Project – L & T Realty Aravista Phase 1
RERA-GRG-2365-2026

Hearing brief for Amendment of project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	L & T Realty Aravista Phase 1
2.	Name of the promoter	M/s International Green Scapes Ltd..
3.	Brief of the promoter	**M/S International Green Scapes Limited** is a New Delhi-based unlisted public company incorporated on November 22, 1993 (CIN: U74899DL1993PLC056170), operating primarily in real estate development and business services. Historically promoted and managed by the Saraogi Group, the company's long-standing board and promoter leadership included Kul Bhushan Saraogi, Jainender Saraogi, Paras Saraogi, and Shweta Goyal. Following a strategic corporate acquisition by L&T Realty Properties Limited in April 2026, its updated board of directors includes Navneet Kaul, Harish Barai, and Uma Charan Rath. Registered at South Extension-I in New Delhi, the company holds real estate assets and land parcels within the National Capital Region. Financially, the entity has an authorized share capital of ₹7.00 Crore and a paid-up share capital of ₹5.82 Crore (₹5,82,34,250).
4.	Nature of the project	Group Housing Colony
5.	Location of the project	Sector- 81 & 86, Gurugram
6.	Legal capacity to act as a promoter	License Holder
7.	Name of license holder	M/s International Green Scapes Ltd.
8.	Status of project	Ongoing
	Whether registration applied for whole	Phase
	Phase no.	1 and 2
9.	Completion date as mentioned in REP-II	OC – 31.12.2032 CC – 31.12.2037
10.	Online application ID	RERA-GRG-PROJ-2365-2026
11.	QPR Compliances	N/A
12.	4(2)(l)(D) Compliances	N/A
13.	4(2)(l)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	N/A

16.	RC Conditions Compliances	N/A			
17.	Number of Towers	3 Towers (T-1, T-2 and T-3)			
18.	Number of Floors	T1 – S+37 T2 – S+37 T3 - S+37			
19.	Carpet Area Range	1114.07 sq ft to 2336.21 sq ft			
20.	Number of units	444 Residential			
21.	Total Project cost	Rs 1729.79/- Crores			
22.	Project Expenditure So far	Rs 241/- Crores			
23.	Estimates expenditure for completion so far	Rs 1488.79/- Crores			
24.	Construction Cost of Tower	Rs 6299.83 per sq ft			
25.	License no.	47 of 2009 dated 21.08.2009 valid upto 20.08.2029 104 of 2012 dated 06.10.2012 valid upto 05.10.2029 24 of 2026 dated 09.02.2026 valid upto 08.02.2031			
26.	Total area	19.9750 acres	**Area to be registered**	7.1969 acres	
27.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No	**Particulars**	**Date of approval**		**Validity upto**
	i)	License Approval	47 of 2009 dated 21.08.2009 104 of 2012 dated 06.10.2012 24 of 2026 dated 09.02.2026		20.08.2029 05.10.2029 08.02.2031
	ii)	Zoning Plan Approval	Drg. No. DGTCP 12051 dated 10.04.2026		N/A
	iii)	Building plan Approval	ZP-585/AD(RA)/2015/15489 dated 19.08.2015		18.08.2020
		Revised Building plan Approval	ZP-585/PA(DK)/2026/36796 dated 15.10.2026		14.10.2031
	iv)	Environment Clearance	Applied on 14.08.2026		
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2026/939/3883-86 dated 30.06.2026		29.06.2034
	vi)	Fire scheme approval	Not Submitted		-
	vii)	Service plan and estimate approval	Applied on 10.11.2026		
28.	**Fee details**				
	a)	Registration fee	Resi- 87,923.889 * 1.75 * 10 = Rs 15,38,668/-		
	b)	Processing fee	87,923.889 * 10 =Rs. 8,79,239/-		

