Directorate of Town & Country Planning, Haryana

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

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Trident Hills Pvt. Ltd.,
(earlier known as IREO Five River Pvt. Ltd.),
310, Parkash Deep Building, 7 Tolstoy Marg,
New Delhi-110001.

Memo No. LC-4871/ JE (SB)/2026/ 11682 Dated: 09-04-2026

Subject: - **Issuance of Part Completion Certificate for area measuring 43.76416 acres of Residential Plotted Colony under NILP Policy-2022 bearing Licence No. 125 of 2022 dated 18.08.2022 measuring 52.97916 acres in the revenue estate of village Islam Nagar, Sector-3, 4 & 4A, PKUC, District Panchkula.**

Refer to your applications received on 03.07.2025 & 10.09.2025 for issuance of part completion certificate in Licence No. 125 of 2022 dated 18.08.2022 granted for development of Integrated Residential Plotted Colony under NILP Policy-2022 over an area 52.97916 acres in the revenue estate of village Islam Nagar, Sector-3, 4 & 4A, PKUC, District Panchkula.

2. Chief Administrator, HSVP, Panchkula vide their memo no. CA-HSVP/CE-I/ACE(HQ)/EE(M)/SDE(W-3)/2026/63260 dated 02.03.2026 informed that the services with respect to Integrated Residential Plotted Colony under NILP Policy-2022 have been got checked and reportedly laid at site and are operational/functional.

Senior Town Planner, Panchkula vide their memo no. 264 dated 13.01.2026 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/planning, HVPNL, Panchkula vide memo no. CH-4/SE/PLG/File No. 34/UH/204 dated 03.03.2026 in reference to SE/Monitoring, UHBVN-Panchkula letter no. CH-91/SE/Mon/Elect. Plan/264/PKL/2023-24 dated 27.02.2026 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. In view of above cited reports, it is hereby certified that the required development works in the said Integrated Residential Plotted Colony under NILP Policy-2022 over an area measuring **43.76416 acres** (after excluding area measuring 9.215 acres falling under UD area) as indicated on the enclosed layout plan duly signed by me, read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture & electrification etc. The part completion certificate is granted on the following terms and conditions:-

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a) That you shall be fully responsible for operation, upkeep and maintenance of all roads, open space, public parks and public health services like water supply, sewerage and drainage etc. for a period of five years from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereafter transfer all such roads, open space, public parks and public health services like water

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supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.

b) The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HSVP system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Panchkula.

c) That you shall be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme.

d) Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.

e) That you shall maintain the roof top rain water harvesting system properly and shall keep it operational all the time.

f) That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.

g) That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.

h) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.

i) That you shall use LED fittings for street lighting in the licensed colony.

j) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 23842 dated 20.07.2023 and the conditions imposed by CA-HSVP, Panchkula.

k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.

l) That you shall keep all the services including water supply and sewerage treatment plant functional at site without any hindrance.

m) That you shall transfer the licenced area falling under Sector road/green belt/service road/ internal circulation roads to Government and submit mutation within a period of 30 days from issuance of this letter.

n) That you shall make the Sewage Treatment Plan functional as per approved service plan estimates as per requirement of the colony.

o) That you shall maintain internal electrical infrastructure and shall be responsible for O&M as well as replacement of any equipment including T/Fs and line etc. as per single point supply regulations subject to creation of external electrical infrastructure.

p) That you shall abide with the terms and conditions of NOC dated 21.09.2022 issued by Forest Department.

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q) That you shall abide by the provisions of NILP policy dated 11.05.2022 as amended time to time.

r) That you shall comply with the terms and conditions as approved by the concerned power utility.

s) That you shall pay the differential IAC as and when demanded by the Department on account of revision of rates, without any objection or claim.

t) That you shall complete the remaining development works in the colony and obtain final completion certificate within validity period of licence.

This completion certificate shall be void-ab-initio, if any of the condition mentioned above is not complied with and this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above.

(Chander Shekhar Khare, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. I.C-4871/JE (SB)/2026/ Dated:

A copy is forwarded to the following for information: -

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Panchkula.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.

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

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