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detailed town planning scheme

for

mahatma gandhi road

from

spencer junction

to

power house road junction

prepared by

**the department of town planning
kerala state**

published by

the trivandrum town planning trust

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DRAFT DETAILED TOWN PLANNING SCHEME
FOR
MAHATMA GANDHI ROAD
FROM
SPENCER JUNCTION
TO
POWER HOUSE ROAD JUNCTION



PREPARED BY
THE DEPARTMENT OF TOWN PLANNING, KERALA STATE

PUBLISHED BY

THE TRIVANDRUM TOWN PLANNING TRUST



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DETAILED TOWN PLANNING SCHEME FOR MAHATMA GANDHI ROAD
FROM SPENCER JUNCTION TO POWER HOUSE ROAD JUNCTION
INTRODUCTION

The "Mahatma Gandhi Road" is one of the most important arterials roads in Trivandrum City. It carries a major portion of the city's vehicular and pedestrian traffic. This road which was aligned and formed years ago is not able to cope with the ever-increasing flow of traffic. The existing buildings on either side of the road are mainly used for public, semi public, and commercial purposes generating heavy volume of traffic. The activities along the two sides of the road are increasing day by day. Resultantly, this is one of the most congested roads in Trivandrum city with frequent traffic holdups and accidents. In the Master Plan for Trivandrum City, it has been recommended that the Mahatma Gandhi Road should be specially designed as a multi-functional thoroughfare to suit the increasing need of commercial activities and the traffic intensity. In order to improve the road and to put the land on either side of the road to optimum use, the Trivandrum Town Planning Trust has notified land to an average width of 30 metres on either side of the centre-line of the existing Mahatma Gandhi Road from Spencer Junction to Power House Road Junction for the preparation and implementation of a Detailed Town Planning Scheme. The remaining reaches of the Mahatma Gandhi Road have been covered by other Detailed Town Planning Schemes.

The Scheme Area:

The Scheme area covers about 9 hectares of land and its boundaries are the following:

North: 50 M. southwards from the centreline of the road from Spencer Junction to Gas House Junction; 50 M. southwards from the centreline of the road from Spencer Junction to Vanrose Junction ; (Survey Nos.2797(part), 2793(part), 2819(part) of Vanchiyoor village).

East: 30 M. eastwards from the centreline of Mahatma Gandhi Road from Spencer Junction to Power House Road Junction.

South: 50 M. northwards from the centreline of Thakaraparamb Road starting from Power House Road Junction; 50 M. northwards from the centreline of the Power House starting from Power House Road Junction; Survey Nos. 974(part), 974(part), 1029(part) and 1027 of Vanchiyoor village.

West: 30 M. westwards from the centreline of

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Existing land use and planning problems:

The Mahatma Gandhi Road is very narrow compared to the intensity of traffic along the road, especially during the peak hours. Traffic hold-ups are frequent in the narrowest stretches of the road namely, Puthen Chanthai, Overbridge and Pazhavangadi areas. The land on either side of the road is predominantly used for public and semi public purposes as well as for commercial purpose. The most important Government Offices like the Secretariat, Accountant General's Office etc. are located along this road. Similarly offices of many commercial banks, Life Insurance Corporation of India, Post and Telegraph Department etc. are also located along this road. The intensity of utilisation of the road and land on either side is increasing. The average width of the road at present is about 13 metres only.

Majority of the commercial buildings on either side of the road are very old with one or two floors. Lack of parking space and footpaths aggravates the traffic problems. The Detailed Town Planning Scheme has taken all the above facts into consideration and suggests measures for widening the road, improving the junctions and acquiring land wherever possible for commercial development on a planned basis.

Details of the Scheme:

Mahatma Gandhi Road is proposed to be widened to varying widths depending upon practical feasibilities and according to the density of development proposed and the designated land use. The width varies between 25 metres and 31 metres. The width includes provision for footpath and street parking, in addition to that for the carriage-way for a minimum of 4-lane traffic with a central verge or other means of division of carriageway. As the widening of the road will involve huge investments, it is proposed to take up the widening work in different stages according to priorities and availability of funds. In certain stretches, the proposal is only to acquire land at a future date, so that the existing activities will not be affected immediately. Provision is made to accommodate the existing shop keepers affected by the scheme the new shopping complexes proposed to be developed in has acquired for commercial development.

Although the notified area extends to only about

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as the Survey Numbers and plots in many cases extend beyond the boundary of the notified area. It is also noted that undeveloped land is available immediately behind the boundary of the notified area, acquisition of which is necessary to get reasonable depths for the commercial sites and to make them economically viable.

It has been proposed to acquire land for commercial development at various stretches of the road. The objective is to develop these areas for remunerative commercial schemes so that a portion of the huge investment required for the implementation of the scheme could be realised. The area so acquired will be developed in the most scientific way giving emphasis for visual attractiveness and functional efficiency.

