



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

Date 30/01/2021

Map No R-0540/20-21
Sector Sector 1

To,

DOON BUILDCON PRIVATE LIMITED
DOON BUILDCON PRIVATE LIMITED, 8/1/6 SAHARANPUR ROAD,
DEHRADUN
Dehradun-248001

Your application dated 2020-07-17 16:23:42.0 regarding construction (with enclosed map) proposed by you situated at, MAUZA DEHRAKHAS, PARGANA PACHWA DOON, Dehradun-248001 has been accepted with the following term and conditions.

1. 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.
2. If there is any tree in construction area; before cutting it, approval must be taken.
3. 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.
4. In summer season, keeping in view the drinking water scarcity, between 15th April to 30th June; the construction will not be done.
5. 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.
6. In road widening area if there is any violation of boundary wall, gate or public land, the approval will stand cancelled automatically.
7. 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.
8. 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.
9. During the building construction, earthquake and other security measures must be considered.
10. 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.
11. 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.
12. After getting the approval if the court cancels the ownership of the applicant the approval will stand cancelled automatically.
13. 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.
14. Hill cutting will not be done from any hilly terrain.

Digitally signed by HARICHAND SINGH RANA
Date: 2021.01.30 10:04:27 IST
Reason: Online Map Approval
Location: Dehradun

Page 1 of 2



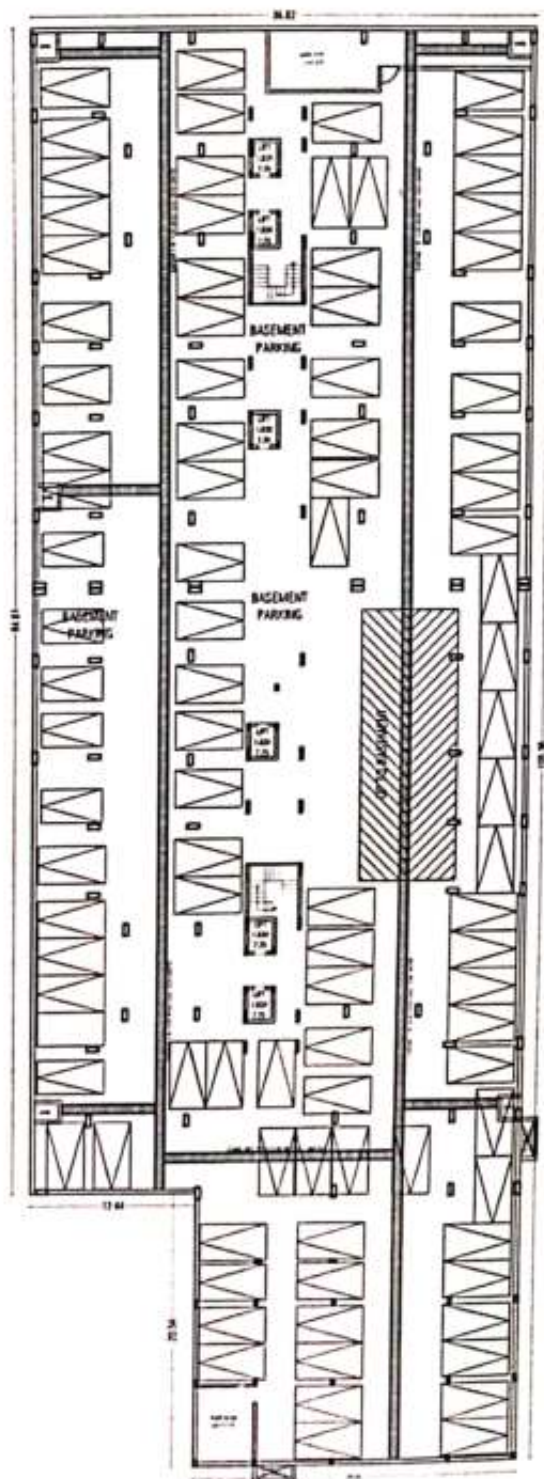
Mussoorie Dehradun Development Authority

