



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/18487/2019

Dated: 12.12.2019

To

Tvl.C.Vasantha & 2 Others,
No.17, Periya Street,
Kundrathur,
Chennai - 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in the property comprised in S.No.618/1A, 1B & 1C of Kundrathur 'B' Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat Limit – Remittance of Development Charge and other charges – Demand sent - Reg.

Ref: 1. The Layout proposal received in CMDA vide APU No.L1/2019/000260 dated 07.11.2019.
2. This office letter even No. dated 06.12.2019 addressed to the Applicant.
3. Applicant letter dated 11.12.2019.

The proposal received in the reference 1st cited for laying out of house sites for the land comprised in S.No.618/1A, 1B & 1C of Kundrathur 'B' Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat 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 **Two** 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.14,000/- (Rupees Fourteen Thousand only)
ii)	Layout preparation charges	Rs.10,000/- (Rupees Ten 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	Does not arise (since the plottable area of the layout is less than 3000 sq.m.)



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. 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 the reference 2nd cited:

- i. 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 (the present ownership documents only mentioned in the legal opinion furnished earlier).
- ii. 'A' Register/Adangal for the S.No.622 of Kundrathur 'B' village (on perusal of online patta for the S.No.622 of Kundrathur 'B' village lies on the southern side of the site under reference and its is classified as Govt. land, to clarify whether the S.No.622 of Kundrathur 'B' village is channel or Road).

6. On compliance / fulfillment of the above payment, the skeleton plan showing Road space and Public Purpose site-1 (0.5% area) to be handed over to the Local Body will be sent to the Executive Officer, Kundrathur Town Panchayat and the balance Public Purpose site-2 (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle (South), TANGEDCO.

Yours faithfully,

o/c
for Chief Planner, MSB/Layout
17/12/19
17/12/2019

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Copy to:-

1. The Executive Officer

Kundrathur Town Panchayat,
Kundrathur, Chennai – 600 069.

2. The Senior Accounts Officer

Accounts (Main) Division
CMDA, Chennai – 600 008.