

**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.inWeb site: www.cmdachennai.gov.in**Letter No.L1/7525/2017****Dated: 26.07.2017**

To

M/s.Royal Land Developers Pvt. Ltd
No. 19 & 20, Suit No.303, 3rd Floor,
Ramlakhan Chambers,
General Muthiya Mudali Street,
Sowcarpet, Chennai – 600 079.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Proposed Laying out of house site in S.Nos.336 part, 341, 342/1A, 1B, 2A, 2B & 2C, 343/1, 2A, 2B1, 2B2, 2C, 2E1 & 2E2, 345/1A & 1B, 351, 352 and 353/1 of Ayapakkam village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union – Remittance of Development Charge and other charges – Demand sent - Reg.

Ref: 1. Planning Permission Application for laying out of house sites received in APU No. L1/2016/000339 dated 29.05.2017.
2. Your letter dated 20.06.2017.
3. This office letter even No. dated 17.07.2017.

The proposal received in the reference 1st cited for laying out of house site in S.Nos.336 part, 341, 342/1A, 1B, 2A, 2B & 2C, 343/1, 2A, 2B1, 2B2, 2C, 2E1 & 2E2, 345/1A & 1B, 351, 352 and 353/1 of Ayapakkam village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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. 1,20,000/- (Rupees One lakh and Twenty Thousand only)
ii)	Layout Preparation Charges	Rs. 50,000/- (Rupees Fifty 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-

2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day Fund.**

3. You are also requested to furnish the following particulars as called for in the reference 3rd cited:

- i. Payment Receipt for shifting of LT line passing across the site under reference.
- ii. Copy of Chitta & Adangal for the S.No.336 of Ayapakkam village duly attested by a Deputy Tahsildar.
- iii. Combined FMB sketch for the site under reference incorporating the HT Tower Line alignments duly attested by a Revenue official not below the rank of Deputy Tahsildar.

4. 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.

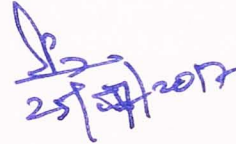
5. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

6. On compliance / fulfillment of the above payments, the approved Layout plans will be sent to the Commissioner, Villivakkam Panchayat Union @ Ambathur.

Yours faithfully,

o/c  26/07/2017

for **MEMBER-SECRETARY**

o/c  25/07/2017

Copy to:-

1. The Commissioner

Villivakkam Panchayat Union @ Ambathur,
Chennai – 600 053.

2. The Senior Accounts Officer

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