

**TAMILNADU FOREST DEPARTMENT**

From  
Thiru. D.Venkatesh, I.F.S.,  
Conservator of Forests & Field Director,  
Mudumalai Tiger Reserve,  
Udhagamandalam – 1.

To  
The Principal Chief Conservator of  
Forests (Head of Forest Force),  
Forest Head Quarters, Guindy,  
Chennai – 32.

**Ref.No. 1221/2022/D1. Dated 10.02.2023**

Sir,

Sub: Forest (Conservation) Act – 1980 – Proposal for diversion of 0.225 ha of Forest land in Udhagamandalam Rural Extension –I Reserved Forest for approach road for construction of resort in Doddabetta at Udhagamandalam, the Nilgiris District – Additional details submitted – Regarding.

- Ref: 1) Online application uploaded by the User Agency – M/s Total Environment Habitat P.LTD, No4/41, Tuneri Main Road, GCP Doddabetta Ooty, The Nilgiris District – Proposal No.FP/TN/Road/26490/2017.
- 2) The Principal Chief Conservator of Forests (HoFF), Chennai. C. No.TS3/15403/2019 dated 25.08.2022, 15.12.2022 & **03.01.2023**
- 3) The District Forest Officer, Nilgiris division. Ref. No.5044/2020/D1 dated 07.10.2022, 27.12.2022 & **13.02.2023.**
- 4) This office Ref. No.1221/2022/D1 dated 20.07.2022 & **19.10.2022.**

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In compliance to the reference 2<sup>nd</sup> cited above dated 03.01.2023, I submit to enclose herewith the additional details in triplicate as received from the District Forest Officer, Nilgiris Forest Division in his reference 3<sup>rd</sup> cited above dated 13.02.2023. The above details have also been uploaded in the portal.

I therefore request that the proposal may kindly be processed further for obtaining approval under Forest (Conservation) Act, 1980.

Encl: As stated

Yours faithfully,  
Sd/ - D.Venkatesh,  
Conservator of Forests & Field Director,  
Mudumalai Tiger Reserve,  
Udhagamandalam.

Copy to  
The District Forest Officer, Nilgiris Forest Division.

/ t. c. b. o./

  
Junior Engineer

**TAMILNADU FOREST DEPARTMENT**

From  
Thiru.Gowtham, I.F.S.,  
District Forest Officer,  
Nilgiris Forest Division,  
Udhagamandalam – 1.

To  
The Principal Chief Conservator of Forests  
(Head of the Department),  
Forest Head Quarters Building ,Gundy  
Velachery Main Road ,Gundy ,Chennai -32

*(Through Conservator of Forests and  
Field Director  
Mudumalai Tiger Reserve  
Udhagamandalam)*

**Ref.No.5044/2020/D1. Dated.13.02.2023**

Sir,

Sub : Forests (Conservation) Act,1980 Proposal for diversion of 0.225 Ha of forest land in Udhagai Rural Extension I Reserved Forest for approach road for construction of resort in Ooty Rural village of Nilgiris District – additional details submission of –Regarding

Ref 1. The Principal Chief Conservator of Forests (Head of Forest Force),  
Chennai Ref No:TS3/15403/2019 Dated:03.01.2023

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I submit herewith the detail called for in the reference cited is furnished below in the respect of nilgiris Forest division

- i.* The proposed road is located in Udhagai Rural Extension-I Reserved Forest. This road already existing in the above RF as coup road which is only access for the user agency to enter into their patta land. There is no right of way is admitted in the RF notification. They have been using this coupe road for a considerable time before and after enactment of the Forest (Conservation) Act, 1980 on annual lease basis. The present condition of the road is earthen. It is proposed for laying of paver blocks over sand filling to required depth within the allowed length (250.00m) and width (9.00m) including P:C:C /R:C:C concrete kerb walls.
- ii.* The coupe road is already existing to a length of 250.00m and a width of 3.00 m.
- iii.* The justification for approach road to the proposed construction of private resort site to 9.00m width is furnished below.

