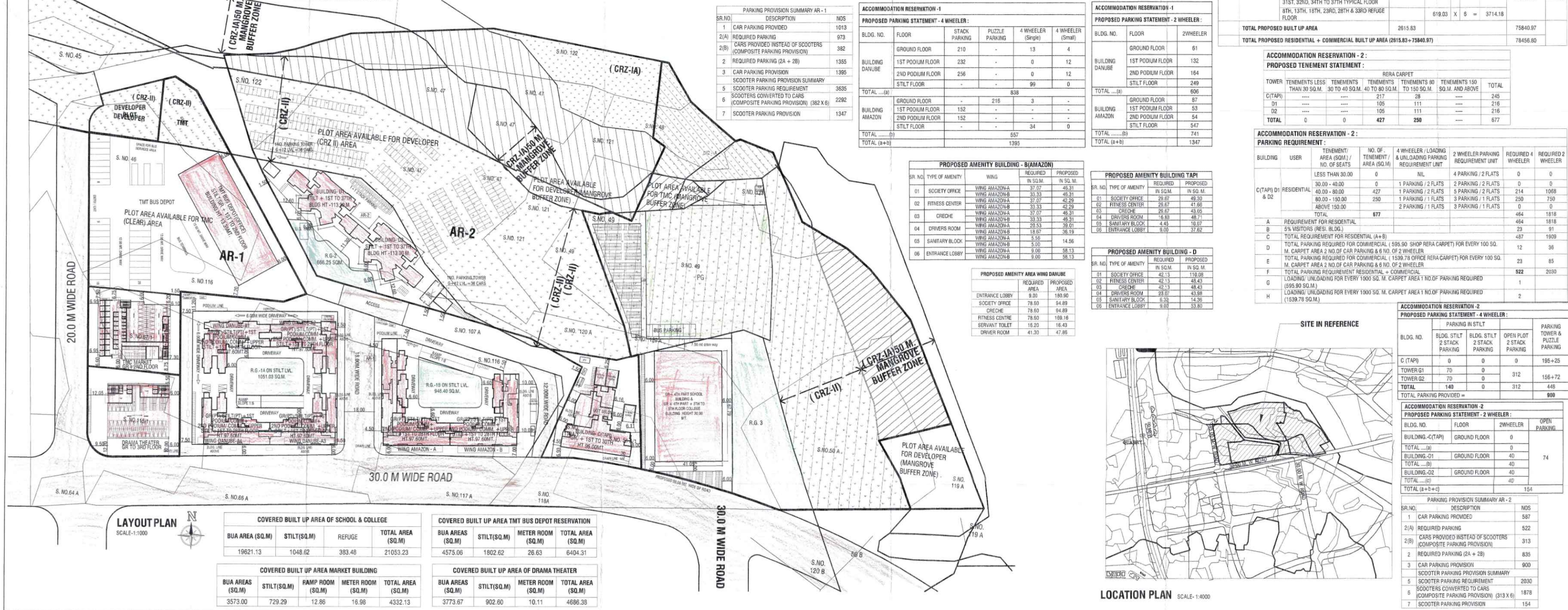


RECREATIONAL GROUND-AR-2			
SR. NO.	DESCRIPTION	AREA (IN SQ.M)	
1	AREA AS PER TRIANGULATION	25277.10	
2	DEDUCTION FOR		
(i) CR-2A		1233.03	
(ii) CR-2B		1266.39	
(iii) BUFFER ZONE		683.34	
TOTAL (I + II + III)		3182.81	
3	BALANCE CLEAR PLOT AREA (I-2)	4869.52	
4	PLOT TO BE HANDLED OVER TO TMC (70% OF 4869.52 SQ.M)	3408.66	
TOTAL AREA		1051.25	
AREA AS PER POLYLINE		1051.03	

R.G. AREA CALCULATION - (AR-1)			
SR. NO.	DESCRIPTION	AREA (IN SQ.M)	
1	AREA AS PER TRIANGULATION	1051.25	
2	DEDUCTION FOR		
(i) CR-2A		1233.03	
(ii) CR-2B		1266.39	
(iii) BUFFER ZONE		683.34	
TOTAL (I + II + III)		3182.81	
3	BALANCE CLEAR PLOT AREA (I-2)	4869.52	
4	PLOT TO BE HANDLED OVER TO TMC (70% OF 4869.52 SQ.M)	3408.66	
TOTAL AREA		1051.25	
AREA AS PER POLYLINE		1051.03	

R.G. AREA CALCULATION - (AR-2)			
SR. NO.	DESCRIPTION	AREA (IN SQ.M)	
1	AREA AS PER TRIANGULATION	1051.25	
2	DEDUCTION FOR		
(i) CR-2A		1233.03	
(ii) CR-2B		1266.39	
(iii) BUFFER ZONE		683.34	
TOTAL (I + II + III)		3182.81	
3	BALANCE CLEAR PLOT AREA (I-2)	4869.52	
4	PLOT TO BE HANDLED OVER TO TMC (70% OF 4869.52 SQ.M)	3408.66	
TOTAL AREA		1051.25	
AREA AS PER POLYLINE		1051.03	



FOR LOI

1/48

CONTENTS OF SHEET

LAYOUT, LOCATION PLAN, SECTION THRU COMP. WALL, R.G. CALCULATION, F.S.I. STATEMENT, PARKING STATEMENT, R.G. CALCULATION & COMPOUND WALL SECTION, LOCATION PLAN ETC

STAMP OF APPROVAL OF PLAN

DISCLAIMER

TO WHOMSOEVER IT MAY CONCERN

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 Mr. *Yash Keshav (Developer)* and does not constitute the development/permission for the said development by Thane Municipal Corporation. It is further clarified that this letter of intent does not constitute the approval to the development or construction or to create any third party interest in the land. The letter of intent is valid for one year from the date of issue.

