



## Mussorie Dehradun Development Authority, Dehradun

Transport Nagar, Saharanpur road, Near ISBT,  
Dehradun-248001,

Phone : 0135-6603100  
Fax : 0135-6603150  
Email : info@mddaonline.in  
Website : www.mddaonline.in

### Sanction Letter

M/S : Minaxi Patwal Roshni patwal  
Plot No : 18  
Sector : Sector 2  
Date : 21/01/2019

Reference No : R-2438/18-19  
Map No :  
Total No Of Sheets :  
Approval No : MDDA/0037/2019

### Subject :

Approval of the Building plan, unit situated at Khasara Number. - 18, Site address. - banjarawala mafi, Village. - others, City. - Dehradun, Sector.- Sector 2, Pincode.- 248001, Tehsil. - Dehradun, District.-Dehradun, Uttarakhand, India.

Your Application dated 21/01/2019 regarding construction (with enclosed map) proposed by you situated at Khasara Number. - 18, District.- banjarawala mafi, Village.-others, City.-Dehradun, Sector.- Sector 2, Pincode.- 248001, Tehsil. - Dehradun, District.-Dehradun, Uttarakhand, India, Owner Name.-Minaxi Patwal Roshni patwal has been accepted with the following terms and 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 shall 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 effect the light of the 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.

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.

If any tree in construction area, before cutting it, approval must be taken.

Document certified by  
SUNIL PARASHAR

Name : SUNIL PARASHAR

Designation : Dehradun

Official stamp of the authority

Signature of the authority

Date : 21/01/2019

Place : Dehradun

Official stamp of the authority

Signature of the authority

Date : 21/01/2019

Place : Dehradun

The MAP R-2438/18-19 is approved by Sunil Parashar(Executive Engineer (MDDA)), Mussoorie Dehradun Development Authority, and is recommended for approval by Sanjeev Agarwal(Junior Engineer (MDDA)),  
Dated : 21/01/2019 Time: 02:22 PM and digitally signed by following officials.

Document certified by  
**SUNIL PARASHAR.**

Name : SUNIL PARASHAR  
Designation : Dehradun  
Organization : Personal  
Certificate : F63E95

### BUILDING: A (RESI)

	SQ.M.
<b>A) AREA STATEMENT</b>	<b>114.23</b>
1. AREA OF PLOT	
2. DEDUCTIONS FOR	13.25
(a) ROAD WIDENING ( R/W)	100.97
3. NET PLOT AREA :	1.8000
4. FLOOR AREA RATIO PERMISSIBLE	181.75
FAR COVERED AREA/TOTAL BUA	181.75
4. TOTAL PERM. BUILT UP AREA	
5. PROPOSED AREAS	105.94
(a) PROPOSED RESIDENTIAL AREA	0.00
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	105.94
6. SUB STRUCTURE AREA/MUMTY AREA ADDITION	0.00
7. EXISTING COVERED AREA	0.00
8. TOTAL PROPOSED B/UP AREA	105.94
9. TOTAL NON-FAR AREA	0.00
10. PERMISSIBLE GROUND COVERAGE	70.68
11. PROPOSED GROUND COVERAGE	59.34
12. TOTAL PROPOSED CHARGABLE AREA	112.31
<b>B) PARKING STATEMENT</b>	<b>ECS</b>
(i) PARKING REQUIRED BY RULE (No's)	1
(ii) PARKING PROVIDED (No's)	1
(iii) TOTAL PARKING PROPOSED(Sq. mtr)	13.75
<b>C) LOADING / UNLOADING PARKING</b>	
(a) TOTAL LOADING / UNLOADING PARKING AREA REQUIRED	0
(b) TOTAL LOADING / UNLOADING PARKING AREA PROPOSED	0
<b>SPECIFICATIONS</b>	

PRODUCED BY AN AUTODESK EDUCATION

**BUILDING WISE FAR STATEMENT**

BUILDING	FAR AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	TENEMENTS	TOTAL FAR AREA
	COMM.	RESL.	IND.	SPEC.	PERM.	PROP.	EXCESS						
A-1 (RESI)	0.00	105.94	0.00	0.00	5.30	7.41	2.11	0.00	12.74	0.00	72.29	1	105.94 + 2.11
Total	0.00	105.94	0.00	0.00	5.30	7.41	2.11	0.00	12.74	0.00	72.29	1	105.94 + 2.11

