



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. L1/4398/2016

Dated 16.06.2017

To
M/s.Ashok Nandavanam Properties Pvt. Ltd.
No.12, F- Block, 2nd Main Road
Anna Nagar East,
Chennai – 600 102.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.Nos. 2/1, 2, 3 & 4, 3/1, 2, 3A, 3B, 4 & 5, 4/1, 2 & 3, 5/1B1, 13/1, 2A2, 2B1, 2C1 & 3 and 15/1 of Sirugavur Village, Madhavaram Taluk, Thiruvallur District, Puzhal Panchayat Union Limit – Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2016/000232 dated 21.03.2016.
 2. This office letter even No. dated 17.03.2016.
 3. Your letter dated 16.09.2016, 01.11.2016, 01.12.2016, 21.12.2016, 23.12.2016 & 04.01.2017.
 4. This office letter even No. dated 20.02.2017.
 5. Your letter dated 07.05.2017 received on 09.05.2017.

The proposal received in the reference 1st cited for laying out of house sites in S.Nos. 2/1, 2, 3 & 4, 3/1, 2, 3A, 3B, 4 & 5, 4/1, 2 & 3, 5/1B1, 13/1, 2A2, 2B1, 2C1 & 3 and 15/1 of Sirugavur Village, Madhavaram Taluk, Thiruvallur District, Puzhal Panchayat Union Limit was examined and sub-division plan has been prepared to satisfy the Development Regulation 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.2,40,000/- (Rupees Two Lakhs and Forty Thousand only) ✓
ii)	Layout preparation charges	Rs.95,000/- (Rupees Ninety Five Thousand only) ✓
iii)	Balance Scrutiny Fee	Rs.1,500/- (Rupees One Thousand Five Hundred only) ✓ and
v)	Regularization charges for land	Does not arise ✓



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
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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. You are also requested to furnish the following particulars as called for in the reference 4th cited:

i. Joint patta in the name of present land owners viz. Thiruvalargal L.Thomas Nadar, T.Dhanalakshmi, T.Sathishkumar & M/s. Ashok Nandavanam Properties pvt. Ltd. for the lands in S.Nos.2/1, 3/2, 4 & 5, 13/2A2 & 3 and 15/1 of Sirugavur village duly attested by a Deputy Tahsildar.

ii. 'A' Form, Check list for layout & proposed layout plan duly signed by all the present land owners in original (signatures of Tmt.Annammal and M/s. Ashok Nandavanam Properties pvt. Ltd. are found missing).

iii. Self Declaration in Rs.20/- stamp paper indemnifying CMDA in the form of affidavit to the effect that the applicant will be liable for all future consequences in case of the land falling under land ceiling, land reforms (or) land acquisition.

iv. Copy of GPOA Doc.No.299/98 with registration details duly attested by a Notary Public.

v. Copy of Adangal for the abutting road (S.No.11) duly attested by a Deputy Tahsildar.

4. 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.

5. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

6. On compliance / fulfillment of the above payments, the sub-division plan will be sent to the Executive Officer, Kundrathur Town Panchayat for sanction of the same.

Yours faithfully,

o/c

16/06/2017

for **MEMBER-SECRETARY**

15/06/2017

Copy to:-

1. The Commissioner,
Puzhal Panchayat Union
Puzhal, Chennai – 600 066.

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