Asst. Director Town Planning
Thane Municipal Corporation
THANE

PROFORMA - I AREA STATEMENT

PROPOSED DEVELOPMENT UNDER ACCOMMODATION RESERVATION POLICY ON PLOT BEARING S.NO-46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A, 121, 122 AT VILLAGE MUMBRA, THANE

AREA STATEMENT

ACCOMMODATION RESERVATION - 1

SR. NO.	DESCRIPTION	AREA (IN SQ.M)	TOTAL
1	AREA OF PLOT (AS PER TRIANGULATION)	22678.58	22678.58
2	DEDUCTION FOR		
(i) CR-2A		0.00	0.00
(ii) CR-2B		0.00	0.00
(iii) BUFFER ZONE		0.00	0.00
TOTAL (I + II + III)		0.00	0.00
3	BALANCE CLEAR PLOT AREA (I-2)	22678.58	22678.58
4	PLOT TO BE HANDLED OVER TO TMC (40% OF 22678.58 SQ.M)	9071.43	9071.43
5	PERMISSIBLE OF CONSTRUCTED AMENITY OF TOTAL LAND AREA TO BE SURROUNDED FREE OF COST AND FREE FROM ENCUMBRANCES (IE. 50% OF 9071.43 SQ.M)	4535.72	4535.72
6	PROPOSED AREA	3737.67	3737.67

DRAMA THEATRE (CULTURAL HALL) AR-1

SR. NO.	DESCRIPTION	AREA (IN SQ.M)	TOTAL
1	AREA OF PLOT (AS PER TRIANGULATION)	22678.58	22678.58
2	DEDUCTION FOR		
(i) CR-2A		0.00	0.00
(ii) CR-2B		0.00	0.00
(iii) BUFFER ZONE		0.00	0.00
TOTAL (I + II + III)		0.00	0.00
3	BALANCE CLEAR PLOT AREA (I-2)	22678.58	22678.58
4	PLOT TO BE HANDLED OVER TO TMC (40% OF 22678.58 SQ.M)	9071.43	9071.43
5	PERMISSIBLE OF CONSTRUCTED AMENITY OF TOTAL LAND AREA TO BE SURROUNDED FREE OF COST AND FREE FROM ENCUMBRANCES (IE. 50% OF 9071.43 SQ.M)	4535.72	4535.72
6	PROPOSED AREA	3737.67	3737.67

BUS DEPOT AR-1

SR. NO.	DESCRIPTION	AREA (IN SQ.M)	TOTAL
1	AREA OF PLOT (AS PER TRIANGULATION)	22678.58	22678.58
2	DEDUCTION FOR		
(i) CR-2A		0.00	0.00
(ii) CR-2B		0.00	0.00
(iii) BUFFER ZONE		0.00	0.00
TOTAL (I + II + III)		0.00	0.00
3	BALANCE CLEAR PLOT AREA (I-2)	22678.58	22678.58
4	PLOT TO BE HANDLED OVER TO TMC (40% OF 22678.58 SQ.M)	9071.43	9071.43
5	PERMISSIBLE OF CONSTRUCTED AMENITY OF TOTAL LAND AREA TO BE SURROUNDED FREE OF COST AND FREE FROM ENCUMBRANCES (IE. 50% OF 9071.43 SQ.M)	4535.72	4535.72
6	PROPOSED AREA	3737.67	3737.67

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN AREA AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

OWNER'S DECLARATION -

I/ WE UNDERSIGNED HEREBY CONFIRM THAT I/ WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY COLLECTOR. I/ WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/ WE WOULD DEPUTE THE WORK UNDER SUPERVISION OF PROFESSIONAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER NAME AND SIGNATURE

YES REALTY

S.NO-55, CENTRAL EMPIRE, OPP CENTRAL HEIGHTS, NEXT TO KAUSA TMC STADIUM, KAUSA, MUMBAI, DISTRICT THANE-400612

NAROTTAM NAGAR CO. OPERATIVE HOUSING SOCIETY

MURUT NAGAR, OLD PUNE ROAD, MUMBAI, TAL-THANE DIST THANE

ARCHITECTS

2ND FLOOR, NAKSHATRA, A WING, NEAR TMC, ALMEIDA ROAD, PANCHPAKHADI, THANE (W), 400 602

PHONE - 2537 8701, TELEFAX - 2536 4700

E-MAIL - sabaarchitects@yahoo.co.in

DRG. NO.

DATE

DRN. BY

CHKD. BY

REGISTRATION NO. OF ARCHITECT

C-325/2022/LN/01 AS SHOWN 16/08/2022

SCHEM

CA-02/1480

Upper Suburban & Central Thane Region NAROTTAM NAGAR - ACCOMMODATION RESERVATION

MUNICIPAL, DIVISION FOR LOI SUBMITTED REVIEWED LOI SUBMITTED LAYOUT, LOI.dwg