



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Dated: 30.03.2021

Letter No. L1/9586/2020

To

Thiru.S.Santhosh Prabu, GPA  
On behalf of Tmt.P.Sudanthira,  
No.299, Raja Street,  
Padi, Chennai – 600 050.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of the property for the land comprised in S.No.142/6 of Thiruninravur - A Village, Avadi Taluk, Tiruvallur District, Thiruninravur Town Panchayat limit – Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000183 dated 22.09.2020.
  2. The Chief Engineer, PWD, WRD, Chennai region in letter No.DB/T5(3)/F-I&C-Thiruninravur-A Village-II/2020/M dated 07.12.2020.
  3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.

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The proposal received in the reference 1<sup>st</sup> cited for laying out of the property in the land comprised in S.No.142/6 of Thiruninravur - A Village, Avadi Taluk, Tiruvallur District, Thiruninravur Town Panchayat 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** 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.14,000/- (Rupees Fourteen Thousand only)
ii)	Layout preparation charges	Rs.8,000/- (Rupees 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)	-DNA- (Since the plottable area is less than 3000 sq.m.)

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 requested to furnish the following particulars:

- i. Copy of FMB sketch for the S.No.142 of Thiruninravur Village duly attested by a Deputy Tahsildar.
- ii. Revised legal opinion on present ownership for the site under reference issued by a Government Pleader /Additional Government Pleader / Special Government Pleader incorporating the GPA Doc.No.13465/2019 dated 17.09.2021 executed in favour of Thiru.S.Santhosh Prabu, the applicant herein

6. On compliance / fulfillment of the above, the skeleton plan showing road area and PP-1 & 2 sites to be handed over to the Local Body will be sent to you for submission of the Gift Deed executed in Rs.100/- stamp paper in favour of the Executive Officer, Thirunindravur Town Panchayat represented by the **Member-Secretary, Chennai Metropolitan Development Authority** as per the prescribed format duly signed by the Donor(s).

dc  
Yours faithfully,

*Ag*  
30/3/21  
for Chief Planner, Layout

**Copy to:-**

1. **The Executive Officer,**  
Thiruninravur Town Panchayat,  
Thruninravur, Chennai – 602 024.
2. **The Senior Accounts Officer**  
Accounts (Main) Division  
CMDA, Chennai – 600 008.

*dc*  
30/03/21

*dc*  
30/03/2021