



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Letter No. L1/5028/2020

Dated: 2 .09.2020

To

Thiru.R.Rajan & Thiru.K.Saravanan, GPA holders
on behalf of (i) M/s.R.R.Trading Private Limited,
(ii) Tmt.Punithavalli,
(iii) M/s.Jeni Construction Private Limited
(iv) M/s.Cloudnine Developers & (v) M/s.Mild Stone Homes,
No.66/10, SAS Apartment,
M.G.Road, Sasthri Nagar,
Adyar, Chennai - 600 020.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Layout of house sites in S.Nos.243/1 part, 2 & 3 and 247/1C2B part, 1D1A1A part, 2, 5, 6B part, 7A2A1, 7A2A2, 7A3A, 7A4A, 7B1A part, 7B1B & 7B2 of Agaramthen Village, Tambaram Taluk, Chengalpattu Taluk, St.Thomas Mount 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 CMDA vide APU No.L1/2020/000070 dated 23.05.2020.
2. Applicant letter dated 12.06.2020.
3. This office letter even No. dated 16.06.2020 addressed to the applicant.

The proposal received in the reference 1st cited for laying out of house sites in S.Nos.243/1 part, 2 & 3 and 247/1C2B part, 1D1A1A part, 2, 5, 6B part, 7A2A1, 7A2A2, 7A3A, 7A4A, 7B1A part, 7B1B & 7B2 of Agaramthen Village, Tambaram Taluk, Chengalpattu Taluk, St.Thomas Mount Panchayat Union limit was examined and layout has been revised 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 **three** 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.1,00,000/- (Rupees One Lakh only)
ii)	Layout preparation charges	Rs.45,000/- (Rupees Forty Five Thousand only)
iii)	Balance Scrutiny Fee	NIL
vi)	Regularization charges for land	Rs.2,47,000/- (Rupees Two Lakh and Forty Seven 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)	Does not arise (Since park area of 2035 sq.m. has been reserved in the layout)
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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 furnish the following particulars as called for in the reference 3rd cited.

- A Tabular statement showing the S.Nos. covered in the site under reference, its extent as per document, patta & as per the proposed layout plan, name of the present land owner, the document No. in which the present land owner inherited the property etc. duly signed by the applicant and licensed surveyor.
- Copy of Rectification Deed 1888/2020 for the sale of an extent of 25 cents in S.No.247/1D1A1 part of Agaramthen Village by the present land owner M/s.R.R.Trading Private Limited duly attested by a Notary Public.
- A-Form, Self-Declaration Affidavit and the proposed layout plan duly mentioning the correct S.Nos. with latest sub-divisions of the site under reference duly signed by both the applicants.

6. On compliance / fulfillment of the above payment, the skeleton plan showing road area, park space and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, St.Thomas Mount Panchayat Union @ Chitlapakkam, Chennai-64 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 (South-II), TANGEDCO, K.K.Nagar, Chennai-78 (or) to the Local Body i.e. the Commissioner, St.Thomas Mount Panchayat Union as per your choice.

Yours faithfully,

o/c
for Member Secretary
2/9/20
2/2
01/09/2020
01/09/2020

Copy to:-

- The Commissioner**
St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai – 64.
- The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.