

Directorate of Town & Country Planning, Haryana

Nagar Ayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Email: tcpjharyana7@gmail.com Website: <http://tcpjharyana.gov.in>

L.C-V (See Rule 12)

Licence No. 242 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Trident Park Town Pvt. Ltd., Regd. Off. 310, Akashdeep Building, 7 Tolstoy Marg, New Delhi - 110001 for setting up of Residential Colony under NILP Policy-2022 over an area measuring **59.77084 acres** (**44.26402 acres migrated from licence no. 40 of 2011 and 15.51042 acres a fresh land**) in Sector-19A and 40, District Panipat.

1. The particulars of the land, wherein the aforesaid Residential Colony under NILP 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 hereby granted subject to the following conditions: -
 - a. That the licensee shall pay the Infrastructure Development Charges amounting to **Rs.10,74,50,691/-** in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period. An amount of Rs. 9 lac shall be deposited against IDC within a period of 30 days.
 - b. That the Residential Colony under New Integrated Licensing Policy (NILP) will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - c. That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - d. 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 to the Govt..
 - e. 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.
 - f. That the licensee 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 in the favour of the Government.
 - g. That the licensee 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.
 - h. That the licencees shall integrate the services with Haryana Shehri Vikas Pradhikaran services/competent authority as and when made available.
 - i. That the licensee understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and licensee shall pay the proportionate cost for acquisition of land, if any, along with the construction cost of 24

Director
Town & Country Planning
Haryana, Chandigarh

- x. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.
- y. That the 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.
- z. That the licensee shall abide by the terms and conditions of the policy dated 11.05.2022 and its amendments issued time to time.
- aa. That the licensee shall integrate the bank account in which 70 percent allottee receipts are credited under section -4(2)(I)(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.
- bb. 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.
- cc. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- dd. 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 instalments that are due for payment get paid as per the prescribed schedule.
- ee. That you shall maintain ROW along HT lines passing through the site till the shifting of the same.

3. The licence is valid up to 03/12/2030.

DA:-As above.

Dated: 04/12/2025.
Place:

Endst. No. LC-5574/JE (RA)/2025/ 46135

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

Dated: 04-12-2025

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

1. Trident Park Town Pvt. Ltd., Regd. Off. 310, Akashdeep Building, 7 Tolstoy Marg, New Delhi - 110001 along with a copy of agreement, LC-IV B, Bilateral agreement, schedule of land and copy of demarcation-cum-zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.

8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak.
13. District Town Planner, Panipat along with a copy of agreement and copy of demarcation-cum-zoning plan.
14. CAO of this Directorate along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.



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

To be read with License No. 242 Dated 04/12/2025

Schedule of Land being Migrated from Licenses No.40 of 2011

Village	Name of Owners	Khasra No.	Area (B-B)	
Nizampur	Trident Park Town Private Limited	298/1/1	2	4
		347	3	0
		348	2	14
		359/1	0	18
		368/1	1	0
		298/1/2	0	19
		299	1	13
		300	3	0
		301	3	3
		302	2	2
		303	4	1
		304	2	14
		350	2	14
		351	2	14
		352	2	14
		353	3	0
		354	3	0
		355	3	0
		356	2	11
		808	3	0
		809	1	7
		827	3	0
		309	3	0
		310	3	0
		311	3	0
		328	3	0
		329	3	0
		330	3	0
		331/2	1	0
		805	3	0
		806	3	0
		807	3	0
		811	0	15
		812	0	15
		813	1	10
		814	3	0
		815	3	0
		793	3	0
		794	3	0
		795	3	0
		796	3	0
		802	3	0
		803	3	0
		346	3	0
		371	3	0
		372	3	0

D.T.C.P (HR)
Suman (Rao Dole)

Nizampur	373	0	12
	374/1	1	15
	374/2	0	13
	375	3	0
	376	3	0
	378/1	0	19
	379/1/1	3	0
	379/1/2	0	18
	382/2	3	0
	383	3	0
	385/1	1	4
	385/2	1	16
	386	2	8
	387/1	0	11
	389/1	2	9
	389/2	0	11
	407	3	0
		150	4

150 Bigha 4 Biswa
Or 31.29167 acres

Village	Name of Owners	Rect. No.	Killa Nos.	Area (K-M)	
Azizullapur	Trident Park Town Private Limited	2	13	2	11
		2	18	8	0
		2	19/2/2	4	4
		1	15	1	9
		1	16	1	13
		1	24	3	1
		1	25	7	5
		2	11	5	7
		2	12	3	11
		2	19/1	3	7
		2	20	8	0
		2	21	8	0
		15	1	8	0
		15	10/2	4	11
		16	2/2	0	14
		16	3/2	6	3
		16	4	8	0
		16	5	8	0
		16	6/2	2	18
		16	7/2	1	9
		16	8/2	0	1
		2	14min	2	15
		2	17min	4	16
			Total	103	15
				103 Kanal 15 Marla or 12.96875 acres	
	Total Land Being Migrated:-			44.26042 Acres	

D.T.C.P (HR)
Suman (Patwari)

Schedule of Land over an area measuring 15.5104 acres of freshly applied land.

Village	Owners Name	Khasra No.	Area (B-B)	
Nizampur	Trident Park Town Private Limited	296/1/1	0	19
		359/2/1	0	18
		360/1	2	0
		361/2	2	19
		362/1	0	9
		362/2	2	11
		363/1/1	0	10
		364/1/2	0	5
		367	3	0
		368/2	2	0
		369/1	0	9
		810	3	9
		816	3	0
		817	3	0
		818	3	0
		819	3	0
		820	3	0
		821	3	3
		822	1	1
		823	2	5
		824	3	0
		825	3	0
		826	3	0
		833	3	0
		834	2	17
		835	1	10
		836/1	0	15
		836/2Min	0	7
		323/2	2	3
		324	3	0
		332	0	12
		333	1	10
		334	1	10
		335	3	0
		801/2	2	11
		800/2	1	7
		801/1	0	9
		Total	74	9
		Total	74 Bigha 9 Biswa or 15.51042 acres	
		Grand Total	59.77084 Acres	

Director
Town & Country Planning
Haryana, Chandigarh
Suman (Patwari)