

To,

The District Forest Officer
Nilgiri Forest Division
Udagramandalam !

Dear Sir,

SUB: Forest Conservation Act 1980 Coimbatore Circle/Nilgiris Forest Division. Proposal for diversion of .036 hs of Forest land for approach road to the resort construction in Dodabetta – Ooty rural village of Nilgiri District.

REF: Online application uploaded by Total Environment Habitat P Ltd. Proposal No FP/TN/Road/26490/2017 dated 02.06.2017

With reference to the query raised by your letter ref No 5044/2020/D1/Dated 13.11.2020. We hereby give the following clarification below.

- **Specific demarcation of 150 meters from the Forest boundary:** We are uploading the detailed drawing with the 150 meters line demarked from the forest boundary
- **Master plan, Contour plan and the site plan to be submitted:** We are uploading the following drawings (i) Master plan. (ii) Contour plan. (iii) Site plan.
- **Cost Benefit Analysis to be submitted:** With reference to the FC act Manual 1980 under VI (a) gives the parameters for assessing the benefits accruing in column (3) where it says that Habitation, establishment of industrial units, tourist lodges/complex and other building construction – is **not Applicable**. We are enclosing the copy of the Manual book marking the point in the mentioned page.

We have clarified all the points raised and the hard copied of the same will be submitted to the DFO Office.

