

**cxvSEEPZ SPECIAL ECONOMIC ZONE  
ANDHERI (EAST), MUMBAI.**

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**AGENDA FOR**

**MEETING OF THE APPROVAL COMMITTEE FOR  
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR  
IT/ITES AT PUNE OF M/S. MIDC - HIJNEWADI, PUNE.**

**VENUE : M/s. Infosys Technologies Limited – SEZ, Rajiv  
Gandhi Infotech Park, Phase –II, village – Mann, Tal.-  
Mulshi, Pune.**

**DATE : 16.10.2018.**

**TIME : 11.30 P.M.**

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**MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT PUNE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER, SEEPZ-SEZ ON 16.10.2018.**

**INDEX**

<b>Agenda Item No.</b>	<b>Subject</b>
<b>Agenda Item No. 01 :-</b>	Confirmation of the Minutes of the meeting held on 27.09.2018
<b>Agenda Item No. 03:-</b>	Application for Approval of Bulding Plan M/s. Synergy Infotech Private Limited (Co-Developer)

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Minutes of the 78<sup>th</sup> Meeting of the Approval Committee held under the Chairmanship of Development Commissioner for Sector Specific Economic Zone for IT/ITES of M/s. Maharashtra Industrial Development Corporation - SEZ Located at Hinjewadi, Pune, held on 27.09.2018 at SEEPZ - SEZ Andheri (East) Mumbai.

1. Name of the SEZ : M/s. Maharashtra Industrial Development Corporation - SEZ.-

Hinjewadi, Pune.

2. Sector : IT/ITES

3. Meeting No. : 78<sup>th</sup>

4. Date : 27<sup>th</sup> Sept 2018.

**Members Present:**

1. Shri Pravin Chandra : Pune Cluster SEZ, Pune.  
JDC.

2. Shri. B. P. Nawale : Nominee of Pune Customs.  
Superintendent.

3. Smt. Usha Gaikwad : Nominee of Income Tax.

4. Mrs. Poonam Darade : Nominee of Industries.

5. Shri. Uday Yadav : Nominee of MPCB.

**Agenda Item No. 1 :- Confirmation of Minutes of the meeting held on 21.08.2018.**

The Minutes of the 77<sup>th</sup> Meeting held on 21.08.2018 were confirmed.

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**Agenda Item No. 2: - Approval for Sub - lease of built up space to M/s. Infosys Ltd. for food court.**

Committee observed that M/S Ascendus IT Park Pvt. Ltd. (Co-Developer) has applied for permission and approval under Rule 11(5) to lease out the space for cafeteria to one unit i. e. M/S Infosys Ltd. for their exclusive use. Co-Developer has already got permission for cafeteria on another floor for the units.

Committee observed that leasing out space to unit for cafeteria means it will be run, controlled and used by unit who has the lease right. In other words, indirectly unit will run the cafeteria, which is the mandate of Developer not the unit. Committee was informed that this issue is already under consideration of the MOC&I. Hence committee deferred the proposal till a guideline is issued or decision taken by MOC&I.

**Agenda Item No. 3: - Monitoring of performance of the unit - M/s. Fulcrum worldwide Software Pvt. Ltd**

After deliberation, the Committee noted the Monitoring of Performance of M/s. Fulcrum worldwide Software Pvt. Ltd. for the year 2013-14 to 2017-18, in terms of Rules 54 of SEZ Rules, 2006 and also noted that the unit has achieved positive NFE OF RS. 13821.93/- Lakhs on cumulative basis during the block period of 5 years i. e. 2013 - 14 to 2017-18.

Meeting ended with the vote of thanks to the chair.