**FLOOR WISE FAR STATEMENT: A (RESI)**

FLOORS	FAR AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	TENEMENTS	TOTAL FAR AREA
	COMM.	RESL.	IND.	SPEC.	PERM.	PROP.	EXCESS						
GROUND FLOOR	0.00	52.97	0.00	0.00	0.00	0.00	0.00	0.00	6.37	0.00	0.00	1	52.97
FIRST FLOOR	0.00	52.97	0.00	0.00	5.30	7.41	2.11	0.00	6.37	0.00	0.00	0	52.97
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.29	0	0.00
Total	0.00	105.94	0.00	0.00	5.30	7.41	2.11	0.00	12.74	0.00	72.29	1	105.94 + 2.11

**NON FAR AREA DETAILS**

SUBSTRUCTURES	SERVICE FLOOR, REFUGE AREA, ATRIUM	STAIRCASE, ESCALATOR & MUMTY	LIFT & LIFT MACHINE ROOM	PROJECTIONS	STILT PARKING	TOTAL NON-FAR AREA
0.00	0.00	12.75	0.00	0.00	0.00	0.00

**WATER REQUIREMENT**

TANK		OCCUPANT LOAD (NOS.)			CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
		TNMTS/AREA	FACTOR				
OHWT	Residential	1.00	5.00	5.00	135.00	675.00	
	----	00.00	00.00	00.00	00.00	00.00	
	FIRE REQUIREMENT					675.00	0.00
	TOTAL			1.5		1012.50	
UGWT	FIRE REQUIREMENT					0.00	
	TOTAL					1012.50	0.00

**BALCONY CALCULATIONS: A (RESI)**

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	0.75 X 6.62 X 1	7.41	7.41
Total			7.41

**SCHEDULE OF OPENING: A (RESI)**

NAME	WIDTH	HEIGHT	NOS.
D	0.75	2.10	02
D	0.88	2.10	02
D	0.90	2.10	03
D	1.07	2.10	02
D	1.20	2.10	01

NAME	WIDTH	HEIGHT	NOS.
APR-21			05



1. SITE AREA: 114.23 SQ. MTR.  
 2. TOTAL AREA: 114.23 SQ. MTR.  
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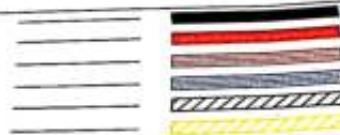
70.68  
 59.24  
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**CERTIFICATE OF AREA**  
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PLOT AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 114.23 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

**LEGEND**

PLOT BOUNDARY SHOWN THICK BLACK  
 PROPOSED WORK SHOWN RED FILLED IN  
 DRAINAGE LINE SHOWN RED DOTTED  
 WATERLINE SHOWN BLUE DOTTED  
 EXISTING TO BE RETAINED HATCHED  
 DEMOLITION SHOWN HATCHED YELLOW



**AREA STATEMENT**

	REQUIRED	PROPOSED
NO. OF TREES	0.00	0.00
RAIN WATER HARVESTING AREA(Cu. mtr)	0.00	0.00
LANDSCAPING AREA(Sq. mtr)	0.00	0.00

**PROJECT TITLE**

Prop. House Plan for  
 1-Smt. Minaxi Patwal W/o Late Sh. Sattay Singh  
 Patwal 2- Roshni Patwal D/o Late Sh. Sattay singh  
 Patwal Situated At- Khsra No - 18 Mouza  
 Banjarawala mafi, Paragna Central Doon, Distt.-  
 Dehradun (u.k.)

**OWNER NAME & SIGN**

Minaxi Patwal Roshni patwal

**ARCHITECT NAME & SIGN**

Laxman Singh Rawat



JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	KEY NO.	R-2438/18-19	DATE	SHEET NO.
				1 / 1

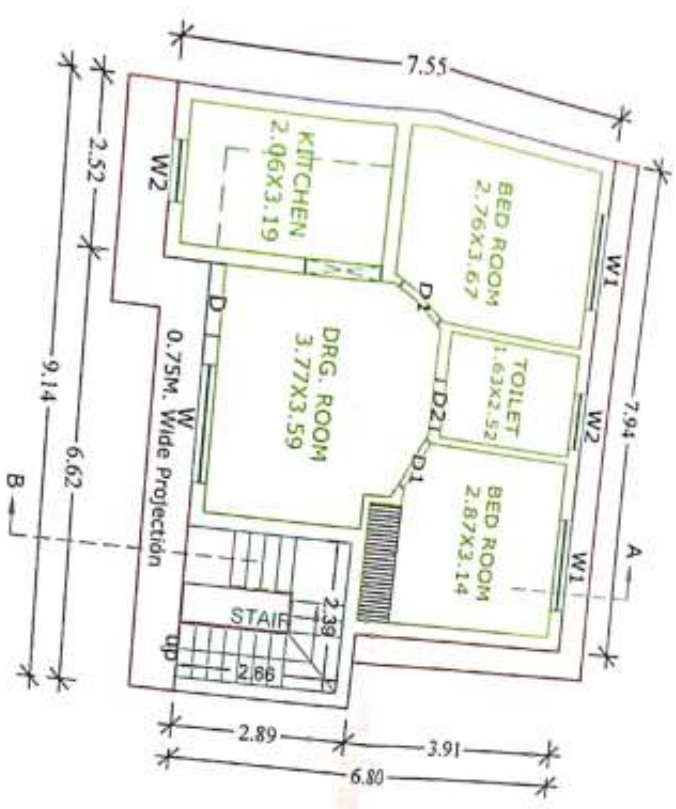
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COLUMN & FOUNDATION

