



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. L1/12796/2020

Dated: 26.02.2021

To

Thiru.P.Ananda Rao & Others,
No.65A, Halls Road,
Kilpauk,
Chennai - 600 010.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Sub-division of house sites in Old S.Nos.351/5 & 352/54 part, Present T.S.Nos.29, Ward-B, Block No.8 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District, Pallavaram Municipal 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 CMDA vide APU No.L1/2020/000273 dated 27.11.2020.
 2. This office letter even No. dated 07.01.2021 addressed to the applicant.
 3. Applicant letter dated 10.01.2021 received on 11.01.2021.
 4. Applicant letter dated 25.02.2021. 22.01.2021 & 25.02.2021
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

The proposal received in the reference 1st cited for sub-division of house sites in Old S.Nos.351/5 & 352/54 part, Present T.S.Nos.29, Ward-B, Block No.8 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District, Pallavaram Municipal limit was examined and the sub-division plan 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 **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.13,000/- (Rupees Thirteen Thousand only)
ii)	Layout preparation charges	Rs.2,000/- (Rupees Two Thousand only)
iii)	Balance Scrutiny Fee	NIL
vi)	Regularization charges for land	Rs.1,30,000/- (Rupees One Lakh and Thirty 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)	Does not arise (Since the extent of the site is less than 3000sq.m.)
----	--	---

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 requested to furnish the following particulars:

- Developer Registration Certificate in favour of all the present owners of the site under reference.
- Form-A & Self Declaration Affidavit duly signed by all the present owners of the site under reference.

6. On compliance / fulfillment of the above, the skeleton plan showing road area 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 Pallavaram Municipality represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

o/c
for Chief Planner, Layout
26/2/21
26/02/2021
26/02/2024
2/2

Copy to:-

1. The Commissioner

Pallavaram Municipality
Pallavaram, Chennai – 43.

2. The Senior Accounts Officer

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