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Date:-7/10/2024

To,  
Executive Engineer,  
'K/East' Ward,  
Building Proposal Department, (W.S)-1,  
'Hindu Hrudhyasamrat Shri Balasaheb  
Thackarey Market' at New Majas Market,  
6<sup>th</sup> to 9<sup>th</sup> floor, Poonam Nagar, Opp. J.V. Link Road,  
Jogheshwari (East) Mumabi- 400 093

**Subject:** Proposed redevelopment on plot bearing CTS No. 325D, of Village Gundavali,  
situated at N S  
Phadke Marg, Andheri (East), K/East Ward, Mumbai.

**C. A. to Owner:** Shri. Jayant M. Vaidya, Director of M/s. Vaidya Spaces Pvt. Ltd. C.A. to  
owner  
Margadarshan Co. Op. Hsg. Soc. Ltd.

**Reference:** File No. P-17630/2023/(325D)/K/E WARD/GUNDAVALI

Respected Sir,

In this case, the required concessions are already approved online by the Hon'ble M.C. under file number P-17630/2023/(325D)/K/E Ward/GUNDAVALI vide note sheet dated 23/10/2023.

It is to be mentioned here that Instalment facility for Staircase, Lift & Lobby premium, Open space deficiency premium and Additional 0.50 FSI premium for IOD is already approved by Dy. Ch. Eng. (B.P.) W.S.-I on 16/11/2013. Accordingly our client has paid 1<sup>st</sup> instalment of the Staircase, Lift & Lobby premium, Open space deficiency premium and Additional 0.50 FSI premium for which payment receipt is already attached in console.

Then after your office has approved IOD along with plan on 22/11/2023 for proposed residential building wing 'A' comprising of Stilt + 1<sup>st</sup> (pt.) + 2<sup>nd</sup> (pt.) + 3<sup>rd</sup> to 5<sup>th</sup> + 6<sup>th</sup> (pt.) + 7<sup>th</sup> to 9<sup>th</sup> upper floors and Commercial building Wing 'B' comprising of Stilt floor only.

Then after your office has granted C. C. on 14/03/2024 (First C.C./Plinth C. C.) up to top of stilt floor slab level (i.e. height up to 5.10m AGL and 2.20m pit below ground level for Wing 'A' (Residential Building) and up to top of stilt floor slab level (i.e. height up to 4.39m AGL and 2.20m pit below ground level) for Wing 'B' (Commercial Building) as per approved plan dated 22/11/2023.

Now draft amended plans is approved by your office for proposed Residential building wing 'A' comprising of Stilt + 1<sup>st</sup> to 9<sup>th</sup> upper floors and Commercial building Wing 'B'

comprising of Stilt + 1<sup>st</sup> to 8<sup>th</sup> upper floors by utilizing plot potential adm. 1104.90 sq.mt. + 50% additional FSI adm. 552.45 sq.mt. as per Reg. No. 30 (A) (1), Table No. 12 (II) (iii) of DCPR 2034 + area as per Reg. No. 33 (7) (B) adm. 150.00 sq.mt. + General TDR adm. 733.82 sq.mt. + Slum TDR adm. 221.08 sq.mt. + Fungible compensatory FSI adm. 961.76 sq.mt. as per Reg. No. 31 (3) of DCPR 2034 + by claiming staircase, lift, lift lobby area free of FSI. My client M/s. Vaidya Spaces Pvt. Ltd. has once again requested for the installment facility for BMC and Government premiums which is required to be paid before Issue of Amended plans (The letter of my client is annexed herewith for your reference).

Hence we have requested you to please consider the same and grant us installment facility for BMC and Government premiums as early as possible.

Thanking You,  
Yours faithfully,

**Esshan Jayant Vaidya**  
**Architect**