

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

EASTERN ZONE BENCH KOLKATA

(APPLICATION UNDER THE NGT ACT 2010 SECTION 14 &15)

OA /2025

IN THE MATTER

VETERANS FORUM FOR TRANSPARENCY IN PUBLIC LIFE

.....APPLICANT

VS

GOVT OF BIHAR & ORS

.....RESPONDENTS

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Filed by
Veterans Forum for Transparency in Public Life
Through its General Secretary
29/7/2025
Wing Commander (Retd) Dr Bishwanath Prasad Singh
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Summary Date & Event

- 1971 - Ramsar agreement on Wetland of international importance was signed
- 2010 - Central Wetland Regularity Authority was established under the provision of Wetland (Conservation and Management) Rules 2010.
- 2017 - Wetland (Conservation and Management) Rules 2010 was replaced with new set of Rules with a National Wetland Committee and delegated Wetland identification to State Govt.
- 30.1.2020 - Bihar Wetland Authority was formed.
- 7.1.2024 - Draft notification regarding Haldia Wetland was issued.
- 10.3.2025 - Draft notification regarding Dumari Bujurg Wetland was issued.
- 3.5.2025 - Letter submitted to the office of Member Secretary, Bihar Wetland Authority and other functionaries regarding violation of the provisions of Wetland (Conservation and Managements) Rules 2017.

Till date no action has been initiated by concerned authorities, hence the present application is being submitted.

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EASTERN ZONE BENCH KOLKATA
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.....APPLICANT

VS

GOVT OF BIHAR & ORS

.....RESPONDENTS

MEMO OF PARTIES

Veterans Forum for Transparency in Public Life

B 124, Swarnnagri, Greater Noida

Dist- G.B.Nagar (UP) 201315

Through its General Secretary

Wing Commander (Retd) Dr Bishwanath Prasad Singh

Email- 2bnpsingh@gmail.com Mob 9999383602

.....Applicant

Vs

1. Government of Bihar, Patna

Old Secretariat, Patna

PIN- 800015

Through Chief Secretary

Email-cs-bihar@nic.in

2. Department of Environment, Forest & Climate Change

Government of Bihar,

Aranya Bhawan,

Saheed Peer Ali Khan Road, Patna- 800014

Through Additional Chief Secretary

Email-efd-bih@nic.in

3. Bihar State Wetland Authority

Government of Bihar,

Saheed Peer Ali Khan Road, Patna- 800014

Through Member Secretary

Email-ccwebihar@bihar.gov.in

4. District Magistrate, Saran

Chapra, Bihar 841301

Email-dm-saran.bih@nic.in

5. Bihar State Pollution Control Board

Parivesh Bhawan, Patliputra Industrial Area

Patna (Bihar)- 800013

Through Member Secretary

Email-msbspcb-bih@gov.in

6. Real Estate Regulatory Authority, Bihar

6h floor, Bihar State Building Construction Corporation Campus

Shastri Nagar, Patna-800023 (Bihar)

Through its Secretary

Email-rerabiharlegal@gmail.com

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7. Ministry of Environment, Forest & Climate change
(Wetland Division), Govt of India
Indira Paryavaran Bhawan, Jorbagh Road
New Delhi- 110003
Through Secretary
Email- secy-moef@nic.in
8. Central Pollution Control Board
Delhi 110032
Through Member Secretary
Email- mscb.cpcb@nic.in
9. Survey of India, Eastern Zone
14 Wood Street, Kolkata- 700016 (WB)
Through Additional Surveyor General of India
Email- zone.east.soi@gov.in

.....Respondents


Applicant

Veterans Forum for Transparency in Public Life
Through its General Secretary
Wing Commander (Retd) Dr Bishwanath Prasad Singh
B-124, Swarnngri, Greater Noida
Dist- G.B.Nagar (UP) -201315
Mob-9999383602, Email -2bnpsingh@gmail.com

Place: *Chhapra*

Date: *29/7/2025*

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**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH KOLKATA
(APPLICATION UNDER THE NGT ACT 2010 SECTION 14 &15)**

OA /2025

IN THE MATTER

Veterans Forum for Transparency in Public Life

B 124, Swarnnagri, Greater Noida

Dist- G.B.Nagar (UP) 201315

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Government of Bihar,

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Saheed Peer Ali Khan Road, Patna- 800014

Through Additional Chief Secretary

Email-efd-bih@nic.in

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3. Bihar State Wetland Authority
Government of Bihar,
Saheed Peer Ali Khan Road, Patna- 800014
Through Member Secretary
Email-ccwebihar@bihar.gov.in

4. District Magistrate, Saran
Chapra, Bihar 841301
Email-dm-saran.bih@nic.in

5. Bihar State Pollution Control Board
PariveshBhawan, Patliputra Industrial Area
Patna (Bihar)- 800013
Through Member Secretary
Email-msbspcb-bih@gov.in

6. Real Estate Regulatory Authority, Bihar
6h floor, Bihar State Building Construction Corporation Campus
Shastri Nagar, Patna-800023 (Bihar)
Through its Secretary
Email-rerabiharlegal@gmail.com

7. Ministry of Environment, Forest & Climate change
(Wetland Division), Govt of India
Indira Paryavaran Bhawan, Jorbagh Road
New Delhi- 110003
Through Secretary
Email- secy-moef@nic.in

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8. Central Pollution Control Board

Delhi 110032

Through Member Secretary

Email- mccb.cpcb@nic.in

9. Survey of India, Eastern Zone

14 Wood Street, Kolkata- 700016 (WB)

Through Additional Surveyor General of India

Email- zone.east.soi@gov.in

.....Respondents

To

Hon'ble Judicial Member & Hon'ble Expert Member of the Hon'ble National Green Tribunal, Eastern Zone Bench, Kolkata

The humble application on behalf of the Applicant

Most respectfully Sheweth

1. That the applicant is a permanent resident of Chapra, District Saran, Bihar and presently residing at Greater Noida, District- G.B.Nagar (U.P).

The applicant is General Secretary of Veterans Forum for Transparency in Public Life, which is a formal and registered organisation of retired Defence Officers. That, the petitioner organisation has been espousing the cause of environmental sanitation and environmental up gradation. To achieve stated mission, petitioner organisation has filed several petitions before the Hon,ble National Green Tribunal (hereinafter Tribunal). Each of the petitions was brought before the Hon,ble Tribunal with due research and field visits. Followings are the detail few of the petitions filed before Hon'ble Tribunal:-

- a) O.A 234/15 (PB)- reg restoration and removal of encroachment of Khanua nala. Hon,ble Tribunal was pleased to order that Government and all concerned authorities would take appropriate steps to clean and restore Khanua nala and remove encroachment thereupon.
- b) O.A 159 /2017 (PB) - reg Violation of Solid Waste Management Rules 2016 by Chapra Nagar Nigam. Hon'ble Tribunal was pleased to order Chapra Nagar Nigam to take appropriate steps.
- c) O.A 444/2017 (PB)-reg persistence violation of the order of Hon,ble Tribunal by Chapra Nagar Nigam. Hon,ble Tribunal was pleased To order Chapra Nagar Nigam and District Magistrate Saran to restore Khanua Nala in its original condition and remove encroachment thereupon.
- d) O.A 502/2017 (PB)-reg non implementation of Bio-Medical Waste Management Rules 2016 in the State of Bihar. Hon,ble Tribunal was pleased to order Government of Bihar to complete inventorisation of generators of Bio-Medical Waste by February 2018 and submit report thereof.
- e) Execution Application No 15/20118 in O.A 502/2017 (PB)- reg Implementation of the order of Hon'ble Tribunal. Hon'ble Tribunal was pleased to constitute committee under justice (retired) S.P.Singh to submit report regarding status of the Implementation of Bio-Medical Waste Management Rules 2016 in the State of Bihar.
- f) O.A 136/2020 (PB)- reg Pharmaceutical Industry Pollution at Baddi, Nalagarh, Barotiwala Himachal Pradesh. Upon hearing Hon'ble Tribunal set standard of antibiotics residue in industrial effluent of Pharmaceutical manufacturing units.

- g) O.A 124/2020 (PB)- reg Pollution by flue gas of coal fired thermal plants and installation of FGD unit, Hon'ble Tribunal disposed the petition with direction to take up the matter with CPCB.
 - h) O.A- 85/2020 [EZ]-reg violation of Air Act 1981, and Construction and Demolition Waste Management Rules 2016 by various agencies concerned with construction oh NH 19 between Sherpur and Jhaua village of Saran District.
 - i) O.A 20/202L(PB)- reg Pharmaceutical industry pollution in the State of Uttar Pradesh, Uttarakhand and Sikkim.
 - j) Execution Application 29/2021 (PB)- reg execution of the order of Hon'ble Tribunal in the matter of O.A 159 /2017.
 - k) O.A 166/2023 (EZ)- reg Violation of Water Act in the Prabhunath nagar of Saran district of Bihar State.
 - l) Execution Application 1/2024 (EZ)- reg implementation of the order of the Hon'ble Tribunal (EZ) in the matter of O.A 166/2023.
2. The applicant has submitted this application with prayer for issuance of appropriate Order(s)/Direction(s) odirecting respondents to conserve and manage Dumari Bujurg and Haldia Wetland, situated in Sonapur Subdivision of Saran district as per provisions contained in Wetland (Conservation and Management) Rules 2017.
3. That Bihar and Orissa District Gazetteers (1930) describes about Haldiya and adjoining Dumari Bujurg Wetland, which is appended below;

“Lakes, properly so called, do not exist in the Saran district, but a vast number of broads or marshes called chours may be found after the cessation of the rains. They contain water till well into the cold and even into hot weather and are the home of innumerable water fowl. The largest, which is known as the Hardiya chour extend from Sonapur 20 miles along the Gandak embankment has a breadth varying from 2 to 5 miles and a depth from 4 to 13 feet. It is formed by the backwaters of Ganga in flood forcing their way up through Gandaki or Mahanad.” Relevant portion of Bihar and Orissa District Gazetteers, Saran (By L.S.S. O’malley, ICS, 1930), is placed at **Annexure A I**.

