



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
Web site: www.cmdachennai.gov.in

Letter No. L1/899/2020

Dated: 7.08.2020

To
Thiru.N.Baskar,
Unit-3, Ground Floor, Pine Block
Eden Park, L&T Apartments,
Siruseri, Chennai – 603 103.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites for the land comprised in S.No.71/1 & 5 part of Grant Lyon Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit - Development Charge and other charges to be remitted – Advice sent - Reg.

- Ref:
1. Planning Permission Application received in CMDA vide APU No.L1/2020/000012 dated 22.01.2020.
 2. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Grant Lyon Village-I/2019/M dated 12.12.2019.
 3. This office letter even No. dated 21.02.2020 addressed to the applicant.
 4. Applicant letter dated 03.03.2020.

The proposal received in the reference 1st cited for laying out of house sites in S.No.71/1 & 5 part of Grant Lyon Village, Ponneri Taluk, Thiruvallur District, Puzhal 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** 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.43,000/- (Rupees Forty Three Thousand only)
ii)	Layout preparation charges	Rs.30,000/- (Rupees Thirty Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Rs.1,60,000/- (Rupees One Lakh and Sixty Thousand only)
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)	Does not arise (Since Park area of 918 sq.m. has been reserved in the layout.)

2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) in 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 the reference 3rd cited:

- i. Complete set of Sale deed Doc. No.697/2007 duly attested by Notary Public (the applicant furnished the Document without Registration details).
- ii. Complete set of Sale deed Doc. No.698/2007 duly attested by Notary Public (In the said document furnished, the page Nos.9 & 10 are found missing).
- iii. Fresh Certificate of Incorporation Consequent upon Change of Name issued by the Registrar of Companies, duly attested by a notary public.

5. On compliance / fulfillment of the above payments, the skeleton plan showing road space, park area and public purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Puzhal Panchayat Union and the public purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Officer, CEDC / West, TANGEDCO @ 110 KV SS Complex, Thirumangalam, Anna Nagar, Chennai – 40 or to the Commissioner, Puzhal Panchayat Union, as per your choice.

Yours faithfully,

o/c
for Member Secretary
07/08/2020
07/08/2020
2/2

Copy to:-

1. **The Commissioner**
Puzhal Panchayat Union
Puzhal, Chennai – 600 066.
2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.