

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

Regd.

To

Base Exports Pvt. Ltd.
SCO no. 6-8, Sector-9D,
1st & 2nd Floor, Madhya Marg,
Chandigarh.

Memo No:-LC-1042-II-JE(DS)-2020/ 19444 Dated: 04-11-2020

Subject: Renewal of license no. 16 of 2008 dated 31.01.2008 granted for development of a Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector 59, Gurugram-Manesar Urban Complex- Base Exports Pvt. Ltd.

Reference: Your application dated 14.07.2020 on the subject cited above.

1. License No. 16 of 2008 dated 31.01.2008 granted for development of a Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector 59, Gurugram-Manesar Urban Complex is hereby renewed up to 30.01.2025 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. The Bank Guarantee of IDW is valid upto 15.04.2021 and 06.07.2022 whereas the licence is renewed upto 31.01.2025. You shall submit the revalidated Bank Guarantees of IDW co-terminus with licence renewal period atleast one month before their expiry.
4. That you shall be bound to adhere to the provisions of section 3(3)(a)(iv) of Act no. 8 of 1975 as amended from time to time regarding construction / transfer of community sites.
5. That you shall get the licence renewed till grant of final completion of the colony.
6. That you shall submit the approved electrical service plans/estimates.
7. That the amendment in Rule 13 of Rules, 1976 in respect of charging of licence renewal fees is under consideration, for which the draft notification was issued on 20.08.2019. Therefore, you shall deposit the increased renewal fees in accordance with the final notification.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.


(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-1042-II-JE(DS)-2020/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer (website) for updation on website.


(SK Sehwat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

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

ORDER

Whereas, licence no. 16 of 2008 dated 31.01.2008 granted in favour of Base Exports Pvt. Ltd., SCO No. 6-8, Sector - 9, D, 1st & 2nd Floor, Madhya Marg, Chandigarh under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Group Housing colony over an area measuring 17.55 acres in the revenue estate of village Behrampur, Sector-59, Gurugram-Manesar Urban Complex. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 4,000/-. Licensee has deposited the composition fee through online vide transaction no GRN No.66131001 on 24.07.2020.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2020.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. no. LC-1042-JE (DS)-2020/ 19451

Dated: 04-11-2020

A copy is forwarded to the following for information:-

1. Base Exports Pvt. Ltd., SCO No. 6-8, Sector - 9, D, 1st & 2nd Floor, Madhya Marg, Chandigarh.
2. Chief Accounts Officer of this Directorate.

(S.K. Sehwat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

Base Exports Pvt. Ltd.,
BTVS Buildwell Pvt. Ltd.,
Adson Software Pvt. Ltd.,
Ornamental Realtors Pvt. Ltd.,
Aspirant Builders Pvt. Ltd.,
C/o Base Exports Pvt. Ltd.
305, Kanchan House,
Karampura Commercial Complex,
New Delhi-110015.

Memo No. LC-1042-II-JE (VA)-2018/ 516

Dated 08-01-2019

Subject: - Renewal of licence no. 16 of 2008 dated 31.01.2008 granted for setting up of Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex.

Ref: Your application dated 01.02.2018 & 24.05.2018 on the subject mentioned above.

Licence no. 16 of 2008 dated 31.01.2008 granted to you for setting up of a Group Housing Colony over an area measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59 of Gurugram Manesar Urban Complex is hereby renewed upto 30.01.2020, after freezing the area measuring 0K-16M (with FAR of 708.19875 sq. mtr.) due to investigation in Khasra no. 19//19/1/1 of village Behrampur, on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall transfer portion of service road forming part of the licenced area to the Government free of cost within the validity period of licence.
3. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal.
4. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No.LC-1042-II-JE (VA)-2018/

Dated

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

/

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

ORDER

Whereas, licence no 16 of 2008 dated 31.01.2008 has been granted to Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Aspirant Builders Pvt. Ltd., C/o Base Exports Pvt. Ltd. for setting up of Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 20.04.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 2,18,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1042-II-JE (VA)-2018/ 523

Dated: 08-01-2019

A copy is forwarded to the following for information and necessary action:-

1. Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Aspirant Builders Pvt. Ltd. C/o Base Exports Pvt. Ltd., 305, Kanchan House, Karampura Commercial Complex, New Delhi-110015.

2. Chief Accounts Officer of this Directorate.

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

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana2@gmail.com

To

✓
BTVS Buildwell Pvt. Ltd.,
Adson Software Pvt. Ltd.,
Bulls Realtors Pvt. Ltd.,
Commander Realtors Pvt. Ltd.,
Fiverivers Developers Pvt. Ltd.,
Fiverivers Township Pvt. Ltd.,
Ornamental Realtors Pvt. Ltd.,
Aspirant Builders Pvt. Ltd.,
in collaboration with Base Exports Pvt. Ltd.,
305, Kanchan House, Karampura Commercial Complex,
New Delhi-110015

Memo No. LC-1042-PA (SN)-2016/ 4719 Dated: 9/3/16

Subject: Renewal of license No. 16 of 2008 dated 31.01.2008 granted for setting up of Group Housing Colony, over an area measuring 17.55 acres in the revenue estate of village Behrampur, Sector-59 of Gurgaon-Base Exports Pvt. Ltd.

