



**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. L1/14636/2019**

**Dated: 11.11.2019**

**To**

M/s. Annai Builders Real Estates Pvt. Ltd. (GPA),  
Alpha Centre, 4<sup>th</sup> Floor,  
No.150 & 151, North Usman Road,  
T.Nagar, Chennai – 17.

Sir,

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in the property comprised in S.Nos.472/1A1, 1A2, 1B1, 1B2, 1C1 & 1C2 and 477/1, 2, 3, 4, 5, 6, 7, 8 & 9 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Remittance of Development Charge and other charges – Demand sent - Reg.

**Ref:** 1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000205 dated 30.08.2019.  
2. This office letter even No. dated 04.09.2019 addressed to the C.E., PWD, WRD, Chennai Region.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites for the land comprised in S.Nos.472/1A1, 1A2, 1B1, 1B2, 1C1 & 1C2 and 477/1, 2, 3, 4, 5, 6, 7, 8 & 9 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur 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 **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.36,000/- (Rupees Thirty Six Thousand only)
ii)	Layout preparation charges	Rs.30,000/- (Rupees Thirty Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Rs.3,18,000/- (Rupees Three Lakhs and Eighteen 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	DNA (since OSR / Park area 755 sq.m. has been reserved in the layout)



2. You are also requested to remit a sum 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. You are also requested to furnish the following particulars as called for in the reference 2<sup>nd</sup> & 3<sup>rd</sup> cited:

- i. Copy of parent document for an extent of 9 cents in S.No.472/1B part and 5 cents in S.No.472/1C part in favour of Munusamy duly attested by Notary Public (or) ancestral property certificate for the above said S.Nos. from Revenue Department.
- ii. Revised 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 explaining the transaction for every sub-divisions of the site under reference from 05.08.1975.
- iii. Remarks obtained from PWD on inundation point of view for the site under reference.

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

6. On compliance / fulfillment of the above payment, the skeleton plan showing Road & Park area and Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Kundrathur Panchayat Union @ Padappai and the balance Public Purpose 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.

Yours faithfully,

a/c   
11/11/19  
for Member-Secretary

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ds  
11/11/19

  
11/11/2019

**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.

