

Directorate of Town and Country Planning, Haryana

Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh
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Regd.

To

✓ Ansal Housing Ltd.,
Regd. Office 606, 6th Floor, Indraprakash,
21, Barakhamba Road, New Delhi - 110001.

Memo No. LC-1758 Vol-II/JE(SJ)/2026/ 15734 Dated: 06-05-26

Subject: - Request for Change of Developer of Licence no. 76 of 2010 dated 01.10.2010 to develop a residential group housing colony over an area measuring 10.563 acres falling in the revenue estate of Village Wazirpur, Tehsil Harsaru, Sector-92, Gurugram.

Reference: Your application dated 05.09.2024, 08.08.2025 and 22.12.2025 on the subject cited above.

The request made vide above referred application for grant of permission for change of developer from JSG Builders Pvt. Ltd. & NCC Urban Infrastructure Ltd. to M/s Ansal Housing and Construction Ltd. in respect of license no. 76 of 2010 dated 01.10.2010 to develop a residential group housing colony over an area measuring 10.563 acres falling in the revenue estate of Village Wazirpur, Tehsil Harsaru, Sector-92, Gurugram has been examined and it is submitted that a personal hearing was conducted before the Director General, Town & Country Planning, Haryana on 26.10.2023, wherein Samyak Projects Pvt. Ltd. neither appeared before the competent authority nor submitted any representation in the matter. Further, the said company failed to comply with the directions contained in the order dated 26.10.2023 passed by the then DGTCP, Haryana, despite the same having been reiterated vide communication dated 08.11.2023. As per the aforesaid order, Samyak Projects Pvt. Ltd. was directed to execute/sign the bilateral agreement within a period of seven days, failing which its signatures on the bilateral agreement were liable to be treated as null and void.

Accordingly, in pursuance of the aforesaid order passed by the then Director General, Town & Country Planning, Haryana, and in view of the order dated 29.08.2023 passed by the learned Arbitrator and Former Judge (Retd.) of the Hon'ble Supreme Court of India, in principle approval for change of developer in favour of Ansal Housing Ltd. as per policy dated 18.02.2016 & Section 3D of Act No. 8 of 1975 is hereby granted subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. To submit fresh Agreement LC-IV, Bilateral Agreement to be executed on behalf of the new entity and bank guarantees to be furnished by the bank on behalf of the new entity i.e. Ansal Housing Ltd. against internal development works and external development charges for entire area measuring 10.563 acres.
2. An undertaking to abide by the provisions of Act/Rules and all the directions that may be given by the DTCP in connection with the above said licenses.
3. To deposit balance 60% of the 25% administrative charges amounting to Rs. 65,75,468/-
4. You shall clear the outstanding EDC/IDC dues, as specifically directed by the DTCP.
5. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the Director, Town & Country Planning Department, Haryana.
6. To submit an undertaking stating that new entity i.e. Ansal Housing Ltd. will settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottee.
7. To submit an undertaking mentioning that all the liabilities of the existing developer shall be owned by new entity.
8. That you shall inform all the allottee, if any about the proposed change of developer through publication in the leading newspapers (Two English & One Hindi) and also on your website and give time to the allottee for giving their objections to proposed change of developer limited to

adverse effect on their rights, if any, in the office of concerned Senior Town Planner within a period of 30 days. In addition to this, the colonizer will also inform all the allottee through their e-mail id's, about the proposed change of developer. The proposal to change of developer will also be hosted on the website of the Department. After expiry of 30 days, Senior Town Planner, Gurugram will submit his report on the objections received from the third party right holders, if any received on the proposed change of developer alongwith his comments.




(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Endst. No.LC-1758 Vol-II/JE(SJ)/2026/

Dated:

A copy is forwarded to the following for information and necessary action:-

1. JSG Builders Pvt. Ltd., NCC Urban Infrastructure Ltd., B-110, South City, Phase-I, Gurugram.
2. Samayak Projects Pvt. Ltd., 111, 1st Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.



(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh