



Uttarakhand Housing & Urban Development Authority
Department of Housing, Govt. of Uttarakhand
Rajeev Gandhi Multipurpose Complex, Dispensary Road
Dehradun - 248001 Telefax - 0135-2719500



MUSOORIE DEHRADUN DEVELOPMENT AUTHORITY
Transport Nagar, Saharanpur road, Near ISBT,
Dehradun-248001 (Uttaranchal) INDIA
GST No. 05AAAAM4651Q1ZA

Sanction Letter

Online Application For Building Construction Permit			
Applicant Name	MAHESH KUMAR MAHAJAN	File No.	MDDA/NC/AA/0017/22-23
Father's Name	JAI KISHAN MAHAJAN	Submission Date	31/03/2023
Co-Applicant	NO	Plan Type	Addition And Alteration/Revision
Address	KH. NO. 1134, 1135 KA, 1136, 1137 KA, 1137 KHA & 1150 KA MAUJA JHAJRA PARGANA PACHWADOON, TEHSIL VIKASH NAGAR, DISTT. DEHRADUN, UTTARAKHAND., KH. NO. 1134, 1135 KA, 1136, 1137 KA, 1137 KHA & 1150 KA,,Dehradun,Dehradun,,Dehradun,		
Sector	Sector-8	Property Category	Non-Residential Building
Contact Number	7895511118	Site Purpose	Habital Centre
Co-Applicant Name(s)		Approval Date	22/05/2023

Subject: - Letter of sanction towards your application No.MDDA/NC/AA/0017/22-23 for Building Permit

Dear Mr./Ms. MAHESH KUMAR MAHAJAN

Your proposal # MDDA/NC/AA/0017/22-23 received on 31/03/2023 through your Architect/ L.E./ Own self (MAHESH KUMAR MAHAJAN) and proposal is approved on dated 22/05/2023 with the following terms and conditions:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.



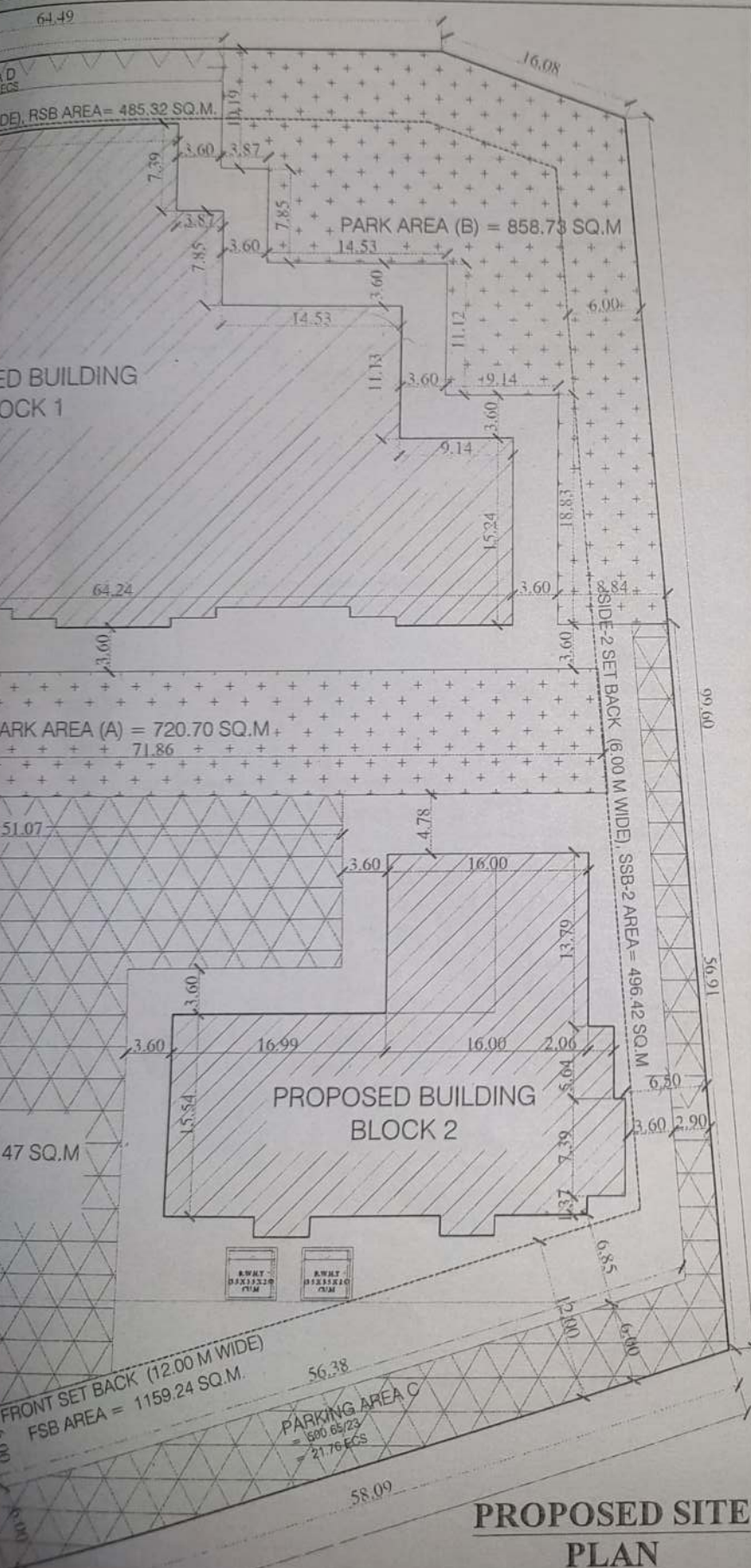
Uttarakhand Housing & Urban Development Authority
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7. This map is valid for five years from the date of approval, after that no construction work will be done.
8. The road service lane or the government land shall not be used for putting any building construction material and the arrangement of sewage shall be done by self.
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.

