



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. L1/5729/2019

Dated: .12.2020

To

Thiru.B.Tharun Vikash,
No.14, Vaithee Nagar,
Poonamallee,
Chennai - 600 056.

Sir,

Sub: CMDA - APU - Layout Division - Laying of house sites for the land comprised in S.No.148/1 & 149/1C (Old S.No.149/2) of Karunakaracheri Village, Avadi Taluk, Thiruvallur District, Poonamallee 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.L1/2020/000234 dated 02.11.2020.
 2. This office letter even No. dated 17.05.2020 addressed to the applicant.
 3. Applicant letter dated 05.12.2020 addressed to the applicant.

4. G.O. Ms. No. 181, Housing and Urban Development

The proposal received in the reference 1st cited for laying out of house sites for the land comprised in S.No.148/1 & 149/1C (Old S.No.149/2) of Karunakaracheri Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout has been prepared to satisfy the Development Regulation 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.55,000/- (Rupees Fifty Five Thousand only)
ii)	Layout preparation charges	Rs.12,000/- (Rupees Twelve Thousand only)
iii)	Balance Scrutiny Fee	Rs.3,000/- (Rupees Three Thousand Only)
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 the plottable area is less than 3000 sq.m.)

2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred**

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 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 Superintendent Engineer, Chennai Electricity Distribution Circle (West), TANGEDCO, Thirumangalam, Anna Nagar, Chennai-40 or to the Local Body i.e. the Commissioner, Poonamallee Panchayat Union, as per your choice for taking over of the same through registered Gift Deed.

5. On compliance / fulfillment of the above payment, the skeleton plan showing the road area and PP-1&2 sites to be handed over to the Local Body will be sent to you for submission of the

Copy to:-

1. The Commissioner

Poonamallee Panchayat Union,
Poonamallee, Chennai - 56.

2. The Senior Accounts Officer

Accounts (Main) Division
CMDA, Chennai - 600 008.

Gift Deed executed in Rs. 100/- stamp paper in favour of the Commissioner, Poonamallee Panchayat Union rep. by the Member-Secretary, CMDA as per the prescribed format duly signed by the donor.

Yours faithfully,

o/c
29/12/2020
for Chief Planner, Layout 2/2
29/12/2020