



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



DISTRICT LEVEL DEVELOPMENT AUTHORITY NAINITAL
Tallital, Nainital-263001, Uttarakhand (India)
Phone: 05942-232800 Fax:- 236042

Sanction Letter

Online Application For Building Construction Permit			
Applicant Name	Vaibhav Fitness Pvt. Ltd. by Mr. Raghuraj Kanudia	File No.	NDA/L/0002/25-26
Father's Name	Mr. Prakash Kanudia	Submission Date	17/04/2025
Co-Applicant	YES	Plan Type	Layout Approval
Address	Village- Thapaliya Mehragaon, Patti-Poorvi Chha Khata, Tehsil and Distt.-Nainital, Uk. 263136,72, 73, 75 b, 76, 79, 140-145, 147-150, 152, 153, 155, 157, 218-221 mi.,Thaplia Mahara Gaon,Nainital,,Nainital,Uttarakhand		
Sector	Bheem tal	Property Category	
Contact Number	8076354405	Site Purpose	
Co-Applicant Name(s)	Iredus camel back Hill Pvt. Ltd.	Approval Date	05/07/2025

Subject: - Letter of sanction towards your application No.NDA/L/0002/25-26 for Building Permit

Dear Mr./Ms. Vaibhav Fitness Pvt. Ltd. by Mr. Raghuraj Kanudia

Your proposal # NDA/L/0002/25-26 received on 17/04/2025 through your Architect/ L.E./ Own self (Vaibhav Fitness Pvt. Ltd. by Mr. Raghuraj Kanudia) and proposal is approved on dated 05/07/2025 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.

Digitally signed by VIJAY NATH SHUKLA

Date:11-07-2025 14.16.46



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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.

उत्तराखण्ड राज्य