

**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.inWeb site: www.cmdachennai.gov.in**Letter No.L1/13388/2020****Dated: 19.03.2020**

To

M/s.Rashi Leathers Private Limited,
New No.18, Old No.12,
Kumarappa Street,
Periamet, Chennai - 600 003.**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Sub-division of plots for Industrial use in the land comprised in S.No.93/4 of Pammal Village abutting MGR Salai, Nagelkeni, Chrompet, Chennai – 600 044, Pallavaram Taluk, Chengalpattu District, Pammal Municipal limit - Development Charge and other charges to be remitted – Demand sent - Reg.

- Ref: 1. Planning Permission Application for sub-division of Industrial Plots received in CMDA vide APU No. L1/2020/000286 dated 10.12.2020.
2. This office letter even No. dated 28.12.2020 addressed to the applicant.

DESPATCHED
DATE 29/3/21

The proposal received in the reference 1st cited for sub-division of plots for Industrial use in the land comprised in S.No.93/4 of Pammal Village abutting MGR Salai, Nagelkeni, Chrompet, Chennai – 600 044, Pallavaram Taluk, Chengalpattu District, Pammal Municipal limit was examined and sub-division sketch has been prepared to satisfy the Development Regulations 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** 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.38,000/- (Rupees Thirty Eight Thousand only)
ii)	Layout Preparation Charges	Rs.2,000/- (Rupees Two 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) (for 550 sq.m.)	Rs.71,45,000/- (Rupees Seventy One Lakhs and Forty Five 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. The applicant has remitted the following charges / fees in the reference 4th cited as called for in this office letter 3rd cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.12,885/-	B-0018072 dated 09.12.2020
Development charge	Rs.38,000/-	B-0018912 dated 26.03.2021
Sub-division Preparation charge	Rs.2,000/-	
OSR charge (for 550 sq.m.)	Rs.71,45,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.59/2021 dated ...1.03.2021**. Three copies of sub-division plan and planning permit **No.14066** are sent herewith for further action.

5. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 5th & 6th cited.

Yours faithfully,

o/c Hg
17/4/21.
for Member Secretary
2/5
01/04/2021
01/04/2021

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the sub-division plan since the same is registered).

- Copy to:
1. M/s.Rashi Leathers Private Limited,
New No.18, Old No.12,
Kumarappa Street,
Periamet, Chennai - 600 003.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
07.04.2021
 3. Stock file /Spare Copy.