



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. L1/12559/2020

Dated: 28/12.2020

To

Thiru.S.Jawahar,
GPA on behalf of Tvl.K.S.Ravichandran & 4 others,
No.201, Trunk Road,
Poonamallee, Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in the land comprised in S.Nos.20/1 & 2A and 45/2A & 8 of Agarammel Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000265 dated 21.11.2020.
 2. This office letter even No. dated 09.12.2020 addressed to the applicant.
 3. Applicant letter dated 16.12.2020.

The proposal received in the reference cited for laying out of house sites in the land comprised in S.Nos.20/1 & 2A and 45/2A & 8 of Agarammel Village, Poonamallee Taluk, Thiruvallur District, Poonamallee 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 **three** 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.

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|------|--|--|
| i) | Development charges for land under Sec.59 of T&CP Act 1971 | Rs.25,000/- (Rupees Twenty Five Thousand only) |
| ii) | Layout preparation charges | Rs.15,000/- (Rupees Fifteen Thousand only) |
| iii) | Balance Scrutiny Fee | NIL |
| v) | Regularization charges for land | NA |
| vi) | 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 272 sq.m.) | Rs.9,85,000/- (Rupees Nine Lakh and Eighty Five Thousand 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 particulars as called for in the reference 2nd cited:

- i. Self declaration in Rs.20/- stamp paper duly notarized indemnifying CMDA in the form of affidavit to the effect that the applicant will be liable for all future consequences in case of the land falling under land ceiling, land reforms or land acquisition.
- ii. As per Patta furnished the sub-division is 20/2A which is also mentioned in the FMB sketch for the S.No.20 of Agaram Mel Village duly attested by the Tahsildar, Poonamallee furnished. However, as per FMB sketch available in the Govt. web-site, it is 20/2A1. This discrepancy is to be rectified.

6. 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, Anna Nagar @ Thirumangalam, 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.

Yours faithfully,

o/c

Hy
28/12/20

for Chief Planner, Layout

28/12/2020

28/12/2020

Copy to:-

1. The Commissioner,
Poonamallee Panchayat Union
Poonamallee,
Chennai – 600 056

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

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