Phasing of the Scheme:

The scheme has to be implemented in a phased programme. During the first stage, the portion of the road from the South Gate of Secretariat to Pulimood Junction may be taken up. The portion between Pulimoodu Junction and Ayurveda College Junction can be taken up during the second stage. The Department of Town Planning is making studies regarding the feasibility of opening up a new parallel road, about 50 to 80 metres west of Mahatma Gandhi Road connecting Ayurveda College Junction to Ganapathi Coil Junction at Pazhavangadi. The construction of this parallel road can be taken up as the third stage of the Scheme together with the stretch from Spencer Junction to South Gate of Secretariat. The portion between Ayurveda College Junction and Power House Road Junction of the Mahatma Gandhi Road will require substantial improvements to provide for additional traffic lanes, parking bays and also improvement of Junctions. This can be taken up in the fourth stage.

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Nothing in this clause shall be deemed to restrict or otherwise effect the powers of the Trust to claim or levy betterment contribution from the owner of any property not included within the area, which will come under the purview of sections 22, 23 and 24 of the Act and clause 21(1) of the Scheme.

Title 1. This Scheme may be called the Detailed Town Planning Scheme for Mahatma Gandhi Road from Spencer Junction to Power House Road Junction.

Definitions 2. In this scheme unless there is anything repugnant in the subject or context.

a. "Act" means the Town Planning Act, 1908 as amended.

b. "Municipal Act" means the Kerala Municipal Corporation Act, 1961.

c. "Trust" means the Trivandrum Town Planning Trust.

d. "Executive Trustee" means the Executive Trustee of the Trivandrum Town Planning Trust.

e. "Chief Town Planner" means the Chief Town Planner to Government of Kerala.

f. "Scheme" means the Detailed Town Planning Scheme for Mahatma Gandhi Road from Spencer Junction to Power House Road Junction.

g. "Arbitrator" means the arbitrator appointed for the Scheme under section 26 of the Act.

h. "Schedule" means a schedule appended to the Scheme.

i. "Map" means a map annexed to the Scheme.

j. "Street" includes roads, streets and lanes.

k. "Date of Scheme" means the date of notification of the Scheme under section 12(5) of the Act in Kerala Government Gazette.

l. "Rules" means the rules made under section 41 of the Act.

m. "Government" means the Government of Kerala.

n. "Building Line" means a line which is in the rear of the street alignment and to which the main wall of the building abutting on a street may lawfully extend and beyond which no portion of the building may extend except as prescribed in the Kerala Municipal Building Rules in force.

Responsible Authority 3. The Trivandrum Town Planning Trust shall be the responsible authority for the purpose of the Scheme and shall function as such for a period of 10 years from the date of the Scheme unless the Government order otherwise.

Area of Scheme 4. The area to which the Scheme applies shall be

Execution of the Scheme.

5. 1) The execution of any works which under the Scheme are to be executed by the responsible authority or any other agency may be undertaken in such order and such time as Trust may determine and complete within a period of 10 years unless the Government for financial or other reasons order otherwise.

2) The responsible authority shall have power to specify any date or period within which the execution of any works shall be carried out by any authority, owner or other person as the responsible authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.

Streets.

6. 1) Subject to the provisions of the scheme all streets mentioned in schedule III shall be constructed by the responsible authority on the lines shown in the map DSN/2 provided that reasonable modifications in the alignment of streets or in the layout of any portion of the area may be made by the responsible authority with the approval of the Chief Town Planner.

2) Any other private street that may be permitted in the area with the permission of the responsible authority and in conformity with the proposed development of the area shall comply with the following conditions unless otherwise approved by the Chief Town Planner.

a) Every street intended to be used as a cart or carriage road shall be of at least 7 metres width, provided that cul-de-sac not more than 200 metres in length can be permitted with a width of 5.5 metres. Cul-de-sac intended for vehicular traffic should have 4.5 metres minimum width upto 90 metres length and 5.5 metres minimum width upto 200 metres length."

b) Every street intended to form the principal approach or means of access to any particular site intended for building purposes but is not intended for use as a cart or carriage road shall be atleast 3.5 metres in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in the opinion of the responsible authority a street to be used as a cart or carriage way cannot be or need not be made in compliance with the requirements of sub clause (a).

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Footpath access upto 20 metres length should be 1.5 metres wide.

Footpath access upto 40 metres length should be 2.5 metres wide.

Footpath access upto 60 metres length should be 3.5 metres wide.

3) The responsible authority may undertake to carry out any private street work or widening of any existing private street (not included in the Scheme) whether with the consent of owners or occupiers of buildings or lands fronting or abutting on such streets, or by acquiring the land covered by the street, provided that, the expenses incurred shall be paid by the owners or occupiers according to the frontage of their respective lands or in such proportions as may be settled by the responsible authority.

4) The responsible authority may, notwithstanding anything contained in sub clauses (2) and (3) above, with the approval of the Chief Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area, when the owners of the lands through which the street may pass, have surrendered lands free of cost for the street, and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or occupiers abutting on any new street have surrendered lands free of cost for the streets and paid the cost of construction, the responsible authority shall undertake to construct the street without delay, and recover the balance from the remaining owners or occupiers.

5) No person shall build any wall or erect any fence or other construction or projection or make any encroachment in or over any land intended for use as a street or lane.

6) The responsible authority shall so far as the funds at its disposal may permit provide a sufficient and satisfactory system of drains along the public streets in the area affected.

Submission
of layout
plans.