Digitally signed by Harichand Singh Rana
Date: 2023.05.25 15:38:05 +05:30
Reason: Online Map Approval
Location: Dehradun



FOR OFFICE USE ONLY.

Digitally signed by Harichand Singh Rana
 Date: 2023.05.25 15:38:00 +05:30
 Reason: The Map no MDDA/NC/AA/0017/22-23 is recommended for approval by AJAY KUMAR (Assistant Engineer, DLDA), Ajay Kumar Mathur (Executive Engineer, DLDA), Harichand Singh Rana (Superintendent Engineer, DLDA), Mohan Singh Bania (Secretary, DLDA) and approved by GANSHI DHAPU JINARI (Vice Chairman, DLDA), Date: 19.05.2023 07:07:58 PM

Location: Dehradun
 REVISION MAP FOR PROPOSED HABITAT CENTER OF SH. MAHESH KUMAR MAHAJAN (LESSOR) S/O JAI KISHAN MAHAJAN & SH. BHARAT MAHAJAN (LESSEE) S/O SH. MAHESH KUMAR MAHAJAN SITUATED AT KH. NO. 1134, 1135 KA, 1136, 1137 KA, 1137 KHA & 1150 KA MAUJA JHAJRA PARGANA PACHWADOON, TEHSIL VIKASH NAGAR, DISTT. DEHRADUN, UTTARAKHAND.

AREA STATEMENT OF BUILDING :-

TOTAL PLOT AREA (AS/SALE DEED)	10000.98 SQM.
TOTAL PLOT AREA (AS/SITE)	10000.91 SQM.
ROAD WIDENING AREA	NIL
NET PLOT AREA	10000.91 SQM.

BLOCK 1

PROPOSED G.F. COVERED AREA (WITHOUT STAIRCASE & LIFT AREA)	2077.98 SQM.
G.F. STAIRCASE & LIFT AREA	58.74 SQM.
TOTAL G.F. COV. AREA	2136.72 SQM.
TOTAL F.F. COV. AREA	469.73 SQM.

BLOCK 2

PROPOSED G.F. COVERED AREA (WITHOUT STAIRCASE & LIFT AREA)	710.73 SQM.
G.F. STAIRCASE & LIFT AREA	51.26 SQM.
TOTAL G.F. COV. AREA	761.99 SQM.
TOTAL MEZZANINE F. COV. AREA	234.48 SQM.
TOTAL F.F. COV. AREA	710.73 SQM.
TOTAL S.F. COV. AREA	601.81 SQM.

TOTAL COVERED AREA (FOR DC)	4915.46 SQM.
TOTAL COVERED AREA (FOR FAR)	4805.46 SQM.

GROUND COVERAGE (PERMISSIBLE 30%)	28.98 %
F.A.R. ACHIEVED (PERMISSIBLE 1.50)	0.48

DOOR/WINDOW SCHEDULE OF BUILDING :-

DOOR WINDOW	D/W	6'-3" X 8'-0"
DOOR	D	3'-6" X 8'-0"
DOOR	D1	3'-3" X 8'-0"
DOOR	D3	2'-6" X 8'-0"
WINDOW	W	5'-0" X 7'-0"
WINDOW	W1	6'-0" X 5'-0"
WINDOW	W2	4'-0" X 5'-0"
WINDOW	W3	3'-0" X 4'-6"
WINDOW	W4	2'-9" X 5'-0"
VENTILATOR	V	2'-6" X 3'-0"

CERTIFIED THAT:-

1. THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT AS STIPULATED IN ANNEXURE-III AND THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
2. THE STRUCTURE DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CONDITIONS HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENG. AT LEAST BE (CIVIL) OR EQUIVALENT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SIGNATURE OF OWNER