**Chairperson - cum -  
Development Commissioner**

GOVT. OF INIDA,  
OFFICE OF THE ZONAL DEVELOPMENT COMMISSIONER,  
SEEPZ-SEZ (PUNE CLUSTER),  
ANDHERI (EAST), MUMBAI

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AGENDA NOTE FOR CONSIDERATION OF THE UNIT APPROVAL  
COMMITTEE

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- a) **Proposal**  
M/s. Synergy InfoTech Private Limited (Co-developer) IT/ITES has submitted the application of approval for Plan Sanction and Commencement of Construction in MIDC SEZ, Hinjewadi, Pune.
- b) **Specific Issue on which decision of UAC is required:**  
M/s. Synergy InfoTech Private Limited (Co-developer) has submitted building plan approved by MIDC and Commencement of Construction granted to them by MIDC in MIDC - SEZ, Hinjewadi, Pune.
- c) **Relevant Provisions:**  
Instruction no. 54, dated 15.03.2010 issued by Ministry of Commerce and Industry.
- d) **Other Information:**  
Vide letter dated 03.10.2018, the Co-Developer has submitted building plan for Plot No. 20, MIDC SEZ, Hinjewadi, Rajiv Gandhi InfoTech Park, Phase 3, Pune for IT/ITES SEZ duly approved by MIDC vide letter no. EE/IT/Plans/C-86628/of 2018 dated 27/08/2018.  
Total built up area proposed for SEZ - 45082.27 Sq. Mt. out of total area of 52161.00 Sq. Mt. allotted to the CO-Developer.
- e) **ADCs Recommendations:**  
The request of co-developer for approval for plan sanction and commencement of construction activity is submitted to the Approval Committee for consideration.

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October 03, 2018

To,

The Joint Development Commissioner,  
Pune Cluster, Wipro SEZ, Rajiv Gandhi Infotech Park,  
Phase II, Hinjewadi, Pune-411057

**Subject: Approval for Plan Sanction and Commencement of Construction in the SEZ**

Ref: Letter of Approval No. F. 2/129/2005-SEZ dated 28<sup>th</sup> June 2018

Dear Sir,

We, Synergy Infotech Private Limited (Synergy Infotech for brevity) have been issued the Letter of Approval No. F. 2/129/2005-SEZ dated 28<sup>th</sup> June 2018 and have been granted permission for developing a Special Economic Zone (SEZ) as a Co-Developer, at Plot No. 20, MIDC IT/ITES SEZ, Rajiv Gandhi Infotech Park, Phase-III, Hinjewadi, Pune for providing infrastructure facilities in the sector specific SEZ for IT/ITES and expansion thereof from time to time.

Further, we would like to inform your kind self that we have received approval of the building plan from office of the MIDC along with the commencement certificate for construction of Tower A including the Incubation centre

In order to commence the construction activity and procurement of the goods and services required for the same, we are submitting the following documents for your perusal.

1. Building Plan as approved by MIDC (e-approval)
2. Commencement Certificate as granted by MIDC

Further, we would like to mention that out of the total plot area of 52161.00 Sq.mt, MIDC has approved plans for a total built up area of 45082.27 Sq.mt. and we intend to commence the construction activities for the same.

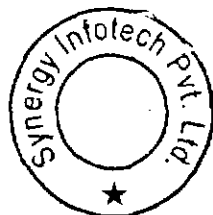
We request your kind self to take our submission on records and approve the plan sanction and enable us to start with the construction activities in the SEZ.

Thanking you,  
Yours sincerely

For Synergy Infotech Pvt Ltd.



Sanjiv Aurora  
Director



*UAE Mathu*

*Satish*

Office of the joint Development Commissioner Pune SEZ Cluster	
05 OCT 2018	
<i>[Signature]</i>	621
Inward Sr.No.....	



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Govt. of Maharashtra Undertaking)

Office :- Jog Center, 4<sup>th</sup> floor, Wakadewadi, Pune-03.  
Phone / Fax No. 020-25538816 / 25539271.  
e-mail : [eeponednit@midcindia.org](mailto:eeponednit@midcindia.org)

EE / IT/ Plans / C-86683 /of 2018.

Date:- 27 / 08 /2018

To,  
M/s. Synergy Infotech Pvt Ltd,  
MIDC , Plot No. 20,  
Rajiv Gandhi Infotech Park, Ph-III,  
Hinjawadi, Maan, Pune- 411 057.

Sub :- Approval to building plans for structures on plot No. 14 at  
Rajiv Gandhi Infotech Park, Phase-III, Hinjawadi- Maan, Pune.

Ref :- 1] Online application vide SWC/277/521/20180426/552769

Dear Sir,

You have submitted application for approval to Building Plans of structures on Plot No- 20 at Rajiv Gandhi Infotech Park, Phase-III, Hinjawadi. Above application is examined and following approvals are hereby granted...

**Building Plan Approval:-**

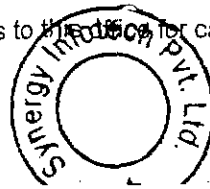
Since you have paid following .....

