



दुरध्वनी : २५३३१२११

ठाणे महानगरपालिका, ठाणे

"महापालिका भवन", सरसेनानी जनरल अरुणकुमार वैद्य मार्ग, चंदनवाडी, पाचपाखाडी, ठाणे - ४०० ६०२.
THANE MUNICIPAL CORPORATION OF THE CITY OF THANE.

संदर्भ क्र./ ठा.म.पा./मुख्य-१/श.वि.वि.-२९/ E००६

दिनांक : २५/०९/२०२४

LETTER OF INTENT

To,

1) M/s. SAKAAR

(Architect)

2nd Floor, Nakshatra, Wing A, Near TMC,
Almeida Road, Panchpakhadi, Thane (W) – 400 601.

2) M/s. ACC Ltd.

(Owner)

Cement House, 121,
Maharshi Karve Road,
Mumbai – 400 020

Sub :- Letter of Intent for MOEF clearance considering full potential on Plot bearing C.T.S. No. 167 to 190, village Naupada, Tal. & Dist. Thane.
for M/s. ACC Ltd.

Ref:- 1. Letter from Architect M/s. SAKAAR on Dtd. 24/11/2023.

As per the Office Circular dated 8th May 2014, **Architect Sandeep Prabhu (for M/s. SAKAAR) for M/s. ACC Ltd.** has submitted the proposal for issuing Letter of Intent which is to be submitted for MOEF considering the full Potential of the plot bearing C.T.S. No. 167 to 190, village Naupada, Thane.

This letter of Intent along with Scrutiny report and with following approvability parameters should be issued applying for Environment Clearance or for realizing actual potential of the subjected property.

Plans are scrutinised and are found to be approvable under UDCPR.

Tower No.	No. of buildings	
	Floor	Height
A	Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors	136.00
B	Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors	136.00
C	Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors	136.00
D	Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors	136.00
E	Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors	136.00
F	Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors	136.00

Club house	Basement 2 + Basement 1 + Gr+ 1st to 6th floor	25.00
Retail building	Basement 2 + Basement 1 + Gr + 1st and 2nd floor	20.80
Office Building	Basement 2 + Basement 1 + Gr + 1st to 22nd floors	103.80
Hotel building	Basement 2 + Basement 1 + Gr + 1st to 21st floors	99.65

Details of submitted documents and approvable plans as per Thane Municipal Corporation, UDCPR are as follows :-

FSI Details :

SR. NO.	DESCRIPTION	AREA (IN SQ.M.)		
1	AREA OF PLOT (MINIMUM OF a,b,c,d To Be Considered)			85654.61
	a Area Of Plot As Per P.R. Cards			94669.96
	b Area Of Plot As Per Measurement Sheet			86318.50
	c Area Of Plot As Per Site			86567.05
	d Area Of Plot As Per ULC Order			85654.61
		I to R/C	Residential	Total
2	Industrial and Residential parts As Per Sanctioned Subdivision 12.08.2013	34228.70	51425.91	85654.61
3	Deduction For			
	a Amenity Open Space For I To R : 10% On 2 Ha + 15 % On Area Above 2ha On (2) = 20000 x 10 % + 14228.70 x 15% = 4134.30	4134.30		4134.30
	b 5% Amenity Open Space From Residential Area Since It Exceeds 2 Ha. (Amenity Handed Over To TMC As Per PR Card- 1899.78 Sq.M)		2571.30	2571.30
	c Amenity Handed Over To TMC As Per PR Card 1899.78 Sq.M		1899.78	1899.78
	d Balance Amenity To Be Provided (B) - (C)	4134.30	671.52	4805.82
4	Net Area Of Plot (2 -3)	30094.40	48854.61	78949.01
5	Deduction For			
	a Sub Plot A1 As per sanctioned in VP No 92/146b.		2322.54	2322.54
	b Sub Plot B As per sanctioned in VP No 92/146b.		11568.10	11568.10
	c Total (A+B)		13890.64	13890.64
6	Plot Area Considered (2- 3d-5c)	30094.40	34963.97	65058.37
	Proposed sub division	Sub Plot 'A'	Subplot 'C1'	Total (A+C1)
		45M Road	18 M Road	
7	Proposed area of Sub Plots	59606.48	5451.89	65058.37
8	a RG Required 10% Of (7)	5960.65	545.19	
	b RG Proposed	7634.18		7634.18

