



**Letter No. L1/12323/2017**

**Dated: 5.05.2021**

To

Thiru.K.K.Santharaman,  
No.309, Bay City Centre,  
2<sup>nd</sup> Floor, Poonamallee High Road,  
Kilpauk, Chennai – 600 010.

**Sir,**

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Sub-division of house sites for the land comprised in S.No.80/1B1, 1B2, 2A, 2B, 3A, 3B, 4B2A & 5B1 of Perumalagaram Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit – Remittance of Development Charge and other charges - Advice sent - Reg.
- Ref: 1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2017/000599, dated 28.08.2017.  
2. This office letter even No. dated 18.09.2017 addressed to the CE, PWD, WRD, Chennai Region, Chepauk, Chennai - 05.  
3. Applicant letter dated 16.10.2017 & 26.10.2017.  
4. This office letter even No. dated 30.11.2017 addressed to the applicant.  
5. Applicant letter dated 27.12.2017 enclosing the certificate issued by the Zonal Deputy Tahsildar, Maduravoyal vide L.Dis.2883/2017/B1 dated 08.12.2017.  
6. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Perumalagaram-I/2018/M dated 18.01.2018.  
7. Applicant letter dated 30.01.2018.  
8. This office letter even No. dated 08.02.2018 addressed to the Commissioner, Thiruverkadu Municipality and reminder sent on 05.04.2018.  
9. Applicant letter dated 27.11.2018 enclosing revised plan as sub-division of the property in to 2 No. of plots.  
10. Applicant letter dated 11.12.2018 & 22.01.2019.  
11. Applicant letter dated 11.04.2019, 10.09.2019 & 28.11.2019.  
12. Authority Resolution in A.R.No.6/2021 dated 26.02.2021.

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The proposal received in the reference 1<sup>st</sup> cited and revised plan received in the reference 9<sup>th</sup> cited for sub-division of the site in to 2 No. of plots for residential use comprised in S.No.80/1B1, 1B2, 2A, 2B, 3A, 3B, 4B2A & 5B1 of Perumalagaram Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit was examined and the sub-division plan 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

Indus Ind 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.40,000/- (Rupees Forty Thousand only)
ii)	Sub-division preparation charges	Rs.1,000/- (Rupees One Thousand only)
iii)	Balance Scrutiny Fee	NIL
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) (for 571 sq.m)	Rs.1,03,00,000/- (Rupees One Crore and Three Lakhs 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 following:

- Professional Registration Certificate in favour of Thiru.A.Agalangan, Licensed Surveyor who has signed the sub-division proposal.
- Developer Registration Certificate in favour of Thiru.K.K.Santharaman, the applicant herein.

6. On compliance / fulfillment of the above payments and receipt of the above particulars, the approved sub-division plan will be sent to the Commissioner, Thiruverkadu Municipality for sanctioning of the sub-division.

Yours faithfully,

o/c  
for Member Secretary

04/05/2021  
154/05/2021

**Copy to:-**

- 1. The Commissioner**  
Thiruverkadu Municipality,  
Thiruverkadu,  
Chennai – 600 077
- 2. The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.