



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
Web site: www.cmdachennai.gov.in

Letter No. L1/20489/2019

Dated: 11.11.2020

To
M/s.Prague Properties Pvt. Ltd.,
No.T-9, 4th Floor, 100 Feet Road,
1st Avenue, Ashok Nagar,
Chennai – 600 0083.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites comprised in S.No.438/3 of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000288 dated 11.12.2019.
 2. This Office letter even No. dated 20.12.2019 addressed to the CE, WRD, PWD, Chennai Region.
 3. This office letter even No. dated 23.01.2020 addressed to the applicant.
 4. Applicant letter dated 17.02.2020.
 5. This office reminder letter even No. dated 28.02.2020 addressed to the applicant.
 6. Applicant letter dated 14.09.2020 & 16.10.2020.
 7. This office reminder letter even No. dated 20.10.2020 addressed to the applicant.
 8. Applicant letter dated 21.10.2020.

The proposal received in the reference 1st cited for laying out of house sites comprised in S.No. ~~442/1A & 1B~~ ^{438/3} of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and layout plan has been prepared to satisfy the Development Regulation 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** 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.18,000/- (Rupees Eighteen Thousand only)
ii)	Layout preparation charges	Rs.10,000/- (Rupees Ten Thousand only) Rs. 15,000/-
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 180 sq.m.)	DNA (since the extent of the plottable area is less than 3000 sq.m)
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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. 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 & 3rd cited:

- i. Notarized self-declaration in Rs.20/- stamp paper indemnifying CMDA in the form of affidavit to the effect that she will be liable for all future consequences in case of the land falling under land ceiling, land reforms or land acquisition.
- ii. Specific remarks on inundation point of view for the site under reference and NOC for the proposed construction of culvert across the channel obtained from PWD.

6. On compliance / fulfillment of the above, the skeleton plan showing road area and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Executive Officer, Kundrathur Town Panchayat and the Public Purpose-2 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 or to the Local Body concerned i.e. the Executive Officer, Kundrathur Town Panchayat as per your choice, for taking over of the same through registered Gift Deed.

Yours faithfully,

o/c
for Chief Planner, Layout 2/2
11/11/2020
11/11/2020

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.