9		Built Up Area With Reference To Basic FSI As Per Front Road Width (7) X 1.1	65567.13	5997.08	71564.21
10		Addition Of FSI On Payment Of Premium (59606.48+ 4805.82) x 0.5	32,206.15	--	32,206.15
11		In Situ FSI/ TDR Loading	1.40	1.40	--
	a	Max. Permissible TDR/ DR 1.40 (59606.48+ 4805.82) x 1.4	90177.22		90177.22
	i	Minimum Required Slum TDR/DR (30% Of 11a)	27053.17		27053.17
	ii	Max. Permissible Non Slum TDR/ DR (70% Of 11a)	63124.05		63124.05
12		Additional FSI Area Under Chapter No. 7, Reg. No. 7.10 (Incentive For Green Building ((9) X 5%)	3,278.35	--	3,278.35
13	a	Total Entitlement Of FSI In Proposal			
		Total Entitlement (9) + (10) +(11a)+(12)	1,91,228.85	5997.08	1,97,225.93
14	a	Permissible Ancillary (15A/1.8 X 80%) + (15B/1.6 X 60%)	1,23,435.97	--	1,23,435.97
	c	Total Entitlement Of BUA In Proposal (14)+(15)	3,14,664.82	5997.08	3,20,661.90
15		Total Built Up Area In Proposal			
	a	Proposed Commercial Area	80,751.12	--	80,751.12
	b	Proposed Residential Area	2,33,457.56	--	2,33,457.56
	c	Existing Built Up Area Bldg 48 & 49 On Sub Plot C1	--	3,459.72	--
	d	Total (A) + (B) + (C)	3,14,208.68	3,459.72	3,17,668.40
16		FSI Consumed	0.99	--	0.99
17		Area For Inclusive Housing -			
	a	Required [20% Of (10)Residential Basic FSI) (To Be Hand Over To Mhada , This Is Free Of FSI)]	6492.66	--	6492.66
	b	Proposed	6591.60	--	6591.60

Details of FSI and Non FSI statement are as under

Building	FSI	Non FSI	Total
Tower A	35506.06	778.20	36284.26
Tower B	36512.38	794.26	37306.64
Tower C	41847.77	982.52	42830.29
Tower D	44301.14	1019.66	45320.80
Tower E	45629.30	1019.98	46649.28
Tower F	26692.01	7071.38	33763.39
Club House	2968.90	0.00	2968.90
Retail Building	20175.80	902.70	21078.50
Office Building	33181.34	1788.54	34969.88
Hotel Building	27393.98	792.97	28186.95
Basement 2		38369.08	38369.08
Basement 2		37957.74	37957.74

Ground Podium (Parking area)		15742.85	15742.85
1 st Podium		14566.28	14566.28
2 nd Podium		14566.28	14566.28
3 rd Podium		14566.28	14566.28
4 th Podium		14566.28	14566.28
5 th Podium		14715.52	14715.52
Total Construction area of Sub plot A	314208.68	180200.52	494409.20
Total Construction area of Sub plot C1 (Building no. 48, 49)	3459.72	---	3459.72
Total Construction area of Sub plot A + C1	3,17,668.4	180200.52	4,97,868.92

C. Open Spaces :-

Tower no. A- Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors – Height- 136.00 m.			
Directions	Required	Proposed	Remarks
East	12.00 m.	More than 12.00 m.	From R.G. 2
West	4.50 m.	More than 4.50 m.	From 15 M. wide D.P.Road
South	4.50 m.	More than 4.50 m.	From 15 M. wide D.P.Road
North	12.00 m.	More than 12.00 m.	From Tower B

