



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

Letter No. L1/1562/2020

Dated: 18.06.2020

To

Thiru.R.Saravanaraj,  
GPA on behalf of Thiru V.Navaneethakrishnan and Hemalatha,  
No.48, Raja Agraharam Street,  
Poonamallee, Chennai – 600056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in the land comprised in S.No.199/2, 200/3A2 (Public Purpose Plot – I 'Emerald Park' lies in an approved layout PPD/LO No.09/2006) & 201/1 of Kannapalayam village, Ponamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Development Charge and other charges to be remitted – Advice sent - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2020/000025 dated 31.01.2020.
  2. This office letter even No. dated 18.05.2020 addressed to the applicant.
  3. Applicant letter dated 08.06.2020.
  4. This office letter even No. dated 11.06.2020 addressed to the Sub-Registrar, Kundrathur.
  5. The Sub-Registrar, Kundrathur letter Rc.No.01/2020 dated 17.06.2020.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in the land comprised in S.No.199/2, 200/3A2 (Public Purpose Plot – I 'Emerald Park' lies in an approved layout PPD/LO No.09/2006) & 201/1 of Kannapalayam village, Ponamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout has been revised 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 **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.23,000/- (Rupees Twenty Three Thousand only)
ii)	Layout preparation charges	Rs.20,000/- (Rupees Twenty 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) (for 102 sq.m.)	Rs.5,20,000/- (Rupees Five Lakhs and Twenty 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 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 road area and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO, Thirumangalam, Chennai-40 or to the Local Body i.e. Commissioner, Poonamallee Panchayat Union as per your choice.

Yours faithfully,

o/c

for Chief Planner, Layout

18/6/2020

18/06/2020

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**Copy to:-**

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