



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. L1/7399/2019

Dated: 5.07.2019

To

Thiru.M.Rahul, GPA on behalf of
Thiru.V.Vadivel,
No.18, R.R.Garden, Periyar Nagar,
Lakshmipuram Main Road,
Poonamallee, Chennai-600 056.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Laying out of house sites in the land comprised in S.No.598/2 of Nemam 'B' village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit - Development Charge and other charges to be remitted - Advice sent - Reg.
- Ref: 1. Planning Permission Application received in CMDA vide APU No. L1/2019/000101 dated 03.05.2019.
2. This office letter even No. dated 27.05.2019 addressed to the applicant.
3. Applicant letter dated 09.07.2019.
4. This office letter even No. dated 10.07.2019 addressed to the applicant.
5. Applicant letter dated 12.07.2019.

The proposal received in the reference 1st cited for laying out of house sites in the land comprised in S.No.598/2 of Nemam 'B' village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and layout 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.

i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs.13,000/- (Rupees Thirteen Thousand only)
ii)	Layout preparation charges	Rs.8,000/- (Rupees Eight Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Does Not Arise
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 the extent of the site is less than 3000 sq.m.)



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 following particulars as called for in the reference 4th cited:

- i. Patta for the site under reference in favour of the present land owner i.e. Thiru.V.Vadivel, duly attested by a Deputy Tahsildar.
- ii. Chitta & Adangal for the site under reference duly attested by a Revenue Official.

6. On compliance / fulfillment of the above, the skeleton plan showing road area and Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union and the balance Public Purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle (West), TANGEDCO, Thirumangalam, Anna Nagar, Chennai-40.

Yours faithfully,

for Senior Planner, MSB/Layout

Copy to:-

1. **The Commissioner,**
Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.
2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.

