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-I, 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 compiled 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 licencee 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 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 licencee 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 licencee will use only CFL fitting for internal lighting as will as for campus lighting in the Group Housing Complex.
10. The licence is valid upto 30-1-2010.

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

Dated: Chandigarh
The 31-1-2008.

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-I, 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.I-3
District Town Planner (Hq) VK

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	24 – 13 or 3.081 acre

2. **Details of land owned by M/s BTVS Buildwell Pvt. Ltd. 365/1216 share, M/s Ornamantal 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
	13	24	7-12	4- 0
		25	8-0	4 – 0
	19	4	7-12	7 – 12
		5	8-0	8 - 0
		6	8-0	8 – 0
		7	7-12	7 – 12
	20	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 Ornamantal 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	32 - 12 or 4.075 acre

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 Buildwell 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

Director

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 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., Fivcrivers 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 K	Total Area M	Taken Area K	Taken Area M
Behrampur	12	19/2	5	5	5	5
		21/2/1	1	7	1	7
		22/1	2	9	2	9
					9	1

2 **Land owned by BTVS Buildwell Pvt. Ltd.,(365/1216 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
		6	8	0	8	0
		7	7	12	7	12
	20	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	8	0	8	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

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

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
				Grand Total	140	8 Or 17.55 acres.

Director General
Town and Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

To

Base Exports Pvt. Ltd.
304, Kanchan House,
Karampura Commercial Complex,
New Delhi-110015.

Memo No. LC-1042-III/JE(RK)/2025/ 11030 dated: 26-03-2025

Subject: **Renewal of Licence 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, Gurugram Manesar Urban Complex.**

Reference: Your application dated 06.11.2024 on the subject cited above.

Your application for renewal of Licence 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, Gurugram Manesar Urban Complex has been considered and hereby renewed up to **30.01.2030** on the terms and conditions laid down therein and subject to the following: -

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. You shall get the licence renewed upto the period till final completion of the colony is granted.

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

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

Endst no: LC-1042-III/JE(RK)/2025/ 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, Gurugram.
6. Nodal Officer (website) for updation on website.

(Divya Dogra)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

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

ORDER

In pursuant to this office endst. no. 5DP-2008/2645 dated 01.02.2008, licence no. 16 of 2008 dated 31.01.2008 was granted in favour of Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Adson Software Pvt. Ltd., Base Exports Pvt. Ltd. C/o Base Exports Pvt. Ltd., 5-I, Second Floor, Back Portion Shahpur, New Delhi-110049 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 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

2. Further, vide this office endst. no. LC-1952/PA(SN)/24336-347 dated 09.12.2015, under the policy dated 15.07.2015, the land schedules of the licensed land were revised due to exchange of licenced land of Group Housing and Plotted licenced colonies against 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 and the land schedule of area measuring 11.90 acres w.r.t. license no. 28 of 2008 was revised as 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.

3. Now, a request was received on 28.02.2025 from the developer company for grant of permission for transfer of part of licensed area measuring 1.23125 acre in favour of Base Buildwell Pvt. Ltd. The request was examined & considered as per provisions of Rule 17 of Rules, 1976 and in-principle approval was issued vide this office memo dated 06.06.2025 subject to fulfillment of certain terms and conditions mentioned therein.

4. After receiving the compliances of in-principle approval dated 06.06.2025, the request for transfer of license in favour of Base Buildwell Pvt. Ltd for part area measuring 1.23125 acres (out of 17.55 acres) is hereby allowed under Rule 17 of Rules, 1976 subject to the the final orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan and others Vs State of Haryana and final outcome of CBI/ED investigation under process.

5. The terms and conditions as stipulated in the above said licence will remain the same and the developer company i.e. Base Exports Pvt. Ltd. shall be sole responsible for compliance of old term & conditions of provisions of Act no. 8 of 1975 & Rules, 1976 till the final completion of the colony or relieved of the responsibility by DTCP, Haryana whichever is earlier and the copy of the revised land schedule is hereby enclosed.

DA/as Above.

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

Endst No. LC-1042-IV/JE (RK)/2026/ 3558 Dated: 30-01-26

1. Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Adson Software Pvt. Ltd., Base Exports Pvt. Ltd., Bulls Realtors Pvt. Ltd., Fiveriver Developers Pvt. Ltd., Base Buildwell Pvt. Ltd. C/o Base Exports Pvt. Ltd., Regd. Off. 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015.
2. Chief Administrator, HSVP, Panchkula.
3. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Managing Director, Haryana Pollution Control Board, Panchkula.
5. Addl. Director Urban Estates, Haryana, Panchkula.
6. Administrator, HSVP, Gurugram.
7. Chief Engineer, HSVP, Panchkula.
8. Superintending Engineer, HSVP, Gurugram.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram.
12. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh.
13. PM (IT) O/o DTCP, Haryana to update the status on the website.

