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Dated: 13-05-2024

COMPOUNDING AREA ASSESSMENT REPORT

OF

M/s. LA ROCHE HOTELS & RESORTS



SITUATED AT

KHASRA NO. 279 KHA, 283, 284, 269, 282, 268KHA, 275KHA, 268KA,
281, 270, 272, 273, 274, MAUZA MALSI DEHRADUN

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

IMPLEMENTED BY

MR. AMARJEET SINGH & MR. PARVINDER SINGH

REPORT PREPARED FOR

PNB, RACECOURSE, DEHRADUN

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We will appreciate your feedback in order to improve our services.

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report will be considered to be correct.*

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COMPOUNDING AREA ASSESSMENT REPORT

M/s. LA ROCHE HOTELS & RESORTS

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PART A

REPORT SUMMARY

1. **Name of Project:** **M/s. La Roche Hotels & Resorts**, Mussoorie Road, Malsi, Dehradun, Uttarakhand.
2. **Project Location:** Khasra No. 279 Kha, 283, 284, 269, 282, 268kha, 275kha, 268ka, 281, 270, 272, 273, 274, Mauza Malsi Dehradun
3. **Name of the Borrower:** M/s. La Roche Hotels & Resorts
4. **Director's/Partner's:** Mr. Amarjeet Singh & Mr. Parvinder Singh
5. **Prepared for Bank:** PNB, Racecourse, Dehradun
6. **CE Consultant Firm:** M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
7. **Date of Survey:** 02nd and 15th of May 2024.
8. **Date of Report:** 13th of May 2024
9. **Purpose of the Report:** To provide Progress report to the Bank based on the "in-scope points" mentioned below for facilitating them to take appropriate credit decision on the Project.
10. **Scope of the work provided by the Lender:**
 - a) To verify the construction if it is as per the sanctioned plan / map and report deviation if any.
 - b) Whether extra constructed area is under the MDDA compounding limits or not.
11. **Documents perused for Proposal:**
 - a. Brief description of the project.
 - b. Site Plan
 - c. Revised site plan
12. **Annexure with the report:**
 1. Sanctioned Site/Layout plan
 2. Revised site/Layout plan



PART B

INTRODUCTION

1. PROJECT OVERVIEW:

M/s. La Roche Hotels & Resorts is establishing a Taj branded 113 keys hotel in Dehradun, Uttarakhand with the total revised covered area of 13,051.57 sq. mtr.

As per the information gathered during site visit through the representative of owner the subject hotel was being built for Radisson Blu. But at present it is being built for Taj Hotel. Therefore, some changes have been proposed as per the requirement of the Taj Hotels management. These changes were observed during the site visit and have been enumerated in the succeeding paragraph of the report.

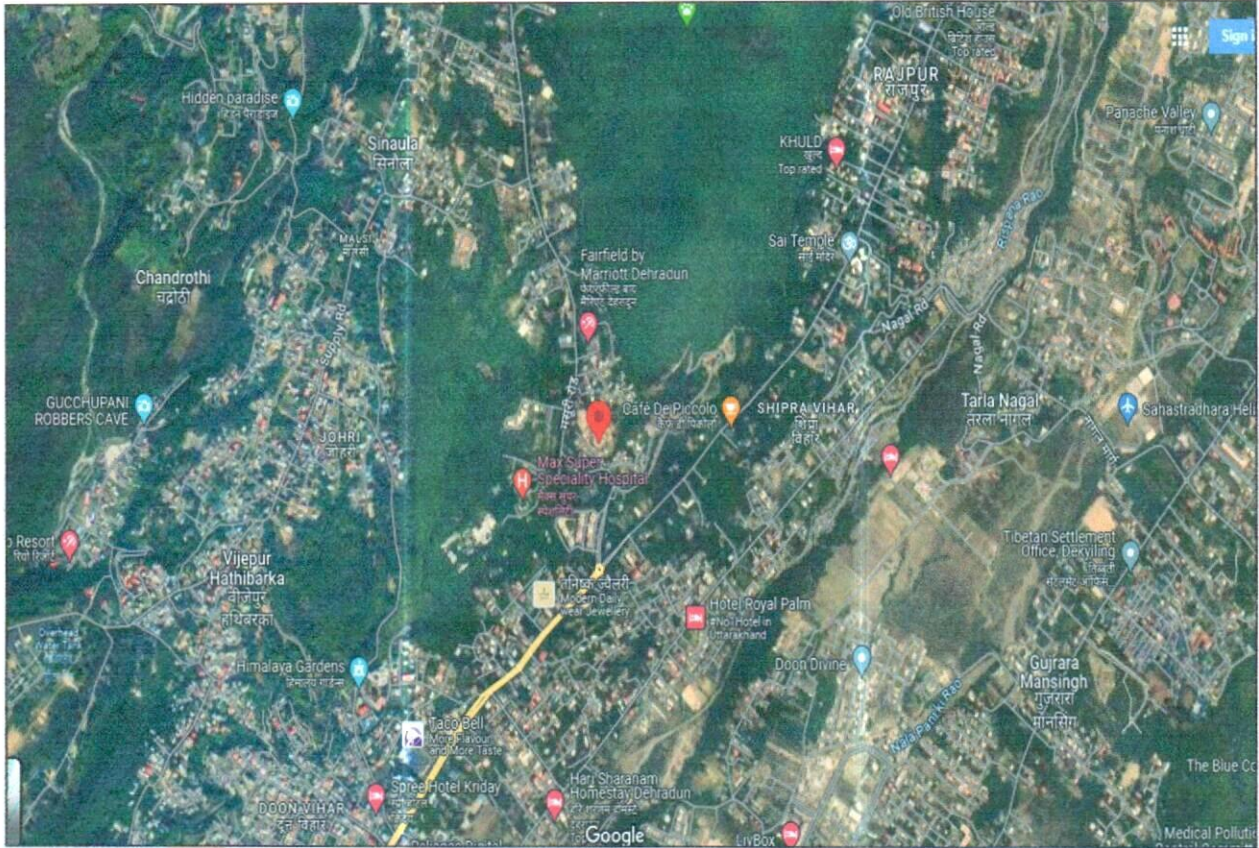
- a) **Status of Project as on 02/05/2024:** The project is currently under final stage of construction. While main building construction is completed, construction of extra covered area i.e. the porches at GF is in progress and some finishing work in upper floor is under progress. Construction of the project started during March 2022 as per the information gathered from the representative of owner.

