



दुरध्वनी 2533 1211
2533 1590

ठाणे महानगरपालिका, ठाणे

“महानगरपालिका भवन” सरसेनानी अरूणकुमार वैदयमार्ग, चंदनवाडी, पांचपाखाडी, ठाणे - ४०० ६०२.
THE MUNICIPAL CORPORATION OF CITY OF THANE

संदर्भ क्र./ठामपा/मुख्या-१/शविवि-२९/३८७८

दिनांक २२/१२/२०२२

LETTER OF INTENT

To,

Joshi Deshaware & Associates (Architect)

Ashar IT Park, A-2/3, A-Wing, 8th Floor,

16Z Road, Wagle Estate,

Thane (w) 400604

Sub:- Letter of Intent for MOEF Clearance for the Proposed Development on plot bearing S.No. 167/2A/1, 2A/2 & 167/3 at village Dawale, Tal. & Dist. Thane (Sector – 11) approved under V.P. No. S11/0051/12.

Ref:- Your letter dated 28.04.2022 (Inward no.570).

Sir,

With reference to your application No. 570 dated 28.04.2022 for the issuance of Letter of Intent for advance ruling as per UDCPR-2020 for permissible potential (Basic 1.10 F.S.I. + 140% DR/TDR + 0.50 Premium FSI + 60% Ancillary FSI) in Development Proposal on the above mentioned property for M/s. Patil Developers Through its Proprietor Mr.Sachin Sudam Patil (P.O.A) (Sector – 11). This letter of Intent is issued for applying Environment Clearance or for realizing actual potential of the subjected property.

Details of approvable plans as per TMC, UDCPR Regulations are as follows:

1.	Name of Owner/Power Of Attorney Holder	M/s. Patil Developers Through its Proprietor Mr.Sachin Sudam Patil (P.O.A)
2.	Name of the Developer	M/s. Patil Developers
3.	Property Details	S.No. 167/2A/1, 2A/2, 167/3 at village Dawale, Tal.& Dist.Thane (Sect – 11).
		Area in Sq.Mt.
1.	Area of Plot considered for proposal (As per 7/12 extract = 6940.00 sq. m.)	6940.00
2.	Deductions	
a.	Area under 45.00 M.W.D.P. Road	326.95
b.	Area under 60.00 M.W. PWD Road	250.00
3.	Total deduction	576.95
4.	Balance Area of plot (1-3)	6363.05
5.	Recreational Open Space	
a.	Required-	635.89
b.	Proposed	1290.33
6)	Permissible Basic F.S.I. 6363.05 x 1.10 = 6999.36	6999.36
7)	50% Premium FSI (6940.00 x 0.50 = 3470.00)	3470.00
8)	a) Area against 60.00 M.W. PWD Road	250.00
	b) Area against 45.00 M.W. DP Road 326.95 x 2 = 653.90 SQ.MT	653.90
	c) TDR 140% (6940 x 1.4 = 9716.00)	4610.00
	Permissible TDR =9716.00 Proposed TDR = 4610.00	

	d) Total DR /TDR Loading (a+b+c)	5513.90
9)	Permissible BUA (6+7+8d)	15983.26
10)	Addition for- 60% Ancillary area (Residential) Ancillary area = $12556.11 / 1.60 \times 0.60 = 4708.54$	4708.54
11)	Addition for- 80% Ancillary area Commercial	-
	Total Permissible Floor Area = (9) + (10) + (11)	20691.80
	(a) Proposed BUA (counted in FSI)	20687.49
	Proposed BUA for EWS / LIG (not counted in F.S.I.)	-
	(b) Total Non F.S.I. area	5154.11
	(a + b)Total F.S.I. + Non FSI Area statement as under:	25841.60

BUA under free of FSI

Features		Area in Sq.mt.
1	Stilt	700.85
2	Staircase	2734.86
3	Balcony	749.45
4	C.B	539.85
5	Refuge area	265.94
6	Club house	163.16
Total		5154.11

Open Space Table Bldg.No. C-1 Gr/Stilt(pt) + 1st to 24th floors Height 73.95 mt.

