

I/6514/2024

**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY****E-mail: [xen3infra2.gmda@gov.in](mailto:xen3infra2.gmda@gov.in)**

To

M/s Summit Terracraft Pvt. Ltd.  
Ameya One, DLF City, Phase-V, Sector-42,  
Golf Course Road, Gurugram  
Email: [info@ameyagroup.in](mailto:info@ameyagroup.in)

**Gurugram/Date 16.01.2024**

**Subject: - Assurance of supply of potable/domestic water for group housing colony under left over pocket policy on area admeasuring 2.44687 acres in Sector-15-II, Gurugram named Sapphire Residences to be developed by M/s Summit Terracraft Pvt. Ltd. under License No. 77 of 2023 dated 10.04.2023**

Please refer to your application dated 12.01.2024, In this regard, it is to inform that master water supply in the area stands laid and commissioned on Citizen Park, Sector 15-II; from where 50 KLD or as per approved service estimate by the competent authority drinking water can be drawn. The water can be drawn after getting the connection sanctioned as per GMDA notification dated 05/09/2018.

**Executive Engineer-IV  
W/S Division, Infra-II  
GMDA, Gurugram**

*This communication is computer generated and does not contain any signature in pen. This is signed with the digital signature obtained from a certifying authority under the Information Technology Act, 2000. For any queries, please quote the letter Number and e-mail at the mail address provided above.*

I/6514/2024

To

12.01.2024

The Executive Engineer – 1,  
W/S Division, GDMA,  
Gurugram.

**Subject: Assurance of Supply of potable/domestic water for group housing colony under left over Pocket Policy on area admeasuring 2.44687 acres in Sector – 15 II, Gurugram named Sapphire Residences to be developed by M/s Summit Terracraft Pvt. Ltd. under License No. 77 of 2023 dt.10.04.2023.**

Dear Sir

The undersigned has been issued License No. 77 of 2023 dt.10.04.2023 issued to M/s Summit Terracraft Private Limited for setting up of Group Housing Colony under left over Pocket Policy over an area admeasuring 2.44687 acres in Sector – 15 II, Gurugram from the competent authority. The Building Plans has been duly approved by the competent authority vide Memo No. ZP-1773/PA (DK)/2023/41124 DT.05.12.2023.

1. We are planning to develop the above mentioned group housing colony.
2. The total expected domestic water requirement of 50 KLD.
3. The development of the colony is likely to be completed in next 5 year(s) approximately and we shall apply for water connection after the receipt of Occupation/Completion Certificate as per GMDA rules and regulations.

We hereby request your good office to kindly consider the present application and provide us the assurance of drinking water as soon as possible.

Thanking You

Authorized Signatory



(Akshat Gupta)

Enclosed: DTCP License No. 77 of 2023 dt.10.04.2023

summit terracraft private limited

corporate office : ameya one, dlf city, phase - v, sector - 42, golf course road, gurgaon - 122002, haryana, india  
t +91 124 2571477, 2572477 e info@ameyagroup.in w www.ameyagroup.in

registered office : shop no. 12, first floor, erected on plot no.11, situated at l. s. c., Sector-b, pocket-7, vasant kunj, new delhi-110070  
(cin : U45309DL2017PTC310415)




I/6514/2024

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

LICENCE NO. 77 OF 2023

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Ajit Singh-Satya Narayan-Karan Singh Ss/o Ganga Jeewan, Sagar-Vivek Ss/o Tej Singh, Sher Singh S/o Chandgi Ram, Surender-Chetinder-Brijender-Harinder Ss/o Sher Singh, Sushma Wd/o, Sushant-Sumit Ss/o Ravinder, In collaboration with Summit Terracraft Pvt. Ltd., Shop No. 12, First Floor, Plot no. 11, L.S.C. Sector B, Pocket 7, Vasant Kunj, New Delhi-110070 for development of Group Housing Colony (under left over pocket policy) over an area measuring 2.44687 acres in Sector 15-II, Gurugram.

