



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.L1/11212/2020

Dated: 20.01.2021

To
M/s.Centwin Estates & Industries Pvt. Ltd.
Rep. by its Managing Partner Tmt.Sailaja,
New No.14, Old No.4, 10th Street,
Nandanam Extension,
Chennai – 600 035.

Sir,

Sub: CMDA - APU – Layout Division – Proposal of Re-designation of School site into Residential site for construction of Non High Rise Building lies in approved layout sanctioned vide PPD/LO.No.123/88 comprised in S.No.405/8A5B2 of Okkiyamthoraiykkam Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit – Development Charge and other charges to be remitted – Demand sent - Reg.

Ref: 1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000219 dated 22.10.2020.
2. Layout of house sites approved vide PPD/LO.No.123/1988 in letter No.D1/280/1985 dated 21.07.1988.
3. The Govt. Order in G.O.(3D) No.26 H & UD (UD-V) Department dated 19.01.2016.
4. Applicant letter dated 05.12.2020.
5. This office letter even No. dated 06.01.2021 addressed to the applicant.
6. Applicant letter dated 18.01.2021 & 19.01.2021.

The proposal received in the reference 1st cited for proposed Re-designation of School site into Residential site for construction of Non High Rise Building lies in approved layout sanctioned vide PPD/LO.No.123/88 comprised in S.No.405/8A5B2 of Okkiyamthoraiykkam Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit was examined and the re-designation sketch 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** 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.10,000/- (Rupees Ten Thousand only)
ii)	Layout Preparation Charges	Rs.2,000/- (Rupees Two 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
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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. You are requested to furnish the Developer Registration certificate in favour of M/s.Centwin Estates & Industries Pvt. Ltd. Represented by its Managing Partner Tmt.Sailaja.

6. On compliance / fulfillment of the above payments and receipt of above particulars, the final approved re-designation plans will be sent to the Commissioner, Greater Chennai Corporation.

Yours faithfully,

o/c

20/1/21

for **Chief Planner, Layout**

2/2

&
20/01/2021

Copy to:-

1. The Commissioner

Greater Chennai Corporation,
Rippon Building,
Chennai – 600 003.

2. The Senior Accounts Officer

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