



Sanction Letter

Reference : MDDA/SL/LTR/1447/16-17
Map Number : SC-0036/15-16
Shri / Smt / M/S : BHARAT BHUSHAN BATRA
Co-Applicants : Mrs. RITA BATRA

Date : 27/12/2017

Your application dated 19/02/2016 regarding construction (with enclosed map) proposed by you situated at, NIL,642 KA,362, DEHRAKHAS 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.

Mr Anand Ram Arya
The Map (SC-0036/15-16) is approved by
Mr. R. Meenakshi Sundaram, IAS (VC), MDDA
recommended for approval by Mr. Tirapen Singh Panwar (JE),
Mr. Prakash Chandra Dumka (PCS) (SECY.)
and digitally signed by Mr Anand Ram Arya
Assistant Engr., MDDA
Date: Wed Dec 27 13:18:32 IST 2017

SEAL / STAMP

PREVIOUS SANC. MAP : R - 978/ S-11 /14 DATED 09-04-2015

**COMP. COMMERCIAL BUILDING PLAN FOR SH. BHARAT
BHUSHAN BATRA S/O LATE SH. MULKRAJ BATRA & SMT. RITA
BATRA W/O SH BHARAT BHUSHAN BATRA SITUATED AT
KHASRA NO. 642 KA (OLD KH. NO. 362) MAUZA DEHRA KHAS;
PARGANA CENTRAL DOON; DISTT. DEHRADUN**

AREA STATEMENT

1. TOTAL LAND AREA [(1203.00 - 86.27) + 116.14]	= 1232.87 SQ.MT.
2. ROAD WIDENING AREA(280.32+63.55)	= 343.87 SQ.MT.
3. NET LAND AREA	= 889.00 SQ.MT.
4. SANC. COVD. AREA OF G.FL (STILT PARKING)	= 400.00 SQ.MT.
5. EXIST. COVD. AREA OF G.FL. (STILT)	= 376.84 SQ.MT.
6. EXIST. COVD. AREA OF G.FL.(STAIRCASE/ LIFTS)	= 14.49 SQ.MT.
7. PERM. COMP. AREA OF G.FL.(LIFT)	= 1.12 SQ.MT.
8. R.S.B. COMP. AREA OF G.FL.(STILT)	= 1.44 SQ.MT.
9. S.S.B. COMP. AREA OF G.FL.(STILT)	= 6.82 SQ.MT.
10. TOTAL COVD. AREA OF G.FL.(STILT)	= 392.45 SQ.MT.
11. SANC. COVD. AREA OF F. FL.(SHOWROOM)	= 375.00 SQ.MT.
12. EXISTING. AREA OF F.FL.(SHOWROOM)	= 375.00 SQ.MT.
13. PERM. COMP. AREA OF F.FL.(SHOWROOM)	= 1.84 SQ.MT.
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16. TOTAL COVD. AREA OF F.FL (SHOWROOM)	= 376.84 SQ.MT.
17. SANC. COVD. AREA OF S. FL.(SHOWROOM)	= 291.80 SQ.MT.
18. EXISTING AREA OF S.FL.(SHOWROOM)	= 291.80 SQ.MT.
19. PERM. COMP. AREA OF S.FL.(SHOWROOM)	= 85.04 SQ.MT.
20. R.S.B. COMP. AREA OF S.FL.(SHOWROOM)	= 1.44 SQ.MT.
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22. TOTAL COVD. AREA OF S.FL (SHOWROOM)	= 376.84 SQ.MT.
23. PERM. COMP. AREA OF TH.FL.(SHOWROOM)	= 376.84 SQ.MT.
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26. TOTAL COVD. AREA OF TH.FL.(SHOWROOM)	= 376.84 SQ.MT.
27. TOTAL COVD. AREA	

7M
9" ROAD

0.38M

3.00M

1.12M

1.50M

7M

2.36M

23.74M

1.50M

3.60M

25.83M

00'6"

44.54M
146'-2"

SEAL / STAMP
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26. TOTAL COVD. AREA OF TH.FL.(SHOWROOM)	= 376.84 SQ.MT.
27. TOTAL COVD. AREA (F.FL+S.FL+TH.FL)	= 1130.52 SQ.MT.
28. OPEN AREA	= 488.29 SQ.MT.
29. GROUND COVERAGE	= 44.15 %
30. F.A.R.	= 1.27
31. EXTRA F.A.R (1.27 - 1.20 = 0.07)	= 62.23 SQ.MT.
32. PARKING AREA REQUIRED :	
• SANC. AREA SHOWROOM (385.10 X 2) / 100 X 1.50	= 11.55 E.C.S
• COMP. AREA TH.FL. FO.FL. (SHOWROOM) 385.10/100X 2.00	= 7.70 E.C.S
TOTAL PARKING AREA REQUIRED	= 19.25 E.C.S.
33. PARKING AREA PROVIDED :	
• STILT PARKING (386.22/28)	= 13.79 E.C.S
• SET BACK PARKING AREA (244.15/23)	= 10.62 E.C.S
TOTAL PARKING AREA PROVIDED	= 24.41 E.C.S
37. PERM. COMP AREA OF G.FL. ROOF PROJ.	= 15.50 SQ.MT.
38. PERM. COMP AREA OF ROOF PROJ.) (F.FL+S.FL+TH.FL.) 3X40.02	= 120.06 SQ.MT.