4. That the Wetland of Haldiya and Dumari is natural habitat of large number of animal species, including birds, fish, and vultures. Major threat to the said Wetland includes water management activities such as drainage, water abstraction, damming and encroachment. In recent 5 years, in complete disregard to the provisions of the Wetland (Conservation and Management) Rules 2017, large numbers of housing colonies have come over the notified Haldiya and Dumari Bujurg Wetland. The colonisers are luring innocent homebuyers with the name of New Patna/ Patna extension. Extensive construction activities are going on over the notified Haldiya and Dumari Bujurg Wetland, consequence of which large amount of construction and demolition waste is being dumped over the notified area.
5. That Govt of Bihar has formed Bihar Wetland Authority in 2020. The said authority has draft notified Haldiya Wetland and Dumari Bujurg Wetland on 7.1.2024 and 10.3.2025 respectably under the provision of Wetland (Conservation and Management) Rules 2017 . Copy of

notification of Haldiya Wetland and Dumari Bujurg Wetland is placed at Annexure A II and A III respectably. The said notification has described the extent of Haldiya Wetland and DumriBujurg Wetland which is appended below:

Haldiya Wetland

| S.No. | Name of the village | Survey No/Thana No | Approximate area in hectors |
|-------|---------------------|-------------------------|-----------------------------|
| 1 | Mathkakra | 1020/558 | 9.446 |
| 2 | Ubhawa | 01/554, 62/554, 271/554 | 15.536 |
| 3 | Mohan Chak | 72/555 | 2.181 |
| 4 | MurarChak | 165/551 | 1.623 |
| 5 | BhagwanChak | 274/552, 5/383, 5/384 | 6.698 |
| | | Total | 37.714 |

Dumari Bujurg

| S.No | Name of the village | Survey No/Thana No | Approximate area in hectors |
|------|---------------------|----------------------------|-----------------------------|
| 1 | Dumari Bujurg | 1602/22 | 24.31 |
| | | 1259/22 | 7.268 |
| | | Total 31.58 hectors | |

- That the survey conducted by Bihar State Wetland Authority was a paper based survey and smart phoned were used to assess latitude and longitude. At no stage map published by Survey of India (Respondent No 9) was taken into consideration, which resulted into omission of area of Wetland located at Haldiya and Dumari Bujurg.
- That recently Bihar Real Estate Regulatory Authority (hereinafter RERA) has initiated investigation in the matter of construction of housing colonies over the notified area of Haldiya wetland and Dumari Bujurg

wetland. As per various newspaper reports, RERA has identified 21 construction firms and notices have been issued to respective construction companies. Copies of Newspaper articles to such effect are placed at **Annexure A IV (colly)**. Photograph of construction activities over Haldiya Wetland and Dumari Wetland is placed at **Annexure V (Colly)**.

8. That the Wetland (Conservation and Management) Rules 2017 is specifically designed to conserve and manage Wetlands, which are critical ecosystem like marshes, lakes, lagoons, and estuaries, recognised for their role in biodiversity, water purification, flood control and carbon sequestration. The said Rules aims to ensure the “wise use” of Wetlands (sustainable use with conservation) and prevent their degradation due to activities like pollution, encroachment or conversion to non-wetland. The said Rules applies to wetland notified by the central or state governments and those designated as Ramsar sites. Notified under the Environment (Protection) Act 1986, Wetland (conservation and Management) Rules 2017 is as a regulatory framework specifically for wetlands. It address shortcoming of 2010 Rules and decentralizes management to state governments.

9. That the Hon’ble National Green Tribunal (PB) has held the following in the matter of O.A 351/ 2019;

“ District Environment plan of each district in terms of order of this Tribunal dated 5.7.2021, Shree Nath Sharma vs Union of India & ors, should also cover the wetland in the district. If necessary the said plan be revised accordingly by the District Magistrate concerned by providing that the core activities

for conservation and protection of wetlands may primarily focus on not discharging of sewerage, disposal of solid waste and other wastes, preventing siltation, demarcation of wetlands/flood protection zone and removal of encroachments. There should be regular monitoring of water quality under water quality management programme at strategic locations (around 12 locations) to ensure that it is compliant with TC/FC norms. Water quality of wetlands with respect to BOD needs to be less than 3mg/L, faecal coli form should meet norms and contamination due toxic constituents either directly or through runoff from the catchment should be prevented. Biodiversity of the wetlands needs to be maintained. Monitoring of steps for compliance of Rules in relation to such Wetland ought to be at District level by the District Magistrate, at State level by State Wetland Authority and at National level by National Wetland Authority. We are confident that such initiatives in monitoring will go a long way in protecting Wetlands which have significant environmental functions.”

10. That the applicant submitted a letter to Chief Secretary, Govt of Bihar and others functionaries concerned with implementation of Wetland(Conservation and Management) Rules 2017 regarding large scale encroachment over Haldiya Wetland and Dumari Bujurg Wetland. Copy of said letter is placed at **Annexure A VI**.

11. That till date State Govt and other functionaries concerned with the implementation of Wetland (Conservation and Management) Rules 2017 have not initiated corrective steps to ensure compliance of the said Rules over the notified Haldiya Wetland and Dumari Bujurg Wetland where massive encroachment and construction thereupon is underway.

Hence the Present application is being submitted.

Grounds

1. Because large scale encroachment and construction thereupon over the notified wetland is under progress, which is violation of Wetland (Conservation and Management) Rules 2017.
2. Because arbitrary and paper based survey and demarcation of the extent of Haldiya Wetland and Dumri Bujurg Wetland has been carried out which is devoid of ground realities and map and data of Survey of India (Respondent No 9) and Space application Centre Atlas 2021 has not been taken into the consideration.

Limitation

There is no limitation applicable to present application as the cause of action is still persisting and continuing.

Prayer

Interim Prayer

Hon'ble Tribunal may be pleased to pass the following order

- (i) Constitute a committee consisting of District Magistrate, Saran (respondent No 4), Bihar State Wetland Authority (respondent No3), and Survey of India (respondent No 9) to demark the extent of Haldiya Wetland and Dumari Bujurg Wetland based on the data published in Space Application Centre Atlas 2021 and Survey of India (respondent No 9).
- (ii) District Magistrate Saran to ensure that no construction activity is carried over the Haldiya Wetland and Dumari Wetland area.

Prayer

- (i) Hon'ble Tribunal may be pleased to direct/ order Respondent No 1,2,3,4 to ensure compliance of Wetland (Conservation and Management) Rules Section 4 in the area of Haldiya Wetland and Dumari Bujurg Wetland.
- (ii) Respondent No 4 may please be directed to submit District Environment plan in terms of Hon'ble National Green Tribunal order in O.A 351/2019.
- (iii) Tribunal may be pleased to pass any order/orders relevant and appropriate to present application.

And your applicant as in duty-bound shall ever pray.



Applicant

**Veterans Forum for Transparency in Public Life
Through its General Secretary
Wing Commander (Retd) Dr Bishwanath Prasad Singh
B-124, Swarnngri, Greater Noida
Dist- G.B.Nagar (UP) -201315
Mob-9999383602, Email -2bnpsingh@gmail.com**

Place: *Chapra*

Date: *29/7/2025*

ments to retain the water. The channel is generally well-defined and straight and is said to have been navigable up to the Gandak before the embankment was built; but now boats of 1,000 maunds burden can only reach the Garkha bridge in the rains. Its total length is 90 miles in which distance it falls 80 feet or 0.834 feet per mile. The banks are not the same level, where one is high the other is low, and despite embankments in several places it occasionally overflows. It has several feeders which are used for irrigating rice, the chief one being the Dhanai.

Dhanai.

The Dhanai which was also canalized has its source at the 77th mile of the Gandak embankment about 10 miles south-east of the Gandaki, and was formerly connected by the Rupanchap *sota* with the Gandak. It is said to have been then navigable throughout its whole course by boats of 300 or 400 maunds. It is fed through a sluice and runs in a south-westerly direction to join the Gandaki at Parauli about 50 miles from its source. In the hot weather it is very shallow and wells are dug in its bed about 3 to 9 feet below the surface. Dams are thrown across it in places and the bed cultivated for spring crops. The banks are low, riparian embankments are few and floods do much harm. There are several bridges which impede navigation. The average fall is a foot a mile and the course is very tortuous. The principal places on this stream are Barauli, Barhoga and Basantpur.

Gangri.

The Gangri, another tributary of the Gandak, was also connected with the canal system. It rises near Bandhault on the Gandak embankment not far from Bansghat and was doubtless originally fed by the Gandak. It flows first to the west and then to the south-west and passing Rajapatti flows on past Mashrak, where it crosses the Chapra-Sattar Ghat road and joins the Gandaki at Sitalpur after a course of 50 miles.

Khatsa.

The Khatsa or Juthar is a tributary of the Gangri; it rises at the foot of the embankment near Ramkola factory and joins the Gangri at Bishambharpur. Its total length is 24 miles. It and the Gandaki are both similar in character to the Dhanai.

LAKES AND
MARSHES.

Lakes, properly so called, do not exist in the Saran district, but a vast number of broads or marshes called *chours* may be found after the cessation of the rains. They contain

water till well into the cold, and even into the hot weather and are the home of innumerable water-fowl. The largest which is known as the Hardia *chaur* extends from Sonpur 20 miles along the Gandak embankment and has a breadth varying from 2 to 5 miles and a depth of from 4 to 13 feet. It is formed by the backwaters of the Ganges in flood forcing their way up through the Gandaki or Mahinadi. Its drainage has been frequently suggested but not yet seriously attempted, partly owing to the heavy expense to which those who are likely to benefit show a strange reluctance to contribute. Another large *chaur* is that near Mirzapur, which is 5 to 6 miles long and 2 to 3 miles broad. Other marshes are to be found near Manjhi, Ekma, Giaspur, Raghunathpur, Pipra, Dharmangta and Barauli. Those which dry soonest leave the ground saturated with moisture for the winter crops while in others where the water lies longer, a precarious crop of early rice is snatched before they are again covered with a sheet of water. A special feature of such marsh cultivation is the growth of a long-stemmed rice, which keeps pace in its growth with the rising of the flood water; no matter how high the latter rises, the rice keeps above the flood level.

The district is composed of Indo-Gangetic alluvium, *i.e.*, GEOLOGY. of silt brought down for ages past by the Ganges and its tributaries. The process of land formation has roughly been as follows: during the rainy season, the Ganges and its tributaries increase enormously in volume, carrying down vast quantities of silt or mud, with the result that they overflow into the adjacent country. When the water subsides again, the rivers in their retreat leave some of the silt which they have brought with them spread over the once flooded land as a thin soil deposit. This process has been repeated during thousands of years, and the land has thus been gradually growing and the surface of the land gradually raised. In the older alluvium, nodular segregations of carbonate of lime, known as *kankar*, are found which are used largely to make lime and as road metalling. The soil is in many places saliferous, and the extraction of saltpetre has long been an important industry.

