



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

**Letter No. L1/10456/2020**

**Dated: 6.11.2020**

To

Thiru.B.Duraisamy,  
Old No.68, New No.8, Pillayar Koil Street,  
Vadapalani,  
Chennai – 600 026.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in the land comprised in S.No.149/1A1A of Malayambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Remittance of Development Charge and other charges – Advice sent - Reg.

Ref: 1. PPA received in APU No.L1/2020/000206 dated 07.10.2020.  
2. This office letter even No. dated 03.11.2020.

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The proposal received in the reference cited for laying out of house sites in the land comprised in S.No.149/1A1A of Malayambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges by **three** Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate copy of the receipt to the Layout Division in CMDA or you may also remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs.8,000/- (Rupees Eight Thousand only)
ii)	Layout preparation charges	Rs.6,000/- (Rupees Six Thousand only)
iii)	Balance Scrutiny Fee	NIL
v)	Regularization charges for land	NA
vi)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over) (for 73 sq.m.)	Rs.4,50,000/- (Rupees Four Lakh and Fifty Thousand only)

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) **in cash towards contribution to Flag Day Fund.**

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

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

5. You are also requested to furnish the following particulars as called for in the reference 2<sup>nd</sup> cited:

- i. Form-A, Self-Declaration Affidavit & proposed layout plan duly signed by the applicant Thiru.B.Duraisamy.
- ii. Copy of parent document for the site under reference period prior to 05.08.1975 duly attested by a notary public.
- iii. Legal opinion on present ownership for the site under reference issued by a Government Pleader / Additional Government Pleader / Special Government Pleader in the prescribed format (i.e.) as per Annexure-C.
- iv. Copy of FMB sketch for the S.No.149 of Malayambakkam Village incorporating all the latest sub-divisions duly attested by a Deputy Tahsildar.
- v. Google Satellite Imagery of the site and surrounding developments.

5. On compliance / fulfillment of the above payment, the skeleton plan showing road area and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Kundrathur Panchayat Union and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO, K.K.Nagar, Chennai-78 or to the Local Body i.e. the Commissioner, Kundrathur Panchayat Union, as per your choice for taking over of the same through registered Gift Deed.

Yours faithfully,

o/c

06/11/2020

for Chief Planner, Layout

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**Copy to:-**

1. **The Commissioner,**  
Kundrathur Panchayat Union  
@ Padappai – 601 301  
Kancheepuram District.

2. **The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.

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