



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. L1/11309/2020

Dated: 19.03.2021

To
Tvl.T.M.S.Kamal Abdul Kadar & 2 Others,
No.46, New No.4, Model School Road,
Thousand Lights,
Chennai - 600 006.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in the property bearing Door No.10/226, Arivalayam Street & Anjaneyar Koil Street, Vengaivasal, Chennai – 73 comprised in S.Nos.249/2, 258/2B1, 2B2 & 3 and 259 of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit - Development Charge and other charges to be remitted – Advice sent - Reg.

Ref:

1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000225 dated 24.10.2020.
2. This office letter even No. dated 06.11.2020 addressed to the applicant.
3. Applicant letter dated 24.11.2020.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

The proposal received in the reference 1st cited for laying out of house sites in the property bearing Door No.10/226, Arivalayam Street & Anjaneyar Koil Street, Vengaivasal, Chennai – 73 comprised in S.Nos.249/2, 258/2B1, 2B2 & 3 and 259 of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit was examined and the layout plan 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** 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.58,000/- (Rupees Fifty Eight Thousand only)
ii)	Layout preparation charges	Rs.30,000/- (Rupees Thirty 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 1335 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 PP-1 & PP-2 site 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 St.Thomas Mount Panchayat Union 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
19/3/21
for Member Secretary 2/2
18/03/2021
18/03/2021

Copy to:-

- 1. The Commissioner**
St.Thomas Mount Panchayat Union
@ Chitklapakkam, Chennai – 64.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.