



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. L1/7137/2019

Dated: 8.07.2019

To

M/s.Kalpatharu Constrctions,
Rep. by its Partner Mr.Sunil Kumar Lalwani,
Special Power of Attorney
on behalf of Tmt.Kavitha Peter Ayyavoo,
No.7/493, Velachery Main Road, 1st Floor,
Medavakkam,
Chennai - 600 100.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.No.40/1A3 part of Vengaivasal Village, Tambaram Taluk, Kancheepuram District, St.Thomas Mount 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 CMDA vide APU No.L1/2019/000097 dated 29.04.2019.
 2. This office letter even No. dated 30.05.2019 addressed to the applicant.
 3. Appiicant letter dated 21.06.2019.
 4. This office letter even No. dated 04.07.2019 addressed to the Sub-Registrar, Selaiyur.
 5. The Sub-Registrar, Selaiyur letter No.14 – 36/2019 received on 08.07.2019.

The proposal received in the reference 1st cited for laying out of house sites in S.No.40/1A3 part of Vengaivasal Village, Tambaram Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union limit was examined and layout has been revised 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 **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.19,000/- (Rupees Nineteen Thousand only)
ii)	Layout preparation charges	Rs.12,000/- (Rupees Twelve Thousand only)
iii)	Balance Scrutiny Fee	Rs.1,000/- (Rupees One Thousand only)
vi)	Regularization charges for land	Rs.1,50,000/- (Rupees One Lakh and Fifty Thousand only)



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 385 sq.m.)	Rs.61,20,000/- (Rupees Sixty One Lakhs and Twenty Thousand only)
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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. On compliance / fulfillment of the above payment, the skeleton plan showing road area and Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the St.Thomas Mount Panchayat Union @ Chitlapakkam, Chennai-64 and the balance Public Purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle (South-II), TANGEDCO, K.K.Nagar, Chennai-78.

Yours faithfully,

o/c

11/7/19

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for Senior Planner, MSB/Layout

de
08/07/19

08/07/2019

Copy to:-

1. The Commissioner

St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai – 64.

2. The Senior Accounts Officer

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

