



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/7499/2019

Dated: 28.08.2019

To  
Thiru.A.Vijayakumar,  
No.11, W/820, D Sector, 9<sup>th</sup> Street,  
Syndicate Bank Colony,  
Anna Nagar West,  
Chennai - 600 101.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Layout of house sites in S.No.81/1A2A & 1A2B of Pothur Village, Avadi Taluk, Thiruvallur District, Villivakkam 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 has been forwarded by the Commissioner, Villivakkam Panchayat Union in letter Rc.No.3610/2018/A3 dated 29.04.2019 which is received on 06.05.2019.
  2. Objection Petition received from Tvl.V.Kesavan & Others, Pothur Village in the year 2011.
  3. This office letter even No. dated 20.05.2019 addressed to the Applicant.
  4. Applicant letter dated 23.05.2019.
  5. This office letter even No. dated 10.06.2019 addressed to the Applicant.
  6. Applicant letter dated 25.06.2019.
  7. This office letter even No. dated 01.08.2019 addressed to the Tahsildar, Avadi Taluk with a copy marked to the applicant.
  8. Applicant letter dated 16.08.2019.
  9. The applicant letter dated 20.08.2019 enclosing the No Objection Certificate issued by the Tahsildar, Avadi Taluk vide reference RC.1953/2019/C2 dated 19.08.2019.
- \*\*\*

The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in S.No.81/1A2A & 1A2B of Pothur Village, Avadi Taluk, Thiruvallur District, Villivakkam 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 **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.38,000/- (Rupees Thirty Eight Thousand only)
ii)	Layout preparation charges	Rs.30,000/- (Rupees Thirty 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)	NA (since OSR/Park area of 814 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. On compliance / fulfillment of the above payments, the skeleton plan showing road space, park area and public purpose site (0.5%) to be handed over to the Local Body will be sent to the Commissioner, Villivakkam Panchayat Union & balance Public Purpose site (0.5%) to be handed over to the TANGEDCO will be sent to the Superintending Officer, CEDC / West, TANGEDCO.

Yours faithfully,

o/c  
28/8/19  
for Member-Secretary  
28/8/19  
28/08/2019

**Copy to:-**

**1. The Commissioner**

Villivakkam Panchayat Union  
Villivakkam @ Ambathur  
Chennai – 600 053.

**2. The Senior Accounts Officer**

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