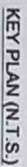
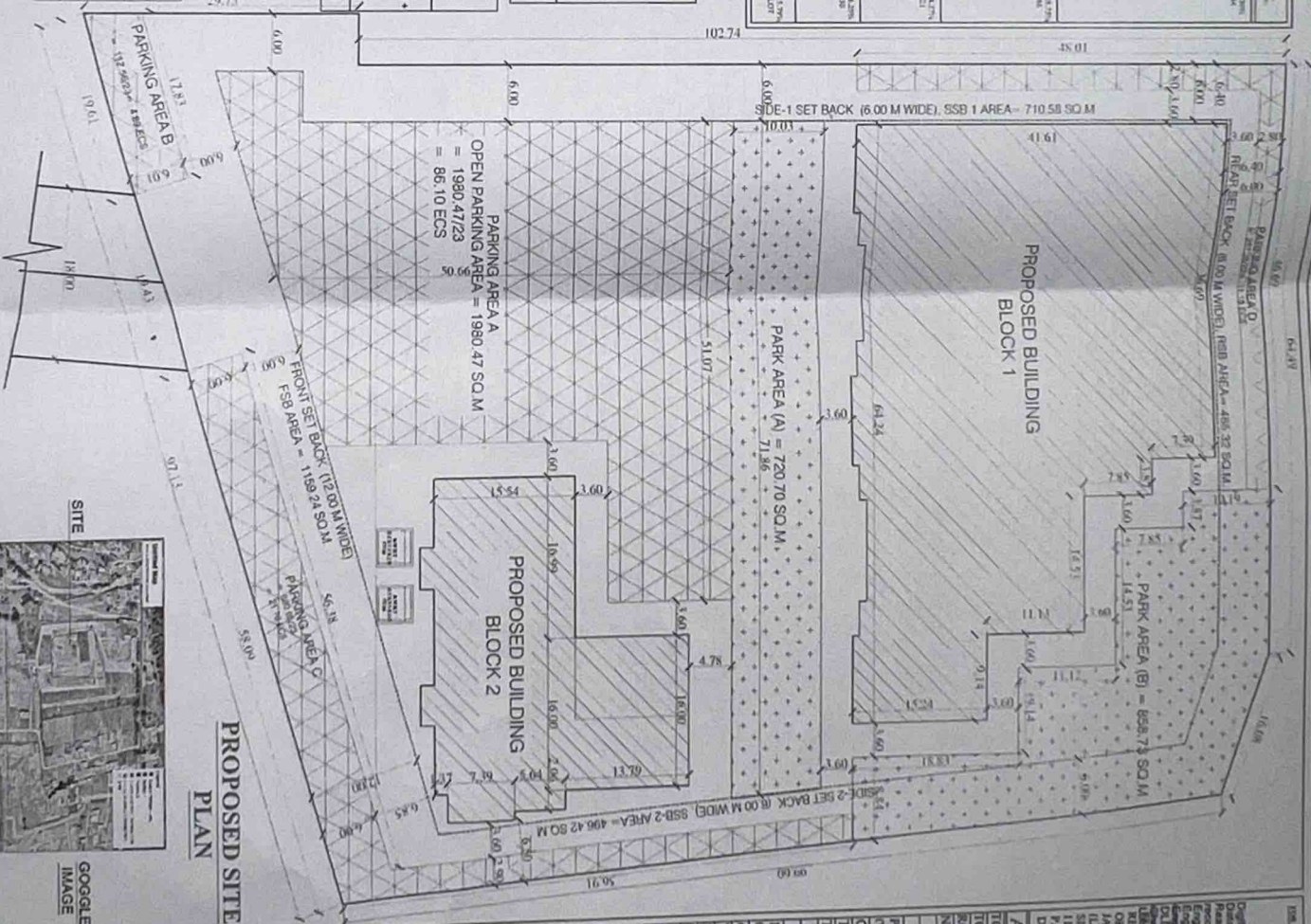


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3530.61M FROM SIDIOWALA CHOWK

ZONAL PLANT OCCURRENCE (ZONE 8)

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AREA STATEMENT OF BUILDING	
TOTAL PLOT AREA (USDA/USE) (SQ. FT.)	10000.00
TOTAL PLOT AREA (USDA/USE) (SQ. FT.)	10000.00
ROAD WIDENING AREA	NIL
NET PLOT AREA	10000.00

BLOCK 1	
PROPOSED G.F. COVERED AREA (WITHOUT STAIRCASE & LIFT AREA)	2077.98 SQ.
G.F. STAIRCASE & LIFT AREA	38.34 SQ.
TOTAL G.F. COV. AREA	2116.32 SQ.
TOTAL P.F. COV. AREA	440.73 SQ.

BLOCK 2	
PROPOSED G.F COVERED AREA (WITHOUT STAIRCASE & LIFT AREA)	710.13 S
G.F STAIRCASE & LIFT AREA	51.25 S
TOTAL G.F COV AREA	761.99 S

TOTAL MEZZANINE F COV AREA	234.43
TOTAL F.F. COV AREA	716.73
TOTAL S.F. COV AREA	601.81
TOTAL COVERED AREA (FROM DC)	4815.46
TOTAL COVERED AREA (FROM PAW)	4805.46

GROUND COVERAGE (PROGRESSIVE) (sq ft)	218
F.A.R. ACHIEVED (PERMISSIBLE 1.5%)	0
DOOR/WINDOW SCHEDULE OF BUILDING -	
DOOR WINDOW	D 6"x14"
DOOR	14"x14"

[illegible]

SCIENTIFIC EDITOR

I had the pleasure of reviewing your article in *Accounting the Society* and was struck by the excellent analysis and the very clear and well-structured presentation. I am looking forward to reading your next article.

