REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

RERA/STV/31/2026

Authorised Representative of RERA …...Complainant

Vs

Green City Muzaffarpur …..Respondent

Project: Green City Muzaffarpur

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Bishwas Vijeta, Advocate

01/10/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel for the complainant/ Authority is present. Mr. Bishwas Vijeta, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that a direction was given to the learned counsel for the complainant/ Authority to verify whether the said area is within the planning area or outside the planning area. He further submits that the report is awaited from the end of the complainant/ Authority.

Learned counsel for the complainant/ Authority submits that she has verified the details and has found that the present project was applied way back in the year 2019 for registration but the same could not be done as the project land was outside the planning area. She further submits that a penalty of Rs.2.00 lakh is imposed against the respondent and the same has been paid by the respondent.

When enquired as to what is the status at present, learned counsel for the complainant/ Authority submits that at present she has verified the details from the website of Urban Development and Housing Department (UDHD) and after cautious study she has come to the conclusion that the same has not been notified as yet as a planning area.

The Bench, therefore, observes that prima facie though the area lies outside the planning area but still a report from the District Magistrate, Muzaffarpur should be obtained. The District Magistrate, Muzaffarpur is requested to furnish a report whether the said project land lying in Mauza Khalilpur, Anchal Marwan, District Muzaffarpur lies in the planning area or not. In case the said area has not been notified as a planning area as yet, the District Magistrate, Muzaffarpur is requested further to take all necessary steps for inclusion of the present area in the planning area through a request made from his side to the UDHD because the said area is an upcoming area and as is evident from the joint inspection done by the RERA Team along with the District Administration officials it was found that the project is being taken for the purpose of plotting.

Office is directed to take necessary action as per the directions given hereinabove.

Put up this case on 12.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar