



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
Web site: www.cmdachennai.gov.in

Letter No. L1/11388/2020

Dated: 20.04.2021

To
M/s.Romaa Housing,
rep. by its Director Thiru.R.Antony Francis,
AGR Towers, 1/107, Poonamallee High Road,
Nerkundram, Chennai - 600 107.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of Public Purpose Plot site into 12 plots with continuing Nos.111 to 120 and Re-designation of part of convenience shop site for provision of 1% of Public Purpose site lying in CMDA Approved Layout PPD/LO No.82/2018 dated 12.12.2018 comprised in S.No.264 part & 267 part of Parivakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Development Charge and other charges to be remitted – Advice sent - Reg.

Ref:

1. Layout of house sites approved vide PPD/LO No.82/2018 in letter No.L1/8541/2018-1 dated 12.12.2018.
2. Planning Permission Application for sub-division of house sites received vide APU No.L1/2020/000228 dated 27.10.2020.
3. Applicant letter dated 02.12.2020 enclosing revised sub-division plan.
4. This office letter even No. dated 16.12.2020 addressed to the applicant.
5. Applicant letter dated 25.02.2021 enclosing revised layout plan.
6. Applicant letter dated 25.03.2021 enclosing revised layout plan.
7. Applicant letter dated 25.03.2021 received on 29.03.2021.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

The proposal received in the reference 1st cited and the revised plan received in the reference 6th cited for laying out of Public Purpose Plot site into 12 No. of plots with continuing Nos.111 to 120 and Re-designation of part of convenience shop site for provision of 1% of Public Purpose site lying in CMDA Approved Layout PPD/LO No.82/2018 dated 12.12.2018 comprised in S.No.264 part & 267 part of Parivakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee 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 charge by a 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	Does not arise since the site under reference lies in an approved layout sanctioned by CMDA vide PPD/LO No.82/2018 dated 12.12.2018.
ii)	Layout preparation charges	Rs.6,000/- (Rupees Six Thousand only)
iii)	Balance Scrutiny Fee	NIL
vi)	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)	Does not arise

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 required particulars as called for in the reference 4th cited.

6. On compliance / fulfillment of the above, the skeleton plan showing PP-1 & 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 Commissioner, Poonamallee Panchayat Union represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

o/c
 20/4/21
 for Chief Planner, Layout 2/2
 &
 19/04/2021
 19/04/2021

Copy to:-

- 1. The Commissioner**
 Poonamallee Panchayat Union
 Poonamallee, Chennai – 56.
- 2. The Senior Accounts Officer**
 Accounts (Main) Division
 CMDA, Chennai – 600 008.