b) **Project Location:**

Details about Location of Unit is as below:

Particulars	Description
Land Area Details	
Khasra No. 279 Kha, 283, 284, 269, 282, 268kha, 275kha, 268ka, 281, 270, 272, 273, 274, Mauza Malsi Dehradun	
Google Coordinates	
Latitude	30°22'29.9"N
Longitude	78°04'38.7"E
Connectivity.	
Road	The subject property can be easily accessible from the Mussoorie Road.
Rail	The Nearest Railway station is Dehradun Railway Station which is about approximately 9 Km from the Subject Project.
Air	The nearest airport is, Jolly Grant Airport, Dehradun and is approximately 36 kilometres from the subject property.
Bus Terminal	The nearest bus stand is available ~14 kilometres from the subject property





Source: Google Maps

Figure: Location of Hotel

2. METHODOLOGY ADOPTED:

- Study of Project Planning documents/ reports, Sanctioned plan and proposed revised plan to know about the Project.
- Additional information, data, documents collection from the borrower.
- Site Inspection.
- Review and analysis of the documents with the information obtained from the rep of client and corroborating it with the current status of the project.
- Information compilation, analysis and reporting.
- Verification of structure and extra coverage/ deviation at the time of visit



PART C

PROJECT SANCTIONED & PROPOSED PLAN DETAILS

1. PROJECT AREA DETAILS:

S. No.	Floor	Area per the Sanctioned Plan (sq. mtr.)	Area as planned to be proposed for compounding. (sq. mtr.)
1.	Lower Basement 3	2739.20	2739.20
2.	Lower Basement 2	2764.56	2764.56
3.	Lower Basement 1	2577.77	2577.77
4.	Ground Floor	2537.94	3488.23
5.	Mezzanine Floor	604.78	604.78
6.	First Floor	1424.22	1602.90
7.	Services Floor	1424.22	1424.22
8.	Second Floor	1394.03	1482.86
9.	Third Floor	1394.03	1482.86
10.	Fourth Floor	1394.03	1482.86
11.	Fifth/ Terrace Floor	1394.03	1482.86
Total		19648.81	21133.1

