REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble 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 Muzaffapur

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

20/08/2026 **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 files a detailed reply as regards the complaint of the Authority for illegal plotting of the land. He submits that Mauza Khalilpur, Anchal Marwan, District Muzaffarpur is outside the planning area and hence, no penal action be taken against the respondent by this court. He also submits that he had applied in the year 2019 for registration of the project but the same could not be done as there was no competent authority to sanction the map since the area was outside the planning area and for this reason, the said project could not be registered and Form-D was issued accordingly on 12.04.2022. Learned counsel for the respondent further submits that the application filed by the respondent way back in the year 2019 is a proof in itself that the respondent is always inclined to follow the norms but for the reasons as stated above, he could not apply afresh for registration of the project.

The Bench directs the learned counsel for the complainant/ Authority to study the details submitted by the respondent today and also verify whether the said area lies in the planning area or not. A time of one month is given to the learned counsel for the complainant to verify the details from the website of the Department and other sources and ascertain whether the said area is a part of the planning area or not and accordingly she will file a detailed verification report.

Put up this case on 01.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar