

Directorate of Town & Country Planning, Haryana

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

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ORDER

Whereas, vide this office Endst No. DS-II-2007/15038 dated 01.06.2007, Licence No. 183 of 2007 dated 31.05.2007 granted in favour of Sphere Properties Pvt Ltd & others in collaboration with Ansal Housing & Construction Ltd for setting up Residential Plotted Colony over an area measuring 97.773 acres falling in the revenue estate of village Kasba Karnal, Sector-36, Karnal under the provisions of The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976.

2. And whereas, a request dated 10.05.2025 for surrender of part area measuring 0.763 acres falling under Khasra No. 9355/2 (0B-14B), 12722/9594 (0B-11B), 12723/9594 (1B-0B) & 12512/9432 (1B-8B) forming part of Licence No. 183 of 2007 dated 31.05.2007 received from developer company i.e. Ansal Housing & Construction Ltd has been considered as per the provisions of the Section 17B of Rules 1976 and accordingly, the area measuring 0.763 acre of above said licence is hereby surrendered alongwith forfeiture of fee & charges of Rs. 33.6715 Lacs (scrutiny fee of Rs. 0.30878 lacs, conversion charges of Rs. 3.0303 lacs, licence fee of Rs. 0.88242 lacs, SIDC of Rs. 1.67 lacs & EDC of Rs. 27.78 lacs) paid towards the surrendered area.

3. It has also came to the notice of the Department, actual area of licence khasra no. 9354 is 5B-17B instead of 5B-19B and khasra no. 12430/9356 is 0B-5B instead of 0B-6B, thus area measuring 0B-3B is also reduced from licenced land. The revised schedule of land of the remaining licence land measuring 96.979 acres is enclosed herewith. The terms & conditions as stipulated in the above said licence and terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town and Country Planning, Haryana, Chandigarh will remain unaltered, except that the licenced area mentioned as 97.773 acres in the said agreements be read as 96.979 acres for which revised land schedule is enclosed.

4. As a consequence of the said part surrender of licence, zoning plan and all sanctions/approvals pertaining to Licence No. 183 of 2007 dated 31.05.2007 hereby stand annulled ab-initio and same is required to be got approved/revised from the competent authority.

DA/As Above.



(Amit Khatri, IAS)
Director,

Town & Country Planning
Haryana Chandigarh

Dated: 31-12-25
Place: Chandigarh

Endst. No. LC-981(C+D)/JE(SB)/2025/



50126

Dated: - 31-12-2025-

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

1. Sphere Properties Pvt Ltd & others in collaboration with Ansal Housing & Construction Ltd, 606, Indraprakash Building, 21 Barakhamba Road, New Delhi-110001.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Karnal.



(Ashish Sharma)

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

To be read with License No. 183 dated 31.05.2007

Revised Land Schedule

Village	Ownership	Khasra No.	Area (B-B-B)
Kasba Karnal	Ansal Housing & Construction Ltd.	9583	2-14
		12691/9584	2-6
		12692/9484	1-12
		12693/9584	0-16
		12695/9584	1-12
		12687/9581	2-2
		12707/9586	1-8
		12708/9586	1-16
		13684/12710/9587/2	1-5
		9463	5-7
		12570/9462/1	2-0
		12571/9462	0-7
		12562/9460	4-19
		9468/2/1/2	3-3
		9458	4-5
		9459	3-4
		9465	3-7
		9466	0-2
		9467	7-4
		9449	1-1
		12550/9450	4-7
		9445	2-4
		12536/9437	6-6
		9430	3-6
		12508/9426	1-7
		9427	3-16
		9429	4-12
		12446/9372	1-10
			<u>77-18</u>
	Ansal Housing & Construction Ltd. (1/3 Share) & Prakash, Satpal, Karn Singh and Rajinder Pal S/o Hari Singh (2/3 Share)	12254/8666	1-13
	Ansal Housing & Construction Ltd. (308/3628 Share)	9469	12-5
		9480	<u>3-3</u>
			<u>15-8</u>
	Ansal Housing & Construction Ltd. (273/286 Share) & Maestro Promoters Pvt. Ltd. (13/286 Share)	9438	5-9
		9440	<u>8-17</u>
			<u>14-6</u>
	Ansal Housing & Construction Ltd. (37/48 Share) & Naurang Investments and Financial Services Pvt. Ltd. (11/48 Share)	12517/9433	1-17
	Ansal Housing & Construction Ltd. (13/83 Share)	9368 min	0-13
	Ansal Housing & Construction Ltd. (7/247 Share), Maestro Promoters Pvt. Ltd. (43/494 Share), Naurang Investments and Financial Services Pvt. Ltd. (7/247 Share), Sampark Hotels Pvt. Ltd. (381/494 Share) & Sphere Properties Pvt. Ltd. (21/247 Share)	9367 min 9366 min 9354 9355/1 9361 12430/9356	4-3 4-3 5-17 0-3 10-0 0-5
			<u>24-11</u>
	Ansal Housing & Construction Ltd. (29/30 Share), Wrangler BuildersPvt. Ltd. (1/36 Share) & Karn D/o and Deepak S/o Dayal Singh S/o Chunni Lal (1/180Sh)	12423/9351	1-16