Tower no. B- Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors – Height- 136.00 m.			
Directions	Required	Proposed	Remarks
East	12.00 m.	More than 12.00 m.	From Compound wall
West	4.50 m.	More than 4.50 m.	From 15 M. wide D.P.Road
South	6.00 m.	More than 6.00 m.	For R.G.2
	12.00 m.	More than 12.00 m.	From Tower A
North	12.00 m.	More than 12.00 m.	From Club house

Tower no. C - Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors – Height- 136.00 m.			
Directions	Required	Proposed	Remarks
East	12.00 m.	More than 12.00 m.	From Tower D
West	4.50 m.	More than 4.50 m.	From 15 M. wide D.P.Road
South	12.00 m.	More than 12.00 m.	From Tower B
North	12.00 m.	More than 12.00 m.	From Office building

Tower no. D- Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors – Height- 136.00 m.			
Directions	Required	Proposed	Remarks
East	6.00 m.	More than 6.00 m.	From R.G. 3
	12.00 m.	More than 12.00 m.	From Tower E
West	12.00 m.	More than 12.00 m.	From Club house
South	12.00 m.	More than 12.00 m.	From Compound wall
North	12.00 m.	More than 12.00 m.	From Retail building

Tower no. E- Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors – Height- 136.00 m.			
Directions	Required	Proposed	Remarks
East	6.00 m.	More than 6.00 m.	From R.G. 4
	12.00 m.	More than 12.00 m.	From Compound wall
West	6.00 m.	More than 6.00 m.	For R.G. 3
	12.00 m.	More than 12.00 m.	From Tower D
South	6.00 m.	More than 6.00 m.	From R.G.3
	12.00 m.	More than 12.00 m.	From Compound wall
North	12.00 m.	More than 12.00 m.	From Tower F

Tower no. F- Basement 2 + Basement 1 + Gr+1st floor/ 1st Podium to 6th floor / 6th Podium + 7th to 41st floors – Height- 136.00 m.			
Directions	Required	Proposed	Remarks
East	6.00 m.	More than 6.00 m.	From R.G. 4 & 5
	12.00 m.	More than 12.00 m.	From Compound wall
West	12.00 m.	More than 12.00 m.	From Retail building
South	12.00 m.	More than 12.00 m.	From Tower E
North	6.00 m.	More than 6.00 m.	From R.G. 6
	12.00 m.	More than 12.00 m.	From Retail building

Club House – Basement 2 + Basement 1 + Gr+ 1st to 6th floor – Height- 25.00 m.			
Directions	Required	Proposed	Remarks
East	12.00 m.	More than 12.00 m.	From Tower D
West	4.50 m.	More than 4.50 m.	From 15 M. wide D.P.Road
South	12.00 m.	More than 12.00 m.	From Tower B
North	12.00 m.	More than 12.00 m.	From Tower C

Retail Building - Basement 2 + Basement 1 + Gr + 1st and 2nd floor – Height- 20.80 m.			
Directions	Required	Proposed	Remarks
East	6.00 m.	More than 6.00 m.	From R.G. 6
West	6.00 m.	More than 6.00 m.	From 15 M. wide D.P.Road
South	12.00 m.	More than 12.00 m.	From Tower C
North	12.00 m.	More than 12.00 m.	From 45.00 M. L.B.S. Road for Theatre

Office Building - Basement 2 + Basement 1 + Gr + 1st to 22nd floors – Height- 103.80 m.			
Directions	Required	Proposed	Remarks
East	0.00 m.	More than 0.00 m.	Adj. Retail building
West	6.00 m.	More than 6.00 m.	From 15 M. wide D.P.Road
South	12.00 m.	More than 12.00 m.	From Tower C
North	6.00 m.	More than 6.00 m.	From 45.00 M. L.B.S. Road for Theatre

