



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
Web site: www.cmdachennai.gov.in

Letter No. L1/8402/2020

Dated: 29.04.2021

To

M/s.Urban Tree Real Estates LLP,
Partner/Authorized Signatory,
Thiru.Abhinay Mehta
No.86, 6th Floor, Good Shepherd Square,
Kodambakkam High Road,
Nungambakkam,
Chennai - 600 034.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites for the land comprised in S.Nos.669/2A, 671/1, 672, 673/2 & 678/2 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.L1/2020/000159 dated 03.09.2020.
 2. This office letter even No. dated 08.10.2020 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 06.11.2020 addressed to the applicant.
 4. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Kundrathur-B Village-II/2020/M dated 12.11.2020.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. Applicant letter dated 16.12.2020.
 7. Revised skeleton plan received from the applicant dated 03.02.2021.

The proposal received in the reference 1st cited for laying out of house sites comprised in S.Nos.669/2A, 671/1, 672, 673/2 & 678/2 of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and layout plan 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 **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.70,000/- (Rupees Seventy Thousand only)
ii)	Layout preparation charges	Rs.25,000/- (Rupees Twenty Five 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)	DNA (Since OSR area of 1548 sq.m. has been reserved in the layout)

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.

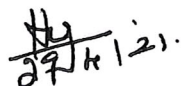

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You are also requested to furnish the following particulars as called for in the reference 3rd cited:

- i. FMB Sketch for the S.No.678 of Kundrathur-B Village duly attested by a Revenue Official not below the rank of Deputy Tahsildar.
- ii. Self-declaration in Rs.20/- stamp paper duly notarised indemnifying CMDA in the form of affidavit to the effect that the applicant will be liable for all future consequences in case of the land falling under land ceiling, land reforms or land acquisition.
- iii. Combined FMB Sketch duly attested by a revenue official not below the rank of Deputy Tahsildar.

6. On compliance / fulfillment of the above, the skeleton plan showing Road space, Park area and PP-1 & 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 Executive Officer, Kundrathur Special Grade Town Panchayat represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as Donee as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

o/c

 for Member Secretary

 28/04/2021

Copy to:-

1. **The Executive Officer,**
 Kundrathur Special Grade Town Panchayat,
 Kundrathur, Chennai – 600 069.

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