LESSOR/OWNER

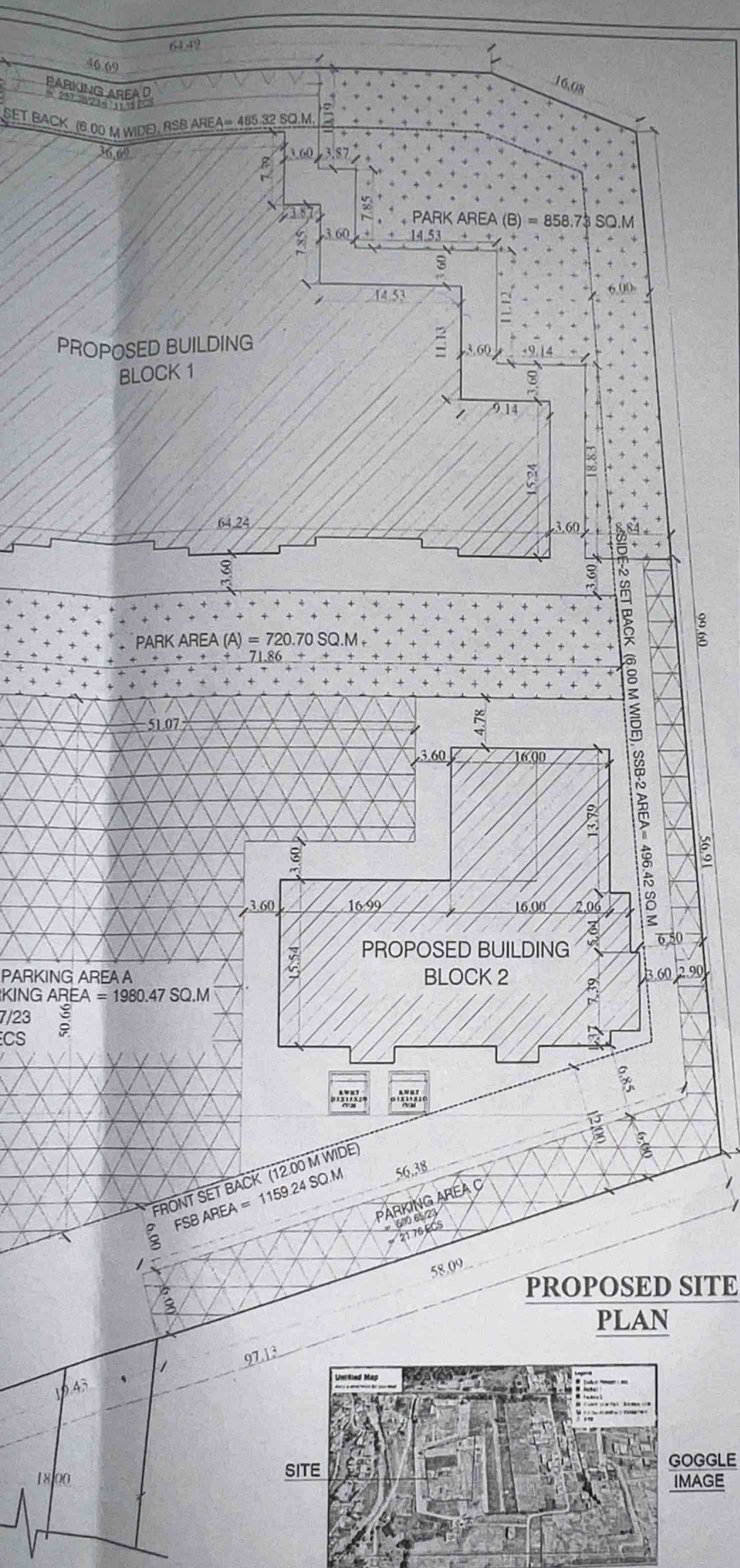
I am looking forward to reading your next article.

LESSOR

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SHEET TITLE		SUBMISSION DRAWING	
SCALE 1:150			
JOB NO.		DATE	



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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, DDA), Alay Kumar Malthur (Executive Engineer, DDA), Harichand Singh Rana (Superintendent Engineer, DDA), Mohan Singh Bania (Secretary, DDA), Approved by SANGHVI DHAR TIWARI (Vice Chairman, DDA), 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 SQ.M.
TOTAL PLOT AREA (AS/SITE)	10000.91 SQ.M.
ROAD WIDENING AREA	NIL
NET PLOT AREA	10000.91 SQ.M.

BLOCK 1

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

BLOCK 2

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

TOTAL COVERED AREA (FOR DC)	4915.46 SQ.M.
TOTAL COVERED AREA (FOR FAR)	4805.46 SQ.M.

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 4'-0"
DOOR	D1	7'-0" X 4'-0"
DOOR	D2	3'-3" X 4'-0"
DOOR	D3	2'-0" 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'-0"
WINDOW	W4	2'-0" X 5'-0"
VENTILATOR	V	2'-0" X 3'-0"

CERTIFIED THAT:-

1. THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT AS STIPULATED IN A NEXTURE-4 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 ENGR. AT LEAST AS 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

B.Arch.

