

**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning for MHADA layouts constituted as per government regulation  
No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

**COMMENCEMENT CERTIFICATE**

No. MH/EE/ (B.P.)/GM/MHADA-29/905/2021

Date: **17 NOV 2021**

To,  
✓ M/s. Nirvaana Lifespace LLP.,  
CA to owner of  
Subhash Nagar Nalanda CHSL.

**Sub:** Proposed redevelopment of building No. 34 known as Subhash Nagar  
Nalanda CHS Ltd, on plot bearing CTS no.826 of village Chembur, Subhash  
Nagar, Chembur, Mumbai-400071

**Ref.:** 1. Zero FSI IOA issued on dt. 07.10.2021  
2. Application by Arch. Ritesh H. Thakur for Plinth CC on dt. 27.10.2021

Dear Applicants,

With reference to your application dated 27.10.2021, for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 for **Proposed redevelopment of building No. 34 known as Subhash Nagar Nalanda CHSL , on plot bearing CTS no.826 at village Subhash Nagar, Chembur, Mumbai-400071**

The Commencement Certificate/Building permission is hereby granted subject to compliance of conditions mentioned in Zero FSI I.O.A. dtd. 07.10.2021, approved & issued by this office under no. EE/B.P Cell/GM/MHADA-29/905/2021 and following additional conditions.

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That the land vacated on consequence of endorsement of the setback line/ road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. That the Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. That the permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. That if construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. That this Certificate is liable to be revoked by the VP & CEO / MHADA if:
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
  - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. That the conditions of this certificate shall be binding not only on the applicant, executors, assignees, administrators and successors and every person deriving title through or under him.
8. That the work shall be carried out as per the approved plans, Survey Remarks & all other relevant permission applicable to this proposal.

VP & CEO / MHADA has appointed Shri. Anil N. Rathod, Executive Engineer (ES) to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This Plinth CC of ht. 0.60Mt AGL is as per approved Zero FSI IOA issued u/no. MH/EE/BP Cell/GM/MHADA-29/905/2021 dtd. 07.10.2021.

This CC is valid upto ..... **16 NOV 2022**



(Anil N. Rathod)

**Executive Eng.(ES) /B.P. Cell(E.S.)  
Greater Mumbai/MHADA**