



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,
Bihar.

RERA/SM/491/2021

Authorised Representative of RERA

.... Complainant

Vs

M/s True Star Realty Homes Pvt. Ltd.

.... Respondent

Project: **TRUE TOWN VILLA AT AKHTIARPUR**

Present: For Complainant: Mr. Rishikesh Rajan, Authorised
Representative of RERA.

For Respondent: Mr. Ishtiyaque Hussain, Adv.

22/08/2025

ORDER

1. Hearing taken up. Mr. Rishikesh Rajan, Authorised Representative of RERA appears on behalf of RERA. Learned counsel Mr. Inshtiyaque Hussain appears on behalf of the respondent.
2. The main issue for consideration in the matter was whether the project in question falls in the planning area as notified by the Urban Development and Housing Department, Govt. of Bihar. Both parties agree to the fact that as of now Mauza-Akhtiyarpur in P.S. Bikram of Bihta Anchal has not so far been declared as a part of the planning area.
3. In the given circumstances, it would not be prudent to pursue this matter as violation of Section 3 of Real Estate (Regulation and Development) Act, 2017. However, a copy of this order may be sent to Principal Secretary, Urban Development and Housing Department, Govt. of Bihar to bring such Mauzas, which are getting developed in an unregulated fashion, within the ambit of the planning area.

With the above observation, the proceeding is accordingly disposed of.

Sd/-

(Vivek Kumar Singh)

Chairman