LESSOR/OWNER
 MR. MAHESH KUMAR MAHAJAN

LESSEE
 MMBM HOSPITALITY PVT.LTD.
 DIRECTOR MR. BHARAT MAHAJAN S/O
 MR. MAHESH KUMAR MAHAJAN

SIGNATURE OF ARCHITECT

AVADHI DESIGN STUDIO
 ARCHITECT
 Shivendra Singh Chauhan

PROPOSED SITE PLAN

BYLAWS)

AREA (SQ.M)	FAR (PERMITTED PERCENTAGE OF FSI)	TAR (PERMITTED PERCENTAGE)
442.87 SQ.M	MIN. 30 % (FAR= 0.144)	PROPOSED 30% FAR= 0.144
1864.02 SQ.M	MIN. 30 % (FAR= 0.144)	PROPOSED 38.75% FAR= 0.186
212.33 SQ.M	MAX. 5 % (FAR= 0.024)	PROPOSED 4.37% FAR= 0.021
304.38 SQ.M	MAX. 15 % (FAR= 0.072)	PROPOSED 6.25% FAR= 0.030
1578.43 SQ.M	MIN. 15 % (OF THE PLOT AREA)	PROPOSED 15.79% (OF THE PLOT AREA)

R.W.T. CALCULATION
REQUIRED R.W.T.
400 SQ.MT= 3.5 CU.MT WATER TANK
100 ABOVE / 50 SQ.MT. = 0.50 CU.M.

TOTAL COV. AREA=4805.46 SQ.MT
4805.46 - 400 = 4405.46
4405.46/50 = 88.10
88.10 X 0.50 = 44.05 CU.M

REQUIRED R.W.T.= 44.05+3.5
= 47.55 CU.MT

PROVIDED R.W.T.= 2 X (3.5 X 3.5 X 2.0)
= 49.00 CU.MT

PARKING CALCULATION
REQUIRED PARKING
TOTAL PLOT AREA X 2.5/100
105.46 X 2.5 / 100 = 120.13 ECS

PROVIDED PARKING
IN PARKING AREA = PARKING AREA A +
PARKING AREA B + PARKING AREA C +
PARKING AREA D
86.10 + 4.89 + 21.76 + 11.19
123.94 = 123 ECS

