



Mussoorie Dehradun Development Authority

Transport Nagar, Saharanpur road,

Near ISBT, Dehradun-248001

(Uttarakhand) INDIA

Phone : +91 135 6603100
Fax : +91 135 6603103
Email : info@mddaonline.in
Website : www.mddaonline.in

Sanction Letter

Reference : MDDA/SL/LTR/698/16-17

Date : 13/10/2016

Map Number : C-0252/15-16

Shri / Smt / M/S : VEENU PHADKE

Co-Applicants :

Your application dated 21/03/2016 regarding construction (with enclosed map) proposed by you situated at, KH. NO, MAUZA, 46, 47, 48, Kanwali (Centerdoon) has been accepted with the following terms & conditions.

1. This map is valid for five years from the date of approval, after that no construction work will be done.
2. By approval of this map, the rights and ownership of any government department or local body or any individual in the government department is not affected.
3. The Map will be used for the same purpose for which it has been approved, if there is any deviation in purpose, the whole construction will be considered invalid.
4. For any development work in future, if development charges are asked, shall be payable without any objection. If required, additional development charges for any project development work in the same area shall be paid without any objection, so that the development work of the area could be done from the development charges received from the same area.
5. The government or the local body will not be responsible for any development work in the area which is not suitable for the development work.
6. Doors and windows should be fixed in such a way that they don't open in any government land or road and do not affect the light or air of any other house.
7. One approved copy of the map shall always be kept at the construction site so that it can be investigated at any time. The construction will be done as per the approved map specifications and the applicant shall be responsible for ownership of the building.
8. The road service lane or the government land shall not be used for putting any building construction material and the arrangement of sewage shall be done by self.



Mussoorie Dehradun Development Authority

Transport Nagar, Saharanpur road,
Near ISBT, Dehradun-248001
(Uttarakhand) INDIA

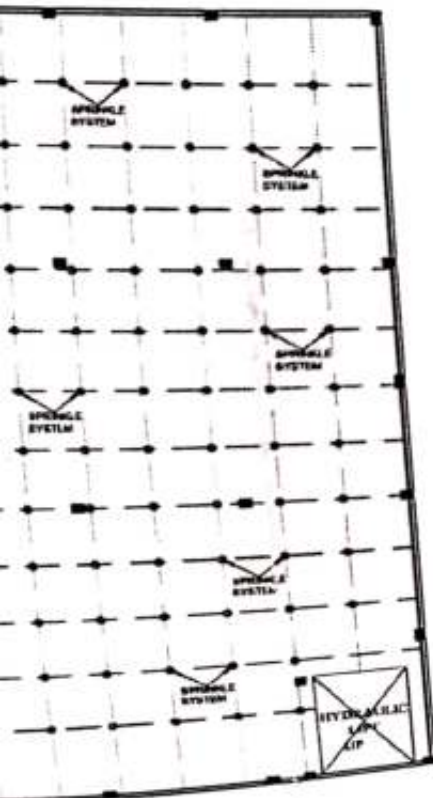
Phone : +91 135 6603100
Fax : +91 135 6603103
Email : info@mddaonline.in
Website : www.mddaonline.in

9. After the completion of the construction work, within 3 months of the completion according to the approved map, certificate should be obtained from the authority
then only the building should be used else the approval will be cancelled.
10. If there is any tree in construction area; before cutting it, approval must be taken.
11. After getting the approval, at any point of time if the Vice Chairman or any other authorized person finds out the approval has been taken by hiding the facts or by submitting the forged documents the officer will have right to cancel the approval and in that case the construction under the map will stand cancelled.
12. After getting the approval if the court cancels the ownership of the applicant the approval will stand cancelled automatically.
13. The approval of the map will not be considered as ownership of the map and in any court this map will not be considered as proof of land ownership.
14. If there is any violation on ceiling land, government land or public land, this approval will stand cancelled automatically.
15. In road widening area if there is any violation of boundary wall, gate or public land, the approval will stand cancelled automatically.
16. In summer season, keeping in view the drinking water scarcity, between 15th April to 30th June; the construction will not be done.
17. Hill cutting will not be done from any hilly terrain.
18. During the building construction, earthquake and other security measures must be considered.
19. 2 trees must be planted in the front portion of the building.
20. In case if there is change in name of the building owner in the approved map or renaming the building, it is mandatory to inform the authority.

