



01 JUN 2018

To,

The Member Secretary,  
Chennai Metropolitan Development Authority,  
Chennai 600 008.



Respected Sir,

**Sub: Submission of documents mentioned in Tamilnadu Housing and Urban Development Department Letter (Ms.) No.61, dated 24.05.2018- CMDA PPA File no: C3 (N)/10508/2017-Regarding**

We had applied for CMDA planning permission application (PPA) vide File No: C3 (N)/10508/2017 for construction of residential building (Staff accommodation) consisting of Ground Floor/Stilt Floor + 5 Floors at Door No. 45, Kothari Road, Nungambakkam, Chennai-600 034. We have received Government order from Tamilnadu Housing and Urban Development Department Letter (Ms.) No.61, dated 24.05.2018 with below conditions imposed by the Multi-Storeyed Building Panel as detailed below:-

1. To obtain revised plan rectifying the drafting errors and other defects as mentioned in the Annexure to the agenda item No.11/239 before issue of Development charges Advice.
2. Fresh NOC's from DF&RS and Police (Traffic) are to be obtained before issue of planning permission
3. To obtain structural stability certificate from PWD before issue of Development Charges Advice.

We hereby submitting the below documents for further Processing

1. Revised plan rectifying the drafting errors
2. NOC from DF&RS
3. Structural drawings vetted by PWD Structural Engineer

We kindly request you to issue the planning permission as early as possible.

Thanking you,

Yours faithfully,  
For Infosys Limited

G. Sudha  
Regional Head-Facilities  
98408 95833

C3 (N)  
04/06/18

**INFOSYS LIMITED**

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**BY REGISTERED POST WITH ACK.DUE**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu - Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.C3(N)/9867/2015 Dated: 24.05.2016**

**To**

M/s.Infosys Limited,  
No.139, Old Mahabalipuram Road  
Sholinganallur  
Chennai – 119.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application submitted for the proposed construction of Ground floor (part) / Stilt floor (part) + 6 Floors, Comprising 57 rooms of lodging accommodation (for staff) at No 45, Kothari Road, R.S.No 567/28, Block No.33 of Nungambakkam Village, Egmore Taluk, Chennai – 600034, Ward No 110, Zone 9 of Greater Chennai Corporation - under premium FSI category– Remittance of DC & Other Charges - Advise sent - Reg.

- Ref:
1. PPA received on 15.06.2015 in MSB No.2015/000473
  2. NOC issued by DF&RS in letter No R.Dis No 17367/C1/2015 dated 23.11.2015.
  3. NOC received from Police (Traffic) Dept in Tr RC.No.Tr/License/805/21069/2015 dt 11.12.2015.
  4. This office letter to Govt in even No dated 29.01.2016 along with Agenda and minutes of the MSB panel Meeting held on 17.12.2015.
  5. Authority Resolution No.135/295 dt 22.12.2015.
  6. Minutes of the Committee for Special Sanction meeting dated.13.2.16.
  7. The Govt., letter H&UD (UD-1) Department Ms.No.53 dated 29.02.2016.
  8. The applicant letter dated 07.04.2016.
  9. S.R.O, Chennai Central joint II Letter No 72/2016 dt.11.05.2016, furnishing the Guide line value.

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Kind attention is invited to the references cited. The PPA received in the reference 1<sup>st</sup> cited for the proposed construction of Ground floor (part) / Stilt floor







(part) + 6 Floors, Comprising 57 rooms of lodging accommodation (for staff) at No 45, Kothari Road, R.S.No 567/28, Block No.33 of Nungambakkam Village, Egmore Taluk, Chennai – 600034, Corporation of Chennai Ward No 110, Zone 9 is under process.

To process the application further, you are requested to remit the following by 7 (**Seven**) separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai- 600 008 (except MIDC) at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.1,40,000 /-</b> (Rupees one lakhs and forty thousand only)
ii)	Scrutiny Fee	<b>Rs.8,000/-</b> (Rupees eight thousand only)
iii)	Security Deposit (For Building)	<b>Rs.15,10,000/-</b> (Rupees Fifteen lakhs and ten thousand only)
vi)	Security Deposit for Display Board	<b>Rs. 10,000/-</b> (Rupees ten thousand only)
v)	MIDC*	<b>Rs.4,70,000/-</b> (Rupees four lakhs and seventy thousand only)
vi)	Infrastructure & Amenities Charges for the additional FSI area	<b>Rs.21,55,000/-</b> (Rupees twenty one lakhs and fifty five thousand only)
vii)	Premium FSI charges.	<b>Rs.5,68,00,000/-</b> (Rupees five crores sixty eight lakhs only)
viii)	Flag Day Contribution**	<b>Rs.500/-</b>

\* DD should be drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai- 600 002.