COA Regd. No. CA/2815/01/15

15 Brijrajpur, GMS Road, New Delhi

Mehra, Dehradun, Uttarakhand

Mobile no. - 9988725475

SIGNATURE OF STRUCTURAL ENGINEER

Sunil Prasad
SUNIL PRASAD
 B.E. (CIVIL), M.T.E. (CIVIL)
 REGISTERED STRUCTURAL ENGINEER
 No. 10/1, Brijrajpur, GMS Road, New Delhi
 B.E. Regd. No. SE/10/1/15

SHEET TITLE

SUBMISSION DRAWING

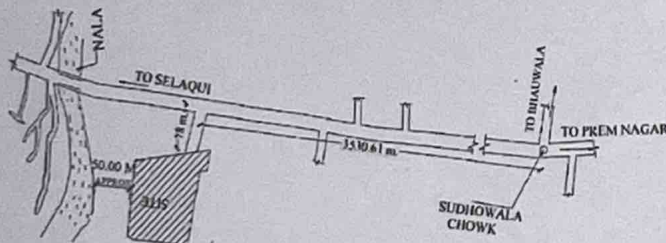
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JOB NO
 DRG. NO 01

ACTIVITIES CHART (AS PER BYLAWS)

ACTIVITIES	AREA CALCULATION	AREA (SQ.M)	FAR (PERMISSIBLE PERCENTAGE OF 100)	FAR (PROPOSED PERCENTAGE)
OFFICE AREAS (OFFICES, CONFERENCE ROOMS)	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) = 142.50 + (59.97+6.79+2.55+2.91+4.20+3.03) + (22.00+3.62) + 84.20 + (23.00+3.62) = <u>377.98 SQ.M</u> 1ST FLOOR:- CONFERENCE ROOM (F-F1) = 76.50 + 4.94 = <u>81.40 SQ.M</u> BLOCK-2 GROUND FLOOR:- CONFERENCE ROOM (G) + FRONT OFFICE AREA (H+H1)+H2+H3+H4+H5+H6 = 72.23 + (17.77+1.81+6.60+3.24+3.24+6.60+17.41) = <u>299.86 SQ.M</u> MEZZ FLOOR:- OFFICE AREA (I) + BACK OFFICE AREA (J) = 80.80 + 116.53 = <u>197.33 SQ.M</u> 1ST FLOOR:- BOARD ROOM (K) = <u>87.99 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) = (20.70+4.35+4.35+22.32+7.61+7.61+16.03+4.08+20.33+3.65+10.89+7.70+7.71+22.37+37.48 + 3.47+3.47+3.47) + (29.15+4.09+23.27+4.08+67.38+3.47+3.47+45.36+4.49+4.59) = <u>331.80 SQ.M</u> TOTAL = 377.39 + 81.50 + 299.86 + 197.13 = 57.59 + 451.60 = 1445.07 SQ.M	1445.07 SQ.M	MIN. 30% (FAR = 0.144)	PROPOSED 30% FAR = 0.144
COMMUNITY HALL (COMMUNITY HALL, RECREATION AREA, HEALTH CLUB, ENTERTAINMENT CENTER, MULTI-PURPOSE HALL)	BLOCK-1 GROUND FLOOR:- COMMUNITY HALL (N+N1) + PRA FUNCTION AREA (O+O1) = (129.15 + 414.57) + (74.50 + 74.50) = <u>179.72 SQ.M</u> BLOCK-2 1ST FLOOR:- HEALTH CLUB (P-P1+P2) = 193.07 + 189.73 + 88.51 = <u>471.33 SQ.M</u> TOTAL = 1392.72 + 471.33 = 1864.05 SQ.M	1864.05 SQ.M	MIN. 30% (FAR = 0.144)	PROPOSED 35.75% 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) = (23.43 + 4.29 + 23.10 + 4.15 + 22.00 + 3.55 + 22.00 + 3.55 + 30.09 + 3.62 + 30.09 + 3.62 + 9.27 + 22.00 + 3.55) = <u>212.33 SQ.M</u> TOTAL = 212.33 SQ.M	212.33 SQ.M	MAX. 5% (FAR = 0.054)	PROPOSED 4.37% 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> TOTAL = 304.58 SQ.M	304.58 SQ.M	MAX. 15% (FAR = 0.072)	PROPOSED 6.25% FAR = 0.030
PARK & GREEN AREA		1579.43 SQ.M	MIN. 15% (OF THE PLOT AREA)	PROPOSED 15.79% (OF THE PLOT AREA)



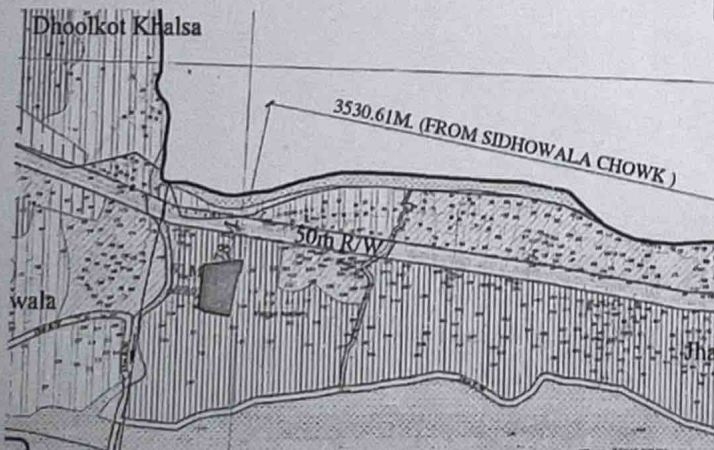
KEY PLAN (N.T.S.)

