

Directorate of Town and Country Planning, Haryana

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Regd.
To

— Ansal Housing Ltd.,
606, 6th Floor, IndraPrakash, 21, Barakhamba Road,
New Delhi-110001.

Memo No. LC-1758-Vol-II/JE(SJ)/2026/ 15729 Dated: 06-05-2026

Subject: Request for transfer of licence no. 76 of 2010 dated 01.10.2010 to develop a Residential Group Housing Colony falling in the revenue estate of Village Wazirpur, Tehsil Harsaru, District Gurugram falling in Sector-92, GMUC in favour of Ansal Housing Ltd. and Samyak Projects Pvt. Ltd.

Reference: Please refer to your application dated 05.09.2024, 08.08.2025 and 22.12.2025 on the matter cited subject above.

The request made vide above referred application for grant of permission for transfer of licence no. 76 of 2010 dated 01.10.2010 from JSG Builders Pvt. Ltd. & NCC Urban Infrastructure Ltd. to Ansal Housing Ltd. and Samyak Projects Pvt. Ltd granted for development of 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 under Rule 17 of the Haryana Development and Regulation of Urban Areas Rules, 1976 for transfer of licence is hereby conveyed for transfer of the aforesaid licence, subject to fulfillment of the following conditions within a period of 90 days from the date of issuance of this communication:-

1. Original licence and schedule of land is to be deposited by the licensee.
2. An undertaking on behalf of new entity i.e. Ansal Housing Ltd. to abide by the provisions of Act/Rules and all the directions given by the DTCP in connection with the above said licence.
3. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
4. That you shall submit certificate of the Chartered Accountant that 15% profit margin is not exceeded from the project cost at the time of submission of application for transfer of licence. Further, if it is noticed that the net profit was beyond 15% then the surplus profit alongwith interest @ 12% will be recovered from the colonizer, who is seeking transfer of licence.
5. To give an advertisement in the leading newspapers (Two English & One Hindi) and also on his website to invite objections from the general public for proposed transfer of licence limited to adverse effect on their rights, if any, in the office of concerned Senior Town Planner, Rohtak within a period of 30 days. In addition to this, the colonizer will also inform all the allottees (if any) through their e-mail ids, about the proposed transfer of licence. The proposal to transfer of licence will also be hosted.
6. That you shall inform all the allottee, if any about the proposed transfer of licence 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 transfer of licence 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, you shall also inform all the allottee through their e-mail id's, about the proposed transfer. 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 transfer of licence 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 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