Nearly the whole of the district is under cultivation and BOTANY. supports a dense population; so close in consequence is the tilth that in large areas field is conterminous with field, and the cultivated land abuts so closely on wayside and water

GOVERNMENT OF BIHAR
Department of Environment, Forest and Climate Change

Notification No. _____

Dated

The draft of the notification, which the Bihar State Wetland Authority (BSWA) proposes to issue in exercise of the powers conferred under rule 7 of the Wetlands (Conservation and Management) Rules, 2017 read with Environment (Protection) Act, 1986 (29 of 1986), is hereby published for the information of the persons likely to be concerned or affected thereby; and notice is hereby given that the said draft notification shall be taken into consideration on or after the expiry of a period of sixty days from the date on which copies of the Official Gazette containing this notification are made available to the public;

Any person interested in making any objection or suggestion, on the proposals contained in the draft notification may forward the same in writing, for consideration of the Government of Bihar, within the period so specified to the Member Secretary, Bihar State Wetland Authority, at email address: ccfcc.bih@gmail.com

Draft Notification

Notification No.

1. Whereas, there exists a water body known as Haldiya Chaur measuring an area of 377140 sq. mts., located in the village -Mathkakra, Ubhwa, Mohan Chak, Murar Chak, Bhagwan Chak, Panchayat- Manpura, Tehsil- Dariapur, District- Saran in the State of Bihar, which is considered to be critically significant for its ecosystem services and biodiversity values for the local communities and society at large (hereinafter referred to as the "Haldiya Chaur"); which is more particularly described in the Schedule I herein.
2. And whereas, it is considered that for sustaining these values, the ecological character of wetland ecosystem needs to be maintained by regulating developmental activities within the wetland as well as within its zone of influence;
3. And whereas, in terms of sub-rule (1) of rule 7 of the Wetlands (Conservation and Management) Rules, 2017, the Environment Department of Government of Bihar prepared a Brief Document for identifying the said as Haldiya Chaur wetland;
4. And whereas, based on the Brief Document Bihar State Wetland Authority (BSWA) in the 2nd meeting of the BSWA has recommended the Government of Bihar to notify the said Haldiya Chaur as wetland under the provisions of Wetlands (Conservation and Management) Rules, 2017.

5. And whereas, the recommendation of the district Wetland Committee has been obtain from Divisional Forest Officer Vide Letter No. 874 dated 10.04.2024 to notify this area as a wetland under the provisions of Wetlands (Conservation and Management) Rules, 2017.
6. Now therefore, the State of Bihar accepts the recommendation to declare the said wetland for being covered under the provisions of Wetlands (Conservation and Management) Rules, 2017.
7. The extent of the wetland and its zone of influence is described in Schedule I of this notification;
8. Activities prohibited within the wetland and its zone of influence is listed in Schedule II of this notification. Such prohibitions shall not apply for areas designated under other Acts and Rules, and listed at para 1.2 (a), (b) and (c) of Schedule I. Relevant provisions of respective Acts and Rules shall apply in such areas.
9. Activities regulated within the wetland and their zones of influence, i.e. permitted only with permission of State Government are listed in Schedule III of this notification. Request for permissions can be made to the Member Secretary, Bihar State Wetland Authority, C/o Department of Environment, Forest and Climate Change, Aranya Bhawan, Shaheed Peer Ali Khan Marg Patna, Bihar- 800014 or at email -ccfcc.bih@gmail.com. Such regulations shall not apply for areas designated under other Acts and Rules, and listed at para 1.2 a), b) and c) of Schedule I. Relevant provisions of respective Acts and Rules shall apply in such areas.
10. Activities permitted within the wetland and its zone of influence is listed in Schedule IV of this notification. Such permissions shall not apply for areas designated under other Acts and Rules, and listed at para 1.2 a), b) and c) of Schedule I. Relevant provisions of respective Acts and Rules shall apply in such areas.
11. The Bihar State Wetland Authority and the Ministry of Environment, Forest and Climate Change shall monitor the enforcement of the provisions of this notification.

Schedule I

Location and Extent of Wetland and its Zone of Influence Wetland

The said Haldiya Chaur wetland is admeasuring an area of 377140 sq. mts., surveyed under the following Survey No.

| Taluka/ Village | Survey No. /Thana No. | Approximate Area in (ha) | Survey No. /Thana No. | Approximate Area In (ha) | Survey No. /Thana No. | Approximate Area in (ha) |
|--------------------|-----------------------------|--------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. Mathkakra | 1020/558 | 9.466 | | | | |
| 2. Ubhwa | 01/554 | 3.173 | 62/554 | 1.740 | 271/554 | 12.833 |
| 3. Mohan Chak | 72/555 | 2.181 | | | | |
| 4. Murar Chak | 165/551 | 1.623 | | | | |

| | | | | | | |
|--|---------|-------|------------|-------|------------|-------|
| 5. Bhagwan Chak | 274/552 | 3.132 | 5/383 /552 | 1.263 | 5/384 /552 | 2.303 |
| Area outside S. No. (Roads and Nallah) | | | Nil | | | |
| Total area in (ha) | | | 37.714 | | | |

1.2. Boundary of area already designated under provisions of other Acts and Rules

- 1.2 (a) Area designated under Indian Forest Act, 1927; Forest (Conservation) Act, 1980; State Forest Act and amendments there of.

No area of the proposed wetland known as Haldiya Chaur wetland fall under the above mentioned Act.

- 1.2 (b) Area designated under Wildlife (Protection) Act, 1972 and amendments there of.

No area of the proposed wetland known as Haldiya Chaur wetland fall under the above mentioned Act.

1.3. Zone of influence:

The Zone of influence of the said Haldiya Chaur wetland is admeasuring 377140 Sq. mts. surveyed under the following Survey No.

| Taluka/ Village | Survey No. /Thana No. | Approximate Area in (ha) | Survey No. /Thana No. | Approximate Area in (ha) | Survey No. /Thana No. | Approximate Area in (ha) |
|--|-----------------------------|--------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. Mathkakra | 1020/558 | 9.466 | | | | |
| 2. Ubhwa | 01/554 | 3.173 | 62/554 | 1.740 | 271/554 | 12.833 |
| 3. Mohan Chak | 72/555 | 2.181 | | | | |
| 4. Murar Chak | 165/551 | 1.623 | | | | |
| 5. Bhagwan Chak | 274/552 | 3.132 | 5/383 /552 | 1.263 | 5/384 /552 | 2.303 |
| Area outside S. No. (Roads and Nallah) | | | Nil | | | |
| Total area in (ha) | | | 37.714 | | | |

The map of wetland boundary of the said Haldiya Chaur wetland with 50 meters buffer and the Zone of influence is at Annexure I.

- 1.4. For the purpose of this wetland known as the said Haldiya Chaur the same is located within Revenue village of Mathkakra, Ubhwa, Mohan Chak, Murar Chak, Bhagwan Chak, District Saran, Bihar.
- 1.5. For the purpose of this wetland known as the said Haldiya Chaur the Zone of Influence is located within Revenue village Mathkakra, Ubhwa, Mohan Chak, Murar Chak, Bhagwan Chak, District Saran, Bihar.

Schedule II

List of activities prohibited within wetland boundary

1. Conversion for non-wetland uses including encroachment of any kind;
2. Setting up of any industry and expansion of existing industries; with the exception of modernization of existing industries which will not affect the ecological balance of the wetland under consideration;
3. Manufacture or/and handling or/and storage or/and disposal of construction and demolition waste covered under the Construction and Demolition Waste Management Rules, 2016; hazardous substances covered under the Manufacture, Storage and Import of Hazardous Chemical Rules, 1989 or the Rules for Manufacture, Use, Import, Export and Storage of Hazardous Micro-organisms Genetically engineered organisms or cells, 1989 or the Hazardous Wastes (Management, Handling and Trans boundary Movement) Rules, 2008; electronic waste covered under the E-Waste (Management) Rules, 2016;
4. Solid waste dumping;
5. Discharge of untreated wastes, chemical fertilizers, pesticides, effluents and any other chemicals effecting the ecological character of the wetland from industries, cities, towns, villages and other human settlements;
6. Any construction of a permanent nature except for boat jetties within fifty meters from the mean high flood level observed in the past ten years calculated from the date of commencement of these rules; and,
7. Poaching;
8. Extraction of soil, mud, rocks for commercial purpose.

[Any other activity other than mentioned above if taken up in the surrounding area that will have a direct or an indirect adverse effect on the ecological character of the wetland including water quality the same shall be prohibited.]

Schedule III

List of activities regulated within the boundary of wetland and its zone of influence and for which prior approval of [State Government/UT Administration/MoEFCC] is required to be obtained

| Activity | Restrictions | |
|----------------------|--|---|
| | Within the boundary of wetland | Within the zone of influence |
| Withdrawal of water | Restricted withdrawal beyond the quantities permitted by WRD. | Water used for agriculture and horticulture purposes in existing traditional practices will continue. However, any new permissions shall be granted by WRD & BSWA. |
| Cultivation of crops | Regulated by Directorate of Agriculture, Bihar. Existing traditional practices of Paddy cultivation will be allowed (except the core area wherein the water is present throughout the year) during the dry season, as Pre-Existing Rights and Privileges. Any activity that will adversely affect the ecological character of the wetland will not be allowed. | Existing traditional crop cultivation practices will be allowed. Any activity that will adversely affect the ecological character of the wetland will not be allowed. |
| Aquaculture | Regulated by Directorate of Fisheries, Bihar. | Regulated by Directorate of Fisheries, Bihar. Existing traditional practices may be permitted. |

Approval of the BSWA shall be obtained for any other activity proposed to be conducted other than those mentioned above which may adversely affect the ecological character of the wetland.

