

Directorate of Town & Country Planning, Haryana

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

FORM LC -V (See Rule 12)

License No. 159 of 2026

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Sh. Mohit S/o Sh. Ramchander, Sh. Parveen Kumar S/o Sh. Sumer Singh, Sh. Sumar Singh S/o Sh. Jogi Ram, Swift Auto Components Pvt. Ltd., Diamond Build Prop Pvt. Ltd., Trident Park Town Pvt. Ltd. Ashutosh Realtors Pvt. Ltd., in collaboration with Trident Park Town Pvt. Ltd. Regd. Office: 310, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110001 for setting up of **Integrated Residential Plotted Colony** (under NILP Policy - 2022) over an area measuring **64.30833 acres (58.35 acres under migration from Licence no. 40 of 2011 & 5.9583 acres afresh land)** in the revenue estate of village Nizampur, Chandoli & Azizulpur, Sector- 19A, Panipat.

1. The particulars of the land, wherein the aforesaid Integrated Residential Plotted Colony under NILP - 2022 is to be set up, are given in the Schedule annexed hereto and duly signed.
2. The Licence is granted subject to the following conditions: -
 - i) That licensee will pay the State Infrastructure Development charges amounting to **Rs. 9,44,62,305/-**. @ Rs. 375/- per Sqm for the plotted area and Rs.750/- per Sqm for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
 - ii) That the Integrated Residential Plotted 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.
 - iii) 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 there under are duly complied with.
 - iv) That area coming under the sector roads, internal sector road 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 to the Government within a period of 30 days from the date of grant of licence.
 - v) That licensee 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 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.
 - vi) That licensee 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 Government in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days of approval of zoning plan.

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- vii) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- viii) That licensee have understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- ix) That licensee 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.
- x) That licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- xi) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii) That the provision of solar water photovoltaic 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.
- xiv) That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xv) That licensee 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.
- xvi) That licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xvii) That licensee 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 licensee 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.
- xviii) That licensee will 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 and as amended from time to time.
- xix) That licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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 amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xx) That licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

- xxi) That licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- xxii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiii) That the licensee shall integrate the bank account in which 70 percent allottee receipts are credited under section -4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 within the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxiv) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxv) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxvi) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payment from its owner funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- xxvii) That licensee shall abide by the terms and conditions of policy dated 11.05.2022 & as amended from time to time and other direction given by the Director time to time to execute the project.
- xxviii) That licensee shall provide the details of calculation per Sqm/per Sq. ft., to the allottee while raising demand from the flat owner/plot owner/ commercial space owners, in case at the time of booking of the plot/flat/commercial space, the SIDC/EDC rates were not included and are to be charged separately as per rates fixed by the Government.
- xxix) That licensee 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.
- xxx) That licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxxi) That licensee shall maintain the right of way along HT line passing through the applied site.
- xxxii) That licensee shall not encroach the revenue rasta passing through the applied site and keep them open for thoroughfare movement of the general public.
- xxxiii) That licensee has taken the access to the colony from 15 m wide internal road of licence No. 242 of 2025, hence, licensee is required to maintain the same up to higher order road.

- xxxiv) That licensee shall deposit the differential fees/ charges in view of decision taken in the meeting of Council of Ministers dated 02.02.2026, within a period of 30 days of final notification regarding increase in fee & charges, without any objection/ claim.
- xxxv) That the licensee shall furnish the fresh bank guarantee of IDW & EDC with a validity of at least 5 years within a period of 3 months.
- xxxvi) That you shall complete the project within seven years (5 year initial validity of licence +2 years renewal of licence) from date of grant of license as per clause 9.2 of the policy dated 11.05.2022.

3. The licence is valid up to 09/08/2031.

Dated: 10/08/2026.
Place:

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

Endst. No. LC-5573/PA (MK)/2026/ 28748

Dated: 11-08-2026

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

- ✓ 1. Sh. Mohit S/o Sh. Ramchander, Sh. Parveen Kumar S/o Sh. Sumer Singh, Sh. Sumar Singh S/o Sh. Jogi Ram, Swift Auto Components Pvt. Ltd., Diamond Build Prop Pvt. Ltd., Trident Park Town Pvt. Ltd. Ashutosh Realtors Pvt. Ltd., in collaboration with Trident Park Town Pvt. Ltd., Regd. Office: 310, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110001 Email.ID- info@tridentreality.co.in along with a copy of agreement, LC-IV & Bilateral Agreement, schedule of land and demarcation-cum-Layout Plan and zoning plan.
2. Deputy Commissioner, Panipat.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. JD, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Rohtak
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
12. Land Acquisition Officer, Rohtak.
13. Senior Town Planner, Rohtak along with demarcation-cum-Layout Plan and zoning plan.
14. District Town Planner, Panipat along with a copy of agreement and layout plan.
15. CAO of this Directorate.
16. PM (IT) for up-dation on the website.