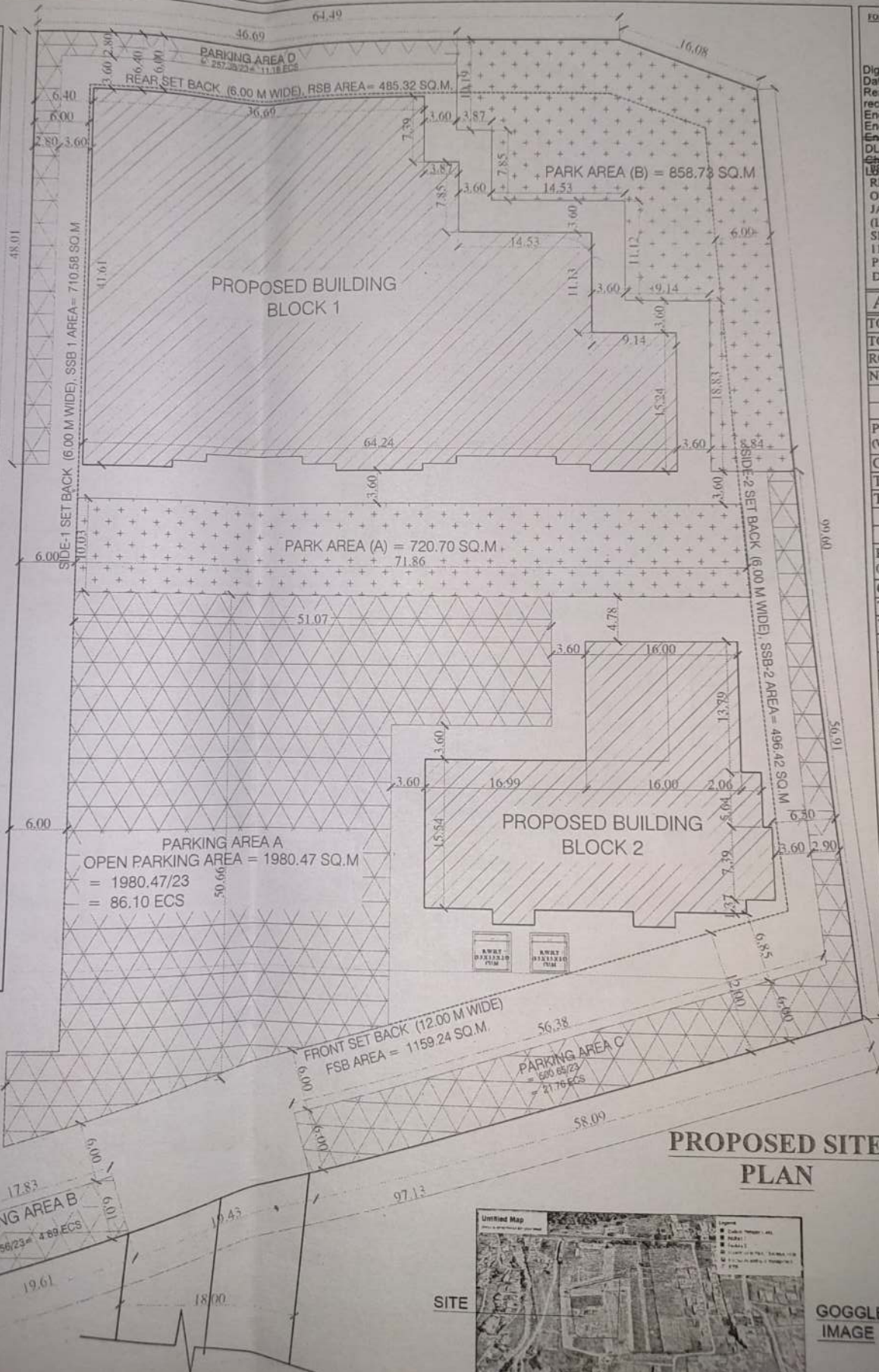
TOTAL PROVIDED PARKING = 123 ECS

PARK CALCULATION
REQUIRED PARK
TOTAL PLOT AREA X 15 %
10000.91 - 15/100 = 1500.13 SQ.MT.

PROVIDED PARK AREA
PARK AREA A + PARK AREA B
= 720.70 + 858.73
= 1579.43 SQ.MT

TOTAL SET BACK AREA
+ RSB + SSB-1 + SSB-2
59.24 + 485.32 + 710.58 + 496.42
1851.56 SQ.M

PROVIDED PARKING IN SET BACK
PARKING AREA B + PARKING
AREA C + PARKING AREA D
112.56 + 500.65 + 257.38
870.59 SQ.M (30.53 %)
PROVIDED PARK AREA BY SET BACK
112.56 (15.02 %)



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Digitally signed by Harichan
Date: 2023.05.25 15:38:00
Reason: The Map no MDDA
recommended for approval
Engineer, DLDA), Ajay Kumar
Engineer, DLDA), Harichan
Engineer, DLDA), Mohan S
DLDA) and approved by
Chairman, DLDA), Date: 25/05/2023
Location: Dehradun
REVISION MAP FOR PLOT
OF SH. MAHESH KUMAR
JAI KISHAN MAHAJAN &
(LESSEE) S/O SH. MAHES
SITUATED AT KH. NO. 1
1137 KHA & 1150 KA MA
PACHWADOON, TEHSIL
DEHRADUN, UTTARAKH

AREA STATEMENT

TOTAL PLOT AREA (A)
TOTAL PLOT AREA (A)
ROAD WIDENING AREA
NET PLOT AREA

PROPOSED G.F. COV.
(WITHOUT STAIRCASE &
G.F. STAIRCASE &
TOTAL G.F. COV. A
TOTAL F.F. COV. A

PROPOSED G.F. CO
(WITHOUT STAIRCASE &
G.F. STAIRCASE &
TOTAL G.F. COV. A
TOTAL MEZZANIN
TOTAL F.F. COV.
TOTAL S.F. COV. A

TOTAL COVERED A
TOTAL COVERED A

GROUND COVERAGE
F.A.R. ACHIEVED (

DOOR/WINDOW SCH

DOOR WINDOW
DOOR
DOOR
WINDOW
WINDOW
WINDOW
WINDOW
VENTILATOR

CERTIFIED

1. THE BUILDING PLANS SUBMIT
REQUIREMENT AS STIPULATED
AND UNDER STANDING
2. THE STRUCTURE DESIGN AND
SOIL CONDITIONS HAS BEEN P
LEAST BE CIVILIAN FOR EQUIVA
DURING THE CONSTRUCTION.

