



**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](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/15606/2019

Dated: 14.10.2019

To  
Thiru.S.Jaffer Hussain,  
No.49, Thiruneelakandar 3<sup>rd</sup> Part,  
Kavankarai, Puzhal,  
Chennai – 600 066.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.Nos.114/1, 2 part & 3, 115 and 118 of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit - Development Charge and other charges to be remitted – Advice sent - Reg.
- Ref: 1. The Planning Permission Application for laying out of house sites received in APU No. L1/2019/000219 dated 17.09.2019.  
2. This office letter even No. dated 27.09.2019 addressed to the applicant.  
3. Applicant letter dated 27.09.2019.  
4. This office GLV called for letter even No. dated 01.10.2019 addressed to the SRO, Red Hills.  
5. The SRO, Red Hills letter Rc.No. /S.R/2019 dated 04.10.2019 indicating the GLV of the site under reference.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in S.Nos.114/1, 2 part & 3, 115 and 118 of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal 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 **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.26,000/- (Rupees Twenty Six Thousand only)
ii)	Layout preparation charges	Rs.18,000/- (Rupees Eighteen Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Rs.2,20,000/- (Rupees Two Lakhs and Twenty 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 207 sq.mtr. of area)	Rs.11,20,000/- (Rupees Eleven Lakhs and Twenty 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. You are also requested to furnish the copy of Sale Agreement Doc.No.11309/2015 as found in the Encumbrance Certificate, duly attested by a notary public.

6. On compliance / fulfillment of the above payments, the skeleton plan showing road space and public purpose site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Puzhal Panchayat Union & the balance public purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Officer, CEDC / West, TANGEDCO @ 110 KV SS Complex, Thirumangalam, Anna Nagar, Chennai – 40

Yours faithfully,

o/c  
14/10/19  
14/10/19  
for Chief Planner, MSB/Layout  
14/10/2019  
2/2

**Copy to:-**

**1. The Commissioner**

Puzhal Panchayat Union  
Puzhal, Chennai – 600 066.

**2. The Senior Accounts Officer**

Accounts (Main) Division  
CMDA, Chennai – 600 008.

