

# Directorate of Town & Country Planning, Haryana

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

Phone: 0172-2549349 e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in)

LC-III

(See Rule 10)

Regd.  
To

Ansal Housing & Construction Ltd., Geo Connect Ltd.  
Naurang Investment and Financial Services Pvt. Ltd.,  
Wrangler Builders Pvt. Ltd., Maestro Promoters Pvt. Ltd.,  
Sampark Hotels Pvt. Ltd., Sphere Properties Pvt. Ltd.,  
In collaboration with Ansal Housing & Construction Ltd.  
606, Indraprakash Building, 21 Barakhamba Road,  
New Delhi-110001.

Memo No. LC-981 C+D/JE (SB)/2025/ 50122

Dated: 31-12-2025

Subject:

Letter of intent for grant of licence for setting up of Residential Plotted Colony over an additional area measuring 9.049 acres (in addition to License No. 183 of 2007 dated 31.05.2007 measuring 96.979 acres) in the revenue estate of village Kasba Karnal, Sector -36, Karnal.

Please refer to your applications dated 17.04.2023, 04.09.2023, 06.10.2023, 15.01.2024, 15.02.2024, 23.02.2024, 06.03.2024, 12.03.2024, 27.05.2024, 03.07.2024, 11.07.2024, 16.10.2024, 10.03.2025, 20.03.2025, 25.03.2025, 16.04.2025, 18.04.2025, 30.04.2025, 07.05.2025, 28.05.2025, 13.06.2025, 02.07.2025 & 24.09.2025 on subject cited matter.

Your request for grant of licence for setting up of Residential Plotted Colony over an additional area measuring 9.049 acres (in addition to License No. 183 of 2007 dated 31.05.2007 measuring 96.979 acres) in the revenue estate of village Kasba Karnal, Sector -36, Karnal has been examined and it is proposed to grant aforesaid license. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of license shall be refused.

1. To furnish the bank guarantee on account of Internal Development Works & External Development Charges for the amount calculated as under:-

A) **Internal Development Works:**

- |    |  |                   |
|----|--|-------------------|
| A) | Area under Commercial Component (0.362 acres)  |                   |
|    | @ ₹ 50.00 Lac per acre                         |                   |
|    | $0.362 \times 50.0$ Lac                        | = Rs. 18.10 Lacs  |
| B) | Area under Residential Component (8.687 acres) |                   |
|    | @ ₹ 20.00 Lac per acre                         |                   |
|    | $8.687 \times 20.0$ Lac                        | = Rs. 173.74 lacs |
| C) | Total cost of Internal Development Works (A+B) | = Rs. 191.84 Lacs |
| D) | 25% B.G. on account of IDW                     | = Rs. 47.96 Lacs  |

OR

\* You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the licence alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per directions of the department.

\*\* It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/building plan. With an increase in the cost of construction and an increase in the number of

Director  
Town & Country Planning  
Haryana, Chandigarh

facilities in the layout plan, you would be required to furnish an additional Bank Guarantee within 30 days of demand.

**B) External Development Works:**

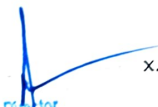
(i)	Total Residential Component 8.687 x 74.95	= Rs 651.10 Lacs
(ii)	Total Area under Commercial Component 0.362 x 299.798	= Rs. 108.53 Lacs
(iii)	Total EDC Charges (i) + (ii)	= Rs. 759.63 Lacs
(iv)	25% BG to be demanded	= <b>Rs. 189.9075 Lacs</b>

OR

**\*\*** You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

2. To deposit an amount of **Rs. 57,29,260/-** on account of balance license fee and an amount of **Rs. 36,91,511/-** on account of conversion charges through online e-payment module available on departmental website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
3. To deposit an amount of **Rs. 12,500/-** on account of administrative charges and an amount of **Rs. 35,897/-** on account of composition fee for transfer of part licenced land from licence no. 183 of 2007 without taking prior approval through online e-payment module available on departmental website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 100/-. Further, following additional clauses shall be added in the bilateral agreement as per Government instruction dated 14.08.2020:-
  - i. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(1)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
  - ii. That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
  - iii. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - iv. The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.
5. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect.
  - i. That you shall pay the State Infrastructure Development Charges amounting to **Rs. 98,87,833/-** in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.

- ii. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Government within 30 days of approval of Zoning Plan.
- iii. That you shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- iv. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within 30 days of approval of Zoning Plan.
- v. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- vii. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of The Haryana Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- viii. That you have understood that the development / construction cost of 24 m/18 m major internal roads is not included in the EDC rates and shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- ix. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- x. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. That you shall make provision of Solar Photo Voltaic Power Plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational wherever applicable before applying for an Occupation Certificate.

  
Director  
Town & Country Planning  
Haryana, Chandigarh



- xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xv. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit the amount from the plot holders for meeting the cost of Internal Development Works in the colony.
- xvi. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- xvii. That you shall not give any advertisement for sale of plots before the approval of zoning plans of the same.
- xviii. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010, as amended from time to time.
- xix. That you shall abide with policy dated 26.02.2021, as amended from time to time, related to allotment of EWS Plots.
- xx. That you shall get rates of Plots falling under the category of "No Profit No Loss" fixed from the Department before initiating sale of such plots.
- xxi. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xxii. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates.
- xxiii. That you shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the plot owners on account of SIDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiv. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxv. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, then applicable Infrastructure Augmentation Charges shall be deposited.

