



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. L1/8097/2020

Dated: 11.11.2020

To

Tmt.M.Ponniyammal,
 No.2, Moovarasampet Main Road,
 Madipakkam,
 Chennai - 600 091.

Madam,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.No.276/1A & 2A of Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit - Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:
1. Authority Resolution in A.R.No.61/2020 dated 14.08.2020.
 2. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000153 dated 21.08.2020.
 3. This office letter even No. dated 17.10.2020 addressed to the applicant.
 4. Applicant letter dated 02.11.2020 received on 03.11.2020.

The proposal received in the reference 1st cited for laying out of house sites for the property comprised in S.No.276/1A & 2A 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 and 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 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.23,000/- (Rupees Twenty Three Thousand only)
ii)	Layout preparation charges	Rs.12,000/- (Rupees Twelve Thousand only)
iii)	Balance Scrutiny Fee	Nil
vi)	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 473 sq.m.)	Rs.31,30,000/- (Rupees Thirty One Lakhs and Thirty 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. You are also requested to furnish the following particulars as called for in the reference 3rd cited:

- i. Adangal for the site under reference in the name of present land owner i.e. Tmt.M.Ponniyammal duly attested by a revenue official (the applicant furnished the unattested copy of adangal).
- ii. FMB sketch for the S.No.276 of Ottiyambakkam Village incorporating all the latest sub-divisions including the site duly attested by a revenue official not below the rank of Deputy Tahsildar.
- iii. Developer Registration Certificate in favour of the applicant Tmt.M.Ponniyammal.
- iv. Revised Self-declaration in Rs.20/- stamp paper duly notarised indemnifying CMDA in the form of affidavit to the effect that the applicants will be liable for all future consequences in case of the land falling under land ceiling, land reforms or land acquisition with mentioning the proposal for Layout (in the self declaration furnished by the applicant it is mentioned that the affidavit for reclassification proposal).
- v. 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. (Legal opinion issued by a Pleader doing Government Work, District Munsiff Court / Additional District Munsiff Court is not acceptable).
- vi. TNGG copy publishing the Variation Notification of the reclassification of land use.

6. On compliance / fulfillment of the above payment, the skeleton plan showing road area 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 @ Chitlapakkam, Chennai-64 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 (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.

Yours faithfully,

o/c

Hy
16/11/20

for Chief Planner, Layout 2/2

&
09/11/2020

11/11/2020

Copy to:-

1. The Commissioner

St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai – 64.

2. The Senior Accounts Officer

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