Schedule IV

List of activities permitted within the boundary of wetland and its zone of influence

| Activity | Levels and types not requiring permission | |
|--------------------------------------|--|---|
| | Within the boundary of wetland | Within the zone of influence |
| Religious practices | Existing religious practices will be allowed. Any activity that will adversely affect the ecological character of the wetland will not be allowed. | Permitted. Any activity that will adversely affect the ecological character of the wetland will not be allowed. |
| Withdrawal of water for domestic use | In case of water deficit and unavailability of drinking water, it is pumped and supplied to the village people for domestic drinking purpose. This will be managed and regulated by WRD. | Ongoing Traditional Use Permitted. Any new permissions will be granted only if approved by WRD and BSWA. |
| Plantation of trees | Prohibited. | Permitted. |

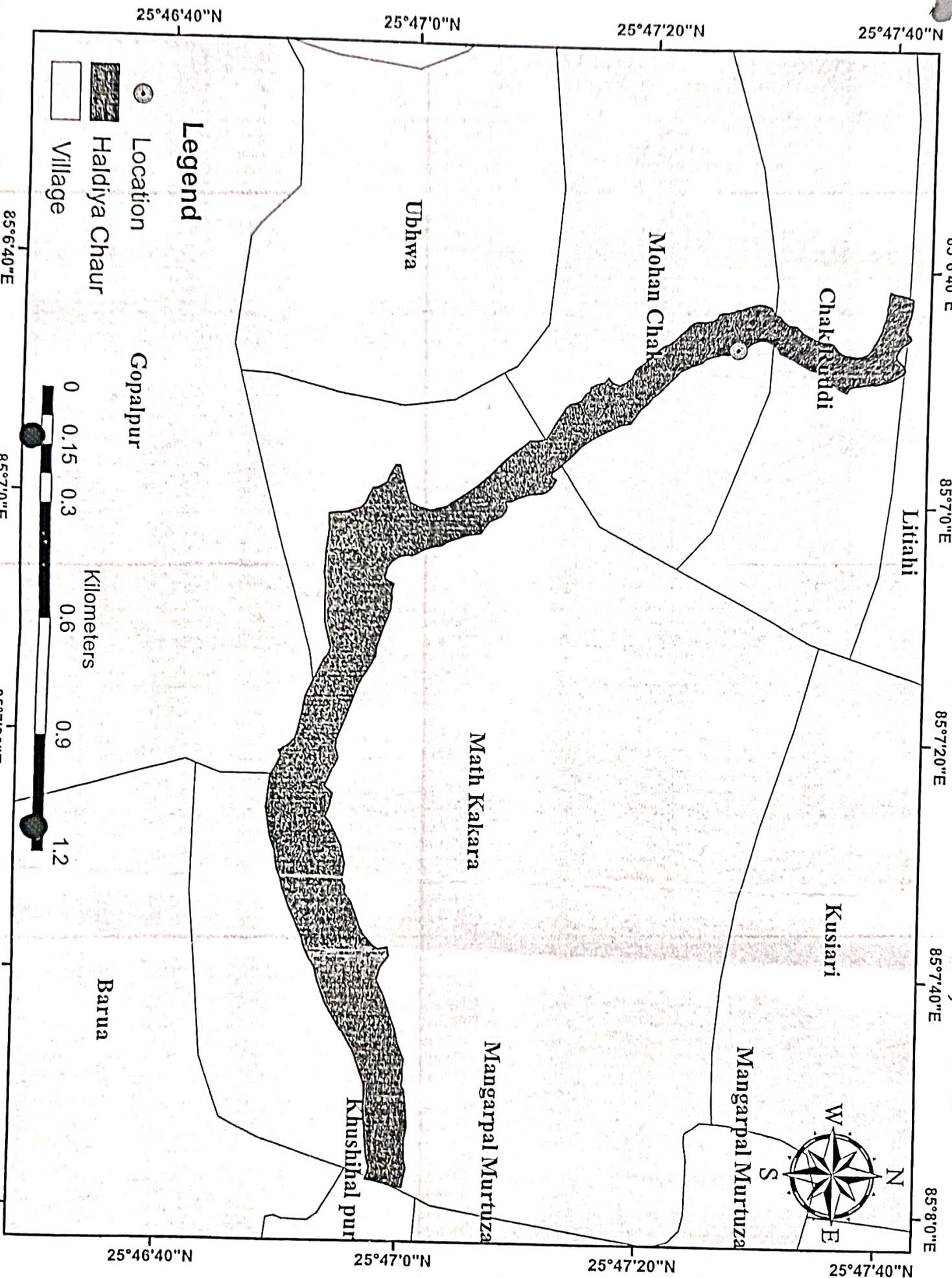
| | | |
|---|------------|------------|
| Deciding best possible wise use of wetland without affecting or impacting its ecological character and services offered presently | Permitted. | Permitted. |
|---|------------|------------|

Approval of the BSWA shall be taken for any other activity to be conducted other than those mentioned above.

The above draft notification of Haldiya Chaur for notifying it as wetland was approved in the meeting of District Wetland Committee, Saran held on 11/03/2024 at Saran, Bihar

26

Detailed map of the Haldiya Chaur Wetland, Saran



Legend



Location

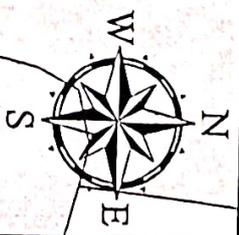
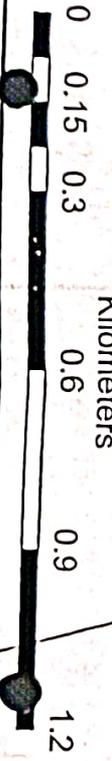


Haldiya Chaur



Village

Gopalpur



25°46'40"N 25°47'0"N 25°47'20"N 25°47'40"N
 85°6'40"E 85°7'0"E 85°7'20"E 85°7'40"E 85°8'0"E

26

Chakiruddi
 Mohan Chaur
 Ubhwa
 Litahi
 Math Kakara
 Kusiari
 Mangarpal Murtuza
 Mangarpal Murtuza
 Khushihal pur
 Barua

GOVERNMENT OF BIHAR

Department of Environment, Forest and Climate Change

Notification No.
.....

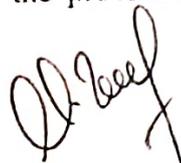
Dated

The draft of the notification, which the Bihar State Wetland Authority (BSWA) proposes to issue in exercise of the powers conferred under rule 7 of the Wetlands (Conservation and Management) Rules, 2017 read with Environment (Protection) Act, 1986 (29 of 1986), is hereby published for the information of the persons likely to be concerned or affected thereby; and notice is hereby given that the said draft notification shall be taken into consideration on or after the expiry of a period of sixty days from the date on which copies of the Official Gazette containing this notification are made available to the public;

Any person interested in making any objection or suggestion, on the proposals contained in the draft notification may forward the same in writing, for consideration of the Government of Bihar, within the period so specified to the Member Secretary, Bihar State Wetland Authority, at email address: cfcc.bih@gmail.com

Draft Notification**Notification No.**

1. Whereas, there exists a water body known as Dumari Buzurg chaur measuring an area of 315775.32 sq. mts., located in the village - Dumari Buzurg, Tahasil- Sonapur, District- Saran in the State of Bihar, which is considered to be critically significant for its ecosystem services and biodiversity values for the local communities and society at large (hereinafter referred to as the "Dumari Buzurg"); which is more particularly described in the Schedule I herein.
2. And whereas, it is considered that for sustaining these values, the ecological character of wetland ecosystem needs to be maintained by regulating developmental activities within the wetland as well as within its zone of influence;
3. And whereas, in terms of sub-rule (1) of rule 7 of the Wetlands (Conservation and Management) Rules, 2017, the Environment Department of Government of Bihar prepared a Brief Document for identifying the said as Dumari Buzurg chaur wetland;
4. And whereas, based on the Brief Document Bihar State Wetland Authority (BSWA) in the 2nd meeting of the BSWA has recommended the Government of Bihar to notify the said Dumari Buzurg chaur as wetland under the provisions of Wetlands (Conservation and Management) Rules, 2017.
5. And whereas, the recommendation of the district Wetland Committee has been obtain to notify this area as a wetland under the provisions of Wetlands (Conservation and Management) Rules, 2017.
6. Now therefore, the State of Bihar accepts the recommendation to declare the said wetland for being covered under the provisions of Wetlands (Conservation and Management)



Rules, 2017.

7. The extent of the wetland and its zone of influence is described in Schedule I of this notification;
8. Activities prohibited within the wetland and its zone of influence is listed in Schedule II of this notification. Such prohibitions shall not apply for areas designated under other Acts and Rules, and listed at para 1.2 (a), (b) and (c) of Schedule I. Relevant provisions of respective Acts and Rules shall apply in such areas.
9. Activities regulated within the wetland and their zones of influence, i.e. permitted only with permission of State Government are listed in Schedule III of this notification. Request for permissions can be made to the Member Secretary, Bihar State Wetland Authority, C/o Department of Environment, Forest and Climate Change, Aranya Bhawan, Shaheed Peer Ali Khan Marg Patna, Bihar- 800014 or at email –ccfcc.bih@gmail.com. Such regulations shall not apply for areas designated under other Acts and Rules, and listed at para 1.2 a), b) and c) of Schedule I. Relevant provisions of respective Acts and Rules shall apply in such areas.
10. Activities permitted within the wetland and its zone of influence is listed in Schedule IV of this notification. Such permissions shall not apply for areas designated under other Acts and Rules, and listed at para 1.2 a), b) and c) of Schedule I. Relevant provisions of respective Acts and Rules shall apply in such areas.
11. The Bihar State Wetland Authority and the Ministry of Environment, Forest and Climate Change shall monitor the enforcement of the provisions of this notification.

Schedule I

Location and Extent of Wetland and its Zone of Influence Wetland

The said Dumari Buzurg chaur wetland is admeasuring an area of 315775.32 sq. mts., surveyed under the following Survey No.

| Taluka/ Village | Survey No. /Thana No. | Approximate Area in (ha) | Survey No. / Thana No. | Approximate Area in (ha) |
|--|-----------------------|--------------------------|------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 |
| 1. Sonepur / village - Dumari Buzurg | 1602/22 | 24.31 | 1259/22 | 7.268 |
| Area outside S. No. (Roads and Nallah) | | | Nil | |
| Total area in (ha) | | | 31.58 | |

1.2. Boundary of area already designated under provisions of other Acts and Rules

1.2 (a) Area designated under Indian Forest Act, 1927; Forest (Conservation) Act, 1980; State Forest Act and amendments thereof. No area of the proposed wetland known as Dumari Buzurg chaur wetland fall under the above-mentioned Act.

1.2 (b) Area designated under Wildlife (Protection) Act, 1972 and amendments thereof. No area of the proposed wetland known as Dumari Buzurg chaur wetland fall under the above-mentioned Act.

