



Letter No. L1/9508/2019

Dated: 18.09.2019

To

M/s.Urban Tree Housing Projects LLP, GPA,
6th Floor, Good Shepherd Square,
No.86, Kodambakkam High Road,
Nungambakkam,
Chennai-600 034.

Sir,

Sub: CMDA - Area Plans Unit - Laying out of house site in S.Nos.54/2A1, 2B1, 2C2A, 2D2A & 2E2A, 55/2B1 & 2C1, 65/2A2, 2B, 2C, 2D & 5, 66/1A1, 1A2A & 1A2B and 67/1 & 2 of Soranchery 'A' Village (Hamlet of Anaikattucherry Village), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Remittance of Development Charge and other charges - Advice sent - Reg.

- Ref:
1. PPA for laying out of house sites received in CMDA vide Ref. APU No. L1/2019/000130 dated 03.06.2019.
 2. This office letter even No. dated 20.06.2019 addressed to the CE, WRD, PWD, Chennai Region.
 3. This office letter even No. dated 17.07.2019 addressed to the applicant.
 4. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Anaikattuchery (Hamlet) Village - I/2019/M dated 31.07.2019.
 5. Applicant letter dated 07.08.2019.

The proposal received in the reference 1st cited for laying out of house sites in S.Nos.54/2A1, 2B1, 2C2A, 2D2A & 2E2A, 55/2B1 & 2C1, 65/2A2, 2B, 2C, 2D & 5, 66/1A1, 1A2A & 1A2B and 67/1 & 2 of Soranchery 'A' Village (Hamlet of Anaikattucherry Village), Poonamallee Taluk, Thiruvallur District, Poonamallee 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 **two** 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 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	Rs.85,000/- (Rupees Eighty Five Thousand only)
ii)	Layout preparation charges	Rs.48,000/- (Rupees Forty Eight Thousand only)
iii)	Balance Scrutiny Fee	Nil



iv)	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)	-NA- (Since OSR space measuring to an extent of 1864 sq.m. has been reserved in the layout)

2. You are also requested to remit an amount of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day Fund.**

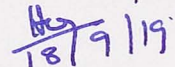
3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

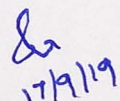
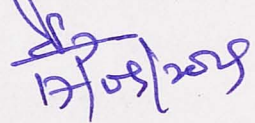
4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You are also requested to comply all the conditions stipulated by PWD in their letter received in the reference 4th cited before taking up development in the site under reference.

6. On compliance / fulfillment of the above payment, the skeleton plan showing road & park area and Public Purpose site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Poonamallee Panchayat Union and the balance Public Purpose site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle (West), TANGEDCO, Thirumangalam, Anna Nagar, Chennai-40.

Yours faithfully,

o/c 
18/9/19
for Member-Secretary


17/9/19

17/09/2019

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Copy to:-

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