As per Tamil Nadu Combined Development and Building Rules, 2019 vide rule no 35(b) the minimum road width is taken as 9.00m being the planning

parameter for non High Rise building (Copy enclosed). Hence the minimum width is allowed and recommended for diversion

iv. *A Clear copy of Survey of India topo sheet is enclosed*

**Enclosure: 3 set of hard copies of the above said documents**

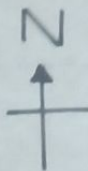
Yours faithfully,  
Sd/-S.Gowtham  
District Forest Officer,  
Nilgiris Forest Division,  
Udhagamandalam.

Copy submitted to the Conservator of Forests and Field Director, Mudumalai Tiger Reserve, Udhagamandalam.

True copy / by order

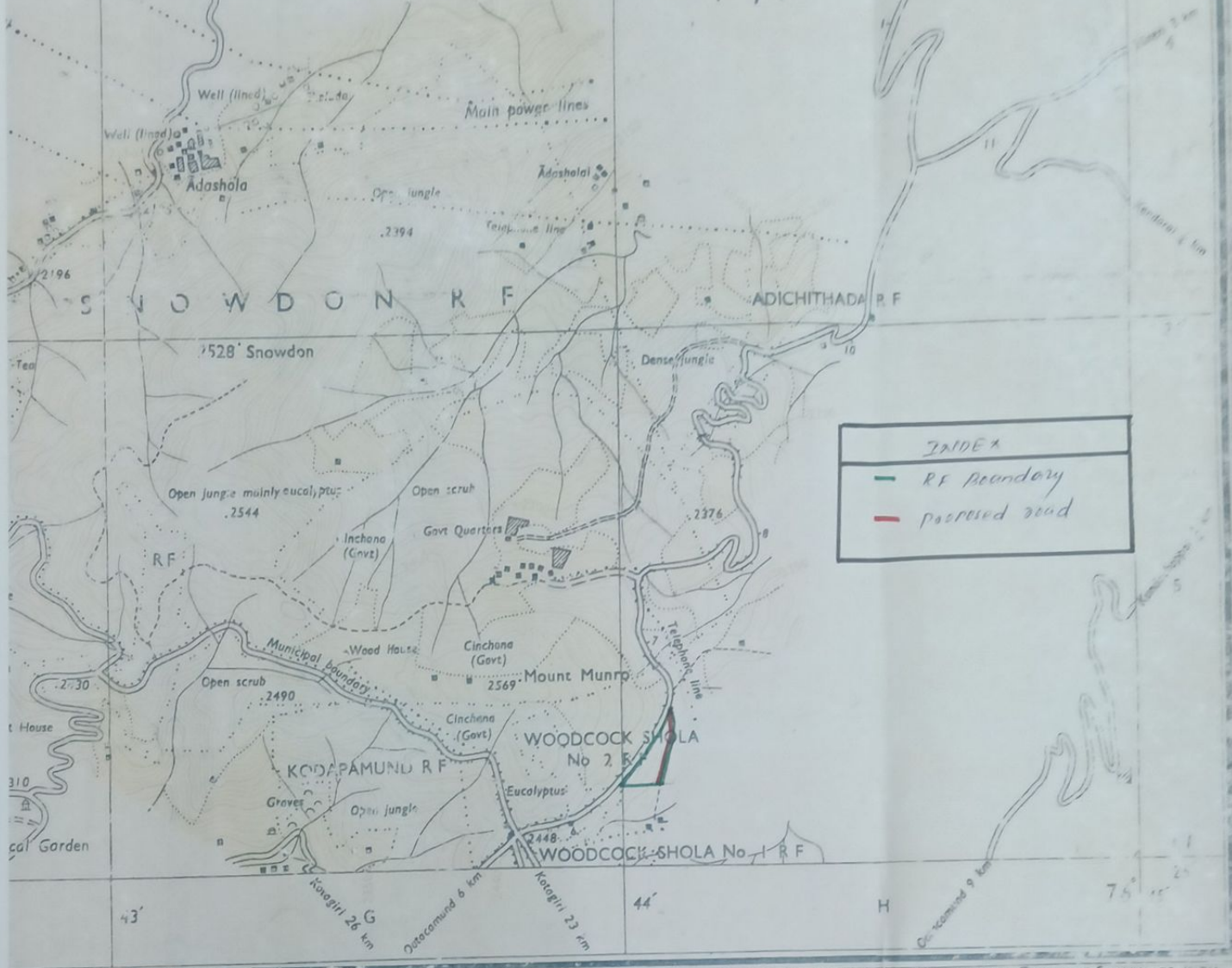
*H. Gowtham*  
*13/2/23*  
Senior Draughting Officer

