



MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CHE/9107/BPWS/AP/337/3/Amend dated 13.10.2021

To,
SUNIL ARORA
704,Shree Tower Link Road Near
Don Bosco School Borivali West
Mumbai-400091

CC (Owner),
Obero Realty Limited
Commerz, 3rd Floor , International
Business Park, Oberoi Garden City,
Off. Western Express Highway,
Goregaon (East) Mumbai

Subject : Proposed residential building No.3 (Tower A, B, C, D & E) on subdivided plot 'B' Bearing C.T.S. Nos. 95/4/B/1(pt.), 95/4/B/2(pt.), 95/4/B/3 & 95/4/B/4 of village Dindoshi & C.T.S. No.590/A/A/1 of village Pahadi Goregaon at Goregaon (East), Mumbai 400063..

Reference : Online submission of plans dated 01.10.2021

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 this office Intimation of Disapproval under No. dt. 29.03.2007 and amended plans dtd. 13.05.2008, 18.04.2009, 05.02.2010, 03.11.2011, 30.12.2013, 05.05.2016, 14.06.2016, 07.10.2017, 12.02.2021, 19.08.2021 shall be applicable and should be complied with.
- 2) That the revised R.C.C. design and calculation shall be submitted before C.C.
- 3) That the valid Janata Insurance Policy shall be submitted before C.C.
- 4) That the revised drainage layout from license plumber shall be submitted before C.C.
- 5) That the revised H.E. NOC shall be submitted before asking for C.C.
- 6) That the No dues pending from AEWW P/South ward towards extra water and sewerage charges shall be submitted before C.C.
- 7) That the C.C. shall be re-endorsed for carrying out the work as per Amended plans.
- 8) That all the payments shall be paid before C.C.
- 9) That the NOC from consultant for mechanical ventilation of basements shall be submitted.
- 10) That the revised CFO NOC shall be submitted before C.C. in case of any changes in revised CFO NOC same shall be incorporated in revised amended plans before C.C.
- 11) That completion certificate from Rain Water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from RWH completed scheme shall be uploaded on RWH tab in online Auto DCR system.
- 12) That the parking consultant NOC for parking shall be submitted before C.C.
- 13) That the excess parking shall be handed over to MCGM before OCC of bldg. u/r, if full potential is not consumed.
- 14) That the valid Bank Guarantee of Rs. 50,00,000/- shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 15) That the SWM NOC shall be revalidated time to time till the completion of the project.
- 16) That the one time PCO charges shall be paid before CC.
- 17) That the Valid Civil Aviation NOC from AAI as per the amended regulation GSR770(E) dt.17.12.2020 shall be submitted before CC

Name : Anil Prabhakar Dhiwar
Designation : Executive
Engineer
Organization : Personal
Date : 13-Oct-2021 14: 03:00