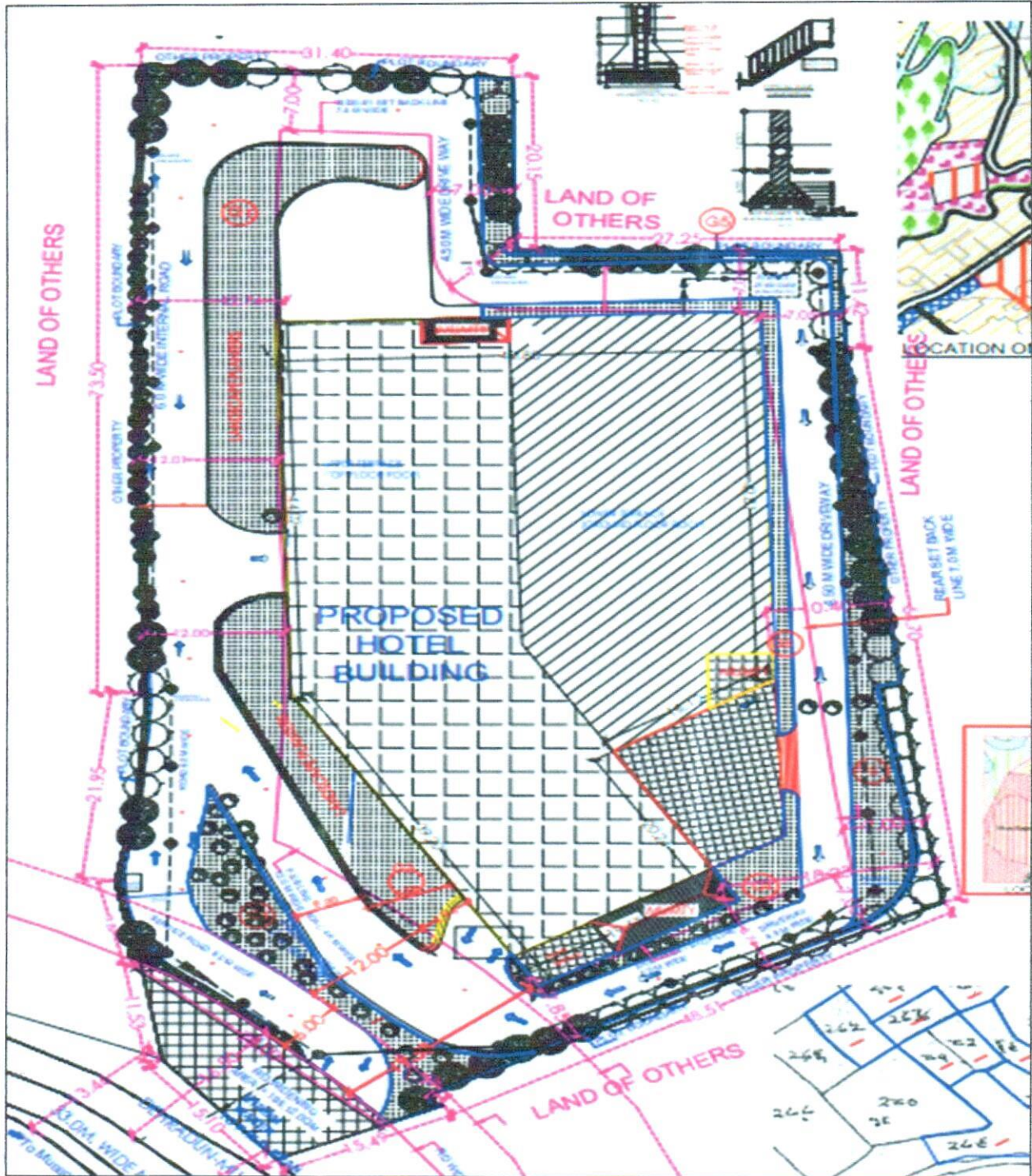
- 2. SANCTIONED & PROPOSED PLAN LAYOUT:** As per the sanctioned plan provided to us the subject property is 3 Basement+Ground+4 upper storied building as per FAR 1.338 (including 20% for the Green Building) designed for the Radisson Blu hotel. However later the promoter changed the plan and constructing the subject property as per the requirement of Taj Hotel due to which few changes in building plan are planned to be proposed for compounding. Construction, therefore is progressing as per revised plan and hence deviation noted from the approved plan. Refer to the plan attached below: -