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

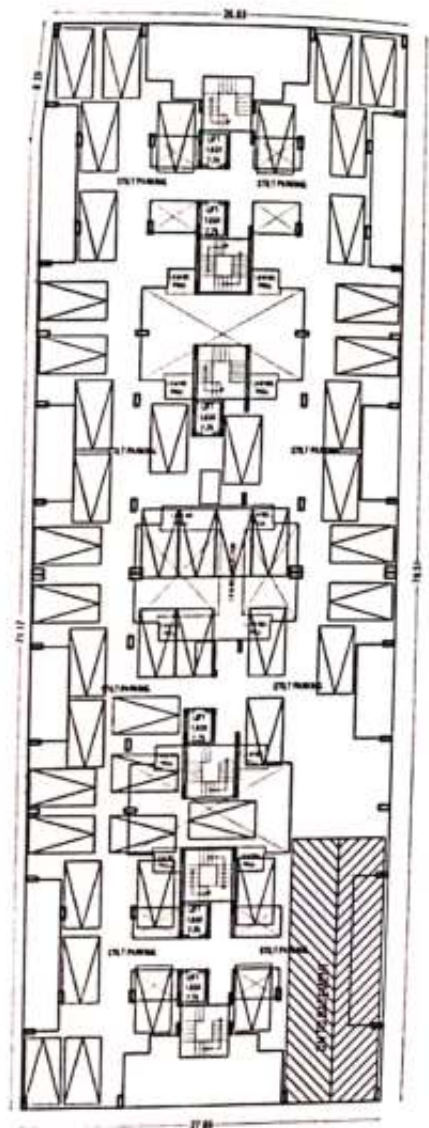
Phone : +91 135 6603100
Fax : +91 135 6603103
Email : info@mddaonline.in
Website : www.mddaonline.in

15. 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.
16. This map is valid for five years from the date of approval, after that no construction work will be done.
17. 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.
18. 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.
19. If there is any violation on ceiling land, government land or public land, this approval will stand cancelled automatically.
20. 2 trees must be planted in the front portion of the building.





PARKING PLAN (AT BASEMENT)



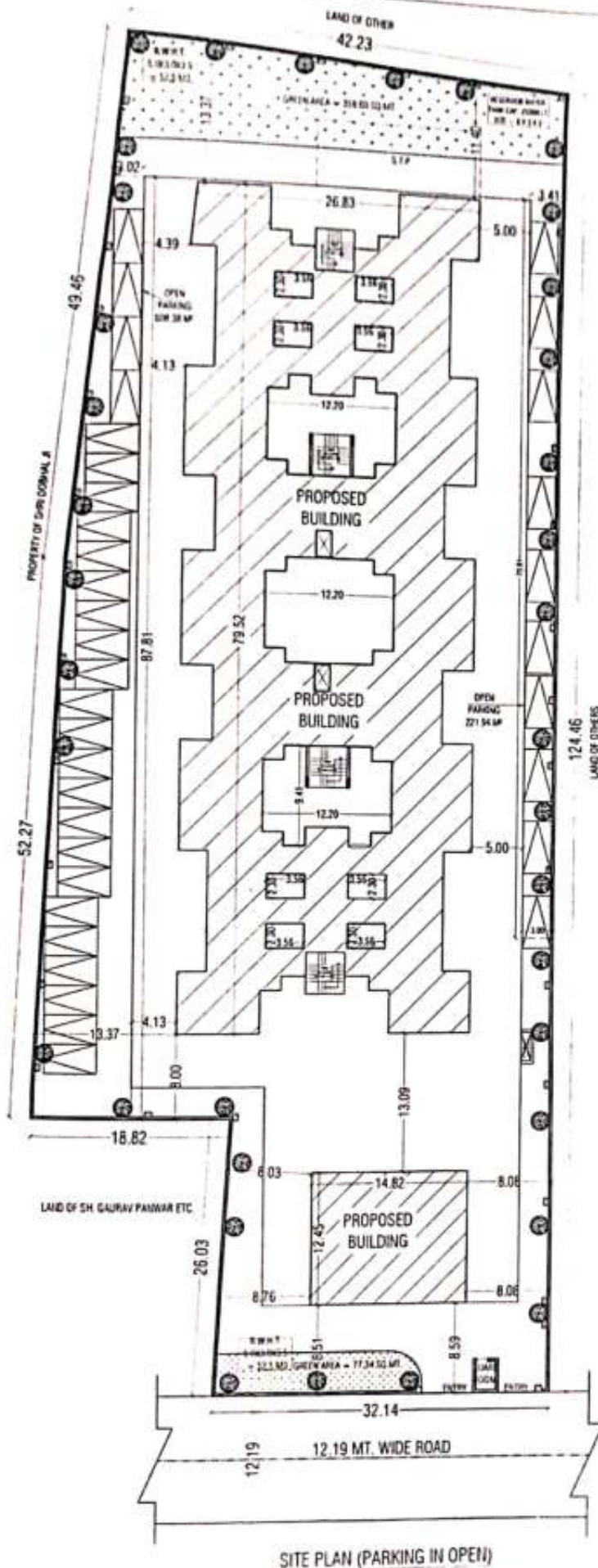
PARKING PLAN (AT STILT FLOOR)



