



**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)

Dated: 11.06.2020

Letter No.L1/1182/2020

To

M/s.VGN Homes Pvt. Ltd.,  
GPA on behalf of M/s. Shivani Constructions &  
Thiru.V.N.Devadoss.  
No.333, Poonamallee High Road,  
Aminjikarai, Chennai – 600 029.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.No.85/1A1 & 1A2 of Melpakkam village, Ponnammallee Taluk, Thiruvallur District, Ponnammallee Panchayat Union limit - Remittance of applicable charges – Demand sent – Reg.

- Ref: 1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000016 dated 23.01.2020.  
2. This office letter even No. dated 20.03.2020 addressed to the CE, PWD, WRD, -Chennai Region.  
3. This office letter even No. dated 05.06.2020 addressed to the Sub-Registrar, Kundrathur.  
4. The Sub-Registrar, Kundrathur letter No.01/2020 dated 09.06.2020.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in the land comprised in S.No.85/1A1 & 1A2 of Melpakkam village, Ponnammallee Taluk, Thiruvallur District, Ponnammallee Panchayat Union limit was examined and sub-division 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 **three** 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.6,000/- (Rupees Six Thousand only)
iii)	Balance Scrutiny Fee	NIL
v)	Regularization charges for land	-NA-
vi)	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 83 sq.m.)	Rs.13,45,000/- (Rupees Thirteen Lakhs and Forty Five Thousand only)



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 remarks on inundation point of view for the site under reference obtained from PWD, as called for in the reference 2<sup>nd</sup> cited.

6. On compliance / fulfillment of the above payment, the skeleton plan showing road area and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Engineer, CEDC (west), TANGEDCO, Thirumangalam, Chennai-40 or to the Local Body i.e. Commissioner, Poonamallee Panchayat Union as per your choice.

Yours faithfully,

o/c

for Chief Planner, Layout

**Copy to:-**

- 1. The Commissioner**  
Poonamallee Panchayat Union,  
Poonamallee,  
Chennai – 600 056.
- 2. The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.

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