

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

## ORDER

License No. 112 of 2021 dated 17.12.2021 was granted in favour of Designer Realtors Pvt. Ltd., Super Belts Pvt. Ltd. and Countrywide Promoters Pvt. Ltd. in collaboration with Designer Realtors Pvt. Ltd., for development of an Affordable ~~Group~~ <sup>Housing Colony</sup> over an area measuring 7.33125 acres falling in the revenue estate of Village Kheri Khurd, Sector -84, Faridabad. Now, the licensed land measuring 7.33125 acres is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of Artech Affordable Housing LLP. Also the developer in the instant licence is changed to Artech Affordable Housing LLP, under section 3D of Act of 1975 and clause 4.2 of policy dated 18.02.2015. The revised land schedule of license No. 112 of 2021 is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by Artech Affordable Housing LLP. The transferee/colonizer companies will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

2. The approval of all the plans accorded in favour of original developer shall now be deemed approved in favour of new developer / colonizer.

3. The said transfer & change of developer of license is also accorded subject to the condition that the transferee / colonizer shall deposit outstanding amount of EDC against the license in question as per licence condition.

Dated: 13-04-2022  
Place: .....

(K. Malrand Pandurang)  
Director, Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-4354-JE (SK) 2022/ 10283

Dated 15-04-2022

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

1. Designer Realtors Pvt. Ltd., Super Belts Pvt. Ltd. and Countrywide Promoters Pvt. Ltd. in collaboration Designer Realtors Pvt. Ltd., Regd. Office: OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad-121004.
2. Artech Affordable Housing LLP, Regd. Office: GF-10, Ozone Center, Plot No. 9, Sector-12, Faridabad, Haryana alongwith original licence no. 112 of 2021 issued vide endst no. LC-4334-JE (SK)- 2022/32319 dated 21-12-2021
3. Chief Administrator, HSVP, Panchkula.
4. Senior Town Planner, Faridabad.
5. District Town Planner, Faridabad.
6. Chief Account Officer of this Directorate ; and
7. Project Manager (IT) with a request to update the order on the website of the Department.

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



## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V  
(See Rule 12)

License No. 112 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Designer Realtors Pvt. Ltd., Super Belts Pvt. Ltd., Countrywide Promoters Pvt. Ltd., in collaboration with Designer Realtors Pvt. Ltd., Regd. Office: OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121004 Email: [designerrealtors@gmail.com](mailto:designerrealtors@gmail.com), for setting up of Affordable Group Housing colony (6.50 acres migration from licence no. 77 of 2019 already licence granted under DDJAY & 0.83125 acre additional area) over an area measuring 7.33125 acres in Village Kheri Kalan, Sector-84, District-Faridabad.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - i. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - ii. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - iii. 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.
  - iv. 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 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.
  - v. That you shall construct portion of internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

Director  
Town & Country Planning  
& Haryana, Chandigarh

- vi. 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.
- vii. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
- viii. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.
- ix. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- x. 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 you 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.
- xi. 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.
- xii. 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 Shehri Vikas Pradhikaran.
- xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. 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.
- xvii. 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 thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.



- xviii. 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.
  - xix. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
  - xx. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
  - xxi. 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.
  - xxii. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
  - xxiii. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
  - xxiv. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
  - xxv. That licensee shall obey all the directions. Restriction given by this department time to time in public interest.
  - xxvi. That licensee shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
  - xxvii. You shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - xxviii. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013.
  - xxix. 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
4. 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 of Act, 1981) and Water (Prevention and Control of Pollution of 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.

5. That you shall submit the demarcation plan in the O/o District Town Planner, Faridabad within a period of 15 days for verification and approval of zoning plan.
6. The licence is valid up to 16/12/2026.

Dated: 17/12/2021.  
Place: Chandigarh

(K. Makrand Pandurang, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-4354- JE (SK)-2021/

32319

Dated: 21-12-2021

A copy along with copy of schedule of land is forwarded to the following for information and necessary action:-

1. Designer Realtors Pvt. Ltd., Super Belts Pvt. Ltd., Countrywide Promoters Pvt. Ltd., in collaboration with Designer Realtors Pvt. Ltd., Regd. Office: OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121004.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Faridabad.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad.
11. District Revenue Officer, Faridabad.
12. District Town Planner, Faridabad.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.