Reference: Your application dated 12.01.2016.

1. Licence no. 16 of 2008 dated 31.01.2008 granted to you vide this office letter Endst. No. 5DP-2008/2695-2706 dated 01.02.2008 and Endst. No. LC-1952/PA(SN)/24336-48 dated 09.12.2015 for setting up of Group Housing Colony over an area measuring 17.55 acres in the revenue estate of village Behrampur, Sector 59, Distt. Gurgaon is hereby renewed up to 30.01.2018 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall get electrical service plan estimates approved from the competent authority within validity of renewal of licence.
4. You shall submit the NOC from MOEF and ultimate power load requirement within three months from the issuance of this renewal of licence.
5. You shall construct the portion of service road forming part of the licensed area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
6. You shall get the bank guarantee revalidated at least one month before its expiry.
7. You shall get the licences renewed till final completion of the colony is granted.
8. Original Licence no. 16 of 2008 dated 31.01.2008 is also returned herewith.


(Arun Kumar Gupta, IAS)
Director General,

Town & Country Planning Department,
Haryana, Chandigarh.

Endst no: LC-1042-PA (SN)-2016/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o STP (M).
4. Senior Town Planner, Gurgaon.
5. District Town Planner, Gurgaon.
6. Website Administrator (HQ).

Assistant Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcphrv@gmail.com

Regd

ORDER

Whereas licence no. 16 of 2008 dated 31.01.2008 was granted to Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Adson Software Pvt. Ltd., Base Exports Pvt. Ltd. in collaboration with Base Exports Pvt. Ltd. to develop a group housing colony on the land measuring 17.55 acres in the revenue estate of village Behrampur, District Gurgaon.

A request was received on 24.07.2015 under the policy dated 15.07.2015 regarding rescheduling of licence land between Group Housing and plotted licenced colonies to process of exchange between the licence no 16 of 2008 dated 31.01.2008, 28 of 2008 dated 17.02.2008, 44 of 2011 dated 13.05.2011, 63 of 2009 dated 13.11.2009, 107 of 2010 dated 20.12.2010 and 60 of 2012 dated 11.06.2012, which was examined and in principle approval was granted vide this office memo no 17766 dated 16.09.2015 to comply the terms and conditions as laid down therein within a period of 60 days. Thereafter, the compliance made by you dated 01.10.2015, 19.10.2015 and 26.10.2015 have been examined and found in order.

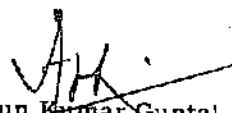
After exchange of licenced land among the licences the revised schedules of land measuring 17.55 acres are annexed as Annexure 'A' in the name of Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Adson Software Pvt. Ltd., Base Exports Pvt. Ltd., Fiverivers Developers Pvt. Ltd., Fiverivers Township Pvt. Ltd., Bulls Realtors Pvt. Ltd. in collaboration with Base Exports Pvt. Ltd. w.r.t licence no. 16 of 2008 dated 31.01.2008.

The approval of all zoning plans and building plans accorded earlier in the above mentioned licences shall stand annulled and fresh zoning and building plans shall be get approved as per Rules/norms. The terms and conditions as stipulated in above said licences will remain applicable and will be complied with by Base Exports Pvt. Ltd. for licence no. 16 of 2008 dated 31.01.2008.

The company will also abide by the terms and conditions of the agreements LC-IV and Bilateral Agreements executed with the Director.

Dated:

Chandigarh


(Arun Kumar Gupta)
Director General,
Town & Country Planning,
Haryana, Chandigarh

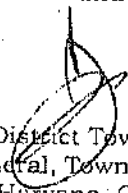
Endst. No. LC-1952/PA(SN) 24336

Dated: 9/12/15

A copy is forwarded to the following for information and necessary action:-

1. Base Exports Pvt. Ltd. SCO no 6-8, Sector-9D, Madhaya Marg, Chandigarh alongwith a copy of Agreement LC-IV and Bilateral Agreement, Land schedule & Layout.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula


4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-in-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Enforcement, Chandigarh.
10. Senior Town Planner, Gurgaon.
11. District Town Planner (Planning), Gurgaon.
12. Chief Accounts Officer, (HQ) O/o Director, Town & Country Planning, Haryana, Chandigarh.


District Town Planner (HQ),
For Director General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1952/PA(SN)

Dated:

A copy is forwarded to District Town Planner (HQ) Sh. P.P. Singh with request to update the status on website.


District Town Planner (HQ),
For Director General, Town & Country Planning,
Haryana, Chandigarh.

