

**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.Layout-1/0309/2023

Dated:08.08.2024

To
✓ Thiru.B.Yoganandhan,
No.36, 5th Cross Street,
Murugesan Nagar, Thiruninravur,
Tiruvallur – 602 024.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites in S.No.120/5B, 120/5C, 120/5D, 120/28 (Old S.No.120/6A1A1pt) & 120/68 (Old S.No.120/6A1A1pt) of Thirunindravur-A Village, Avadi Taluk, Tiruvallur District, Thirunindravur Municipality Limit – Remittance of applicable charges – Demand sent – Reg.

- Ref:
1. The Layout proposal received vide reference SBC. No.CMDA/PP/Layout-1/0309/2023 dated 14.09.2023.
 2. Applicant letter dated 10.10.2023.
 3. This office letter even No. dated 21.12.2023 addressed to the CE, WRD, Chennai Region.
 4. This office letter even No. dated 21.12.2023 addressed to the applicant.
 5. Applicant letter dated 04.03.2024.
 6. This office reminder letter even No. dated 05.06.2024 addressed to the applicant.
 7. Applicant letter dated 14.06.2024.
 8. The CE, WRD, Chennai Region in letter No.DB/T5(3)/NOC 10806 Thirunindravur-A village 4990/2024 dated 28.06.2024.

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The proposal received in the reference 1st cited for proposed laying out of house sites in S.No.120/5B, 120/5C, 120/5D, 120/28 (Old S.No.120/6A1A1pt) & 120/68 (Old S.No.120/6A1A1pt) of Thirunindravur-A Village, Avadi Taluk, Tiruvallur District, Thirunindravur Municipality 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 through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 drawn in favour of **Member Secretary, CMDA, Chennai-8** and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs.20,000/- (Rupees Twenty Thousand only)
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ii)	Balance Scrutiny Fee	Nil
iii)	Layout preparation charges	Rs.12,000/- (Rupees Twelve Thousand only)
iv)	Regularization charges for land	Rs.2,00,000/- (Rupees Two Lakhs only)
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

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) 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.

Yours faithfully,

[Signature]
for Chief Planner, Layout

14/8/24

Copy to:-

- The Commissioner,**
Thirunindravur Municipality,
CTH Road, Thirunindravur,
Thiruvallur – 602 024.
- The Senior Accounts Officer,**
Accounts (Main) Division,
CMDA, Chennai – 600 008.



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Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
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Letter No.Layout-1/0309/2023

Dated:01.10.2024

To
✓ Thiru.B.Yoganandhan,
No.36, 5th Cross Street,
Murugesan Nagar, Thirunindravur,
Tiruvallur – 602 024.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for Laying out of house sites in S.No.120/5B, 120/5C, 120/5D, 120/28 (Old S.No.120/6A1A1pt) & 120/68 (Old S.No.120/6A1A1pt) of Thirunindravur-A Village, Avadi Taluk, Tiruvallur District, Thirunindravur Municipality Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0309/2023 dated 14.09.2023.
 2. Applicant letter dated 10.10.2023.
 3. This office letter even No. dated 21.12.2023 addressed to the CE, WRD, Chennai Region.
 4. This office letter even No. dated 21.12.2023 addressed to the applicant.
 5. Applicant letter dated 04.03.2024.
 6. This office reminder letter even No. dated 05.06.2024 addressed to the applicant.
 7. Applicant letter dated 14.06.2024.
 8. The CE, WRD, Chennai Region in letter No.DB/T5(3)/NOC 10806 Thirunindravur-A village 4990/2024 dated 28.06.2024.
 9. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 10. This office DC advice letter even No. dated 08.08.2024 addressed to the applicant.
 11. Applicant letter dated 30.09.2024 enclosing the receipt for payments.
 12. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

The proposal received in the reference 1st cited for the proposed layout of house sites in S.No.120/5B, 120/5C, 120/5D, 120/28 (Old S.No.120/6A1A1pt) & 120/68 (Old S.No.120/6A1A1pt) of Thirunindravur-A Village, Avadi Taluk, Tiruvallur District, Thirunindravur Municipality Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/11904/2023 dated 14.09.2023 & B-0026177 dated 30.09.2024.