\*\* Shall be remitted by cash.

2. Security Deposit for building is refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of/whole of the building/site to the approved plan Security Deposit will be forfeited. Further, if the Security Deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

3. Security Deposit for Display Board is refundable when the display board as prescribed with format is put up in the site under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board.

4. (i) No interest shall be collected on payment received within one month (30 days) from the date of receipt of issue of the advises for such payment.

(ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum from the date of issue of the advice up to the date of payment.



- (iii) Account division shall work out the interest and collect the same along with the charges due.
- (iv) No interest is collectable for security deposit.
- v) No penal interest shall be collected on the interest amount levied for the belated payment of DC, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.,
- (vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

5. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

6. You are also requested to comply the following:

a. Furnish an undertaking in Rs. 20/- stamp paper to comply the following conditions as per DR.:

i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.

ii) Both qualified Architect and qualified structural Engineer, who should be a Class-I Licensed Surveyor shall be associated and the following information to be furnished:

A report in writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor, who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan. Similar report shall be sent to CMDA when the building has reached up to plinth level and thereafter, every three months at various stages of the construction/development, certifying that the work so far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately, if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

iii) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

iv) On completion of the construction, the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.

v) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/ Board/Agency.

vi) When the site under reference is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform CMDA of such transaction and also the name and address of





the persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the Planning Permission.

- vii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- viii) If there is any false statement, suppression or any misrepresentations of acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- ix) The new building should have mosquito proof overhead tanks and wells.
- x) The sanction will be revoked, if the conditions mentioned above are not complied with.

Rainwater conservation measures notified by CMDA should be adhered to strictly.

7. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DR, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and claim for refund is made by the applicant.

8. You are also requested to furnish the following particulars:-

Undertaking to be furnished (in the format prescribed in DR) in Rs.20/- stamp paper, duly executed by all the land owner, GPA holders, builders and promoters separately. The undertaking shall be duly attested by a Notary Public.

- i) Furnish details of the proposed development duly filled and signed by the applicant and Architect in the format enclosed for display at the site. Display of the information at site is compulsory, in cases of Multi-storied buildings, Special buildings and Group developments.
- ii) To furnish Renewal of License issued by Corporation of Chennai for the Structural Engineer/ Licensed Surveyor.
- iii) To obtain contour map from the applicant along with drainage details before issue of PP.
- iv) An undertaking from the applicant to the effect to remit necessary charges towards the cost of providing storm water drainage to be obtained by CMDA and should forward the same along with contour map & drainage details obtained to the local body concerned.
- v) NOC from CMWSSB for STP to be furnished before completion certificate.
- vi) Certificate from the Revenue Authorities covering the following aspects to be furnished before issue of Planning Permission.
  - i. The site under reference is not a water body;
  - ii. The site is not a poromboke land;
  - iii. The site under reference is not covered under Land Ceiling and
  - iv. The site is not covered under Land Acquisition.
- vii) Revised plan rectifying the following drafting corrections
  - a) PHC provision to be provided.
  - b) Site dimension to be marked as per the site condition.



- c) Setback from least boundary to be shown.
- d) Outer dimension to be mentioned in the typical floor plan.
- e) Area statement to be corrected.
- f) Fire escape staircase to be mentioned.
- g) Staircase headroom to be mentioned in the terrace floor plan.
- h) STP to be shown in the site plan.



9. An undertaking not to use this building for any other purpose.
10. This demand notice (DC advise) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Corporation of Chennai.

Yours faithfully,

- RPO plan  
- Google map.

**For MEMBER-SECRETARY**

Encl:

1. Display Format (2 Nos.)

Copy to:

1. The Chief Accounts Officer,  
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner  
Corporation of Chennai  
Chennai - 600 003.