



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. L1/7350/2020

Dated: 3.10.2020

To

Tmt.V.Sathyabama & Thiru.J.Kothandan,
No.1/137, Mettu 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.438/3, 4, 5 & 7A 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.L1/2020/000130 on 13.08.2020.
2. This office letter even No. dated 18.08.2020 addressed to the C.E., PWD, WRD, Chennai region.
3. This office letter even No. dated 04.09.2020 addressed to the applicant.

The proposal received in the reference 1st cited for laying out of the property in the land comprised in S.No.438/3, 4, 5 & 7A 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 **three** 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.24,000/- (Rupees Twenty Four Thousand only)
ii)	Layout preparation charges	Rs.16,000/- (Rupees Sixteen 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	Rs. 5,10,000 ^{6,50,000} /- (Rupees Five ^{Six} Lakhs and ten ^{Fifty} Thousand only)



over) (for 99 sq.m of area)	
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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 and the Google Satellite Imagery of the site under reference as called for in the reference 2nd & 3rd 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
Hy
3/10/20
for Chief Planner, Layout
2/2
03/10/2020
03/10/2020

Copy to:-

1. The Commissioner

Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

2. The Senior Accounts Officer

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