



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



Haridwar Roorkee Development Authority  
Near Tulsi Chowk, Mayapur,  
Haridwar, Uttarakhand 249401,  
+91-1334-220800,  
info@onlinehrda.com

## Sanction Letter

| Online Application For Building Construction Permit |   |                   |                      |
|---|---|-------------------|----------------------|
| Applicant Name                                      | Parminder Kumar   | File No.          | HRDA/NR/2173/22-23   |
|   |   | Submission Date   | 21/03/2023           |
| Co-Applciant  | NO  | Plan Type         | New Submission       |
| Address   | Gram Bhoopatwla Kalan Haridwar,4/18 & 4/min /18,,Other,Haridwar,,Haridwar,Uttarakhand |                   |                      |
| Sector  | Bhupatwala  | Property Category | Residential Building |
| Contact Number                                      | 7060197401  | Site Purpose      | Group Housing        |
| Co-Applciant Name(s)                                |   | Approval Date     | 13/05/2023           |

Subject: - Letter of sanction towards your application No.HRDA/NR/2173/22-23 for Building Permit

Dear Mr./Ms. Parminder Kumar

Your proposal # HRDA/NR/2173/22-23 received on 21/03/2023 through your Architect/ L.E./ Own self (Parminder Kumar ) and proposal is approved on dated 13/05/2023 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.



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.
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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.
21. जल संस्थान की व्यवस्था हेतु जल संस्थान का अनापत्ति प्रमाण पत्र मानचित्र निर्गत होने से पूर्व प्रस्तुत करना होगा।
22. उत्तराखण्ड पावर कारपोरेशन लि० का अनापत्ति प्रमाण पत्र मानचित्र निर्गत होने से पूर्व प्रस्तुत करना होगा।
23. अधिभोग से पहले भू-विकासकर्ता को आर०डब्ल्यू०ए० का गठन व नियम उपनियम रजिस्टर्ड कराकर प्रस्तुत करना होगा।
24. प्रस्तुत प्रस्तावना अवस्थापना संबंधी कार्य के आगणन रु० 71.82 लाख के सापेक्ष 25 प्रतिशत रु० 17.96 लाख अन्य देय शुल्कों के साथ प्राधिकरण पक्ष में बन्धक रखनी होगी। साथ ही बैंक गारन्टी समयावधि समाप्त होने के पूर्व ही समयावृद्धि कराना भी भू-विकासकर्ता का दायित्व होगा।
25. अवस्थापना संबंधी कार्य संबंधित विभागों को हस्तांतरित करने के उपरांत ही बन्धक बैंक गारन्टी अवमुक्त करने की कार्यवाही की जायेगी।
26. स्टिल्ट पर प्रस्तावित पार्किंग का विक्रय एवं अन्य उपयोग में नहीं लाया जायेगा। इस आशय का शपथ पत्र प्रस्तुत करना होगा।
27. प्रस्तुत प्रस्तावना में प्रस्तावित व्यवस्थित पार्क का स्थान परिवर्तन नहीं किया जायेगा।
28. कार्यपूति प्रमाण पत्र प्राप्त करने के पश्चात ही भू-विकासकर्ताओं द्वारा अधिभोग में लाया जायेगा।
29. रेनवाटर हारवेरिंग टैंक का निर्माण आवश्यक रूप से करना होगा।
30. सीवर डिस्पोजल जल संयोजन का परीक्षण संबंधित विभाग से कराते हुये पूर्णता का प्रमाण पत्र प्रस्तुत करना होगा।
31. भवन उपविधि के अनुसार प्रस्तुत किये गये स्ट्रक्चर ड्राइंग के अनुसार स्ट्रक्चर इंजीनियर की देख रेख में निर्माण कराये जाने की जिम्मेदारी स्वयं भू-विकासकर्ता की होगी।
32. अवस्थापना संबंधी कार्य हस्तांतरण होने एवं परियोजना का पूर्णता का प्रमाण पत्र लिये जाने तक परियोजना पर होने वाले व्यय की जिम्मेदारी भू-विकासकर्ता की होगी।



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33. परियोजना का कार्य पूर्णता का प्रमाण पत्र लिया जाना भू-विकासकर्ता को लेना अनिवार्य होगा।
34. शर्तों का पालन करना आवश्यक है। पालन न करने की दशा में मानचित्र स्वतः निरस्त समझा जायेगा।
35. उपरोक्त आख्या का अवलोकन उपरांत सहमति की दशा में सभी शर्तों का अनुपालन करने के साथ-साथ आरोपित विकास शुल्क एवं अन्य देय शुल्क कुल धनांक ₹0 1,92,10,029.00 जमा कराने हेतु आख्या आदेशार्थ प्रस्तुत है।

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| Sector  | Bhupatwala   | Property Category | Residential Building |
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| Co-Applicant Name(s)                                |  | Approval Date     | 17/05/2023           |

