



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. L1/1372/2020

Dated: 9.11.2020

To
M/s.G.P.Homes Pvt. Ltd.
Represented by S.Elumalai,
No.W-740, Ist Floor, 4th Avenue,
Syndicate Bank Colony,
Anna Nagar West Extension,
Chennai - 600 101.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Sub-division of house sites in the land comprised in Old S.No.403/1A, New S.No.403/1A4 & 403/1A7 of Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit - Development Charge and other charges to be remitted – Advice sent - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in CMDA vide APU No.L1/2020/000021 dated 30.01.2020.
 2. This office letter even No.-1 dated 09.07.2020 addressed to the CE, PWD, WRD, Chennai Region.
 3. This office letter even No.-2 dated 09.07.2020 addressed to the applicant.
 4. This office reminder letter even No. dated 04.09.2020 addressed to the applicant.
 5. Applicant letter dated 10.09.2020.
 6. This office letter even No. dated 14.09.2020 addressed to the applicant.
 7. Applicant letter dated 01.10.2020.
 8. This office letter even No. dated 21.10.2020 addressed to the Tahsildar, Poonamallee Taluk.
 9. The Tahsildar, Poonamallee Taluk letter Rc.No.1892/2020/A dated 23.10.2020.
 10. Applicant letter dated 04.11.2020.

The proposal received in the reference 1st cited for sub-division of house sites in the land comprised in Old S.No.403/1A, New S.No.403/1A4 & 403/1A7 of Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit was examined and 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** 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.19,000/- (Rupees Nineteen Thousand only)
ii)	Layout preparation charges	Rs.1,000/- (Rupees One Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Rs.2,25,000/- (Rupees Two Lakhs and Twenty Five 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 281 sq.m.)	Rs.24,35,000/- (Rupees Twenty Four Lakhs and Thirty Five Thousand only)

2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day.**

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. On compliance / fulfillment of the above payment, the skeleton plan showing the Road area to be handed over to the Local Body will be sent to the Commissioner, Thiruverkadu Municipality for taking over of the same through registered Gift Deed.

Yours faithfully,

o/c
 9/11/20
 for Chief Planner, Layout 2/2
 &
 09/11/2020
 09/11/2020

Copy to:-

1. The Commissioner,
 Thiruverkadu Municipality,
 Thiruverkadu,
 Chennai – 600 077.

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