



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. L1/8948/2019

Dated: 12.07.2019

To
M/s.Golden Star Promoters Pvt. Ltd.
Represented by its Director
Tmt. Grace Jayanthi Rani,
No.1, 4th Avenue, Harrington Road,
Chetpet, Chennai – 600 031.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Proposed conversion of School Site into Commercial Site lying in the part approved layout sanctioned by CMDA vide PPD/LO.No.48/2017 comprised in S.No.45/1B of Chinna Sekkadu Village, Thiruvottiyur Taluk, Thiruvallur District - Development Charge and other charges to be remitted – Demand sent - Reg.

- Ref:
1. Planning Permission Application for conversion of School site into Commercial Site sites received in CMDA vide APU No.L1/2019/000127 dated 31.05.2019.
 2. Layout of Industrial Plots (Non-hazardous) approved vide PPD/LO No.24/2015 in letter No.L1/8867/2014 dated 08.07.2015.
 3. Part revision layout approved vide PPD/LO. No.48/2017 in letter No.L1/12313/2017 dated 28.09.2017.
 4. This office letter even No. dated 10.07.2019 addressed to the applicant.
 5. Applicant letter dated 11.07.2019.

The proposal received in the reference 1st cited for the Proposed conversion of School Site into Commercial Site lying in the part approved layout sanctioned by CMDA vide PPD/LO.No.48/2017 comprised in S.No.45/1B of Chinna Sekkadu Village, Thiruvottiyur Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and the conversion sketch 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 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 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	Does not arise
ii)	Layout preparation charges	Rs. 2,000/- (Rupees One ^{Two} 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

2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) by cash towards contribution to Flag Day.**

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 this office letter in the reference 4th cited:

- i. Fresh legal opinion on present ownership for the site under reference issued by a legal officer not below the rank of Government Pleader / Additional Government Pleader / Special Government Pleader in the prescribed format i.e. as per Annexure-C (the legal opinion furnished is issued by a Pleader doing Government work is not accepted).
- ii. Developer Registration Certificate (in the name of M/s.Golden Star Promoters Pvt. Ltd).

6. On compliance / fulfillment of the above payments and receipt of the particulars, the approved part revision layout i.e. conversion plan will be sent to the Commissioner, Greater Chennai Corporation.

Yours faithfully,

o/c *12/7/19*
for Senior Planner, MSB/Layout

12/07/19
12/07/19

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.