



**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. L1/16753/2019**

**Dated: 6 .11.2019**

To

Tmt.Bhavani Raman,  
GPA on behalf of Thiru.R.Sunil,  
No.3, Vivekananda Street,  
A-Sus Palace Building, First Floor,  
Srinivasa Nagar,  
New Perungalathur,  
Chennai - 600 063.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Sub-division of property into 7 No. of house sites in S.No.281/2A1B of Pozhichalur Village, Pallavaram Taluk, Kancheepuram District, St.Thomas Mount 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 CMDA vide APU No.L1/2019/000236 dated 03.10.2019.
2. This office letter even No. dated 24.10.2019 addressed to the applicant.

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The proposal received in the reference 1<sup>st</sup> cited for sub-division of property into 7 No. of house sites in S.No.281/2A1B of Pozhichalur Village, Pallavaram Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union limit was examined and <sup>sub-division</sup> layout has been <sup>prepared</sup> 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 **Two** 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.6,000/- (Rupees Six Thousand only)
ii)	Layout preparation charges	Rs.3,000/- (Rupees Three 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)	Does not arise (since the extent of the site is less than 3000 sq.m.)



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. You are also requested to furnish the required particulars as called for in this office letter dated 24.10.2019 in the ref. 2<sup>nd</sup> cited.

6. On compliance / fulfillment of the above payment, the skeleton plan showing road area to be handed over to the Local Body will be sent to the St.Thomas Mount Panchayat Union @ Chitlapakkam, Chennai-64.

Yours faithfully,

*o/c*  
*06/11/19*  
for Chief Planner, MSB/Layout  
*06/11/2019*  
*2/2*

**Copy to:-**

- 1. The Commissioner**  
St. Thomas Mount Panchayat Union  
@ Chitlapakkam, Chennai – 64.
- 2. The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.