[Handwritten Signature]

1.3. Zone of influence:

The Zone of influence of the said Dumari Buzurg chaur wetland is admeasuring 391200 sq. mts., Surveyed under the following Geo-coordinates

| S. No | Geo-coordinates |
|-------|----------------------------------|
| 1. | 85°04'36.794" E, 25°47'27.917" N |
| 2. | 85°04'47.682" E, 25°47'28.943" N |
| 3. | 85°4'59" E, 25°47'27" N |
| 4. | 85°05'3.665" E, 25°47'22.32" N |
| 5. | 85°05'5.785" E, 25°47'15.777" N |
| 6. | 85°04'59.154" E, 25°47'11.206" N |
| 7. | 85°04'51.713" E, 25°47'11.151" N |
| 8. | 85°04'46.238" E, 25°47'11.031" N |
| 9. | 85°04'41.969" E, 25°47'15.411" N |
| 10. | 85°04'34.849" E, 25°47'18.023" N |

The map of wetland boundary of the said Dighi wetland with 50 meters buffer and the Zone of influence is at Annexure I.

1.4. For the purpose of this wetland known as the said Dumari Buzurg chaur wetland the same is located within Village - Dumari Buzurg, Tahasil- Sonapur, District- Saran

1.5. For the purpose of this wetland known as the said Dumari Buzurg chaur wetland the Zone of Influence is located within located in the Village - Dumari Buzurg, Tahasil- Sonapur, District- Saran



Schedule II**List of activities prohibited within Dumari Buzurg chaur wetland boundary**

1. Conversion for non-wetland uses including encroachment of any kind;
2. Setting up of any industry and expansion of existing industries; with the exception of modernization of existing industries which will not affect the ecological balance of the wetland under consideration;
3. Manufacture or/and handling or/and storage or/and disposal of construction and demolition waste covered under the Construction and Demolition Waste Management Rules, 2016; hazardous substances covered under the Manufacture, Storage and Import of Hazardous Chemical Rules, 1989 or the Rules for Manufacture, Use, Import, Export and Storage of Hazardous Micro-organisms Genetically engineered organisms or cells, 1989 or the Hazardous Wastes (Management, Handling and Trans boundary Movement) Rules, 2008; electronic waste covered under the E-Waste (Management) Rules, 2016;
4. Solid waste dumping;
5. Discharge of untreated wastes, chemical fertilizers, pesticides, effluents and any other chemicals effecting the ecological character of the wetland from industries, cities, towns, villages and other human settlements;
6. Any construction of a permanent nature except for boat jetties within fifty meters from the mean high flood level observed in the past ten years calculated from the date of commencement of these rules; and,
7. Poaching;
8. Extraction of soil, mud, rocks for commercial purpose.

[Any other activity other than mentioned above if taken up in the surrounding area that will have a direct or an indirect adverse effect on the ecological character of the wetland including water quality the same shall be prohibited.]



Schedule III

List of activities regulated within the boundary of Dumari Buzurg chaur wetland and its zone of influence and for which prior approval of [State Government/UT Administration/MoEFCC] is required to be obtained

| Activity | Restrictions | |
|----------------------|--|---|
| | Within the boundary of wetland | Within the zone of influence |
| Withdrawal of water | Restricted withdrawal beyond the quantities permitted by WRD. | Water is used for agriculture and horticulture purposes in existing traditional practices will continue. However, any new permissions shall be granted by WRD & BSWA. |
| Cultivation of crops | Regulated by Directorate of Agriculture, Bihar. Existing traditional practices of Paddy cultivation will be allowed (except the core area wherein the water is present throughout the year) during the dry season, as Pre-Existing Rights and Privileges. Any activity that will adversely affect the ecological character of the wetland will not be allowed. | Existing traditional crop cultivation practices will be allowed. Any activity that will adversely affect the ecological character of the wetland will not be allowed. |
| Aquaculture | Regulated by Directorate of Fisheries, Bihar. | Regulated by Directorate of Fisheries, Bihar. Existing traditional practices may be permitted. |

Approval of the BSWA shall be obtained for any other activity proposed to be conducted other than those mentioned above which may adversely affect ecological character of wetland.

[Handwritten Signature]

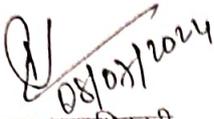
Schedule IV

List of activities permitted within the boundary of Dumari Buzurg chaur wetland and its zone of influence

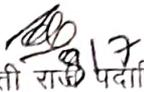
| Activity | Levels and types not requiring permission | |
|---|--|---|
| | Within the boundary of wetland | Within the zone of influence |
| Religious practices | Existing religious practices will be allowed. Any activity that will adversely affect the ecological character of the wetland will not be allowed. | Permitted. Any activity that will adversely affect the ecological character of the wetland will not be allowed. |
| Withdrawal of water for domestic use | In case of water deficit and unavailability of drinking water, it is pumped and supplied to the village people for domestic drinking purpose. This will be managed and regulated by WRD. | Ongoing Traditional Use Permitted. Any new permissions will be granted only if approved by WRD and BSWA. |
| Plantation of trees | Prohibited. | Permitted. |
| Deciding best possible wise use of wetland without affecting or impacting its ecological character and services offered presently | Permitted. | Permitted. |

Approval of the BSWA shall be taken for any other activity to be conducted other than those mentioned above.

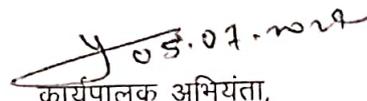
The above draft notification (Pg No. 1-6) of *Dumari Buzurg chaur* for notifying it as wetland is being approved in the meeting of District Wetland Committee, Saran held on 08.07.2024

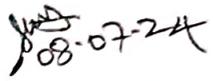

08/07/2024
जिला मत्स्य पदाधिकारी,
सारण

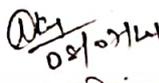

जिला कृषि पदाधिकारी,
सारण


जिला पंचायती राज पदाधिकारी
सारण

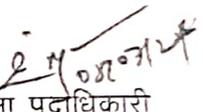

08.07.24
जिला योजना पदाधिकारी,
सारण


08.07.2024
कार्यपालक अभियंता,
जल संसाधन, सारण

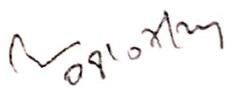

08.07.24
कार्यपालक अभियंता,
बाढ़ नियंत्रण, सारण

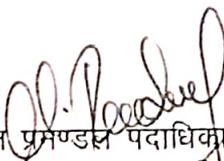

08/07/24
कार्यपालक अभियंता,
लघु जल संसाधन, सारण

क्षेत्रीय पदाधिकारी
बिहार राज्य प्रदूषण नियंत्रण पर्वद,
पटना

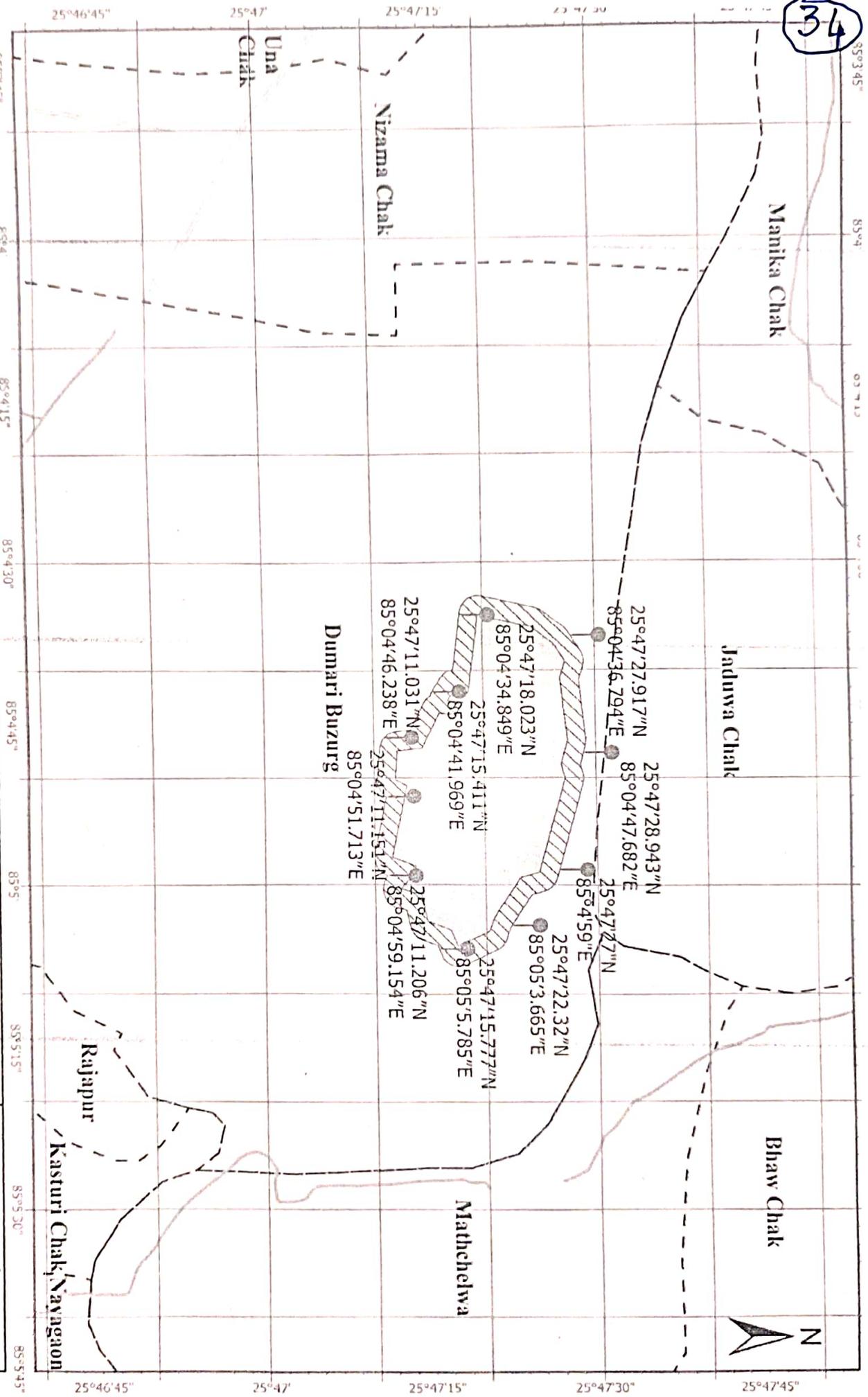

08.07.24
अपर जिला पदाधिकारी
(जिला राजस्व शाखा)
सारण


08/07/24
उप-समाहर्ता
जिला भूमि अधिग्रहण शाखा
सारण


08/07/24
नगर आयुक्त,
नगर निगम छपरा


वन प्रमण्डल पदाधिकारी
सह-सदस्य सचिव,
जिला स्तरीय आर्द्रभूमि समिति,
सारण, छपरा


08/07/24
जिला पदाधिकारी
-सह-अध्यक्ष,
जिला स्तरीय आर्द्रभूमि समिति,
सारण, छपरा



Zone of Influence
(Area- 39.12 Ha)

Zone of Influence Map of Dumari Buzurg Wetland, Saran, Bihar



Legend

-  Zone of Influence
-  Dumari Buzurg Wetland
-  Village Boundary
-  Rural Road (Village Road)
-  Other Road
-  GPS Location (Zone of Influence)

English TranslationPrabhat Khabar

3.6.2025

RERA TAKES ACTION, PROCEEDING ON 21 DEALER AND DEVELOPERS

In the meeting of investigating officer of RERA, vital fact emerges, order of action

Correspondence Chapra

In the net of law of RERA 21 property dealers and property dealers. RERA and district administration has banned sale of plots and flats of all these dealers and developers and appealed general public not to purchase land or flats from 21 developers companies.