RAMP PLAN



RAMP SECTION



Tightly signed by HARCOURT EDGEM RALPH
Date: 2021 01 20 10:04:45 JST
Reason: The Shop on R-054026-21 is approved by Marcie Smith
Chairman, IAS (Vice Chairman, MCOA), and is recommended by
approval by General Singh (Junior Engineer, MCOA), Harcourt
Edgem Ralph (Superintendent Engr - MCOA), Gresh Chandra's
Chairman (Secretary, MCOA), Date: 18 10 2020 11:53:23 AM
Location: Hyderabad

MDDA USE ONLY

Job Title:

PROPOSED GROUP HOUSING PLAN FOR "DOON BUILDCON PVT. LTD." THROUGH ITS DIRECTOR SHRI SHAHZAD ALI S/O SHRI MOHAMMED AYOOB, AT KHASRA NO. 792 MIN & 794 MIN, SITUATED AT MAUZA DEHRAKHAS, PARGANA PACHNA DOON, DISTT. DEHRADUN.

	SHEET TITLE	
	PAVING PLAN	
	JOB	
	SCALE	1"=50'

LEGEND		
1-10	1-10	1-10
1-10	1-10	1-10
1-10	1-10	1-10
1-10	1-10	1-10

CERTIFICATE
 The undersigned hereby certifies that the person named in the certificate is a member of the American Legion, and is entitled to the same privileges and benefits as other members of the American Legion.

