



**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. L1/7934/2020**

**Dated: 25.02.2021**

To

M/s.Altis Ville LLP,  
Rep. by its Partner Thiru.Atul Gupta  
No.502 & 503, Prince Towers 25 - 26,  
College Road, Nungambakkam,  
Chennai - 600 006.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Proposed laying out of house sites for the property abutting Ellaya Mudali Street comprised in T.S.No.3873/4, Block No.69 of Tondiarpet Village, Tondiarpet Taluk, Chennai District, Greater Chennai Corporation limit – Remittance of Development Charge and other charges – Demand sent - Reg.

**Ref:**

1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000145 dated 26.08.2020.
2. This office letter even No. dated 22.10.2020.
3. Applicant letter dated 22.10.2020.
4. This office letter even No. dated 03.11.2020 addressed to the applicant.
5. Applicant letter dated 15.02.2020.
6. This office letter even No. dated 17.12.2020 addressed to the applicant.
7. Applicant letter dated 22.12.2020.
8. Applicant letter dated 05.02.2021.

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The proposal received in the reference 1<sup>st</sup> cited for proposed laying out of house sites for the property abutting Ellaya Mudali Street comprised in T.S.No.3873/4, Block No.69 of Tondiarpet Village, Tondiarpet Taluk, Chennai District, Greater Chennai Corporation 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.1,45,000/- (Rupees One Lakh and Forty Five Thousand only)
ii)	Layout preparation charges	Rs.40,000/- (Rupees Forty Thousand only)

4/26/21  
**DISPATCHED**

iii)	Balance Scrutiny Fee	Nil
v)	Regularization charges for land	NA
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 OSR area of 2707 sq.m. has been reserved in the layout)

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 6<sup>th</sup> cited:

- i. Legal opinion on present ownership for the site under reference issued by a Government Pleader / Additional Government Pleader / Special Government Pleader in the prescribed format i.e. as per Annexure-C by correctly mentioning the name of the present owner of the site under reference in the concluding para under the Heading 'opinion'.
- ii. TNGG copy publishing the Variation Notification of the reclassification of land use.
- iii. Clearance obtained from the Department of Railways for permitting layout development in the site under reference.

6. On compliance / fulfillment of the above payment, the skeleton plan showing the Road area, Park space and Public Purpose-1 site (reserved for Local Body) & Public Purpose-2 site (reserved for TANGEDCO) to be handed over to the Local Body will be sent to you for submission of the Gift Deed executed in Rs.100/- stamp paper in favour of the **Greater Chennai Corporation** represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as per the prescribed format duly signed by the Donor(s).

Yours faithfully,

o/c  
 25/02/2021  
 25/02/2021  
 For Member Secretary 2/2

**Copy to:-**

1. **The Commissioner**  
 Greater Chennai Corporation  
 Ripon Building,  
 Chennai – 600 003.

2. **The Senior Accounts Officer**  
 Accounts (Main) Division  
 CMDA, Chennai – 600 008.