

**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/9658/2020****Dated: 19.12.2020**

To

M/s.Royal Land Developers Pvt. Ltd
New No.6, Old No.23, Western Wing, 1st Floor,
Krishnamma Road,
Nungambakkam,
Chennai - 600 034.**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Layout of house sites in S.Nos.308/3, 309/2A, 2B1, 2B2A & 2B2B and a shop site in approved layout PPD/LO No.38/2017 lies in S.No.342/2A part of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit - Development Charge and other charges to be remitted - Advice sent - Reg.

Ref: 1. The re-submitted layout proposal received for the applicant on 25.09.2020.
2. This office letter even No. dated 07.12.2020 addressed to the applicant.
3. Applicant letter dated 14.12.2020.

The proposal received in the reference 1st cited for laying out of house sites in S.Nos.308/3, 309/2A, 2B1, 2B2A & 2B2B and a shop site in approved layout PPD/LO No.38/2017 lies in S.No.342/2A part of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit was examined and layout 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 **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.29,000/- (Rupees Twenty Nine Thousand only)
ii)	Layout preparation charges	Rs.13,000/- (Rupees Thirteen Thousand only)
iii)	Balance Scrutiny Fee	Nil
vi)	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 (for 165 sq.m of area)	Rs.7,20,000/- (Rupees Seven Lakhs and Twenty Thousand only)



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. On compliance / fulfillment of the above payment, the skeleton plan showing road space and Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Villivakkam Panchayat Union @ Ambathur, Chennai-53 and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO, Anna Nagar, Chennai-40 (or) to the Local Body i.e. Commissioner, Villivakkam Panchayat Union as per your choice.

Yours faithfully,

e/c

[Signature]
19/12/2020

2/2

For Chief Planner, Layout

&

19/12/2020

[Signature]
19/12/2020

Copy to:-

1. The Commissioner

Villivakkam Panchayat Union
@ Ambathur, Chennai – 53.

2. The Senior Accounts Officer

Accounts (Main) Division
CMDA, Chennai – 600 008.