Revised Land Schedule**To be read with License No. 16 of 2008****1 Land owned by Aspirant Builders Pvt. Ltd., District-Gurgaon**

Village	Rect. No.	Kila No.	Total Area		Taken Area	
			K	M	K	M
Behrampur	12	19/2	5	5	5	5
		21/2/1	1	7	1	7
		22/1	2	9	2	9
						9

2 Land owned by BTVS Buildwell Pvt. Ltd. (385/1216 Share), Ornamental Realtors Pvt.Ltd. (773/1216 Share), Adson Software Pvt. Ltd. (78/1216 Share)

Behrampur	12	21/1/1	1	2	1	2
		21/1/2	0	4	0	4
	13	24/2	7	0	4	0
		25/1	8	0	3	19
		25/2	0	1	0	1
	19	4/1	4	0	4	0
		4/2	3	12	3	12
		5/1	1	1	1	0
		5/2	7	0	7	0
		8	8	0	8	0
20	7	7	12	7	12	
	1	3	0	3	0	
	10	5	1	5	1	
				48	11	

3 Land owned by Base Exports Pvt. Ltd. (227/ 748 Share), Ornamental Realtors Pvt. Ltd. (521/748 Share)

Behrampur	18	6/1	8	7	8	7	
		14/1	6	0	6	0	
		14/2	3	18	3	18	
		15/1/1	0	4	0	4	
		15/1/2	2	1	2	1	
		16/2	2	12	2	12	
		17	6	0	6	0	
						31	2

4 Land owned by Base Exports Pvt. Ltd.

Behrampur	19	8/1	7	16	7	16
		8/2	0	4	0	4
		9/1/1	0	11	0	11
		9/1/2	2	1	2	1
		12/2	2	12	2	12
		13	8	0	8	0
				21	4	

5 Land owned by BTVS Buildwell Pvt. Ltd.

Behrampur	19	9/2/1	2	4	2	4
		9/2/2	3	4	3	4
		10/1	5	16	5	16
		10/2	2	4	2	4
				13	8	

6 Land owned by Fiverivers Developers Pvt. Ltd.

Behrampur	19	12/1	5	8	4	0
		19/1/1	0	16	0	16
					4	16

7 Land owned by Fiverivers Township Pvt. Ltd.

Behrampur	19	18/2	3	19	3	19
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8 Land owned by Bulls Realtors Pvt. Ltd. (3/8 Share), Fiverivers Developers Pvt. Ltd. (1/8 Share), Aspirant Builders Pvt. Ltd. (1/2 Share)

Behrampur	19	3/2	0	15	0	15
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9 Land owned by Bulls Realtors Pvt. Ltd. (3/4 Share), Fiverivers Developers Pvt. Ltd. (1/4 Share)

Behrampur	19	14	7	12	7	12
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Grand Total 140 8 Or 17.55 acres.

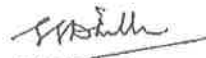

Director General
 Town and Country Planning,
 Haryana, Chandigarh
 2011-12

FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 16 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & 1976 made thereunder to M/s Aspirant Builders Pvt. Ltd, M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamantal Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd.. C/o M/s Base Exports Pvt. Ltd. Company incorporated under the Companies Act, and having its registered office at 5-1, Second Floor Back Portion Shahpur, New Delhi-110049, for setting up of a Group Housing Colony at village Behrampur, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions: -
 - a. That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Area Act, 1975 and Rules 1976 made there under are duly complied with.
 - c. That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in Green Belt.
5. That the portion of Sector / Master Plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of shops/office/floor area in Group Housing colony before the approval of layout plan/ building plans.
8. That you shall obtain approval/ NOC from the competent authority to fulfill the requirements of notification dated 14.09.06 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fitting for internal lighting as well as for campus lighting in the Group Housing Complex.
10. The licence is valid upto 30-1-2010.

Dated: Chandigarh
The 31-1-2008.


(S.S. Dhillon)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. 5DP-2008/ 2695-

Dated: 1-2-08

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

1. M/s Base Exports Pvt. Ltd. 5-1, Second Floor Back Portion Shahpur, New Delhi-110049. M/s Aspirant Builders Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamantal Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd... alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

V.1-3
District Town Planner (Hq) VK
for Director, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 16/.....of 2008

1. Details of land owned by M/s. Aspirant Builders Pvt. Ltd. Village Behrampur, District Gurgaon.

Village	Rect. No.	Killa No	Area K- M.
Behrampur	12	19/2	5 - 5
		21/2	2 - 4
		22	8 - 0
	20	2	9 - 4
		Total	

2. Details of land owned by M/s BTVS Bulldwell Pvt. Ltd. 365/1216 share, M/s Ornamental Realtors Pvt. Ltd. 773/1216 share, M/s Adson Software Pvt. Ltd 78/1216 share.

Village	Rect. No.	Killa No	Area K - M	Area Taken K-M	
Behrampur	12	21/1	1 - 6	1-6	
		24	7-12	4-0	
	13	25	8-0	4-0	
		19	4	7-12	7-12
			5	8-0	8-0
			6	8-0	8-0
		20	7	7-12	7-12
	1		3-0	3-0	
	10		5-1	5-1	
	Total			48 - 11 or 6.069 acre	

3. Details of land owned by M/s Base Exports Pvt. Ltd. 221/748 M/s Ornamental Realtors Pvt. Ltd. 521/748 share.

Village	Rect. No.	Killa No	Area K M
Behrampur	18	6	9 - 18
		14	9-18
		17	8-0
		15/1	2-4
		16/2	2-12
		Total	

4. Details of land owned by M/s Base Exports Pvt. Ltd..

Village	Rect. No.	Killa No	Area K M
Behrampur	19	8	8-0
		9/1	2-12
		12/2	2-12
		13	8-0
Total			21 - 4 or 2.65 acre

5. Details of land owned by M/s BTVS Bulldwell Pvt. Ltd.

Village	Rect. No.	Killa No	Area K M
Behrampur	19	9/2	5 - 8
		10	8-0
Total			13 - 8 or 1.675 acre

G. Total 140.8 Or 17.55 Acres

S. S. Dhillon
Director
Town and Country Planning,
Haryana, Chandigarh
CHITG

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site tpharyana.gov.in - e-mail: tpharyana7@gmail.com

Regd. To

Buzz Hotels Pvt. Ltd.,
305, 3rd floor, Kanchan House,
Karam Pura Commercial Complex,
New Delhi-110015.

