DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
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Memo No. ZP-409-III/PA(DK)/2026/ 20192 Dated 09-06-2026

To

Buzz Hotels Pvt. Ltd.,
Regd Office - 305, 3rd Floor, Kanchan House,
Karampura Commercial Complex,
New Delhi - 110015.

Subject: **Approval of revised-demarcation-cum zoning plan of Group Housing Colony measuring 34.175 acres (Licence No. 16 of 2008 dated 31.01.2008, Licence No. 28 of 2008 dated 17.02.2008, Licence No. 44 of 2011 dated 13.05.2011), Sector-59, Gurugram being developed by BTVS Buildwell Pvt. Ltd. and others in collaboration with Base Exports Pvt. Ltd. and Buzz Hotels Pvt. Ltd.**

Reference:- Your letter dated 27.04.2026 on the matter cited above.

Please find enclosed a copy of approved revised-demarcation-cum zoning plan of Group Housing Colony measuring 34.175 acres (Licence No. 16 of 2008 dated 31.01.2008, Licence No. 28 of 2008 dated 17.02.2008, Licence No. 44 of 2011 dated 13.05.2011), Sector-59, Gurugram bearing Drawing No. DTCP-12261 dated 08.06.2026.

DA/as above.

(Ashish Sharma)
District Town Planner, (HQ)
For; Director, Town & Country Planning,
Haryana, Chandigarh.

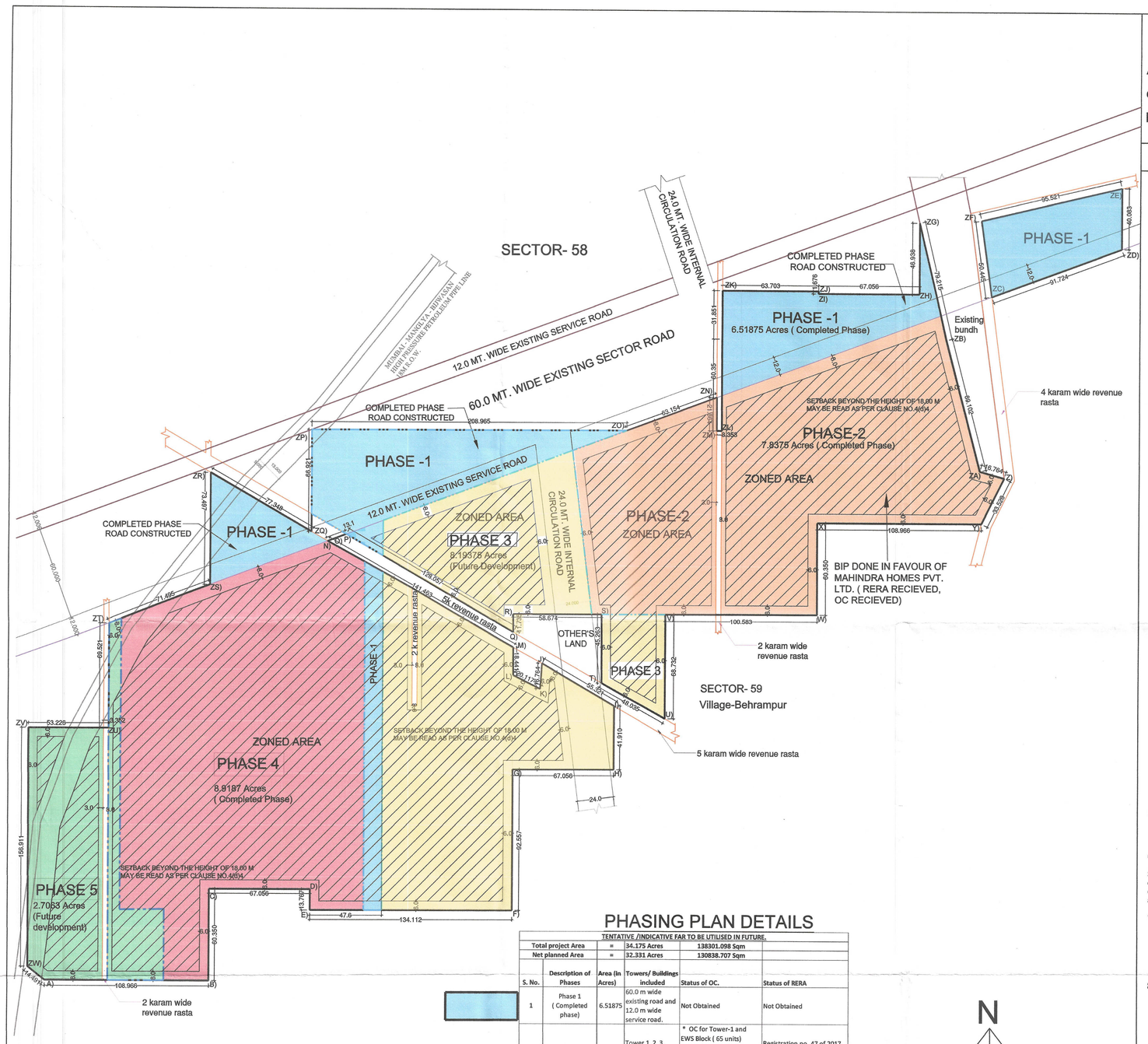
Endst. No. ZP-409-III/PA(DK)/2026/ Dated