BASEMENT FLOOR LIGHTING PLANS



EMENT FLOOR -2 LIGHTING PLANS



1. THIS IS TO BE CERTIFIED THAT THE BUILDING PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BUILDING BYE LAWS OF H.R.D.A. HARIDWAR AND URBAN PLANNING DEVELOPMENT ACT, 1973 ALSO ALL THE PRECAUTION REGARDING EARTH QUAKE HAVE BEEN IN CORPORATED IN THE BUILDING DESIGN
2. THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT AS STIPULATED IN ANNEXURE II AND THE INFORMATION GIVEN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING
3. THE STRUCTURAL DESIGN INCLUDES SAFETY FROM NATURAL HAZARDS INCLUDING EARTHQUAKE HAS BEEN PREPARED DULY QUALIFIED STRUCTURAL ENGINEER AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION



SCALE 1=400

LEGEND:-

* PROPOSED CONSTRUCTION SHOWN THUS



* SEWER LINE SHOWN THUS



PROJECT TITLE:-

**PROPOSED BUILDING PLAN OF
COMMERICAL CUM MULTIPLEX
COMPLEX FOR
Mrs. VEENU PHADKE W/O
LATE MR. SUDHIR PHADKE ,
KHASRA NO - 46,47,48
MAUZA KANWALI PARGANA
KENDRIYA DOON PLACE DEHRADUN
CHAKRATA ROAD DEHRADUN**

Rajeev
Er. Rajeev Bansal
Civil Engr. (M.U.R.P.)

SIG OF STRUCTURE ENGG.



SIG OF ARCHITECT

Veenu Phadke



scale	18
-------	----

PROPOSED BUILDING
COMMERCIAL CUM MULTIPLEX

COMPLEX FROM NO
MRS. VENU PRADH.
LATE MR. SUDHAR
KASRA NO- 65/47/68
MAJDA KANAWAL/ PASTAKA
KENDOTA DNOV PLAT CONDOMIN
CHAKRABARTI ROAD CONDOMIN

Le 1er
Le 2nd
Le 3rd
Le 4th
Le 5th
Le 6th
Le 7th
Le 8th
Le 9th
Le 10th
Le 11th
Le 12th
Le 13th
Le 14th
Le 15th
Le 16th
Le 17th
Le 18th
Le 19th
Le 20th
Le 21st
Le 22nd
Le 23rd
Le 24th
Le 25th
Le 26th
Le 27th
Le 28th
Le 29th
Le 30th
Le 31st

SHEET - 1

RAIN WATER HARVESTING TANK
TOTAL UPPER G.F COV AREA = 1237.34 SQM
R.W.H. 450 SQM = 3.5 CU.M.
R.W.H. FOR REMAINING = (1237.34-450)
= 787.34 SQM.
= 787.34/50*0.5 CU.M. = 7.87 CU.M.
TOTAL R.W.H. REQUIRED = 7.87 + 3.5
= 11.37 CU.M.
PROVIDED 1 NOS R.W.H. 12 CU.M.
(2.0M X 2.0M X 3.0 M)

PARKING AREA CALCULATION

TOTAL COVERED AREA
= 4951.34 / 100 X 2.5 = 123.78
TOTAL PARKING REQUIRED = 125 E.C.S.
STILT FLOOR
PARKING AREA = 1173.90/28
= 41.93 E.C.S
BASEMENT (I+II+III) = 3299.73/32
= 103.12 E.C.S
TOTAL PARKING = 41.93+103.12 = 145.05 E.C.S

ELECTRICAL LOAD REQUIRED:-

REQ. ELECTRICAL LOAD AS/NORMS
= 0.50 K.W. OF 10.00 SQ.M.
OF TOTAL COVD. AREA
TOTAL ELECTRICAL LOAD (all floors)
= 9501.45 X 0.50 = 475.07 K.W
10
PROVIDED = 500 K.W

WATER TANK FOR FIRE FIGHTING 5000X10000X4000 CAP 2,00,000 LTR.

ANALYSIS OF PLANTATION AREA

SHOULD BE MINIMUM 25 % OF SET BACK AREA
SET BACK AREA = 42.261 X 14.00 = 591.654 SQ.M
SIDE SET BACK AREA = 30.488 X 7.0 = 213.416 SQ.M
SET BACK AREA = 40.786 X 7.0 = 285.502 SQ.M
SET BACK AREA = 57.345 X 7.0 = 401.415 SQ.M
= 213.416+285.502+401.415) = 1491.987 SQ. M
TOTAL SET BACK AREA OF
PLANTATION AREA PROVIDED = 1491 X $\frac{25}{100}$ = 372.75
= SQ.M
PLANTATION = 85.91 sq.mt
PLANTATION = 142.39 sq.mt
PLANTATION = 71.38 sq.mt
PROVIDED PLANTATION AREA = 93.25 sq.mt
= 372.93 SQ.M