- I) Scrutiny fees, amounting to Rs. 88,500.00/- vide DR No. 1073/CH/2852/2018 dt. 30.05.2018 & Rs. 88,500.00/- DR No. 1073/CH/5067/2018 dt. 27.08.2018.
- II) Development charges, amounting to Rs. 41,60,536.87/- vide DR No. 1073/CH/2852/2018 dt. 30.05.2018 & Rs 3924577.17 DR No. 1073/CH/5067/2018 dt. 27.08.2018. & Balcony premium Rs 1671341.00 DR No. 1073/CH/5067/2018 dt. 27.08.2018.
- III) Compound wall charges, amounting to Rs. 250.00/- vide DR No. 1073/CH/2852/2018 dt. 30.05.2018 & Rs. 250.00/- DR No. 1073/CH/5067/2018 dt. 27.08.2018.
- IV) Labour cess charges amounting to Rs.45,43,034.06/- vide DR No. 1073/CH/2852/2018 dt. 30.05.2018 & Rs 74,63,552.01 DR No. 1073/CH/5067/2018 dt. 27.08.2018.
- V) Initial fire protection and safety fees amounting to Rs. 1,34,32,195.50/- vide DR. No. 1073/CH/5067/2018 dt. 27.08.2018.

1) The set of plans, received from you vide your letter cited above, is hereby approved subject to acceptance and follow up of following conditions by you.

2) You had submitted plans and drawings for **6205.89 Sqm** for the plot area of **52161.00 Sqm**, at present this office has approved plans for total up to date **45082.27 Sqm**. of built up area. This office has approved **07 Nos.** of drawing details of which are mentioned on the accompanying statement.

A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No. --- by this office is treated as cancelled. The drawings approved now supersedes previously approved drawings. You are requested to return the cancelled plans to the office for cancellation and record.



B. The drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved -- dt. --- from the office of the Executive Engineer , MIDC, IT, Division, Shivaji Nagar, Pune-05 to be treated as combined approval.

3) In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

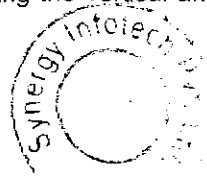
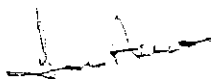
i) **Department of explosive of Govt. of Maharashtra.**

ii) **Factory Inspectors Department of state Government.**

iii) **Civil Aviation Department.**

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

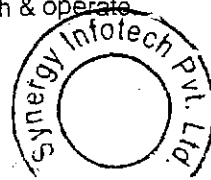
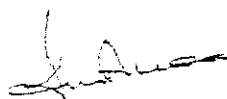
- 4) You will obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14. 09. 2006 and its subsequent amendments'.
- 5) You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
- 6) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 litre per W.C. or Urinal.
- 7) For necessary approach road to the plot from the edges of MIDC. Road, 450 mm dia. CD works or a slab drain of required span and size shall be provided.
- 8) Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
- 9) During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
- 10) The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
- 11) No tube well, bore well or open well shall be dug.
- 12) Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.
- 13) The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
- 14) In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to





be left and plan his structures accordingly.

- 15) The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
- 16) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
- 17) In case, water stream/ nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and up to the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.
- 18) This permission stands cancelled, if no construction work is started within twelve months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.
- 19) Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 ( II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
- 20) This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to abide by these rules and regulations.
- 21) As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
- 22) The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, they shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.
- 23) The basement if provided is to be used only for storage purpose. No. manufacturing activities are allowed, similarly toilet is not allowed at the basements. The Name and plot number shall be displayed at main entrance of plot.
- 24) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate



25) The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

26) MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt. 13<sup>th</sup> July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.

27) Projection of Architect projection shall not exceed 0.6m in marginal.

28) Since you have consumed 96.03 % of FSI as per approved plan, you are requested to utilize remaining FSI as per agreement to lease.

