

# Real Estate Regulatory Authority, Bihar

## Notice

Date : 15<sup>th</sup> July 2021

All promoters of real estate projects ( Residential, Commercial, Mixed, Plotted Developments) whose projects have been registered with the Real Estate Regulatory Authority (RERA), Bihar, are required to get their map revalidated/re-approved based on the date of sanction of the map by the competent authority as per Bihar Building Bye-laws 2014 as amended from time to time..

Section 9 of the Bihar Building Bye-laws 2014 states that "Every permission granted under these bye laws shall remain valid up to three years from the date such a permission is granted. The completion certificate shall have to be submitted within this period. However, in case of failure to submit the completion certificate within the prescribed period, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed by the authority and such revalidation shall be valid for another two years."

Section 9 further reads: If the building/development work is not completed within the above mentioned five years period, the applicant shall make a fresh application for approval of the building /development plan.

In the light of provision made in Section 9 of the bye-laws, it becomes necessary for the promoters to get their map revalidated by competent authority if work is not completed in three years.

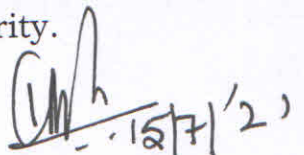
In case five year period has lapsed since approval of the map, then the promoter needs to get fresh approval of the building /development plan from the competent authority.

The Patna Metropolitan Area Authority (PMAA) has brought to the attention of RERA Bihar recently that registration of the ongoing Projects or under construction buildings/new buildings or plotted developments falling under the jurisdiction of PMAA are not required to be done without approval of building map/layout plan by PMAA. In recent years, Government of Bihar, Urban Development and Housing Department have constituted and notified many planning areas in several districts of the state. In such planning areas, the approval of the building plans /development plans are required to be done by the concerned Planning Authority.

Keeping the above facts in mind, **promoters, who have registered their ongoing projects located under the jurisdiction of PMAA/other Planning areas with RERA Bihar are directed to get their building plans/development plans/layout plans revalidated/re-approved by PMAA/other planning authorities as required under the relevant statutes/rules within three months of issue of this order.**

RERA, Bihar will initiate the process of revoking the registration granted to the projects against defaulting promoters under relevant sections /rules of Real Estate (Regulation & Development) Act, 2016 and Bihar Real Estate (Regulation (& Development) Rules, 2017 in case of non-compliance of this directive.

This is being issued with the approval of the Competent Authority.

  
Secretary