DETAIL OF DOORS & WINDOWS

TYPE	SYMBOL	WIDTH	HEIGHT	SIL HT.
DOOR	D	3'-6"	7'-0"	0'-0"
VENTILATOR	V	3'-3"	2'-0"	5'-0"



LEGEND

M.H. - MAIN HOLE.
S.T. - SEPTIC TANK.
S.P. - SOAK PIT.
R.W.P - RAIN WATER PIPE.
R.W.H.T.- RAIN WATER
HARVESTING TANK.

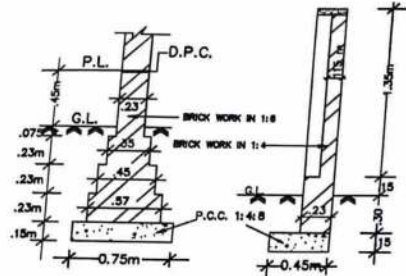
SCALE 1 :150

DRAWN BY :-Ar. JAYA

DRAWN ON :- 13-05-2016

CERTIFIED THAT :-

1. THE BUILDING PLAN SUBMITTED FOR APPROVAL SATISFY THE SAFETY
REQUIREMENTS AS STIPULATED IN ANNEXURE-II AND THE INFORMATION IS GIVEN
IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
2. THE STRUCTURAL DESIGN INCLUDING EARTH-QUAKE HAS
BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AND THESE
PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