*C. S. S.*  
*13/2/23*



SCALE: 1:15000

58A/11/4



INDEX

RF Boundary

posessed road

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Index to Forest Divisions

NĪLGIRI

Administrative Index

NĪLGIRI

|   |  |  |
|---|--|--|
| Limit of cultivation; with pillars; without pillars. Broken ground..... |  |  |
| Railway line: with station; with distance stone.....                    |  |  |
| " " embankment; cutting; tunnel.....                                    |  |  |
| Roads with distance stone: metalled; unmetalled. Cart-track.....        |  |  |
| Pack-track and pass. Foot-path. Stream with track in bed.....           |  |  |
| Bridges: with piers; without. Causeway. Ford or Ferry.....              |  |  |
| Telegraph line. Spaced names: administrative; locality or tribal.....   |  |  |
| Towns or Villages: inhabited; deserted. Fort.....                       |  |  |
| Huts: permanent; temporary. Tower. Antiquities.....                     |  |  |
| Church. Mosque. Temple. Idgāh. Chhatri. Graves.....                     |  |  |
| Contours with sub-features. Rocky slopes. Cliffs.....                   |  |  |
| Heights, triangulated; station; point; approximate.....                 |  |  |
| Bench-mark: geodetic; canal.....  |  |  |

GOVERNMENT OF INDIA COPYRIGHT, 1971

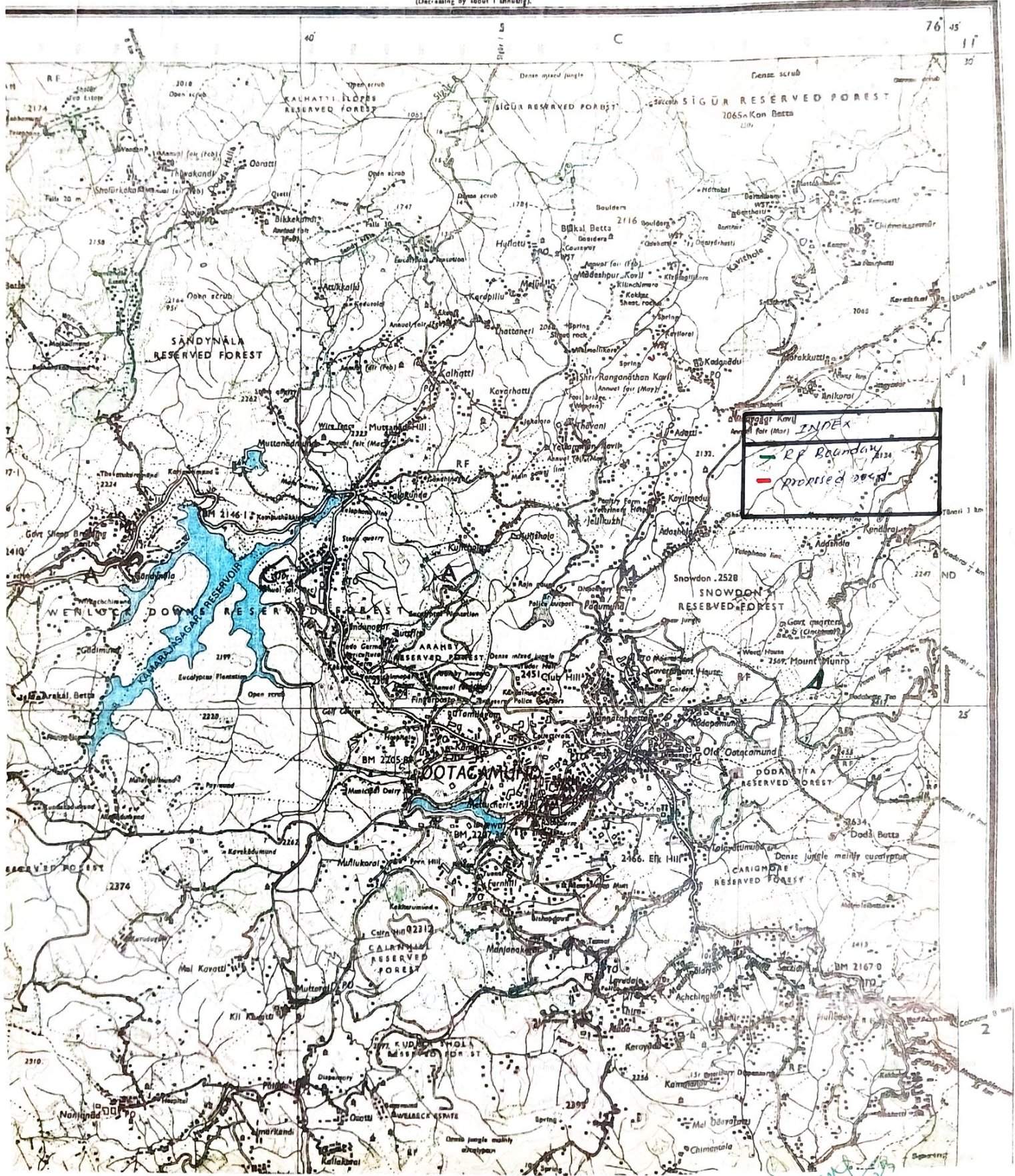
Price: Four Rupees Fifty Paise.

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District Forest Officer  
Nilgiris Forest Division  
Udhagamandalam

*Handwritten signature and date:*  
9/12/20



*[Handwritten signature]*  
District Forest Officer  
Nilgiris Forest Division  
Chinnar Udhagamandalam