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

To be read with License no. 16 of 2008

RE-Revised Land Schedule

Name of owner	Rect. No.	Killa No.	Total Area (K-M)	Area Taken (K-M)
Aspirant Builders Pvt. Ltd.	12	19/2	5-5	5-5
		21/2/1	1-7	1-7
		22/1	2-9	2-9
BTVS Buildwell Pvt. Ltd. 365/1216 share Ornamental Realtors Pvt. Ltd. 773/1216 share, Adson Software Pvt. Ltd. 78/1216 share		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
		6	8-0	8-0
		7	7-12	7-12
	20	1	3-0	3-0
		10	5-1	5-1
Base Exports Pvt. Ltd. 227/748 share, Ornamental Realtors Pvt. Ltd. 521/748 share	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	8-0	8-0
Base Exports Pvt. Ltd.	19	8/1	7-16	7-16
		8/2	0-4	0-4
		9/1/1	0-11	0-11
		9/1/2/1	2-0	2-0
		12/2/2	1-19	1-19
		13	8-0	8-0
BTVS Buildwell Pvt. Ltd.	19	9/2/1	2-4	2-4
	19	9/2/2/1	0-2	0-2
		10/1	5-16	5-16
Bulls Realtors Pvt. Ltd. 3/8 share, Fiverivers Developers Pvt. Ltd. 1/8 share, Aspirant Builders Pvt. Ltd. ½ share		3/2	0-15	0-15
Bulls Realtors Pvt. Ltd. 3/4 share, Fiverivers Developers Pvt. Ltd. 1/4 share,		14	7-12	7-12
Governor of Haryana through DTCP	19	9/1/2/2	0-1	0-1
		12/2/1	0-13	0-13
		9/2/2/2	1-17	1-17
		12/1/2	2-7	2-7
Base Buildwell Pvt. Ltd.		9/2/2/3	1-5	1-5
		10/2	2-4	2-4
		12/1/1	3-1	1-13
		19/1/1	0-16	0-16
		18/2	3-19	3-19
		Total		140-8 Or 17.55 Acres

Director
Town & Country Planning
Haryana, Chandigarh

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 compiled 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 licencee 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 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 licencee 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 licencee will use only CFL fitting for internal lighting as will 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. 28 ...OF 2008

1. **Detailed of land owned Hi-Energy Realtors Pvt. Ltd. 480/1920 Share, M/s Golden View Builders Pvt. Ltd. 373/3840 Share, M/s Base Exports Pvt. Ltd. Share 373.5/1920 Share, M/s BTVS Buildwell Pvt. Ltd. Share 320/1920 Share, M/s Adson Software Pvt. Ltd. 163.5/1920 Share, M/s. Bulls Realtors Pvt. Ltd. 396.5/1920 Share. Village Behrampur, District Gurgaon.**

Village	Rect No.	Killa No.	Area K-M
Behrampur	18	25	8-0
	19	21	8-0
	31	1	8-0
		10	8-0
	32	5	8-0
		6	8-0
		15	8-0
		16	8-0

Total 64-0 or 8.0 Acres

2. **Detailed of Land owned by M/s Golden View Builders Pvt. Ltd.**

Village	Rect No.	Killa No.	Area K-M
Behrampur	32	25	8-0
	34	5/1	7-16
	31	21/1	3-16
	35	1/1	7-16

Total 27-8 or 3.42 Acres

3. **Detailed of Land owned by M/s Base Exports Pvt. Ltd.**

Village	Rect No.	Killa No.	Area K-M
Behrampur	19	20 min	3-16

Total 3-16 or 0.48 Acres

G. Total 95-4 or 11.90 Acres

Director
Town and 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.

Revised Land Schedule

To be read with License No. 28 of 2008

1 Land owned by BTVS Buildwell Pvt. Ltd. (640/3840 Share), Golden View Builders Pvt. Ltd. (373 /3840 Share), Hi-Energy 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 K	Total Area M	Area Taken K	Area Taken 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	0
		10	8	0	1	17
	32	4	8	0	2	9
		5	8	0	8	0
		6	8	0	1	16
					54	**2**

2 Land owned by Base Exports Pvt. Ltd.

Behrampur	19	20	7	4	**7**	**4**

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**

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

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, 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-III-JE (RK)/2025/ 34694 Dated: 04/09/25

Subject: **Request for issuance of duplicate certified copy of renewal letter dated 28.04.2025 w.r.t. 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 Sector 59, Gurugram-Manesar Urban Complex.**

Ref. Your application dated 25.08.2025 on subject cited matter.

On the subject cited above, the duplicate certified copy of the renewal letter dated 28.04.2025 w.r.t. 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 Sector 59, Gurugram is hereby enclosed.

DA/as Above.

(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: tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

Regd.

To

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

Memo No. LC-1040-III/JE(RK)/2025/ 15469 dated: 28/04/25

Subject: **Request for renewal of Licence No. 28 of 2008 dated 17.02.2008 granted for setting up of Group Housing Colony over an area measuring 11.90 acres at Sector 59, Gurugram-Manesar Urban Complex- Buzz Hotels Pvt. Ltd.**

Reference: Your application dated 27.11.2024 on the subject cited above.