7) i) If any owner of land within the area intends or proposes to lay out a street, lane or pathway or sub-divide, utilise, sell, lease or otherwise dispose of any land as a site or sites for building purposes, he shall, submit for the approval of the responsible authority a site or layout plan showing the land and the site or sites intended or proposed for building purposes and the street or the streets either existing already or intended to be laid out and made by the owner for giving access to the site or sites.

ii) Save in such cases as the site or sites for building purposes may abut on any

iii) The owner of the land shall not proceed to subdivide, utilise, sell, lease or otherwise dispose of the site or sites intended for building purposes unless he has carried out or otherwise made arrangements to carryout the street works in compliance with the provisions of the Scheme.

iv) If the street or streets, have not been made as required by sub clauses (i) (ii) and (iii) above, the responsible authority may order the street works to be carried out or carryout the works itself in the manner prescribed in the Scheme, in which case, the cost of such works will be recovered from the owner or occupier.

v) For the purpose of adjusting the boundary of any street the responsible authority may make an exchange of land forming part of any street that it may require, with or without paying or receiving any money for equality of exchange or otherwise.

Approval of 8.(1)(a). No owner or other person shall layout a street, lane or pathway or sub-divide, utilise, sell, lease or otherwise dispose of his land or portion of the same as site or sites for building purposes until a site or layout plan or plan of sub-division has been approved by the responsible authority provided that the concurrence of the Chief Town Planner is obtained for the layout plan or plans prepared for laying out of a street lane, or pathway or for sub-dividing lands in cases where the area exceeds 50 acres or where the sub-divided plots exceeds 10 in number.

b) The application for approval of a site or layout plan or plan of a sub-division shall be submitted to the responsible authority in the prescribed form.

The responsible authority may in the interest of the Scheme impose reasonable restrictions and conditions and also insist on such modification of the plan as it thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to clause 8(1)(a).

c) The restrictions and conditions as laid down by the responsible authority or as decided by the Chief Town Planner shall be adopted by the owner or other person and shall be enforceable.

2) a) No owner or other person shall construct or reconstruct or in any way alter or add to a building without conforming in every particular with the requirements of the Schemes; and unless he has applied for and obtained permission of the responsible authority under section 15 of the Act and in compliance with the requirements of sub clause 5(a) below.

No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the

b) The responsible authority may for the purpose of the Scheme demolish or cause to be demolished or alter or cause to be altered any building in the area so far as may be necessary for carrying the Scheme into effect.

3) The responsible authority shall, before granting permission under section 15 of the Act for any site plan or layout plan or plan of sub-division or for construction or reconstruction of a building in a site in the area, take into consideration the desirability of reconstitution or redistribution of boundaries of any land or plot or plots or site or sites under clause 18 of the Scheme as it thinks fit and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the responsible authority shall be complied with by the owner or owners or the person or persons concerned and shall be enforceable.

4) Notwithstanding anything contained in the Scheme, the responsible authority may with the approval of the Chief Town Planner prepare a layout plan for any portion of the area to determine the lines on which the detailed development of such area shall take place and the manner in which the streets, sub divisions of lands into sites for building purposes and the reservation of lands for commercial or public purposes shall be laid out and the same shall be read as part of the scheme, and shall be enforceable.

5) a) Subject to the provisions of section 15 of the Act every application for permission required to be obtained under clause 2(a) above, shall be submitted to the responsible authority in the form specified in the Kerala Municipal Building Rules, 1968 with such variations as circumstances may require and shall be accompanied by a site plan and plans of each floor, elevation and section of the proposed and existing building or buildings and also a specification or specifications in regard to the design, materials, architecture, drainage, water supply, use of building and other details of building construction.

b) The responsible authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modification or alteration in the location, layout, structural or architectural design or materials of the building or buildings as it thinks fit, or shall cause to be made such modifications or alterations as the Chief Town Planner may consider necessary. The restrictions and conditions as laid down by the responsible authority shall be complied with and the plans and specifications approved or modified or altered by the responsible authority or as decided by the Chief Town Planner shall be adopted by the applicant, owner or other person concerned and shall be enforceable. If the responsible authority fails to give a reply or pass

shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the Scheme.

6. The development of commercial area shall be governed by the following requirements.

- a) The width of every new street, public or private intended for use as a cart or carriage way giving access to or through a commercial precinct consisting of a continuous row of shops exceeding ten in number shall be not less than 12 metres except in the case of a cul-de-sac not exceeding 150 m. where the minimum width shall be 9 metres.
- b) The frontage of every commercial building abutting such street shall have a minimum width of 4.5 metres.
- c) For every commercial building abutting a commercial street the minimum set back from the street shall be 3 metres.
- d) In such a street no building intended for commercial use shall be located in a plot less than 60 sq.m. in extent.
- e) No service garage or auto workshop building shall be located in such a street unless the site has a minimum area of 300 sq.m. and an average plot width not less than 12 metres.
- f) The layout of all new commercial areas shall be subject to the approval of the responsible authority.
- g) For commercial areas, minimum area of off-street parking space of 18 sq.m. shall be provided for 90 sq.m. of carpet area or fraction thereof. Buildings like commercial offices and banks having more than 250 sq.m. of plinth area shall be considered as public building in providing front set back ie. it shall be provided with a front set back of 7.5 metres.

Reservation of land and zoning.