Hotel Building - Basement 2 + Basement 1 + Gr + 1st to 21 st floors – Height- 99.65 m.			
Directions	Required	Proposed	Remarks
East	6.00 m.	More than 6.00 m.	From R.G. 6
West	0.00 m.	More than 0.00 m.	Adj. Retail building
South	12.00 m.	More than 12.00 m.	From Tower F
North	6.00 m.	More than 6.00 m.	From 45.00 M. L.B.S. Road for Theatre

D.	R.G. Area	
	i) Required R.G. of Sub plot A	5,960.65 Sq.M.
	Required R.G. of Sub plot C1	545.19 Sq.M.
	Total required R.G.	6505.84 Sq.M.
	ii) Proposed R.G. Area Sub plot A	7088.98 Sq.M.
	Proposed R.G. Area Sub plot C1	545.20 Sq.M.
	Total provided R.G.	7634.18 Sq.m.
E.	Parking Statement	Required = 4262 Nos.
	i) Proposed / Required Car Parking	Proposed = 5086 Nos.
	ii) Proposed / Required Two Wheeler Parking (6 two wheelers can be converted into 1car) (1669 scooters converted into 278 cars)	Required = 3525 Nos. Proposed = 3525 Nos.

F. TOTAL TENEMENTS STATEMENT

Details	Nos.
No. of Proposed Flats	1712
No. of Proposed Shops	81
No. of Proposed Office	22
No. of proposed Guest rooms in Hotels	479
No. of proposed Theatres	5

अटीबाबत :-

- Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना विकास नियंत्रण नियमावलीमधील तरतुदीमध्ये (कमाल भुनिर्देशांक वापराच्या मर्यादेसह) कोणतीही सुधारणा झाल्यास त्यानुसार नकाशांमध्ये आवश्यक सुधारणा करणे बंधनकारक राहिल.
- Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना अग्निशमन विभागाचा सुधारीत ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- 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.
- Letter of Intent नुसार अदा करण्यात आलेले नकाशे प्रत्यक्ष मंजूरीसाठी सादर करताना महसुल विभागास अन्य शासकिय/निमशासकीय विभागाकडील आवश्यकतेनुसारच्या परवानगी प्राप्त करणे बंधनकारक राहिल.
- सदरचे Letter of Intent प्राथमिक छाननीच्या आधारे तसेच सद्यस्थितीत लागू असलेल्या भुनिर्देशांक वापराचे कमाल अनुज्ञेय क्षेत्र विचारात घेउन 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.

६. Letter of Intent सोबत देण्यात येणा-या नकाशामध्ये नमुद असलेल्या इमारतीच्या Foot Print मध्ये बदल झाल्यास/ इमारतीच्या संख्येमध्ये बदल झाल्यास/बेसमेंटची संख्या कमी जास्त झाल्यास/आर.जी. च्या आकारमानात किंवा स्थानात बदल झाल्यास/STP च्या स्थानात व क्षमतेत बदल झाल्यास विकासकाने महापालिकेकडील सुधारीत Letter of Intent (LOI) पर्यावरण विभागास सादर करणे आवश्यक राहील.
७. दाखल प्रस्तावामध्ये प्रस्तावित आर.जी. बाबत शासनाकडून मार्गदर्शन अपेक्षिलेले असून सदर शासनाचे निर्णय आपणावर बंधनकारक राहतील.
८. बांधकाम परवानगीचा प्रस्ताव दाखल करण्यापुर्वी औद्योगिक वापराच्या भूखंडावर रहिवास/ वाणिज्य वापर अनुज्ञेय करणेकरीता कामगार आयुक्त विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहील.

अस्विकरण (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 M/s. ACC Ltd. This Letter of Intent includes development potential of plot as proposed by M/s. ACC Ltd. 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. ACC Ltd. 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.



**Assistant Director of Town Planning
Thane Municipal Corporation, Thane**

Enclosed herewith – Layout Plan.