

**Urban Local Bodies Department  
Government of Haryana**

**Order**

Memo No. DULB/CTP/TP-Scheme/2025/

Dated:

**Subject: Approval of town planning scheme for setting up of an Affordable Plotted Residential Scheme under Deen Dayal Jan Aawas Yojana housing Policy 2016 over land measuring 12.45 acres falling in the revenue state of village Nilokheri (sector-13 Residential), tehsil Nilokheri, District Karnal -Ms Anant kirpa developer private limited**

In exercise of the powers conferred Under Section 203 of the Haryana Municipal Act, 1973 (24 of 1973) the Government of the Haryana hereby sanction the Town Planning Scheme for Affordable Plotted Colony (Deen Dayal Jan Awas Yojna-2016) over an area measuring 12.45 acres (50408.327 sq. mtr.) comprising in Khasra Nos. 11//2/1 min, 9/1 min, 10/1 min, 12//6/1, 6/2, 13, 14, 15/1, 15/2, 16/1, 17/1, 17/2, 18/1/1, 18/1/2, 18/2, 23/1/1, 23/1/2, 23/2, 23/3, 23/4, 24, 25/1, 19//2/3, 2/4/1, 2/4/2, 3/1, 3/2, 4/1, 5/1, 7/2, 8 in the revenue estate of village Nilokheri (sector-13 Residential), tehsil Nilokheri, District Karnal located in the limits of Municipal Council, Nilokheri in the name of Ms. Anant kirpa developer private limited. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Town Planning Scheme is to be set up, are given in the schedule annexed hereto:

The Town Planning Scheme is approved subject to the following conditions: -

- i. That the affordable residential plotted scheme will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specification shown in the approved plans.
- ii. That the conditions of the agreements already executed are duly fulfilled and the provision of the Haryana Municipal Act, 1973 are duly complied with.
- iii. That you shall maintain and upkeep of 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 free of cost to the local authority.
- iv. That you shall integrate the services with Haryana Shehri Vikas Prachnikaran services as and when made available HSVP or Municipal Committee, Nilokheri.
- v. 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 Govt.

- vi. 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 the alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Area Act, 1975 and the Haryana Municipal Act, 1973.
  - vii. That you shall submit the permission to construct the culvert on the water course after obtaining No Objection Certificate (NOC) from the Irrigation Department.
  - viii. That you have not submitted any other application for grant of license for development of the said land or part thereof under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking Town Planning Scheme/ Change of Land use permission under Haryana Municipal Act, 1973 or any application seeking permission for change of land use under the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - ix. That you will transfer 10% area of the T.P Scheme free of cost to the local authority for provision of community facilities as per policy dated 08.02.2016 as amended from time to time. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved along with the license.
  - x. That you will complete the demarcation at site within 7 days and will submit the demarcation plan in the office of District Town Planner, Karnal within 15 days.
  - xi. That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, along with the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- That you will transfer land falling under the 24/18 m wide sector road and green belt part forming part of the Town Planning Scheme free of cost to the Govt.
- That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable, before execution of development works at site.
- That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DULB till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran or any other execution agency.

- xv. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xvi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xvii. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xviii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xix. 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.
- xx. That it will be made clear at the time of booking of plots that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/Per sqft. to the allottees while raising such demand from the plot owners.
- xxi. That you shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xxii. That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which applicant shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xxiii. That you shall complete the project within five years from date of grant of Town Planning Scheme.
- xxiv. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxv. That you will pay the labour cess as per policy instructions issued by Labour Department time to time.
- xxvi. That you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percent of the

amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- xxvii. That no further sale has taken place after submitting application for grant of Town Planning Scheme.
- xxviii. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxix. That you shall construct the access to the site up to higher order road in consultation with the concerned authority before allotment of plot.
- xxx. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxxi. That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- xxxii. 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 TP Scheme granted.
- xxxiii. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- xxxiv. 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxxv. That you shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Residential Plotted Colony under DDJAY-2016 after making provisions of the statutory taxes. In case, the net profit exceeds 15 % after completion of the project period, the surplus amount shall be deposited within two months in the state Government by the owner Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxxvi. That the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by you in true letter and spirit.
- xxxvii. That You shall abide by all the provision of the Haryana Municipal Act 1973 and policy dated 01.04.2016 thereunder as amended time to time.

xxxviii. That you shall obey all the directions/ restrictions imposed by the Department from time to time in public interest.

xxxix. That you shall maintain the UGT and underground STP and green above the same through proper horticulture in this residential colony

xi. That you shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement.

The Town Planning Scheme is valid for five years as per the Haryana Municipal Act, 1973 and no further extension shall be permitted.

Dated:

  
(Vikas Gupta)

Commissioner & Secretary to Govt. Haryana,  
Urban Local Bodies Department.

Endst. No. DWB/CTP/TP Scheme/2025/7814-18

Dated: 19/09/2025

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

1. The Deputy Commissioner, Karnal
2. Commissioner Municipal corporation, Karnal
3. District Town Planner, Karnal along with a request to submit the demarcation plan to this office within 7 days of the submission of the same by the applicant.
4. Secretary, Municipal Committee, Nilokheri along with a copy of approved layout plan.
- ✓ 5. Ms. Anant kirpa developer private limited, R/o4, ward no. 10, Deepak Vihar, Shahabad Kurukshetra along with a copy of approved layout plan.

  
Senior Town Planner

For Director, Urban Local Bodies,  
Haryana, Panchkula

### Annexure

Land details of the Town Planning Scheme (residential plotted under Deen- Dayal Jan Aawas Yojna, 2016) over land falling in the revenue estate of Nilokheri (sector-13), tehsil Nilokheri, District Karnal- Ms Anant Kirpa developers private limited is given as under: -

Village	Name of Owner	Rect. No.	Khasra No.	Area in K-M-S		
Nilokheri	M/s Anant Kirpa Developers Private Limited, in Collaboration with Pardeep Kumar S/o Krishan Lal, Smt. Seema W/o Pardeep Kumar, Smt. Neelam Kumar W/o Deepak Kumar, Smt. Renu Kumar W/o Parmod Kumar, Sh. Mayank S/o Parmod Kumar, Sh. Deepak Kumar S/o Harbans Lal, Ashok Kumar, S/o Harbans Lal	19	2/3	1-13		
			2/4/2	3-5		
			3/1	4-0		
			3/2	4-0		
			8	8-0		
			4/1	5-12		
			5/1	0-5		
			7/2	0-3		
			2/4/1	0-7		
		12	23/2	1-11		
			23/3	1-10		
			23/4	0-19		
			14	7-12		
			17/2	2-17		
			18/1/1	3-0		
			18/2	4-0		
			6/1	0-2		
			6/2	7-10		
			15/1	2-12		
			13	8-0		
			18/1/2	0-18		
			23/1/1	2-17		
			23/1/2	0-5		
			15/2	1-3		
			16/1	6-0		
			17/1	4-0		
			24	8-0		
		25/1	5-15			
		11	9/1	0-6.4		
			10/1	3-10		
			2/1	0-0.5		
					<b>Total</b>	<b>99K-13M Or 50,408.372 Sqmts. 12.45 acres</b>

  
(Vikas Gupta)

Commissioner & Secretary to Govt. Haryana  
Urban Local Bodies Department.

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