Sincerely yours

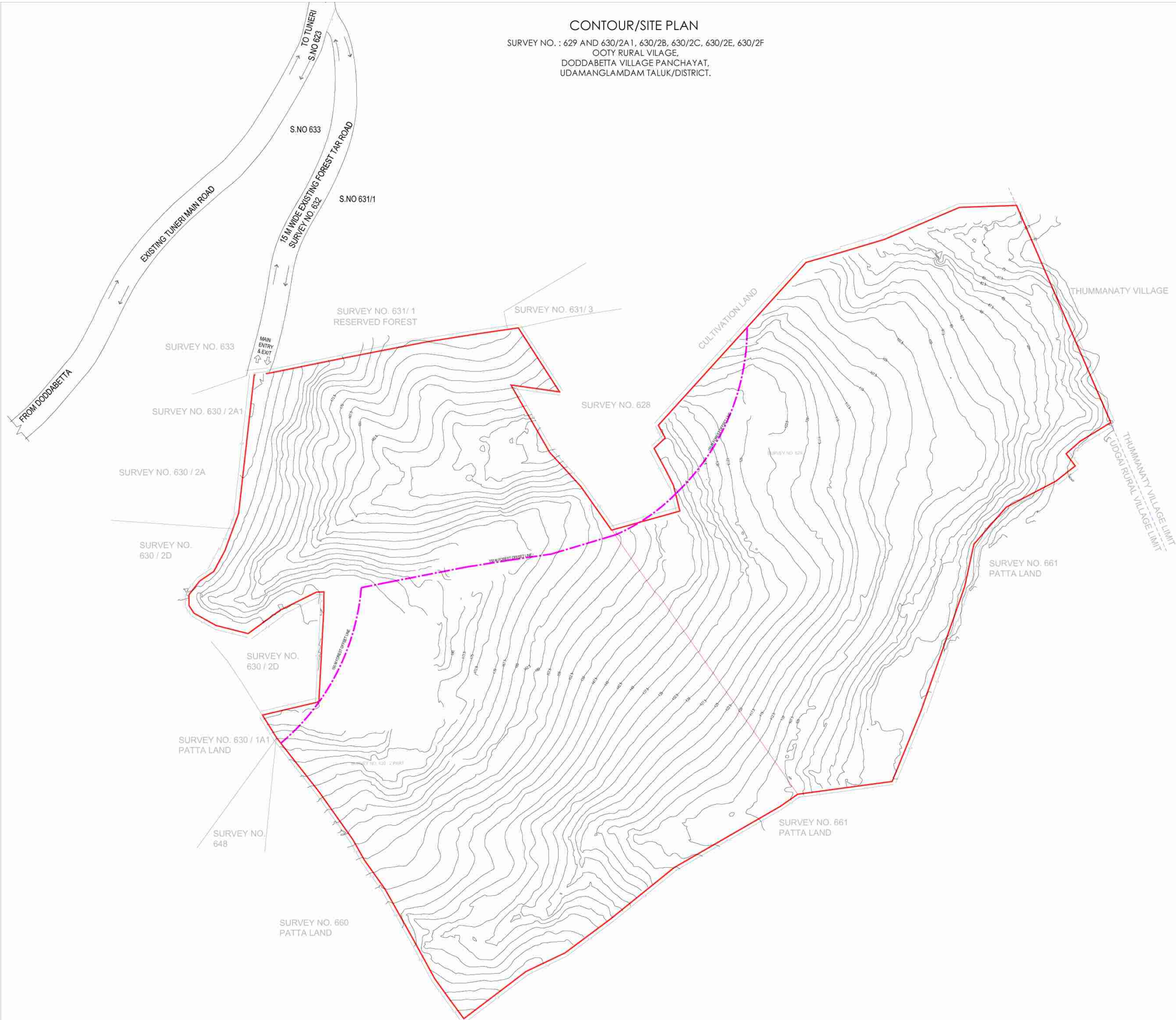


R. Manikandan

21-11-2020

CONTOUR/SITE PLAN

SURVEY NO. : 629 AND 630/2A1, 630/2B, 630/2C, 630/2E, 630/2F
OOTY RURAL VILAGE,
DODDABETTA VILLAGE PANCHAYAT,
UDAMANGLAMDAM TALUK/DISTRICT.



PROJECT - RESORT - OOTY

PROPOSED CONSTRUCTION OF RESORT BUILDING IN SURVEY NO. : 629
AND 630/2A1, 630/2B, 630/2C, 630/2E, 630/2F OF OOTY RURAL VILAGE,
DODDABETTA VILLAGE PANCHAYAT, UDAMANGLAMDAM
TALUK/DISTRICT.