SIGNATURE OF OWN

LESSOR/OW
MR. MAHESH KUMAR

SIGNATURE OF AR

SIGNATURE OF S

SIGNATURE OF S

SIGNATURE OF S

SIGNATURE OF S

SIGNATURE OF S

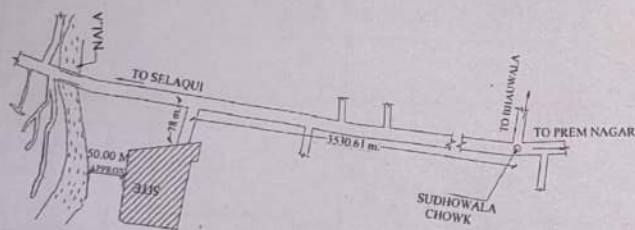
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ACTIVITIES	AREA CALCULATION	AREA (sq. m)	FAR (UNWEIGHED PERCENTAGE OF FAR)	FAR (WEIGHED PERCENTAGE)
OFFICE AREAS (OFFICE, CONFERENCE ROOM)	BLOCK-1 GROUND FLOOR= BACK OFFICE AREA (A) + FRONT OFFICE AREA (B-B1-B2-B3-B4-B5) + OFFICE (C-C1) + CONFERENCE HALL (D) + OFFICE (E+E1) = 142.30+16.97+6.79+2.33+2.91+4.20+3.63+(22.00+3.62)+84.39+(22.00+3.62) = <u>237.38 SQ.M</u> 1ST FLOOR= CONFERENCE ROOM (F-F1) = 36.50+4.94 = <u>81.80 SQ.M</u> BLOCK-2 GROUND FLOOR= CONFERENCE ROOM (G) + FRONT OFFICE AREA (H+H1+H2+H3+H4+H5+H6) = 32.24+172.79+11.81+6.88+3.24+2.84+6.88+17.81 = <u>299.86 SQ.M</u> MEZZI FLOOR= OFFICE AREA (I) + BACK OFFICE AREA (J) = 60.40+116.53 = <u>177.13 SQ.M</u> 1ST FLOOR= BOARD ROOM (K) = <u>57.59 SQ.M</u> 2ND FLOOR= OFFICE (L+L1+L2+L3+L4+L5+L6+L7+L8+L9+L10+L11+L12+L13+L14+L15+L16+L17+L18) +CONFERENCE ROOM (M+M1+M2+M3+M4+M5+M6+M7+M8+M9) = (20.39+4.35+4.35+23.32+7.81+7.81+16.61+6.08+20.23)+65+10.89+7.70+7.71+52.37+57.48 +37.47+3.87+3.87+3.47 = (28.15+4.08+23.27+4.08+67.38+5.47+3.47+45.30+4.49+4.59) = <u>331.40 SQ.M</u> <u>TOTAL= 377.39 + 81.80 + 299.86 + 177.13 + 57.59 + 451.60 = 1445.07 SQ.M</u>	1445.07 SQ.M	MDN. 30 % (FAR= 0.144)	PROPOSED 30% FAR= 0.144
COMMUNITY HALL (COMMUNITY HALL, EXHIBITION AREA, HEALTH CLUB, ENTERTAINMENT CENTER, MULTI-PURPOSE HALL)	BLOCK-1 GROUND FLOOR= COMMUNITY HALL (N+N1) + PRE FUNCTION AREA (O+O1) = (828.15 + 414.57) + (74.50 + 74.01) = <u>1397.22 SQ.M</u> BLOCK-2 1ST FLOOR= HEALTH CLUB (P-P1+P2) = 193.07 + 189.75 + 88.51 = <u>471.33 SQ.M</u> <u>TOTAL= 1397.22 + 471.33 = 1868.05 SQ.M</u>	1868.05 SQ.M	MIN. 30 % (FAR= 0.144)	PROPOSED 30.75% FAR= 0.186
HOTEL (HOTEL ROOMS)	BLOCK-1 1ST FLOOR= HOTEL ROOMS (Q-Q1+Q2+Q3-Q4-Q5-Q6-Q7-Q8-Q9+Q10+Q11+Q12+Q13+Q14) = (21.43 + 4.29+ 22.10 + 4.15+ 22.00+ 3.55+ 22.00+ 3.55+ 30.09+ 5.62 + 36.00+ 5.62 + 9.27 + 22.00+ 3.55) = <u>212.33 SQ.M</u> <u>TOTAL= 212.33 SQ.M</u>	212.33 SQ.M	MAX. 5 % (FAR= 0.024)	PROPOSED 4.27% FAR= 0.021
FOOD COURT & RESTAURANT (RESTAURANT & KITCHEN)	BLOCK-2 GROUND FLOOR= RESTAURANT & KITCHEN (R-R1) = 193.07 + 111.51 = <u>304.58 SQ.M</u> <u>TOTAL= 304.58 SQ.M</u>	304.58 SQ.M	MAX. 15 % (FAR= 0.072)	PROPOSED 6.25% FAR= 0.030
PARK & GREEN AREA		1579.43 SQ.M	MDN. 15 % (OF THE PLOT AREA)	PROPOSED 15.79% (OF THE PLOT AREA)



R.W.H.T. CALCULATION
 REQUIRED R.W.H.T.
 $400 \text{ SQ.MT} = 3.5 \text{ C.U.MT WATER TANK}$
 $400 \text{ ABOVE } / 50 \text{ SQ.MT.} = 0.50 \text{ C.U.M.}$
 TOTAL COV. AREA = 4805.46 SQ.MT
 $4805.46 - 400 = 4405.46$
 $4405.46 / 50 = 88.10$
 $88.10 \times 0.50 = 44.05 \text{ C.U.M.}$
 REQUIRED R.W.H.T. = $44.05 + 3.5$
 $= 47.55 \text{ C.U.MT}$
 PROVIDED R.W.H.T. = $2 \times (3.5 \times 3.5 \times 5 \times 2.0)$
 $= 49.00 \text{ C.U.MT}$