Main point and direction of the meeting

In a joint meeting of investigation commissioner RERA and District Magistrate review of RERA related matter was held. Investigating Commissioner stated that whenever any person or developers construct building on more than 500 Sqm or any developer sales plot from a big plot exceeding eight plots or sales more than eight flats of any apartment complex, then prior to sale RERA registration has to be obtained, failing which action under Section 3 of the RERA Act will be initiated. Along with above no person or developer will advertise, issue notices, issue publication in news paper, online advertisement and advertisement on social media prior to registration

If register with RERA then board has to be installed

If any developer company claims that he has prior registration of RERA and he is selling the land there after then under RERA Act then over the related plot a

board of five feet and four feet has to be installed in which registration number of RERA in bar code has to be displayed so that general public can easily obtain name of the concern person contact address and job been cried out them can be obtain

Before purchase of land or plot one should obtain the following information

Some instances is come to life that some person on the name of agent gets registration on RERA and uses registration for related project and mislead the person for sell of land

Action has been taken on these developer do not purchase plot or flat from them

Gautam budh nagar , Sheetal Green City , Big Dream , Highway Pride , lawanya town Phase-2 , Fresh land , plot in Fino fena projects , plot in dakhya enterprises, Ever green homes , R A B residency Sheetal Green City NGRP, Sheetal Green NGBP, The Sai Green, Needhi one homes, Ever Green homes , Dream village , Saran Properties, Yashraj & company , Arya city , Bhola hardware & construction

Matter came to light after investigation

In this regards on 31st May three team of District Admistration and RERA conducted Inspection Separately at Chapra Sadar, Sonpur, Dighwara And Dariyapur Where land was being sold the developer

During Inspection it was found that 21 developer company where selling land without RERA registration which is volition of Section- 3 of the RERA Act On which Action has been initiated over these developer.

हिन्दुस्तान

आरण के 21 बिल्डरों पर रेरा की सख्ती

रेरा से निबंधन कराये बिना डेवलपर कंपनी की ओर से जमीन की खरीद-बिक्री पर कार्रवाई शुरू

शिकाया

रूपर, नगर प्रतिनिधि। पू. संघदा विनियामक प्राधिकरण (रेरा) ने नवीनतम तकनीक का प्रयोग कर नियमों का उल्लंघन करने वाले बिल्डरों पर कार्रवाई की प्रक्रिया प्रारंभ की है।

प्रथम चरण में 21 ऐसे मोनेक्टरस की पहचान की है जो बिना रेरा निबंधन के ही बनावट शुरू हैं। रेरा ने इस कार्य में वन एवं पर्यावरण विभाग के वैज्ञानिक की सहायता ली।

साथ ही 31 मई को जिला प्रशासन क्षेत्र की सीमाओं द्वारा अलग-अलग रूप से छपरा सदर, सोनपुर, दिघवारा व रियापुर के डेवलपर कंपनी द्वारा

बिक्री किये जा रहे प्लॉटों का प्लॉट निबंधन किया गया व निबंधन में प्राप्ता गया कि कर 21 डेवलपर कंपनी द्वारा बिना रेरा से निबंधन करके भूमि की बिक्री की जा रही है। रेरा खटके तहत सेक्टर 21 का निबंधन



समीक्षा बैठक में रेरा के अंचल आयुक्त संजय कुमार सिंह, जिला पदाधिकारी अमरेंद्र समीर, बंदोबस्त पदाधिकारी संजय कुमार। • हिन्दुस्तान

है, जिसके लिए सभी डेवलपर पर औपचार्यक कार्रवाई की जा रही है। छपरा सदर, सोनपुर, दिघवारा व रियापुर के 21 डेवलपर कानाम जिनमें हैं, जिनसे भूमि की बिक्री नहीं करने का आमजनों से अनुरोध किया जाता है।

किसी भी क्षेत्रान्तर्गत प्रति 500 वर्गमीटर से अधिक क्षेत्र में यदि कोई व्यक्ति अथवा डेवलपर कंपनी प्लॉट की बिक्री करता है अथवा किसी भी क्षेत्र में एक बड़े प्लॉट के तहत छोटे-छोटे प्लॉटों की बिक्री आरंभ करेगा

है। किसी भी निर्माण कार्य को अर्पाटमेंट में प्लॉटों की संख्या आठ से ज्यादा है तो उसे प्लॉट प्लैट बिक्री करने से पूर्व निश्चित रूप से रेरा से निबंधन कराना होगा नहीं तो रेरा एक्ट के सेक्शन तीन के तहत संबंधित पर सख्त कार्रवाई की जायेगी।

साथ ही कोई भी व्यक्ति अथवा डेवलपर कंपनी निबंधन से पूर्व प्लॉट प्लैट के संघ में कानों की विभाजन प्रकृति नहीं कर सकता है, न कोई बौद्धिक निहित कर सकता है। जमीन

नियमों के अनुसार प्लॉट पर कम से कम पांच फीट गुना चार फीट का एक बोर्ड लगाना अनिवार्य है

आव आयुक्त ने बताया कि यदि कोई डेवलपर कंपनी यह दावा करता है कि वो रेरा से पूर्व से ही निबंधित है व निबंधन के परचात ही जमीन की बिक्री करने का कार्य कर रहा है तो उसे रेरा एक्ट के तहत संबंधित प्लॉट पर कम से कम पांच फीट गुना चार फीट का एक बोर्ड

निबंधित कराये गये रेरा निबंधन संख्या व ओ आर कोड निश्चित रूप से प्रदर्शित रहना चाहिए ताकि ओआर कोड के माध्यम से संबंधित डेवलपर व उनसे जुड़े सभी व्यक्तियों का नाम, संपर्क सूत्र, उनके द्वारा कराये जाने वाले कार्य आदि से संबंधित सभी सूचनाएं आमजनों को आसानी से प्राप्त हो सके।

समाचार पत्र में विज्ञापन प्रकाशित कर सकता है, न ऑनलाइन विज्ञापन दे सकता है और न ही सोशल मीडिया के माध्यम से प्रचार प्रसार कर सकता है। ये बातें बिहार के रेरा जॉयंट आयुक्त संजय कुमार सिंह व जिलाधिकारी सुमन समीर ने संयुक्त रूप से रेरा से संबंधित कार्यों को समीक्षात्मक बैठक में कही।

निबंधन देख लें ग्राहक इसमें आमजनों से आग्रह है कि वे स्थल आलस्य देख लें कि यदि एजेंट के

नाम रेरा से निबंधन किया गया है तो उसका निबंधन संख्या बीआरईआरएफ से प्रारंभ होगा व किसी डेवलपर द्वारा प्रोजेक्ट संचालन के लिए रेरा से निबंधन किया गया है तो उसका निबंधन संख्या बीआरईआरएफ से प्रारंभ होगा।

आमजनों से आग्रह है कि वे निबंधन संख्या में एच वी का अंतर देखकर ही भूमि क्रय की कार्रवाई करें। बैठक में बंदोबस्त पदाधिकारी संजय कुमार व अन्य उपस्थित थे।

English TranslationHindustan

3.6.2025

Action by RERA initiated on 21 builders of Saran

Chapra town representative: Real Estate Regulatory Authority (RERA) with the use of newer technology has initiated action against the violators. In the first phase 21 projects have been identified who have not been registered with RERA. In this regard RERA has taken help of the scientists of Forest and Environment Department. On 31 May 3 teams of RERA and District administration inspected plots being developed by developer companies at Chapra Sadar, Sonapur, Dighwara and Dariyapur block. During inspection it was found that 21 developers without registration with RERA are selling plots, which is violation of Section 3 of the RERA Act upon which necessary action is being initiated. General public was requested not to buy plots of 21 developers of Chapra Sadar, Sonapur, Dighwara and Dariyapur Block.

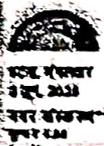
In any area any land of more than 800 sqm is being sold by any person or developer, or out of any big plot more than 8 plot are being sold or in any apartment having more than 8 flats are being sold registration with RERA is mandatory, failing which action under Section 3 of the RERA Act will be initiated. Along with above prior to registration any advertisement will not be published, no notice will be issued, no advertisement in news paper will be issued , no online advertisement will be carried out and no social media advertisement will be carried out. These facts was communicated by investigating officer of RERA Sanjay Kumar Singh and District Magistrate man Samir jointly during review meeting of RERA related activities.

Customer to see registration

It is requested that general public to take notice that if registration RERA A contains then it belongs to agent and if RERA registration RERA P contains then it belongs to project. It is requested that prior to buying plot one should take note of above fact. In the meeting Settlement officer and others were present

According to regulation minimum of 5'+ 4' board should be installed

Investigating officer intimated that if developer company claims that it has prior registration and he is carrying out sale of the plot then as per RERA Act he has to install board of the size of 5'+4', which will contain registration number and QR code, so that all concerned person, their contact detail and works being carried out by them and other information can be accessed.



