



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/11587/2020**

**Dated: 16.02.2021**

To  
Thiru.Dileep Bhandari & Thiru.Rohit Bhandari,  
No.73, Mahatma Gandhi Road,  
Nungambakkam,  
Chennai - 600 034.

**Sir/Madam,**

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.No.147/1A, 147/1B, 147/2A & 147/2B of Arasankazhani 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.L1/2020/000231 dated 31.10.2020.  
2. This office letter even No. dated 13.11.2020 addressed to the applicant.  
3. Applicant letter dated 28.11.2020 & 04.12.2020.  
4. This office letter even No. dated 08.12.2020.  
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

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17/12/21  
DISPATCHED

The proposal with received layout plan received in the reference 1<sup>st</sup> & 4<sup>th</sup> cited for laying out of house sites in S.No.147/1A, 147/1B, 147/2A & 147/2B of Arasankazhani Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit was examined and layout has been revised 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~~ <sup>three</sup> 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.15,000/- (Rupees Fifteen Thousand only)
ii)	Layout preparation charges	Rs.10,000/- (Rupees Ten Thousand only)
iii)	Balance Scrutiny Fee	Nil
vi)	Regularization charges for land	<del>NA</del> Rs. <del>800</del> /- (Rupees Eight Thousand only)
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 the plottable area is less than 3000 sq.m.)

5

1,20,000/- one lakh and twenty

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.

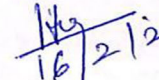

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You are also requested to furnish the following particulars as called for in the reference 5<sup>th</sup> cited:

- i. Adangal for the site under reference in favour of present land owners duly attested by a revenue official.

6. On compliance / fulfillment of the above, the skeleton plan showing road area and PP-1 & 2 sites 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, St.Thomas Mount Panchayat Union @ Chitlapakkam, Chennai-64 represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

o/c   
16/2/21  
for Chief Planner, Layout  
&  
16/02/2021   
16/02/2021

**Copy to:-**

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