	c)	**Late fee (800% of the registration Fee calculated on earlier building plans)**	**21,17,199 * 8 = Rs 1,69,37,592/-**
		The late fee has been calculated on the earlier approved building plans as approved on the basis of license no. 47 of 2009 and 104 of 2012. The building plans were approved vide memo no. ZP-585/AD(RA)/2015/15489 dated 19.08.2015. Registration Fee as per earlier approved building plans- Resi – 1,20,293.436 * 1.75 * 10 = Rs 21,05,135/- Comm – 344.68 * 1.75 * 20 = Rs 12,064/- Total registration Fee – Rs 21,17,199/- Late fee (800% of the registration Fee calculated on earlier building plans) **21,17,199 * 8 = Rs 1,69,37,592/-**	
	d)	**Total (a+b+c)**	**Rs 1,93,55,499/-**
	DD Details		
	(a)	**DD/RTGS amount**	Rs. 24,18,200/- Rs 1,69,37,299/-
	(b)	**DD/RTGS no. and date**	Ref no. HDFCR52026101773678508 dated 17.10.2026 064380 dated 07.11.2026
	(c)	**Name of the bank issuing**	HDFC Bank
	(d)	**Total amount paid**	**Rs 1,93,55,499/-**
	(e)	**Deficient amount**	**NIL**
29.	**File Status**		**Date**
	File received on		19.10.2026
	First notice Sent on		06.11.2026
	First hearing on		16.11.2026

30. Case History:

The license no. 47 of 2009 dated 21.08.2009 valid upto 20.08.2029, 104 of 2012 dated 06.10.2012 valid upto 05.10.2029 and 24 of 2026 dated 09.02.2026 valid upto 08.02.2031 were issued in favour of M/s International Green Scapes Ltd. for the development of Group housing colony over an area admeasuring 19.9750 acres situated in Sector 81 & 86, Gurugram.

It is informed that now the Director, Town and Country Planning Department has approved the revised building plans vide memo No. ZP-585/PA(DK)/2026/36796 dated 15.10.2026 and phasing plan vide memo no. ZP-585/PA(DK)/2026/33452 dated 16.09.2026. Now, the project is to be developed in Nine phases.

As per phasing plan, the project is to be developed in Nine phases.

Phase no.	Area	Status
Phase 1	2.9602 acres	Applied for registration

	Phase 2	4.2367 acres	Applied for registration
	Phase 3	4.5882 acres	To be applied for registration
	Phase 4	0.8885 acres	To be applied for registration
	Phase 5	1.6616 acres	To be applied for registration
	Phase 6	1.2749 acres	To be applied for registration
	Phase 7	2.3584 acres	To be applied for registration
	Phase 8	1.2783 acres	To be applied for registration
	Phase 9	0.7273 acres	To be applied for registration
	Total	**19.9750 acres**	

Now, the promoter i.e., **M/s International Green Scapes Ltd.** has applied vide application dated 19.10.2026 for the registration of the Phase 1 and 2 namely "**L & T Realty Aravista Phase 1**".

The current application dated 19.10. 2026 for registration submitted by M/s **International Green Scapes Ltd.** pertains to area admeasuring 7.1969 acres (Phase a and 2).

Now, the Promoter **M/s International Green Scapes Ltd.**who is a License holder has applied for the registration of real estate Group Housing Colony namely "**L & T Realty Aravista Phase 1**" located at Sector-81 & 86, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The Temp I.D. of REP – I (Part A-H) is RERA - GRG-PROJ-2365-2026.

The promoter has submitted a reply on 11.11.2026 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Hindustan Times (English), Times of India (English) and Nav Bharat Times (Hindi) dated 26.10.2026 for objection till 12.11.2026 has been submitted. No objections have been received w.r.t the above public notice till date.

The application for registration of project is scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/1105 dated 06.11.2026 with an opportunity of hearing on 19.10.2026.

The visit has been conducted on 12.11.2026 and found that the site has access through 12 m service road alongwith the 60m sectoral road and 24m sectoral road. However, the service road is not constructed at the site. Further, the promoter has submitted the road access permission from GMDA, Gurugram.