PARKING CALCULATION
REQUIRED PARKING
TOTAL PLOT AREA X 2.5/100
= 4805.46 X 2.5 / 100 = 120.13 ECS
= 121 ECS

PROVIDED PARKING
OPEN PARKING AREA = PARKING AREA A +
PARKING AREA B + PARKING AREA C +
PARKING AREA D
= 86.10 + 4.89 + 21.76 + 11.19
= 123.94 = 123 ECS

TOTAL PROVIDED PARKING = 123 ECS

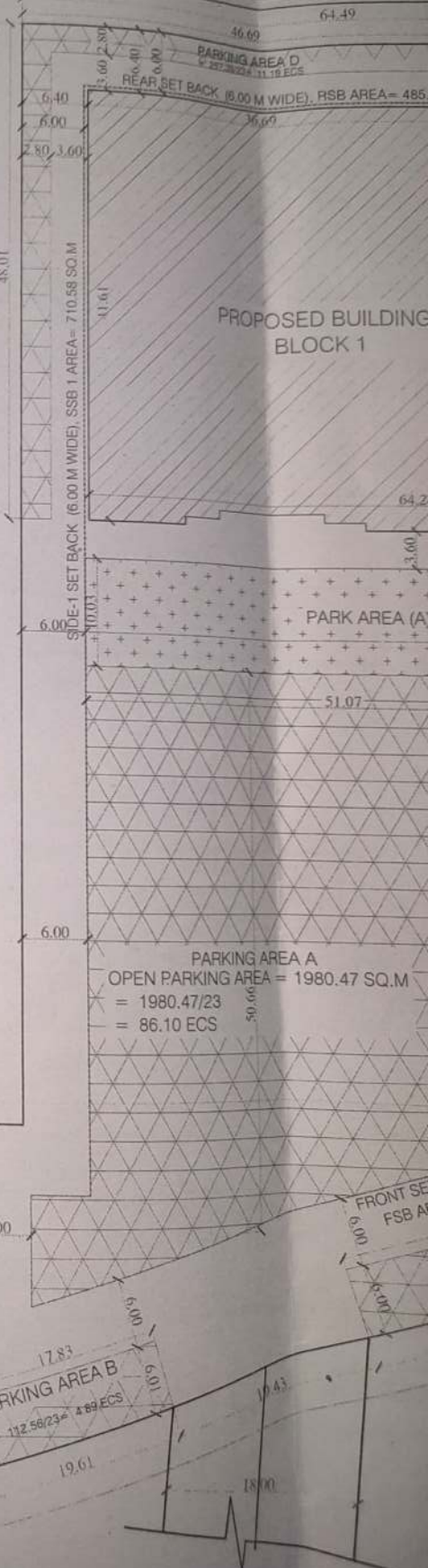
PARK CALCULATION
REQUIRED PARK
 TOTAL PLOT AREA X 15 %
 = 10000.91 - 15/100 = 1500.13 SQ. MT.

PROVIDED PARK AREA
 = PARK AREA A + PARK AREA B
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 = 1579.43 SQ. MT.

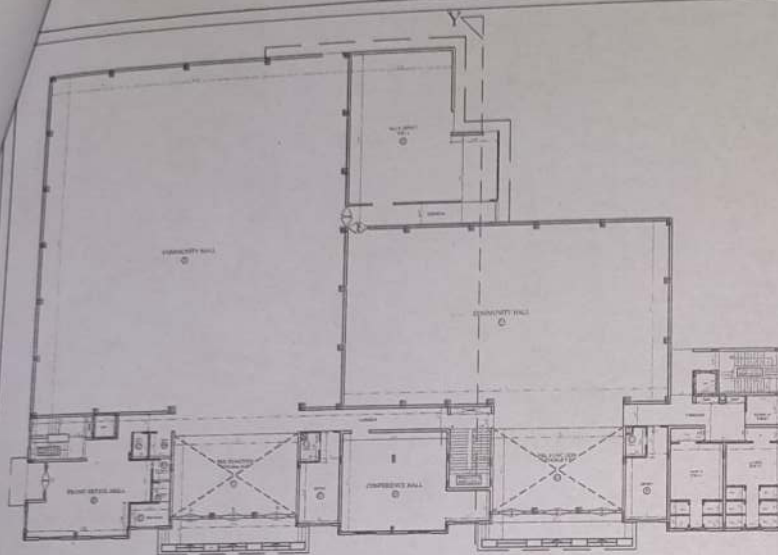
TOTAL SET BACK AREA
FSB + RSB + SSB-1 + SSB-2
= 1159.24 + 485.32 + 710.58 + 496.42
= 2,851.56 SQ.M

PROVIDED PARKING IN SET BACK AREA
= PARKING AREA B + PARKING
AREA C + PARKING AREA D
= 112.56 + 500.65 + 257.38
= 870.59 SQ.M (30.53 %)