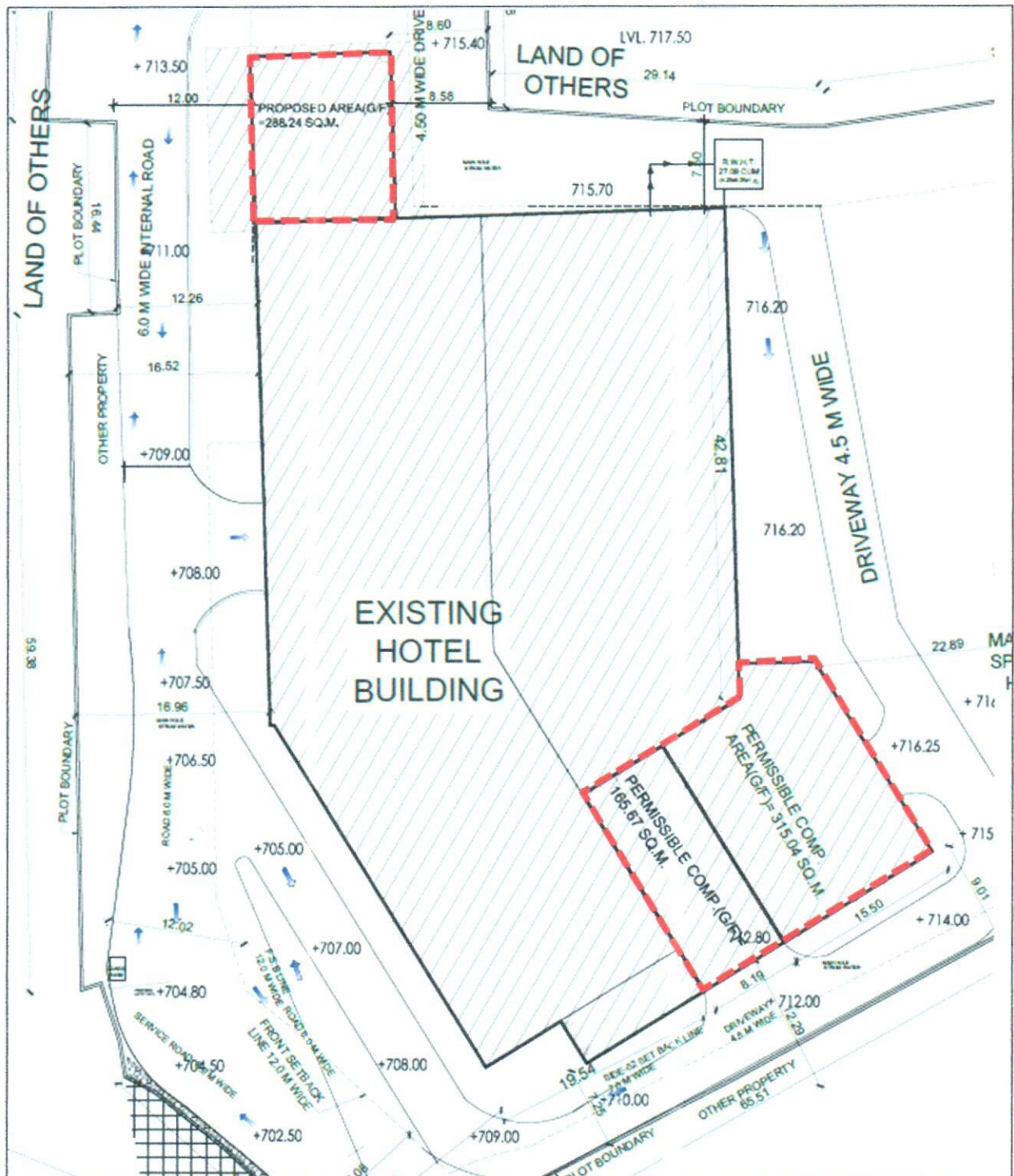
COMPOUNDING AREA ASSESSMENT REPORT

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a) Sanctioned Plan:



b) Plan Planned to be Proposed for Compounding.



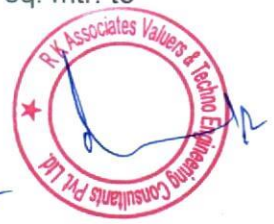
PART D ACTUAL CONSTRUCTION vs. SANCTIONED MAP DETAILS

1. **CURRENT STATUS OF CONSTRUCTION:** At the time of site visit it is observed that the superstructure of the building is completed and finishing work is in progress in upper floors. Also on ground floor two porches are being constructed which are in addition as per original plan.

Sr. No.	Particulars	Progress as on 15/05/2024
1.	Basement	Super Structure completed finishing & electric work is in progress.
2.	Ground Floor	White wash in progress in banquet hall & finishing of Kitchen & Porches is in progress
3.	Mezzanine Floor	False ceiling & electric fitting work is in progress.
4.	First Floor	Finishing of Kitchen & Restaurant along with the fitting of wooden work is in progress.
5.	Second Floor	Finishing of structures & fitting of wooden work is in progress.
6.	Third Floor	Finishing of structures & fitting of wooden work is in progress.
7.	Fourth Floor	Finishing of structures & fitting of wooden work is in progress.

2. **DEVIATION OBSERVED FROM SANCTIONED PLAN:** The deviations/ differences in superstructure as compare to the site sanctioned plan dated 07/08/2021 were observed which are as under.
- 3rd Lower Basement no deviation observed.
 - 2nd Lower Basement no deviation observed.
 - 1st Lower Basement no deviation observed.
 - Ground Floor. Two Porches have been added of area 950.29 sq. mtr.
 - 1st Floor Restaurant of Size 178.68 sq. mtr. have been added over the porch area.
 - 2nd Floor Balcony area 2 mtr wide taken in the rooms. Room size increased from (5.21x3.85) sq. mtr. to (6.23x3.83) sq. mtr. Toilet size (2.30x2.23) sq. mtr. to (2.89x1.79) sq. mtr.
 - 3rd Floor Balcony area 2 mtr wide taken in the rooms. Room size increased from (5.21x3.85) sq. mtr. to (6.23x3.83) sq. mtr. Toilet size (2.30x2.23) sq. mtr. to (2.89x1.79) sq. mtr.
 - 4th Floor Balcony area 2 mtr wide taken in the rooms. Room size increased from (5.21x3.85) sq. mtr. to (6.23x3.83) sq. mtr. Toilet size (2.30x2.23) sq. mtr. to (2.89x1.79) sq. mtr.

➤ Area details of changes is tabulated below:



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S. No.	Floor	Area per the Sanctioned Plan in (sq. mtr.)	Area as planned to be proposed for compounding. (sq. mtr.)	Difference/ Deviation in (in sq. mtr.)
1.	Lower Basement 3	2739.20	2739.20	0
2.	Lower Basement 2	2764.56	2764.56	0
3.	Lower Basement 1	2577.77	2577.77	0
4.	Ground Floor	2537.94	3488.23	950.29
5.	Mezzanine Floor	604.78	604.78	0
6.	First Floor	1424.22	1602.90	178.68
7.	Services Floor	1424.22	1424.22	0
8.	Second Floor	1394.03	1482.86	88.83
9.	Third Floor	1394.03	1482.86	88.83
10.	Fourth Floor	1394.03	1482.86	88.83
11.	Fifth/ Terrace Floor	1394.03	1482.86	88.83
Total		19,648.81	21,133.1	1484.29

Thus in all there is an increase in total built-up area from 19,648.81 sq. mtr. to 21,133.1 sq. mtr. Net increase 1,484.29 sq. mtr. It is also mentioned here that so far owner had not applied for obtaining the approval in the revised compounding plan. Total Net Plot Area is 8,929.88 sq. mtr. Therefore AS PER the MDDA Bylaws amended dated 01/01/2022 total FAR area can be maximum constructed is 16,073.78 sq. mtr. Whereas the construction is being done for total FAR area 10,144.49 sq. mtr. Which seems to be within the permissible by laws.