the other rules in time being in force, then provision in the above mentioned Rules shall stand suspended to the extent of conflict with these Rules.

**33. Zoning Regulations.**— The Zoning Regulations shall comprise of Residential use zone, Commercial use zone, Industrial use zone, Special and Hazardous use zone, Institutional use zone, Open Space and Recreational use zone, Urbanisable use zone and Agricultural use zone and the activities permissible in each use zone are provided in Annexure - XVIII.

**34. Shelter Charges.**— (1) In any development proposed, where the Floor Space Index [FSI] area (build up area) exceeds 4000 sq.mts either the applicant shall provide housing for lower income groups for an extent of 10 % of Floor Space Index area with dwelling units not exceeding 40 sq.mts in carpet area or shelter charges as prescribed in the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972). The rate of shelter charges payable shall be 1% of the Guide Line Value [GLV] of the FSI area exceeding 4000 sq.mts.

(2) Housing units for Low Income Group (LIG) shall be provided either within the site or in any other site located within the radius of 2 km from the site under reference where the development is now proposed. No conversion or amalgamation shall be permissible in this case of lower income group dwelling.

(3) The crucial date for levy of shelter charges in respect of Directorate of Town and Country Planning area is the date of issue of technical clearance by the Directorate of Town and Country Planning and in respect of Chennai Metropolitan Area, the same is the date of raising demand for development charges.

