

Draft 'A'

Real Estate Regulatory Authority (RERA), Bihar, Patna

4th & 6th Floor, BSBCCL Building, Shastri Nagar, Patna – 800023 &
Ground and 2nd Floor of Telephone Exchange Building, BSNL, Patel Nagar, Patna

Notice

Sub: Regarding approval of registration/extension of registration of projects falling within/outside planning area.

In the interests of allottees and promoters/projects, following decisions have been taken by the Authority in respect of ongoing projects in its 11th meeting:

- 1.** In those cases where validity of Plan/Map of the project has either expired or likely to expire, extension of registration of projects falling within planning areas may be considered if the promoter gives evidence of having submitted map/plan for revalidation/re-approval to the concerned planning authority. In such cases, extension of registration would be granted for a period of three months as an interim measure during which the promoter would have to obtain the approval of the competent authority, failing which the registration would be suspended.
- 2.** In the absence of enabling legislation to sanction maps by the Panchayats for projects falling outside planning areas, the progress of ongoing projects are being affected. In the interest of the allottees and promoters as an interim measure using powers conferred to it under Section 37 of the Real Estate (Regulation & Development) Act, 2016, the Authority has decided that extension of registration of projects relating to construction of apartments/projects falling outside planning areas would be considered only after the plan/map for revalidation/re-approval is vetted by a team consisting of certified Architect, empanelled Structural Engineer and Empanelled Civil Engineer, expense for which would be borne by the promoters. This would be

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in accordance with the recommendations made to the State Government for strengthening Zila Parishads.

3. In case of plotted development for ongoing projects falling outside planning areas, the Authority noted that even if some plots have been registered in favour of the buyers before the commencement of the Act, the promoters do not have the same liberty to register the plots to other allottees without getting the project registered with RERA unlike the case of the apartments. In the interest of allottees and promoters, the Authority has decided that only in those projects where registered deed of conveyance has been executed prior to 2017 in case some of the allottees and the registration in respect of other allottees of the same project is not being done on the ground that the ongoing project is not registered by RERA, the decision of putting on registration of such projects would be relaxed and the application for registration of ^{those} projects would be considered on merit.

4. There would be no change in respect of the decision taken earlier for getting registration of new projects and apartments and other plotted development except those covered in (3) above.

This issues with the approval of the Competent Authority


Officer on Special Duty

Memo No. RERA/REG/Misc/49/2021-611 Patna, Dated:- 29/10/2021


(Officer on Special Duty)

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