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no 1

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V

(See Rule 12)

License No. 251 of 2025

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Trikaayn Real Estate LLP, Regd. Off. 14/3, Main Mathura Road, Mewla Maharajpur, Faridabad, Haryana-121003 for setting up of Retirement Housing Project under Retirement Housing policy dated 04.11.2024 over an area measuring 0.96875 acres in the revenue estate of village Baselwa, Sector-86, Faridabad.

1. The particulars of the land, wherein the aforesaid Retirement Housing Project under Retirement Housing policy dated 04.11.2024 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 licensee will pay the Infrastructure Development Charges amounting to **Rs. 41,01,268/-** 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/internal road and restricted belt / green belt 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.
 - (iii) That the 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 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.
 - (iv) That the 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 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

shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

(xxviii) That the licensee shall be required to file half yearly reports containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed.

(xxix) That the licensee shall comply with the terms and conditions of Retirement Housing policy dated 04.11.2024.

3. The licence is valid up to 18/12/2030.

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

Dated: 19/12/2025.
Place:

Endst. No. LC-5628/PA(SK)/2025/ 4830

Dated: 19-12-2025

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

1. Trikaayn Real Estate LLP, Regd. Off. 14/3, Main Mathura Road, Mewla Maharajpur, Faridabad, Haryana-121003 alongwith a copy of agreement, LC-IV, Bilateral agreement & zoning plan.
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, Palwal.
12. District Town Planner, Palwal.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.

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

To be read with License No. 251 Dated 19/12/2025

Detail of land owned by Trikaayn Real Estate LLP:-

Village	Rect.No	Killa No	Area (K-M) 7-15 Or 0.96875 acre
Baselwa, Faridabad	56	1/2	

Director
Town & Country Planning
Haryana, Chandigarh

[Signature]