



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. L1/14646/2019

Dated: 23.09.2019

To

Thiru.T.S.Jayaraman,
No.44/1 & 2, Thiruvalluvar Street,
Colony, Udayavarkoil,
Chennai – 600 124.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in the property comprised in S.No.239 of Udayavarkoil Village, Poonamallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat Limit – Remittance of Development Charge and other charges – Demand sent - Reg.

- Ref:
1. PPA received in APU No.L1/2019/000206 dated 30.08.2019.
 2. This office letter even No.-1 dated 05.09.2019 addressed to the Executive Officer, Thirumazhisai Town Panchayat.
 3. This office letter even No.-2 dated 05.09.2019 addressed to the Chief Engineer, PWD, WRD, Chennai Region.
 4. The Executive Officer, Thirumazhisai Town Panchayat letter Rc.No.47/2018/A1 dated 10.09.2019.
 5. This office letter even No. dated 18.09.2019 addressed to the SRO, Poonamallee.
 6. The SRO, Poonamallee letter No.18/2019 dated 20.09.2019.

The proposal received in the reference 1st cited for laying out of house sites for the land comprised in S.No.239 of Udayavarkoil Village, Poonamallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat 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** 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.20,000/- (Rupees Twenty Thousand only)
ii)	Layout preparation charges	Rs.15,000/- (Rupees Fifteen Thousand only)
iii)	Balance Scrutiny Fee	NIL
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 (for 76 sq.m.)	Rs.2,80,000/- (Rupees Two Lakhs and Eighty Thousand only)
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2. You are also requested to remit a sum 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 remarks on inundation point of view for the site under reference obtained from PWD as called for in the reference 3rd cited.

~~6. 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 payment and receipt of remarks from PWD, the skeleton plan showing road area and Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the Executive Officer, Thirumazhisai Town Panchayat and the balance Public Purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu – 603 001.

Yours faithfully,

o/c
 Ms
 23/9/19.
 for. Chief Planner, MSB/Layout
 &
 23/9/19
 23/9/2019.

Copy to:-

- 1. The Executive Officer,**
Thirumazhisai Town Panchayat
Thirumazhisai, Chennai – 600 124.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.9



- Copy to:
1. Thiru.T.S.Jayaraman,
No.44/1 & 2,Thiruvalluvar Street,
Colony, Udayavarkoil,
Chennai – 600 124.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 9th cited).
 4. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
 5. Stock file /Spare Copy

