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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. L1/5568/2020

Dated: 13.01.2021

To
M/s.Nath Estate and Investments &
Thiru. Vijay Surana,
No.2, Aravamuthu Garden Street,
Egmore, Chennai - 600 008.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Laying out of house sites in the land comprised in S.Nos.107/1B1, 1B2 & 2, 108/2 & 3 and 116/1 part (a pocket of land designated as 'owner use' in the approved layout PPD/LO No.25/2020) of Nedungundram Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit - Development Charge and other charges to be remitted - Advice sent - Reg.

Ref: 1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000074 dated 28.05.2020.
2. This office letter even No. dated 21.07.2020 addressed to the applicant.
3. Applicant letter dated 05.08.2020.
4. This office letter even No. dated 06.08.2020 addressed to the applicant.
5. Applicant letter dated 21.08.2020.
6. This office letter even No. dated 26.08.2020 addressed to the applicant.
7. Applicant letter dated 27.08.2020.
8. This office letter even No. dated 11.12.2020 addressed to the SRO, Tambaram.
9. The Sub-Registrar, Tambaram letter No.13/2021 dated 06.01.2021.
10. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

The proposal received in the reference 1st cited for laying out of house sites in the land comprised in S.Nos.107/1B1, 1B2 & 2, 108/1 & 2 and 116/1 part (a pocket of land designated as 'owner use' in the approved layout PPD/LO No.25/2020) of Nedungundram Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit was examined and the sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 **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.24,000/- (Rupees Twenty Four Thousand only)
ii)	Layout preparation charges	Rs.15,000/- (Rupees Fifteen 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 457 sq.m.)	Rs.33,00,000/- (Rupees Thirty Three Lakhs only)

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 requested to furnish the following particulars:

i. Local Body approved copy of PPD/LO No.25/2020 layout.

6. On compliance / fulfillment of the above, the skeleton plan showing road area and PP-1 & PP-2 sites to be handed over to the Local Body will be sent to you for submission of the Gift Deed executed in Rs.100/- stamp paper in favour of the Kattankolathur Panchayat Union represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as per the prescribed format duly signed by the Donor (s).

Yours faithfully,

o/c ^H 13/1/21 2/2
 for Chief Planner, Layout
 13/01/2021 13/01/2021

Copy to:-

1. The Commissioner
 Kattankolathur Panchayat Union
 Kattankolathur – 603 202
 Chengalpattu District.

2. The Senior Accounts Officer
 Accounts (Main) Division
 CMDA, Chennai – 600 008.