दैनिक जागरण



पुणे १५ मार्च १९६७

रेरा नियमों का उल्लंघन करने वाले 21 भूमि विक्रेताओं पर कार्रवाई की तैयारी

आज छत्रपति शिवाजी महाराज स्मृति में रीय अधिनियम के उल्लंघन को लेकर मिला मामला उच्च न्यायालय में चलाया गया है। न्यायाधीशों ने रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले 21 भूमि विक्रेताओं पर कार्रवाई की तैयारी की है। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी।

• न्यायाधीशों ने रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले 21 भूमि विक्रेताओं पर कार्रवाई की तैयारी की है।

• रीय अधिनियम की धारा 3 का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी।



रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की तैयारी की है। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी।

के अंतर्गत पहले से ही नियंत्रित है, जो इसे अपने स्थान पर 5 फीट x 4 फीट का एक छोटा सागरीय अधिनियम होगा, जिसमें रीय अधिनियम संख्या एवं प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी।

चार प्रखंडों में निरीक्षण, 21 कंपनियों बिना निवेदन के वेंच रही भूमि

21 प्रखंडों में निरीक्षण के लिए रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी। न्यायाधीशों ने कहा कि रीय अधिनियम के प्रावधानों का उल्लंघन करने वाले भूमि विक्रेताओं पर कार्रवाई की जाएगी।

English Translation

3.6.2025

Dainik Jagran

Action will be initiated on 21 land sellers who has violated rules of RERA

Chapra: In the district, district administration has become active over violation of RERA Act. In review meeting Investigation officer RERA and District Magistrate Aman Samir reviewed cases related to violation of RERA Act. In the meeting, investigating officer RERA stated that any person or developer constructs house or sales 8 plots out of a big plot or sales 8 flats in any apartment, then registration under RERA Act is mandatory. If any person or developers violates the condition then punitive action under Section 3 of the RERA Act will be initiated. Besides above without RERA registration no person or developer will advertise of any kind, newspaper advertisement, or any kind of advertisement on social media. If any person or developer claims to be registered With RERA, then he has to put a board of 5'+4' at the site which should contain RERA registration number and QR code . General public can obtain necessary information by scanning by a smart phone. In the meeting it was also informed that in some cases by registering in the name of agents, general public are being misled. It was informed to the general public that if registration number contains A then it belongs to an agent and if registration number contains P then it belongs to project. Therefore before buying any plot general public must take note of it.

Inspection of 4 Blocks, 21 companies are selling land without registration

On 31 May team of District administration and RERA inspected various projects at Chapra Sadar, Sonapur, Dariyapur, Dighwara Block. During inspection it was found that 21 companies was selling land without RERA registration, which is clear

violation of Section 3 of the RERA Act. District administration has appealed to general public not to purchase land or flat from these companies. District Magistrate informed that necessary legal action will be initiated against these companies and to safe guard interest of general public inspection in future will be conducted.

हा

श्रीमान् दाहा भुलस भास्कर नमः शान्तिम्

रेरा निबंधन बिना प्लॉट बेचने वाले 21 डेवलपर पर की गई कार्रवाई

भास्कर नमः छपरा



बैठक करते रैरा अधिकारी

जांच असुक्त, रैरा बिहार और जिलाधिकारी सहण ने 2 जून 2025 को रैरा से जुड़ी गतिविधियों की समीक्षा बैठक की। बैठक में बताया गया कि यदि कोई व्यक्ति 500 वर्गमीटर से अधिक क्षेत्र में प्लॉट बेचता है या किसी बड़े प्लॉट को 8 से अधिक छोटे प्लॉट में बांटता है, या किसी अपार्टमेंट में 8 से अधिक फ्लैट बना रहा है, तो उसे रैरा से निबंधन कराना अनिवार्य है। बिना निबंधन के प्लॉट या फ्लैट बेचना रैरा एक्ट की धारा 3 का उल्लंघन है। ऐसे मामलों में दंडात्मक कार्रवाई की जाएगी। रैरा निबंधन से पहले कोई भी व्यक्ति या कंपनी विज्ञापन नहीं दे सकता। न आवक

में न ऑनलाइन, न सोशल मीडिया पर और न ही किसी अन्य माध्यम से प्रचार कर सकता है। यदि कोई डेवलपर दावा करता है कि वह रैरा से निबंधित है, तो उसे संबंधित प्लॉट पर 5 फीट x 4 फीट का बोर्ड लगाना होगा। इस बोर्ड पर रैरा निबंधन संख्या और OR कोड होना चाहिए। OR कोड से आम जना डेवलपर और उससे जुड़े लोगों की जानकारी आसानी से प्राप्त कर सकें। कुछ मामलों में

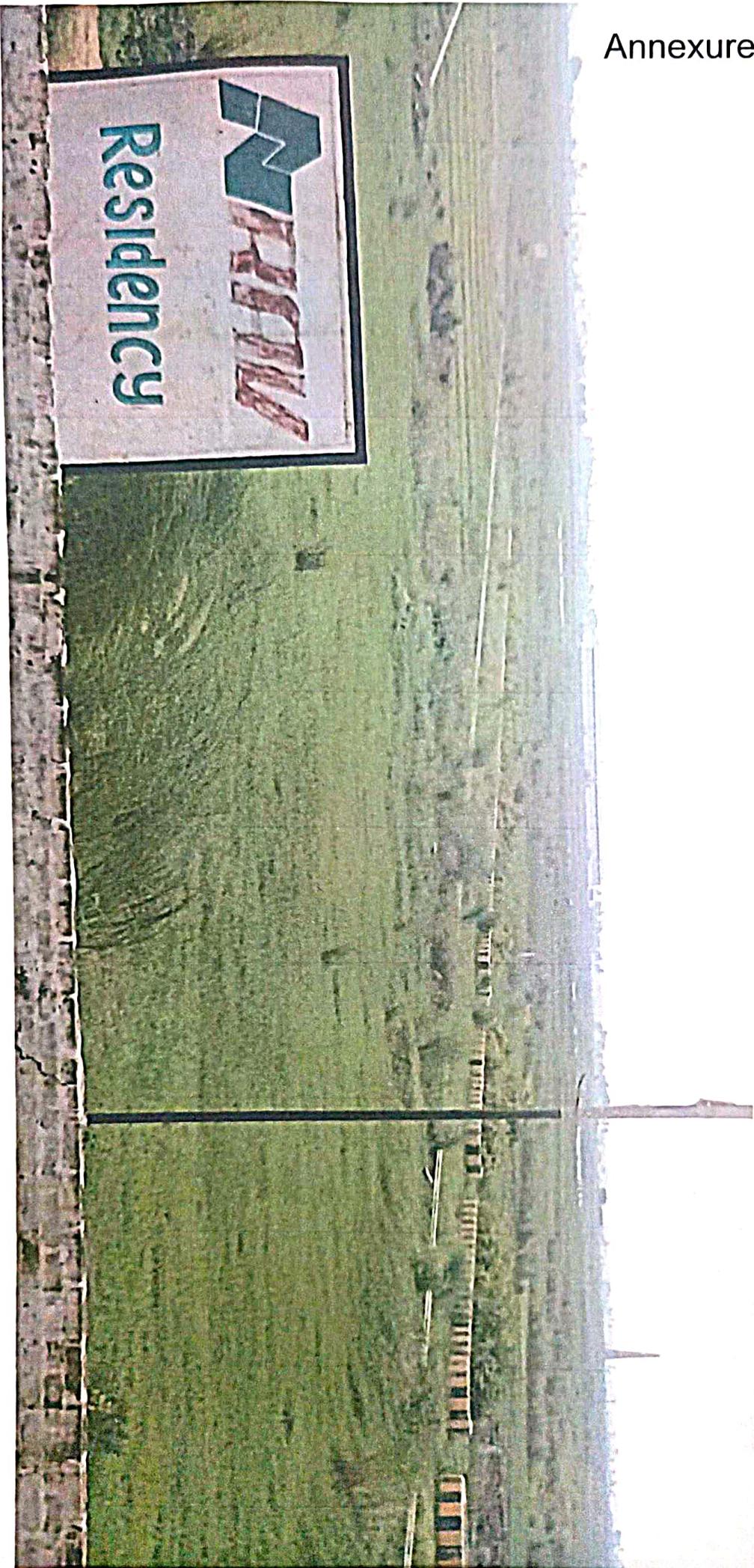
देखा गया है कि एजेंट के नाम पर रैरा से निबंधन करके उसका गलत इस्तेमाल किया जा रहा है। आमजन को भ्रमित कर जमीन बेची जा रही है। रैरा निबंधन संख्या यदि BRERA A से शुरू होती है तो वह एजेंट का है। यदि BRERA P से शुरू होता है तो वह प्रोजेक्ट का है। आमजन से अपील है कि निबंधन संख्या में A और P का अंतर देखकर ही जमीन खरीदें।

