



**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. L1/11918/2020**

**Dated: 22.01.2021**

To

Thiru.C.B.Senthil Madhavan,  
Flat No.18L, Ruby M,  
Olympia Opaline Sequal,  
OMR – Rajeev Gandhi Salai,  
Navalur, Chennai - 600 130.

Sir,

Sub: CMDA - APU – Layout Division – Laying out of the property comprised in S.No.494/1A & 2A of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Development Charge and other charges to be remitted – Advice sent - Reg.

Ref: 1. Planning Permission Application for laying out of house sites received in APU No. L1/2020/000241 dated 06.11.2020.  
2. This office letter even No. dated 01.12.2020 addressed to the applicant.  
3. Applicant letter dated 04.01.2021.  
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

The proposal received in the reference 1<sup>st</sup> cited for Laying out of the property comprised in S.No.494/1A & 2A of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development and 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 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	<b>Rs.26,000</b> (Rupees Twenty Six Thousand only)
ii)	Layout preparation charges	<b>Rs.18,000/-</b> (Rupees Eighteen Thousand only)
iii)	Balance Scrutiny Fee	Nil
vi)	Regularization charges for land	<b>NA</b>
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) (for 198 sq.m.)	<b>Rs.12,90,000/-</b> (Rupees Twelve Lakhs and Ninety 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:

- i. Chitta & Adangal for the site under reference in favour of the present owner Thiru.S.Vignesh/Jayanth duly attested by a revenue official.
- ii. Developer Registration Certificate in favour of the applicant i.e. Thiru.C.B.Senthil Madhavan.
- iii. Copy of approved layout sanctioned by CMDA vide PPD/LO No.05/1995.
- iv. FMB sketch for the S.No.494 incorporating with tie line measurements and FMB sketch for the adjoining S.No.492 of Varadharajapuram Village incorporating all the sub-divisions duly attested by a revenue official.

6. On compliance / fulfillment of the above, the skeleton plan showing road area and PP-1 & 2 sites to be handed over to the Local Body will be sent to you for submission of the Gift Deed executed in Rs.100/- stamp paper in favour of the Kundrathur Panchayat Union represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as Donee as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

*o/c* *Ag*  
*22/1/21*  
for Chief Planner, Layout  
*22/01/2021* *22/01/2021* *2/2*

**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.