R.W.H.T. CALCULATION
 REQUIRED R.W.H.T.
 400 SQ.MT = 3.5 CU.MT WATER TANK
 400 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.H.T. = 44.05 + 3.5 = 47.55 CU.MT
PROVIDED R.W.H.T. = 2 X (3.5 X 1.5 X 2.0) = 49.00 CU.MT

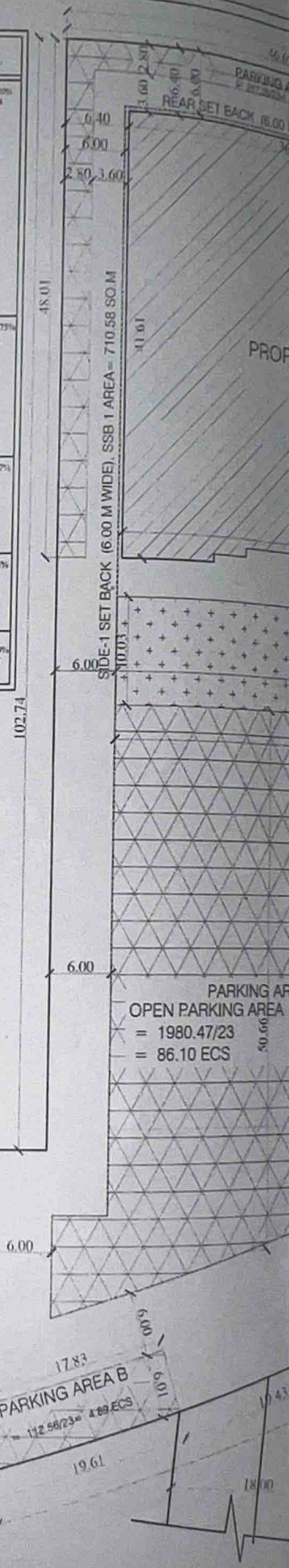
PARKING CALCULATION
 REQUIRED PARKING
 TOTAL PLOT AREA X 2.5/100
 = 4805.46 X 2.5 / 100 = 120.13 ECS
 = 121 ECS
PROVIDED PARKING
 OPEN PARKING AREA = PARKING AREA A +
 PARKING AREA B + PARKING AREA C +
 PARKING AREA D
 = 86.10 + 4.89 + 21.76 + 11.19
 = 123.94 = 123 ECS
TOTAL PROVIDED PARKING = 123 ECS

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
 = 720.70 + 858.73
 = 1579.43 SQ.MT

TOTAL SET BACK AREA
 FSD + RSD + SSB-1 + SSB-2
 = 1159.24 + 485.32 + 710.58 + 496.42
 = 2,851.56 SQ.M
PROVIDED PARKING IN SET BACK
 = PARKING AREA B + PARKING
 AREA C + PARKING AREA D
 = 112.56 + 500.65 + 267.38
 = 870.59 SQ.M (30.53%)
PROVIDED PARK AREA IN SET BACK
 = 428.44 (15.02%)



ZONAL PLAN LOCATION (ZONE 8)



Digitally signed by Harchand Singh Rana
 Date: 2023.05.25 15:57:30 +05'30' UTC
 Reason: I am the author of this document.
 Engineer: D.D.A., Aay Kaur, Member (S) of the
 Engineering Council, India (Registration No. 155495)
 Engineer: D.D.A., Harchand Singh Rana (Registration No. 155495)
 D.D.A., Harchand Singh Rana (Registration No. 155495)
 D.D.A., Harchand Singh Rana (Registration No. 155495)

REVISIONS FOR PROPOSED HABITAT
 CENTRE OF THE KIDKAR MAHILAN
 (KIDKAR MAHILAN) 500 SQ. M. MAHILAN
 KIDKAR MAHILAN SITUATED AT KIL NO. 1134,
 1135 K.A. 1137 K.A. 1137 K.A. 1139 K.A.
 MAHILAN PARAGAN, PACHWADODI,
 THERSI, VIRKASHI NAGAL DIST. DEHRAADUN,
 UTTARAKHAND

AREA STATEMENT OF BUILDING

TOTAL PLOT AREA (GROSS AREA)	7000 SQ. M.
TOTAL PLOT AREA (NET AREA)	6500 SQ. M.
ROAD WIDENING AREA	500 SQ. M.
NET PLOT AREA	6000 SQ. M.

BLOCK 1	
PROPOSED G.F. COVERED AREA	2077 SQ. M.
WITHIN STAIRCASE & LIFT AREA	50 SQ. M.
G.F. STAIRCASE & LIFT AREA	50 SQ. M.
TOTAL G.F. COV. AREA	2127 SQ. M.
TOTAL F.F. COV. AREA	4000 SQ. M.