D.T.C.P (HR)
Guman (Aptuwal)

Ansai Housing & Construction Ltd. (8/55 Share), Sampark Hotels Pvt. Ltd. (42/55 Share) & Maestro Promoters Pvt. Ltd. (1/12 Share)	12439/9360	2 - 15
Arena Constructions Pvt. Ltd.	12246/8660 12247/8660	0 - 17 2 - 1 <u>2 - 18</u>
Arezzo Developers Pvt. Ltd. (61/111 Share) & Wrangler Builders Pvt. Ltd. (50/111 Share)	8659 12716/9592	9 - 17 1 - 5 <u>11 - 2</u>
Balwan S/o Bichha Ram	13343/8673/2	4 - 17
Geo Connect Ltd. (73/202 Share)&Sampark Hotels Pvt. Ltd. (129/202 Share)	9577 12513/9433 min 12514/9433 12516/9433	3 - 13 2 - 5 0 - 8 0 - 18 <u>7 - 4</u>
Geo Connect Ltd. (10/51 Share), Sampark Hotels Pvt. Ltd. (62/153 Share) & Sphere Properties Pvt. Ltd. (61/153 Share)	12711/9588 min 9439 min	1 - 9 5 - 19 <u>7 - 8</u>
Jayanti Prasad S/o Geeta Ram (1/6 Share), Sardha S/o Banwari Lal (1/3 Share) & Rishipal Singh (1/2 Share) and Ranvir Singh (1/2 Share) Ss/o Sher Singh S/o Dataram	12712/9588	3 - 0
Maestro Promoters Pvt. Ltd.	13114/12714/9591 13688/9589/9590/1 12565/9461 12567/9461 12568/9461 12569/9461 12545/9444 12547/9444 12548/9444 12549/9444 12537/9441 12556/9455 12557/9456 14431/12560/9456	1 - 12 2 - 7 1 - 19 0 - 5 0 - 6 0 - 6 2 - 14 1 - 10 1 - 0 3 - 18 3 - 18 0 - 6 3 - 0 1 - 9
Maestro Promoters Pvt. Ltd.	9434 12504/9425 12505/9425 12525/9436 12424/9353 12425/9353 12426/9353	3 - 19 1 - 16 2 - 4 0 - 12 1 - 0 1 - 4 <u>2 - 3</u> <u>37 - 8</u>
Maestro Promoters Pvt. Ltd. (1/12 Share)& Wrangler Builders Pvt. Ltd. (11/12 Share)	12690/9582 12688/9581	0 - 5 1 - 13 <u>1 - 18</u>
Naurang Investments and Financial Services Pvt. Ltd.	12724/9596 12725/9596 9446 9447 9448 9453 9457 12518/9433 12421/9351 12422/9351	1 - 4 1 - 6 6 - 7 6 - 11 1 - 0 17 - 17 7 - 11 1 - 15 1 - 3 1 - 0 <u>45 - 14</u>