The promoter has submitted a reply on 11.11.2026 which was scrutinized and the status of documents is mentioned below:

31.	**Present compliance status as on 16.11.2026 of the deficiencies conveyed through**	1.	Deficit Fee – Rs 1,69,37,299/- needs to be submitted. **Status: Submitted vide DD no. 064380 dated 07.11.2026 amounting to Rs 1,69,37,299/-.**
		2.	The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.

	notice dated 06.11.2026.	Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Applied on 14.08.2026, Copy attached. The promoter has submitted the DD vide no. 064377 dated 07.11.2026 amounting to Rs 25 Lakhs for submission of Environment Clearance within 6 months from the grant of registration certificate.** 5. Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: The promoter has submitted the DD vide no. 064378 dated 07.11.2026 amounting to Rs 25 Lakhs for submission of Fire Scheme approval within 6 months from the grant of registration certificate.** 6. Service plan and estimates need to be submitted. If applied, then copy of the same needs to be submitted. **Status: Applied on 10.11.2026, Copy attached. The promoter has submitted the DD vide no. 064379 dated 07.11.2026 amounting to Rs 25 Lakhs for submission of Revised Service Plan and Estimates within 6 months from the grant of registration certificate.** 7. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. **Status: Submitted.** 8. Affidavit/ NOC for Forest Land Diversion needs to be submitted. **Status: Submitted an affidavit for non-applicability.** 9. Affidavit/ NOC for Tree Cutting Permission needs to be submitted. **Status: Submitted an affidavit for non-applicability.** 10. Affidavit/ NOC for Natural Conservation Zone needs to be submitted. **Status: Submitted an affidavit for non-applicability.** 11. Affidavit/ NOC for Powerline Shifting needs to be submitted. **Status: Submitted an affidavit for non-applicability.** 12. REP-II needs to be revised. **Status: Submitted.** 13. Draft Application form needs to be revised. Status: Not Submitted. 14. Draft Allotment Letter needs to be revised. Status: Not Submitted. 15. Draft Builder Buyer Agreement needs to be revised. Status: Not Submitted.

		16. Draft Brochure needs to be revised. Status: Submitted but needs to be revised. 17. Mining permission needs to be submitted. Status: The promoter states that the mining will be obtained after obtaining the Environment Clearance. 18. Cost of the land amounts to Rs 18901.86 lakhs needs to be clarified according to the area applied for the registration is 7.1969 acres. **Status: Submitted.** 19. Details of any other cost amounts to Rs 4574.75 lakhs and financial resources from Others amounts to Rs 24478.81 lakhs mentioned in DPI needs to be submitted. **Status: Submitted.** 20. Original non-encumbrance certificate not below the rank of tehsildar certified on 22.01.2026 needs to be submitted. Further, details of award mentioned in NEC needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted.** 21. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as total project cost do not match with DPI. **Status: Submitted the revised DPI.** 22. Following Original CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H) dated 15.10.2026, CA Certificate of net worth of promoter on latest date as previously dated was 24.09.2025, CA Certificate of non-default in payment of debt & statutory liabilities dated15.10.2026, CA Certificate of expenditure incurred and to be incurred dated 15.10.2026, needs to be revised as project costing details do not match with DPI. **Status: Submitted.** 23. Project report, quarterly source of funds, estimated expenditure and quarterly net cash flow statement needs to be submitted. Status: Submitted but Quarterly estimates expenditure needs to be submitted and project report needs to be revised. 24. Schedule of EDC and IDC paid for the project needs to be submitted. **Status: Submitted.** 25. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016, needs to be submitted along with KYC of all authorized signatories to operate the bank account and KYC of Real Estate Agent needs to be submitted.