COMPOUNDING DETAILS:

Sr. no.	Particulars	Remarks
1.	Status of compounding	Proposed Plan not yet submitted to MDDA for compounding.
2.	Applicable Building Bye-Law	By Laws Amendment no. V-2/21/55(AA)/2006T.C.-1 Dated 07/01/2022
3.	Provisions of Building Bye-Laws taken reference	Tourism Unit min. size of 1500 mtr. Situated at existing ROW 6 mtr.
4.	Comment on veracity of applied compounding	As per the amended bylaws by MDDA dated 07/01/2022 the FAR for Tourism Unit min. size of 1500 mtr. Situated at existing ROW 6 mtr. on hilly area will be 1.8 and it seems in line as per the subject Hotel. Please refer to the Enclosure attached at Rev. no. 15.



PART E

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which the Bank/ Borrower has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. The client/owner and its management/representatives warranted to us that the information they supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. I/We shall not be liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or wilful default on part of the owner, borrower, its directors, employee, representative or agents. Verification or cross checking of the documents provided to us from the originals or from any Govt. departments/ Record of Registrar has not been done at our end since this is beyond the scope of our work. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents, etc. have not been done at our end and same has to be taken care by legal expert/ Advocate. It is assumed that the concerned Lender/ Financial Institution has satisfied them with the authenticity of the documents, information given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for this report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno feasibility study. All the information gathered is based on the facts seen on the site during survey for the quarter ending June 2022, verbal discussion & documentary evidence provided by the client and is believed that information given by the borrower is true best of their knowledge.
5. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
6. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and its specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing borrower directly.

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7. In case of any default in loans or the credit facility extended to the borrowing borrower, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
8. The documents, information, data provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work.
9. This report only contains general assessment & opinion as per the scope of work evaluated as per the information given in the copy of documents, information, data provided to us and/ and confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
10. We have relied on data from third party, external sources & information available on public domain also to conclude this report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context, however still we can't vouch its authenticity, correctness or accuracy.
11. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
12. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
13. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
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SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Deepak Joshi	Amit Jaiswal	Anil Kumar
		

For



R.K. Associates Valuers and Techno Engineering Consultants Pvt. Ltd

Place: Noida

Date: 13th May 2024

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ENCLOSURE 1: IMPORTANT DOCUMENTS EXHIBIT

1. MDDA Amended Bylaws:

उत्तराखण्ड शासन
 आवास अनुभाग-2
 संख्या- / V-2/21/55(आ0)/2006टी0सी0-1
 देहरादून, दिनांक: 07 जनवरी, 2022
 अधिसूचना

उत्तराखण्ड नगर नियोजन एवं विकास अधिनियम, 1973 की धारा 57 में प्राप्त शक्तियों का प्रयोग करते हुए, भवन निर्माण एवं विकास उपविधि, 2011 (समय-समय पर यथा संशोधित) में अग्रेतर संशोधन की दृष्टि से श्री राज्यपाल निम्नलिखित उपविधि प्रख्यापित किये जाने की संर्ण स्वीकृति प्रदान करते हैं :-
 भवन निर्माण एवं विकास उपविधि संशोधन, 2021

आवास विभाग के शासनादेश संख्या-888/V-2/2013-55(आ0)/2006-टी0सी0, दिनांक: 12.06.2015 एवं इस संबंध में शासनादेश संख्या-39/V-2/2019-55(आ0)/2006-टी0सी0, दिनांक: 05 फरवरी, 2019 तथा शासनादेश संख्या-1037/V-2/55(आ0)/2006-टी0सी0, दिनांक: 26 अगस्त, 2019 के द्वारा यथा संशोधित भवन निर्माण एवं विकास उपविधि के साथ संलग्न तालिका-1, तालिका-2 एवं तालिका-3 में उल्लिखित प्राविधानों एवं संगत शासनादेशों में भवनों की ऊँचाई के प्राविधानों को निम्नानुसार संशोधित किया जाता है :-