Memo. No. LC-1040-II-JE (VA)-2021/ 12192

Dated: 19-05-2021

Subject: Renewal of licence no. 28 of 2008 dated 17.02.2008 granted for setting up of a Group Housing Colony on the land measuring 11.90 acres in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex- Buzz Hotels Pvt. Ltd.


Ref: Your application dated 03.12.2020 on the matter as subject cited above.

Licence no. 28 of 2008 dated 17.02.2008 granted for setting up of Group Housing Colony over an area measuring 11.90 acres in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex examined in which you have informed that the projects are under construction and the renewal of licence is required.

The aforesaid request has been considered under Rule 14(2) of the Rules, 1976 and renewal of subject cited colony is hereby renewed upto **16.02.2025** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. To complete the construction work of community sites after getting the time period extended as per the provision of Haryana Act no. 7 of 2019 dated 31.01.2019 & amendment dated 05.02.2020 in Rules 1976.
3. That you shall get the licence renewed till the final completion of the colony is granted.
4. That you shall submit the approved Service Plan/Estimate within 6 months from the issuance of this renewal.
5. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

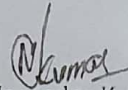

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1040-II-JE (VA)-2021/

Dated:

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

To

Hi-Energy Realtors Pvt. Ltd.,
Golden View Builders Pvt. Ltd.,
Base Exports Pvt. Ltd.
BTVS Buildwell Pvt. Ltd.,
Adson Software Pvt. Ltd.,
Bulls Realtors Pvt. Ltd.,
C/o Buzz Hotels Pvt. Ltd.
305, 3rd Floor, Kanchan House,
Karampura Commercial Complex,
New Delhi-110015.

Memo No. LC-1040-JE (VA)-2019/ 693

Dated 09-01-2019

Subject: - Renewal of licence no. 28 of 2008 dated 17.02.2008 granted for setting up of Group Housing Colony on the land measuring 11.90 acres in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex.

Ref: Your application dated 23.02.2018 & 02.05.2018 on the subject mentioned above.

Licence no. 28 of 2008 dated 17.02.2008 granted to you vide this office Endst. No. DS-2008/4114-4125 dated 20.02.2008 for setting up of a Group Housing Colony over an area measuring 11.90 acres falling in the revenue estate of village Behrampur, Sector-59 of Gurugram Manesar Urban Complex is hereby renewed upto 16.02.2020, after freezing the area measuring 8K-0M (with FAR of 7081.9875 sq. mtr.) due to investigation in Khasra no. 18//15/2 (2-12) & 18//16/1 (5-8) of village Behrampur, on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall transfer portion of service road forming part of the licenced area to the Government free of cost within the validity period of licence.
3. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal.
4. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No.LC-1040-JE (VA)-2019/

Dated

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

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

ORDER

Whereas, licence no 28 of 2008 dated 17.02.2008 has been granted to Hi-Energy Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd., Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Bulls Realtors Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd. vide Endst. No. DS-2008/4114-4125 dated 20.02.2008 for setting up of Group Housing Colony on the land measuring 11.90 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 25.04.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 8,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
✓ Haryana Chandigarh

Endst. No. LC-1040-JE (VA)-2019/ 700

Dated: 09-01-2019

A copy is forwarded to the following for information and necessary action:-

✓ Hi-Energy Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd., Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Bulls Realtors Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd., 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015.

2. Chief Accounts Officer of this Directorate.

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

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tpharyana.gov.in - e-mail: tpharyana2@gmail.com

To

BTVS Buildwell Pvt. Ltd.,
Golden View Builders Pvt. Ltd.,
Hi Energy Realtors Pvt. Ltd.,
Base Exports Pvt. Ltd.,
Adson Software Pvt. Ltd.,
Bulls Realtors Pvt. Ltd.,
Commander Realtors Pvt. Ltd.,
Fiverivers Developers Pvt. Ltd.,
Ornamental Realtors Pvt. Ltd.,
Aspirant Builders Pvt. Ltd.,
C/o Buzz Hotels Pvt. Ltd.,
305, Kanchan House, Karampura Commercial Complex,
New Delhi-110015

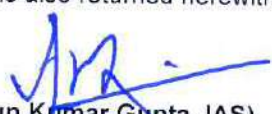
Memo No. LC-1040-PA (SN)-2016/ 5148

Dated: 15/3/2016

Subject: Renewal of License no 28 of 2008 dated 17.02.2008 granted for develop a Group Housing Colony on the land measuring 11.90 acres in the revenue estate of village Behrampur, Distt. Gurgaon, Sector-59 of Gurgaon-Manesar Urban Complex –Buzz Hotels Pvt. Ltd & others.