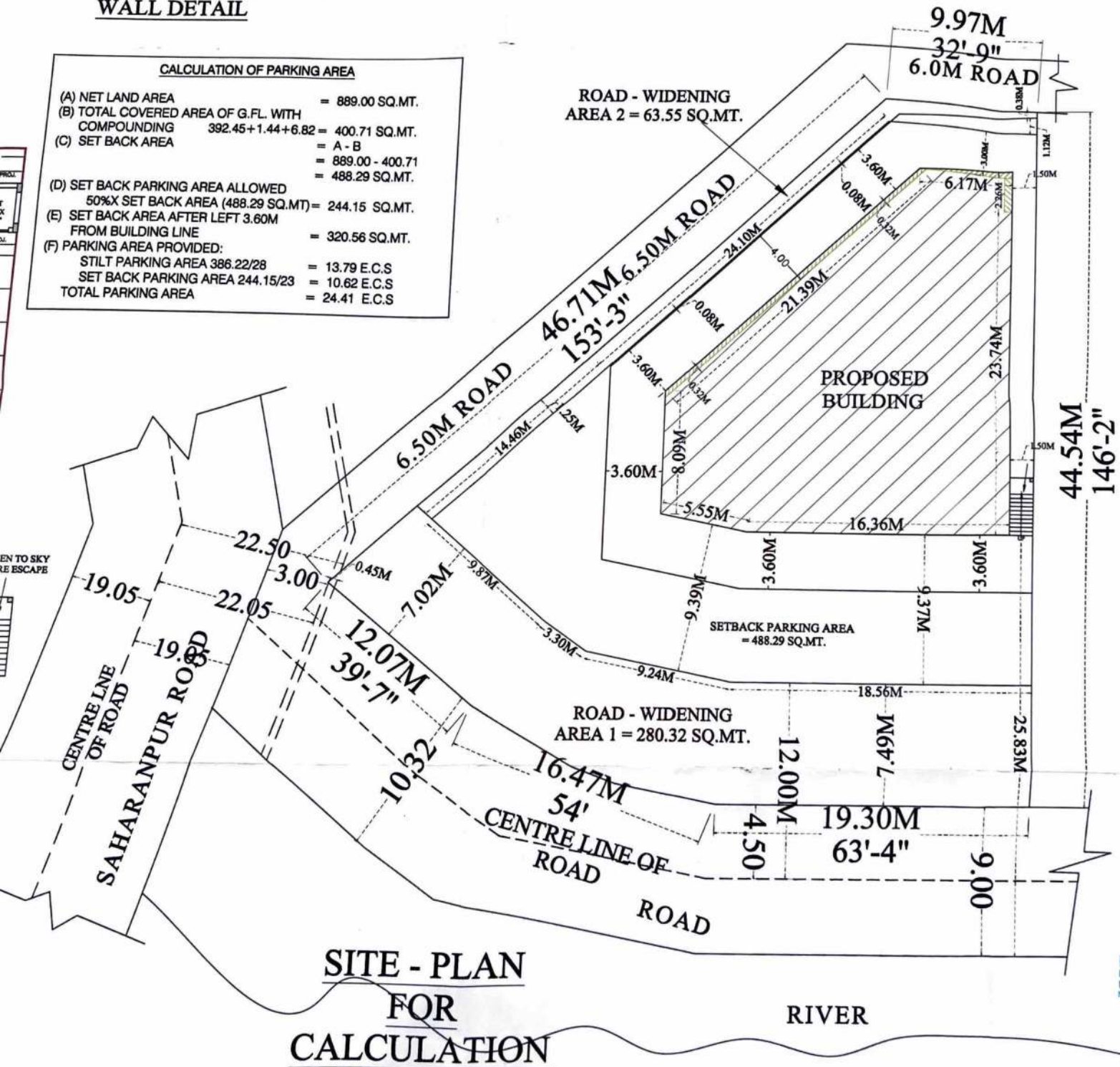


**FOUNDATION & BOUNDARY
WALL DETAIL**

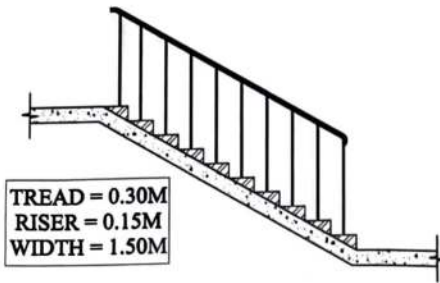
CALCULATION FOR RAIN WATER HARVESTING TANK
RAIN WATER HARVESTING TANK CAPACITY REQUIRED
 UPTO 400.00 SQ.MT. COVD. AREA = 3.50 CUM
 ABOVE 400.00SQ.MT. COVD. AREA = 0.50CUM
 PER 50.00SQ.MT. COVD. AREA
 TOTAL COVD. AREA OF ALL FLOOR = 1130.52 SQ.MT.
 RAIN WATER HARVESTING TANK CAPACITY
 REQUIRED = $(1130.52 - 400) / 50 \times 0.5 + 3.50 = 10.81$ CUM.
 RAIN WATER HARVESTING TANK CAPACITY
 PROVIDED = $(2.00 \times 2.75 \times 2.00)$ CuM = 11.00 CuM.

CALCULATION OF PARKING AREA

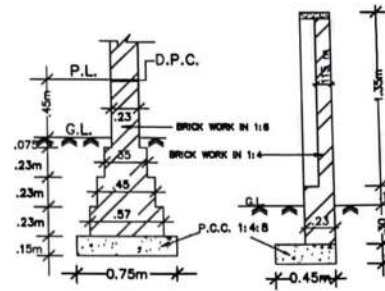
- (A) NET LAND AREA = 889.00 SQ.MT.
 (B) TOTAL COVERED AREA OF G.F.L. WITH
 COMPOUNDING $392.45 + 1.44 + 6.82 = 400.71$ SQ.MT.
 (C) SET BACK AREA = A - B
 = $889.00 - 400.71$
 = 488.29 SQ.MT.
 (D) SET BACK PARKING AREA ALLOWED
 50% SET BACK AREA $(488.29 \text{ SQ.MT.}) = 244.15$ SQ.MT.
 (E) SET BACK AREA AFTER LEFT 3.60M
 FROM BUILDING LINE = 320.56 SQ.MT.
 (F) PARKING AREA PROVIDED:
 STILT PARKING AREA $386.22/28 = 13.79$ E.C.S
 SET BACK PARKING AREA $244.15/23 = 10.62$ E.C.S
 TOTAL PARKING AREA = 24.41 E.C.S