BLOCK 2	
PROPOSED G.F. COVERED AREA	718.21 SQ. M.
WITHIN STAIRCASE & LIFT AREA	51.25 SQ. M.
G.F. STAIRCASE & LIFT AREA	51.25 SQ. M.
TOTAL G.F. COV. AREA	769.46 SQ. M.
TOTAL MEZZANINE & COV. AREA	324.68 SQ. M.
TOTAL F.F. COV. AREA	718.21 SQ. M.
TOTAL S.F. COV. AREA	691.81 SQ. M.
TOTAL COVERED AREA (GROSS)	4915.46 SQ. M.
TOTAL COVERED AREA (NET)	4861.46 SQ. M.
GROUND COVER AGE (PERCENTAGE)	28.04 %
F.A.R. ACHIEVED (PERCENTAGE)	0.43

BLOCK/SECTION SCHEDULE OF BUILDING	
DOOR	6-7.5' x 6-7.5'
WINDOW	3-4' x 3-4'
STAIRCASE	3-4' x 3-4'
MEZZANINE	3-4' x 3-4'
ROOF	3-4' x 3-4'
VERANDA	3-4' x 3-4'

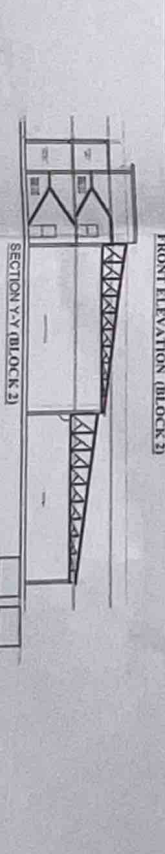
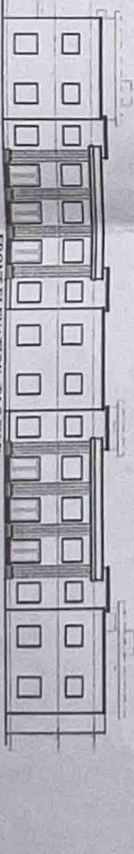
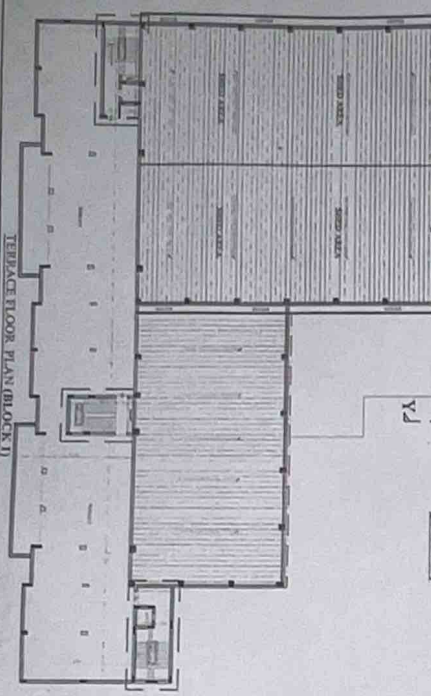
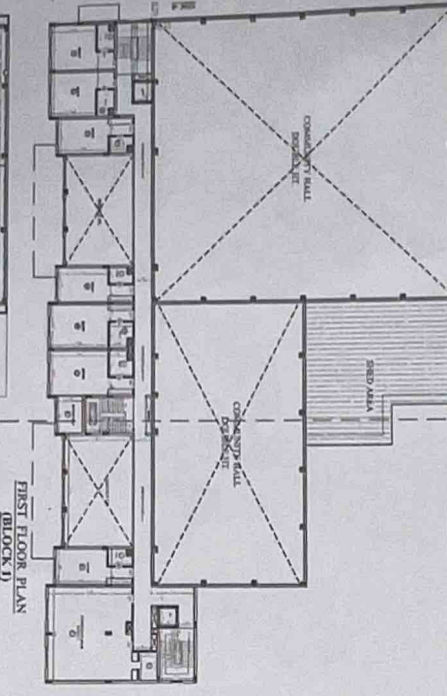
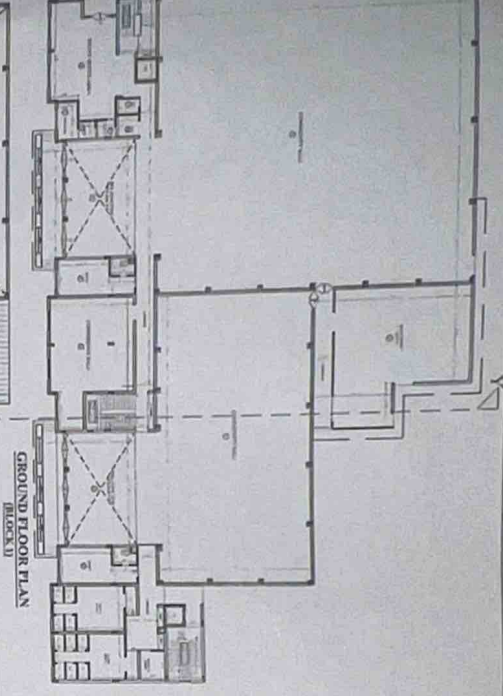
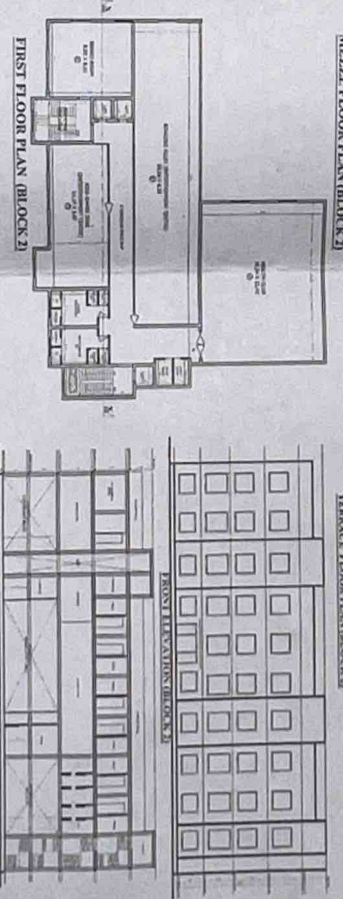
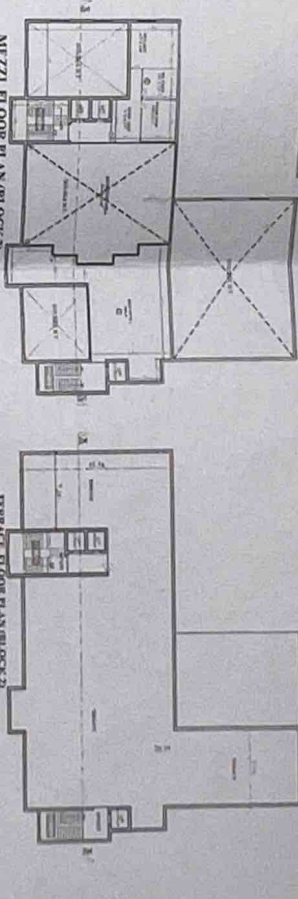
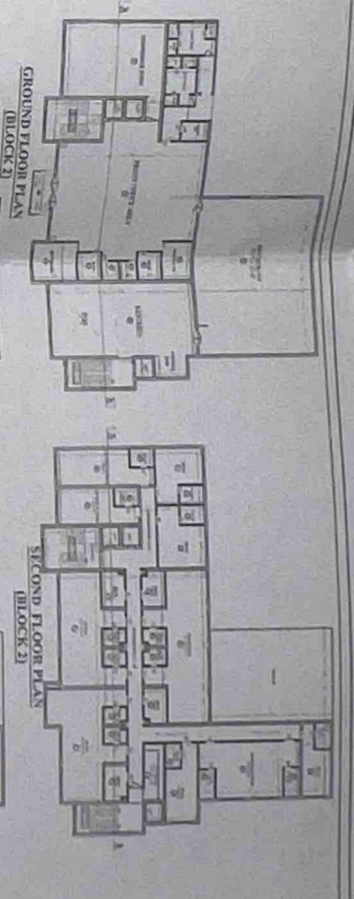
CERTIFIED THAT:
 I, the undersigned, being a duly qualified and licensed Architect, do hereby certify that the above is a true and correct statement of the area of the building and the land on which it is situated, as shown on the plans and sections submitted to me for my approval, and that the same conform to the requirements of the relevant laws and regulations governing the construction and use of buildings in the area concerned.