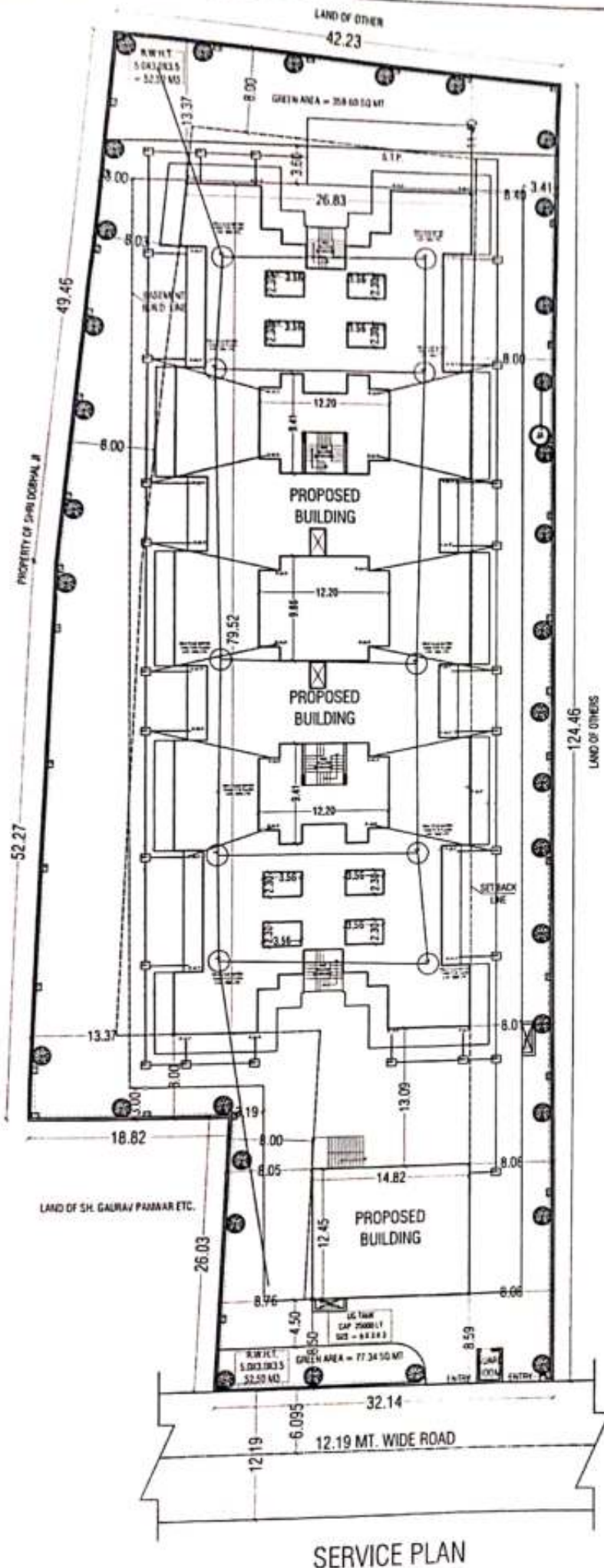
SIGN OF APPLICANT

[illegible]

DESIGN OF STRUCTURE ENGINEER

SIGN. OF ARCHT/ECT

At Chicago, Ill., June 12, 1908.
 Yours truly,
 Reg. No. 642, 123,274



Digitally signed by HARIKISHAN BHAKSHI RAHA
Date: 2021.01.30 10:54:50 IST
Reason: The Map no H-0540/20-21 is approved by Navneet Singh
(Chairman, IAS (Vice Chairman, MODA), and is recommended for
approval by Gaurav Singh (Joint Engineer, MODA), Harekesh
Singh Rana (Superintendent Engr., MODA), Gaurav Chandra
Gurwani (Secretary, MODA), Date: 18.10.2020 11:53:23 AM
Location: Dehradun

MODA USE ONLY

JOB TITLE -

PROPOSED GROUP HOUSING PLAN FOR 'DOON
BUILDCON PVT. LTD.' THROUGH ITS DIRECTOR
SHRI SHAHZAD ALI S/O SHRI MOHAMMED AYOOB,
AT KHASRA NO. 792 MIN & 794 MIN, SITUATED
AT MAUZA DEHRAKHAS, PARGANA PACHWA
DOON, DISTT. DEHRADUN.

NORTH	SHEET TITLE	
	SERVICE PLAN	
	JOB	SCALE
	1:500	1:500

LEGEND		
WALL	DOOR	STAIR
WALL	DOOR	STAIR
WALL	DOOR	STAIR

CERTIFICATE
I, THE SIGNATURE, HAVE BEEN ISSUED TO THE APPLICANT, AS THE CHAIRMAN, MODA, DEHRADUN, ON THE BASIS OF THE INFORMATION PROVIDED BY THE APPLICANT, AND I HAVE NO OBJECTION TO THE SAME. THIS CERTIFICATE IS VALID FOR THE PERIOD OF 12 MONTHS FROM THE DATE OF ISSUANCE.

