



**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.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/1769/2020

Dt. 25.02.2020

To  
Thiru.S.K.Abdul Kadhar,  
No.4/479, 3<sup>rd</sup> South Main Road,  
Sri Kabaleeswarar Nagar,  
Neelangarai, Chennai – 600 115.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Sub-division of the property in to 2 No. of plots (i.e. Plot-A & Plot-B) comprised in S.No.267/2 of Perungalathur Village, Tambaram Taluk, Chengalpattu District (formerly Kancheepuram District), Perungalathur Town Panchayat limit - Development Charge and other charges to be remitted – Advice sent - Reg.
- Ref: 1. Planning Permission Application for sub-division of property received in APU No.L1/2020/000032 dated 07.02.2020.  
2. This office letter even No. dated 13.02.2020 addressed to the applicant.  
3. Applicant letter dated 17.02.2020.  
4. This office letter even No. dated 18.02.2020 addressed to the Sub-Registrar, Padappai.  
5. The Sub-Registrar, Padappai letter No.08/2020 dated 19.02.2020.

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The proposal received in the reference 1<sup>st</sup> cited for the sub-division of the property in to 2 No. of plots (i.e. Plot-A & Plot-B) comprised in S.No.267/2 of Perungalathur Village, Tambaram Taluk, Chengalpattu District (formerly Kancheepuram District), Perungalathur Town Panchayat 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.23,000/- (Rupees Twenty Three Thousand only)
ii)	Layout preparation charges	Rs.1,000/- (Rupees One Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	NA

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 300 sq.m.)	Rs.39,00,000/- (Rupees Thirty Nine Lakhs 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 remit the charges to the Tamil Nadu Electricity Board for shifting of Electrical Post carrying LT Line existing at the site and produce the copy of the receipt (duly attested) to CMDA along with the TNEB's letter stating that the said charges have been accepted and the lines will be shifted early.

6. On compliance / fulfillment of the above, the final approved sub-division plan will be sent to the Local Body i.e. Executive Officer, Perungalathur Town Panchayat for necessary further action

Yours faithfully,

*o/e*  
25/02/2020  
for Chief Planner, Layout  
25/02/2020  
2/2

**Copy to:-**

- 1. The Executive Officer,**  
Perungalathur Town Panchayat,  
Perungalathur, Chennai – 600 063.
- 2. The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.