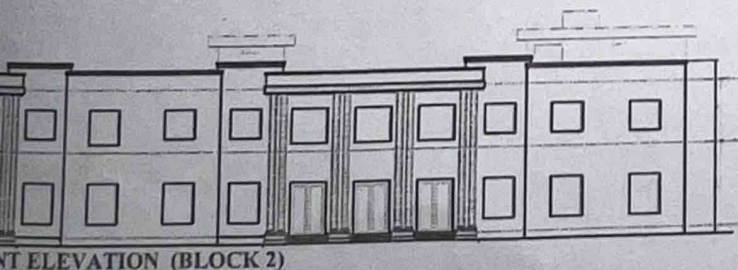
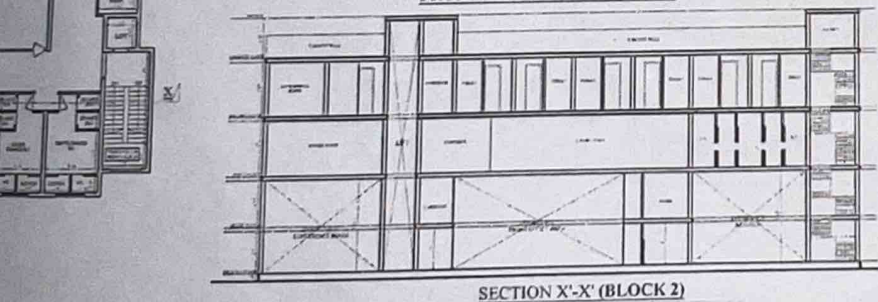
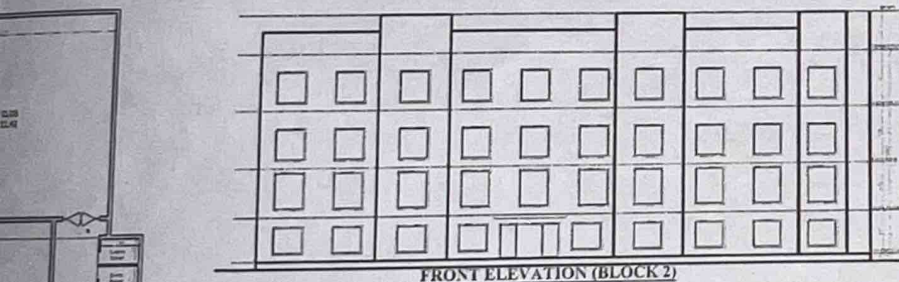
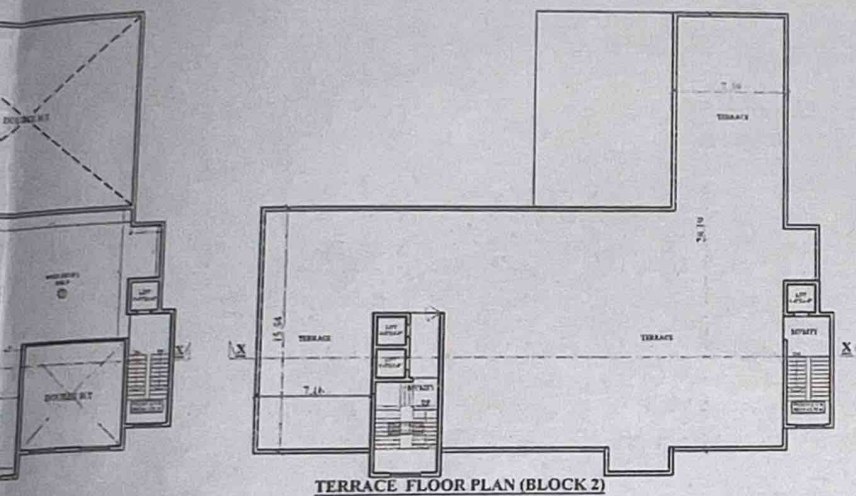
SIGNATURE OF ARCHITECT
 HARCHAND SINGH RANA
 100% ARCHITECTURE CONSULTING
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SIGNATURE OF ARCHITECT
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 100% ARCHITECTURE CONSULTING