Reference: Your application dated 12.01.2016.

1. Licence no. 28 of 2008 dated 17.02.2008 granted to you vide this office letter Endst. No. DS-2008/4114-25 dated 20.02.2008 & Endst. No. LC-1952/PA(SN)/24349-60 dated 09.12.2015 for setting up of Group Housing Colony over an area measuring 11.90 acres in Sector 59, Distt. Gurgaon is hereby renewed up to **16.02.2018** on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall construct the portion of service road forming part of the licensed area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
4. You shall submit the NOC from MOEF and ultimate power load requirement.
5. You shall get the licences renewed till final completion of the colony is granted.
6. Original Licence no. 28 of 2008 dated 17.02.2008 is also returned herewith.


(Arun Kumar Gupta, IAS)
Director General,


Town & Country Planning Department,
Haryana, Chandigarh.

Endst no: LC-1040-PA (SN)-2016/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o STP (M).
4. Senior Town Planner, Gurgaon.
5. District Town Planner, Gurgaon.
6. Website Administrator (HQ) for updating the status on the website of the Department.


Assistant Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

Regd

ORDER

Whereas the licence no. 28 of 2008 dated 17.02.2008 was granted to Hi - Energy Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd., Base Exports Pvt. Ltd., BTVS Buidwell Pvt. Ltd., Adson Software Pvt. Ltd., Bulls Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd. in collaboration with Buzz Hotels Pvt. Ltd. to develop a group housing colony on the land measuring 11.90 acres in the revenue estate of village Behrampur, District Gurgaon.

A request was received on 24.07.2015 under the policy dated 15.07.2015 regarding rescheduling of licence land between Group Housing and plotted licenced colonies to process of exchange between the licence no 16 of 2008 dated 31.01.2008, 28 of 2008 dated 17.02.2008, 44 of 2011 dated 13.05.2011, 63 of 2009 dated 13.11.2009, 107 of 2010 dated 20.12.2010 and 60 of 2012 dated 11.06.2012, which was examined and in principle approval was granted vide this office memo no 17766 dated 16.09.2015 to comply the terms and conditions as laid down therein within a period of 60 days. Thereafter, the compliance made by you dated 01.10.2015, 19.10.2015 and 26.10.2015 have been examined and found in order.


After exchange of licenced land among the licences the revised schedule of land for an area measuring 11.90 acres are annexed as Annexure 'A' in the name of BTVS Buildwell Pvt. Ltd., Golden View Builders Pvt. Ltd., Hi - Energy Realtors Pvt. Ltd., Base Exports Pvt. Ltd., Adson Software Pvt. Ltd., Bulls Realtors Pvt. Ltd., Commander Realtors Pvt. Ltd., Fiverivers Developers Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Aspirant Builders Pvt. Ltd. in collaboration with Buzz Hotels Pvt. Ltd. w.r.t licence no. 28 of 2008 dated 17.02.2008.

The approval of all zoning plans and building plans accorded earlier in the above mentioned licences shall stand annulled and fresh zoning and building plans shall be get approved as per Rules/norms. The terms and conditions as stipulated in above said licences will remain applicable and will be complied with by Buzz Hotels Pvt. Ltd. for licence no.28 of 2008 dated 17.02.2008, 44 of 2011 dated 13.05.2011.

The company will also abide by the terms and conditions of the agreements LC-IV and Bilateral Agreements executed with the Director.

Dated:

Chandigarh



(Arun Kumar Gupta)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1952/PA(SN) 24349

Dated: 9/12/15

A copy is forwarded to the following for information and necessary action:-


1. Buzz Hotels Pvt. Ltd. 305 Kanchan House, Karampura Commercial Complex, New Delhi-15 alongwith a copy of Agreement LC-IV and Bilateral Agreement, Land schedule & Layout.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Enforcement, Chandigarh.
10. Senior Town Planner, Gurgaon.
11. District Town Planner (Planning), Gurgaon.
12. Chief Accounts Officer, (HQ) O/o Director, Town & Country Planning, Haryana, Chandigarh.


District Town Planner (HQ),
For Director General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1952/PA(SN)

Dated:

A copy is forwarded to District Town Planner (HQ) Sh. P.P. Singh with request to update the status on website.


District Town Planner (HQ),
For Director General, Town & Country Planning,
Haryana, Chandigarh.

- 1 Land owned by BTVS Buildwell Pvt. Ltd. (640/3840 Share), Golden View Builders Pvt. Ltd. (373 /3840 Share), Hi-Engery Realtors Pvt. Ltd. (960/3840 Share), Base Exports Pvt. Ltd. (747/3840 Share), Adson Software Pvt. Ltd. (327/3840 Share), Bulls Realtors Pvt. Ltd. (793/3840 Share), District- Gurgaon.

Village	Rect. No.	Killa No.	Total Area		Area Taken	
			K	M	K	M
Behrampur	18	23	8	0	8	0
		24	8	0	8	0
		25	8	0	8	0
	19	21	8	0	8	0
		31	1	8	0	8
	32	10	8	0	1	17
		4	8	0	2	9
		5	8	0	8	0
		6	8	0	1	16
						54

- 2 Land owned by Base Exports Pvt. Ltd.

