



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
Web site: www.cmdachennai.gov.in

Letter No. L1/6155/2020

Dated: 18.1.2021

To

Thiru.M.Kartheek, GPA on behalf of
Tvl.M.Sumitha & 3 Others,
No.6/11, Mahalingam Street,
Mahalingapuram, Nungambakkam,
Chennai - 600 034.
Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.Nos.40/2, 3, 4, 5, 6A & 6B, 113/1B & 2B, 115/9, 116, 118/1, 2, 3, 4, 5, 6, 8, 9, 10A, 10B, 11, 12, 13, 14 & 15, 119/1 & 2, 120/1, 2A, 2B & 3, 121/1 & 2, 122/1, 2, 3B & 4, 123/1 & 2, 124/1, 125/1 to 7, 126/3, 4, 5A & 5B, 127/3A, 3B & 3C, 128/4, 5A, 5B, 6A, 6B, 10A, 10B, 13 & 14, 129/1, 2A1, 2A2, 2A3, 2A4, 2B, 2C1, 2C2, 2D, 2E, 3, 4, 6A, 6B, 7, 9A, 9B, 10A, 10B, 11, 12, 13A, 13B, 13C, 13D, 14, 15, 16, 17A, 18A, 18B1, 18B2, 19, 20, 21A2, 21A3, 21B1 & 21B2, 130, 131/1A, 1B, 2A, 5, 6A, 6B, 6C, 7, 11, 12, 13 & 14, 132/2A2 & 5 part and 169/1, 2A1, 2A2, 2B1, 2B2, 3, 4 & 5 of Vengambakkam 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.L1/2020/000106 dated 10.07.2020.
 2. This office letter even No. dated 24.07.2020 addressed to the CE, PWD, WRD, Chennai Region.
 3. Applicant letter dated nil received on 14.08.2020 enclosing a copy of CE, PWD, WRD, Chennai Region letter No.T5(7)12919/Inundation point/2013 dated 25.02.2013 obtained for the adjoining approved layout site.
 4. This office letter even No. dated 31.10.2020 addressed to the applicant.
 5. Applicant letter dated 23.11.2020 & 06.01.2021.
 6. This office letter even No. dated 11.01.2021 addressed to the applicant.

The proposal received in the reference 1st cited for laying out of house sites in S.Nos.40/2, 3, 4, 5, 6A & 6B, 113/1B & 2B, 115/9, 116, 118/1, 2, 3, 4, 5, 6, 8, 9, 10A, 10B, 11, 12, 13, 14 & 15, 119/1 & 2, 120/1, 2A, 2B & 3, 121/1 & 2, 122/1, 2, 3B & 4, 123/1 & 2, 124/1, 125/1 to 7, 126/3, 4, 5A & 5B, 127/3A, 3B & 3C, 128/4, 5A, 5B, 6A, 6B, 10A, 10B, 13 & 14, 129/1, 2A1, 2A2, 2A3, 2A4, 2B, 2C1, 2C2, 2D, 2E, 3, 4, 6A, 6B, 7, 9A, 9B, 10A, 10B, 11, 12, 13A, 13B, 13C, 13D, 14, 15, 16, 17A, 18A, 18B1, 18B2, 19, 20, 21A2, 21A3, 21B1 & 21B2, 130, 131/1A, 1B, 2A, 5, 6A, 6B, 6C, 7, 11, 12, 13 & 14, 132/2A2 & 5 part and 169/1, 2A1, 2A2, 2B1, 2B2, 3, 4 & 5 of Vengambakkam Village, Tambaram Taluk, Chengalpattu Taluk, St.Thomas Mount 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 **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.1,90,000/- (Rupees One Lakh and Ninety Thousand only)
ii)	Layout preparation charges <i>four</i>	Rs.1,42,000/- (Rupees One Lakh and Forty Two Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Rs.8,000/- (Rupees Eight 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 4250 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 the required particulars as called for in the reference 6th cited.

6. On compliance / fulfillment of the above payments, the skeleton plan showing road space, park area 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 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-600 078 (or) to the Local Body i.e. the Commissioner, St. Thomas Mount Panchayat Union, as per your choice for taking over of the same through registered Gift Deed.

Yours faithfully,

o/c *Hg*
18/1/21
for Member Secretary

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18/01/2021

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Copy to:-

1. The Commissioner

St.Thomas Mount Panchayat Union,
@ Chittalapakkam,
Chennai - 600064.

2. The Senior Accounts Officer

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