		Status: Submitted. Further, promoter states that no rela estate agent has been appointed. 26. MOA, TAN, PAN, Background and experience of work of the promoter needs to be submitted. **Status: Submitted.** 27. Details regarding use of Brand Name "L&T" needs to be submitted. **Status: Submitted.**
32.	**Remarks**	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Applied on 14.08.2026, Copy attached. The promoter has submitted the DD vide no. 064377 dated 07.11.2026 amounting to Rs 25 Lakhs for submission of Environment Clearance within 6 months from the grant of registration certificate.** 4. Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: The promoter has submitted the DD vide no. 064378 dated 07.11.2026 amounting to Rs 25 Lakhs for submission of Fire Scheme approval within 6 months from the grant of registration certificate.** 5. Service plan and estimates need to be submitted. If applied, then copy of the same needs to be submitted. **Status: Applied on 10.11.2026, Copy attached. The promoter has submitted the DD vide no. 064379 dated 07.11.2026 amounting to Rs 25 Lakhs for submission of Revised Service Plan and Estimates within 6 months from the grant of registration certificate.** 6. Draft Application form needs to be revised. Status: Not Submitted. 7. Draft Allotment Letter needs to be revised. Status: Not Submitted. 8. Draft Builder Buyer Agreement needs to be revised. Status: Not Submitted. 9. Draft Brochure needs to be revised. Status: Submitted but needs to be revised. 10. Mining permission needs to be submitted. Status: The promoter states that the mining permission will be obtained after obtaining the Environment Clearance.

		11. Project report, quarterly source of funds, estimated expenditure and quarterly net cash flow statement needs to be submitted. Status: Submitted but Quarterly estimates expenditure needs to be submitted and project report needs to be revised.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Environment Clearance, Fire Scheme, Service plan and Estimates and the documents mentioned above at Sr. No. 32.

It is recommended that the Authority may consider the grant of registration certificate subject to the submission of above.

16/11/26
Ashish Dubey
Chartered Accountant

16/11/2026
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 16.11.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 16.11.2026.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Apurv Srivastava, Sh. Gaurav Rawat and Sh. Aniket Kumar are present on behalf of the promoter.

The AR of the promoter company submits that an application dated 19.10.2026 has been submitted in the Authority seeking registration of the project namely "L&T Realty Aravista Phase 1". The license no. 47 of 2009 dated 21.08.2009 valid upto 20.08.2029, 104 of 2012 dated 06.10.2012 valid upto 05.10.2029 and 24 of 2026 dated 09.02.2026 valid upto 08.02.2031 were issued by DTCP in favour of M/s International Green Scapes Ltd. for the development of Group housing colony over an area admeasuring 19.9750 acres situated in Sector 81 & 86, Gurugram.

The AR of the promoter states that the project is to be developed in 9 phases as per the phasing plan approved vide memo no. ZP-585/PA(DK)/2026/33452 dated 16.09.2026. The DTCP, Haryana has approved the revised building plans of Phase II, III and IV vide memo no. ZP-585/PA(DK)/2026/36796 dated 15.10.2026. Further they had applied for the Phase 1 and 2. Phase 1 of the project includes 60 mtr wide sector road between sector 81 & 86, 12 mtr wide service road and 24 mtr wide internal sector road in sector 86, Gurugram. Phase 2 of the project consist of three residential towers having 444 residential units.

The AR of the promoter company further submits that presently, Environment Clearance, Fire Scheme Approval and Service plan and Estimates have not yet been obtained as on date. Further, the AR of the promoter company undertakes to obtain and submit:

i. Environment Clearance: within 6 months from the date of grant of registration Certificate.
ii. Fire Scheme approval: within 6 months from the date of grant of registration Certificate.
iii. Service Plans and Estimates: within 6 months from the date of grant of registration Certificate.

Further, he submitted three separate Demand Drafts amounting to Rs. 25 lakhs each as a security deposit for timely compliance with the above requirement at point (i), (ii) and (iii). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the AR of the promoter company regarding the non-availability of the aforesaid statutory approvals as on date. Further, the promoter has already deposited three Demand Drafts amounting to Rs. 25,00,000/-(Rupees Twenty-Five Lakhs only) each, as a security for timely submission of the following approvals:

a. Environment Clearance: within 6 months from the date of grant of registration Certificate.
b. Fire Scheme approval: within 6 months from the date of grant of registration Certificate.
c. Service Plans and Estimates: within 6 months from the date of grant of registration Certificate.

Needless to say that in the event of non-submission of the above approvals within the stipulated time frames as requested by the Promoter during the course of hearing, the security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit the Mining permission prior to start of excavation of the project. The condition to above effect shall also be incorporated in the Registration Certificate.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No 32.

The registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. No. 32 including correction in A-H form, Online DPI.

(Arun Kumar)
Chairman, HARERA