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31. भवन उपविधि के अनुसार प्रस्तुत किये गये स्ट्रक्चर ड्राइंग के अनुसार स्ट्रक्चर इंजीनियर की देख रेख में निर्माण कराये जाने की जिम्मेदारी स्वयं भू-विकासकर्ता की होगी।
32. अवस्थापना संबंधी कार्य हस्तांतरण होने एवं परियोजना का पूर्णता का प्रमाण पत्र लिये जाने तक परियोजना पर होने वाले व्यय की जिम्मेदारी भू-विकासकर्ता की होगी।
33. परियोजना का कार्य पूर्णता का प्रमाण पत्र लिया जाना भू-विकासकर्ता को लेना अनिवार्य होगा।
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26. स्टिल्ट पर प्रस्तावित पार्किंग का विक्रय एवं अन्य उपयोग में नहीं लाया जायेगा। इस आशय का शपथ पत्र प्रस्तुत करना होगा।
27. प्रस्तुत प्रस्तावना में प्रस्तावित व्यवस्थित पार्क का स्थान परिवर्तन नहीं किया जायेगा।
28. कार्यपूर्ति प्रमाण पत्र प्राप्त करने के पश्चात ही भू-विकासकर्ताओं द्वारा अधिभोग में लाया जायेगा।
29. रेनवाटर हारवेरिंग टैंक का निर्माण आवश्यक रूप से करना होगा।
30. सीवर डिस्पोजल जल संयोजन का परीक्षण संबंधित विभाग से कराते हुये पूर्णता का प्रमाण पत्र प्रस्तुत करना होगा।
31. भवन उपविधि के अनुसार प्रस्तुत किये गये स्ट्रक्चर ड्राइंग के अनुसार स्ट्रक्चर इंजीनियर की देख रेख में निर्माण कराये जाने की जिम्मेदारी स्वयं भू-विकासकर्ता की होगी।
32. अवस्थापना संबंधी कार्य हस्तांतरण होने एवं परियोजना का पूर्णता का प्रमाण पत्र लिये जाने तक परियोजना पर होने वाले व्यय की जिम्मेदारी भू-विकासकर्ता की होगी।
33. परियोजना का कार्य पूर्णता का प्रमाण पत्र लिया जाना भू-विकासकर्ता को लेना अनिवार्य होगा।
34. शर्तों का पालन करना आवश्यक है। पालन न करने की दशा में मानचित्र स्वतः निरस्त समझा जायेगा।
35. उपरोक्त आख्या का अवलोकन उपरांत सहमति की दशा में सभी शर्तों का अनुपालन करने के साथ-साथ आरोपित विकास शुल्क एवं अन्य देय शुल्क कुल धनांक रु0 1,92,10,029.00 जमा कराने हेतु आख्या आदेशार्थ प्रस्तुत है।

उत्तराखण्ड राज्य



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



Haridwar Roorkee Development Authority  
Near Tulsi Chowk, Mayapur,  
Haridwar, Uttarakhand 249401,  
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## Sanction Letter

| Online Application For Building Construction Permit |   |                   |                      |
|---|---|-------------------|----------------------|
| Applicant Name                                      | Parminder Kumar   | File No.          | HRDA/NR/2173/22-23   |
|   |   | Submission Date   | 21/03/2023           |
| Co-Applciant  | NO  | Plan Type         | New Submission       |
| Address   | Gram Bhoopatwla Kalan Haridwar,4/18 & 4/min /18,,Other,Haridwar,,Haridwar,Uttarakhand |                   |                      |
| Sector  | Bhupatwala  | Property Category | Residential Building |
| Contact Number                                      | 7060197401  | Site Purpose      | Group Housing        |
| Co-Applciant Name(s)                                |   | Approval Date     | 04/07/2023           |

Subject: - Letter of sanction towards your application No.HRDA/NR/2173/22-23 for Building Permit

Dear Mr./Ms. Parminder Kumar

Your proposal # HRDA/NR/2173/22-23 received on 21/03/2023 through your Architect/ L.E./ Own self (Parminder Kumar ) and proposal is approved on dated 04/07/2023 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.





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.
21. जल संस्थान की व्यवस्था हेतु जल संस्थान का अनापत्ति प्रमाण पत्र मानचित्र निर्गत होने से पूर्व प्रस्तुत करना होगा।
22. उत्तराखण्ड पावर कारपोरेशन लि० का अनापत्ति प्रमाण पत्र मानचित्र निर्गत होने से पूर्व प्रस्तुत करना होगा।
23. अधिभोग से पहले भू-विकासकर्ता को आर०डब्ल्यू०ए० का गठन व नियम उपनियम रजिस्टर्ड कराकर प्रस्तुत करना होगा।
24. प्रस्तुत प्रस्तावना अवस्थापना संबंधी कार्य के आगणन रु० 71.82 लाख के सापेक्ष 25 प्रतिशत रु० 17.96 लाख अन्य देय शुल्कों के साथ प्राधिकरण पक्ष में बन्धक रखनी होगी। साथ ही बैंक गारन्टी समयावधि समाप्त होने के पूर्व ही समयावृद्धि कराना भी भू-विकासकर्ता का दायित्व होगा।
25. अवस्थापना संबंधी कार्य संबंधित विभागों को हस्तांतरित करने के उपरांत ही बन्धक बैंक गारन्टी अवमुक्त करने की कार्यवाही की जायेगी।
26. स्टिल्ट पर प्रस्तावित पार्किंग का विक्रय एवं अन्य उपयोग में नहीं लाया जायेगा। इस आशय का शपथ पत्र प्रस्तुत करना होगा।
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33. परियोजना का कार्य पूर्णता का प्रमाण पत्र लिया जाना भू-विकासकर्ता को लेना अनिवार्य होगा।
34. शर्तों का पालन करना आवश्यक है। पालन न करने की दशा में मानचित्र स्वतः निरस्त समझा जायेगा।
35. उपरोक्त आख्या का अवलोकन उपरांत सहमति की दशा में सभी शर्तों का अनुपालन करने के साथ-साथ आरोपित विकास शुल्क एवं अन्य देय शुल्क कुल धनांक रु0 1,92,10,029.00 जमा कराने हेतु आख्या आदेशार्थ प्रस्तुत है।