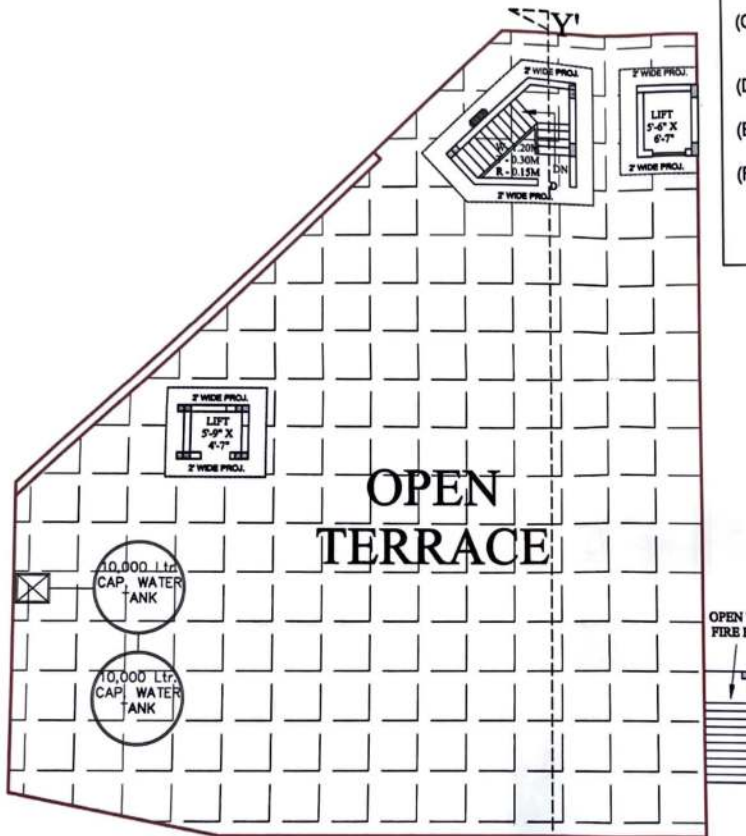
**SITE - PLAN
FOR
CALCULATION**



STAIRCASE DETAIL



FOUNDATION & BOUNDARY WALL DETAIL



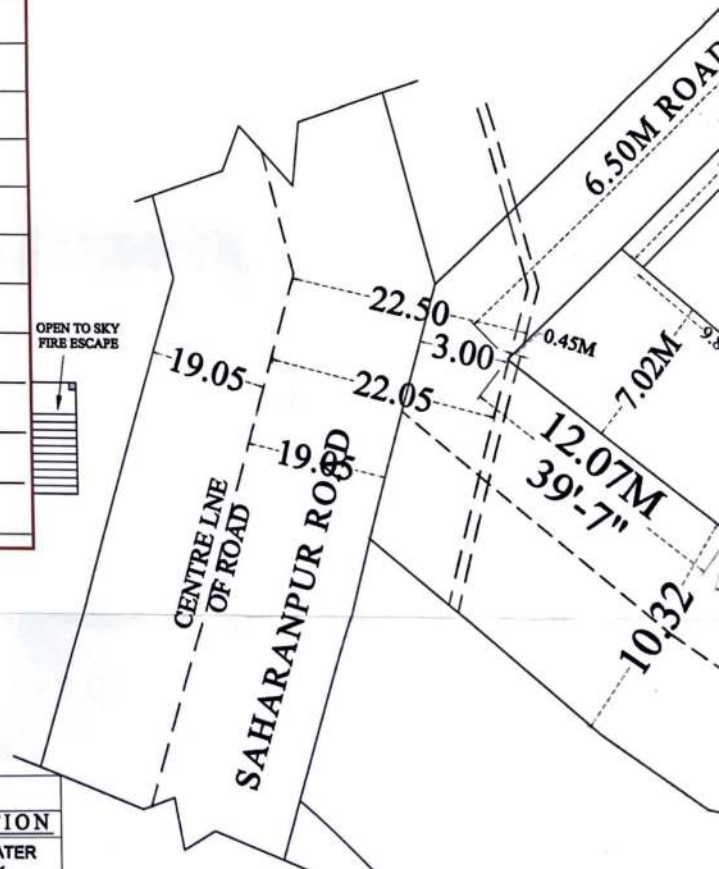
TERRACE PLAN

CALCULATION OF PARKING AREA

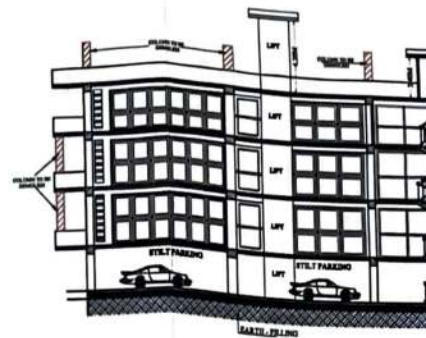
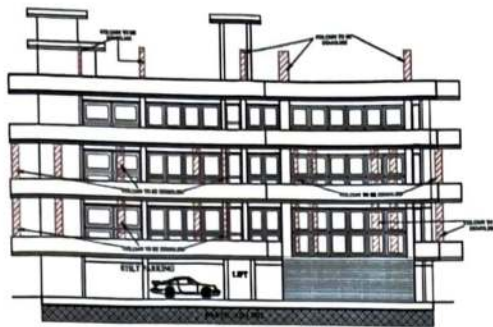
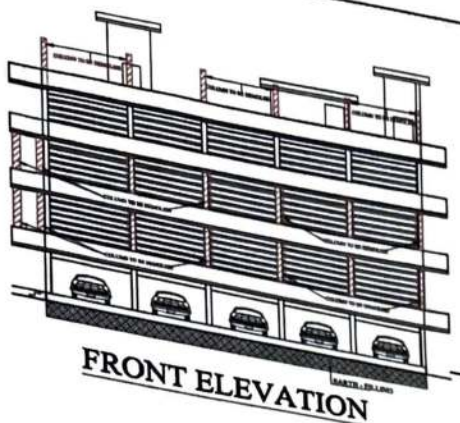
- (A) NET LAND AREA = 889.00 SQ.MT.
(B) TOTAL COVERED AREA OF G.F.L. WITH COMPOUNDING $392.45 + 1.44 + 6.82 = 400.71$ SQ.MT.
(C) SET BACK AREA = A - B = 889.00 - 400.71 = 488.29 SQ.MT.
(D) SET BACK PARKING AREA ALLOWED 50% X SET BACK AREA (488.29 SQ.MT) = 244.15 SQ.MT.
(E) SET BACK AREA AFTER LEFT 3.60M FROM BUILDING LINE = 320.56 SQ.MT.
(F) PARKING AREA PROVIDED:
STILT PARKING AREA 386.22/28 = 13.79 E.C.S
SET BACK PARKING AREA 244.15/23 = 10.62 E.C.S
TOTAL PARKING AREA = 24.41 E.C.S

