



दूरधनी : २५३३ ६२११
२५३३ ९५२६

ठाणे महानगरपालिका

महानगरपालिका भवन, डॉ. अल्मोडा रोड, चंदनवाडी, पांचपाखाडी, ठाणे-४०० ६०९.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

सर्वे क्र. / का. म. पा. / शि. वि. वि. / विप्रे. / र. म. य.
Ref / T M. C. /

दिनांक २२/०३/२०१७
Date: / / 200

LETTER OF INTENT

To,
Archetype Consultants (I) Pvt. Ltd,
A-701, Dev Corpora,
Off Eastern Express Highway,
Cadbury Junction., Khopat,
Thane (w) - 409601.

Subject : Letter of Intent for MOEF Clearance for proposed development on Plot A in the proposed building layout on plot bearing S. No. 35/4, 5, 8, 9(pt), 10(pt), 11, S.No.51/4(pt), 5(pt), S.No.52/1(pt), 2, S.No.53(pt), S.No.70/2, 3, 9(pt), 10(pt), 11, 13, S.No.71/1(pt), 3(pt), 4, 5, S.No.72/1 (pt), 4(pt), 6, 7(pt), 8(pt), 10, 526(pt). at village Panchpakhadi, Thane for M/s. Sheth Developers Pvt. Ltd. (V.P. No. 2003/181).

With reference to your application No. 11846 dated 28/12/2016 for the issue of Letter of Intent for advance ruling as per DRC for permissible potential (Basic F.S.I. + 90% DR/TDR + 0.30 Premium FSI) in Development Proposal on property bearing S. No. 35/4, 5, 8, 9(pt), 10(pt), 11, S.No.51/4(pt), 5(pt), S.No.52/1(pt), 2, S.No.53(pt), S.No.70/2, 3, 9(pt), 10(pt), 11, 13, S.No.71/1(pt), 3(pt), 4, 5, S.No.72/1 (pt), 4(pt), 6, 7(pt), 8(pt), 10, 526(pt). at village Panchpakhadi, Tal. & Dist. Thane for M/s. Sheth Developers Pvt. Ltd. (Sector - 4). The proposal submitted by you is scrutinized through Auto DCR. This letter of Intent along Auto DCR with following approvability parameters is issued for applying Environment Clearance or for realizing actual potential of the subjected property.

Details of submitted documents and approvable plans as per TMC, D.C. Regulations are as follows :

A	Name of Owner	M/s. Voltas Ltd.
B	Name of Developers	Mr. Ashwin Sheth Director of M/s. Sheth Developers
C	Property Details	S. No. 35/4, 5, 8, 9(pt), 10(pt), 11, 51/4(pt), 5(pt), S.No.52/1(pt), 2, S.No. 53(pt), S.No. 70/2, 3, 9(pt), 10(pt), 11, 13, S.No.71/1(pt), 3(pt), 4, 5, S.No. 72/1 (pt), 4(pt), 6, 7(pt), 8(pt), 10, 526(pt). at village Panchpakhadi, Thane (Sector - 4)

D Area Statement				
1.	Area of plot considered (minimum)	85582.79 sq.mt.		
2	Deductions			
a	Area under 20 Mt. wide D.P. Road	5203.86 sq.mt.		
b	Area under 15 Mt. wide D.P. Road	1672.50 sq.mt.		
c	Area under Encroachment	5502.49 sq.mt.		
d	Area under Pumping Station	3731.15 sq.mt.		
e	Area under Fire Brigade 2	3000.00 sq.mt.		
f	Area under Golden Dyes Station	3416.47 sq.mt.		
	Total (a to f)	22526.47 sq.mt.		
3	Balance Area of plot (1 - 2)	63056.32 sq.mt.		
		Plot A Area in Sq.Mt.	Plot B Area in Sq.Mt	Plot C Area in Sq.Mt
4	Total Area of Sub Plot	39233.61	9823.53	13999.18
5	Less : 5% Amenity	1961.68	---	
6	Balance Area (4 - 5)	37271.93	9823.53	
7	Less : 15% R.G.	5590.78	1473.53	
8	Net area (6 - 7)	31681.15	8350.00	
9	Permissible FSI	1.00	1.00	
10	Permissible Built up area	31681.15	8350.00	
	Additions for FAR purpose			
a.	Area under 20 Mt. wide D.P. Road	5203.86	----	
b.	Area under 15 Mt. wide D.P. Road	1672.50	----	
c.	Area under 5% Amenity	1961.68	----	
d.	Area under Pumping Station	2408.15	----	
e.	Area under Fire Brigade 2	----	3000.00	
f.	Area under Golden Dyes Station	----	3416.47	
	Total (a + b + c + d + e + f)	11246.19	6416.47	
11.	g. As per Govt. Notification dated 02/05/2016 Permissible DR/TDR - 90% of net plot Plot A 37271.93 X 90% = 33544.73 Sq.mt. Self Generated DR = 11246.19 Sq.mt. 33544.73 - 11246.19 = 22298.54 Sq.mt. TDR already utilized DRC No. 049 (Res.) = 3124.00 Sq.mt. DRC No. 037 (Res.) = 220.00 Sq.mt. DRC No. 046 (Res.) = 8500.00 Sq.mt. DRC No. 074 (Road) = 4655.00 Sq.mt. Total = 16499.00 Sq.mt. Balance TDR to be purchased 22298.54 - 16499.00 = 5799.54 Sq.mt. Plot B 9823.53 X 90% = 8841.57 Sq.mt. Self Generated DR = 6416.47 Sq.mt. 8841.57 - 6416.47 = 2424.70 Sq.mt.	16499.00	5799.54	---
	h. As per Govt. Notification dtd. 29/01/16 Add : 30% FSI on payment of Premium Plot A 37271.93 x 30% = 11181.57 Sq.mt. 0.30 Additional FSI already utilized	3180.00		

