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**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/12508/2020**

**Dated: 5.02.2021**

To

Thiru.R.Krishnan,  
"Ritus Brindavan"  
New No.13, Old No.15, 1<sup>st</sup> Street,  
Jeevarathinam Nagar,  
Adyar, Chennai – 600 020.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites for the land comprised in S.No.53/3A, 4A & 5A of Pandeswaram Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref: 1. PPA for laying out of house sites received in APU No. L1/2020/000260 dated 19.11.2020.  
2. This office letter even No. dated 28.12.2020 addressed to the applicant.  
3. Applicant letter dated 04.01.2021 & 12.01.2021.  
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites comprised in S.No.53/3A, 4A & 5A of Pandeswaram Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit was examined and layout 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 **two** 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.17,000/- (Rupees Seventeen Thousand only)
ii)	Layout preparation charges	Rs.10,000/- (Rupees Ten 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)	(since the extent of the site is less than 3000 sq.m.)
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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. On compliance / fulfillment of the above, the skeleton plan showing road area and PP-1 & 2 sites 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 Commissioner, Villivakkam Panchayat Union 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

5/2/21

for Chief Planner, Layout

2/2

05/02/2021

05/02/2021

**Copy to:-**

1. **The Commissioner,**  
Villivakkam Panchayat Union @ Ambathur,  
Chennai – 600 053.

2. **The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.