



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. L1/23190/2018

Dated: / 01.2019

To

Thiru.M.Naresh Chand Jain,
No.46, Erulappan Street,
Sowcarpet, Chennai – 600079.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.No.432/2D of Thirunindravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No.L1/2018/000324 on 20.12.2018.
 2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I & C-Thirunindravur-B/2018 dated 26.06.2018.
 3. This office letter even No. dated 30.01.2019 addressed to the SRO, Avadi.
 4. Letter from the SRO, Avadi in Rc.No.5/2019 dated 31.01.2019.

The proposal received in the reference 1st cited for laying out of house sites in S.No.432/2D of Thirunindravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee 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 **three** 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.16,000/- (Rupees Sixteen Thousand only)
ii)	Layout preparation charges	Rs.14,000/- (Rupees Fourteen 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) (for 193 sq.m.)	Rs.12,55,000/- (Rupees Twelve Lakhs and Fifty Five 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 comply the conditions mentioned in the PWD letter in the reference 2nd cited.

6. On compliance / fulfillment of the above, the skeleton plan showing road space to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union.

Yours faithfully,

O/c

17/12/19

for Principal Secretary /
Member-Secretary

01/02/2019

Copy to:-

1. **The Commissioner,**
Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.
2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.