





9. Except to the extent necessary for the excavation of foundations, levelling or slopping of ground, earth shall not be removed from any site so as to create hollows of borrow pits therein.
10. The space set apart for streets and communal and recreational purposes shall be transferred to the authority or any Local Authority designated by it, free of cost through a gift deed.
11. The building construction shall be subject to the Development Control Rules of the Master Plan for Chennai Metropolitan Area.
12. Developments in the area reserved for the following uses as indicated in the plan approved above shall be regulated as per the Development Control Rules.
 1. Residential plots .. Primary Residential use zone
 2. Convenience shop .. Primary Residential use zone
 3. Shops .. Mixed Residential use zone
 4. Schools .. Institutional use zone
 5. Park/Play ground .. Open space & Recreational use zone
 6. Public purpose .. Institutional use zone.
13. In the open space within the site to the extent feasible trees may be planted and existing trees preserved.
14. The area earmarked for public purpose, I to (viz. post and Telegraph office, Police Station etc) would remain reserved for a specific period of one year from the date of approval to enable the Government Dept. concerned to negotiate with the owner and acquire the reserved land if required for them after the said period of one year, and if none of the agencies purchase the reserved land full/part, the layout owner/Developer is free to dispose of the site reserved for public purpose to any-body for residential use only.
15. Sign board to be erected at this site as per the enclosed format.


for MEMBER-SECRETARY.


310899


101999


7/9

BY REGD. POST WITH ACK. DUE.

From

THE MEMBER-SECRETARY,
Chennai Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Chennai-600 008.

To

The Executive Engineer,
Special Division IV
Tamil Nadu Housing Board,
Anna Nagar, Chennai-600 102.

Letter No. ~~xxx/xxk~~ L2/6081/99

Dated: 26.7.99

Sir,

Sub: CMDA - Development Control - Planning
Permission application - Layout of
House sites in S.No. 476/2A2 & 476/2B
of Ambathur Village - Development Charge
and other charges to be remitted - Reg.

- Ref: 1) Your Lr.No. SD IV/Plg/7421/96, dt.
6.4.99.
2) This office lr.even No., dt. 23.4.99.
3) Your lr.No. Plg/7421/98, dt. 28.4.99
and 24.5.99.

...

The proposal received in the reference cited for laying
out of house sites in S.No. 476/2A2 & 476/2B of Ambathur Village

was examined and layout/sub-division has been revised to
satisfy the Development Control Rule 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
Nationalised Bank in Chennai City drawn in favour of the
Member-Secretary, CMDA, Chennai-600 008 at Cash Counter
(between 10.00 A.M. and 4.00 P.M.) in CMDA and produce the
duplicate copy of the receipt to L & M Division in CMDA.

- | | |
|---|---|
| i) Development charge for land under Sec.59 of Town and Country Planning Act, 1971. | Rs. 4,300/- (Rupees four thousand three hundred only) |
| ii) Development charge for building under Sec.59 of the Town and Country Planning Act, 1971. | Rs. - |

p.t.o.

| | |
|--|--|
| iii) Layout Preparation charges | Rs. 600/- (Rupees six hundred only) |
| iv) Scrutiny Fee | Rs. - |
| v) Regularisation charge | Rs. - |
| vi) Open space Reservation charges under DCR 19(a)(iii) (i.e. equivalent land cost in lieu of the land to be reserved and handed over) | Rs. - |

2. Payments 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.

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

4. On compliance/fulfilment of the above payments, the skeleton plans showing road spaces/reserved open spaces to be handed over will be sent to the Commissioner, Ambathur Municipality, Chennai-53.

Yours faithfully,

[Signature] 02899

for MEMBER-SECRETARY.

[Signature]

Copy to: The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-600 008.

2. The Commissioner,
Ambathur Municipality,
Chennai-600 053.