



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. L1/9334/2020

Dated: 24.11.2020

To
M/s. Elephantine Builders Pvt. Ltd. & Others,
No.42, 1st Avenue,
Venkata Rathna Nagar Extension,
Indira Nagar, Adyar,
Chennai – 600 020.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division – Sub-division of Public Purpose site lying in the approved layout sanctioned vide PPD/ L.O.No.39/2018 into 4 Nos. of residential plots comprised in part of S.No.772/3A1 & 772/3B of Kuthambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Remittance of Development Charge and other charges – Advice sent - Reg.
- Ref: 1. Layout of house sites approved vide PPD/LO No.39/2018 in letter No.L1/3449/2017 dated 12.06.2018.
2. Planning Permission Application for sub-division of house sites received vide APU.No.L1/2020/000175 dated 16.09.2020.
3. This Office letter even No. dated 16.11.2020 addressed to the applicant.
4. Applicant letter dated 19.11.2020.

The proposal received in the reference 1st cited for sub-division of Public Purpose site lying in the approved layout sanctioned vide PPD/ L.O. No.39/2018 into 4 Nos. of residential plots comprised in part of S.No.772/3A1 & 772/3B of Kuthambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 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	Does not arise
ii)	Layout preparation charges	Rs.2,000/- (Rupees Two Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Does not arise

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
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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 3rd cited:

i. Complete set of GPoA Doc. No.12461/2014 duly attested by a Notary Public (since some pages are missing in the said document furnished).

6. On compliance / fulfillment of the above payment, the skeleton plan showing Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Engineer, CEDC (west), TANGEDCO, Thirumangalam, Chennai-40 **or** to the Local Body i.e. Commissioner, Poonamallee Panchayat Union as per your choice for taking over of the same through registered Gift Deed.

Yours faithfully,

s/c

Hy
24/11/2020

for Chief Planner, Layout

↓
24/11/2020

Copy to:-

1. **The Commissioner,**
Poonamallee Panchayat Union
Poonamallee, Chennai – 600 056.
2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.