For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

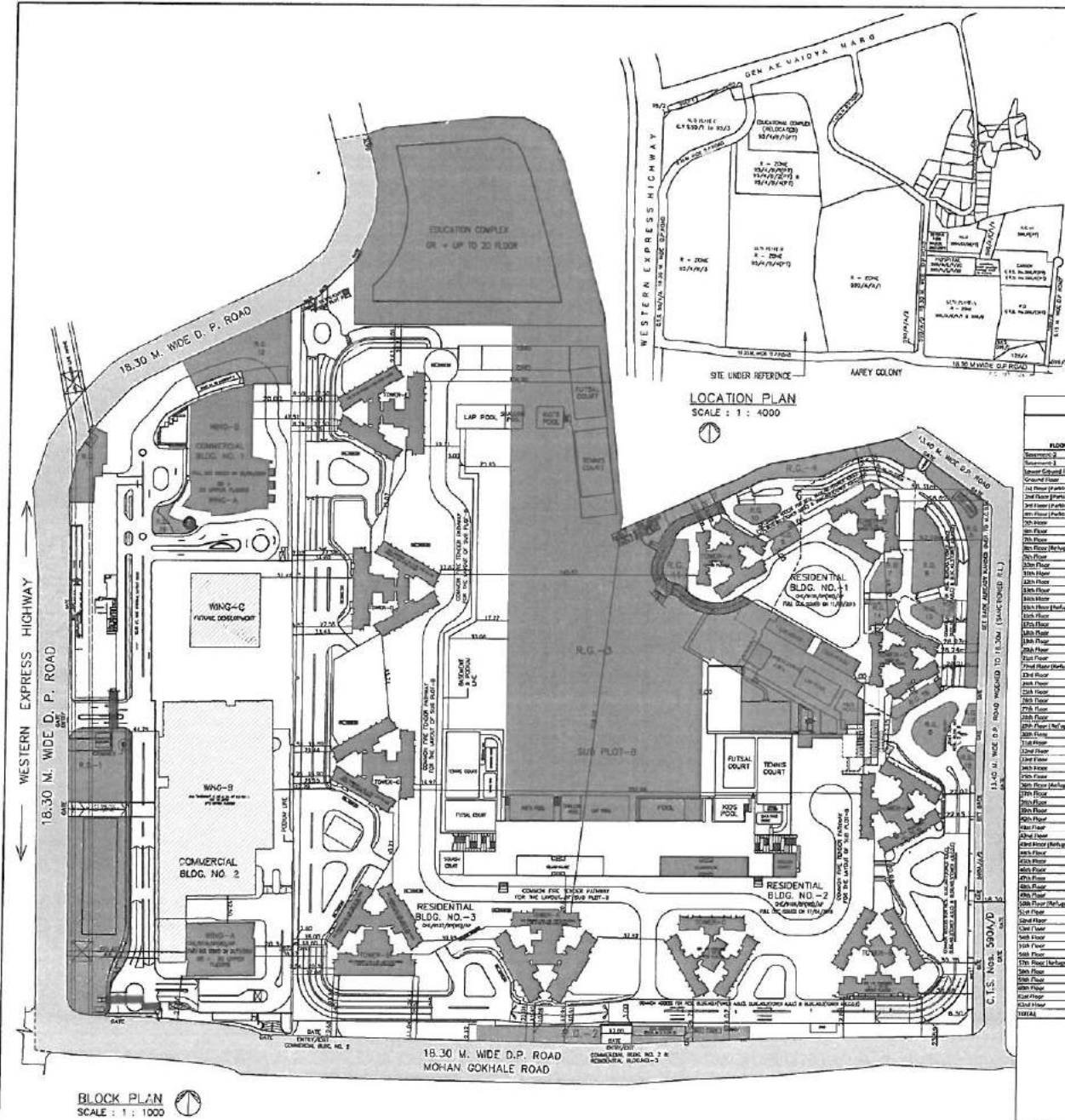
Western Suburb II

Copy to :

- 1) Assistant Commissioner, P/S Ward
- 2) A.E.W.W., P/S Ward
- 3) D.O. P/S Ward

- Forwarded for information please.





PARKING AREA STATEMENT			
Category	Area (sq. ft.)	No. of Cars	Total Area (sq. ft.)
1. 1st Floor	10000	100	10000
2. 2nd Floor	10000	100	10000
3. 3rd Floor	10000	100	10000
4. 4th Floor	10000	100	10000
5. 5th Floor	10000	100	10000
6. 6th Floor	10000	100	10000
7. 7th Floor	10000	100	10000
8. 8th Floor	10000	100	10000
9. 9th Floor	10000	100	10000
10. 10th Floor	10000	100	10000
11. 11th Floor	10000	100	10000
12. 12th Floor	10000	100	10000
13. 13th Floor	10000	100	10000
14. 14th Floor	10000	100	10000
15. 15th Floor	10000	100	10000
16. 16th Floor	10000	100	10000
17. 17th Floor	10000	100	10000
18. 18th Floor	10000	100	10000
19. 19th Floor	10000	100	10000
20. 20th Floor	10000	100	10000
21. 21st Floor	10000	100	10000
22. 22nd Floor	10000	100	10000
23. 23rd Floor	10000	100	10000
24. 24th Floor	10000	100	10000
25. 25th Floor	10000	100	10000
26. 26th Floor	10000	100	10000
27. 27th Floor	10000	100	10000
28. 28th Floor	10000	100	10000
29. 29th Floor	10000	100	10000
30. 30th Floor	10000	100	10000
31. 31st Floor	10000	100	10000
32. 32nd Floor	10000	100	10000
33. 33rd Floor	10000	100	10000
34. 34th Floor	10000	100	10000
35. 35th Floor	10000	100	10000
36. 36th Floor	10000	100	10000
37. 37th Floor	10000	100	10000
38. 38th Floor	10000	100	10000
39. 39th Floor	10000	100	10000
40. 40th Floor	10000	100	10000
41. 41st Floor	10000	100	10000
42. 42nd Floor	10000	100	10000
43. 43rd Floor	10000	100	10000
44. 44th Floor	10000	100	10000
45. 45th Floor	10000	100	10000
46. 46th Floor	10000	100	10000
47. 47th Floor	10000	100	10000
48. 48th Floor	10000	100	10000
49. 49th Floor	10000	100	10000
50. 50th Floor	10000	100	10000
51. 51st Floor	10000	100	10000
52. 52nd Floor	10000	100	10000
53. 53rd Floor	10000	100	10000
54. 54th Floor	10000	100	10000
55. 55th Floor	10000	100	10000
56. 56th Floor	10000	100	10000
57. 57th Floor	10000	100	10000
58. 58th Floor	10000	100	10000
59. 59th Floor	10000	100	10000
60. 60th Floor	10000	100	10000
61. 61st Floor	10000	100	10000
62. 62nd Floor	10000	100	10000
63. 63rd Floor	10000	100	10000
64. 64th Floor	10000	100	10000
65. 65th Floor	10000	100	10000
66. 66th Floor	10000	100	10000
67. 67th Floor	10000	100	10000
68. 68th Floor	10000	100	10000
69. 69th Floor	10000	100	10000
70. 70th Floor	10000	100	10000
71. 71st Floor	10000	100	10000
72. 72nd Floor	10000	100	10000
73. 73rd Floor	10000	100	10000
74. 74th Floor	10000	100	10000
75. 75th Floor	10000	100	10000
76. 76th Floor	10000	100	10000
77. 77th Floor	10000	100	10000
78. 78th Floor	10000	100	10000
79. 79th Floor	10000	100	10000
80. 80th Floor	10000	100	10000
81. 81st Floor	10000	100	10000
82. 82nd Floor	10000	100	10000
83. 83rd Floor	10000	100	10000
84. 84th Floor	10000	100	10000
85. 85th Floor	10000	100	10000
86. 86th Floor	10000	100	10000
87. 87th Floor	10000	100	10000
88. 88th Floor	10000	100	10000
89. 89th Floor	10000	100	10000
90. 90th Floor	10000	100	10000
91. 91st Floor	10000	100	10000
92. 92nd Floor	10000	100	10000
93. 93rd Floor	10000	100	10000
94. 94th Floor	10000	100	10000
95. 95th Floor	10000	100	10000
96. 96th Floor	10000	100	10000
97. 97th Floor	10000	100	10000
98. 98th Floor	10000	100	10000
99. 99th Floor	10000	100	10000
100. 100th Floor	10000	100	10000