English TranslationDainik Bhaskar

3.6.2025

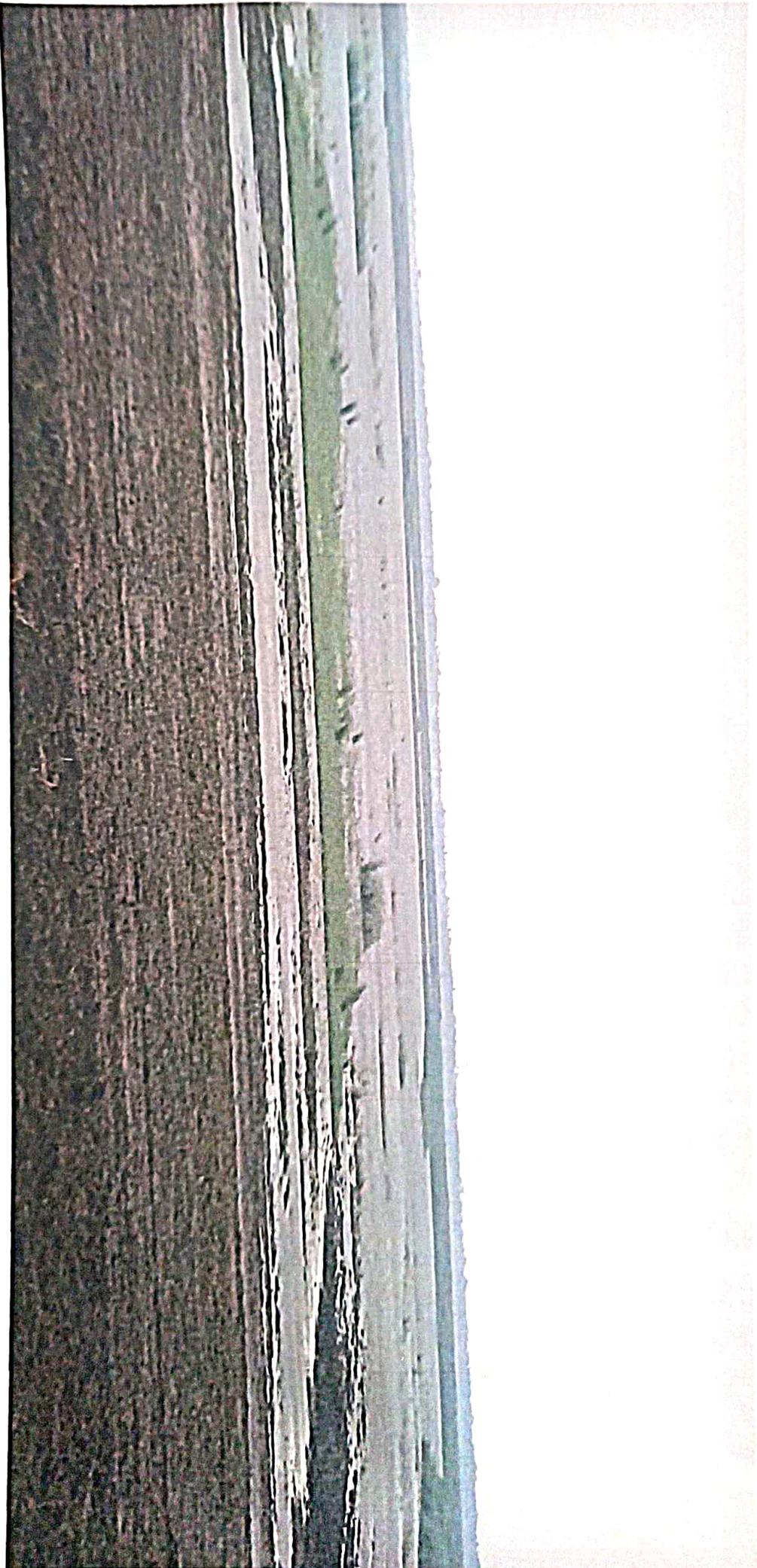
Action taken on 21 developers who were selling plot without RERA registration

A meeting of investigation commissioner RERA Bihar and District magistrate Saran was held on 2nd June 2025 in which activity relation to RERA was reviewed in the meeting it was stated that if any person or developer company sells a plot exceeding 500sq.m. or sells 8 plot out of a big plot or sells 8 flat in any apartment then RERA registration is mandatory without registration sells of plot or flat in violation of RERA Act section 3 and in these cases punitive action will be taken. Without RERA registration no person or company will advertise in news paper , online advertisement, Social Media nor indulge in any type of advertisement if any person claims that he is registered with RERA then he has to put up a board of five feet into four feet over the plot in which RERA registration number and QR code has to be displayed, by which general public can obtain necessary information. It has been noticed that in the name of agents registration of RERA is being carried out and conducted land is being sold. In the RERA registration if BRERA A appears then it belongs to agents and if BRERA P appears then it relates to project. It is appealed to public that after understanding the meaning of A and P land should be purchased.



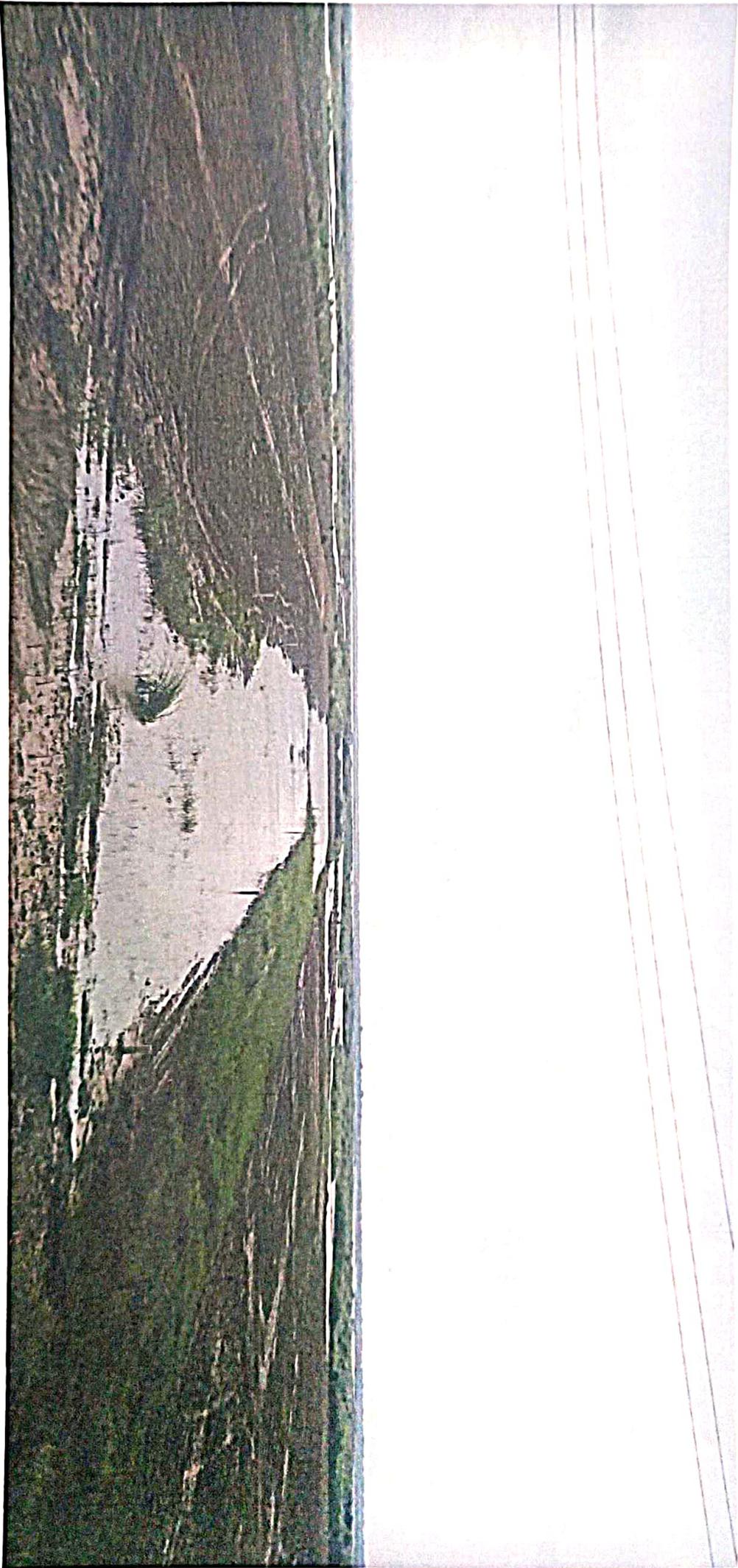












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Sub- Violation of Wetland (Conservation and Management) Rules 2017 at Haldiya Chour, Block Dariyapur, Subdivision Sonapur, Dist Saran

Sir

1. The following fact is brought before you for kind perusal and necessary action.
2. Under the provision of Wetland (Conservation and Management) Rules 2017, Govt of Bihar has notified Haldiya Chour as protected Wetland. The said wetland is spread over 37.714 hectors, detail of which appended below.

| S.No | Name of the village | Survey No/Thana No | Approximate area in hectors |
|------|---------------------|--------------------|-----------------------------|
| 1 | Math kakra | 1020/558 | 9.446 |
| 2 | Ubhawa | /554 | 3.173 |
| | | 62/554 | 1.740 |
| | | 271/554 | 12.833 |
| 3 | Mohan Chak | 72/555 | 2.181 |
| 4 | Murar Chak | 165/551 | 1.623 |
| 5 | Bhagwan Chak | 274/552 | 3.132 |
| | | 5/383 | 1.263 |
| | | 5/384& 552 | 2.303 |

3. Wetland (Conservation and Management) Rules 2017 has prescribed that the following activities are prohibited over the Wetland:

- a. Conversion for non-wetland uses including encroachment of any kind,
- b. Setting up any industry and expansion of existing industries : with the exception of modernization of existing industries which will not affect the ecological balance of the wetland under consideration;
- c. Manufacturer/and storage or/and disposal of construction and demolition waste covered under the Construction and demolition Waste Management Rules 2016, hazardous substances covered under the Manufacture, Storage and Import of Hazardous Chemical Rules 1989 or the Rules for Manufacture, Use, Import, Export and Storage of Hazardous Micro-organism, Genetically engineered organism or cells, 1989 or the Hazardous Wastes (Management, Handling and Trans Boundary(Movement) Rules 2008, electronic waste covered under the E-Waste (Management) Rules 2016;
- d. Solid Waste dumping
- e. Discharge of untreated wastes, chemical fertilizers, pesticides, effluent and any other chemicals effecting the ecological character of the wetland from cities, industries, towns, villages and other human settlements;
- f. Poaching;

- g. Extraction of soil, mud, rocks for commercial purpose;
- h. Any other activity other than mentioned above if taken up in the surrounding area that will have a direct or an indirect adverse effect on the ecological character of the wetland including water quality the same shall be prohibited.

4. Bihar and Orissa District Gazetteers, (1930) describes about Haldia chour, which is appened as below

"The largest which is known as the Haldiya chour extends from Sonapur 20 miles along the Gandak embankment and has a breadth varying from 2 to 5 miles and a depth from 4 to 13 feet. It is formed by the backwaters of the Ganges in flood forcing their way up through the Gandaki or Mahinadi."

5. In recent 5 years, in complete disregard to Wetland (Conservation and Management) Rules 2017, large number of Housing Colonies have come over the notified Haldiya Chour area. The colonizers are luring innocent home buyers with the name of new Patna/extension of Patna. Construction activities over the notified Haldiya chour area is going up with a very fast manner, consequence of which large amount of construction and demolitation waste is being dumped over the notified Haldiya chour area.

6. It is therefore requested that you may kindly initiate the following steps;

- a. proper demarcation of Haldiya chour area as described in revenue records;

- b. ban on the conversion of land use of notified area;
- c. removal of all structure which has come over the notified Haldiya chour and eco sensitive area.

Date- 3/5/2025

Thanking you
Yours sincerely