A copy of above alongwith copy of approved revised-demarcation-cum zoning plan is also forwarded to the following for information and necessary action:-

1. The Senior Town Planner, Gurugram.
2. The District Town Planner, Gurugram.
3. Nodal Officer, Website Updation.

DA/as above.

(Ashish Sharma)
District Town Planner, (HQ)
For; Director, Town & Country Planning,
Haryana, Chandigarh.



PHASING PLAN DETAILS

TENTATIVE /INDICATIVE FAR TO BE UTILISED IN FUTURE.

Total project Area	=	34.175 Acres	138301.098 Sqm
Net planned Area	=	32.331 Acres	130838.707 Sqm

S. No.	Description of Phases	Area (in Acres)	Towers/ Buildings included	Status of OC.	Status of RERA
1	Phase 1 (Completed phase)	6.51875	60.0 m wide existing road and 12.0 m wide service road.	Not Obtained	Not Obtained
2	Phase 2 (Completed phase)	7.8375	Tower 1, 2, 3, Community Building ,convenient Shopping-1, EWS.	* OC for Tower-1 and EWS Block (65 units) granted on 22.1.2019. * OC for community building & convenient shopping -10.10.2019. * OC for Tower-2 & 3 not granted yet.	Registration no. 47 of 2017 dated 26.10. 2017, 42 of 2017 dated 26.10. 2017 and 26 of 2022 dated 15.03. 2022.
3	Phase 3 (Future development)	8.19375	Future Development	Not Obtained	Not Obtained
4	Phase 4 (Completed Phase)	8.9187	Tower A, B, C, D, E, Community Building-2,convenient Shopping-2, EWS.	* OC for tower A,B,C, EWS Block, Community building-2 granted on 08.02.2024. * OC for Tower-D, E & Convenient Shopping-2 not granted yet.	Registration no. 10 of 2019 dated 30.6.2019 for 5.95 Acres, 27 of 2021 dated 22.06. 2021 for 2.97 Acres.
5	Phase 5 (Future Development)	2.7063	Future Development	Not Obtained	Not Obtained
	Total	34.175			

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ZONING PLAN

NOTE: ALL DIMENSIONS ARE IN METRES

ZONED AREA = 22.8399 Acres

Approval of revised demarcation cum Zoning Plan of Group Housing Colony area measuring 34.175 acres (Licence no. 28 of 2008 dated 31.01.20028, licence no. 28 of 2008 dated 17.02.2008, licence no. 44 of 2011 dated 13.05. 2011) in sector-59, Gurugram being developed by BTVS Buildwell Pvt Ltd. and others in Collaboration with Base Exports Pvt. Ltd. and Buzz Hotels Pvt. Ltd.

FOR PURPOSE OF CHAPTER 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

1. SHAPE & SIZE OF SITE:-

The shape and size of the Group Housing Colony is in accordance with the zoning plan shown as A to ZW in the zoning plan as confirmed by STP Gurgaon vide Memo No. 31 Dated 08.02.2016.