**35. Planning Parameters for Non High Rise Buildings.**— (1) All Buildings not exceeding 18.30m. in height,—

(a) The minimum road width, FSI, set back etc. for Non High Rise buildings up to 16 dwellings or up to 300 square meters of commercial building shall be regulated according to the table below:

| Sl. No | Description        | Continuous Building Areas | Economically weaker Section Areas | Other areas      |                 |
|--------|--------------------|---------------------------|-----------------------------------|------------------|-----------------|
| 1      | 2                  | 3                         | 4                                 | 4                |                 |
| A      | Minimum road width | 3.0 m                     | 3.0 m                             | 3.0m up to 6.0 m | 6.0 m and above |

|          |   |  |                         |   |   |
|----------|---|--|-------------------------|---|---|
| <b>B</b> | Maximum Height                                    | GF + 2F or Stilt + 3F subject to a maximum of 12m height   |                         | GF + 1F or Stilt + 2F subject to a maximum of 9m height | GF + 2F or Stilt + 3F subject to a maximum of 12m height        |
| <b>C</b> | Maximum number of dwelling units / commercial use | up to 16 dwellings or up to 300 square meters of commercial use  | up to 16 dwellings      | up to 8 dwellings                                       | up to 16 dwellings or up to 300 square meters of commercial use |
| <b>D</b> | Maximum FSI                                       | 2.0  |                         |   |   |
| <b>E</b> | Minimum Set backs                                 | Where Street Alignment/new road is prescribed, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary. |                         |   |   |
| i)       | Front set back                                    | 1.5m   | 1.0m                    | Abutting road width                                     | Front set back  |
|          |   |  |                         | Upto 9.0m.  | 1.5m  |
|          |   |  |                         | More than 9.0m. upto 18m.                               | 3.0m.   |
|          |   |  |                         | More than 18m. upto 30.5m                               | 4.5m.   |
|          |   |  |                         | More than 30.5m.  | 6.0m.   |
| ii)      | Side Set back                                     | Nil  | Height of the building  | Plot width  | SSB   |
|          |   |  | Upto 7m.                | Up to 9m  | 1m on one side  |
|          |   |  |                         | Above 9m  | 1m on either side   |
|          |   |  | More than 7m. upto 12m. | Up to 6m  | 1m on one side  |
|          |   |  |                         | Above 6m, upto 9m                                       | 1.5m on one side  |
|          |   |  |                         | Above 9m  | 1.5m on either side   |
| ii)      | Rear Set back                                     | Nil  | Height of the building  | RSB   |   |
|          |   |  | Upto 7m.                | Nil   |   |
|          |   |  | More than 7m. upto 12m. | 1.5m.   |   |

- (b) The minimum road width, FSI, set back etc. for Non High Rise buildings upto 18.30m height and exceeding 16 dwelling units and exceeding 300 square meters of commercial building shall be regulated according to the table below:

| Sl No | Description                   | Continuous Building Areas  | Other areas                 |           |
|-------|-------------------------------|--|-----------------------------|-----------|
| 1     | 2                             | 3  | 4                           |           |
| A     | Minimum road width            |  | 9.0 m                       |           |
| B     | Maximum Height                |  | 18.30 m                     |           |
| C     | Maximum FSI                   |  | 2.0                         |           |
| D     | Minimum Set backs             | Where Street Alignment/new road is prescribed, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary. |                             |           |
| i)    | Front set back                | Abutting road width  |                             | FSB       |
|       |                               | from 9.0m. upto 18m.   |                             | 3.0m.     |
|       |                               | More than 18m. upto 30.5m  |                             | 4.5m.     |
|       |                               | More than 30.5m.   |                             | 6.0m.     |
| ii)   | Side Set back / Rear Set back | Nil  | Height of the building      | SSB / RSB |
|       |                               |  | Upto 7m.                    | 1.0m.     |
|       |                               |  | More than 7m. upto 12m.     | 1.5m.     |
|       |                               |  | More than 12m. upto 16.0m.  | 2.5m.     |
|       |                               |  | More than 16m. upto 18.30m. | 3.0m.     |