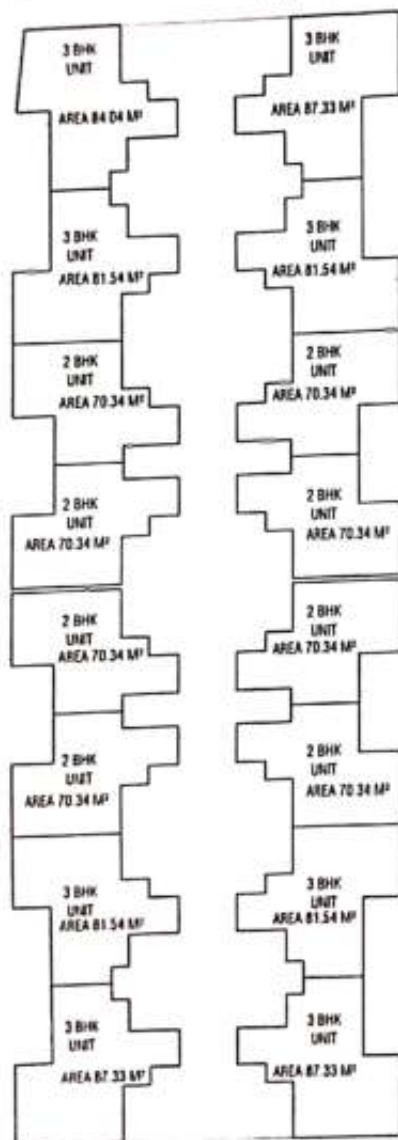
SIGN OF APPLICANT

SIGN OF STRUCTURE ENGINEER

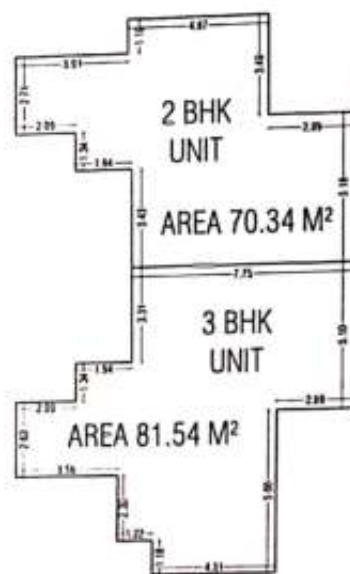
SIGN OF ARCHITECT

Asst. Commr.
Dehradun
Reg. No. CA/2018/12737

3 BHK UNIT - 8 UNITS EACH FLOOR = 8 X 9 = TOTAL 72 UNIT
 2 BHK UNIT - 8 UNITS EACH FLOOR = 8 X 9 = TOTAL 72 UNIT
 TOTAL = 144 UNITS



DWELLING UNIT PLAN





FRONT ELEVATION



RIGHT SIDE ELEVATION



KEY PLAN



SECTION A-A



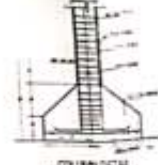
FOUNDATION DETAIL



BOUNDARY WALL DETAIL



STAIRCASE DETAIL



COLUMN DETAIL

TOTAL AREA OF LAND = 348.18 SQ.M.
TOTAL NO. OF PLATS PERMISSIBLE AS PER LAW
= 348.18 / 3.00 = 116 PLATS
TOTAL NO. OF PLATS PROVIDED IN ALL FLOOR = 116 PLATS



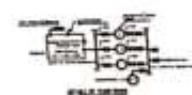
ZONAL PLAN (ZONE-2)



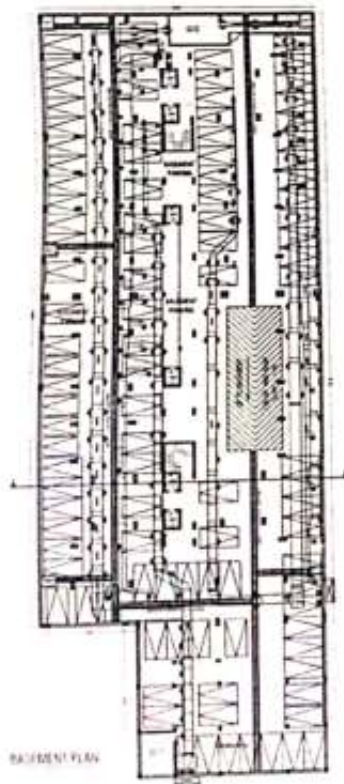
GOOGLE MAP
LAYER: LANDUSE & ZONAL PLAN



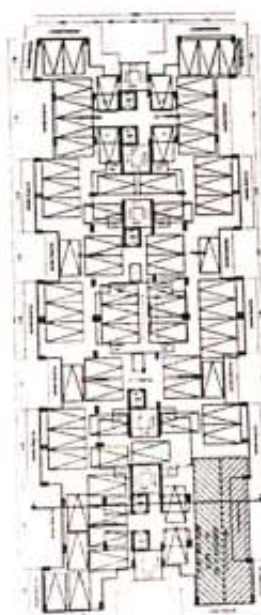
DETAIL OF MAIN HALL AREA AT ENTRANCE FLOOR