	Balance 0.30 Additional FSI to be utilized Plot B 9823.53 x 30% = 2947.05 Sq.mt. 0.30 Additional FSI already utilized	8001.57		1380.00
12	Total Additions	44726.30	7796.47	
13	Total permissible built up area (11 + 12)	76407.45	16146.47	
14	Proposed built up area			
a.	Built up area of Building No.1, 3, 4, 5, 6, & 7 (Already O.C. obtained)	48495.40	-----	
b.	Built up area of Building No. 2, 8 & 9 (Amendment proposed)	25224.89	-----	
c.	Total Proposed built up area (a + b)	73720.29	16134.65	
15	Total FSI Consumed	0.964	0.999	
E.	<p>Built up area under free of FSI : (sq.mt.) Plot 'A' For Building No.8 & 9</p> <p>Stilt Area : 700.43 Lower Basement Area : 1599.23 Upper Basement Area : 1599.23 Staircase Area : 4225.76 Lift Area : 315.84 Refuge Area : 901.45 Balcony Area : 1856.16</p> <p style="text-align: right;">Area is certified by Architect as shown on page no. /p</p> <p>Cupboard Area : 562.50 Total : 11760.60 ----- (A)</p> <p>For Building No.2</p> <p>Stilt Area : 281.17 Staircase Area : 1436.07 Lift Area : 99.58 Refuge Area : 255.88 Balcony Area : 664.07 Cupboard Area : 78.75 Total : 2815.52 ----- (B)</p> <p>Total Non FSI Area (A + B) : 14576.12 Sq.mtr. Total Construction Area (FSI + Non FSI Area) = 25224.89 Sq.mt. + 14576.12 Sq.mt. = 39801.01 Sq.mt.</p>			
F.	<p>Open Space Table : Details of the open spaces for the Proposed buildings in the layout on the subjected property are given in Auto DCR generated Report & the same are as per the regulations.</p>			
G.	<p>No. of Buildings :- 3 Nos.</p> <p>No. of Floors :- Building No.2 Stilt + Pt. Podium + 1st to 24th Floor.</p> <p style="padding-left: 40px;">Building No.8 Basment + Stilt + Pt. Podium + 1st to 28th Floor.</p> <p style="padding-left: 40px;">Building No.9 Basment + Stilt + Pt. Podium + 1st to 28th Floor.</p> <p>& Height :- Building No. 2. 86.30 Mts.</p> <p style="padding-left: 40px;">Building No. 8. 89.90 Mts.</p> <p style="padding-left: 40px;">Building No. 9. 89.90 Mts.</p>			
H.	R.G. area			
		Sub Plot 'A'	Sub Plot 'B'	
i.	Required R.G. (25%)	9317.98 Sq.mt.	1964.70 Sq.mt.	
ii.	Proposed R.G.	9319.99 Sq.mt.	2660.10 Sq.mt.	

I. Parking statement		Sub Plot 'A'	Sub Plot 'B'
i.	Required 4 wheeler parking	915	197
ii.	Proposed 4 wheeler parking	1062	205
iii.	Required 2 wheeler parking	278	70
iv.	Proposed 2 wheeler parking	288	76
J.	Proposed no. of tenements	808	307

Disclaimer : The above letter is issued on your request with clear understating that "This letter of Intent is issued for obtaining Environment Clearance for SEIAA as per their Circular No.SEIAA-2014/CR.02/TC3 Dated 13/01/2014 or as per your request to prima facie appreciated development of plot. This letter is not a development permission granted under MRTP Act 1966. It is further clarified that this letter of intent does not be construed to be actual approval to commence the construction or to create any third party interest. Also, if while processing final permission for sanction under DC Regulation, if any discrepancy is found in calculation of potential FSI, approvability of any plan as per D.C. Regulation, arising either due to some misrepresentation or withholding of any information or due to any other reason that so ever, in such event D.C. Regulation shall prevail. This letter cannot be taken as basis for any claim of compensation, grant of right or otherwise. This LOI also is as per D.C. Regulations in operation today and cannot overrule effect of any subsequent changes in D.C. Regulation, if any. This LOI is valid for year from the date of issue.



P. S. Dh

Assistant Director of Town Planning,
Thane Municipal Corporation, Thane