

Project	Green Circle Residency
Promoter	M/s Direct News Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details		
1.	Name of the project	Green Circle Residency		
2.	Name of the Third-Party Right Holder/ Decree Holder	M/s Direct News Pvt. Ltd.		
3.	Name of collaborator	N/A		
4.	Name of the promoter	M/s Direct News Pvt. Ltd.		
5.	About the promoter	M/s Direct News Private Limited (CIN: U70101DL2006PTC279928) is an unlisted private limited company incorporated on 22.12.2006 and registered with the RoC, Delhi. The company is engaged in real estate activities, including development & sale/operation of real estate media/entertainment sectors. The company has an authorized share capital of ₹250 crore and paid-up share capital of ₹250 crore. The registered office of the company is presently reported at 275, Piccadily House, Floor 1, Captain Gaur Marg, Srinivaspuri, New Delhi – 110065. As per the latest available records, the current Board comprises Sh. Intzar Ali, Director, and Sh. Prateek Singh, Additional Director.		
6.	Nature of the project	Independent Residential Floors		
7.	Location of the project	Sector 88B, Gurugram		
8.	Legal capacity to act as a promoter	Third- party right holder/ Decree Holder		
9.	Status of project	New		
10.	Whether registration applied for whole/Phase	Phase		
11.	Phase no. (If applicable)	N/A		
12.	Online application ID	RERA-GRG-2209-2026		
13.	License no.	N/A		
14.	Total project area	121.0125 acres	Area to be registered	0.9952 acres (4027.4315 sqm)
15.	Project completion date as declared u/s 4(2)(I)(C)	11.03.2031		
16.	QPR Compliance	N/A		
17.	4(2)(I)(C) Compliance	N/A		
18.	4(2)(I)(D) Compliance	N/A		

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19.	Status of change of bank account	N/A		
20.	RC compliance	N/A		
21.	Number of plots	12 Plots		
22.	Number of units	47 units		
23.	Size of units (Carpet area in sqft.)	2229.64 sqft, 2276.67 sqft.		
24.	Type of Units	4 BHK		
25.	Construction cost per sqft.	Rs 4000 per sqft.		
26.	Total Project cost	Rs. 70.29 crores		
27.	Project Expenditure So far	Rs. 13.83 crores		
28.	Expenditure to be incurred	Rs. 56.46 crores		
29.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	1.	License no.	N/A	Conveyance Deed of 12 plots dated 18.11.2024, 11.08.2025, 05.09.2025,
	2.	Zoning plan approval	DGTCP 10270 dated 12.06.2024.	
	3.	Building plan approval	H-11 (33, 35, 37, 39, 41), H-15 (17, 19) & H-16 (15,17,19,21,23) dated 11.03.2026, 13.03.2026, 26.03.2026	10.03.2028 12.03.2028 25.03.2027
	4.	Environmental Clearance	N/A	
	5.	Airport height clearance	N/A	
	6.	Fire scheme approval	N/A	
	7.	Service plan and estimate approval	N/A	
30.	Fee Details			
	Registration fee	Residential - (For 12 plots) 804.02 * 11=8844.22 821.376*1= 821.376 Total area: 9665.596 =9665.596* 2.4 * 10 = Rs 2,31,974/-		
	Late fee	N/A		
	Processing fee	9665.596 * 10 = Rs 96,656/-		
	Total fee	Rs 3,28,630/-		
31.	DD Details			
	DD amount	Rs 3,30,000/-		



