



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. L1/12613/2020

Dated: 18/01/2021

To
Thiru.G.Adhishesann,
"Parsn" New No.129, Old No.56,
Luz Church Road,
Mylapore, Chennai – 600 004.

Sir,

Sub: CMDA - APU – Layout Division – Laying out of the property comprised in S.No.363/2A1 of Vengaivasal Village covered in an approved Group Development of 2 Blocks of Residential MSB sanctioned by CMDA together with a piece of adjoining vacant land lies in S.No.363/1 part of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit – Development Charge and other charges to be remitted – Advice sent - Reg.

- Ref:
1. Planning Permission for proposed construction of Group Development of Residential MSB – 2 Blocks approved by CMDA vide PP No.C/PP/MSB-IT/15 (A to F) /2013 dated 12.03.2013.
 2. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000266 dated 23.11.2020.
 3. This office letter even No. dated 28.12.2020.
 4. Applicant letter dated 04.01.2021.
 5. This office letter even No. dated 11.01.2021.
 6. Applicant letter dated 11.01.2021.

The proposal received in the reference 1st cited for Laying out of the property comprised in S.No.363/2A1 of Vengaivasal Village covered in an approved Group Development of 2 Blocks of Residential MSB sanctioned by CMDA together with a piece of adjoining vacant land lies in S.No.363/1 part of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit was examined and layout 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 **four** Demand Draft 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.12,000 (Rupees ^{Twelve} Eleven Thousand only)
ii)	Layout preparation charges	Rs.9,000/- (Rupees Nine Thousand only)
iii)	Balance Scrutiny Fee	Nil
vi)	Regularization charges for land	Rs.76,000/- (Rupees Seventy Six Thousand only)



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)	Rs.17,00,000/- (Rupees Seventeen Lakh only)
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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 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, St. Thomas Mount 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, (South-II), TANGEDCO, K.K.Nagar, Chennai-600 078 (or) to the Local Body i.e. the Commissioner, St. Thomas Mount Panchayat Union, as per your choice for taking over of the same through registered Gift Deed.

Yours faithfully,

o/c

18/1/21

for Chief Planner, Layout *2/2*

18/01/2021

Copy to:-

- 1. The Commissioner,**
St.Thomas Mount Panchayat Union,
@ Chittalapakkam,
Chennai - 600064.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.

