



Letter No. L1/15605/2019

Dt. 22.11.2019

To
Thiru.S.Balamurugan,
No.10/25, Mahavishnu Flats G2,
2nd Bharathiyar Street (South),
Pazhavanthangal,
Chennai - 600 114.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Proposed laying out of house sites comprised in S.Nos.330/1A & 1B, 331/6B3B and 333/1A & 1B of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit - Development Charge and other charges to be remitted - Advice sent - Reg.

Ref: 1. The Planning Permission Application for laying out of house sites received in APU No.L1/2019/000220 dated 18.09.2019.
2. Applicant letter dated Nil received on 23.10.2019.
3. This office letter even No. dated 06.11.2019 addressed to the applicant.
4. Applicant letter dated 21.11.2019.

The proposal received in the reference 1st cited for the proposed laying out of house sites for the land comprised in S.Nos.330/1A & 1B, 331/6B3B and 333/1A & 1B of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 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.12,000/- (Rupees Twelve Thousand only)
ii)	Layout preparation charges	Rs.7,000/- (Rupees Seven Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Rs.85,000/- (Rupees Eighty Five 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)	Does not arise. (since the plottable area is less than 3000 sq.m.)
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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 3RD cited:

- i) Copy of Parent Documents for the land in S.Nos.330/1A & 1B and 333/1B of Nedungundram village prior to 05.08.1975 (or) Ancestral Certificate for the said lands issued by a revenue Official not below the rank of Deputy Tahsildar.
- ii) Chitta for the site under reference 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,

o/c
22/11/19
 for Chief Planner, MSB/Layout
2/2
22/11/2019

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.