LEGEND FOR FIRE FIGHTING					
Sl. No.	SYMBOL	DESCRIPTION	Sl. No.	SYMBOL	DESCRIPTION
1.		UNDER GROUND WATER STORAGE TANK.	6.		OVER HEAD WATER STORAGE TANK.
2.		AUTOMATIC PUMP.	7.		DOWN PIPE.
3.		PIPE LINE.	8.		SLUICE VALVE.
4.		FIRE PILLAR HYDRANT.	9.		NON-RETURN VALVE.
5.		HOSE REEL.	10.		SPRINKLER.
			11.		FIRE ALARM-HOOTER.
			12.		MANUAL CALL BOX.

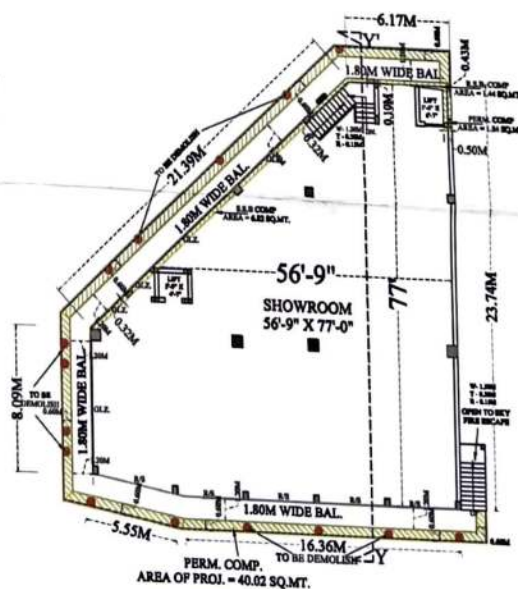
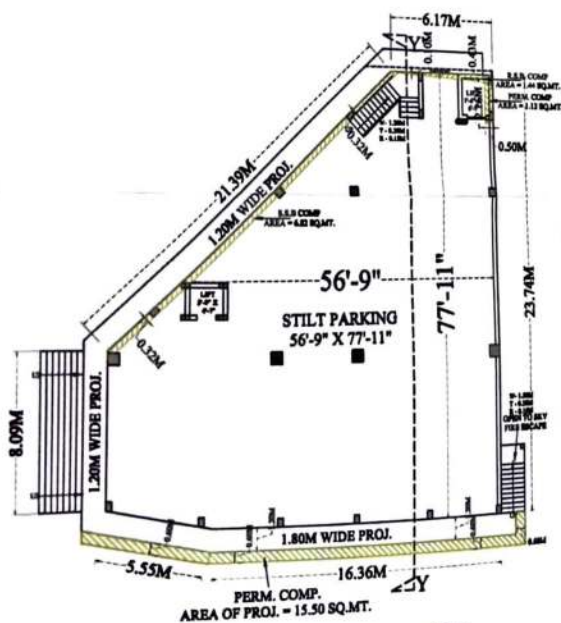
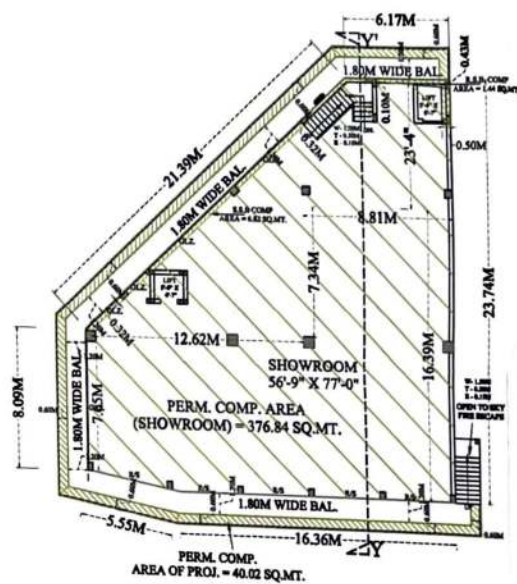
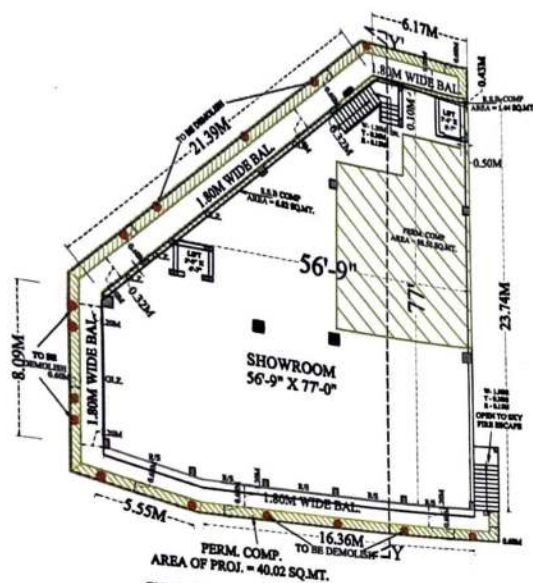
FIRE FIGHTING LEGEND