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	DD no. and date	067925 dated 20.03.2026																																																																								
	Name of the bank issuing	HDFC Bank																																																																								
	Total fee paid	Rs. 3,30,000/-																																																																								
	Deficient amount	Rs 1,370/- (Excess)																																																																								
32.	File Status	Date																																																																								
	File received on	26.05.2026																																																																								
	First notice Sent on	18.06.2026																																																																								
	1st hearing on	22.06.2026 (adjourned)																																																																								
	Reply submitted on	Not Submitted																																																																								
	2nd hearing on	03.08.2026																																																																								
	3rd hearing on	17.08.2026 (preponed from 24.08.2026)																																																																								
33.	Case History: - 1. The promoter, M/s Direct News Pvt. Ltd. has applied on 26.05.2026 for registration of the independent residential floors namely "Green Circle Residency" under section 4 of Real Estate (Regulation and Development), Act 2016 vide central receipt no. 112202 dated 25.05.2026 and RPIN- 1068. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2209-2026. 2. The area admeasuring 121.0125 acres was registered with the Authority in the name of "Vatika India Next 2" developed by M/s Vatika Ltd. vide registration number 74 of 2024 dated 08.07.2024 which is valid upto 30.06.2030. 3. The promoter i.e. M/s Direct News Pvt. Ltd. has purchased 12 plots via conveyance deed of the residential plotted colony namely "Vatika India Next 2" and applied for registration of residential floors (S+4) on 11 plots and (S+3) on 1 plot (Plot No. 23 of H-16) 4. Now, the promoter has applied for the registration of 47 residential floors on 12 plots. 5. Details of plots applied for registration are as follows:- <table><tr><th colspan="8">Details of Plots</th></tr><tr><th>S.no</th><th>Plot no</th><th>Street Name</th><th>Conveyance Deed Date</th><th>BRS-III date</th><th>Area in sq mtr</th><th>FAR</th><th>Total FAR</th></tr><tr><td>1.</td><td>33</td><td>H-11</td><td>05.09.2025</td><td>11.03.2026</td><td>335.01</td><td>2.4</td><td>804.02</td></tr><tr><td>2.</td><td>35</td><td>H-11</td><td>05.09.2025</td><td>13.03.2026</td><td>335.01</td><td>2.4</td><td>804.02</td></tr><tr><td>3.</td><td>37</td><td>H-11</td><td>11.08.2025</td><td>11.03.2026</td><td>335.01</td><td>2.4</td><td>804.02</td></tr><tr><td>4.</td><td>39</td><td>H-11</td><td>05.09.2025</td><td>11.03.2026</td><td>335.01</td><td>2.4</td><td>804.02</td></tr><tr><td>5.</td><td>41</td><td>H-11</td><td>11.08.2025</td><td>11.03.2026</td><td>342.24</td><td>2.4</td><td>821.376</td></tr><tr><td>6.</td><td>17</td><td>H-15</td><td>18.11.2024</td><td>26.03.2025</td><td>335.01</td><td>2.4</td><td>804.02</td></tr><tr><td>7.</td><td>19</td><td>H-15</td><td>18.11.2024</td><td>26.03.2025</td><td>335.01</td><td>2.4</td><td>804.02</td></tr></table>		Details of Plots								S.no	Plot no	Street Name	Conveyance Deed Date	BRS-III date	Area in sq mtr	FAR	Total FAR	1.	33	H-11	05.09.2025	11.03.2026	335.01	2.4	804.02	2.	35	H-11	05.09.2025	13.03.2026	335.01	2.4	804.02	3.	37	H-11	11.08.2025	11.03.2026	335.01	2.4	804.02	4.	39	H-11	05.09.2025	11.03.2026	335.01	2.4	804.02	5.	41	H-11	11.08.2025	11.03.2026	342.24	2.4	821.376	6.	17	H-15	18.11.2024	26.03.2025	335.01	2.4	804.02	7.	19	H-15	18.11.2024	26.03.2025	335.01	2.4	804.02
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Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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8.	15	H-16	25.09.2025	11.03.2026	335.01	2.4	804.02
9.	17	H-16	25.09.2025	11.03.2026	335.01	2.4	804.02
10.	19	H-16	25.09.2025	11.03.2026	335.01	2.4	804.02
11.	21	H-16	25.09.2025	11.03.2026	335.01	2.4	804.02
12.	23	H-16	25.09.2025	13.03.2026	335.01	2.4	804.02
				Total	4027.35		9665.596

6. The application was scrutinized, and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1068 dated 18.06.2026 with an opportunity of hearing on 22.06.2026.
7. Further, on 08.06.2026, the promoter has given the public notice in three newspapers, two English, "Hindustan Times" & "The Tribune" and one Hindi, "Dainik Bhaskar" dated 03.06.2026. Objections to be filed till 18.06.2026. No objections received till yet.
8. **On 22.06.2026**, the matter is adjourned and fixed for 03.08.2026.
9. It has come to the notice that Hon'ble High Court in its **hearing dated 02.04.2026 in the CWP-PIL-212-2024 (O&M)** titled as Sunil Singh V/s State of Haryana and Anr. has restrained the State from going ahead with the 'stilt + 4 Policy" for the residential plots and to stay the effect and operation of the impugned order/ notification for the time being, till the next date of hearing. Pursuant to the above order dated 02.04.2026, the Director, Town & Country Planning, Haryana (DTCP, Haryana) vide Memo no. Misc-2339-L(S+4)/2026/10996-999 dated 03.04.2026, has directed that all approvals in respect of construction of Stilt + 4 floors in residential plots be kept on hold until the embargo imposed by the Hon'ble High Court is lifted. Further, Senior Town Planner (HQ), for DTCP, Haryana vide Endst no. Misc-2339-L(S+4)/2026/11002-06 dated 03.04.2026 has issued directions to all concerned officers and branches that no Layout Plans, Zoning Plans, or Service Plan Estimates be approved with density of 18 persons per plot or for construction of Stilt + 4 floors during such intervening period, till the stay on operation of instructions dated 02.07.2024 is removed by Hon'ble High Court.