Your application for renewal of Licence No. 28 of 2008 dated 17.02.2008 granted for setting up of Group Housing Colony over an area measuring 11.90 acres at Sector 59, Gurugram-Manesar Urban Complex has been considered and hereby renewed up to **16.02.2030** on the terms and conditions laid down therein and subject to the following: -

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. 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.
3. That you shall submit the mutation of the gift deed no. 21538 dated 14.02.2025 within a period of 30 days from the renewal of license.
4. That you shall get the licence renewed upto the period till final completion of the colony is granted.

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

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

Endst no: LC-1040-III/JE(RK)/2025/ 15470-74 Dated: 28/04/25

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Account officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Project manager (IT) O/o DTCP, with a request to update the status on website.

Attested
Assistant Town Planner
O/o Director Town & Country Planning, Haryana, Chandigarh

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

Directorate of Town & Country Planning, Haryana

Nagar Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Email: tcpharyana7@gmail.com Website: http//tcpharyana.gov.in

ORDER

In pursuant to this office endst. no. DS-2008/4114-4125 dated 20.02.2008, licence no. 28 of 2008 dated 17.02.2008 was granted in favour of 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, Kanchan House, Karampura Commercial Complex, New Delhi-110015 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 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

2. Further, vide this office endst. no. LC-1952/PA(SN)/24349-360 dated 09.12.2015, under the policy dated 15.07.2015, the land schedules of the licensed land were revised due to exchange of licenced land of Group Housing and Plotted licenced colonies against 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 and the land schedule of area measuring 11.90 acres w.r.t. license no. 28 of 2008 was revised as 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.

3. Now, a request was received on 28.02.2025 from the developer company for grant of permission for transfer of part of licensed area measuring 6.025 acre in favour of Base Buildwell Pvt. Ltd. The request was examined & considered as per provisions of Rule 17 of Rules, 1976 and in-principle approval was issued vide this office memo dated 06.06.2025 subject to fulfillment of certain terms and conditions mentioned therein.

4. After receiving the compliances of in-principle approval dated 06.06.2025, the request for transfer of license in favour of Base Buildwell Pvt. Ltd for part area measuring 6.025 acres (out of 11.90 acres) is hereby allowed under Rule 17 of Rules, 1976.

5. The terms and conditions as stipulated in the above said licence will remain the same and the developer company i.e. Buzz Hotels Pvt. Ltd. shall be sole responsible for compliance of old term & conditions of provisions of Act no. 8 of 1975 & Rules, 1976 till the final completion of the colony or relieved of the responsibility by DTCP, Haryana whichever is earlier and the copy of the revised land schedule is hereby enclosed.

DA/as Above.

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

Endst. No. LC-1040-III/JE (RK)/2026/ 3536 Dated: 30-01-26

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

1. 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., Base Buildwell Pvtl Ltd., Commander Realtors Pvt. Ltd., Ornamental Realtors Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd., Regd. Off. 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015.
2. Chief Administrator, HSVP, Panchkula.
3. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Managing Director, Haryana Pollution Control Board, Panchkula.
5. Addl. Director Urban Estates, Haryana, Panchkula.
6. Administrator, HSVP, Gurugram.
7. Chief Engineer, HSVP, Panchkula.
8. Superintending Engineer, HSVP, Gurugram.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram.
12. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh.
13. PM (IT) O/o DTCP, Haryana to update the status on the website.

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

To be read with License no. 28 of 2008

Re-Revised Land Schedule

Name of owner	Rect. No.	Killa No.	Total Area (K-M)	Area Taken (K-M)
BTVS Buildwell Pvt. Ltd. 640/3840 share Golden View Builders Pvt. Ltd. 373/3840 share Hi - Energy 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	18	23	8-0	8-0
		24	8-0	8-0
		25/1	5-12	5-12
	32	4	8-0	2-9
		5/1	5-12	5-12
		6/2	7-9	1-5
Base Buildwell Pvt. Ltd.	18	25/2	2-8	2-8
	19	21	8-0	8-0
	31	1	8-0	8-0
	31	10/1	1-17	1-17
	32	5/2	2-8	2-8
	32	6/1	0-11	0-11
	18	15/2/2	0-17	0-17
		16/1/1	2-8	2-8
	19	11	7-0	7-0
		12/1/1	3-1	1-8
	18	6/2/1	1-6	1-6
	19	19/3/2	0-19	0-19
		22/1	2-4	2-4
		19/2/1	0-1	0-1
		19/2/3	**0-6**	**0-6**
		22/2/1	**0-19**	**0-19**
		22/2/3	**0-8**	**0-8**
	19	20	7-4	7-4
Base Exports Pvt. Ltd. ½ share Bulls Realtors Pvt. Ltd. ½ share	18	13/2/2	0-15	0-14
		18/1	7-16	7-16
Commander Realtors Pvt. Ltd.	18	15/2/1	1-15	1-15
		16/1/2	3-0	3-0
Base Exports Pvt.Ltd. 227/748 share Ornamental Realtors Pvt. Ltd. 521/748 share	18	6/2/2	0-5	0-5
Governor of Haryana through DTCP, Haryana	19	**19/2/2**	**0-12**	**0-12**
		22/2/2	**2-0**	**2-0**
			Total	95-4 Or 11.90 acres

Director
Town & Country Planning
Haryana, Chandigarh