



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/6903/2020

Dated: 16.03.2021

To

Thiru.Anandaraj & others,
No.19, Mangaikarasai Street,
Santhosh Nagar, Porur
Chennai - 600 116.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Proposed laying out of house sites comprised in S.Nos.551/5A2, 5B2, 5A3A, 5A3B, 5B3B, 5B3A and 555/1A1B of Thirunindravur 'B' Village, Avadi Taluk, Thiruvallur District, Poonamalle 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 APU No.L1/2019/000116 dated 24.07.2020.
2. This office letter even No. dated 03.08.2020 addressed to the C.E., PWD, WRD, Chennai Region.
3. Applicant letter dated 27.08.2020.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office letter even No. dated 07.11.2020 addressed to the applicant.
6. The C.E., PWD, WRD, Chennai Region lette No.DB/T5(3)/F-1. Thirunindravur-B Village-II/2020/M dated 28.12.2020.
7. Applicant letter dated 11.02.2021.
8. This office letter even No. dated 01.03.2021 addressed to the applicant.

The proposal received in the reference 1st cited for proposed laying out of house sites comprised in S.Nos.551/5A2, 5B2, 5A3A, 5A3B, 5B3B, 5B3A and 555/1A1B of Thirunindravur 'B' Village, Avadi Taluk, Thiruvallur District, Poonamalle Panchayat Union limit was examined and the layout plan 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 **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.

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|------|--|---|
| i) | Development charges for land under Sec.59 of T&CP Act 1971 | Rs.19,000/- (Rupees Nineteen Thousand only) |
| ii) | Layout preparation charges | Rs.16,000/- (Rupees Sixteen Thousand only) |
| iii) | Balance Scrutiny Fee | NIL |

4/13/21
DISPATCHED

| | | |
|-----|--|--|
| vi) | 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) | Does not arise (since an extent of 349 sq.m. has been reserved as OSR space in the layout) |

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 following particulars as called for in the references 5th & 8th cited:

- i. Self declaration in Rs.20/- stamp paper duly signed by all the present land owners.
- ii. Developer Registration certificate and in favour of Thiru.Kanchana.
- iii. FMB Sketch for the S.No.551 with incorporating the H.T.Tower line passing over the site under reference.

6. On compliance / fulfillment of the above, the skeleton plan showing Road space, Park area and Public Purpose-1 & 2 site 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 Commissioner, Poonamallee Panchayat Union represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as per the prescribed format duly signed by the Donors.

Yours faithfully,

O/c
 16/3/21
 for Chief Planner, Layout 2/2
 16/03/2021
 16/03/2021

Copy to:-

1. **The Commissioner**
 Poonamallee Panchayat Union
 Poonamallee, Chennai – 56.
2. **The Senior Accounts Officer**
 Accounts (Main) Division
 CMDA, Chennai – 600 008.