



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

Letter No. L1/19681/2018

Dt. .02.2019

To
Tvl.J.Jayakrishnan & 12 others
No17, 1st Main Road,
Kottur Garden, Kotturpuram,
Chennai - 600 085.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Layout of house sites in S.Nos.159, 160, 161, 162/1A & 1B, 164, 165, 166, 167/1A & 2, 168, 169/1, 2 & 3, 195/1B1 & 1C, 196/1 & 2, 197/1 & 2, 199/2, 200/2, 3 & 4, 201/1, 2, 3, 4, 5, 9 & 10, 202/3, 203/1A, 1B & 2, 204/1, 208/1, 2 & 3, 209/1 & 2, 210/1A, 1B & 2, 211, 212/1, 213, 214, 215/2, 219/1, 2, 3A, 3B, 4A, 4B, 5A, 5B1 & 5B2 and 225/1 of Ottiambakkam Village, Sholinganallur Taluk, Kancheepuram District, St Thomas Mount Panchayat Union limit - Development Charge and other charges to be remitted - Advice sent - Reg.

Ref: 1. PPA for laying out of house sites received in CMDA vide reference APU No.L2/2018/000271 dated 30.10.2018.
2. The applicant letter dated 12.12.2018.
3. This office letter even No. dated 25.01.2019 addressed to the applicant.

The proposal received in the reference 1st cited for laying out of house sites in S.Nos.159, 160, 161, 162/1A & 1B, 164, 165, 166, 167/1A & 2, 168, 169/1, 2 & 3, 195/1B1 & 1C, 196/1 & 2, 197/1 & 2, 199/2, 200/2, 3 & 4, 201/1, 2, 3, 4, 5, 9 & 10, 202/3, 203/1A, 1B & 2, 204/1, 208/1, 2 & 3, 209/1 & 2, 210/1A, 1B & 2, 211, 212/1, 213, 214, 215/2, 219/1, 2, 3A, 3B, 4A, 4B, 5A, 5B1 & 5B2 and 225/1 of Ottiambakkam Village, Sholinganallur Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union 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 **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.1,75,000/- (Rupees One Lakh and Seventy Five Thousand only)
ii)	Layout preparation charges	Rs.85,000/- (Rupees Eighty Five 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)	Does not arise (since OSR/Park area of 3220 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 particulars as called for in the reference 3rd cited:

- i. Chitta & adangal for the land in S.No.215/2 forming part of the site under reference in the name of present land owners duly attested by a revenue official not below the rank of Deputy Tahsildar.
- ii. Adangal for the land in S.No.225/1 forming part of the site under reference in the name of present land owner duly attested by a revenue official not below the rank of Deputy Tahsildar.
- iii. Legal opinion on present ownership for the site under reference issued by a legal officer not below the rank of Government Pleader / Additional Government Pleader / Special Government Pleader in the prescribed format (Annexure-C).
- iv. Copy of parent documents viz.
 - i. Partition Deed Document No.3354/2001 (pertaining to S.No.201/5 etc.).
 - ii. Sale Deed Document No.5860/1981 (for S.No.203/1 part).
 - iii. Sale Deed Document No.1139/1972 (for S.No.167/2, 168 & 167/1 part).
 - iv. Unregistered partition khoorchit dated 04.01.1993 (for S.No.208/2).
 - v. Sale Deed Document No.3393/1997 (for S.No.209/2 etc).
 - vi. Copy of FMB sketch for S.No.196 of Ottiambakkam Village incorporating the sub-divisions 196/1 & 196/2 duly attested by a Deputy Tahsildar.

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

Yours faithfully,

o/c

[Signature]
22/2/19 2/2
for Principal Secretary /
Member Secretary

[Signature]
22/02/2019

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.