



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. L1/3918/2020

Dated: 08.08.2020

To
Thiru.Gogineni Ramesh for himself and
GPA on behalf of Tvl. Gogineni Anitha & 2 others,
No.12/9, TF4, Sri Mansion Apartment
Rathnammal Street, Kodambakkam,
Chennai - 600 024.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.Nos.161/1A1A, 1A1B, 1A2B, 1A3A & 1A3B, 163/1A1A, 1A1B, 1A2A, 1A2B, 1A3A, 1A3B, 1A4A, 1A4B, 2A1A, 2A1B, 2A2A & 2A2B and 164/2A, 2B1, 2B2 & 2C1 of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam 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 APU No.L1/2020/000057 dated 10.03.2020. APU No.L1/2020/000057 dated 10.03.2020.
2. This office letter even No. dated 22.05.2020 addressed to the applicant.
3. Applicant letter dated 07.07.2020 received on 08.07.2020.

The proposal received in the reference 1st cited for laying out of house sites in S.Nos.161/1A1A, 1A1B, 1A2B, 1A3A & 1A3B, 163/1A1A, 1A1B, 1A2A, 1A2B, 1A3A, 1A3B, 1A4A, 1A4B, 2A1A, 2A1B, 2A2A & 2A2B and 164/2A, 2B1, 2B2 & 2C1 of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit was examined and layout has been prepared 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.27,000/- (Rupees Twenty Seven Thousand only)
ii)	Layout preparation charges	Rs.15,000/- (Rupees Fifteen Thousand only)
iii)	Balance Scrutiny Fee	Nil
vi)	Regularization charges for land	Rs.2,30,000/- (Rupees Two Lakhs 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 272 sq.m.)	Rs.31,45,000/- (Rupees Thirty One Lakhs and Forty 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. 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 Commissioner, Villivakkam Panchayat Union @ Ambathur, Chennai-53 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, West, TANGEDCO, Anna Nagar, Chennai-40 **(or)** to the Local Body i.e. Commissioner, Villivakkam Panchayat Union as per your choice.

Yours faithfully,

o/c

11/8/20

2/2

for Chief Planner, Layout

04/08/2020

04/08/2020

Copy to:-

- 1. The Commissioner**
Villivakkam Panchayat Union
@ Ambathur, Chennai – 53.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.