2. TYPE OF BUILDING PERMITTED:-

The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR:-

a. Building shall only be permitted with in the portion of the site marked as ▨ build able zone and no where else.
b. The maximum coverage on ground floor shall be 35% on the area of 32.331 acres.
c. Maximum Permissible FAR shall be 175% on the area of 32.331 acres. However, an additional FAR of 28479.6595 Sqm. towards Residential use is also permitted in lieu of following TDR Utilization certificates :-

S.No.	TDR Certificate No./SPRP Licence No.	TDR Utilization Certificate No. and Date	Area in Sqm.
1.	TDR CERTIFICATE NO. 1-1604 OF 37/2025 DATED 27.08.2025	TDR UTILIZATION CERTIFICATE No. 49 of 2026, Dated : 21/04/2026.	28198.392 Sqm.
2.	TDR CERTIFICATE NO. 1-16 of 38 / 2025 dated 03.09.2025 (Part of TDR Certificate No. 1-414 of 38 /2025 dated 03.09.2025)	TDR UTILIZATION CERTIFICATE No. 50 of 2026,Dated : 21/04/2026.	281.2675 Sqm
		TOTAL FAR	28479.6595 Sqm.

2. HEIGHT OF BUILDING :-

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
(a) The maximum height of the buildings shall be as per the Haryana Building Code, 2017.
(b) The plinth height of building shall be as per the Haryana Building Code, 2017.
(c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS.(in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

(d) If, such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

5. SUB-DIVISION OF SITE:-

a. The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
b. The site shall not be sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL:-

Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by D,TCP, Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/public open space.

7. DENSITY:-

a. The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 32.331 acres.
b. Maximum density (PPA) with TDR shall be Existing +200 PPA as per TDR Policy dated 16.11.2021.
c. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

8. ACCOMMODATION FOR SERVICE POPULATION:-

Adequate accommodation shall be provided for domestic servants and other service population of EWS.The number of such dwelling units for domestic servants shall not be less then 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for E.W.S category.

9. PARKING:-

(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code 2017.
(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

10. LIFTS AND RAMPS:-

(c) Lift and Ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
(d) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
(e) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

11. OPEN SPACES:-

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the DTCP, Haryana. At least 15% of the total site area shall be developed as organized open space i.e tot lots and play ground.

12. APPROVAL OF BUILDING PLANS:-

The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code-2017(as amended time to time) before starting up the construction.

13. BUILDING BYE-LAWS :-

The construction of the building /buildings shall be governed by the Haryana Building Code, 2017. and Indian Standard code no.4963-1987 regarding provisions for Physically Handicapped Persons. the owner shall also follow the provisions of Section 46 of The Person with Disabilities (Equal Opportunities,Protection of Right and Full Participation)Act,1995 Which includes construction of ramp in public buildings, adoption of toilets for the wheel chair users, Braille symbols and auditory signals in the elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm,the model building byelaw issued by the Indian Standards,and as given in the National Building Code of India shall be followed as be approved by DTCP, Haryana.

14. CONVENIENT SHOPPING:-

0.5% of the area of 32.331 acres area shall be reserved to cater for essential convenient shopping with the following conditions.

a. The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.

15. PROVISION OF COMMUNITY BUILDINGS:-

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

16. BASEMENT :-

(a) The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
(b) The construction of basement shall be executed as per the Haryana Building Code, 2017.

17. APPROACH TO SITE :-

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the DTCP, Haryana.

18. FIRE SAFETY MEASURES :-

(a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent Authority.
(b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved form the Competent Authority.
(c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

19. That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the constructed.
20. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
21. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
22. That the coloniser/owner 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.
23. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no. 22/52/2005-5power dated 21.03.2016 issued by Haryana Government renewable energy department.

24. GENERAL :-

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the haryana building code-2017.
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
(c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
(d) Garbage collection center of appropriate size shall be provided within the site.
(e) Color trade emblem and other symbols shall be subject to the approval of the competent authority.

DRG. NO. DTCP 12261 DATED:- 08-06-2026

(DINESH KUMAR) PA (HQ) | (VIKAS) ATP (HQ) | (ASHISH SHARMA) DTP(HQ) | (HITESH SHARMA) STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)