(c) Passage

| Description   | Passage width                                    |
|---|--|
| <b>A. Non High Rise buildings upto 12m height</b>   |  |
| If the site does not directly abut a public road but gains access through a private passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:           |  |
| When it is intended to 8 dwellings  | a) CBA / EWS areas – 1 m<br>b) Other areas – 3 m |
| <b>B. Non High Rise buildings exceeding 12.0m in height upto 18.30m height or exceeding 16 dwelling units</b>   |  |
| If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows: |  |



|       |  |            |
|-------|--|------------|
| (i)   | When it is intended to 8 dwellings or up to 600 square metres of commercial building and the length of the passage does not exceed 80 metres.                    | 3.6 meters |
| (ii)  | When it is intended to serve upto 12 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres.      | 4.8 meters |
| (iii) | When it is intended to serve not more than 16 dwellings or up to 3000 square metres of commercial building and the length of passage does not exceed 120 metres. | 6 meters   |
| (iv)  | When it is intended to serve not more than 20 dwellings or up to 6000 square metres of commercial building and the length of passage does not exceed 120 metres. | 7.2 meters |
| (v)   | When it is intended to serve more than 20 dwellings or more than 6000 square metres of commercial building.  | 9 meters   |

**Explanation 1.**— (i) Road width means the road space as defined in Rule 2(103). The qualifying road width for permitting non High Rise buildings with more than 12 m height upto 18.30m shall be available atleast for a prescribed length of 250m in the case of CMA and other Municipal Corporations and 100m for the other areas along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

(ii) In the event of the road width being less than the qualifying width in certain portions then the total length of such portions shall not be more than 10% of the prescribed length. In such cases the average road width for the prescribed length shall be equal or above the qualifying width.

(iii) In the event of the sub-division for qualifying road not being incorporated in the Field Measurement Book sketch, in such cases road width certificate shall be obtained from the concerned Executive Authority.

(iv) In the event of variation of site extent and dimension of the site between Patta and document the least extent of the site to be considered along with site dimension corresponding to the least extent.

**Explanation 2.**— (i) In the event of more than one block on Non High Rise Building in a site, then the distance between one block for building upto 12m in height shall be 3.0m and for buildings more than 12m height up to 18.30m in height shall be 6.0m.

(ii) In the event of more than one block with varying height in a site, the setback of each block shall be regulated in accordance with the height of the building.

- (iii) The maximum height of the building shall not exceed 18.30 metres provided water tanks, chimneys, Architectural features such as flag masts, gopurams, minarets, steeples and other ornamental structures which are not intended for human habitation may be permitted subject to a ceiling of 30.5 metres from ground level.
  - (iv) Where a site abuts more than one road, then the front setback shall be insisted with reference to wider road width and for the remaining side or sides the side setback space or rear setback space shall be insisted as per the above rules provided in the case of CBA minimum set back of 1m.
  - (v) In CBA, there shall be atleast 1m wide internal passage from rear to front in ground level or ground floor, directly accessible to road
  - (vi) The minimum road width for conference halls and multi storeyed parking lots and Air-conditioned cinema theatres shall be 12m. For Community or Kalyana mandapams or Exhibition Hall shall be 15m. For star hotels and multiplex or Malls shall be 18m.
  - (vii) For public buildings such as Kalyana mandapam assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, cinema theatres, multiplex or malls etc. set back all around shall not be less than 6m.
  - (viii) FSI benefit shall be permitted for the land left for OSR, link road, street alignment or road widening wherever it is insisted upon by competent authority.
  - (ix) FSI benefit shall not be permitted for the land left for road widening to make the road as qualifying road for the proposed development.
  - (x) FSI benefit for the OSR area in the approved sub-division shall be permitted in proportionate to the plot extent.
- (2) Structures permissible in the minimum prescribed set back spaces are given in rule 28.
  - (3) The minimum width of corridor shall be as given in rule 42.
  - (4) Parking spaces shall be provided within the site conforming to standards prescribed in the Annexure - IV.
  - (5) Rainwater harvesting provisions as prescribed in the Annexure - XXII.
  - (6) Special regulations for physically disabled provided in the rule 43 shall be adhered to.
  - (7) Solar energy capture provisions as prescribed in the regulations given in rule 44 shall be provided where applicable.
  - (8) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in the rule 41.