



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

Letter No. L1/12787/2019

Dated: 10.10.2019

To

M/s.Urban Tree Housing Projects LLP, GPA,
6th Floor, Good Shepherd Square,
No.86, Kodambakkam High Road,
Nungambakkam,
Chennai-600 034.

Sir,

Sub: CMDA - Area Plans Unit - Laying out of house site in S.No.568/3 of Annambedu Village (Hamlet of Thiruniravur-B Village), Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Remittance of Development Charge and other charges - Advice sent - Reg.

- Ref:
1. PPA for laying out of house sites received in CMDA vide Ref. APU No.L1/2019/000174 dated 30.07.2019.
 2. This office letter even No. dated 07.08.2019 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 04.09.2019 addressed to the Applicant.
 4. Applicant letter dated 13.09.2019 enclosing receipt for payment of scrutiny fee.
 5. This office letter even No. dated 27.09.2019 addressed to the Sub-Registrar, Avadi.
 6. The Sub-Registrar, Avadi letter No.930(1)/2019 dated 23.09.2019 received on 04.10.2019.

The proposal received in the reference 1st cited for laying out of house sites in S.No.568/3 of Annambedu Village (Hamlet of Thiruniravur-B Village), Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout has been prepared to satisfy the Tamil Nādu 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.30,000/- (Rupees Thirty Thousand only)
ii)	Layout preparation charges	Rs.23,000/- (Rupees Twenty Three 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 682 sq.m.)	Rs.9,12,000/- (Rupees Nine Lakhs and Twelve 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 Remarks / NOC obtained from PWD for the construction of culverts across the channel and also to offer remarks on inundation point of view for the site under reference, as called for in the reference 2nd cited.

6. On compliance / fulfillment of the above, the skeleton plan showing road area and Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union and the balance Public Purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu - 603 001.

Yours faithfully,

o/c
10/10/19
for Member-Secretary

&
09/10/19
09/10/2019 2/2

Copy to:-

- 1. The Commissioner,**
Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.

