



**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. L1/11590/2020

Dated: 22.12.2020

To

Thiru.Sunil Bhandari & Tmt.Swetha 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.145 part, 146/1, 2, 3 & 4 of Arasankazhani Village, Tambaram Taluk, <sup>Chengalpattu</sup> Kancheepuram 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.L1/2020/000232 dated 31.10.2020.
  2. This office letter even No. dated 17.11.2020.
  3. Applicant letter dated 28.11.2020.
  4. Applicant letter dated 04.12.2020 enclosing revised layout plan.
  5. This office letter even No. dated 07.12.2020 addressed to the applicant.

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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.145 part, 146/1, 2, 3 & 4 of Arasankazhani Village, Tambaram Taluk, <sup>Chengalpattu</sup> Kancheepuram 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 **four** 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.29,000/- (Rupees Twenty Nine Thousand only)
ii)	Layout preparation charges	Rs.25,000/- (Rupees Twenty Five Thousand only)
iii)	Balance Scrutiny Fee	Nil
vi)	Regularization charges for land	Rs.60,000/- (Rupees <sup>Sixty</sup> Thirty 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) (for 235 sq.m. of area)	Rs.24,50,000/- (Rupees Twenty Four Lakhs and Fifty Thousand only)
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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 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.
- ii. Self-Declaration in Rs.20/- stamp paper duly notarized indemnifying CMDA in the form of affidavit as per the prescribed format

6. On compliance / fulfillment of the above payment, the skeleton plan showing road area and Public Purpose site-1 (0.5% area) to be handed over to the Local Body will be sent to the St.Thomas Mount Panchayat Union @ Chitlapakkam, Chennai-64 and the Public Purpose site-2 (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle (South-II), TANGEDCO, K.K.Nagar, Chennai-78 or to the Local Body i.e. Commissioner, St.Thomas Mount Panchayat Union @ Chitlapakkam, Chennai-64 as per your choice.

Yours faithfully,

o/c  
 22/12/20  
 for Chief Planner, Layout  
 &  
 22/12/2020  
 22/12/2020  
 2/2

**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.