- xxvi. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxvii. That you shall abide by with the Act/Rules and the policies notified by the Department for development of residential plotted colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- xxviii. That you shall abide with policies dated 19.12.2006 & 29.08.2019, as amended from time to time.
- xxix. That you shall not encroach the revenue rastas passing through the applied site, if any and keep it free for thoroughfare movement of general public.
- xxx. That you shall maintain the ROW beneath HT Lines passing through the applied site and plots falling under the said lines shall be kept frozen till the shifting of same.
- xxxi. That you shall abide with the all the directions/restrictions imposed by the Department from time to time.
- xxxii. That you shall get NOC from competent authority of DISCOM before grant of occupation certificate/part completion certificate/completion certificate in compliance of notification dated 03.10.2023 issued by the Haryana Electricity Regulatory Commission (HERC).
6. That you shall submit the NOC from District Forest Officer, Karnal regarding applicability of any Forest Law/notifications, before grant of licence.
7. That certificate from Deputy Commissioner, Karnal will be submitted certifying that the applied land is still under ownership of Applicants/individual land owners and all applied Khasra numbers are free from all types of encumbrances, before grant of licence.
8. That you shall submit an affidavit duly attested by 1st Class Magistrate, to the effect that applicants have not submitted any other application for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Haryana Scheduled Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for licence/ permission under any other law for the time being in force.
9. That you shall undertake to indemnify State Govt./Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
10. That you shall get the Electrification Plan approved from the Competent Authority of DISCOM as per notification dated 03.10.2023 and shall submit the same before grant of licence.

11. That you shall invite objections/suggestions from existing allottees of licence No. 183 of 2007 regarding the amendment in layout plan through public notice in the atleast three leading national newspapers (Two English & One Hindi) widely circulated in District, within a period of 10 days from the issuance of LOI. Further, each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Panchkula within 2 days from the public notice clearly indicating the last date for submission of objections and also host provisional approved layout plan on your website and site office to invite objections from stakeholders of licence No. 183 of 2007 limited to adverse effect on their rights, if any, in the office of Senior Town Planner, Panchkula within a period of 30 days. A certified list of all existing allottees shall also be submitted to Senior Town Planner, Panchkula. Also submit 2/3rd consent of existing allottees of licence no. 183 of 2007 as per policy dated 24.04.2023 and all the requirements as per policy dated 25.01.2021 & 24.04.2023 shall be fulfilled.
12. That you shall obtain the completion certificate in respect of area, whereas made the changes in earlier granted part completion certificate dated 17.05.2017 in respect of licence no. 183 of 2007.
13. That you shall submit clarification w.r.t change of location of khasra no. 12571/9462 duly certified by the Revenue Authority, before grant of final permission.
14. That you shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.

DA/land schedule.


  
(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

Endst. No LC-981 C+D/JE (SB)/2025/ 50/23-25

Dated: 31-12-25

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

1. Deputy Commissioner, Karnal.
2. Senior Town Planner, Panchkula with the request to send your recommendation w.r.t. condition no. 11 as mentioned above vis-à-vis instruction dated 25.01.2021 & 24.04.2023.
3. District Town Planner, Karnal.

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



To be read with LOI memo No. 50/22 Dated 31/12/2025

Village	Ownership	Khasra No.	Area (B-B-B)
Kasba Karnal	Ansal Housing & Construction Ltd. (25/43 Share) & Naurang Investments and Financial Services Pvt. Ltd. (18/43 Share)	12436/9359	2-3-0
	Ansal Housing & Construction Ltd. (37/62 Share) & Naurang Investments and Financial Services Pvt. Ltd. (25/62 Share)	12437/9359	3-2-0
	Ansal Housing & Construction Ltd. (1/2 Share) & Naurang Investments and Financial Services Pvt. Ltd. (1/2 Share)	12444/9372/2 12726/9596	1-0-0 1-7-0
	Ansal Housing & Construction Ltd. (47/87 Share) & Naurang Investments and Financial Services Pvt. Ltd. (40/87 Share)	12447/9372 12510/9432 min	1-12-0 2-4-0
	Ansal Housing & Construction Ltd. (9/10 Share) & Wrangler Builders Pvt. Ltd (1/10 Share)	13800/12502/9425/2	0-14-0
	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)	9366 min 9367 min	0-2-0 0-1-0
	Ansal Housing & Construction Ltd.	12546/9444 min 12696/9584/1 9468/2/2 12710/9587/1	1-10-0 0-3-0 4-1-0 1-18-0
	Geo Connect Ltd. (100/229 Share)	9423 min 12503/9425 min	2-15-0 2-5-0
	Geo Connect Ltd. (10/51 Share), Sampark Hotels Pvt. Ltd. (62/153 Share) & Sphere Properties Pvt. Ltd. (61/153 Share)	9439 min 12711/9588 min	0-4-0 0-1-0
	Maestro Promoters Pvt. Ltd.	9595min 12713/9591 12686/9581 13682/12685/9581/2 12696/9584/2 12675/9579 14327/9567/2/2 12677/9579 12668/9568 12669/9568/1 12669/9568/2	1-9-15 1-11-0 0-4-0 0-4-0 1-11-0 0-13-0 3-15-0 1-3-0 0-16-0 0-10-0 2-15-0
	Maestro Promoters Pvt. Ltd. (1/12 Share)	12689/9582 min	0-4-0
	Naurang Investments and Financial Services Pvt. Ltd. (70/83 Share)	9368 min	3-10-0
	Sampark Hotels Pvt. Ltd. (129/302 Share) & Geo Connect Ltd. (73/302 Share)	12513/ 9433 min	0-1-0
	<b>Total</b>		<b>43-8-15 or 9.049 acres</b>

Director  
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Haryana, Chandigarh  
Guman (Patwari)