



**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. L1/6025/2020**

**Dated: 19.08.2020**

To

Thiru.J.Jeevanandam,  
Power Agent on behalf of Tvl.Tychicas,  
Glory Tychicas & B.Yohanandan,  
No.9/16, Krishnan Koil Street,  
Thiruninravur,  
Chennai - 602 024.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of the property in the land comprised in S.No.440/7A, 7B, 10 & 11 of Thiruninravur - B Village, Avadi Taluk, Thiruvallur District, Poonamallee 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. L1/2020/000102 dated 06.07.2020.
  2. This office letter even No. dated 13.07.2020 addressed to the Chief Engineer, PWD, WRD, Chennai region.
  3. This office letter even No. dated 06.08.2020 addressed to the applicant.
  4. Applicant letter dated 17.08.2020.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of the property in the land comprised in S.No.440/7A, 7B, 10 & 11 of Thiruninravur - B Village, Avadi 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 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.18,000/- (Rupees Eighteen Thousand only)
ii)	Layout preparation charges	Rs.12,000/- (Rupees Twelve Thousand only)
iii)	Balance Scrutiny Fee	Rs.500/- (Rupees Five Hundred only)
iv)	Regularization charges for land	Rs.50,000/- (Rupees Fifty 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)	DNA (Since the plottable extent of the site is less than 3000 sq.m.)
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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 remarks on inundation point of view for the site under reference obtained from PWD as called for in the reference 2<sup>nd</sup> cited.

6. On compliance / fulfillment of the above, the skeleton plan showing road area and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu **or** to the Local Body concerned i.e. the Commissioner, Poonamallee Panchayat Union as per your choice.

Yours faithfully,

o/c 19/8/20 2/2  
for Chief Planner, Layout  
da  
19/08/2020  
19/08/2020

**Copy to:-**

**1. The Commissioner**

Poonamallee Panchayat Union,  
Poonamallee,  
Chennai – 600 056.

**2. The Senior Accounts Officer**

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