



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

### COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-11/1518/2024

Date: 27 JUN 2024

To

M/s. Jaydeep Realspace L.L.P,  
A-102/103, Shivsiddhi Chsl, G.V. Scheme Road No.1,  
Jaydeep Emphasis, Level-5, Plot No. A-9,  
Road No. 1, Wagle Estate, Thane (West)-400 601.

**Sub:-** Proposed redevelopment of property on plot bearing C.T.S. No. 1320/B-4 (pt.), of village Mulund, Building known as Rajyasarathi Ravi Darshan CHS Ltd, Arunoday Nagar, Mulund (E), Mumbai- 400 081.

**Ref.:**1) Zero FSI I.O.A. issued U/No. MH/EE/BP Cell/GM/ MHADA-11/1518/2024 dated 15.02.2024.

2) L.S. application for plinth C.C. Inward No. ET-1580 dtd. 27.06.2024.

Dear Applicant,

With reference to your application dated 27.06.2024 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 to redevelopment of the **property on plot bearing C.T.S. No. 1320/B-4 (pt.), of Village Mulund, Building known as Rajyasarathi Ravi Darshan CHS Ltd, Arunoday Nagar, Mulund (E), Mumbai- 400 081.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/BP Cell/GM/ MHADA-11/1518/2024 dated 15.02.2024 and following conditions.

1. The land vacated in 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. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This 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. 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. 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. The conditions of this certificate shall be binding not only on the applicant but on his heirs, 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.




9. That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. ET-321 dated. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dated. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

VP & CEO / MHADA has appointed Shri. Prashant D. Dhatrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued for work upto plinth as per approved Zero FSI IOA plans dated 15.02.2024.

This CC is valid upto **-26 JUN 2025.**

  
(Prashant D. Dhatrak)  
**Executive Engineer/B.P. Cell(E/S)**  
**Greater Mumbai / MHADA**