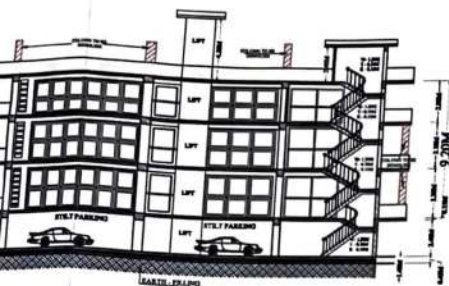


SITE - 1
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CALCUL

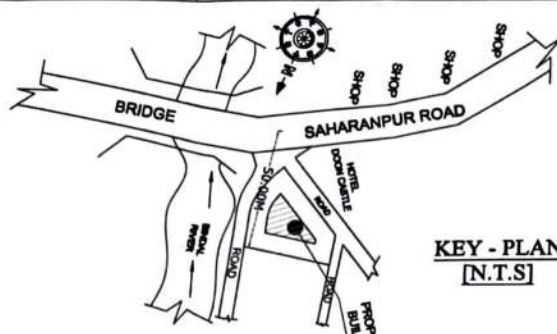
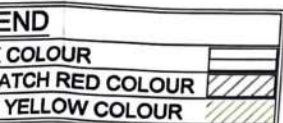


COLOUR LEGEND	
SANC. AREA SHOWN IN BLACK COLOUR	
DISMANTLE AREA SHOWN IN HATCH RED COLOUR	
COMP. AREA SHOWN IN HATCH YELLOW COLOUR	



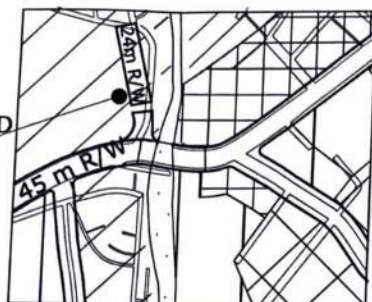


SECTION DETAIL AT Y-Y'