Further, the matter was listed for 08.04.2026 which was adjourned to **17.04.2026**. **On 17.04.2026**, due to paucity of time, the matter could not be taken up for hearing and fixed for 27.04.2026. **On 27.04.2026**, the interim order was passed after conducting a spot inspection of a particular area of Gurugram, especially in Sector 28, DLF, Phase-I, Gurugram, 4 CWP-PIL-212-2024 (O&M) and connected matters therefore, we would like to clarify that the order dated 02.04.2026, relates exclusively to the District of Gurugram and not to any other districts of State of Haryana. However, the impugned order dated 02.07.2024, which relates to all the districts of the State of Haryana shall remain subject to the final outcome of this petition. We also clarify that interim orders are always prospective in nature. The matter was listed for 04.05.2026. **On 04.05.2026**, the matter is fixed for 12.05.2026 for remaining arguments. **On 12.05.2026**, the matter is fixed for

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	25.05.2026. On 25.05.2026, the matter is adjourned and to come up on 21.07.2026. On 21.07.2026, the matter is adjourned and to come up on 21.07.2026. On 27.07.2026, the matter is adjourned and to come up on 11.08.2026. However, the order dated 11.08.2026 was not uploaded on the website of the Hon'ble High Court. 10. On 03.08.2026, the matter is adjourned and fixed for 24.08.2026. 11. As per the directions of the Authority, the matter is preponed for 17.08.2026. 12. As per the directions of the Authority, the PE and CA conducted a site visit of the project. The project site is located in Sector-88B and is presently accessible through a 24-meter-wide road. The promoter has applied for registration of 47 floors on 12 plots in the residential plotted colony namely "Vatika India Next 2". During the site visit, it was observed that construction up to Stilt+3 floors has been carried out on Plot Nos. 17 and 19 in H-15 street, whereas all the remaining plots comprise only vacant/barren land, with no construction activity observed thereon. No reply submitted by the promoter with respect to the deficiency notice and following deficiencies are mentioned below:
34.	Present compliance status as on 17.08.2026 of deficient documents as conveyed on 18.06.2026. 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Affidavit from Managing Director regarding ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. 4. Project report needs to be submitted. 5. An email from TCP regarding grant of building permit permission w.r.t the applied floors and copy of BR-III needs to be submitted. 6. Plots on which residential floors has applied for registration needs to be marked on the approved layout plan and needs to be submitted. 7. Affidavit from Managing Director regarding no sale of the plots/residential floors in the project for which the registration is applied needs to be submitted. 8. Land title search report by an advocate after incorporating the details of encumbrance, if any needs to be submitted. 9. Draft allottee documents i.e Allotment letter needs to be submitted and Draft Builder Buyer Agreement needs to be revised. 10. Draft Brochure needs to be revised and advertisement document needs to be submitted. 11. Pert Chart needs to be submitted. 12. REP-II needs to be revised as the date of OC is missing.

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 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
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भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
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		13. Cost of the land amounts to Rs 1383.37 lakhs needs to be clarified according to the area applied for the registration is 0.9952 acres. 14. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of financial resources from Others amounts to Rs 1650.77 lakhs, and any other cost amounts to Rs 350 lakhs mentioned in DPI needs to be submitted. 15. Charge Form (CHG) needs to be submitted. Affidavit of no loan needs to be submitted. 16. Following Original CA Certificate needs to be submitted: Original CA Certificate of net worth of promoter dated 14.05.2026, Revised Original CA Certificate of REP-1 (A-H) dated 27.03.2026, Revised CA Certificate of non-default in payment of debt & statutory liabilities dated 27.03.2026, CA Certificate of expenditure incurred and to be incurred. 17. Project Report needs to be submitted as costing detail is missing. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. 18. KYC of Directors, CA, Architect, Engineer, Consultant and Real Estate Agent needs to be submitted. Background and experience of work of the promoter needs to be submitted.
35.	Remarks	No Reply has been submitted