9. a) For the purpose of the Scheme the streets or footpaths which may be approved or made in accordance with the provisions of the Scheme shall also be deemed to be included under lands reserved for the purpose of the Scheme.
- b) The Trust may from time to time, to meet the demand, declare any part of the area with the approval of the Chief Town Planner and subject to such conditions and restrictions as he may think fit, to be reserved for commercial activity or for such other purposes which can be prescribed under sub-section (k) of section 3 of the Act. Any part of the area so declared shall be included under lands reserved under the Scheme and treated as such.
- c) Agriculture or horticulture may be permitted in the area reserved under (a) and (b) above.

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d) Commercial activity will not be permitted except in areas specified for the same and the use provisions in the commercial zone will be as below:

e) Zoning regulations for commercial zone.

Uses	Remarks
permitted	Retail and wholesale shops, godowns and warehouses, professional offices, studios, commercial offices, financial institutions, job printing works, theatres, cinemas, hostels, hotels, lodging houses, restaurants, carstand, taxistand, bus-stands, parks and open spaces, non-nuisances type of industries employing not more than 10 workers and using 15 HP motors, existing residential uses and all existing uses normally permitted in public and semi public uses zone.

Uses i) Social welfare institutions, printing presses, service garages.

restricted. (2) ii) Industrial uses of non-nuisance character employing not more than 10 workers and installations not exceeding 15 H.P. petrol filling stations and small residential buildings not exceeding 100 sq.m. in plinth area in any floor excepting ground floor.

Uses prohibited. (3) Junk yards, storage of materials causing dust, objectionable odours and fumes etc. and any other use not specified in rows (1) and (2).

Time limit for shifting non-conforming uses from the Scheme area.

Hazardous Uses.	-	3 years
Industrial Uses.	-	5 years
Other Uses.	-	10 years

Coverage and Floor Area Ratio for the zone.

Maximum coverage	:	50%
Maximum F.A.R.	:	2.5

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Acquisition of land.

10. Any land in the area required for the Scheme may be acquired by purchase, exchange or otherwise by the Trust at any time subject to the provisions of the Kerala Land Acquisition Act and without prejudice to the interests of the Scheme.

Disposal of land.

11. The responsible authority may with the approval of the Trust dispose of any land belonging to the Trust or acquired under the Scheme by sale, auction, exchange, lease or otherwise subject to rules framed for the purpose by the Trust, and those rules shall be binding on the purchasers, transferees, heirs, assignees and their successors.

Building line. 12. The building line in respect of all the streets shall be as shown in map No.DSN/2.

Boundary walls.

13.1) Boundary walls or fences alone shall be erected in the space between the building line and edge of the adjacent street except in shopping areas where no boundary wall or fence shall be erected.

2) No boundary wall or fence erected between the building line and the edge of the adjacent street, shall be of a greater height than 1.5 metres measured from the level at the centreline of such street. Provided also where the level of the compound is higher than that of the road, this height may be exceeded so as to have a height of 1 metre above the level of the ground of the plot.

Open space requirements.

14. Open space requirements of a building shall be in conformity with the municipal building rules in force unless otherwise provided for in the Scheme.

Off-street parking.

15. Minimum off-street parking spaces for motor vehicles shall be provided for various types of buildings as per the following tables.

Minimum off-street Parking Spaces

Type of use

Theatres & Auditoriums	One parking space of 18 sq.m. shall be provided for every 40 seats of accommodation
Commercial	90 sq.m. carpet area or fraction thereof.

Office buildings

Restaurants	90 sq.m. of office floor space.
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Hotels

Industrial buildings	15 seats of accommodation
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Multi-family dwelling

Lodging without eating facilities for public	4 guest rooms provided
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6 dwelling units	50 employees in industry
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6 guest rooms provided	6 dwelling units
------------------------	------------------

Height of the buildings.

16. The responsible authority in consultation with the Chief Town Planner shall have power to fix the height of the storeys of the shops, business and commercial buildings and the ultimate height of the whole building or line of buildings according to their individual architectural requirements and to insist that any other architectural details may be incorporated in the design provided that the individual architectural requirement of any part shall be viewed in consideration of the general appearance.

Sanitation and Drainage.

17. Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of site abutting thereon and every site and building shall be provided with suitable drains leading therefrom to nearest street drain. All the sullage water shall be disposed of in such a way as to prevent it from running on to or stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is created thereby or allowed to flow into drains or channels on its having previously been treated sanitarily in the manner required by the responsible authority.

Reconstitution of boundaries.

18.a) Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed in the Act, (i) to suit the alignments of the proposed streets, (ii) to provide frontage on streets, (iii) to alter or improve the size and shape of any site or plot in order to render it more suitable for building purposes, or (iv) to procure the transfer of ownership of land or portion of land from one person to another.
 b) Proposals for redistribution or alteration of boundaries of sites or lands or for reconstitution of plots or sites in the area shall be made by the owner or owners concerned or by the responsible authority as the case may be, or the Arbitrator in accordance with the rules at any time unless the Arbitrator by notification specify any particular time or period when such proposals should be made to him.

Advertisement.

19. No form of advertisement other than that of the traders name and business exhibited on shops or notices exhibited on public buildings shall be permitted within the area unless otherwise approved by the responsible authority.

Claims for compensation.

20. Any person whose property is injuriously affected by any refusal to grant the permission applied for under section 15 of

12 months of the date of the Scheme.

