



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No.L1/868/2020

Dated: 27.02.2020

To

M/s.Jones Foundation Pvt. Ltd. rep. by its  
Managing Director Thiru.M.Jones,  
No.2, Moovarasampet Main Road,  
Madipakkam, Chennai - 600 091.

Sir,

Sub: CMDA - APU – Layout Division – Proposed layout of Public Purpose site lying in the approved layout No.PPD/ L.O. No. 67/2018 into 9 Nos. of residential plots comprised in Part of S Nos.281/9 and 282/1C, 1D & 2 of Ottiambakkam Village, Tambaram Taluk, Chengalpet (formerly Kancheepuram 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.L1/2020/000009 dated 21.01.2020.
  2. Layout of house sites approved vide PPD/LO.No.67/2018 in letter No.L1/13443/2017 dated 26.10.2018.
  3. This office letter even No dated 14.02.2020 addressed to the applicant.

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The proposal received in the reference 1<sup>st</sup> cited for proposed layout of Public Purpose site lying in the approved layout No.PPD/ L.O. No. 67/2018 into 9 Nos. of residential plots comprised in Part of S.Nos.281/9 and 282/1C, 1D & 2 of Ottiambakkam Village, Tambaram Taluk, Chengalpet (formerly Kancheepuram District), St. Thomas Mount Panchayat Union limit was examined and <sup>layout</sup> sub-division 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 charge by a Demand Draft 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	-NA-
ii)	Layout preparation charges	Rs.4,000/- (Rupees Four Thousand only)
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-

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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 3<sup>rd</sup> cited:

- i. An Affidavit in Rs.20/- stamp paper duly notarized stating that the Public Purpose site has not been sold out so far.
- ii. Fresh legal opinion for the site under reference as per the prescribed format (Annexure-C) disclosing the transaction details for every sub-divisions right from the year 1975 and also the provision of Public Purpose site in the approved layout issued by a Government Pleader / Additional Government Pleader / Special Government Pleader (Legal opinion issued by a Pleader doing Government Work, District Munsiff Court / Additional District Munsiff Court is not acceptable).it.
- iii. Chitta & Adangal for the site under reference in favour of present land owners duly attested by a revenue official not below the rank of Deputy Tahsildar.
- iv. Self declaration in Rs.20/- stamp paper duly notarised indemnifying CMDA in the form of affidavit to the effect that the applicant will be liable for all future consequences in case of the land falling under land ceiling, land reforms or land acquisition.

6. On compliance / fulfillment of the above payment, the skeleton plan showing the PP 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 balance Public Purpose 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.

Yours faithfully,

O/c

27/2/20

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for Chief Planner, Layout

26/2/2020

26/02/2020

**Copy to:-**

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