



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
Web site: www.cmdachennai.gov.in

Letter No.L1/7916/2020

Dated: 9.12.2020

To

M/s.Dual Structurals & Industries (P) Ltd. & Others,
Rep. by its Director Thiru.Prashanth Raveendra Kumar,
No.19, Vellayan Street,
Kotturpuram, Chennai - 600 085.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.No.158 & 168 part (Plot No.42 lying in approved layout PPD/LO No.36/2020) of Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit - Remittance of applicable charges – Demand sent – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000138 dated 24.08.2020.
 2. Applicant letter dated 18.09.2020.
 3. This office letter even No. dated 16.10.2020 addressed to the applicant.
 4. Applicant letter dated 01.12.2020.
 5. This office letter even No. dated 05.12.2020 addressed to the applicant.

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The proposal received in the reference 1st cited and revised layout plan received in the reference 7th cited for proposed laying out of house sites in the land comprised in S.No.158 & 168 part (Plot No.42 lying in approved layout PPD/LO No.36/2020) of Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount 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)	Balance Development charges for land under Sec.59 of T&CP Act 1971	Rs.8,000/- (Rupees Eight Thousand only)
ii)	Balance Layout preparation charges	Rs.4,000/- (Rupees Four Thousand only)
iii)	Balance Scrutiny Fee	Rs.500/- (Rupees Five Hundred only)
v)	Regularization charges for land	NA-

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vi)	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 extent of the site is less than 3000 sq.m.)
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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 following particulars as called for in the reference 3rd & 5th cited:

- Form-A duly filled in and signed by the Registered Professional.
- Combined FMB sketch for S.Nos.158 & 168 of Ottiyambakkam Village incorporating the location of Plot No.42 and the abutting road duly attested by a revenue official not below the rank of Deputy Tahsildar.

6. On compliance / fulfillment of the above payment, the skeleton plan showing the road space and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, St. Thomas Mount Panchayat Union and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Engineer, CEDC, South-II, TANGEDCO, K.K.Nagar, Chennai-78 or to the Local Body i.e. the Commissioner, St. Thomas Mount Panchayat Union, as per your choice for taking over of the same through registered Gift Deed.

Yours faithfully,

o/c *Hg*
9/12/20

for Chief Planner, Layout

do
09/12/2020 *JK*
09/12/2020 *2/2*

Copy to:-

- The Commissioner**
St. Thomas Mount Panchayat Union,
@ Chitlapakkam, Chennai – 600 064.
- The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.