Claims for betterment.

21.1) Claims for betterment contribution under the Act in respect of all properties which have increased or are likely to increase in value by making of the Scheme shall be made by the Trust to the Arbitrator in accordance with the rules within 36 months of the date of the Scheme. The betterment contribution shall be levied and recovered in accordance with the provisions of the Act every year at 10% of the increase in value for a period of 10 years.

2) Notwithstanding anything contained in the above sub-clause, the Trust may with the previous approval of the Government, agree with any owner to receive a fixed payment either in a lumpsum or by instalments in lieu of the betterment contribution.

Power of responsible authority to make agreement.

22. Subject to the provisions of the Act, the responsible authority may make any agreement with any person or body in furtherance of carrying out of the Scheme or any matter in connection therewith provided that such agreement is not inconsistent with the Scheme.

Regulation of Scheme rules.

23. 1) The responsible authority may, if thinks in any particular case and subject to any conditions as it may impose, dispense with or modify with the concurrence of the Chief Town Planner any of the requirements of the Scheme other than the requirements made obligatory by any law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.

2) Government may in any particular case in consultation with the Chief Town Planner and subject to any condition as they may impose, dispense with or modify any of the requirements of the Scheme other than the requirement made obligatory by any law and their decision shall be final.

Time of execution of Scheme.

24. Notwithstanding anything contained in the Scheme, the responsible authority may without prejudice to the efficient operation of the scheme,

1) defer the execution of any or all works for a period of not more than two years from the date of the Scheme unless otherwise permitted by the Government.

- 2) allow reasonable time to any owner or person to carry out or execute works or to fulfil his obligation under the Scheme.

- Penalty.**
25. Any person who commits or knowingly permits a breach of any of the provisions of the Scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, conditions, proceedings, restrictions, limitation or terms made or imposed under or in pursuance of any of the provisions of the Scheme, the Rules or the Act shall, on conviction, be punished in accordance with section 43 of the Act.

Trivandrum-3,
-1977.

G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.

ANNEXURE--1

Type of non-obnoxious and non-nuisance type of service or light industries.

1. Flour mills
2. Embroidery and lace manufacturing
3. Gold and silver smithy
4. Watch, pen and spectacles repairing
5. Laundry, dry cleaning and dyeing
6. Photo and picture framing
7. Manufacture and repair of musical instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and silk printing
11. Bakeries
12. Confectionaries
13. Cold storage
14. Aerated waters and fruit beverages.
15. Manufacture of tobacco products
16. Garment making
17. Electroplating
18. Bamboo and cane products
19. Sports goods
20. Cardboard box and paper products
21. Domestic electrical appliances
22. Toy making
23. Furniture without machinery
24. Wooden electrical accessories
25. Copper, brass and metal utensils
26. Small foundries
27. Padlocks
28. Sanitary fittings and other similar industries

ANNEXURE-II

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processes.

-- 0 --

- I. Manufacture of food stuffs:
 - 1. Slaughtering, preservation of meat and fish and canning of fish.
- II. Manufacture of beverages:
 - 2. Production of distilled spirits, wines, liquors etc. from alcoholic malt, fruits and malts in distillery and brewery.
 - 3. Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.
- III. Manufacture of wood and wooden products
 - 4. Sawing and planing of wood.
 - 5. Wood seasoning and creosoting.
 - 6. Manufacture of veneer and plywood
 - 7. Paper, pulp and straw board
- IV. Manufacture of leather and leather products
 - 8. Currying, tanning and finishing of hides and skins and preparation of finished leather
- V. Manufacture of rubber, petroleum and coal products:
 - 9. Manufacture of tyres and tubes
 - 10. Manufacture of industrial and synthetic rubber
 - 11. Reclamation of rubber
 - 12. Production of petroleum, kerosene and other petroleum products in refineries
 - 13. Production of coaltar and coke in coke oven
- VI. Manufacture of chemicals and chemical products
 - 14. Manufacture of basic industrial chemicals such as acids, alkalies and their salts not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloric etc. acids, ammonia, chlorine and bleaching powder manufactures).

- S C H E D U L E S
- I. Ownership and extent of lands included in the Scheme in Form No.7.
 - II. Estimate of total and net cost of Scheme in Form No.11.
 - III. List of new streets and widening of existing streets in Form No.8.
 - IV. Land proposed to be reserved in Form No.10.
 - V. Land proposed to be acquired for the Scheme in Form No.9.

X-X-X-X-X-X-X-X-X-X

SCHEDULE - I

DETAILED TOWN PLANNING SCHEME FOR MAHATMA GANDHI ROAD FROM SPENCER JUNCTION
TO POWER HOUSE ROAD JUNCTION

FORM No.7

OWNERSHIP AND EXTENT OF LANDS

(Under Rule 37(i) of Travancore Town Planning Rules, 1913)