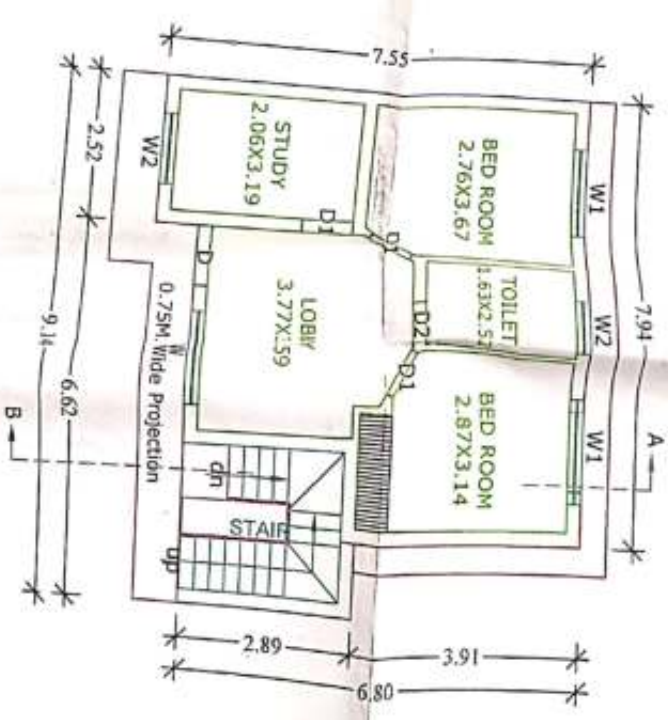
FOUN. & BOUNDARY WALL DETAIL

FOUND. & DEAD WALL DETAIL

M.A.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

न्यायालय तहसीलदार, सदर, देहरादून

वाद सं० 2692/18

दिनांक .....

मौजा- बंजारावाला माफी

धारा 34 एल० आर० एक्ट

निर्णय

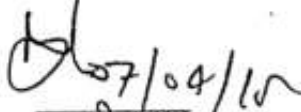
वादी के प्रार्थना पत्र पर यह वाद दायर हुआ है, पत्रावली के अवलोकन से यह स्पष्ट है कि वाद निर्विवाद है क्योंकि इशतहार जारी होने पर कोई आपत्ति प्राप्त नहीं हुई है। पत्रावली पर उपलब्ध सरिश्ता रिपोर्ट, आख्या लेखपाल नकल खतौनी, विक्रय पत्र एवं केता द्वारा प्रस्तुत शपथपत्र के अध्ययन से स्पष्ट है कि नामान्तरण का आदेश पारित किया जाना उचित है।

आदेश

अतः आदेश हुआ है कि पंजीकृत विक्रय पत्र दिनांक 12.12.2017 मूल्य 7,20,000/- ग्राम बंजारावाला माफी के खाता खतौनी सं० 694 के खसरा नं० 18मि० रकबा 0.0114 है०, लगानी परतानुसार पैसे से विक्रेता श्री तेजपाल सिंह पुत्र स्व० श्री गबर सिंह निवासी- 47 सी आफिसर्स कालोनी, रेसकोर्स देहरादून का नाम खारिज कर 1. श्रीमती मीनाक्षी पटवाल पत्नी स्व० श्री सत्ये सिंह पटवाल पुत्री स्व० श्री सत्ये सिंह पटवाल निवासीगण- 47 सी आफिसर्स कालोनी, नियर गुप्ता राशन शाप, रेसकोर्स, देहरादून का नाम दर्ज होवे। वाद वसूली तावान देय ..... रुपये एवं अमलदरामद के पत्रावली दाखिल दफ्तर होवे।

2. रेसकोर्स

15

  
7/04/18

तहसीलदार  
देहरादून।