



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
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**Letter No. L1/8163/2020**

**Dated: 2.12.2020**

To

Thiru.Gaurav Bhandari,  
No.46-A, Block,  
3<sup>rd</sup> Avenue,  
Anna Nagar,  
Chennai - 600 102.

Sir,

Sub: CMDA - APU – Layout Division – Laying out of house sites in the land comprised in S.No.242/2B & 3 of Mannivakkam Village, Vandalur Taluk, (previously Chengalpattu Taluk), Chengalpattu District (previously Kancheepuram District), Kattankolathur Panchayat Union limit – Remittance of Development Charge and other charges - Advice sent - Reg.

- Ref: 1. The layout proposal received in CMDA vide APU No.L1/2020/000154 dated 01.09.2020.
2. CE, PWD (WRD), Chennai Region in letter No. DB / T5(3) / I – Inundation / Mannivakkam / II 2019 / M dated 03.04.2019.
3. This office letter even No. dated 14.10.2020 addressed to the Commissioner, Kattankolathur Panchayat Union.
4. This office letter even No. dated 14.10.2020 addressed to the CE, PWD (WRD), Chennai Region.
5. This office letter even No. dated 17.10.2020 addressed to the applicant.
6. The Commissioner, Kattankolathur Panchayat Union in letter Rc. No.1052/2020/A4 dated 02.11.2020.
7. The CE, WRD, PWD, Chennai Region letter No.DB/T5(3)/F-R-Mannivakkam 'A' Village-II/2020/M dated 12.11.2020.
8. This office letter even No. dated 28.11.2020 addressed to the Sub-Registrar, Guduvancheri.
9. The Sub-Registrar, Guduvancheri letter No.298/2020 dated 30.11.2020.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites comprised in S.No.242/2B & 3 of Mannivakkam Village, Vandalur Taluk, (previously Chengalpattu Taluk), Chengalpattu District (previously Kancheepuram District), Kattankolathur Panchayat Union 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 **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 Indus Ind 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.15,000/- (Rupees Fifteen 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) (for 76 sq.m.)	Rs.4,95,000/- (Rupees Four Lakh and Ninety Five Thousand 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 also requested to furnish the following particulars as called for in the reference 5<sup>th</sup> cited:

- i. Copy of Release deed Doc. No.7366/2006, Sale deed Doc. No.11947/2006, 11948/2006, 11949/2006, 4069/2009, 128/2020, 129/2020 & GPoA Doc. No.437/2007 duly Notarized.
- ii. An undertaking in Rs.20/- stamp paper duly notarized for compliance of the conditions stipulated by PWD in their letter dated 03.04.2019.
- iii. Self-declaration Affidavit duly notarized.
- iv. Developer Registration certificate in favour of M/s.Shanthiniketan Ashraya, a Company, represented by its Authorized representative Thiru.Anil Kumar (one of the applicant herein).

6. On compliance / fulfillment of the above payment, 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 Commissioner, Kattankolathur Panchayat Union and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Engineer, Chengalpattu Electricity Distribution Circle or to the Local Body i.e. the Commissioner, Kattankolathur Panchayat Union ~~as per your option~~ as per your choice for taking over of the same through registered Gift Deed.

Yours faithfully,

o/c  
2/12/20  
for Chief Planner, Layout  
&n  
02/12/2020  
02/12/2020 2/2