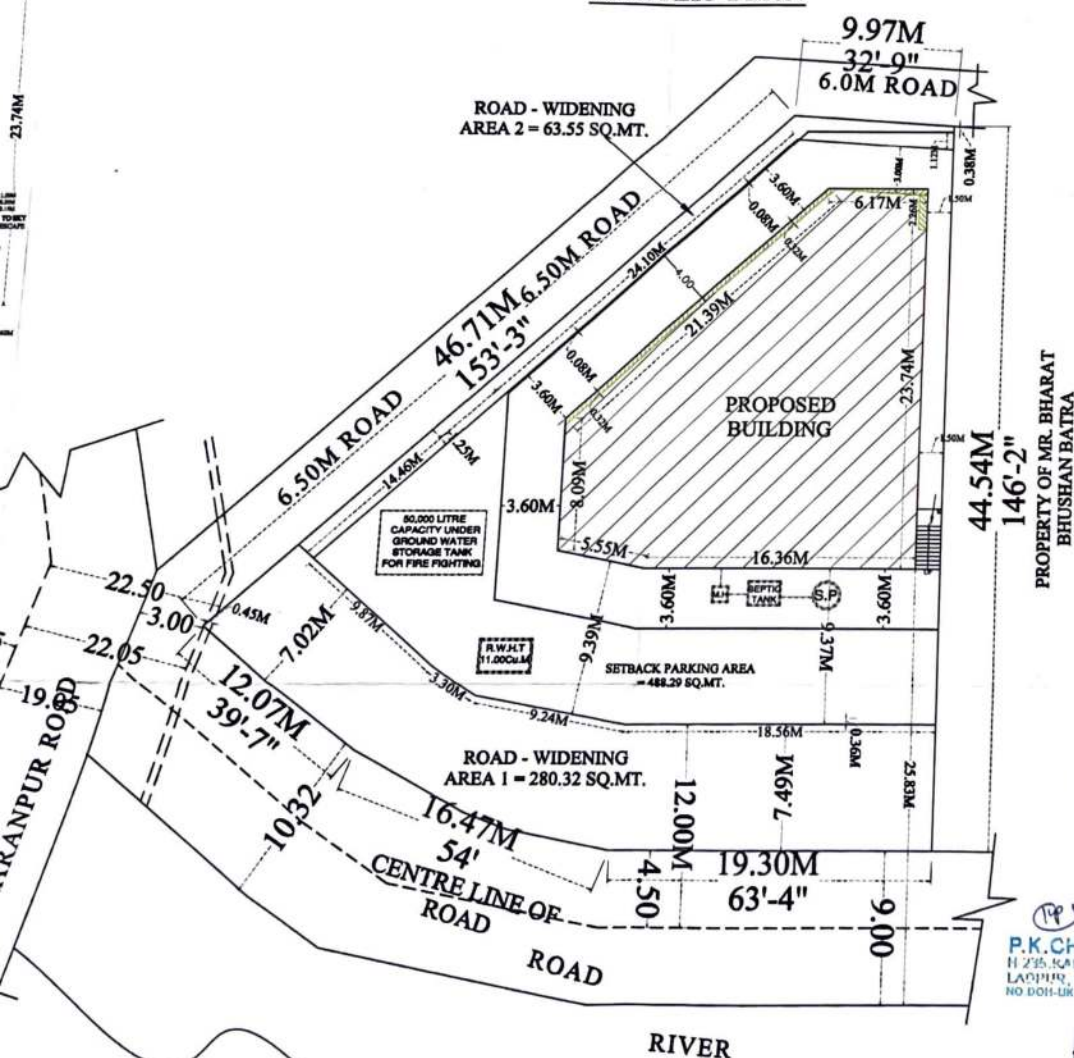


KEY - PLAN
(N.T.S)

PROPOSED
SITE



MASTER - PLAN



PROPERTY OF MR. BHARAT
BHUSHAN BAIWA

10. Arora Associates
11. Arora Associates
12. Arora Associates
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31. EXTRA F.A.R. (1.27 - 1.20 = 0.07)	= 62.23 SQ.MT.
32. PARKING AREA REQUIRED :	
• SANC. AREA SHOWROOM (385.10 X 2) / 100 X 1.50	= 11.55 E.C.S.
• COMP. AREA TH.F.L. (F.O.F.L. (SHOWROOM) 385.10/100X 2.00	= 7.70 E.C.S.
TOTAL PARKING AREA REQUIRED	= 19.25 E.C.S.
33. PARKING AREA PROVIDED :	
• STILT PARKING (388.22/28)	= 13.79 E.C.S.
• SET BACK PARKING AREA (244.15/23)	= 10.62 E.C.S.
TOTAL PARKING AREA PROVIDED	= 24.41 E.C.S.
37. PERM. COMP. AREA OF G.F.L. ROOF PROJ.	= 15.50 SQ.MT.
38. PERM. COMP. AREA OF ROOF PROJ. (F.F.L.+S.F.L.+TH.F.L.) 3X40.02	= 120.06 SQ.MT.

DETAIL OF DOORS & WINDOWS

TYPE	SYMBOL	WIDTH	HEIGHT	SIL HT.
DOOR	D	3'-6"	7'-0"	0'-0"
VENTILATOR	V	3'-3"	2'-0"	5'-0"



LEGEND

M.H. - MAIN HOLE.
S.T. - SEPTIC TANK.
S.P. - SOAK PIT.
R.W.P. - RAIN WATER PIPE.
R.W.H.T. - RAIN WATER HARVESTING TANK.

SCALE 1:200

DRAWN BY :- Ar. JAYA

DRAWN ON :- 13-05-2016

CERTIFIED THAT :-

1. THE BUILDING PLAN SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED IN ANNEXURE-II AND THE INFORMATION IS GIVEN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
2. THE STRUCTURAL DESIGN INCLUDING EARTH-QUAKE HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

P.K. CHAMOLI
H-235, KASHI NAGAR
LAXMIPUR, DEHRADUN
NO. 001-LK-10-11-15-771587

ER. GIRDHARI ARORA
(MODA APPROVED)
LICENTIATE SUPERVISOR (1-1-15-1587)
A-6 JANPATH SHOPPING COMPLEX
BINDAL BRIDGE, DEHRADUN
M: 9135-271587

SIGN OF
STRU. ENG.

SIGN OF
OWNER

SIGN OF
LIC. SUP.



