



# ठाणे महानगरपालिका

महानगरपालिका भवन, डॉ. अल्मोडा रोड, घंदनवाडी, पाचपाखाडी, ठाणे-४०० ६०२  
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

दफ्तरी : २५३३ ६३३३  
२५३३ ६३३३

संख्या क्र. / ठ.म.पा. / २५३३ / १२३६  
Ref. / T. M. C. /

दिनांक : २३ / ३ / २०१६  
Date : / / 200

## LETTER OF INTENT

To,  
Archetype Consultants (I) Pvt. Ltd,  
A-701, Dev Corpora,  
Off, Eastern Express Highway,  
Cadbury Junction., Khopat,  
Thane (w) - 400601.

**Subject :** Letter of Intent for MOEF Clearance for proposed development on plot bearing S.No. 85/1(pt.), 85/1(pt.), 85/1(pt.), 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4(pt.), 85/5 at village Panchpakhadi, Tal. & Dist. Thane for M/s. Sheth Developers Pvt. Ltd. (Sector IV) (V.P. No. S04/0090/16).

With reference to your application No.11845 dated 04/08/2016 for the issue of Letter of Intent for advance ruling as per DCR for permissible potential (Basic F.S.I. + 90% DR/TDR + 0.30 Premium FSI) in Development Proposal on property bearing S.No. 85/1(pt.), 85/1(pt.), 85/1(pt.), 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4(pt.), 85/5 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 (P.O.A.H.)
C	Property Details	85/1(pt.), 85/1(pt.), 85/1(pt.), 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4(pt.), 85/5 at village Panchpakhadi, Tal. & Dist. Thane (Sector - 4)
D	Area Statement	
1.	Area of plot considered (minimum)	15164.45 sq.mt.
2.	Deductions	
a.	Area under D.P. Road	---
3.	Balance area of plot (1-2)	15164.45 sq.mt.
4.	Less : 15% R.G.	---



5.	Net area (3-4)	15164.45 sq.mt.	
6.	Plot Area	Sale Component	Municipal Housing Component
		60% of the Plot Area = 9098.67	40% of Plot Area = 6065.78
7.	Permissible Area for Sale Component	15164.45 sq.mt.	50% of Built Up Area to be handed over to TMC
8.	Permissible FSI	1.00	15164.45 X 50% = 7582.22sq.mt.
9.	Addition for		
a)	As per G.R. dated 29/01/2016 & 02/05/2016 TDR Permissible is 140% of Net Plot area 15164.45 X 120% = 18197.34 Sq.mtr. 20% Slum TDR 15164.45 X 20% = 3032.89 Sq.mtr. B-Up Area of Municipal Housing Building to be handed over to TMC = 7600.90 Sq.mtr. Construction Area of M.H. Building = 11381.72 Sq.mtr. As per G.R. dated 29/01/2016 (4.2) Constructed TDR = A/B X 1.25 Constructed TDR = 22000/51200 x (11381.72 x 1.25) = 6103.43 Sq.mtr. TDR to be purchased from Open Market 18197.34 – 6103.43 = 12093.91 Sq.Mtr.	3032.89         6103.43 12093.91	
b)	As Per G.R. Dated 28/08/2015 30% Additional FSI On Payment Of Premium 9098.67 X 30% = 2729.60 Sq.mtr.	2729.60	
c)	Total (a + b)	23959.83	
10.	Total Permissible B-Up Area (7 + 9c)	39124.28	7582.22
11.	Total Proposed B-Up Area	31543.11	7600.90
E	<p><b>Built up area (FSI) : (sq.mt.)</b>  <b>Sale Building :</b>  Building No.1 Wing 'A' &amp; 'B' : 9644.14  Building No.2 Wing 'C' &amp; 'D' : 9131.15  Building No.3 Wing 'E' &amp; 'F' : 12767.82  <b>Municipal Housing Building</b>  Building No.4 : 7600.90  <b>Total FSI Area : 39144.01 (A)</b>  <b>Built up area under free of FSI : (sq.mt.)</b>  <b>Sale Building :</b>  Building No.1 Wing 'A' &amp; 'B' : 5654.85  Building No.2 Wing 'C' &amp; 'D' : 5961.50  Building No.3 Wing 'E' &amp; 'F' : 6733.79  <b>Municipal Housing Building</b>  Building No.4 : 3780.62  <b>MISC,</b>  Basement Area : 8068.82  Podium Lvl 1 Area : 3894.14  Podium Lvl 2 to 5 : 16230.68  Podium Lvl 6 Area : 4392.72  Stilt Area  <b>Total Non FSI Area : 54717.12</b>  <b>Total FSI +Non FSI Area ( A + B )</b></p>		

	39144.01 + 54717.12 = 93861.13			
F.	<b>Open Space Table :</b> 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.			
H.	R.G. area			
	i.	Required R.G. (25%)	3791.11 Sq.mt.	
	ii.	Proposed R.G.	3866.69 Sq. mt.	
I.	Parking statement			
			Sale Component	Municipal Housing Component
	i.	Required 4 wheeler parking	681	127
	ii.	Proposed 4 wheeler parking	869	127
	iii.	Required 2 wheeler parking	568	115
	iv.	Proposed 2 wheeler parking	738	115
J.	Proposed no. of tenements		554	115

**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. D.*

Assistant Director of Town Planning,  
Thane Municipal Corporation, Thane