



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Letter No. L1/6573/2020

Dated: 17.10.2020

To
Thiru.M.Subash Jain,
No.28, Bolu Naicken Street,
Pulainthope,
Chennai – 600 012.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites for the property comprised in S.Nos.37/2A part & 38/1 of Athivakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal 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.L1/2020/000107 dated 13.07.2020.
2. Applicant letter dated 19.08.2020 enclosing revised layout plan.
3. This office letter even No. dated 26.08.2020 addressed to the CE, PWD, WRD, Chennai Region.
4. This office letter even No. dated 05.09.2020 addressed to the applicant.
5. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Athivakkam Village-II/2020/M dated 07.09.2020.
6. Applicant letter dated 16.09.2020.

The proposal received in the reference 1st cited for laying out of house sites for the property comprised in S.Nos.37/2A part & 38/1 of Athivakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 Regulations 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 **two** 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.7,000/- (Rupees Seven Thousand only)
ii)	Layout preparation charges	Rs.6,000/- (Rupees Six Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	NA



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 extent of the site under reference is less than 3000 sq.m.)
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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 revised Chitta & Adangal for the site under reference with respect to patta extent as called for in the reference 4th cited.

6. On compliance / fulfillment of the above payments, the skeleton plan showing road space and public purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Puzhal Panchayat Union and the public purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Officer, CEDC / West, TANGEDCO @ 110 KV SS Complex, Thirumangalam, Anna Nagar, Chennai – 40 or to the Commissioner, Puzhal Panchayat Union, as per your choice for necessary further action on handing over of the Road space, Park area and PP sites (1 & 2) through registered Gift Deed.

Yours faithfully,

o/c
 17/10/20
 for Chief Planner, Layout 2/2
 16/10/2020
 16/10/2020

Copy to:-

1. The Commissioner

Puzhal Panchayat Union
 Puzhal, Chennai – 600 066.

2. The Senior Accounts Officer

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