Name of Revenue Village	Municipal assessment No.	Survey No.	Sub. Dn.	Acre Cent	In Hectares	Name of owner or occupier	Extent
lanchiyoor	T.C.26/1150, 1151	923	A2	0 00.690	0.0028	Sankarapillai Madhavanpillai.6056	dry Road (poramboke) Kutchha (tiled)
	T.C.26/1152, 1153	923	A4	0 23.722	0.0964	Krishnan Venugopalan.	dry Road (poramboke) Pucka (R.C.C.) 1244-Moderate (tiled)
	934			0 07.000	0.0283	Sreepandavaravaka pattom.	dry Road (poramboke) Pucka (R.C.C.) 1244-Moderate (tiled)
				0 12.850	0.0520	Sreepandavaravaka pattom.	dry Road (poramboke) Pucka (R.C.C.) 1244-Moderate (tiled)
	T.C.26/1239.	937		0 07.000	0.0283	Sreepandavaravaka pattom.	dry Road (poramboke) Pucka (R.C.C.) 1244-Moderate (tiled)
	T.C.26/1247 & 1247/1 to 1247/6.	938		0 05.000	0.0202	Sreepandavaravaka pattom.	dry Road (poramboke) Pucka (R.C.C.) 1244-Moderate (tiled)
	T.C.26/1250, 1251.	939		0 07.000	0.0283	Sreepandavaravaka pattom.	dry Road (poramboke) Pucka (R.C.C.) 1244-Moderate (tiled)
	T.C.26/1252.	940		0 08.000	0.0324	Sreepandavaravaka pattom.	dry Road (poramboke) Pucka (R.C.C.) 1244-Moderate (tiled)
	T.C.26/1253 to 1256.	941		0 18.280	0.0736	Government	Corporation Rest House Moderate (tiled)
	T.C.26/1265, 1268, 1269, 1270, 1271, 1274.	942		0 01.000	0.0040	Sreepandavaravaka City Corporation	do General Store.
	944			0 03.800	0.0152	Lekshmipillai Saraswathiamma.5642	do vacant
	T.C.26/1272, 1273, 1275.	950	1	0 11.688	0.0473	Ramakrishnapillai Sree- daran Nair.	house & Lodge. do vacant
		950		0 02.312	0.0094	Chithambaramchettiar- P.M.Subramonian Chettiar.3998	do Moderate (tiled)
	951	5	0 02.400	0.0097	Madras Official Trustee,		
	951	2	0 00.800	0.0032	United Indian Life Insurance Company.		
	951	3	0 00.800	0.0032			
	951	4	0 00.800	0.0032			
	951	6	0 03.200	0.0129			

1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12
T.C. 26/1279.	951	1-1	0	01.610	0.0065	Sankarapillai-					
						Sasikumaran Nair.					
T.C. 26/1281.	951	1-1	0	03.200	0.0129	Parvathipillai-					
						Easwarapillai.					
T.C. 26/1280.	951	1-8	0	03.190	0.0128	N.N. Pillai.					
	953	0	14.233	0.0576	A.V.Thomas and						
					Company Ltd.						
T.C. 26/1288,						Avidanayagom Pillai-					
1291, 1992,						Suriyanarayana Pillai.					
1293.											
T.C. 26/1294											
to 1297.											
	959	1	0	05.475	0.0221	Avidanayagom Pillai-					
						Guruswami Pillai.					
	959	0	00.525	0.0021	Poramboke.						
T.C. 26/1298,	960	1	0	00.108	0.0004	Avidanayagom Pillai-					
1300.						Guruswami Pillai.					
	960	2	0	06.892	0.0284	Avidanayagom Pillai-					
						Ponnambalam Pillai.					
T.C. 26/1301											
to 1307.											
	961	2	0	01.730	0.0069	Railway Property.					
	961	3	0	00.500	0.0020						
	963	1	0	02.000	0.0080	Krishnapillai Sivarama-					
	963	2	0	02.000	0.0080	Pillai.					
	963	1				Railway Property.					
	969	8	0	02.030	0.0082	Drainage (poramboke)					
	970	6									
	970	4	0	07.907	0.0320	Railway property.					
	970	5									
	970	7									
T.C. 27/905											
to 910.											
	971	0	10.477	0.0424	Sreepandaravaka						
	972	0	0.297	0.0012	Sreepandaravaka.						
T.C. 27/896,											
897, 898, 899,											
899/1, 900,											
900/1, 902.											
	973	0	14.000	0.0567	Sreepandaravaka.						
	974	1	0	61.360	0.6528	Road (poramboke.)					
	975	0	17.000	0.0688	Sreepandaravaka.						
T.C. 27/888,											
889, 890, 892,											
893.											
	976	2	0	09.105	0.0328	Gracy philip, John philip, Mathew M. Philip,					
	976	2-1	0	09.105	0.0328	Joseph M. Philip, Mathew M. Philip.					