Behrampur	19	20	7	4	7	4
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- 3 Land owned by Base Exports Pvt. Ltd. (1/2 Share), Bulls Realtors Pvt. Ltd. (1/2 Share)

Behrampur	18	13/2/2	0	15	0	14
		18/1	7	16	7	16
					8	10

- 4 Land owned by Commander Realtors Pvt. Ltd.

Behrampur	18	15/2	2	12	2	12
		16/1	5	8	5	8
					8	0

- 5 Land owned by Fiverivers Developers Pvt. Ltd.

Behrampur	19	11	7	0	7	0
		12/1	5	8	1	8
					8	8

- 6 Land owned by Base Exports Pvt. Ltd. (227/ 748 Share), Ornamental Realtors Pvt. Ltd. (521/748 Share)

Behrampur	18	6/2	1	11	1	11
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- 7 Land owned by Hi-Engery Realtors Pvt. Ltd.

Behrampur	19	19/3/2	0	19	0	19
		22/1	2	4	2	4
					3	3

- 8 Land owned by Base Exports Pvt. Ltd. (1/2 Share), Aspirant Builders Pvt. Ltd. (1/2 Share)

Behrampur	19	19/2	0	19	0	19
		22/2	3	7	3	7
					4	6

Grand Total 95 4 Or 11.90 Acres.


 Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chandigarh


11.90 Acres

FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 28 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & 1976 made thereunder to M/s Hi-Energy Realtors Pvt. Ltd. M/s Golden View Builders Pvt. Ltd. M/s Base Exports Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s Adson Software Pvt. Ltd. M/s Bulls Realtors Pvt. Ltd. C/o M/s Buzz Hotels Pvt. Ltd. Company incorporated under the Companies Act, and having its registered office at 305, Kanchan House, Karampura Commercial Complex New Delhi-110015 for setting up of a Group Housing Colony at village Behrampur, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions: -
 - a. That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Area Act, 1975 and Rules 1976 made there under are duly complied with.
 - c. That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licensed area at his own cost and will transfer the same free of cost to the Government along with area falling in Green Belt.
5. That the portion of Sector / Master Plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of shops/office/floor area in Group Housing colony before the approval of layout plan/ building plans.
8. That you shall obtain approval/ NOC from the competent authority to fulfill the requirements of notification dated 14.09.06 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fitting for internal lighting as well as for campus lighting in the Group Housing Complex.
10. The licence is valid upto 16-2-2010


(S.S. Dhillon)
Director,

Town & Country Planning,
Haryana, Chandigarh. 


Dated: Chandigarh
The 17-2-2008

Endst. No. DS-2008/ 4114

Dated: 20-2-2008

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

1. M/s Buzz Hotels Pvt. Ltd. 305, Kanchan House, Karampura Commercial Complex New Delhi-110015. Hi-Energy Realtors Pvt. Ltd. M/s Golden View Builders Pvt. Ltd. M/s Base Exports Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s Adson Software Pvt. Ltd. M/s Bulls Realtors Pvt. Ltd. alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.


District Town Planner (Hq) VK
For Director, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 44/2011/13⁵/₂₀₁₁

1. Details of land owned by M/s Hi-Energy Realtors Pvt. Ltd, District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	19	19/3/2	0	19
		22/1	2	4
		Total	3	3 or 0.394 acres

2. Details of land owned by Base Exports Pvt. Ltd. (1/2 share), M/s Aspirant Builders Pvt. Ltd. (1/2 share), District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	19	19/2	0	19
		22/2	3	7
		Total	4	6 or 0.538 acres


3. Details of land owned by M/s Base Exports Pvt. Ltd. (140/237 share), M/s Bulls Realtors Pvt. Ltd. (97/237 share) District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	31	11/1	5	18
		20/2	5	19
		Total	11	17 or 1.481 acres

4. Details of land owned by M/s Bulls Realtors Pvt. Ltd. District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	31	21/2	4	4
		22	8	0
		35	2/1/1	6
Total			18	10 or 2.312 acres

Grand Total 37 16 or 4.725 acres


Director General
Town & Country Planning
Haryana, Chandigarh
CR/15/2011-12

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

To

Buzz Hotels Pvt. Ltd.,
305, 3rd floor, Kanchan House,
Karam Pura Commercial Complex,
New Delhi-110015.

Memo. No. LC-1040-JE (VA)-2021/ 4951

Dated: 01-03-2024

Subject: Renewal of licence no. 44 of 2011 dated 13.05.2011 granted for setting up of a Group Housing Colony on the land measuring 4.725 acres in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex- Buzz Hotels Pvt. Ltd.

Ref: Your application dated 29.07.2020 on the matter as subject cited above.

