



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

**Letter No. L1/23015/2018**

**Dated: 3 .04.2019**

To

Tmt.R.D.Geetanjali & Thiru.R.T.Dhinakar,  
Old No.35, New No.32,  
47<sup>th</sup> Street, Ashok Nagar,  
Chennai – 600 083.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.No.353/2A1, 2A2, 2A3A, 2A3B, 2B1A1, 2B1A2, 2B1B, 2B1C & 34 of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Development Charge and other charges to be remitted – Demand sent - Reg.

Ref:

1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2018/000320 8R 17.12.2018.
2. Applicant letter dated 21.01.2019.
3. This office letter even No. dated 31.01.2019 addressed to the applicant.
4. Applicant letter dated 14.02.2019.
5. This office letter even No. dated 11.03.2019 addressed to the applicant.
6. This office letter even No. dated 26.03.2018 addressed to the Sub-Registrar, Padappai.
7. The Sub-Registrar, Padappai letter Rc.No.08/2019 dated 29.03.2019.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in S.No.353/2A1, 2A2, 2A3A, 2A3B, 2B1A1, 2B1A2, 2B1B, 2B1C & 34 of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout 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 **Four** 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.15,000/- (Rupees Fifteen Thousand only)



the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted the following charges / fees in the reference 10<sup>th</sup> cited as called for in this office letter 9<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee ✓	Rs. 9,500/- ✓	B-008683 dated 17.12.2018 ✓
Development charge ✓	Rs. 23,000/- ✓	B-0010653 dated 09.04.2019 ✓
Layout Preparation charges ✓	Rs. 15,000/- ✓	
Regularisation charge ✓	Rs.1,95,000/- ✓	
OSR charge (for 155 sq.m.) ✓	Rs.3,40,000/- ✓	
Contribution to Flag Day Fund ✓	Rs. 500/- ✓	2760488 to 2760492 dated 09.04.2019. ✓

4. The approved plan is numbered as **PPD/LO. No.65/2019**. Three copies of layout plan and planning permit **No.12384** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 13<sup>th</sup> & 14<sup>th</sup> cited.

Yours faithfully,

o/c 31/5/19  
for Senior Planner, MSB 2/5

Encl: 1. 3 copies of layout plan.  
2. Planning permit in duplicate  
(with the direction to not to use the logo of CMDA in the Layout plan since the same is registered).

Copy to: 1. Tmt.R.D.Geethanjali & Thiru.R.T.Dhinakar,  
Old No.35, New No.32,  
47<sup>th</sup> Street, Ashok Nagar,  
Chennai - 600 083.

2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with 3 copy of approved layout plan)  
(along with a copy of approved layout plan).

3. Stock file / Spare Copy