SIGNATURE OF STRUCTURAL ENGINEER
 HARCHAND SINGH RANA
 100% ARCHITECTURE CONSULTING
 100% ARCHITECTURE CONSULTING
 100% ARCHITECTURE CONSULTING

SHEET TITLE
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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, DLDA), Ajay Kumar Mathur (Executive Engineer, DLDA), Harichand Singh Rana (Superintendent Engineer, DLDA), Mohan Singh Barmia (Secretary, DLDA) and is approved by BANSHI DHAR TIWARI (Vice Chairman, DLDA) Date: 19.05.2023 07:07:58 PM
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	3'-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-II AND THE BEST OF OUR KNOWLEDGE AND UNDER STANDING.

2. THE STRUCTURE DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CONDITIONS HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGR. AT LEAST B.E. (CIVIL) OR EQUIVALENT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SIGNATURE OF OWNER

LESSOR/OWNER
MR. MAHESH KUMAR MAHAJAN

(Signature)

LESSEE

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

(Signature)

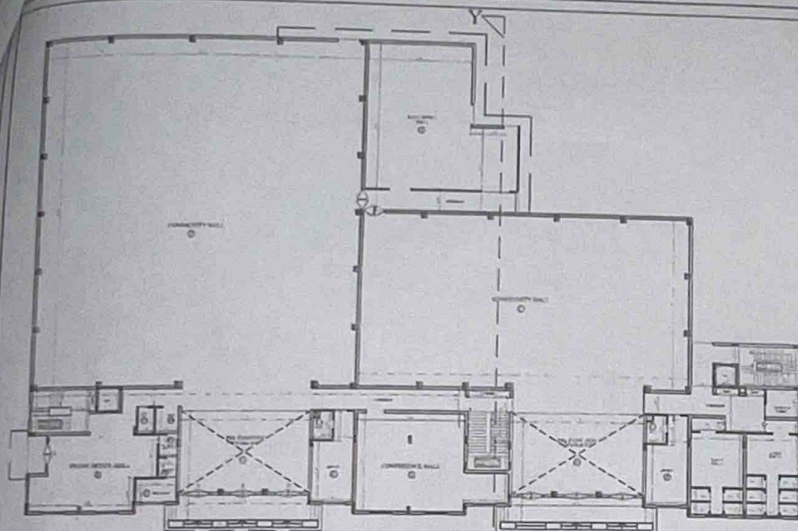
SIGNATURE OF ARCHITECT AVADHI DESIGN STUDIO

ARCHITECT
Shivendra Singh Chauhan
B.Arch.

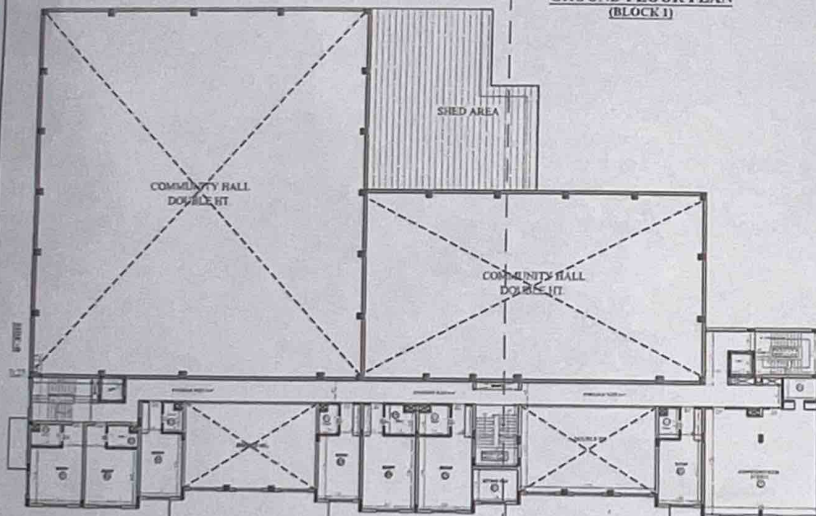
COA Regd. No. CA/2015/03125
24 N. V. Nagar, CHD Road, New N. Nagar
Mukhian, Dehra Dun, Uttarakhand
Mob. no. - 9997225176

