



**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](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/4429/2019**

**Dated: 19.07.2019**

To

M/s.Sivasankar Real Assets Private Limited,  
No.11-F-Block, 2<sup>nd</sup> 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.433/2A, 434, 435/1 & 2 and 436/1 & 2 of Perugavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram 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. L1/2019/000041 dated 14.03.2019.
  2. This office letter even No. dated 26.03.2019 addressed to the applicant.
  3. Applicant letter dated 25.03.2019 received on 26.03.2019.
  4. This office letter even No. dated 28.03.2019 addressed to the applicant.
  5. Applicant letter dated 08.04.2019 & 10.04.2019.
  6. This office letter even No. dated 16.04.2019 addressed to the applicant.
  7. Applicant letter dated 07.05.2019.
  8. Applicant letter dated 07.05.2019 received on 09.05.2019.
  9. This office letter even No. dated 31.05.2019 addressed to the applicant.
  10. Applicant letter dated 16.06.2019 & 25.06.2019.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in in S.Nos.433/2A, 434, 435/1 & 2 and 436/1 & 2 of Perugavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram 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.1,05,000/- (Rupees One Lakh and Five Thousand only)
ii)	Layout preparation charges	Rs.95,000/- (Rupees Ninety Five Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Not Applicable



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)	Not Applicable (since OSR area of 2429 sq.m has been reserved in the layout)
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2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day.**

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.

6. On compliance / fulfillment of the above payments, the skeleton plan showing road & park spaces and Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Sholavaram Panchayat Union and the balance Public Purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Engineer, Chennai Electricity Distribution Circle, North.

Yours faithfully,

for Principal Secretary /  
Member Secretary

o/c

19/7/19

19/07/2019

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**Copy to:-**

**1. The Commissioner**

Sholavaram Panchayat Union  
Sholavaram,  
Chennai – 600 067.

**2. The Senior Accounts Officer**

Accounts (Main) Division  
CMDA, Chennai – 600 008.