1. The particular of the land of aforesaid Group Housing Colony (under left over pocket policy) is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
  - a. That the licensee shall deposit an amount of Rs. 1,08,62,367/- on account of Infrastructural Development Charges @ Rs. 625/- per sqm for GH component and Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
  - b. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - c. That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d. That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - f. That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
  - g. That the licensee shall integrate the services with HSVP and GMDA services as and when made available.
  - h. That the licensee have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the

  
Director General  
Town & Country Planning  
Haryana, Chandigarh



I/6514/2024

proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- i. That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by HSVP/GMDA.
- j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k. That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- l. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- m. That the licensee shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DGTCP dated 30.10.2019.
- n. That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- o. That the licensee shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- p. That the licensee shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.
- q. That the licensee shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- r. That the licensee shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s. That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- t. That the licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- u. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- v. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
- w. That the licensee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- x. That the licensee will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the, Haryana Development and Regulations of Urban Areas Act, 1975.



I/6514/2024

- y. That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- z. That the licensee shall maintain the horizontal clearance of ROW of 66KV/11 KV HT line passing through the site.
- aa. That the licensee shall abide all the terms & conditions of policy dated 14.08.2020.
3. The license is valid up to 9/4/2028.

Place: Chandigarh

Dated: 10/4/2023

(T.L. Satyaprakash, IAS)

Director General,  
Town & Country Planning  
Haryana, ChandigarhDated: 11/04/23

Endst.No.LC-4785/JE (SK)/2023/ 10205

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

1. Sh. Ajit Singh-Satya Narayan-Karan Singh Ss/o Ganga Jeewan, Sagar-Vivek Ss/o Tej Singh, Sher Singh S/o Chandgi Ram, Surender-Chetinder-Brijender-Harinder Ss/o Sher Singh, Sushma Wd/o, Sushant-Sumit Ss/o Ravinder in collaboration with Summit Terracraft Pvt. Ltd., Shop No. 12, First Floor, Plot no. 11, L.S.C. Sector B, Pocket 7, Vasant Kunj, New Delhi-110070 alongwith copies of agreement/ bilateral agreement, schedule of land and Zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula with the request to get amend the layout plan of Sector-15, Part-II, Gurugram in accordance with the orders dated 27.01.2011 passes by Hon'ble Punjab & Haryana High Court in CWP No. 5872 of 1983, if not amended in continuation of this office memo no. LC-4785/Asstt.(MS)/2022/31818-22 dated 19.10.2022. In this regards please also find enclosed;-
  - i. A copy of layout plan of the said Sector-15-II on which the licensed land is shown as superimposed to enable due corrections in the said layout plan.
  - ii. A copy of zoning plan indicating site dimensions & the licensed area.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram alongwith approved zoning plan.
12. Senior Town Planner (E&V), Haryana, Chandigarh.
13. District Town Planner, Gurugram alongwith a copy of agreement and approved zoning plan.
14. Chief Accounts Officer, O/o DGTCP, Haryana alongwith a copy of agreement.
15. Nodal Officer (website), O/o DGTCP, Haryana.

(Savita Jindal)

District Town Planner (HQ)

For Director General, Town & Country Planning  
Haryana, Chandigarh

I/6514/2024

To be read with License no.....77.....Dated.10/4/.....of 2023

Ajit Singh-Satya Narayan-Karan Singh Ss/o Ganga Jeewan 3/8 shareSagar-Vivek Ss/o Tej Singh 1/8 shareSher Singh S/o Chandgi Ram 3/7 shareSurender-Chetinder-Brijender-Harinder Ss/o Sher Singh 2/35 shareSushma Wd/o -Sushant-Sumit Ss/o Ravinder 1/70 share

Village	Khasra no.	Area (B-B-B)
Gurugram	13421/7140/1765/2	1-7-6
	1769	2-11-0
	Grand Total	3-18-6

Or 2.44687 Acres

Note;-Khasra no. 13421/7140/1765/2 min total 0K-16M-2S is under mortgage.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
Date 10/4/2023