CAR PARKING STATEMENT FOR RESIDENTIAL BUILDING			
FLOOR	NO. OF PLATS	NO. OF CARS	TOTAL NO. OF CARS
1st Floor	100	100	100
2nd Floor	100	100	100
3rd Floor	100	100	100
4th Floor	100	100	100
5th Floor	100	100	100
6th Floor	100	100	100
7th Floor	100	100	100
8th Floor	100	100	100
9th Floor	100	100	100
10th Floor	100	100	100
11th Floor	100	100	100
12th Floor	100	100	100
13th Floor	100	100	100
14th Floor	100	100	100
15th Floor	100	100	100
16th Floor	100	100	100
17th Floor	100	100	100
18th Floor	100	100	100
19th Floor	100	100	100
20th Floor	100	100	100
21st Floor	100	100	100
22nd Floor	100	100	100
23rd Floor	100	100	100
24th Floor	100	100	100
25th Floor	100	100	100
26th Floor	100	100	100
27th Floor	100	100	100
28th Floor	100	100	100
29th Floor	100	100	100
30th Floor	100	100	100
31st Floor	100	100	100
32nd Floor	100	100	100
33rd Floor	100	100	100
34th Floor	100	100	100
35th Floor	100	100	100
36th Floor	100	100	100
37th Floor	100	100	100
38th Floor	100	100	100
39th Floor	100	100	100
40th Floor	100	100	100
41st Floor	100	100	100
42nd Floor	100	100	100
43rd Floor	100	100	100
44th Floor	100	100	100
45th Floor	100	100	100
46th Floor	100	100	100
47th Floor	100	100	100
48th Floor	100	100	100
49th Floor	100	100	100
50th Floor	100	100	100
51st Floor	100	100	100
52nd Floor	100	100	100
53rd Floor	100	100	100
54th Floor	100	100	100
55th Floor	100	100	100
56th Floor	100	100	100
57th Floor	100	100	100
58th Floor	100	100	100
59th Floor	100	100	100
60th Floor	100	100	100
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62nd Floor	100	100	100
63rd Floor	100	100	100
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65th Floor	100	100	100
66th Floor	100	100	100
67th Floor	100	100	100
68th Floor	100	100	100
69th Floor	100	100	100
70th Floor	100	100	100
71st Floor	100	100	100
72nd Floor	100	100	100
73rd Floor	100	100	100
74th Floor	100	100	100
75th Floor	100	100	100
76th Floor	100	100	100
77th Floor	100	100	100
78th Floor	100	100	100
79th Floor	100	100	100
80th Floor	100	100	100
81st Floor	100	100	100
82nd Floor	100	100	100
83rd Floor	100	100	100
84th Floor	100	100	100
85th Floor	100	100	100
86th Floor	100	100	100
87th Floor	100	100	100
88th Floor	100	100	100
89th Floor	100	100	100
90th Floor	100	100	100
91st Floor	100	100	100
92nd Floor	100	100	100
93rd Floor	100	100	100
94th Floor	100	100	100
95th Floor	100	100	100
96th Floor	100	100	100
97th Floor	100	100	100
98th Floor	100	100	100
99th Floor	100	100	100
100th Floor	100	100	100