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

To be read with Licence No. 159 Of 2026.

The detail of land which is to be migrated from licence no. 40 of 2011 is as under:

1. Detail of land owned by Trident Park Town Private Limited.

VILLAGE	RECT. NO.	KHASRA NO.	AREA (K-M-S)	
			TOTAL	APPLIED
Azizullapur	2	6	2-13-0	2-13-0
		14 min	4-18-0	2-3-0
		15	7-3-0	7-3-0
		16/1	0-14-0	0-14-0
		17 min	8-0-0	3-4-0
	3	10/1	1-8-0	1-8-0
		10/2	0-17-0	0-17-0
		11/1	3-4-0	3-4-0
TOTAL			28-17-0	21-6-0

2. Detail of land owned by Trident Park Town Private Limited.

VILLAGE	KHASRA NO.	AREA (B-B-B)	
		TOTAL	APPLIED
Nizampur	797/1	2-4-0	2-4-0
	797/2	1-1-0	1-1-0
	845/799/2	2-2-0	2-2-0
	828	3-0-0	3-0-0
	832/1	2-4-0	2-4-0
Chandoli	491/2	1-3-0	1-3-0
	492/2	1-3-0	1-3-0
	497/2	1-2-0	1-2-0
	559/2	1-1-0	1-1-0
	560/1	2-15-0	2-15-0
	561/2	0-4-0	0-4-0
	568/2	1-16-0	1-16-0
	569	3-0-0	3-0-0
	570	3-0-0	3-0-0
	571	2-14-0	2-14-0
	572	1-7-0	1-7-0
	573	1-10-0	1-10-0
	750	3-0-0	3-0-0
	751	1-10-0	1-10-0
	754	1-10-0	1-10-0
	757/2	0-4-0	0-4-0
	758	3-0-0	3-0-0
	759	3-0-0	3-0-0
	760	3-0-0	3-0-0
	761	3-0-0	3-0-0
	762	2-17-0	2-17-0
	763	3-6-0	3-6-0
	764	3-0-0	3-0-0
	765	3-0-0	3-0-0
	766	3-0-0	3-0-0
	767	3-0-0	3-0-0
	768	3-0-0	3-0-0
	769	3-0-0	3-0-0
	770	3-0-0	3-0-0
	771	3-0-0	3-0-0
	772	3-0-0	3-0-0
	773	3-0-0	3-0-0
	774	3-0-0	3-0-0
	775	3-0-0	3-0-0
	776	2-11-0	2-11-0
	777	4-1-0	4-1-0
	778	3-0-0	3-0-0
	779/1	0-4-0	0-4-0
	779/2	2-16-0	2-16-0

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ANET KUMAR, FR

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TOTAL	244-1-0	244-1-0
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3. Detail of land owned by Swift Auto Components Private Limited.

TOTAL	11-11-0	11-11-0
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Amrit Kumar, CE

To be read with Licence No. 159 Of 2026.

dt:- 10/08/2026

4. Detail of land owned by Diamond Build Prop Private Limited 32/85 share & Ashutosh Realtors Private Limited 53/85 share.

VILLAGE	KHASRA NO.	TOTAL	AREA (B-B-B)	APPLIED
Chandoli	485	2-14-0		2-14-0
	486	3-0-0		3-0-0
	755	3-0-0		3-0-0
	756	3-0-0		3-0-0
TOTAL		11-14-0		11-14-0

The details of land applied afresh is as under:

5. Detail of land owned by Trident Park Town Private Limited.

VILLAGE	KHASRA NO.	TOTAL	AREA (B-B-B)	APPLIED
Nizampur	842/798/1	0-3-0		0-3-0
	829	3-18-0		3-18-0
	830	2-2-0		2-2-0
	831	3-0-0		3-0-0
	832/2	0-16-0		0-16-0
	836/2 min	0-15-0		0-8-0
	837	2-8-0		2-8-0
	838	3-0-0		3-0-0
	839	2-8-0		2-8-0
	840	3-0-0		3-0-0
	841	2-8-0		2-8-0
TOTAL		23-18-0		23-11-0

6. Detail of land owned by Sh. Mohit s/o Sh. Ramchander 1/2 share, Sh. Parveen Kumar s/o Sh. Sumer Singh 1/4 share & Sh. Sumer Singh S/o Sh. Jogi Ram 1/4 share.

VILLAGE	KHASRA NO.	TOTAL	AREA (B-B-B)	APPLIED
Chandoli	468/2	1-16-0		1-16-0
	469/2	0-15-0		0-15-0
	757/3	2-10-0		2-10-0
TOTAL		5-1-0		5-1-0

GRAND TOTAL (1 to 6)

21 Kanal 6 Marla or
2.6625 acres and
295 Bigha 18 Biswa
Or
61.6458 acres
TOTAL - 64.30833 acres

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Amrit Kumar, FI