तालिका-1

उपविधि की विन्नु संख्या	उत्तराखण्ड भवन निर्माण एवं विकास उपविधि/विनियम, 2011 (संशोधन 2015) में निहित मानक में वर्तमान प्राविधान	संशोधित प्राविधान																																																																													
4.1, 4.2, 5.1, 5.5	<table><tr><th colspan="6">HILLS</th></tr><tr><th>CATEGORY</th><th>Min. Plot Size (4.2)</th><th>Min. Road Width (4.1)</th><th>FAR (5.5)</th><th>Ground Coverage (5.5)</th><th>Max height (meter) of the building (5.1)</th></tr><tr><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th></tr><tr><td colspan="6">RESIDENTIAL</td></tr><tr><td>Residential-Group Housing (Flatted and Plotted)</td><td>500</td><td>6.0</td><td>1.4</td><td>40%</td><td>12</td></tr><tr><td>Affordable Housing</td><td>2000</td><td>6.0</td><td>2.2</td><td>50%</td><td>12</td></tr><tr><td>EWS & Rehabilitation housing schemes (Flatted Unit Size 25-35 sqm)</td><td>1000</td><td>6.0</td><td>2.0</td><td>50%</td><td>12</td></tr></table>	HILLS						CATEGORY	Min. Plot Size (4.2)	Min. Road Width (4.1)	FAR (5.5)	Ground Coverage (5.5)	Max height (meter) of the building (5.1)	1	2	3	4	5	6	RESIDENTIAL						Residential-Group Housing (Flatted and Plotted)	500	6.0	1.4	40%	12	Affordable Housing	2000	6.0	2.2	50%	12	EWS & Rehabilitation housing schemes (Flatted Unit Size 25-35 sqm)	1000	6.0	2.0	50%	12	<table><tr><th colspan="5">HILL AREAS</th></tr><tr><th>CATEGORY</th><th>Min. Plot Size in sqm(4.2)</th><th>Min. Existing RoW of Road in metres' (4.1)</th><th>FAR (5.5)</th><th>Max. Ground Coverage (5.5)</th></tr><tr><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th></tr><tr><td colspan="5">RESIDENTIAL</td></tr><tr><td>Residential-Group Housing (Flatted and Plotted)</td><td>500</td><td>6.0</td><td>1.4</td><td>40%</td></tr><tr><td>Affordable Housing</td><td>2000</td><td>6.0</td><td>2.0</td><td>50%</td></tr><tr><td>EWS & Rehabilitation on housing schemes (Flatted Unit Size 25-35 sqm)</td><td>1000</td><td>6.0</td><td>2.0</td><td>50%</td></tr></table>	HILL AREAS					CATEGORY	Min. Plot Size in sqm(4.2)	Min. Existing RoW of Road in metres' (4.1)	FAR (5.5)	Max. Ground Coverage (5.5)	1	2	3	4	5	RESIDENTIAL					Residential-Group Housing (Flatted and Plotted)	500	6.0	1.4	40%	Affordable Housing	2000	6.0	2.0	50%	EWS & Rehabilitation on housing schemes (Flatted Unit Size 25-35 sqm)	1000	6.0	2.0	50%
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COMMERCIAL					
Commer cial/offic e spaces single	<25-100	2 (Pede strian path)	1.3	70 %	6
commerci al unit /single commerc ial office	>100-200	4.5	1.3	70%	6
	>200-2000	6.0	1.9	50%	12
	>2000	7.5	1.9	50%	12
	>2500	7.5	2.1	45%	Less than 15
Mall with single screen	750	6	1.6	40%	Less than 15
Mall with Multiplex	1000	7.5	2.2	40%	Less than 15
Serviced Apartme nts	500	6	1.7	60%	12
CATEGORY	Min. Plot Size (4.2)	Min. Road Width (4.1)	FAR (5.5)	Grou nd Cover age (5.5)	Max height (meter) of the building (5.1)
1	2	3	4	5	6
Wedding Points	500	6	0.8	35%	6
Motel	1000	7.5	0.6	30%	Less than 15
Resorts	2500	7.5	0.9	30%	9
Eco resorts	750	4.5	0.25	30%	3
Hotels	-	-	-	-	-
5 stars deluxe rating hotels	1500	7.5	2.0	45%	Less than 15
5 stars rating hotels	1000	6	1.8	45%	12
4 stars	1000	6	1.8	50%	12

COMMERCIAL					
Commercial /office spaces single	>25-100	2 (Pede strian path)	1.3	70%	
commercial unit/single commercial office	>100-200	4.5	1.3	70%	
	>200-500	5.0	1.5	60%	
	>500-2000	6.0	1.9	50%	
	>2000-2500	7.5	1.9	50%	
	>2500	7.5	2.1	45%	
Mall with single screen	750	6.0	1.6	40%	
Mall with Multiplex	1000	7.5	2.2	40%	
Serviced Apartments	500	6.0	1.7	60%	
CATEGORY	Min. Plot Size in sqm(4.2)	Min. Existing RoW of Road in metres' (4.1)	FAR (5.5)	Max. Groun d Cover age (5.5)	
1	2	3	4	5	
Wedding Points	500	6.0	0.8	35%	
Motel	1000	7.5	0.6	30%	
Resort	2500	6.0 mt	0.9	30%	
Eco-Resort	750	4.5 mt	0.25	30%	
Tourism Unit	250	4.5	1.35	50%	
		6.0 and above	1.50		
	400	4.5	1.35	50%	
		6.0 and	1.8	50%	