Licence no. 44 of 2011 dated 13.05.2011 granted for setting up of Group Housing Colony over an area measuring 4.725 acres in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex is hereby renewed upto **12.05.2024** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. To complete the construction work of community sites after getting the time period extended as per the provision of Haryana Act no. 7 of 2019 dated 31.01.2019 & amendment dated 05.02.2020 in Rules 1976.
3. That you shall get the licence renewed till the final completion of the colony is granted.
4. That you shall submit the approved Service Plan/Estimate within 6 months from the issuance of this renewal.
5. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1040-JE (VA)-2021/

Dated:

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site tpharyana.gov.in - e-mail: tcpharyana7@gmail.com

ORDER

Whereas, licence no. 44 of 2011 dated 13.05.2011 granted in favour of Hi- Energy Realtors Pvt. Ltd., Base Exports Pvt. Ltd., Aspirant Builders Pvt. Ltd., Bulls Realtors Pvt. Ltd. C/o Buzz Hotels Pvt. Ltd., 305, 3rd floor, Kanchan House, Karam Pura Commercial Complex, New Delhi-110015 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Group Housing Colony over an area measuring 4.725 acres in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 2000/- Licensee has deposited the composition fee through online vide GRN no. 69643598 on 23.11.2020.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2020.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. no. LC-1040-JE (VA)-2021/ 4958

Dated: 01-03-2021

A copy is forwarded to the following for information:-

- ~~1. Buzz Hotels Pvt. Ltd., 305, 3rd floor, Kanchan House, Karam Pura Commercial Complex, New Delhi-110015~~
2. Chief Accounts Officer of this Directorate.

(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com
website:-http://tcpharyana.gov.in

To

✓ Hi-Energy Realtors Pvt. Ltd. and others,
Golden View Builders Pvt. Ltd.,
C/o Buzz Hotels Pvt. Ltd.,
Kanchan House, Karampura Commercial Complex,
New Delhi-110015.

Memo No. LC-1040-B+C-JE(VA)-2017/ 29843


Dated: 22-11-2017

Subject: Renewal of licence no. 44 of 2011 dated 13.05.2011 granted for development of a Group Housing Colony on the additional land measuring 4.725 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex.

Please refer your letter dated 05.05.2017 on the matter cited as subject above.

Licence No. 44 of 2011 dated 13.05.2011 granted to you vide this office endst. No. LC-1040 (B+C)-DS(R)-2011/6431 dated 17.05.2011 for development of a Group Housing Colony on the additional land measuring 4.725 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex is hereby renewed upto 12.05.2019 on the terms and conditions laid down therein and further on the following conditions:-

1. You shall get the licence renewed till the final completion of the colony is granted.
2. You shall complete the construction work of community site as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012.
3. You shall submit the service plan estimate for Public Health Services, Horticulture and Street Lighting from competent authority within validity of this renewal.
4. You shall construct the 24 m wide internal circulation road forming part of area at their own cost and transfer the same free of cost to the Government within current validity of renewal of license.
5. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.


(T.L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh
Dated :

Endst. No. LC-1040 B+C-JE (VA)-2017/

A copy is forwarded to the following for information and necessary action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurugram.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer O/o DTCP, Chandigarh.
- vi. Website Admin with a request to update the status on website.



(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

ORDER

Whereas, licence no 44 of 2011 dated 13.05.2011 has been granted to Hi-Energy Realtors Pvt. Ltd. and others, Golden View Builders Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd vide this office Endst No. LC-1040 (B+C)-DS(R)-2011/6431 dated 17.05.2011 for setting up of Group Housing Colony on the additional land measuring 4.725 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 17.11.2017 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 8,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(l) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.



(T.L. Satyaprakash; IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1040 B+C-JE(VA)-2017/ 29850

Dated: 22-11-2017

A copy is forwarded to the following for information and necessary action:-

1. Hi-Energy Realtors Pvt. Ltd. and others, Golden View Builders Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd., Kanchan House, Karampura Commercial Complex, New Delhi-110015
2. Chief Accounts Officer of this Directorate.


(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17-C Chandigarh.
Phone: 0172-25493491, E-mail:tcpharyana2@gmail.com
http://tcpharyana.gov.in

To

Hi-Energy Realtors Pvt. Ltd. and others
Golden View Builders Pvt. Ltd.
C/o Buzz Hotels Pvt. Ltd.
Kanchan House, Karampura Commercial Complex
New Delhi-110015

Memo No. LC-1040-B+C-JE (SS)-2015/ 14042

Dated: 3/8/15

Subject: - **Renewal of Licence No. 44 of 2011 dated 13.05.2011 granted for developed a Group Housing Colony on the additional land measuring 4.725 acres in Sector-59 of Gurgaon-Manesar Urban Complex**

Please refer to your application dated 13.04.2015 and memo dated 27.05.2015 on the above noted subject.

Licence No. 44 of 2011 dated 13.05.2011 granted for developed a Group Housing Colony on the additional land measuring 4.725 acres in Sector-59 of Gurgaon-Manesar Urban Complex is hereby renewed for a further period of two year i.e. up to **12.05.2017**, subject to following the terms and conditions:-

2. This renewal of the license will not tantamount to certification of their satisfactory performance entitling them for renewal of license for further period.
3. You shall complete the construction of community building within a period of four year from the date of amendment of Section-3 of Act No. 8 of 1975 i.e. 03.04.2012.
4. You shall get the building plans, service plan estimates for public health services, horticulture and street lighting and electrical service plan estimates approved from the competent authority within validity of this licence.
5. You shall revalidate the Bank Guarantee on account of IDW before the one month from the date of expiry.
6. You shall submit the NOC from MOEF and ultimate power load requirement within current renewal period.
7. You shall construction the 24 metres wide internal circulation road forming part of area at their own cost and will transfer the same free of cost to the Government within current validity of this renewal of licence.
8. You shall get the licence renewed till final completion of the colony is granted..
 - The original licence is returned herewith.

