

SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE

TO, Chairman Shree Saraswati Apartment Co. Op. Housing Society Ltd.
Through GPA Holder Girna Enterprises Pvt. Ltd. Through Builder and
Developers Director Mr. Abhishek S. Pardeshi and Sahaj Buildcon
Partnership Firm Through Partner.

C/o. Ar. Prajwal Surde, & Stru. Engg. Audumber S. Wani of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 11+12,

S.No./G. No. 878/4 of Nashik Shiwar, Nashik.

Ref :- 1) Your Application & for Building permission/ Revised Building permission/
Extension of Structure Plan/ Dated: - 27/03/2023, Inward No. A4/BP/456/2023.

2) Previously Approved Building permission No. LND/BP/26/98, Dt. 06/04/1992.

3) Previously Approved Occupancy Certificate No. 002225, Dt. 05/01/1995.

4) Previously Approved Building permission No. LND/BP/B2/126/2022.

Dt. 21/07/2022.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LX of 1949) to erect building for Residential Purpose as per plan duly amended in ... subject to the following conditions.

CONDITIONS (1 to 52)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITH SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work under Provision of Urban Land Ceiling & Regulation Act & under appropriate section of Maharashtra Land Revenue Code 1966.].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given in the building plan. If the balconies, ottas & verandas are covered or merged with the adjoining room the construction shall be treated as unauthorized and action should be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot as per Completion certificate shall not be granted if trees are not planted in the plot as per under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen etc. should be properly connected to Municipal drain in the nearest vicinity in the area of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drain within 30 meters premises then effluent outlet should be connected to a soak pit size of soak pit should be properly worked out on-the basis of number of tenements