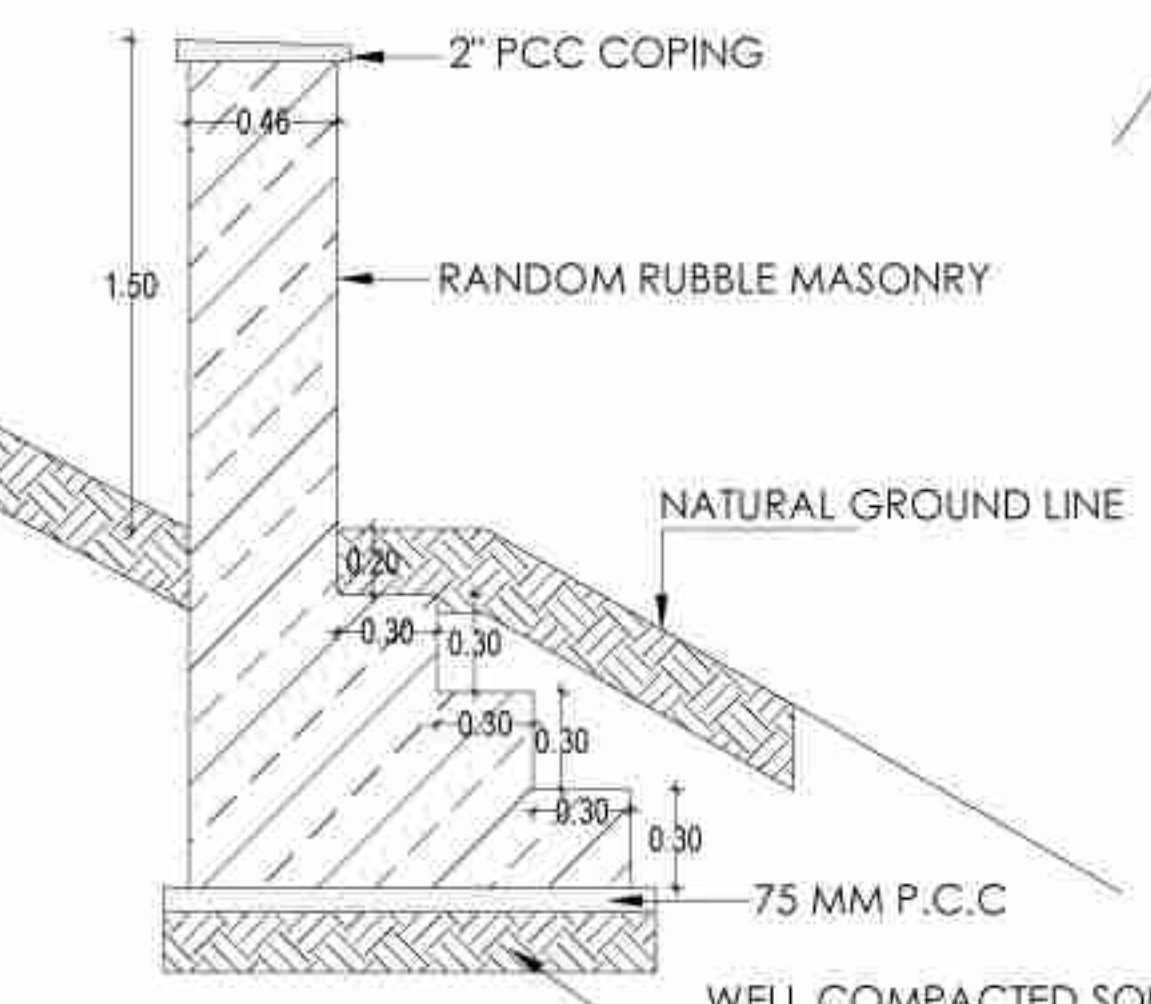
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DRAWING TITLE CONTOUR/SITE PLAN

SHEET NO: 0061-S-1001C

PROPOSED CONSTRUCTION OF RESORT BUILDING
SURVEY NO. : 629 AND 630/2A1, 630/2B, 630/2C, 630/2E, 630/2F
OOTY RURAL VILLAGE,
DODDABETTA VILLAGE PANCHAYAT,
UDAMANGLAM DAM TALUK/DISTRICT.



AREA CALCULATIONS IN SQ.M			
SL.NO	BUILDING / BLOCK DETAILS	FLOORS	TOTAL F.S.I AREA
1.	ADMIN. BLOCK / (AB)	Upper Ground Floor Lower Ground Floor	2408.44 2546.74
2.	COTTAGE A / (CA)	Ground Floor	6007.64
3.	COTTAGE B / (CB)	Upper Ground Floor Lower Ground Floor	630.00 608.8
4.	ROOMS / (RM)	Ground Floor First Floor	1307.52 1630.70
5.	MANAGEMENT QUARTER 1 / (MQ1)	Ground Floor Lower Ground Floor	237.33 156.06
6.	MANAGEMENT QUARTER 2 / (MQ2)	Ground Floor First Floor	126.32 192.67
7.	HEALTH CLUB / (HC)	Upper Ground floor Lower Ground Floor	1097.73 1357.32
8.	PET CARE / (PC)	Upper Ground Floor Lower Ground Floor	656.21 597.14
9.	SERVANTS QUARTERS / (SQ)	Lower Ground Floor	271.00
10.	GAS BANK / (GB)	Ground Floor	62.65
11.	SERVICE CABIN / (SC)	Ground Floor	35.56
TOTAL			19,928.87

AREA CALCULATIONS IN SQ.M	
SITE AREA	1,83,493.14 SQ.M = 40.40 ACRES
PLOT COVERAGE	$(13627.82 / 163493.14) \times 100 = 8.33 \%$
F.S.I	$19929.87 / 163493.14 = 0.12$
O.S.R -10%	$40.4 \times 0.1 = 4.04$ ACRES