(Arun Kumar Gupta)

Director General, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1040-B+C-JE (SS)-2015/

Dated:

A copy is forwarded to the following for information & necessary action:-

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Senior Town Planner, Gurgaon,
4. District Town Planner, Gurgaon.
5. District Town Planner (HQ) PP with a request to update the status of renewal of licence on the Department web site
6. Chief Accounts Officer of this Directorate

(R.K. Kaushik)

Assistant Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana2@gmail.com

ORDER

Whereas, licence no 44 of 2011 dated 13.05.2011 has been granted to Hi-Energy Realtors Pvt. Ltd. and other for setting up of Group Housing Colony on the additional land measuring 4.725 acres in Sector-59 of Gurgaon-Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 27.05.2015 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 5,77,000/- . Colonizer has deposited the composition fee vide DD no. 760791 dated 27.05.2015.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer till 12.03.2015.



(Arun Kumar Gupta)

Director General, Town & Country Planning
Haryana, Chandigarh

Endst. no LC-1040-(B+C)-JE(S)-2015/ 14049-14050 Dated: 3/8/15

A copy is forwarded to the following for information and necessary action:-

- ✓ 1. Hi-Energy Realtors Pvt. Ltd. and other, Golden View Builders Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd., Kanchan House, Karampura Commercial Complex, New Delhi-110015.
2. Chief Accounts Officer of this Directorate.


(Rajesh Kaushik)

Assistant Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 44 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Hi- Energy Realtors Pvt. Ltd., M/s Base Exports Pvt. Ltd M/s Aspirant Builders Pvt. Ltd., M/s Bulls Realtors Pvt. Ltd. C/o M/s Buzz Hotels Pvt. Ltd. 305, Kanchan House, Karampura Commercial Complex New Delhi-110015 for setting up of a Group Housing Colony on the additional land measuring 4.725 acres falling in revenue estate village Behrampur, Sector-59, Gurgaon- Manesar Urban Complex..
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) 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 Rules, 1976 made thereunder are duly complied with.
 - c) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you shall pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana
 - d) That you shall construct the portion of 24 mtr wide internal circulation plan road if forming part of licensed area at your own cost and shall transfer the same free of cost to the Government.
 - e) That you shall derive permanent approach from the 24 mt. internal road only.
 - f) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - g) That you shall obtain Environmental clearance as required under notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony
 - h) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - i) That you shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - j) That you shall use only CFL fittings for internal lighting as well as campus lighting.
 - k) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the Building plan of the project.

The licence is valid upto 12-5-2015.

Dated: 13-5-2011.

Place: Chandigarh

(T.C.GUPTA, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.
tcphry@gmail.com

Endst No. LC-1040(B+ C)-DS(R)- 2011/ 6431 Dated:- 17-5-11

A copy is forwarded to the following for information and necessary action:-

1. ✓ M/s Hi- Energy Realtors Pvt. Ltd., M/s Aspirant Builders Pvt. Ltd., M/s Base Exports Pvt. Ltd., M/s Bulls Realtors Pvt. Ltd. C/o M/s Buzz Hotels Pvt. Ltd. 305, Kanchan House, Karampura Commercial Complex New Delhi-110015 along with copy of agreement LC-IV and bilateral agreement & *Zoning Plan*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement .
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 39 & h of ^{LC-IV} before starting the Development Works. The approved zoning plan bearing drawing no D&CP-2524 dated 13.5.11 is also enclosed for reference & record.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & *Zoning Plan*
15. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of Agreements. *already sent*
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar)
District Town Planner (HQ)

For Director General, Town and Country Planning,
Haryana, Chandigarh

To be read with Licence No. 44/2011/13⁵/₂₀₁₁

1. Details of land owned by M/s Hi-Energy Realtors Pvt. Ltd, District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	19	19/3/2	0	19
		22/1	2	4
		Total	3	3 or 0.394 acres

2. Details of land owned by Base Exports Pvt. Ltd. (1/2 share), M/s Aspirant Builders Pvt. Ltd. (1/2 share), District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	19	19/2	0	19
		22/2	3	7
		Total	4	6 or 0.538 acres


3. Details of land owned by M/s Base Exports Pvt. Ltd. (140/237 share), M/s Bulls Realtors Pvt. Ltd. (97/237 share) District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	31	11/1	5	18
		20/2	5	19
		Total	11	17 or 1.481 acres

4. Details of land owned by M/s Bulls Realtors Pvt. Ltd. District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	31	21/2	4	4
		22	8	0
		35	2/1/1	6
Total			18	10 or 2.312 acres

Grand Total 37 16 or 4.725 acres


Director General
Town & Country Planning
Haryana, Chandigarh
CR/15/2011-12