2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] date 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 12th cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are therefore, requested to gift the Road, OSR, and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road, OSR, Public Purpose -1 & 2 sites with area details, which have to be handed over to the **Thirunindravur Municipality** represented by the **Commissioner, Thirunindravur Municipality** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, OSR, and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, Thirunindravur Municipality for sanctioning of the layout.

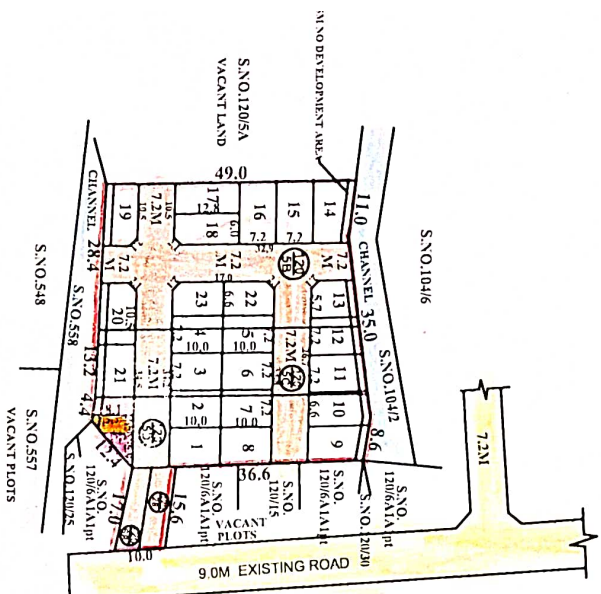
Yours faithfully,

[Signature]
for Chief Planner, Layout.

Encl: One copy of Layout plan, a copy of "A4" size sketch along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner**
Thirunindravur Municipality,
Chennai – Tiruvallur High Road,
Thirunindravur – 602 024,
Tiruvallur District.
(along with a copy of Layout plan).
2. **The Superintending Engineer,**
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Anna Nagar,
Chennai - 600 040. (w.o.e).



LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB /T5(3)/NOC 10806 THIRUNINRAVUR - A VILLAGE 4990 / 2024/ DATED.28.06.2024 OBTAIN A LETTER FROM PWD CONCERNING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

SITE EXTENT	(AS PER DOCUMENT)	:	3236 SQ.M
ROAD AREA	(34%)	:	1107 SQ.M
PLOTTABLE AREA	(66%)	:	2129 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	:	21 SQ.M
PUBLIC PURPOSE PROVIDED	:	:	47 SQ.M
PUBLIC PURPOSE AREA-1 :	260 SQ.M		
PUBLIC PURPOSE AREA-2 :	210 SQ.M		
REGULAR PLOTS (1 TO 21)	:	:	21 Nos.
E.W.S.PLOTS (22,23) (130 SQ.M)	:	:	2 Nos.
TOTAL NO.OF PLOTS	:	:	23 Nos.

LEGEND

- ☒ SITE BOUNDARY
☒ PROPOSED ROADS
☒ EXISTING ROAD
☒ PUBLIC PURPOSE-1
☒ PUBLIC PURPOSE-2
☐ CHANNEL
☐ EWS

ASSISTANT PLANNER
Chennai Metropolitan
Development Authority
No.8, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

THIRUNINDRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No:120/5B, 120/5C, 120/5D & 120/28 (OLD S.No.120/6A1A1pt) AND 120/68 (OLD S.No.120/6A1A1pt) OF THIRUNINDRAVUR - A VILLAGE.

SCALE: 1:800 (ALL MEASUREMENTS ARE IN METRE.)