2	3	4	5	6	7	8	9	10	11	12	13
966	0	07.314	0.0296	Lane (poramboke.)							
968	0	01.500	0.0064	Railway property.							
969	A	0	03.090	0.0121	Railway property						
	B	0	00.970	0.00038	Subramonia Iyer Kameswara Iyer.	3179					
969	8	0	02.030	0.0082	Drainage (poramboke)						
970	6										
970	4	0	07.907	0.0320	Railway property.						
970	5										
970	7										
T.C. 27/905											
to 910.											
	971	0	10.477	0.0424	Sreepandaravaka						
	972	0	0.297	0.0012	Sreepandaravaka.						
T.C. 27/896,											
897, 898, 899,											
899/1, 900,											
900/1, 902.											
	973	0	14.000	0.0567	Sreepandaravaka.						
	974	1	0	61.360	0.6528	Road (poramboke.)					
	975	0	17.000	0.0688	Sreepandaravaka.						
	976	2	0	09.105	0.0328	Gracy philip, John philip, Mathew M. Philip,					
	976	2-1	0	09.105	0.0328	Joseph M. Philip, Mathew M. Philip.					
	977	0	0.297	0.0012	Sreepandaravaka.						
	978	1	0	61.360	0.6528	Road (poramboke.)					
	979	0	17.000	0.0688	Sreepandaravaka.						
	980	1	0	09.105	0.0328	Gracy philip, John philip, Mathew M. Philip,					
	980	2	0	09.105	0.0328	Joseph M. Philip, Mathew M. Philip.					
	981	0	0.297	0.0012	Sreepandaravaka.						
	982	1	0	61.360	0.6528	Road (poramboke.)					
	983	0	17.000								

T.C.27/880, 880-1.	977	0	08.000	0.0324	Joseph Mathai.	4957	dry	lodges & Moderate shops (tiled)
T.C.27/873 to 879.	978	0	05.338	0.0216	Subramoniapillai Thiruvandinadha pillai (Arunachalam pillai)	3729	do	shops & Kutchha lodges.
T.C.35/2687.	1027	3	0	00.558	0.0022	Drainage poramboka.		drainage
T.C.35/2688,	1027	1-2	0	01.093	0.0040	Muthamal Saraswathi ammal	8203	do House Moderate(tiled)
T.C.35/2695, 2696,2697.	1027	1-2	0	02.442	0.0098	Rosely Somaleela	3441	do vacant
T.C.35/2690						Venkitachalam Chettiar-Rengaraj, Venkitachalam Chettiar-Narayana Swami.		Hotel & Moderate shops (tiled)
T.C.35/2704	1031		0	01.841	0.0074	Kanakkumadevan Padmanabhan.	580	do shop Moderate(tiled)
T.C.35/2708	1031	1	0	00.534	0.0022	Bhargavipillai Bhageerethdi Pillai.	5520	do shop Moderate(tiled)
T.C.35/10.	1031	2	0	00.534	0.0022	Bhagavathiamma Kamalakshi-5524 amma.	5524	do shop Moderate(tiled)
T.C.35/6,7, 8,11.	1032	1-1	0	02.297	0.0093	Ramakrishna Iyer Ananda-Narayana Iyer.	2931	do
T.C.35/2706,	1031	3	0	01.091	0.0044	Bhageerethiamma Padma-Vathiamma, Geetha, Gopi, Rohini.	5525	dry
T.C.35/2707.								shops Moderate(tiled)
T.C.35/10.	1032	2	0	07.000	0.0283	Ramakrishnapillai, Sukumaran Nair, Vijayalekshmiamma.	4424	do Lodge Moderate(tiled)
T.C.35/6,7, 8,11.	1032	1-2	0	02.000	0.0081	Krishnan Nair Sakthi-dharan Nair.	6243	
T.C.35/10.	1032	1-3	0	04.703	0.0190	Saraswathiamma Rajalekshmi.6244 Girijs.	6244	do shops Moderate(tiled)
T.C.35/12	1033	A1				Kanakkumadevanpadmanabhan. 580 Poramboka.	6245	
T.C.35/12	1033	A2	0	02.000	0.0081	Drainage.		do House Moderate(tiled)
T.C.35/1034	1034	1				Drainage.		drainage
T.C.35/1053	1053	A-1	0	00.760	0.0030	Esakiammalakshmiamma. Sankaralingom Sivan.	1150	dry shop Moderate(tiled)
T.C.35/2715	1053	A-1	0	00.450	0.0018	Railway, property		
T.C.35/3,4.	1053	A-2	0	01.133	0.0045	Govindan G. Sivadasan.	626	do house Pucka(R.C.C.)
T.C.35/2709.	1053	A2-1	0	00.795	0.0032	Antony perera, Karmal-Fernandez victoria perera.	7902	do shop Pucka(R.C.C.)
T.C.35/2710.	1053	A2-4	0	02.453	0.0099	Arunachalam Nadar-A. Cheliappan.	7935	do shop Moderate(tiled)

•C.23/1488 to 1491.	1117	0	22.536	0.0912	Mrs.Higgin Bothams Ltd.	328	do	shops	Moderate(tiled)	
•C.23/1492 to 1500.	1118	0	14.826	0.0600	A.Shammugha sundaram- pillai.	3258	do	shops bank (tiled), 1492 & studio & 1494 to 1500 house. Pucka(R.C.C)		
•C.23/10,13.	1215	4-1	0	05.337	0.0216	Lane poramboke. Sivanadiyan Pottivelu. Nandan Menon.	4213 X 4607 X	do	lane house & Moderate(tiled) shops	
•C.23/1619, 1620, 23/1,2,3, 4,5.	1216	0	02.965	0.0120						
•C.23/1613 to 1618.	1217	0	06.000	0.0243	Govindanthampi Bala- chandran Nair.	1629	do	shops & Moderate(tiled) hotel.		
•C.23/1608 to 1612.	1217	2	0	04.000	0.0162	Krishnapillai Bhaskaran- Nair.	2649	do	House shop & hotel	
•C.23/1612.	1217	0	01.440	0.0042			do	shop	Moderate(tiled)	