Directions	Required Open Space	Proposed Open Space
East	0.00 M	Attached Building No.B-2
West	6.00 M	45.00 MT Road Side
South	12.00 M.	More than 12.00 M. from L&V
	6.00 M.	6 M. from Dead wall
North	12.00 M.	More than 12.00 M. from L&V
	6.00 M.	6 M. from Dead wall

Parking :-

PARKING STAEMENT FOR FOUR WHEELER	TENEMENT	PARKING
0 Parking Space for every 2 tenement carpet area less than 30.00 sq.mt.	66	0
1 Parking Space for every 2 tenement carpet above 30.00 sq.mt. up to 40.00 sq.mt.	98	49
1 Parking Space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	56	28
1 Parking space for every 1 tenement carpet area above 80.00 sq.mt. upto 150.00 sq.mt.	0	0
2 Parking space for every 1 tnement carpet area above 150.00 sq.mt.	0	0
Total	220	77
Visitors's Parking 5 %		3.85
Total Parking Required		81

6493

Parking required for C-1 building (upto - 10floors Old sanctioned)		22
Net Parking Required		
Provided parking		103
		103
PARKING STAEMENT FOR TWO WHEELER		
4 Parking Space for every 2 tenement carpet area less than 30.00 sq.mt.	TENEMENT	PARKING
	66	132
2 Parking Space for every 2 tenement carpet above 30.00 sq.mt. up to 40.00 sq.mt.	98	98
5 Parking Space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	56	140
3 Parking space for every 1 tenement carpet area above 80.00 sq.mt. upto 150.00 sq.mt.	0	0
3 Parking space for every 1 tnement carpet area above 150.00 sq.mt.	0	0
Total	220	370
Visitors's Parking 5 %		18.5
Total Parking Required		389
Parking required for C-1 building (upto - 10floors Old sanctioned)		131
Parking provided to OC obtained building		112
Net Parking Required		632
Provided parking		635

अटीबाबत :-

1. Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना विकास नियंत्रण नियमावलीमधील तरतुदीमध्ये (कमाल भूनिर्देशांक वापराच्या मर्यादेसह) कोणतीही सुधारणा झाल्यास त्यानुसार नकाशांमध्ये आवश्यक सुधारणा करणे बंधनकारक राहिल.
2. Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना अग्निशमन विभागाचा सुधारीत ना हरकत दाखला सादर करणे बंधनकारक राहिल.
3. Letter of Intent नुसार अदा करण्यात आलेले नकाशांच्या अनुषंगाने सी.सी.प्रमाणपत्र प्रत्यक्ष मंजूरीसाठी सादर करताना पर्यावरण विभागाचा सुधारीत ना हरकत दाखला सादर करणे बंधनकारक राहिल.
4. Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना महसूल विभागासह अन्य शासकिय/ निमशासकिय विभागाकडील आवश्यकते नुसारच्या परवानगी प्राप्त करणे बंधनकारक राहिल.
5. सदरचे Letter of Intent प्राथमिक छाननीच्या आधारे तसेच सद्यस्थितीत लागू असलेल्या भूनिर्देशांक वापराचे कमाल अनुज्ञेय क्षेत्र विचारात घेऊन अदा करण्यात आले असून प्रत्यक्ष नकाशे मंजूरीच्या वेळी आवश्यक शुल्कांचा भरणा करणे इ. बाबींना अधिन राहून अदा करण्यात येत आहे. सबब, Letter of Intent च्या आधारे कोणतेही त्रयस्थ पक्षीय हक्क निर्माण करता येणार नाहीत.



Disclaimer:-

This is to inform that this Letter of Intent (LOI) is issued for the sole purpose of applying for Environmental Clearance from the State Environmental Impact Assessment Committee (SEIAC), as per the request of Licensed Architect - Joshi Deshaware and Associates & Owner/Developer - M/s. Patil Developers This Letter of Intent includes development potential plot as proposed by M/s. Patil Developers and does not construe the development permission for the said development by Thane Municipal Corporation. It is further clarified that this Letter of Intent does not construe the approval to commence the development or construction or to create any third party interest. M/s. Patil Developers will have to obtain the statutory Commencement permission as per the extant UDCPR in tune with the SEIAC obtained before any development for construction activity can be started. This Letter of Intent shall not form a basis for any claim of compensation, grant of rights or otherwise. This letter of intent is issued as per the extant UDCPR and is subject to any changes arising subsequently to changes in UDCPR. This Letter of Intent is valid for one year from date of issue".



(Approved by Honb'le Municipal Commissioner).

Enclosed herewith – Layout Plan.

Assistant Director of Town Planning
Town Development Department,
Thane Municipal Corporation, Thane.