



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
Web site: www.cmdachennai.gov.in

Letter No. L1/11589/2020

Dated: 27.11.2020

To

The Chennai Metropolitan Co-operative Housing Society,
represented by its Administrative Officer Thiru.R.Jayakumar,
No.50, Ritherton Road,
Vepery, Chennai – 600 007.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division – Laying out of Plot No.VI-I lying in CMDA part revision Approved Layout PPD/LO No.78/2018 dated 17.12.2018 into house sites (10 plots) comprised in S.No.483/1A and 485/2B part & 2C part of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:**
1. Layout of house sites approved vide PPD/LO No.15/2017 in letter No.L1/13855/2016-1 dated 06.06.2017.
 2. Layout of Public Purpose Site-VI in to house sites approved vide PPD/LO No.15/2017 in letter PPD/LO.No.78/2018 in letter No.L1/15275/2018 dated 17.12.2018.
 3. Planning Permission Application for laying out of Plot No.VI-I in to house sites (10 plots) received vide APU No.L1/2020/000230 dated 31.10.2020.
 4. This Office letter even No. dated 17.11.2020 addressed to the applicant.

The proposal received in the reference 1st cited for laying out of Plot No.VI-I lying in CMDA part revision Approved Layout PPD/LO No.78/2018 dated 17.12.2018 into house sites (10 plots) comprised in S.No.483/1A and 485/2B part & 2C part of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and sub-division 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 charge by a Demand Draft 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	Does not arise
ii)	Layout preparation charges	Rs.5,000/- (Rupees Five Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Does not arise
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over)	Does not arise



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 4th cited:

- i. Government Order (RT) No.175, H&UD (HCS-2) Department dated 06.07.2019 appointing Administrative Officer of the Society and Orders of Registrar of Co-operative Societies (Housing) in Rc.No.1139/2019/C4 dated 14.01.2020 empowering Administrative Officer to sign the papers on behalf of the Society.
- ii. Certified copy of extract of Board Resolution authorizing the Administrative Officer as authorized signatory to apply for the proposal of laying out of house sites in the site under reference on behalf of M/s.Chennai Metropolitan Co-operative Housing Society Ltd.
- iii. A self declaration in Rs.20/- stamp paper duly notarised indemnifying CMDA in the form of affidavit to the effect that he will be liable for all future consequences in case of the land falling under land ceiling, land reforms or land acquisition.
- iv. An Affidavit in Rs.20/- stamp paper duly notarized stating that the Plot No.VI-I has not been sold out so far.
- v. Chitta & Adangal for the S.No.485/2C1A1A of Kundrathur-B Village in favour of the present owner duly attested by a revenue official.
- vi. Local Body approved details for the part revision layout sanctioned vide PPD/LO.No.78/2018.

6. On compliance / fulfillment of the above payment, the skeleton plan showing the Road area, Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Executive Officer, Kundrathur Town Panchayat and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Engineer, CEDC (South-I), TANGEDCO, K.K.Nagar, Chennai-78 or to the Local Body i.e. Executive Officer, Kundrathur Town Panchayat as per your choice for taking over of the same through registered Gift Deed.

Yours faithfully,

o/c
for Chief Planner, Layout 2/2
27/11/2020
27/11/2020

Copy to:-

1. **The Executive Officer,**
Kundrathur Town Panchayat,
Kundrathur, Chennai – 600 069.
2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.