SIGNATURE OF STRUCTURAL ENGINEER

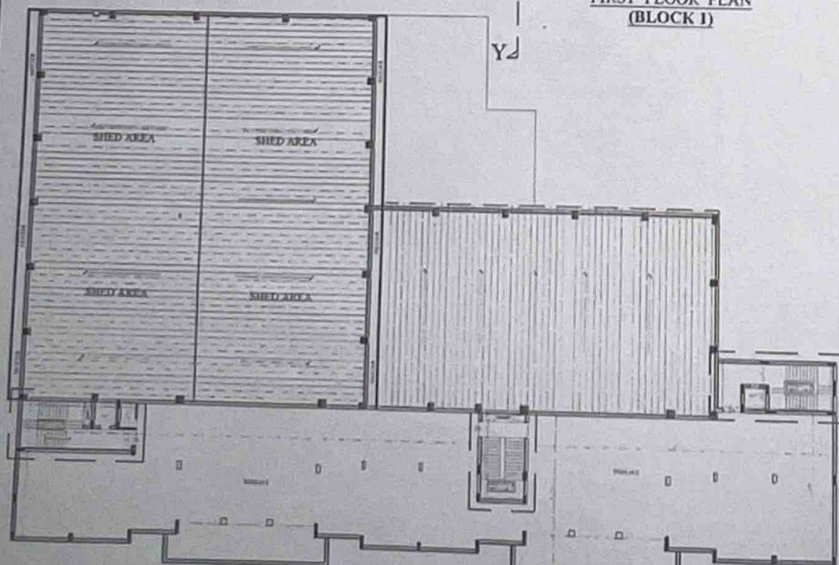
SHEET PRABAD
B.E. ME. CIVIL, M.T.E. CIVIL, CIVIL
NATIONAL INSTITUTE OF TECHNOLOGY
B. P. Singh, Dehra Dun, Uttarakhand
B.E. ME. CIVIL, M.T.E. CIVIL, CIVIL
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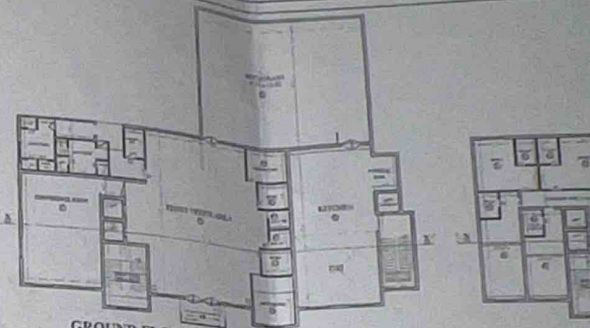
GROUND FLOOR PLAN
(BLOCK 1)



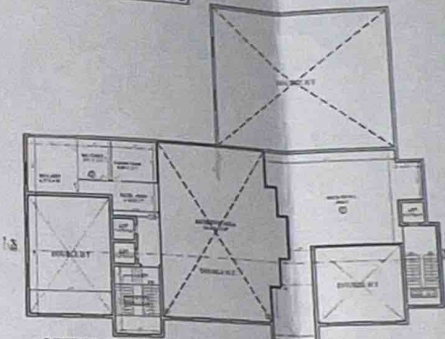
FIRST FLOOR PLAN
(BLOCK 1)



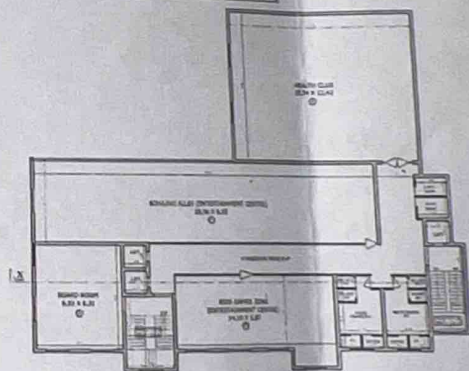
TERRACE FLOOR PLAN (BLOCK 1)



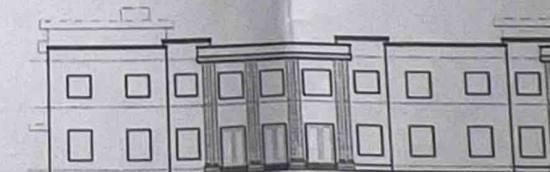
GROUND FLOOR PLAN
(BLOCK 2)



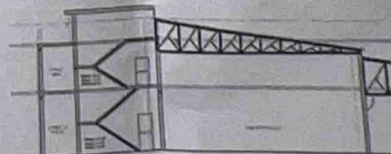
MEZZ. FLOOR PLAN (BLOCK 2)



FIRST FLOOR PLAN (BLOCK 2)



FRONT ELEVATION (BLOCK 2)



SECTION Y-Y (BLOCK 2)