TOWER - A				TOWER - B				TOWER - C				TOWER - D				TOWER - E				TOWER - A TO E				PREMIUM AREA			
FLOOR	NO. OF PLATS	S. U. A.	INTERNAL STAIRCASE PREMIUM AREA	FLOOR	NO. OF PLATS	S. U. A.	INTERNAL STAIRCASE PREMIUM AREA	FLOOR	NO. OF PLATS	S. U. A.	INTERNAL STAIRCASE PREMIUM AREA	FLOOR	NO. OF PLATS	S. U. A.	INTERNAL STAIRCASE PREMIUM AREA	FLOOR	NO. OF PLATS	S. U. A.	INTERNAL STAIRCASE PREMIUM AREA	TOTAL AREA	TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOTAL	
Ground Floor	1	10000	10000	Ground Floor	1	10000	10000	Ground Floor	1	10000	10000	Ground Floor	1	10000	10000	Ground Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
1st Floor	1	10000	10000	1st Floor	1	10000	10000	1st Floor	1	10000	10000	1st Floor	1	10000	10000	1st Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
2nd Floor	1	10000	10000	2nd Floor	1	10000	10000	2nd Floor	1	10000	10000	2nd Floor	1	10000	10000	2nd Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
3rd Floor	1	10000	10000	3rd Floor	1	10000	10000	3rd Floor	1	10000	10000	3rd Floor	1	10000	10000	3rd Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
4th Floor	1	10000	10000	4th Floor	1	10000	10000	4th Floor	1	10000	10000	4th Floor	1	10000	10000	4th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
5th Floor	1	10000	10000	5th Floor	1	10000	10000	5th Floor	1	10000	10000	5th Floor	1	10000	10000	5th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
6th Floor	1	10000	10000	6th Floor	1	10000	10000	6th Floor	1	10000	10000	6th Floor	1	10000	10000	6th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
7th Floor	1	10000	10000	7th Floor	1	10000	10000	7th Floor	1	10000	10000	7th Floor	1	10000	10000	7th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
8th Floor	1	10000	10000	8th Floor	1	10000	10000	8th Floor	1	10000	10000	8th Floor	1	10000	10000	8th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
9th Floor	1	10000	10000	9th Floor	1	10000	10000	9th Floor	1	10000	10000	9th Floor	1	10000	10000	9th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
10th Floor	1	10000	10000	10th Floor	1	10000	10000	10th Floor	1	10000	10000	10th Floor	1	10000	10000	10th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
11th Floor	1	10000	10000	11th Floor	1	10000	10000	11th Floor	1	10000	10000	11th Floor	1	10000	10000	11th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
12th Floor	1	10000	10000	12th Floor	1	10000	10000	12th Floor	1	10000	10000	12th Floor	1	10000	10000	12th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
13th Floor	1	10000	10000	13th Floor	1	10000	10000	13th Floor	1	10000	10000	13th Floor	1	10000	10000	13th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
14th Floor	1	10000	10000	14th Floor	1	10000	10000	14th Floor	1	10000	10000	14th Floor	1	10000	10000	14th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
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27th Floor	1	10000	10000	27th Floor	1	10000	10000	27th Floor	1	10000	10000	27th Floor	1	10000	10000	27th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
28th Floor	1	10000	10000	28th Floor	1	10000	10000	28th Floor	1	10000	10000	28th Floor	1	10000	10000	28th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
29th Floor	1	10000	10000	29th Floor	1	10000	10000	29th Floor	1	10000	10000	29th Floor	1	10000	10000	29th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
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31st Floor	1	10000	10000	31st Floor	1	10000	10000	31st Floor	1	10000	10000	31st Floor	1	10000	10000	31st Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
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35th Floor	1	10000	10000	35th Floor	1	10000	10000	35th Floor	1	10000	10000	35th Floor	1	10000	10000	35th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
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38th Floor	1	10000	10000	38th Floor	1	10000	10000	38th Floor	1	10000	10000	38th Floor	1	10000	10000	38th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
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40th Floor	1	10000	10000	40th Floor	1	10000	10000	40th Floor	1	10000	10000	40th Floor	1	10000	10000	40th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
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44th Floor	1	10000	10000	44th Floor	1	10000	10000	44th Floor	1	10000	10000	44th Floor	1	10000	10000	44th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
45th Floor	1	10000	10000	45th Floor	1	10000	10000	45th Floor	1	10000	10000	45th Floor	1	10000	10000	45th Floor	1	10000	10000	30000	10000	10000	10000	10000	10000	30000	
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48th Floor	1	10000	10000	48th Floor	1	10000	10000	48th Floor	1	10000	10000	48th Floor	1	10000	10000	48th Floor	1	1000									