



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. L1/132/2020

Dated: 20.03.2020

To
Thiru.M.S.Sriramulu & Another,
No.A 109 / A 46, First Floor,
3rd Avenue, Anna Nagar East,
Chennai – 600 102.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in Old S.Nos.189 part, 193 part & 194 part, Present T.S.Nos.3/1, 28/1, 29/2, 40/2, 43/1 & 3 and 44/3, Ward-A, Block No.9 of Mittanamalli Village, Avadi Taluk, Thiruvallur District, Avadi Municipal Corporation limit – Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000001 dated 01.01.2020.
 2. This office letter even No. dated 09.12.2019 addressed to the CE, WRD, PWD, Chennai region.
 3. The CE, WRD, PWD, Chennai Region letter No. DB/T5(3)/I - Mittanamallee Village - II/2020/M dated 03.02.2020.
 4. This office letter even No. dated 27.02.2020 addressed to the applicant.
 5. Applicant letter dated 03.03.2020.
 6. This office letter even No. dated 17.03.2020 addressed to the SRO, Avadi.
 7. Sub-Registrar, Avadi letter No.321/2020 dated 18.03.2020 enclosing the GLV of the site.
 8. Applicant letter dated 19.03.2020.

The proposal received in the reference 1st cited for laying out of house sites in Old S.Nos.189 part, 193 part & 194 part, Present T.S.Nos.3/1, 28/1, 29/2, 40/2, 43/1 & 3 and 44/3, Ward-A, Block No.9 of Mittanamalli Village, Avadi Taluk, Thiruvallur District, Avadi Municipal Corporation limit was examined and ^{layout} sub-division 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 **four** 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.35,000/- (Rupees Thirty Five Thousand only)
ii)	Layout preparation charges	Rs.20,000/- (Rupees Twenty Thousand only)



iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Rs.7,60,000/- (Rupees Seven Lakhs and Sixty 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) (for 518 sq.mtr. of area)	Rs.22,50,000/- (Rupees Twenty Two Lakhs and Fifty 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 copy of Gift settlement Deed Doc. No.11137/2019 duly attested by a Notary Public (6th page missing in the said Doc.), as called for in the reference 4th cited.

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, Avadi Municipal Corporation 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, Chennai-40 or to the Local Body i.e. Commissioner, Avadi Municipal Corporation as per your choice.

Yours faithfully,

o/c

for Chief Planner, Layout

20/03/2020

20/3/20

25/03/2020

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Copy to:-

1. The Commissioner,
Avadi City Municipal Corporation,
N.M. Road
Avadi, Chennai - 54.

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