



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No. L1/12688/2019**

**Dated: 15.08.2019**

To

M/s.Sivasankar Real assets Pvt. Ltd.  
rep. by its Authorised Signatory Thiru.A.Sivasankar  
and Thiru.S.Asokan (GPA on behalf of Thiru.K.Karunymurthy),  
No.11, F-Block, Second Main Road,  
Anna Nagar East, Chennai - 600 102.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Layout of house sites in S.Nos.102/1A1, 1B1, 102/2 and Plot Nos.30 & 33 lies in approved layout PPD/LO No.05/2018 comprised in S.No.100 part of Kolapakkam village, Chengalpet Taluk, Kancheepuram District, Kattankolathur 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 from the Applicant vide ref APU No.L1/2019/000168 on 29.07.2019.
  2. This office letter even No. dated 02.08.2019 addressed to the applicant.
  3. This office GLV called for letter even No. dated 13.08.2019 addressed to the SRO, Guduvanchery.
  4. The SRO, Guduvanchery letter No.257/2019 dated 14.08.2019 indicating the GLV of the site under reference.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in in S.Nos.102/1A1, 1B1, 102/2 and Plot Nos.30 & 33 lies in approved layout PPD/LO No.05/2018 comprised in S.No.100 part of Kolapakkam village, Chengalpet Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and layout 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 **five** separate 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.19,000/- (Rupees Nineteen Thousand only)
ii)	Layout preparation charges	Rs.17,000/- (Rupees Seventeen Thousand only)
iii)	Balance Scrutiny Fee	Rs.1,000/- (Rupees One Thousand only)
iv)	Regularization charges for land	Rs.1,50,000/- (Rupees One Lakh and Fifty Thousand only)



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 65 sq.mtr. of area)	Rs.9,40,000/- (Rupees Nine Lakhs and Forty Thousand only)
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2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day.**

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 this office letter in the reference 2<sup>nd</sup> cited:

- Fresh legal opinion on present ownership for the site under reference issued by a legal officer not below the rank of Government Pleader / Additional Government Pleader / Special Government Pleader in the prescribed format i.e. as per Annexure-C incorporating all the latest transactions i.e. sale deed executed in favour of M/s.Sivasankar Real Assets Pvt. Ltd. (further the legal opinion furnished by a Pleader doing Government work, which is not accepted).
- Chitta for the S.No.102/1A1, 1B1 & 2 of Kolapakkam Village in favour of the present land owner M/s.Sivasankar Real Assets Pvt. Ltd. duly attested by a revenue official.

6. On compliance / fulfillment of the above payments, the skeleton plan showing road spaces & Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Kattankolathur Panchayat Union and the balance Public Purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Engineer, Chengalpattu Electricity Distribution Circle.

Yours faithfully,

*2/2 o/c*  
*19/8/19*  
 for Senior Planner, MSB/Layout  
*19/8/19*  
*19/08/2019*

**Copy to:-**

**1. The Commissioner**  
 Kattankolathur Panchayat Union  
 Kattankolathur – 603 202  
 Kancheepuram District.

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

