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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
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Letter No.C3 (N)/10508/2017, Dated: 30.08.2018

To

The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the proposed construction of Ground floor (part) / Stilt floor (part) + 5 Floors, comprising 45 rooms with a Common kitchen & Dining in First Floor for Staff accommodation commercial building at No 45, Kothari Road, R.S.No 567/28, Block No.33 of Nungambakkam Village, Egmore Taluk, Chennai – 600034, within the limits of Greater Chennai Corporation, **applied by M/s. Infosys Ltd.,** – Approved - Reg.

- Ref:
1. PPA received in MSB/2017/000498 dated 20.07.2017.
 2. Minutes of the 239th MSB Panel meeting held on 09.01.2018.
 3. This office letter even No dt. 31.01.2018 addressed to the Govt., H&UD Department.
 4. NOC issued by the DF&RS in letter No. R.Dis.No.1940/C1/2018 PP. NOC. No. 63/2018 dated 18.5.2018.
 5. Govt. letter (Ms) No.61, H & UD Department, dated 24.5.2018.
 6. The applicant letter dt.01.06.2018 received on 06.06.2018.
 7. Structural Design Certificate issued by PWD dated 01.06.2018.
 8. NOC issued by the Police (Traffic) in letter No. Rc.No.Tr/License/674/15345/2018, dated 21.07.2018.
 9. This office DC draft letter even no dt. 13.06.2018 addressed to the applicant.
 10. The applicant letter received dt.18.07.2018.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Ground floor (part) / Stilt floor (part) + 5 Floors, comprising

45 rooms with a Common kitchen & Dining in First Floor for Staff accommodation commercial building at No 45, Kothari Road, R.S. No 567/28, Block No.33 of Nungambakkam Village, Egmore Taluk, Chennai – 600034, within Greater Chennai Corporation Limit, applied by M/s. Infosys Ltd., has been examined and Planning Permission is issued based on the Govt. order issued in the reference 5th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS & Police(Traffic) in the references 4th, 8th and 9th cited.

2. The applicant has remitted the DC & Other charges vide receipt No. B 007760 dated 20.07.2018 and Flag Day contribution vide receipt No.634939, dated 20.07.2018.

S.No.	Description of charges	Amount in Rs.
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.95,000/- (Rupees Ninety Five Thousand only)
ii)	Balance Scrutiny Fee	Rs.5,000/- (Rupees Five Thousand only)
iii)	Security Deposit (For Building)	Rs.11,30,000/- (Rupees Eleven Lakhs and Thirty Thousand only)
iv)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)
v)	Infrastructure & Amenities Charges	Rs.16,90,000/- (Rupees Sixteen Lakhs and Ninety Thousand only)
vi)	Flag day Contribution (by Cash)	Rs.500/- (Rupees Five Hundred only)

3. The applicant also furnished **Demand Draft** for a sum of **Rs.4,20,000/-** (Rupees Four Lakhs and Twenty Thousand only) in **Demand Draft No.753836 dt.16.07.2018** drawn from **State Bank of India, Electronics city branch, Bengaluru** in favour of **Managing Director, CMWSSB** towards **Infra Structure Development Charges**.

4. The applicant has also furnished an undertaking in the reference 10th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth Police (Traffic) and DF&RS.

5. The Applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate



10. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

11. The promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.

12. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/30 (A to D)/2018, dated 30.08.2018 in Permit No. 11918 are sent herewith. The Planning Permission is valid for the period from 30.08.2018 to 29.08.2023.

13. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

14. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,

Foc
for **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

H. J. Jeyaraj
4.9.18

Encl :

1. Two copies of approved plan.
2. Two copies of Planning Permission.

Copy to:

1. M/S.Infosys Ltd.

No.139, Old Mahabalipuram Road,
Sholinganallur, Chennai-600119.

(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).

2. The Deputy Planner, Enforcement Cell (C)
CMDA, Chennai-8 *(with one set of approved plans)*
3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service
P.B.No.776, Egmore, Chennai-8. *(with one set of approved plans)*



arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of DR and enforcement action will be taken against such development.

6. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings.

7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily consider only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. As per G.O.Ms.No.17, H&UD (UD-4(3) Department dated 05.02.2016, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total terrace area by the applicant.

9. The applicant shall provide temporary Lightning arrester during the Construction of the building.



5. The Chief Engineer,
CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai - 2.
6. The Additional Commissioner of Police (Traffic), Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **Thiru DHINESH.T**, B.Arch., (By Speed Post)
Registered Architect – COA No. - CA/2009/43967.
No.10/1, Second street,
Kasthuribai Nagar
Avadi , Chennai 600 054.
9. **Thiru HAREESH GOWDA, M.E, M.S.,P.E** (By Speed Post)
Structural Engineer, Class I L.S.No.
No. 109, 4th 'C' Cross,
Koramangala Industrial Layout,
5th Block, Bengaluru-560 095.
10. **Thiru P.G. Ajith Lal** (By Speed Post)
M/s. Sobha Limited,
SCO, Bangalore- 560 103.
(email.: ajith.lal@sobha.com)