



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. L1/10742/2019

Dated: 25.08.2020

To

M/s.Chennai Green Woods Private Limited,
Level 5, Diamond Dune,
No.323, Poonamallee High Road,
Aminjikarai,
Chennai – 600 029.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of the property for the land comprised in S.Nos.65/1, 78/1, 2 4A1 & 5, 80/1B, 3A2 & 4, 81/1A1, 1B1A, 1B2, 1C1, 1C2, 2A1, 2A2 & 2B, 82/3A & 4, 83/2B, 84/3B and 85/1B, 2A, 3B & 6B of Chembarambakkam Village (formerly Priyampattu & Neduncheri Village), Poonamalle Taluk, Thiruvallur District, Thirumazhisai 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. L1/2019/000148 dated 26.06.2019.
2. Applicant letter dated 27.08.2019.
3. This office letter even No. dated 11.10.2019 & 28.11.2019 addressed to the applicant.
4. Applicant letter dated 06.12.2019 & 07.02.2020.
5. This office letter even No. dated 17.02.2020 addressed to the applicant.
6. Applicant letter dated 03.03.2020.
7. This office letter even No. dated 13.03.2020 addressed to the applicant.
8. Applicant letter dated 01.06.2020 enclosing the revised combined FMB sketch for the site under reference.
9. Applicant letter dated 11.06.2020 & 29.07.2020.

The proposal received in the reference 1st cited for laying out of the property in the land comprised in S.Nos.65/1, 78/1, 2 4A1 & 5, 80/1B, 3A2 & 4, 81/1A1, 1B1A, 1B2, 1C1, 1C2, 2A1, 2A2 & 2B, 82/3A & 4, 83/2B, 84/3B and 85/1B, 2A, 3B & 6B of Chembarambakkam Village (formerly Priyampattu & Neduncheri Village), Poonamalle Taluk, Thiruvallur District, Thirumazhisai Town Panchayat limit was examined and layout 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 **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.4,50,000/- (Rupees Four Lakhs and Fifty Thousand only)
ii)	Layout preparation charges	Rs.1,40,000/- (Rupees One Lakh and Forty 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 11323 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. On compliance / fulfillment of the above, the skeleton plan showing the Road space, Park area and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Executive Officer, Thirumazhisai Town Panchayat and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu or to the Local Body concerned i.e. the Executive Officer, Thirumazhisai Town Panchayat as per your choice.

Yours faithfully,

o/c Hg 25/8/20
for Member Secretary 2/2
25/08/2020 25/08/2020

Copy to:-

- 1. The Executive Officer,**
Thirumazhisai Town Panchayat
Thirumazhisai, Chennai – 600 124.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.

