



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. L1/13593/2020

Dated: 22.01.2021

To
 M/s.Nemi Estates,
 Rep. by Managing Director Thiru.M.Vijay Surana,
 No.2, Aravamuthu Garden Street,
 Egmore, Chennai – 600 008.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of Public Purpose Plot Nos.I, II & III into house sites lying in an approved Layout sanctioned by CMDA vide PPD/LO.No.120/2019 dated 01.11.2019 comprised in S.Nos.30/1B part, 30/3 part & 31 part of Nemam–B Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit - Development Charge and other charges to be remitted – Advice sent - Reg.

Ref:

1. Layout of house sites approved vide PPD/LO.No.120/2019 letter No.L1/8700/2017 Dated 01.11.2019
2. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000288 dated 14.12.2020.
3. This office letter even No. dated 06.01.2021 addressed to the applicant.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

8/21/1/21
DISPATCHED

The proposal received in the reference 1st cited for laying out of Public Purpose Plot Nos.I, II & III into house sites lying in an approved Layout sanctioned by CMDA vide PPD/LO.No.120/2019 dated 01.11.2019 comprised in S.Nos.30/1B part, 30/3 part & 31 part of Nemam–B Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union 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 a 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	Does not arise
ii)	Layout preparation charges	Rs.9,000/- (Rupees Nine Thousand only)
iii)	Balance Scrutiny Fee	NIL
vi)	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)	Does not arise
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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. You are requested to furnish the following particulars as called for in the reference 3rd cited:

- i) An Affidavit in Rs.20/- stamp paper duly notarized stating that the PP Plot Nos.I, II & III have not been sold out so far.
- ii) Self –Declaration Affidavit in the prescribed format.

6. On compliance / fulfillment of the above, the skeleton plan showing PP-1 & PP-2 site 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 Poonamallee Panchayat Union represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as Donee, as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

o/c Hy 22/1/21
 for Chief Planner, Layout 2/2
 & 22/01/2021
 22/01/2021

Copy to:-

1. **The Commissioner**
Poonamallee Panchayat Union
Poonamallee, Chennai – 56.
2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.