



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
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Web site: www.cmdachennai.gov.in

Letter No. L1/12557/2020

Dated: 20.01.2021

M/s.Kaaviya Constructions & Developers Pvt. Ltd.,
No.3, MGR Salai, Nehru Nagar,
Saligramam (Kaaviya Garden Building),
Chennai – 600 093.

Sir,

Sub: CMDA - APU – Layout Division – Laying out of house sites in the land comprised in S.No.389/3 of Thirumanam Village (Voyalanallur-B Village as per Patta), Ponnammallee Taluk, Thiruvallur District, Poonammallee 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.L1/2020/000263 dated 20.11.2020.
 2. This office letter even No. dated 22.12.2020 addressed to the applicant.
 3. Applicant letter dated 24.12.2020.
 4. This office letter even No. dated 11.01.2021 addressed to the Sub-Registrar, Poonammallee.
 5. The Sub-Registrar, Poonammallee letter No.22/2021 dated 18.01.2021

The proposal received in the reference 1st cited for laying out of house sites in S.No.389/3 of Thirumanam Village (Voyalanallur-B Village as per Patta), Ponnammallee Taluk, Thiruvallur District, Poonammallee Panchayat Union limit was examined and layout 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.20,000/- (Rupees Twenty Thousand only)
ii)	Layout preparation charges	Rs. 15,000/- (Rupees Fifteen 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	Rs.1,36,000/- (Rupees One Lakh Thirty Six Thousand only)

	over) (for 92 sq.m. of Area)	
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2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day.**

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 space 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, Chennai-40 or to the Local Body i.e. Commissioner, Poonamallee Panchayat Union as per your choice.

Yours faithfully,

o/c *20/1/21*
for Chief Planner; Layout *2/2*
19/01/2021

Copy to:-

1. The Commissioner

Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

2. The Senior Accounts Officer

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