COMPOUNDING AREA ASSESSMENT REPORT

M/s. LA ROCHE HOTELS & RESORTS

rating hotels					
Other hotels	400	6	1.8	50%	9
Guest house	250	4.5	1.35	45%	5
Hostel	-	-	-	-	-
Hostel upto 50 beds	500	6	1.35	45%	9
Hostel upto 50-100 beds.	750	6	1.8	45%	12

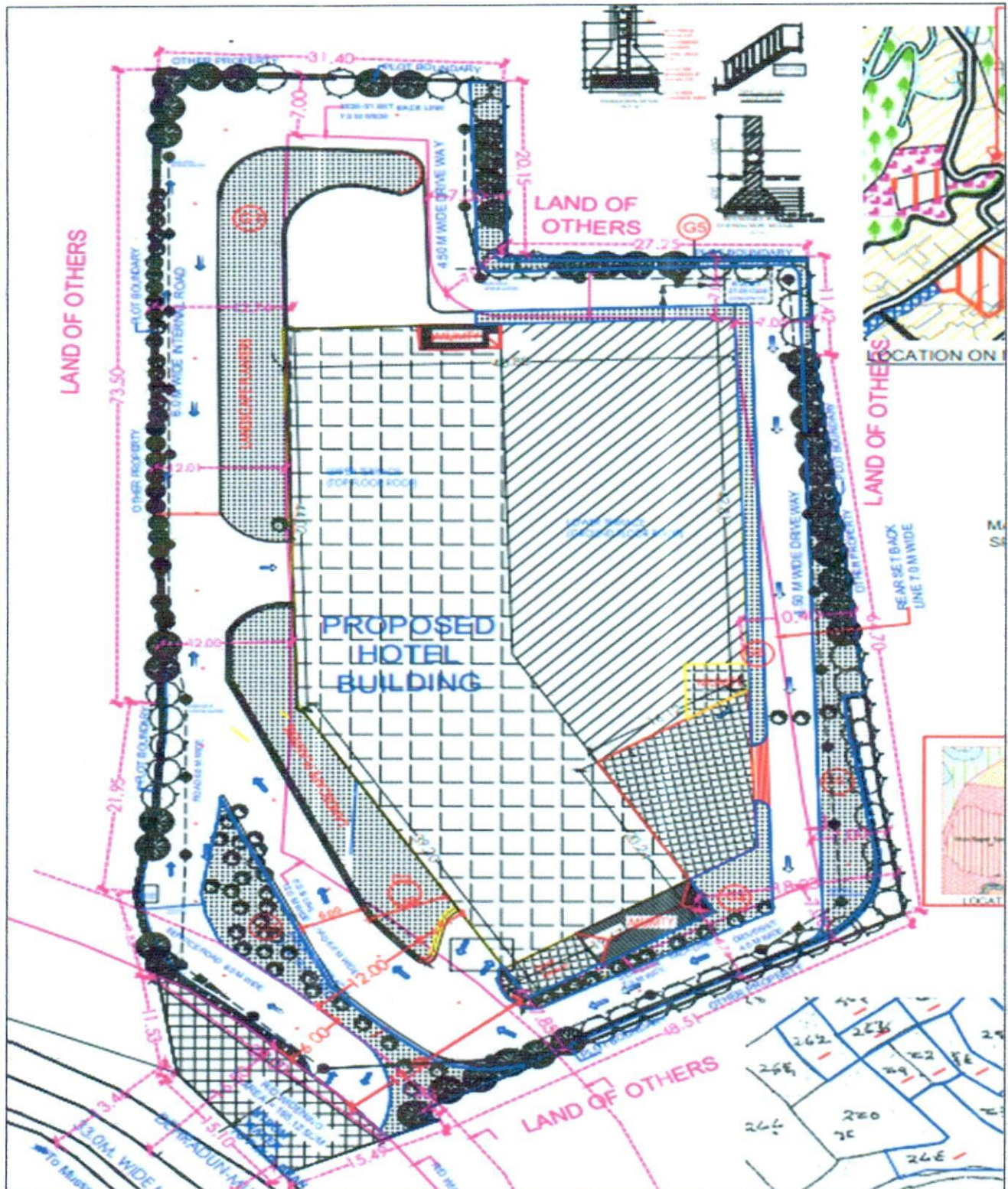
	above		
1500	4.5	1.5	50%
	6.0	1.8	
	7.5 and above	2.0	