Thanking you,

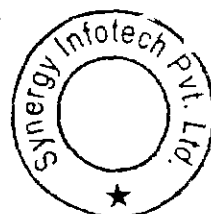
Yours faithfully,

**MODHAVE** Digitally signed by  
**NILESH** MODHAVE NILESH  
**SUDHAKAR** SUDHAKAR  
Date: 2018.08.27  
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**Special Planning Authority &  
Executive Engineer,  
MIDC, IT Division,  
Wakadewadi, Pune-03.**

**DA:-** 1. One Statement showing details of drawings and built up area approved.

- Copy fwc's to Mr. Mihir Harshe, 06 B Zeenath Hsg, Soc Behind German Bakery, Lane A, Koregaon, Pune-411 001.,
  - Copy submitted to the Jt. CEO (IT), MIDC HQ office, Andheri (E), Mumbai-93.
  - Copy fwc's to the Executive Engineer, MIDC, E&M Division, Pune-19.
  - Copy fwc's to the Regional Officer (IT), MIDC, Jog Center, Wakadewadi, Pune-3
  - Copy fwc's to the Divisional Fire Officer, MIDC, Hinjawadi, Pune-57
  - Copy to Deputy Engineer (I), MIDC, I.T. Division, Wakadewadi, Pune-03.
- DA : Set of approved drawings.
- Copy to guard file.



## PLAN APPROVAL

No. EE/IT/ Plans / C-86683 / of 2018 dated:- 27 / 08 / 2018 issued by the Office of the Executive Engineer, MIDC, I.T. Division, Wakadewadi, Pune -03.

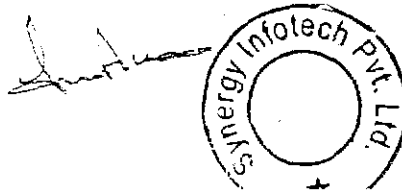
Name of Industrial Area.:- Rajiv Gandhi Infotech Park, Ph-III, Hinjawadi, Pune-57

Addressed to :- M/s. Synergy Infotech Park, Plot No. 20 in Rajiv Gandhi Infotech Park Ph-III at Hinjawadi-Maan, Pune-57.

Sr. No	No of Drawing	Name & Address of Architect or Licenced Surveyor	Name of Unit & reference	Floor	Built up area approved Floor wise (FSI) (Sq.m. )
1	2	3	4	5	6
1	1/7	Mr. Mihir Harshe 06 B Zeenath Hsg, Soc Behind German Bakery, Lane A, Koregaon, Pune- 411 001.	Building layout /site plan, Details of FSI area statement, details of rainwater harvesting , UG Water tanks, Compound Wall, STP details, C.D work details, etc.		
2	2/7	---- DO ----	Building -A GROUND AND PARKING FLOOR PLAN FIRST AND PARKING FLOOR PLAN	Gr. Floor 1 <sup>st</sup> Floor	214.81 2925.64
3	3/7	---- DO ----	Building -A PODIUM FLOOR PLAN - 02  PODIUM FLOOR PLAN - 03	Fl-02  FL-03	2938.64  3255.24
4	4/7	---- DO ----	Building -A PODIUM FLOOR PLAN - 04  First FLOOR PLAN Typical Floor Plan ( 3641.20x 6 floor=21847.20)	Fl-04  First FL  2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> 6 <sup>th</sup> , 7 <sup>th</sup> & 8 <sup>th</sup> floor	220.75  3339.29  21847.20
5	5/7	---- DO ----	Building -A 5 <sup>th</sup> FLOOR PLAN 9 <sup>th</sup> FLOOR PLAN 10 <sup>th</sup> FLOOR PLAN	5 <sup>th</sup> floor 9 <sup>th</sup> Floor 10 <sup>th</sup> floor	3407.84 3403.53 3529.33
6	6/7	---- DO ----	Building -A Front Elevation, Terrace floor plan & Section A-A		
7	7/11	---- DO ----	Section B-B, Section C-C, Section D-D		
				<b>Total Area</b>	<b>45082.27</b>

### ABSTRACT

- |  |   |           |       |
|--|---|-----------|-------|
| 1. Area Under Demolition                         | = | NIL       | Sq.m  |
| 2. Plot Area                                     | = | 52,161.00 | Sq.m  |
| 3. Deduct Recreational Ground area.              | = | 5216.10   | Sq.m  |
| 4. Net Balance Plot Area                         | = | 46,944.90 | Sq.m  |
| 5. Existing Built up area approved on all floors | = | NIL       | Sq.m. |



6. Total Built up area approved now on all floors = 45,082.27 Sq.m.  
7. Total Built up area under construction on all floors = NIL Sq.m.  
8. Total up to date Built up area approved now on all floors = 45,082.27 Sq.m.  
9. Total up to date FAR consumed (BUA/Net plot area) = 0.96

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Date: 2018.08.27  
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**Special Planning Authority &  
Executive Engineer,  
M.I.D.C., I.T. Division,  
Wakadeadi, Pune - 03.**