COTTAGES			
TYPE	BLOCK NAME	AREA (SQ.M)	QUANTITY
TYPE - A	CA	207.16 (EACH)	29
TYPE - B	CB	309.70 (EACH)	4
TOTAL			33

COLOUR INDEX			
SITE BOUNDARY		OSR	
EXISTING ROAD		WATER BODY	
PROPOSED ROAD		VILLAGE BOUNDARY	
PROPOSED BUILDING		150M FOREST	
DRIVE WAY/VEHICULAR ACCESS		OFFSET LINE	

CAR PARKING DETAILS					
S/NO	BUILDING/BLOCK DETAILS	NO OF UNITS	AREA (SQ.M)	REQUIRED	PROVIDED
1	ADMIN BLOCK / (AB)	1	4955.22	50 NOS	50 NOS
2	COTTAGE A & B / (CA & CB)	45	7246.44	5 NOS	5 NOS
3	40 ROOM BLOCK / (RM)	1	2939.22	4 NOS	4 NOS
4	HEALTH CLUB (HC)	1	2455.05	33 NOS	33 NOS
5	HEALTH CARE (PC)	1	1253.35	13 NOS	13 NOS
6	MANAGEMENT QUARTER 1 & 2 / MQ1, MQ2	2	712.38	8 NOS	8 NOS
7	PHYSICALLY CHALLENGED PARKING			5 NOS	5 NOS
8	10% ADDITIONAL FACILITIES			12 NOS	12 NOS
9	TOTAL			130 NOS	130 NOS

1. REGULAR PARKING SIZE 2.5M X 5M
2. PHYSICALLY CHALLENGED PARKING SIZE 3.0M X 6M

- NOTE:
1. BATTERY OPERATED CARS TO BE PROVIDED FOR ALL UNITS.
 2. MECHANICAL VENTILATION AND AIR CONDITIONING PROVISIONS WHEREVER NECESSARY ARE TO BE PROVIDED.
 3. FIRE SERVICES, STORM WATER LAYOUT, WATER SUPPLY LAYOUT AND SEWAGE LAYOUT ARE SHOWN IN SHEET NO. 2/ 25, 3/ 25, 4/ 25, 5/ 25.
 4. AVERAGE SLOPE OF ROAD IS 1 : 12

PROPOSED CONSTRUCTION OF RESORT BUILDING IN SURVEY NO. : 629 AND 630/2A1, 630/2B, 630/2C, 630/2E, 630/2F OF OOTY RURAL VILLAGE, DODDABETTA VILLAGE PANCHAYAT, UDAMANGLAM DAM TALUK/DISTRICT.

SCALE	1:800	N 
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DRAWING TITLE	SITE PLAN
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SHEET NO:	0061-S-1001

ANNEXURE-VI (a)**Category of Proposals for which****Cost-benefit Analysis is Applicable**

SNo	Nature of Proposal	Applicable/not applicable	Remarks
1.	All categories of proposals involving forest land up to 20 hectares in plains and up to 5 hectares in hills.	Not applicable	These proposals are to be considered on case by case basis and value judgement.
2.	Proposal for defence installation purposes and oil prospecting (prospecting only)	Not applicable	In view of National Priority accorded to these sectors, the proposals would be critically assessed to help ascertain that the utmost minimum forest land above is diverted for non-forest use.
3.	Habitation, establishment of industrial units, tourist lodges/complex and other building construction	Not applicable	These activities being detrimental to protection and conservation of forest, as a matter of policy, such proposals would be rarely entertained.
4.	All other proposals involving forest land more than 20 hectares in plains and more than 5 ha. in hills including roads, transmission lines, minor, medium and major irrigation projects, hydel projects mining activity, railway lines, location specific installations like micro-wave stations, auto repeater centres, T.V. towers etc.	Applicable	These are cases where a cost-benefit analysis is necessary to determine when diverting the forest land to non-forest use is in the overall public interests.