AREA CALCULATION

TOTAL PLOT AREA (AS PER SITE) = 3251.00 sq.mt
ROAD WINDING = 152.394 sq.mt
SERVICE LANE = 262.458 sq.mt
NET PLOT AREA
(TOTAL PLOT AREA - ROAD WIDENING) = 3098.606 sq.mt
LOWER BASEMENT FLOOR - I = 1237.34 sq.mt
LOWER BASEMENT FLOOR - 2 = 1029.41 sq.mt
UPPER BASEMENT FLOOR = 1032.98 sq.mt
STILT FLOOR PLAN = 1173.90 sq.mt
UPPER GROUND FLOOR = 1237.34 sq.mt
FIRST FLOOR = 1173.90 sq.mt
SECOND FLOOR = 1173.90 sq.mt
THIRD FLOOR = 1142.90 sq.mt
PROJECTOR FLOOR = 197.30 sq.mt
LIFT = 16.73 sq.mt
MUMTY FLOOR = 59.75 sq.mt
TOTAL COVERED AREA = 9537.45 sq.mt
TOTAL COVERED AREA FOR FAR = 4925.34 sq.mt
PERCENTAGE ON GROUND $\frac{1237.34 \times 100}{3098.606} = 39.93 \%$
OPEN AREA (3098.606-1237.34) = 1924.706 sq.mt
F.A.R (COMMERICAL AREA) 4013.73/2397.23 = 1.67
plot area 2397.23 sq.mt
F.A.R (RESIDENTIAL AREA) 911.61 / 701.28 = 1.29
plot area 701.28 sq.mt

MULTIPLY COVERED AREA
EXCLUDING MOVEMENT/ LOBBY & SERVICES = 920 SQMT.

1. THIS IS TO BE CERTIFIED THAT THE BUILDING PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BUILDING BYE LAWS OF H.R.D.A., MADRAS AND URBAN PLANNING DEVELOPMENT ACT, 1973 ALSO ALL THE PRECAUTION REGARDING EARTH QUAKE HAVE BEEN INCORPORATED IN THE BUILDING DESIGN
2. THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT AS STIPULATED IN ANNEXURE I AND THE INFORMATION GIVEN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING
3. THE STRUCTURAL DESIGN

AREA CALCULATION

TOTAL PLOT AREA (AS PER SITE)	= 3251.00 sq.mt
ROAD WINDING	= 152.304 sq.mt
SERVICE LANE	= 262.458 sq.mt
NET PLOT AREA	= 3098.606 sq.mt

(TOTAL PLOT AREA - ROAD WIDENING)

LOWER BASEMENT FLOOR -1 = 1237.34 sq.mt

LOWER BASEMENT FLOOR -2 = 1029.41 sq.mt

UPPER BASEMENT FLOOR = 1032.98 sq.mt

STILT FLOOR PLAN = 1173.90 sq.mt

UPPER GROUND FLOOR = 1237.34 sq.mt

FIRST FLOOR = 1173.90 sq.mt

SECOND FLOOR = 1173.90 sq.mt

THIRD FLOOR = 1142.90 sq.mt

PROJECTOR FLOOR = 197.30 sq.mt

LIFT = 16.73 sq.mt

MUMTY FLOOR = 59.75 sq.mt

TOTAL COVERED AREA = 9537.45 sq.mt

TOTAL COVERED AREA FOR FAR = 4925.34 sq.mt

PERCENTAGE ON GROUND $\frac{1237.34 \times 100}{3098.606} = 39.93 \%$

OPEN AREA (3098.606-1237.34) = 1924.706 sq.mt

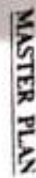
F.A.R (COMMERICAL AREA) $4013.73/2397.23 = 1.67$
plot area 2397.23 sq.mt

F.A.R (RESIDENTIAL AREA) $911.61 / 701.28 = 1.29$
plot area 701.28 sq.mt

**MULTIPLEX COVERED AREA
EXCLUDING MOVEMENT/ LOBBY & SERVICES = 920 SQMT.**

1. THIS IS TO BE CERTIFIED THAT THE BUILDING PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BUILDING BYE LAWS OF H.R.D.A., HARIDWAR AND URBAN PLANNING DEVELOPMENT ACT, 1973 ALSO ALL THE PRECAUTION REGARDING EARTH QUAKE HAVE BEEN INCORPORATED IN THE BUILDING DESIGN

2. THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT AS STIPULATED IN ANNEXURE 1 AND THE

[illegible]

ELECTRICAL LOAD REQUIRED:

REQ. ELECTRICAL LOAD ASSESSMENT
= 500 W. OF 10.00 SQ. M.
OF TOTAL COVER AREA

TOTAL ELECTRICAL LOAD (at 500W)
= 500 W. X 0.50
= 250 W.
PROVIDED

[illegible]

--	--

[illegible]

SHEET - 1