



**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. L1/18885/2019**

**Dated: 10.02.2020**

To

Thiru.R.Manoharan & Tmt.K.Ruby Manoharan,  
T-12, Ruby Manor Apartment,  
No.108/208A, Tambaram-Velachery Road,  
Selaiyur, Chennai - 600 073.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.Nos.102/3B & 102/4A of Agaramthen Village, Tambaram Taluk, Chengalpattu 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.L1/2019/000268 dated 13.11.2019.
  2. The C.E., PWD, WRD, Chennai Region letter No.T1/13452/NOC/CMDA/2015 dated 24.04.2016.
  3. This office letter even No. dated 22.11.2019 addressed to the applicant.
  4. Applicant letter dated 23.12.2019.
  5. This office letter even No. dated 04.02.2020 addressed to the Sub-Registrar, Tambaram.
  6. The Sub-Registrar, Tambaram letter No.90/2020 dated 06.02.2020.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in S.Nos.102/3B & 102/4A of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount 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 **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.28,000/- (Rupees Twenty Eight Thousand only)
ii)	Layout preparation charges	Rs.18,000/- (Rupees Eighteen Thousand only)
iii)	Balance Scrutiny Fee	NIL
vi)	Regularization charges for land	Rs.2,30,000/- (Rupees Two Lakh and Thirty 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 204 sq.m.)	Rs.13,30,000/- (Rupees Thirteen Lakh and Thirty 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. You are also requested to furnish Developer Registration Certificate in favour of the other Co-land owner Tmt.K.Ruby Manoharan.

6. 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 St.Thomas Mount Panchayat Union @ Chitlapakkam, Chennai-64 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 (South-II), TANGEDCO, K.K.Nagar, Chennai-78.

Yours faithfully,

o/c

10/02/2020

for Chief Planner, Layout

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10/02/2020

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**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.