D.T.C.P (HR)
Suman (Atwari)

Rishipal Singh S/o Sher Singh S/o Dataram	8674	7 – 10
	12256/8667	1 – 11
	12259/8672	3 – 9
	8675	4 – 17
	8676	3 – 11
	8677	6 – 10
	8683	6 – 12
	13681/12685/9581/1	0 – 7
	12682/9580	0 – 17
	12683/9580	1 – 8
	12706/9586	2 – 10
	9578	0 – 10
	13113/12714/9591	3 – 1
	13687/9590/9589/3	2 – 7
	12252/8663	2 – 19
	12253/8663	<u>1 – 8</u>
		<u>49 – 7</u>
Rishipal Singh (1/4 Share) and Ranvir Singh (3/4 Share) S/o Sher Singh S/o Dataram	8641	6 – 12
	8648	<u>9 – 1</u>
		<u>15 – 13</u>
Rishipal Singh (1/2 Share) and Ranvir Singh (1/2 Share) S/o Sher Singh S/o Dataram	8645	3 – 16
	8647	28 – 11
	8649	2 – 8
	12245/8660	2 – 8
	8664	3 – 9
	12255/8666	3 – 16
	12253/8667	3 – 14
	8668	3 – 17
	8669	3 – 8
	8670	0 – 19
	8671	4 – 7
	12709/9587	3 – 2
	12258/8672	0 – 18
	13342/8673/1	1 – 2
	12719/9594	0 – 13
	12697/9585	1 – 0
	12698/9585	0 – 14
	12699/9585	0 – 3
	12701/9585	0 – 3
	12702/9585	0 – 3
	12703/9585	<u>0 – 5</u>
		<u>68 – 16</u>
Rishipal Singh (3/4 Share) and Ranvir Singh (1/4 Share) S/o Sher Singh S/o Dataram	12570/9462/2	4 – 8
	12718/9594	<u>2 – 9</u>
		<u>6 – 17</u>
Sampark Hotels Pvt. Ltd. (1/2 Share)	12704/9585	0 – 3
Sampark Hotels Pvt. Ltd. (639/688 Share)	14329/12705/9585	1 – 14
Sampark Hotels Pvt. Ltd.	12574/9487	0 – 3
	12575/9487	0 – 10
	12543/9443	0 – 7
	12540/9442	0 – 13
	12541/9442	0 – 5
	12542/9442	1 – 2
	12538/9441	1 – 7
	12539/9441	0 – 4
	12558/9456	4 – 10
	12515/9433	0 – 11
	9424	2 – 19
	12501/9425	0 – 11
	9431	1 – 11
	14004/12453/9374	3 – 16
	12454/9374	3 – 4
	12455/9374	3 – 1

12456/9374	3 - 1
12458/9374	2 - 4
12452/9373	0 - 17
12450/9373	3 - 16
12451/9373	0 - 8
9369	1 - 6
12427/9356	1 - 8
12438/9360	<u>2 - 6</u>
	<u>40 - 0</u>
Sampark Hotels Pvt. Ltd. (129/229 Share)	9423 min
	<u>12503/9425 min</u>
	<u>6 - 9</u>
Sphere Properties Pvt. Ltd.	8642
	13685/9590/1
	<u>13686/9589/2</u>
	<u>3 - 1</u>
Wrangler Builders Pvt. Ltd. (11/12 Share)	12689/9582
Wrangler Builders Pvt. Ltd. (13/15 Share)	12694/9584
Wrangler Builders Pvt. Ltd.	12715/9592
	12573/9464
	<u>12445/9372</u>
	<u>5 - 18</u>
Wrangler Builders Pvt. Ltd. (137/144 Share) & Mahender Pal Singh & Others (7/144 Share)	12572/9564
Sh. Dheeraj Lather S/o Sh. Sumer Singh Lather	9468/2/1/1
Grand Total	465B - 10B
	or 96.979 acres


 Director
 Town & Country Planning
 Haryana, Chandigarh
 Suman (Patwari)