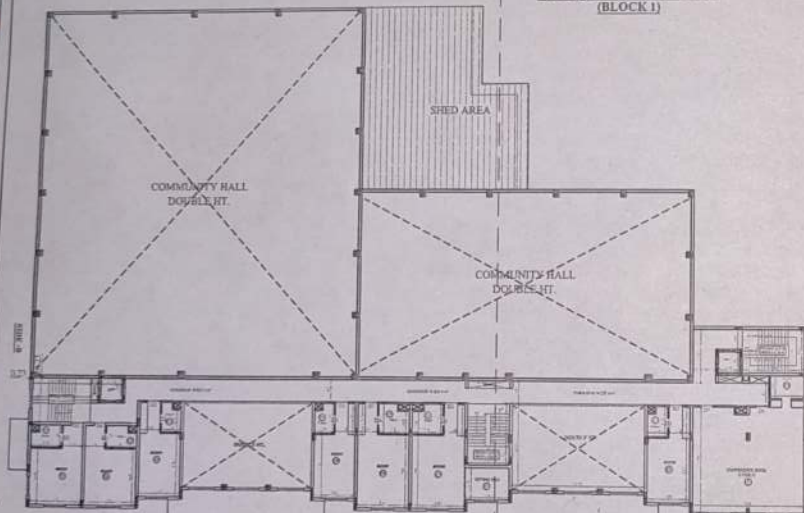
PROVIDED PARK AREA IN SET BACK
= 428.44 (15.02 %)



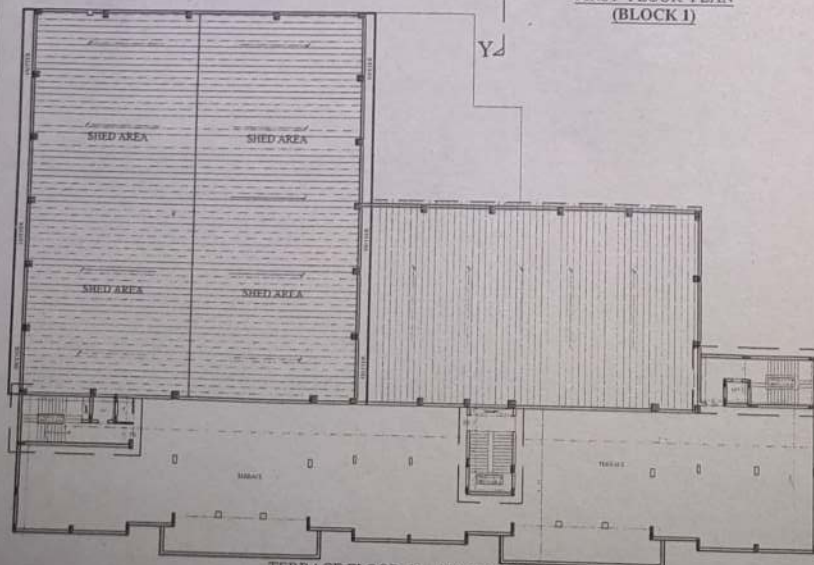
ZONAL PLAN LOCATION (ZONE 8)



GROUND FLOOR PLAN
(BLOCK 1)



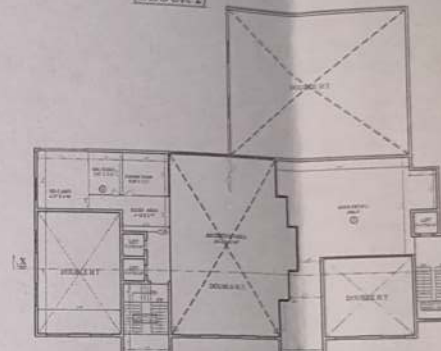
FIRST FLOOR PLAN
(BLOCK 1)



TERRACE FLOOR PLAN (BLOCK 1)



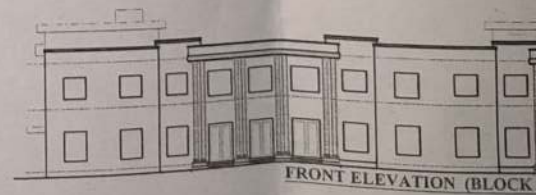
GROUND FLOOR PLAN
(BLOCK 2)



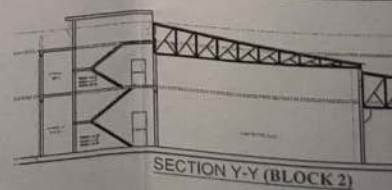
MEZZ FLOOR PLAN (BLOCK 2)