ARORA ASSOCIATES
PLANNERS • ENGINEERS
A-6 JANPATH SHOPPING COMPLEX
BINDAL BRIDGE DEHRADUN
PH. 0135-271587, 09837079997

FILE NO. 1942/ 1442 (A) REVISED SHEET NO. I

PREVIOUS SANC. MAP : R - 978/ S-11 /14 DATED 09-04-2015

COMP. COMMERCIAL BUILDING PLAN FOR SH. BHARAT
BHUSHAN BATRA S/O LATE SH. MULKRAJ BATRA & SMT. RITA
BATRA W/O SH BHARAT BHUSHAN BATRA SITUATED AT
KHASRA NO. 642 KA (OLD KH. NO. 362) MAUZA DEHRA KHAS;
PARGANA CENTRAL DOON; DISTT. DEHRADUN

AREA STATEMENT

1. TOTAL LAND AREA [(1203.00 - 86.27) + 116.14]	= 1232.87 SQ.MT.
2. ROAD WIDENING AREA(280.32+63.55)	= 343.87 SQ.MT.
3. NET LAND AREA	= 889.00 SQ.MT.
4. SANC. COVD. AREA OF G.FL (STILT PARKING)	= 400.00 SQ.MT.
5. EXIST. COVD. AREA OF G.FL. (STILT)	= 376.84 SQ.MT.
6. EXIST. COVD. AREA OF G.FL.(STAIRCASE/ LIFTS)	= 14.49 SQ.MT.
7. PERM. COMP. AREA OF G.FL.(LIFT)	= 1.12 SQ.MT.
8. R.S.B. COMP. AREA OF G.FL.(STILT).	= 1.44 SQ.MT.
9. S.S.B. COMP. AREA OF G.FL.(STILT)	= 6.82 SQ.MT.
10. TOTAL COVD. AREA OF G.FL.(STILT)	= 392.45 SQ.MT.
11. SANC. COVD. AREA OF F. FL.(SHOWROOM)	= 375.00 SQ.MT.
12. EXISTING. AREA OF F.FL.(SHOWROOM)	= 375.00 SQ.MT.
13. PERM. COMP. AREA OF F.FL.(SHOWROOM)	= 1.84 SQ.MT.
14. R.S.B. COMP. AREA OF F.FL.(SHOWROOM)	= 1.44 SQ.MT.
15. S.S.B. COMP. AREA OF F.FL.(SHOWROOM)	= 6.82 SQ.MT.
16. TOTAL COVD. AREA OF F.FL (SHOWROOM)	= 376.84 SQ.MT.
17. SANC. COVD. AREA OF S. FL.(SHOWROOM)	= 291.80 SQ.MT.
18. EXISTING AREA OF S.FL.(SHOWROOM)	= 291.80 SQ.MT.
19. PERM. COMP. AREA OF S.FL.(SHOWROOM)	= 85.04 SQ.MT.
20. R.S.B. COMP. AREA OF S.FL.(SHOWROOM)	= 1.44 SQ.MT.
21. S.S.B. COMP. AREA OF S.FL.(SHOWROOM)	= 6.82 SQ.MT.
22. TOTAL COVD. AREA OF S.FL (SHOWROOM)	= 376.84 SQ.MT.
23. PERM. COMP. AREA OF TH.FL.(SHOWROOM)	= 376.84 SQ.MT.
24. R.S.B. COMP. AREA OF TH.FL.(SHOWROOM)	= 1.44 SQ.MT.
25. S.S.B. COMP. AREA OF TH.FL.(SHOWROOM)	= 6.82 SQ.MT.
26. TOTAL COVD. AREA OF TH.FL.(SHOWROOM)	= 376.84 SQ.MT.
27. TOTAL COVD. AREA (F.FL+S.FL+TH.FL)	= 1130.52 SQ.MT.
28. OPEN AREA	= 488.29 SQ.MT.
29. GROUND COVERAGE	= 44.15 %
30. F.A.R.	= 1.27
31. EXTRA F.A.R (1.27 - 1.20 = 0.07)	= 82.23 SQ.MT.
32. PARKING AREA REQUIRED :	
• SANC. AREA SHOWROOM (385.10 X 2) / 100 X 1.50	= 11.55 E.C.S
• COMP. AREA TH.FL. FO.FL. (SHOWROOM) 385.10/100X 2.00	= 7.70 E.C.S
TOTAL PARKING AREA REQUIRED	= 19.25 E.C.S.
33. PARKING AREA PROVIDED :	
• STILT PARKING (386.22/28)	= 13.79 E.C.S
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S.P. - SOAK PIT.
R.W.P - RAIN WATER PIPE.
R.W.H.T.- RAIN WATER
HARVESTING TANK.

SCALE 1 :200

DRAWN BY :-Ar. JAYA

DRAWN ON :- 13-05-2016

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2. THE STRUCTURAL DESIGN INCLUDING EARTH-QUAKE HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AND THESE PROVISIONS ARE

0.38M
50M

50M

44.54M

146'-2"

PROPERTY OF MR. BHARAT
BHUSHAN BATRA