



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No. L1/7543/2020**

**Dated: 28.11.2020**

To

Tmt.S.Durgabai,  
No.66/28, Mosque Street,  
Saidapet,  
Chennai - 600 015.

**Madam,**

Sub: CMDA - Area Plans Unit - Laying out of house site in S.Nos.240/4B, 5B1, 5B3, 5B5 & 6A of Ayalchery Village (Sorancheri-A Village as per patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Remittance of Development Charge and other charges - Advice sent - Reg.

Ref: 1. The resubmitted PPA for laying out of house sites received on 17.08.2020.  
2. The applicant letter dated 26.09.2020 & 16.10.2020 enclosing additional particulars.  
3. This office letter even No. dated 22.10.2020 addressed to the CE, WRD, PWD, Chennai Region.  
4. The CE, WRD, PWD, Chennai Region letter No.DB/T5(3)/F-I-Sorancheri Village-II/2020/M dated 02.11.2020..  
5. This office letter even No. dated 18.11.2020 addressed to the Sub-Registrar, Poonamallee.  
6. The Sub-Registrar, Poonamallee letter No.Nil dated 21.11.2020.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in S.Nos.240/4B, 5B1, 5B3, 5B5 & 6A of Ayalchery Village (Sorancheri-A Village as per patta), Poonamallee 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** 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 Indus Ind 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.14,000/- (Rupees Fourteen Thousand only)
ii)	Layout preparation charges	Rs.11,000/- (Rupees Eleven 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) (for 6 sq.m.)	Rs.15,000/- (Rupees Fifteen Thousand only)

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. On compliance / fulfillment of the above payment, the skeleton plan showing road widening 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, Chennai Electricity Distribution Circle (West), TANGEDCO, Thirumangalam, Anna Nagar, Chennai-40 or to the Local Body i.e. the Commissioner, Poonamallee Panchayat Union, as per your choice for taking over of the same through registered Gift Deed.

Yours faithfully,

O/C

28/11/20

for Chief Planner, Layout

2/2

&

27/11/2020

27/11/2020

**Copy to:-**

**1. The Commissioner**

Poonamallee Panchayat Union,  
Poonamallee,  
Chennai – 600 056.

**2. The Senior Accounts Officer**

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