



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/10913/2018

Dated: 29.08.2019

To  
M/s.Newry Clover Properties LLP,  
"Newry Grandeur",  
New No.19, Old No.11,  
B Block, 2<sup>nd</sup> Avenue, Anna Nagar East,  
Chennai - 600 102.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites, Commercial site (2 Nos.), a School site and a Public Purpose site for the property comprised in S.Nos.36/2A, 2B, 2C & 2D, 47/4, 48/2, 50/2A1, 2B1A, 2B2, 3, 4 & 5, 51/1, 2 & 3, 73/2, 74/2, 84/1A1, 1A2, 1A3, 1B, 2 & 3, 85/1A, 1B, 2, 3A1, 3A2, 3A3, 3B, 5 & 6 and 86/1B & 2 of Parivakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union 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.L1/2018/000116 dated 21.06.2018.
  2. This office letter even No. dated 29.08.2018 addressed to the applicant.
  3. Applicant letter dated 10.09.2018.
  4. Applicant letter dated 09.11.2018 enclosing the original copy of the No Objection Certificate issued by the Tahsildar, Poonamallee Taluk in the Ref.R.C.2618/2018/B1 dated 08.11.2018.
  5. This office letter even No. dated 10.12.2018 addressed to the applicant.
  6. The CE, WRD, PWD, Chennai Region letter No.DB/T5(3)I – Parivakkam I – III/2018/M dated 25.02.2019.
  7. Applicant letter dated 23.07.2019, 24.07.2019 & 05.08.2019.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites, Commercial site (2 Nos.), a School site and a Public Purpose site for the property comprised in S.Nos.36/2A, 2B, 2C & 2D, 47/4, 48/2, 50/2A1, 2B1A, 2B2, 3, 4 & 5, 51/1, 2 & 3, 73/2, 74/2, 84/1A1, 1A2, 1A3, 1B, 2 & 3, 85/1A, 1B, 2, 3A1, 3A2, 3A3, 3B, 5 & 6 and 86/1B & 2 of Parivakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit.was examined and layout plan has been prepared to satisfy the Development Regulation requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charge by **Two** Demand Draft 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.2,65,000/- (Rupees Two Lakhs and Sixty Five Thousand only)
ii)	Layout preparation charges	Rs.70,000/- (Rupees Seventy Thousand only)

iii)	Balance Scrutiny Fee	NIL
iv)	Regularization charges for land	Does not arise
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)	Does not arise (Since OSR area of 7039 sq.m 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:

- i. Chitta & Adangal for the site under reference in M/s.Newry Properties Private Limited duly attested by a revenue official.
- ii. FMB Sketch for the S.Nos.50, 85 & 86 of Parivakkam village incorporating all the latest sub-divisions including site under reference incorporating all the latest sub-divisions including 50/2A1, 2A2, 2B1A & 2B1B, 85/3A1, 5 & 6 and 86/1A & 1B covered in the site duly attested by a revenue official not below the rank of Deputy Tahsildar.
- iii. Combined FMB Sketch for Site under reference incorporating the abutting the road on the southern side duly attested by a revenue official not below the rank of Deputy Tahsildar.
- iv. Copy of Sale Deed Document No.477/2006 dated 13.03.2006 in favour of M/s.Newry Properties Private Limited for the land comprised in S.No.85/5 & 6 of Parivakkam village duly attested by a Notary Public.
- v. A Tabular statement showing the S.Nos. covered in the site under reference and road portion, its extent as per document and patta, name of the present land owner, the document No. in which the present land owner inherited the property etc. duly signed by the applicant and licensed surveyor.
- vi. An Declaration in Rs.20/- Stamp paper undertake to obtain the specification & other hydraulic particulars pertaining to the proposed culvert to be constructed across the said channel from the Competent Authority before commencing the development in the site under reference.

6. On compliance / fulfillment of the above payments and receipt of above particulars, the skeleton plan showing road space and park area to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union.

Yours faithfully,

for Member-Secretary

**Copy to:-**

1. **The Commissioner,**  
Poonamallee Panchayat Union  
Poonamallee, Chennai – 600 056.
2. **The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.

O/C

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