



Building Permit/Sanction

File/B.A. No. PB/SAS/ZIRAK/112720

Dated 07-03-2022

To: **M/s Urban Nest Projects LLP, Zirakpur**

Subject: Sanction u/s 262(1) of PMC Act, 1976/PM Act, 1911.

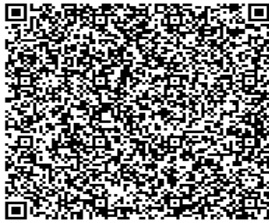
Dear Sir or Madam,

With reference to your application dated **23-12-2021**. for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot/Site No. **X** Ward no. situated in/at **Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar**. I have to state that the Authority subject to the following conditions and corrections done in the plans has sanctioned the same on **07-03-2022**.

The plans are valid up to three year

1. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect/Professional engaged on the job will run the risk of being black listed.
2. Violation of building bye-laws will not be compounded.
3. It will be the duty of the owner of the plot and the Architect/Professional preparing the plans to ensure that the sanctioned plans are as per prevalent Master Plan/Zonal Plan/Building Bye-laws. If any infringement of bye-laws remain unnoticed, the concerned Authority reserves the right to amend the plans as and when infringement come to the notice and concerned Authority will stand indemnified against any claim on this account.
4. A notice in writing shall be sent to Authority before commencement of the construction of the building as per bye-laws. Similar notice will be sent to Authority when the building has reached up to plinth level.
5. The owner shall not occupy or permit to occupy the building or use or permit to use the building or any part thereof affected by any such work until occupancy certificate is issued by the concerned Authority.
6. Concerned Authority will stand indemnified and kept harmless from all proceedings in court and before other authorities of all expenses /claims which the concerned Authority may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
8. The doors and window leaves shall be fixed in such a way that they shall not, when open project on any street.
9. The owner will not convert the house into more dwelling units on each floor then the sanctioned.
10. The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from voltage lines running on side of the site.
11. The land left open as a consequence of the enforcement of the setback rule shall form part of the public street.
12. The owner shall ensure that the public areas like road, parks and other public opens spaces are not used for stacking the building materials or machineries to avoid public inconvenience and nuisance.
13. The sanction will be void if auxiliary conditions mentioned above and other conditions whatsoever imposed are not complied.
14. The owner will use the premises for the use, which has been sanctioned.
15. The owner will not proceed with the construction without having the supervision of an

Architect/Professional as the case may be. If he\she changes his Architect/Professional, he\she shall inform the Authority about the appointment of new Architect/Professional within 48 hours, with a proper certificate from him.



Yours Faithfully.

Encl: A set of sanctioned plan.