



**HARERA  
GURUGRAM  
PUBLIC NOTICE**

**APPLICATION FOR REGISTRATION OF THE MIXED LAND USE COLONY NAMEDLY  
"THE ORYZA"  
SITUATED AT SECTOR- 88A, GURUGRAM  
BEING DEVELOPED BY  
M/S AURA BUILDERS & DEVELOPERS PRIVATE LIMITED**

It is for the information of the general public that an application for registration of Mix Land Use Colony namely "The Oryza" situated at Sector- 88A, Gurugram under section 4 of the Act of 2016 has been submitted in the Authority by M/s Aura Builders & Developers Private Limited on 22.01.2026.

The Department of Town & Country Planning, Haryana granted license no. 98 of 2025 dated 13.06.2025 to R.P Build- Tech (Partnership firm) in collaboration with M/s Aura Builders & Developers Private Limited for setting up of Mix Land Use Colony (98% residential and 2% commercial) under TOD policy-2016 over an area measuring 7.37109 within TOD zone & 0.89141 acres outside TOD zone for normal Group Housing, thereby totalling 8.2625 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex. The Department of Town & Country Planning, Haryana has granted the Zoning Plan vide Drg. No. DTCP 11176 dated 16.06.2025. Further, the promoter has obtained the Building Plans of Mix land use colony vide Memo No. ZP-2195/SD(RD)/2026/2582 dated 21.01.2026.

Now, the promoter has approached the Haryana Real Estate Regulatory Authority, Gurugram, for registration of the first phase of the project, out of a total of four phases, comprising Towers A and B along with the Club, namely "The Oryza", over an area measuring 4.6545 acres, forming part of a mixed land-use colony admeasuring 8.2625 acres.

The relevant application and related documents are available in the office of the Haryana Real Estate Regulatory Authority, Gurugram which can be seen by any concerned on any working day during office hours upto 13.02.2026 upto 11:00 pm. The objections if any, shall be filed in the registry of the Authority before 13.02.2026 till 4:00 am and may appear before the Authority on 16.02.2026 at 11:00 am during the hearing.

Given under the approval of the Authority and its seal.

**Dated: 31.01.2026**

**Secretary  
Haryana Real Estate Regulatory  
Authority, Gurugram**