



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
Web site: www.cmdachennai.gov.in

Letter No. L1/19439/2018

Dated: 02.04.2018

To
Thiru.K.K.Santharaman,
No.309, Bay City Centre,
2nd Floor, Poonamallee High Road,
Kilpauk, Chennai – 600 010.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites for the land comprised in S.Nos.660/2 & 4, 661/2, 3, 4, 5 & 6, 662/2, 3A & 3B and 680/1 & 2 of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal limit – Remittance of Development Charge and other charges - Advice sent - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2018/000033 dated 22.02.2018.
 2. This office letter No.R1/11805/2017 dated 18.12.2017 addressed to the CE, PWD, WRD, Chennai Region, Chepauk, Chennai - 05.
 3. The CE, PWD, WRD, Chennai Region letter No. DB/T5(3)/I-Ayanambakkam-II/2018/M dated 29.01.2018.
 4. Authority Resolution in A.R.No.73/2018 dated 05.07.2018.
 5. This office letter even No. dated 07.12.2018 addressed to the CE, PWD, WRD, Chennai Region, Chepauk, Chennai – 05.
 6. This office letter even No. dated 10.12.2018 addressed to the applicant.
 7. Applicant letter dated 18.12.2018.
 8. This office letter even No. dated 28.12.2018 addressed to the applicant.
 9. Applicant letter dated 07.02.2019.
 10. This office letter even No. dated 18.02.2019 addressed to the applicant.
 11. Applicant letter dated 21.02.2019.
 12. This office letter even No. dated 26.02.2019 addressed to the applicant.

The proposal received in the reference 1st cited for laying out of house sites for the land comprised in S.Nos.660/2 & 4, 661/2, 3, 4, 5 & 6, 662/2, 3A & 3B and 680/1 & 2 of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal limit was examined and layout has been prepared to satisfy the Development Regulations 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 Indus Ind 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.1,60,000/- (Rupees One Lakh and Sixty Thousand only) <i>60,000/-</i> <i>sixty</i>
ii)	Layout preparation charges	Rs.55,000/- (Rupees Fifty Five Thousand only)
ii)	Balance Scrutiny Fee	Rs.1,000/- (Rupees One Thousand only)
iii)	Regularization charges for land	-NA-
vi)	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 OSR area of 2659 sq.m. has been reserved in the layout)

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 following:

- i. NOC obtained from the PWD for construction of culvert across the channel lies in S.Nos.660/1, 661/8 & 662/4 of Ayanambakkam village as called for in the reference 5th cited.
- ii. Compliance Certificate obtained from the PWD for the fulfilment of the conditions mentioned in the PWD letter No.DB/T5(3)/I-Ayanambakkam-II/2018/M dated 29.01.2018 as per the Authority Resolution in A.R.No.73/2018 dated 05.07.2018 as called for in the reference 5th cited.
- iii. Self-declaration affidavit duly signed by all the present land owners viz. Thiru.K.K.Santharaman, Tmt.Lakshmi & Thiru.B.Kannaiyan.

6. On compliance / fulfillment of the above payments, the skeleton plan showing road spaces & park area to be handed over to the Local Body will be sent to the Commissioner, Thiruverkadu Municipality.

Yours faithfully,

o/c

149
2/4/19

for Principal Secretary /
Member Secretary

2/2

Copy to:-

1. **The Commissioner**
Thiruverkadu Municipality,
Thiruverkadu,
Chennai – 600 077

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

149
01/04/2019