of which 4,512 cases have been resolved, reflecting an overall disposal rate of more than 81 percent.

Investor Confidence Strengthens

Authorities have also increased awareness campaigns to guide homebuyers towards registered projects and safer investment options. Officials and analysts say that improved transparency, regulatory oversight and faster dispute resolution have contributed to rising confidence among investors and homebuyers, supporting the sector's continued expansion across Bihar.