



**BRIHANMUMBAI MUNICIPAL CORPORATION**

**Amended Plan Approval Letter**

File No. P-17533/2023/(325 C)/K/E Ward/GUNDAVALI/337/1/Amend dated 20.06.2024

To,  
**EESHAN JAYANT VAIDYA**  
501, casa maria, gokhale road (n)  
dadar (w), mumbai - 400028

CC (Owner),  
**Shri Jayant Vaidya, Director of M/s.**  
**Vaidya Spaces Pvt. Ltd. C. A. to**  
**Owner Margadarshan Co Op Hsg**  
**Soc Ltd.**  
**501,Casa Maria, Near Portuguese**  
**Church, Ghkhale Road (North),**  
**Dadar (west), Mumbai- 400028.**

**Subject : Proposed redevelopment on plot bearing CTS No. 325 C, of village Gundavali, Situated at junction of Jiva Mahale road and N S Phadke Marg, Andheri (East), Mumbai -400069..**

**Reference :** Online submission of plans dated 28.05.2024

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of IOD under even No. dated 10/10/2023.
- 2) That the Revised R. C. C. drawing/design, calculation shall be submitted through Licensed Structural Engineer.
- 3) That the condition of revised bye – law 4 (c) shall be complied with.
- 4) That the valid Janata insurance policy in the name of site under reference shall be submitted.
- 5) That the work shall be carried out between 6 am to 10 pm only (as per circular No. ChE/DP/7749/Gen dtd.07.06.2016).
- 6) That the all dues clearance certificate from A.E. W.W. K/East shall be submitted.
- 7) That the Labour Welfare tax 1% of construction cost as per ready reckoner shall be paid.
- 8) That the all payments shall be paid.
- 9) That the C. C. shall be got re-endorsed as per the amended plan.
- 10) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and/or starting any construction work.
- 11) That adequate safeguards are employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 12) That the Bank Guarantee (B.G.) submitted as per Hon. Supreme Court directives shall be revalidated timely & submitted to this office.
- 13) Cognizance of circular U/No. CHE/DP/214/GEN dated 15/09/2023 regarding 'Measure to be taken to control the environmental pollution due to building Construction activities and circular u/no. MGC/F/1102 dated 25/10/2023 'Guidelines for Air pollution Mitigation' and relevant guidelines issued time to time shall be taken and record to that effect shall be maintained on site. Strict compliance for this shall be made.
- 14) That the NOC from Assessment department from K/East Ward shall be submitted.
- 15) The payment as per schedule of installment granted by Dy. Ch. E. (BP) W.S.-I shall be made.
- 16) That the PCO NOC for additional BUA from K/East Ward shall be submitted.
- 17) That the Registered Undertaking stating that all the terms and conditions mentioned in the circular u/no. CHE/DP/14770/Gen dated 17/09/2019 shall be binding on them and the same will be followed scrupulously, shall be submitted. They shall made aware to the

prospective buyers in the project and the RERA authorities about the installment payment facility availed in the various payments to be made to the BMC/Government and the provision made in the said circular about initiation action by BMC against the default in payment on schedule date.

- 18) The project proponent shall be submit the Indemnity Bond indemnifying BMC and its Officials against any dispute, Litigations, RERA Compliances etc. regarding Installment Payment Facility availed by them.



For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer . Building Proposal  
Western Suburb I

Copy to :

- 1) Assistant Commissioner, K/E Ward
  - 2) A.E.W.W., K/E Ward
  - 3) D.O. K/E Ward
- Forwarded for information please.

