



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

**Letter No.L1/6009/2020**

**Dated: 4 .05.2021**

To

Tvl.S.Asokan & 6 others,  
No.11, F-Block, 2<sup>nd</sup> main road,  
Anna nagar east,  
Chennai – 600 102.

Sir,

Sub: CMDA - APU – Layout Division – Layout of House sites comprised in S.Nos.75/2 part (Part of Shop site lying in Approved layout PPD/LO No.12/2017), 78/1B, 2A & 2B part and 79/1 of Nemam 'A' Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Remittance of applicable charges – Demand sent – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites vide reference APU No.L1/2020/000103 dated 06.07.2020.
  2. Applicant letter dated 27.07.2020.
  3. This office letter even No. dated 03.08.2020 addressed to the applicant.
  4. Applicant letter dated 07.08.2020, 10.09.2020, 27.11.2020, 17.12.2020, 23.12.2020
  5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  6. This office letter even No. dated 08.01.2021 addressed to the applicant.
  7. Applicant letter dated 01.02.2021 (2Nos.).
  8. This office letter even No. dated 21.04.2021 addressed to the Commissioner, Poonamallee Panchayat Union.
  9. This office letter even No. dated 27.04.2021 addressed to the SRO Avadi.
  10. Applicant letter dated 27.04.2021.
  11. The Joint Sub-Registrar, Avad letter No.172/2021 dated 28.04.2021.



The proposal received in the reference 1<sup>st</sup> cited for Layout of House sites in S.Nos.75/2 part (Part of Shop site lying in Approved layout PPD/LO No.12/2017), 78/1B, 2A & 2B part and 79/1 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 & 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** Demand Draft 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.25,000/- (Rupees Twenty Five Thousand only)
ii)	Layout preparation charges	Rs.19,000/- (Rupees Nineteen Thousand only)



		Thousand only)
iii)	Balance Scrutiny Fee	Nil
v)	Regularization charges for land	Rs.23,000/- (Rupees Twenty Three Thousand only)
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) (for 147 sq.m.)	Rs.7,45,000/- (Rupees Seven Lakhs and Forty Five Thousand only)

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, the skeleton plan showing road space and PP-1(reserved for local body) & PP-2 (reserved for TANGEDCO) sites to be handed over to the Local Body will be sent to you for submission of the Gift Deed executed in Rs.100/- stamp paper in favour of the **Poonamallee Panchayat Union** represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as Donee as per the prescribed format duly signed by the Donor.

Yours faithfully,

O/C

*[Signature]*  
A/5(2)

for Chief Planner, Layout- 2/2

*[Signature]*

09/05/2021

*[Signature]*  
09/05/2021

**Copy to:-**

**1. The Commissioner**

Poonamallee Panchayat Union  
Poonamallee, Chennai – 56.

**2. The Senior Accounts Officer,**

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