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

To be read with License No. 112 dated 7/12/ of 2021

**Detail of land owned by Designer Realtors Pvt. Ltd;**

Village	Rect. No.	Killa No	Area (K-M)
KheriKalan	50	18	8-0
		12	8-0
		19	8-0
		8/1	6-13
		<b>Total</b>	<b>30-13</b>

**Detail of land owned by Super Belts Pvt. Ltd;**

Village	Rect. No.	Killa No	Area (K-M)
KheriKalan	50	13/2	4-0

**Detail of land owned Countrywide Promoters Pvt. Ltd;**

Village	Rect. No.	Killa No	Area (K-M)
KheriKalan	50	2	8-0
		9	8-0
		3/1	5-0
		3/2	3-0
		<b>Total</b>	<b>24-0</b>

**Grand Total 58-K-13M OR 7.33125 Acres ✓**

*Jasvir Singh*



## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

Designer Realtors Pvt. Ltd.,  
Regd. Office: OT-14, 3<sup>rd</sup> Floor,  
Next Door, Parklands,  
Sector-76, Faridabad-121004

Memo No. LC-4354-JE (SK)-2022/

Dated:

**Subject: - Request for Transfer of Licence and Change of Developer in licence no. 112 of 2021 dated 17.12.2021 issued in favour of Designer Realtors Pvt. Ltd. for setting up of a Affordable Group Housing colony (6.50 acres migration from licence no. 77 of 2019 already licence granted under DDJAY & 0.83125 acre additional area) over an area measuring 7.33125 acres in Village Kheri Kalan, Sector-84, District-Faridabad from Designer Realtors Pvt. Ltd. to Arttech Affordable Housing LLP.**

Please refer to your application dated 23.12.2021 on the above cited subject.

Your request for transfer of license no. 112 of 2021 dated 17.12.2021 alongwith change of developer under Rule 17 of Haryana Development and Regulations of Urban Areas Rules, 1976 and section 3D of Act, 1975 in favour of Arttech Affordable Housing LLP has been examined & considered by the Director, Town and Country Planning, Haryana. I have been directed to inform you that the aforesaid in-principle approval is hereby granted subject to condition that you shall transfer the ownership of licensed area measuring 7.33125 acres situated in Sector-84, Faridabad in favour of Arttech Affordable Housing LLP and shall furnish the following:-

1. 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 against internal development works and external development charges
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. A demand draft for the balance 60% of applicable administrative charges amounting to Rs. 31,92,488/-.
4. Clear the outstanding EDC/SIDC dues upto date.
5. In case third party rights stand created; objections regarding including the Developers from the allottees through public notice as well as notice under

7. 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 DTCP.
8. An undertaking that all the liabilities of the existing Developer shall be owned by new entity.
9. Submit the original licence & schedule of land.
10. Submit the revenue documents in favour of Transferee Company.
11. The official email ID of new entity.
12. That you shall submit the CA certificate in original alongwith date of issuance certifying that total profit margin of the licensee company Designer Realtors Pvt. Ltd. is not beyond 15% of the project.

You are requested fulfill the terms and conditions as mentioned above within a time period of 90 days from issuance of this letter. However, if documents are not submitted and the terms and conditions are not fulfilled within the stipulated period, the in-principle approval shall be considered as lapsed and administrative charges deposited shall be forfeited.

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

Endst. No. LC-4354-JE(SK)-2022/2633      Dated: 01-02-2022

✓ A copy of above is forwarded to Arttech Affordable Housing LLP, Regd. Office: GF-10, Ozone Center, Plot no. 9, Sector-12, Faridabad, Haryana for information.

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

DTCP as per policy instructions dated 18.02.2015 / 03.01.2017 & instruction dated 25.01.2021 are to be invited.  
 6. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.