



**BRIHANMUMBAI MUNICIPAL CORPORATION**

**Amended Plan Approval Letter**

File No. CHE/CTY/0719/G/N/337(NEW)/337/5/Amend dated 24.02.2025

To, **KAUSHAL ANISH CHOUHAN**  
1st floor, 137/201, hind rajastan  
building, 95, dadasaheb phalke road,  
dadar (E)

CC (Owner),  
**Surendra G. Samant of Virtue**  
Enterprises  
Fernandis Wadi, Gr. Fl., Shop No. 2,  
4/A. D. L. Vaidya Road, Off Ranade  
Road, Dadar (W), Mumbai-28

**Subject :** Proposed redevelopment of plot bearing F.P. No. 415 & 416 of T.P.S. IV at Gokhale Road (South), Dadar, Mumbai.

**Reference :** Online submission of plans dated 23.12.2024

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 number dated 15/01/2015 and amended approval letter dated 31/12/2021, 19/09/2022 and 10/12/2024 shall be complied with.
- 2) That Structural design and calculation as per amended plans from Structural Engineer shall be submitted.
- 3) That the C.C. shall be got endorsed / extended as per amended plan.
- 4) That the work shall be carried out strictly as per the approved plan.
- 5) That the final N. O. C. from C. F. O. shall be submitted before asking for Occupation permission.
- 6) That the final N. O. C. from MHADA shall be submitted before asking for Occupation permission to sale component of the building.
- 7) That the Extra Water Charges & Extra Sewerage Charges shall be paid.
- 8) That the debris shall not be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliances of Waste/Debris Management plan shall be furnished before demolition of construction work.
- 9) 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 any construction work.
- 10) That the adequate safety guards are not 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.
- 11) That the premium /deposits as follows will be paid. a) Condonation of additional deficient Open Spaces. b) Additional staircase / lift area benefit if required. c) Development Charges as per M.R. & T.P. (Amendment) Act, 1992 on additional area if any. d) Labour Welfare Cess on additional area if any. e) Additional Development Cess on additional area if any.
- 12) That the entry of clubbed area shall be got done in form for transfer of clubbing BUA from generating to receiving plot before endorsement of C.C.



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

Copy to :

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

