



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/13898/2020

Dated: 12.04.2021

To

M/s.SMK Enterprises
Rep. by its Partner Thiru.Rajkumar Jain,
No.99, Mount Poonamallee,
Trunk Road, Porur,
Chennai – 600 116.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.No.456/1B & 2 of Nemam 'B' Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Remittance of applicable charges – Demand sent – Reg.

- Ref: 1. PPA for laying out of house sites received in APU No.L1/2020/000295 dated 21.12.2020.
2. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
3. This office letter even No. dated 12.01.2021 addressed to the applicant.
4. Applicant letter dated 21.01.2021.
5. This office letter even No. dated 08.02.2021 addressed to the Sub-Registrar, Avadi.
6. The Sub-Registrar, Avad letter No.67/2020 dated 12.02.2021.
7. This office DC Advice letter even No. dated 25.02.2021 addressed to the applicant.
8. Applicant letter dated 16.03.2021 & 23.03.2021 enclosing revised layout plan.

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The proposal received in the reference 1st cited and the revised plan received in the reference 8th cited for laying out of house sites in the land comprised in S.No.456/1B & 2 of Nemam 'B' Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout 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 **three** 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	Rs.22,000/- (Rupees Twenty Two Thousand only)
ii)	Layout preparation charges	Rs.15,000/- (Rupees Fifteen Thousand only)
iii)	Balance Scrutiny Fee	NIL
v)	Regularization charges for land	-NA-



vi)	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 126 sq.mt.)	Rs.6,50,000/- (Rupees Six lakhs and Fifty Thousand only)
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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 DC advice letter sent already in the reference 7th/cited stands cancelled.

5. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

6. On compliance / fulfillment of the above, the skeleton plan showing road area and PP-1 & 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 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
12/4/21
for Chief Planner, Layout
12/04/2021
12/04/2021
2/2

Copy to:-

- The Commissioner,**
Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.
- The Senior Accounts Officer,**
Accounts (Main) Division,
CMDA, Chennai – 600 008.