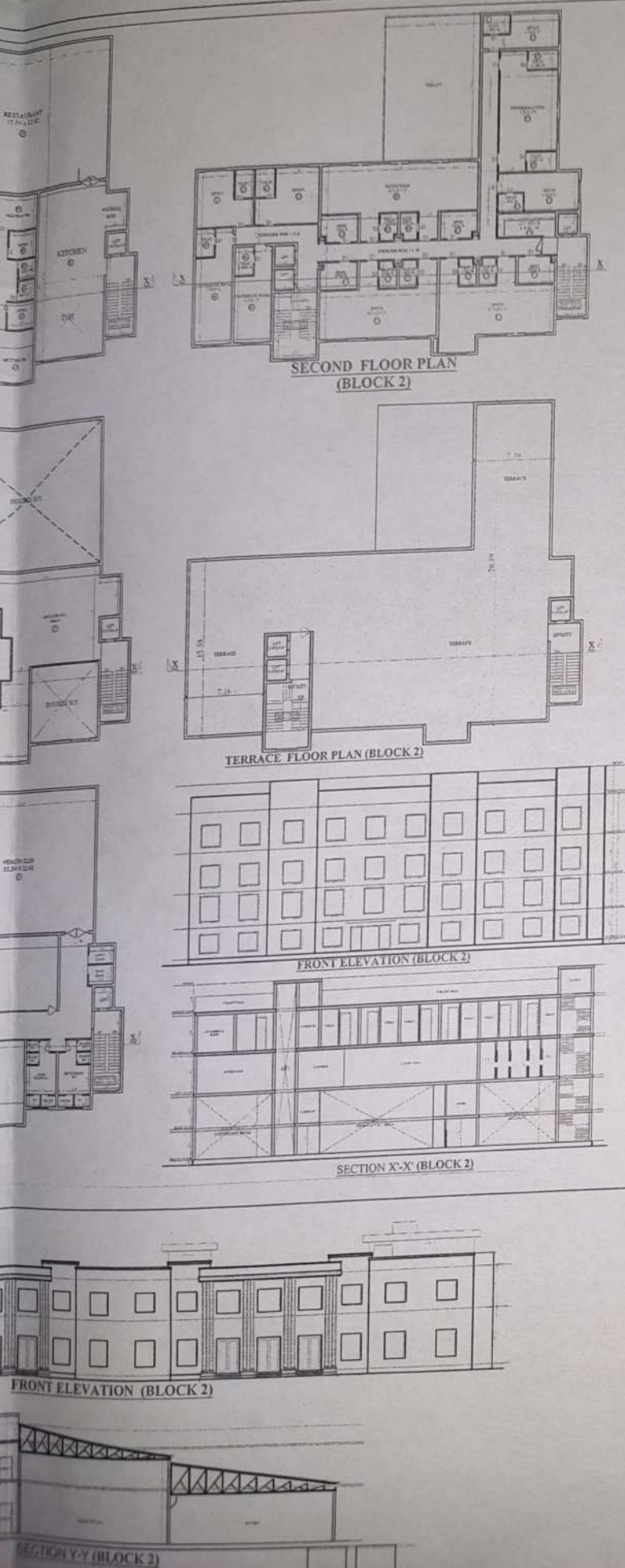
FIRST FLOOR PLAN (BLOCK 2)



FRONT ELEVATION (BLOCK 2)



SECTION Y-Y (BLOCK 2)



FOR OFFICE USE ONLY.

Digitally signed by Harichand Singh Rana
Date: 2023.05.25 15:37:53 +05:30
Reason: The Map no MDDA/NC/AA/0017/22-23 is recommended for approval by AJAY KUMAR (Assistant Engineer, DDA), Ajay Kumar Mathur (Executive Engineer, DDA), Harichand Singh Rana (Superintendent Engineer, DDA), Mohan Singh Barmia (Secretary, DDA), and approved by BANSHIDHAR TIWARI (Vice Chairman, DDA). Date: 19.05.2023 07:07:58 PM
Dehradun

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SIGNATURE OF OWNER

LESSOR/OWNER
MR. MAHESH KUMAR MAHAJAN

LESSEE

ANIM HOSPITALITY PVT. LTD.
DIRECTOR MR. BHARAT MAHAJAN S/O
MR. MAHESH KUMAR MAHAJAN

SIGNATURE OF ARCHITECT AVADHI DESIGN STUDIO

ARCHITECT
Shivendra Singh Chauhan
E.Arch.
COA Regd. No. CA/2015/69 D.D.
28 Park Road, Ghat Road, Near G. Road
Dehradun, Uttarakhand
Mob. No. - 8997255475

SIGNATURE OF STRUCTURAL ENGINEER

Sunet Prasad
SUNET PRASAD
B.E. (CIVIL), WIT. P. No.
REGISTERED PROFESSIONAL ENGINEER
B.E. (CIVIL) - UTTARAKHAND
B.E. (CIVIL) - UTTARAKHAND
B.E. (CIVIL) - UTTARAKHAND

SHEET TITLE SUBMISSION DRAWING

SCALE



JOB NO