DETAIL OF MAIN HALL AREA



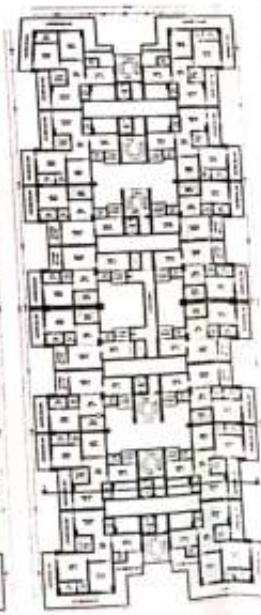
BASEMENT PLAN



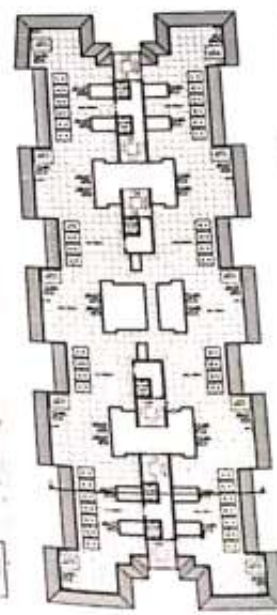
FIRST FLOOR PLAN



SECOND FLOOR PLAN
THIRD, FOURTH FLOOR
ARE IDENTICAL TO SECOND FLOOR PLAN



LOCAL ARCHITECT'S USE FLOOR PLAN



TERRACE PLAN

Digitally signed by HARICHAND SINGH RANA

Date: 2021.01.30 10:04:37 IST

Reason: The Map no R-0540/20-21 is approved by Ranvir Singh Chauhan, AS (Vice Chairman, MDDA), and is recommended for approval by Govind Singh (Junior Engineer, MDDA), Harichand Singh Rana (Superintendent Engr., MDDA), Glish Chandra Gunwant (Secretary, MDDA), Date: 19.10.2020 11:53:23 AM
Location: Dehradun

M.D.D.A USE ONLY

JOB TITLE:-

PROPOSED GROUP HOUSING PLAN FOR "DOON BUILDCON PVT. LTD." THROUGH ITS DIRECTOR SHRI SHAHZAD ALI S/O SHRI MOHAMMED AYOOB, AT KHASRA NO. 792 MIN & 794 MIN, SITUATED AT MAUZA DEHRAKHAS, PARGANA PACHWA DOON, DISTT. DEHRADUN.

AREA STATEMENT		SQ.MT.
TOTAL PLOT AREA (4950.00 + 498.00)		5448.00
ROAD WIDENING AREA		—
NET PLOT AREA		5448.00
GROUND FLOOR(STILT+SHOP) COVERED AREA (1479.47 + 184.56)		1664.03
FIRST FLOOR COVERED AREA (1257.27 + 184.56)		1441.83
SECOND FLOOR COVERED AREA		1257.27
THIRD FLOOR COVERED AREA		1257.27
FOURTH FLOOR COVERED AREA		1257.27
FIFTH FLOOR COVERED AREA		1257.27
SIXTH FLOOR COVERED AREA		1257.27
SEVENTH FLOOR COVERED AREA		1257.27
EIGHTH FLOOR COVERED AREA		1257.27
NINTH FLOOR COVERED AREA (LOCAL ARCHITECTURE)		1257.27
BASEMENT COVERED AREA (PARKING)		3624.00
TOTAL COVERED AREA		10427.28
OPEN LAND AREA		3783.97
GROUND COVERAGE		30.54 %
F.A.R.		1.91
PERMISSIBLE F.A.R. (9806.40 SQ.MT.)		1.80
PURCHASABLE F.A.R. (620.88 SQ.MT.)		6.33 % OF 1.80

PARKING STATEMENT		
TOTAL NO OF FLATS PROVIDED (16 X 9 FLOOR)		144.00 NO
TOTAL COVERED AREA OF ALL FLATS		11315.43
PARKING REQ. FOR FLATS UPTO 150 SQMT i.e. 1.0 ECS /FLAT		144.00 ECS
PARKING PROVIDED IN OPEN (830.32 / 23)		36.10ECS
PARKING PROVIDED IN STILTS (1398.96 / 28)		49.96 ECS
PARKING PROVIDED IN STILTS OPEN AREA (718.926 / 28)		25.67 ECS
PARKING PROVIDED IN BASEMENTS (3624.00 /32)		113.25 ECS
TOTAL PARKING PROVIDED		224.98 ECS

GREEN AREA REQUIRED 7.5% OF NET PLOT AREA		408.60 SQ.MT.
GREEN AREA PROVIDED		435.94 SQ.MT.

CAP. REQUIRED OF RAIN WATER HARVESTING TANK		102.02 M3
RAIN WATER HARVESTING TANK PROVIDED (2X 52.5)		105.00 M3

DOOR - WINDOW SCHEDULE				
Sl.NO.	ITEMS	SYMBOL	WIDTH	LENGTH
1.	DOOR / WINDOW	D/W	0.90 / 0.94	2.10/1.80
2.	DOOR	D	1.07	2.10
3.	DOOR	D1	1.00	2.10
4.	DOOR	D2	1.74	2.10