



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/13090/2020**

**Dated: 2.07.2021**

To  
Tvl..S.Sunil Kumar & 2 others,  
No.309, P.H.Road,  
Chetpet,  
Chennai – 600 031.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of out of house sites in the land comprised in S.Nos.306/2, 308/2A & 2B and 313 of Ayanambakkam Village, Poonamallee Taluk, Tiruvallur District, Thiruverkadu 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 APU No.L1/2020/000276 dated 02.12.2020.  
2. This office letter even No. dated 08.01.2021 addressed to the Commissioner, Thiruverkadu Municipality.  
3. The Commissioner, Thiruverkadu Municipality letter Rc. No.96/2020/F1 dated 21.01.2021.  
4. This office letter even No. dated 10.02.2021 addressed to the applicant.  
5. The Commissioner, Thiruverkadu Municipality letter Rc. No.96/2020/F1 dated 23.02.2021.  
6. This office reminder letter even No. dated 26.02.2021 addressed to the applicant.  
7. Applicant letter dated 12.03.2021.  
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in the land comprised in S.Nos.306/2, 308/2A & 2B and 313 of Ayanambakkam Village, Poonamallee Taluk, Tiruvallur District, Thiruverkadu Municipal Limit was examined and the layout 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.60,000/- (Rupees Sixty Thousand only)
ii)	Layout preparation charges	Rs.18,000/- (Rupees Eighteen Thousand only)



iii)	Balance Scrutiny Fee	Rs.500/- (Rupees Five Hundred only)
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)	Nil (OSR area of 960 sq.m. has been reserved in the layout)

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 chitta & adangal for the S.No.308/2A (Patta No.4933) of Ayanambakkam Village in favour of the present owner Thiru.Sunil Kumar duly attested by a Revenue Official.

6. On compliance / fulfillment of the above, the skeleton plan showing the Road space, Park area and PP-1 & PP-2 sites 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 Thiruverkadu Municipality represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as Donee, as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

d/c  
for Member Secretary  
01/07/2021  
01/07/2021  
2/2

**Copy to:-**

- 1. The Commissioner**  
Thiruverkadu Municipality,  
Thiruverkadu, Chennai – 77.
- 2. The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.