



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
Web site: www.cmdachennai.gov.in

Letter No. L1/12157/2020

Dated: 20.04.2021

To

M/s.VGN Homes Private Limited,
represented by its Director Thiru.B.R.Nandakumar,
GPA on behalf of Thiru.V.N.Devadoss,
No.333, Poonamallee High Road,
Aminjikarai, Chennai - 600 029.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Laying out of house sites in the land comprised in S.Nos.158/1 part, 158/2, 159 part & 162 part of Thiruneermalai Village, Pallavaram Taluk, Chengalpattu District, Thiruneermalai Town Panchayat limit - Development Charge and other charges to be remitted - Supplementary Advice sent - Reg.
- Ref: 1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000253 dated 12.11.2020.
2. This office letter even No. dated 24.11.2020 addressed to the C.E., PWD, WRD, Chennai Region.
3. Applicant letter dated 05.12.2020.
4. This office letter even No. dated 17.02.2021 addressed to the applicant.
5. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Thiruneermalai Village-II/2021/M dated 22.01.2021.
6. Applicant letter dated 26.02.2021.
7. Applicant letter dated 08.03.2021 enclosing revised layout plan.
8. Applicant letter dated 22.03.2021.
9. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
10. This office DC Advice letter even No. dated 26.03.2021 addressed to the applicant.
11. Applicant letter dated 30.03.2021 (received on 01.04.2021) enclosing the receipt for payments.
12. Applicant letter dated 05.04.2021 enclosing revised layout plan.

The proposal received in the reference 1st cited and revised layout plan received in the reference 12th cited for laying out of house sites in the land comprised in S.Nos.158/1 part, 158/2, 159 part & 162 part of Thiruneermalai Village, Pallavaram Taluk, Chengalpattu District, Thiruneermalai Town Panchayat limit was examined and the revised 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 charges by **Two** 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	Nil
ii)	Layout preparation charges	Rs.2,000/- (Rupees Two Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Nil
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 525 sq.m.)	Rs.22,80,000/- (Rupees Twenty Two Lakhs and Eighty Thousand only)

2. 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.

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

4. On compliance / fulfillment of the above, the skeleton plan showing the Road space, Park area and PP-1 & PP-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 Thiruneermalai Town Panchayat represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as Donee, as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

o/c

20/4/21

for Chief Planner, Layout

20/04/2021

20/04/2021

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Copy to:-

- 1. The Executive Officer**
Thiruneermalai Town Panchayat,
Thiruneermalai, Chennai – 44.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.