



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

Letter No. L1/17713/2019

Dated: 22.11.2019

To
Thiru.T.Rukmanganathan,
S/o.D.Thiruvengadam,
No.40, Dharmaraja Koil Street,
Thiruninravur, Chennai-602 024.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.No.440/3B of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Remittance of Development Charge and other charges – Advice sent - Reg.

Ref: 1. PPA for layout of house sites received in CMDA vide APU No. L1/2019/000245 dated 22.10.2019.
2. This office letter even No. dated 04.11.2019 addressed to the C.E., PWD, WRD, Chennai Region.
3. The applicant letter dated 06.11.2019.
4. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I & C-Thiruninravur-B/2018 dated 26.06.2018.

The proposal received in the reference 1st cited for laying out of house sites in S.No.440/3B of Thiruninravur 'B' village, Avadi 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 **two** 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.10,000/- (Rupees Ten Thousand only)
ii)	Layout preparation charges	Rs.7,000/- (Rupees Seven 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)	NA (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 comply all the conditions stipulated in the PWD letter in the reference 4th cited.

6. On compliance / fulfillment of the above, 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 Commissioner, Poonamallee Panchayat Union 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.

Yours faithfully,

o/c

22/11/19

for Chief Planner, MSB/Layout

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22/11/19

22/11/2019

Copy to:-

1. The Commissioner,
Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.

2. The Senior Accounts Officer
Accounts (Main) Division
CMDA, Chennai – 600 008.