Note:-

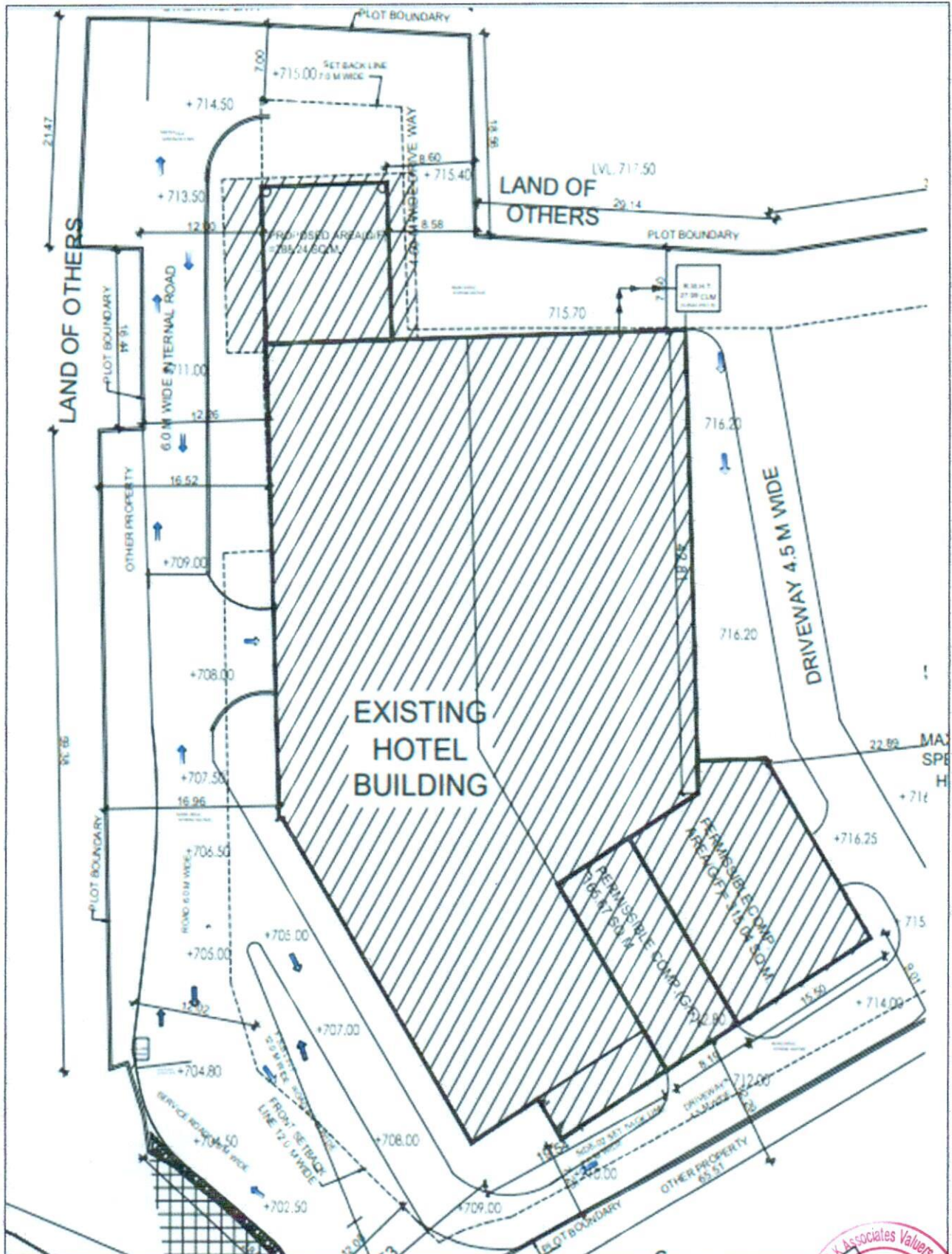
- (A) All plots shall leave 4.5mt from the centre of the road (except for plots on pedestrian path) OR distance from the centre of the road as per master plan width, whichever is more, for widening. The F.A.R shall be permissible on the gross plot area (including the road widening area).
- (B) Additional FAR shall be permissible as:-
- Green building (platinum rated): - 0.2
 - Hill/colonial architectural façade (as per local scenario): - 0.2
 - Both, Green building (platinum rated) and Hill/colonial architectural façade (as per local scenario) :- 0.3
- Parking shall be provided on total consumed FAR
- (C) For Hostel/Home Stay/ Guest House /Cottage /Hotels or other tourism units in hill areas
In case banquet or conference halls are provided (max 1/3rd of permissible FAR), then approach road of RoW minimum 6.00 mt will be considered. IF more than 1/3rd of permissible FAR is provided then the building will be considered as assembly building and approach road will be considered as per provisions of assembly building.



2. Sanctioned Map:

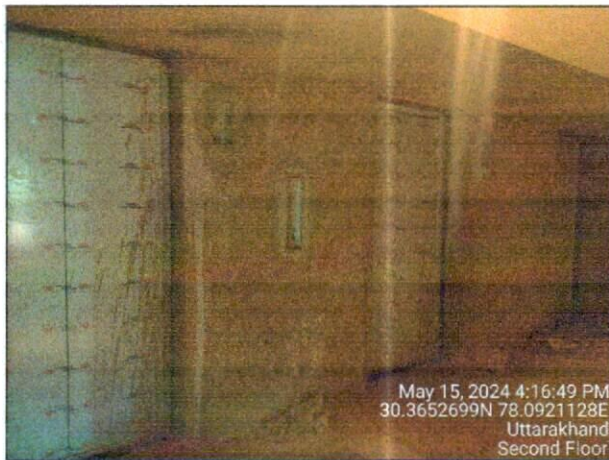


3. Proposed Compounding Map:



COMPOUNDING AREA ASSESSMENT REPORT

M/s. LA ROCHE HOTELS & RESORTS



ENCLOSURE-2: - SITE PHOTOGRAPHS

