



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. L1/9949/2020

Dated: 7.11.2020

To
 Tvl.K.Jeeva & M.Sundara Pandian,
 GPA on behalf of Thiru.Peruma Reddy Surendranath,
 No.4546, TNHB, Ayapakkam,
 Chennai - 600 077.

Sir,

Sub: CMDA - APU - Layout Division - Laying out of house sites for the property comprised in S.No.224/1A2 & 224/2A1B of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit - DC Advice sent - Reg.

Ref: 1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000200 dated 01.10.2020.
 2. This office letter even No. dated 22.10.2020 addressed to the applicant.

The proposal received in the reference ^{1st} cited for laying out of house sites for the property comprised in S.No.224/1A2 & 224/2A1B 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.10,000/- (Rupees Ten Thousand only)
ii)	Layout preparation charges	Rs.7,000/- (Rupees Seven 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 13 sq.m.)	Rs.3,25,000/- (Rupees Three Lakhs and Twenty Five 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. You are also requested to furnish the following particulars as called for in the reference 2nd cited:

- i. Copy of parent Document i.e. Sale Deed Doc.No.2624/62 for the land in S.No.224/2 measuring 0.59 Acre duly attested by a Notary Public.
- ii. Copy of complete set of Mortgage deed Doc.No.10423/91 duly attested by a Notary Public (since page No.2 & 3 are found missing in the said document furnished).
- iii. Copy of Developer Registration Certificate in favour of the applicants Thiru.K.Jeeva & Thiru.M.Sundara Pandian.
- iv. Copy of orders of Hon'ble Court in O.S.No.997/2004 filed by Tmt.Kala (as ascertained from the Legal Opinion furnished).
- v. Rectification Deed to GPA Document No.5735/2020 by correcting the S.No. of the site under reference.

6. On compliance / fulfillment of the above payment, the skeleton plan showing road area 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,

o/c
for Chief Planner, Layout
07/11/2020
07/11/2020
2/2

Copy to:-

- 1. The Commissioner**
Villivakkam Panchayat Union
@ Ambathur, Chennai – 53.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.