Ashish Dubey

(Ashish Dubey)
Chartered Accountant

Nikita Mittal

(Nikita Mittal)
Planning Executive

Day and Date of hearing	Monday and 17.08.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.08.2026.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Monu Bansal (AR) is present on behalf of the promoter and submits that the reply to the deficiency notice dated 18.06.2026 was filed on the previous Friday. The AR further requested the Authority to grant registration for the project comprising Stilt+3 floors under Section 4 of the Real Estate (Regulation and Development) Act, 2016.

Meanwhile, it has come to the notice of the Authority that Hon'ble High Court in its hearing dated 02.04.2026 in the CWP-PIL-212-2024 (O&M) titled as Sunil Singh V/s State of Haryana and Anr. has restrained the State from going ahead with the 'Stilt + 4 Policy' for the residential plots and to stay the effect and operation of the impugned order/ notification for the time being, till the next date of hearing.

Pursuant to the above order dated 02.04.2026, the Director, Town & Country Planning, Haryana (DTCP, Haryana) vide Memo no. Misc-2339-L(S+4)/2026/10996-999 dated 03.04.2026, has directed that all



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4.

approvals in respect of construction of Stilt + 4 floors in residential plots be kept on hold until the embargo imposed by the Hon'ble High Court is lifted.

Further, Senior Town Planner (HQ), for DTCP, Haryana vide Endst no. Misc-2339-L(S+4)/2026/11002-06 dated 03.04.2026 has issued directions to all concerned officers and branches that no Layout Plans, Zoning Plans, or Service Plan Estimates be approved with density of 18 persons per plot or for construction of Stilt + 4 floors during such intervening period, till the stay on operation of instructions dated 02.07.2024 is removed by Hon'ble High Court.

Further, the matter was listed for hearing on 08.04.2026 and was adjourned to 17.04.2026. On 17.04.2026, due to paucity of time, the matter could not be taken up and was accordingly adjourned to 27.04.2026. On 27.04.2026, after conducting a spot inspection of the particular area of Gurugram, particularly Sector 28, DLF Phase-I, Gurugram, the Hon'ble Court passed an interim order. The Hon'ble Court clarified that the order dated 02.04.2026 relates exclusively to the District of Gurugram and not to any other district of the State of Haryana. However, the impugned order dated 02.07.2024, which pertains to all districts of the State of Haryana, shall remain subject to the final outcome of the petition. It was further clarified that interim orders are prospective in nature. Thereafter, the matter was listed for hearing on 04.05.2026 and subsequently on 12.05.2026 for the remaining arguments. On 25.05.2026, the matter was adjourned to 21.07.2026 and thereafter successively to 27.07.2026, 11.08.2026 and further to 27.08.2026.

The present application dated 26.05.2026 pertains to registration of 47 floors over 12 plots, which is intrinsically linked to the Stilt + 4 Floor Policy, presently under stay in the District of Gurugram.

In view of the interim directions issued by the Hon'ble High Court and the consequential instructions issued by DTCP, Haryana, the Authority is of the considered view that the present application cannot be processed at this stage.

With regard to the request of the promoter for grant of registration in respect of Stilt + 3 floors, the Authority is of the considered view that such registration cannot be granted in respect of the plots where the building plans have already been sanctioned by the competent authority for construction of Stilt + 4 floors. The registration sought under Section 4 of the Act must correspond with the approvals and sanctioned plans granted by the competent planning authority. Accordingly, the promoter is required to first obtain the requisite revised approval/sanction from the competent authority permitting construction of Stilt + 3 floors, or such other approval as may lawfully enable the promoter to proceed with the project, and thereafter submit the same before this Authority along with a fresh/appropriate application for registration, in accordance with the provisions of the Act and the rules and regulations made thereunder.

Accordingly, the application dated 26.05.2026 for registration of the project is hereby returned, with liberty to the promoter to apply afresh after appropriate clarification/relaxation is obtained regarding the "Stilt + 4 Floor Policy" from the Hon'ble High Court and the Department of Town & Country Planning, Haryana. The fee deposited by the promoter amounting to Rs 3,30,000/- shall be duly adjusted at the time of a fresh application for registration of the subject project.


(Arun Kumar)

Chairman, HARERA

