

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
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**Letter No. L1/18488/2019****Dated: 30.03.2020**

To  
M/s.Lucky Mercantile Ltd.,  
New No.271, Old No.182,  
Ankur Manor, First Floor,  
Mc Nicholas Road, P.H.Road,  
Kilpauk, Chennai - 600 010.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Sub-division of house sites (6 Plots) in the property comprised in Old S.No.103 part, present S.No.9/3C2A, 3C2B, 3C3 & 5B and Old S.No.17/4, present S.No.143/7 of Noombal Village (Puliambedu Village as per patta), Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal 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.L1/2019/000261 dated 07.11.2019.
  2. This office letter even No.-1 dated 17.12.2019 addressed to the applicant.
  3. This office letter even No.-2 dated 17.12.2019 addressed to the Tahsildar, Poonamallee Taluk.
  4. The Tahsildar, Poonamallee Taluk letter No.Rc.32/2020/B2 dated 29.01.2020.
  5. Applicant letter dated 07.02.2020.
  6. This office letter even No. dated 03.03.2020 addressed to the Sub-Registrar, Kundrathur.
  7. The Sub-Registrar, Kundrathur letter No.01/2020 dated 11.03.2020.

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The proposal received in the reference 1<sup>st</sup> cited for sub-division of house sites (6 Plots) in the property comprised in Old S.No.103 part, present S.No.9/3C2A, 3C2B, 3C3 & 5B and Old S.No.17/4, present S.No.143/7 of Noombal Village (Puliambedu Village as per patta), Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit was examined and <sup>sub-division</sup> 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.22,000/- (Rupees Twenty Two Thousand only)
ii)	Sub-division preparation charges	Rs.4,000/- (Rupees Four Thousand only)

iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Rs.2,65,000/- (Rupees Two Lakhs and Sixty Five 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 124 sq.m. of area)	Rs.17,05,000/- (Rupees Seventeen Lakhs and Five 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. 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 Commissioner, Thiruvekadu Municipality.

Yours faithfully,

*o/c*  
*20/03/2020*  
*20/03/2020*  
*2/2*  
 for Chief Planner, Layout

**Copy to:-**

- The Commissioner,**  
Thiruverkadu Municipality  
Thiruverkadu,  
Chennai – 600 077.
- The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.

