



Letter No. L1/5308/2019

Dated: 03.10.2019

To

M/s.Land Promoters Private Limited,  
No.554, Kundrathur Main Road,  
Kumananchavadi,  
Chennai-600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Laying out of house sites in the land comprised in S.Nos.119/4, 120/1, 2A, 2B, 2C, 4A, 4B, 5A & 5B, 121/1 & 2, 122/1, 2A & 2B, 124/1, 2, 3 & 4, 125/1, 126/1A, 1B1, 1B2A, 1B2C, 2, 3A1B, 3A3 & 3C2 part of Kuthambakkam village and S.Nos.13/2 & 23/1 of Nemam 'A' village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit - Development Charge and other charges to be remitted - Advice sent - Reg.

Ref:

1. Planning Permission Application received in CMDA vide APU No.L1/2019/000064 dated 25.03.2019.
2. This office letter even No. dated 27.05.2019 addressed to the C.E., PWD, WRD, Chennai Region.
3. This office letter even No. dated 27.05.2019 addressed to the applicant.
4. Applicant letter dated 17.06.2019.
5. This office letter even No. dated 20.06.2019 addressed to the applicant.
6. Applicant letter dated 09.07.2019 & 10.07.2019.
7. This office letter even No. dated 16.07.2019 addressed to the applicant.
8. Applicant letter dated 15.07.2019.
9. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I&C-Kuthambakkam & Nemam/2019/M dated 30.07.2019.
10. Applicant letter dated 02.08.2019.
11. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I&C-Kuthambakkam & Nemam/2019/M dated 30.08.2019 by amending certain conditions.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in the land comprised in S.Nos.119/4, 120/1, 2A, 2B, 2C, 4A, 4B, 5A & 5B, 121/1 & 2, 122/1, 2A & 2B, 124/1, 2, 3 & 4, 125/1, 126/1A, 1B1, 1B2A, 1B2C, 2, 3A1B, 3A3 & 3C2 part of Kuthambakkam village and S.Nos.13/2 & 23/1 of Nemam 'A' village, Poonamallee Taluk, Thiruvallur District, Poonamallee 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.85,000/- (Rupees Eighty Five Thousand only)
ii)	Layout preparation charges	Rs.45,000/- (Rupees Forty Five Thousand only)
iii)	Balance Scrutiny Fee	Rs.1,000/- (Rupees One Thousand only)
iv)	Regularization charges for land	Rs.8,15,000/- (Rupees Eight Lakhs and Fifteen 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 OSR area 1938 sq.m has been reserved in the layout)

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.

5. You are also requested to furnish Patta, chitta & adangal for the land comprised in S.No.126/3C2 part of Kuthambakkam Village excluding the extent of land gifted towards road portion forming part of the site and also to take necessary action on shifting of LT/HT lines passing over the site.

6. On compliance / fulfillment of the above payment, the skeleton plan showing road area and Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union and the balance Public Purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle (West), TANGEDCO, Thirumangalam, Anna Nagar, Chennai-40.

Yours faithfully,

o/c  
3/10/19  
for Member Secretary  
2/2  
03/10/19  
03/10/2019.

**Copy to:-**

1. **The Commissioner,**  
Poonamallee Panchayat Union,  
Poonamallee, Chennai – 600 056.

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