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2	13	4	5	6	7	8	9	10	11	12	13
T.C.23/1601	1218	1	0	07.940	0.0321	Lekshmiamma Janakiamma.	2429	dry	house & Moderate(tiled)		
to 1604.	1218	2	0	01.060	0.0041	Acquired.		shops.			
T.C.23/1597,	1219	A1				Vennimala Keshethra Azhaku-	72	Sree Rama-			
1598.		A2	0	24.512	0.0992	Vennimala Keshethra Vadiu.		do vilasom	Moderate(tiled)		
T.C.23/1591	1219	B1				Lekshmiamma Sreedeviamma.	687	press.			
to 1594.		B2				Chudalamuthu Subramonian-	2554	House & Moderate(tiled)			
T.C.23/80, 81,						Assari.		shops.			
1599, 1600.						Chinnamma Chembaka vadiu.	2779	do	shop & Moderate(tiled)		

1220	A1	0	02.175	0.0088	Chuddalamuthu Subramonian-	2554	do	vacant			
T.C.23/1607.	XB2-1				Assari, Krishnapillai Rama-	6031	do	house	Moderate(tiled)		
	XB2-2				swami, Krishnapillai-	6032	do	hotel	Kutchha (tiled)		
T.C.23/152,	1231	X			Chandrasekharan Nair,						
153.		2	0	01.680	0.0068	Chandrasekharan Pillai-	5862	do			
						Padmanabhan Nair.					
T.C.23/154	1232	1	0	02.000	0.0081	Chandrasekharan Pillai-	5862				
to 158.						Padmanabhan Nair.					
T.C.23/1586	1232	2	0	04.000	0.0162	Chandrasekharan Nair, Chellamma-					
to 1590.						Pillai, Madhaviamma Krishna-	5863	shops	Kutchha(tiled)		
						Pillai, Chandrasekharan-					
						Nair, Kesavan Nair.					

1233 0 03.756 0.0152 Road porambokē. Road

2	3	4	5	6	7	8	9	10	11	12	13
T.C.23/1581	1241	0	01.680	0.0068	Janakiamma Bhagavathi-						
to 1585.						amma.					
T.C.23/1577	1243	2	0	10.775	0.0436	Moidseen Bukhari Sainula-	3832	lodging & shops	Moderate(tiled)		
to 1590.	1242	A	0	01.000	0.0040	Janakiamma Bhagavathi-		do	shop	Pucka(R.C.C.)	
		B	0	01.000	0.0040	amma.					
T.C.23/1574	1243	1				Mary Margret Joseph.	5964	do	house	Moderate(tiled)	
to 1576.		2	0	12.256	0.0496	Narayani Amma Saraswathi-	379	shop & press	Moderate(tiled)		
T.C.23/1577	1243					Amma.		do	vacant		
T.C.23/1579	1243	1	0	05.733	0.0232	M.V.Itticheria.	665	do	shop	Moderate(tiled)	
1580.		2	0	12.256	0.0496	Ramalingapillai.	583	do	vacant		
		A	0	00.593	0.0024	T.M.Parvathi Amma.	2921	do	vacant		
		B	0	06.000	0.0243	L.I.C. of India.	6496	do	building	Pucka(R.C.C.)	
T.C.23/1573.	1244	1	0	00.593	0.0024	T.M.Parvathi Amma.	2921	do	vacant		
	1244	2	0	06.000	0.0243	Sreedhara Panicker.	2772	do	vacant		
		A	0	02.076	0.0084						
		B	0	06.000	0.0243						
T.C.23/1568	1257	0	10.000	0.0404	T.M.Parvathi Amma.	2921	do	shop & studio	Moderate(tiled)		
to 1570.											
T.C.23/1566,	1258	0	07.117	0.0288	V.Velayudhan Thampi	5583	do	house & shops	Moderate(tiled)		
1567.	1259	0	01.210	0.0041							
T.C.23/1567.	1259	0	05.790	0.0272	Acquired for Ayurveda-	1341	hostel	building	Moderate(tiled)		
	1260	0	01.000	0.0040	College.		& compound.				

1 2 3 4 5 6 7 xi

1273 0 04.744 0.0192 Acquired for Ayurveda- 9 10 11 12 13

1274 0 05.214 0.0211 Sreechithira Hindumatha- College. 1342 dry hostel building & compound

1275 0 02.000 0.0081 Devaswom property. Grandhasala. Grandhasala building. Moderate(tiled)

1276 0 13.245 0.0536 Poramboke(Kandan Sasthan- Grandhasala. Grandhasala buildings. Pucka(R.C.C.) & compound

1277 0 04.000 0.0162 Poramboke. Temple and Grandhasala building

1278 0 10.675 0.0432 Anandakrishna Jolsier- Venkitta Rama Iyer. 93 do house & shop Moderate(tiled)

T.C.23/1544. 1279 0 12.850 0.0520 Kumari Rani. 5056 do bank of baroad. Moderate(tiled)

T.C.23/1541, 1280 1 0 05.535 0.0224 Krishnan Potti Vidhwaraian- Potti. 4780

T.C.23/1542. 1281 0 07.314 0.0286 Kumari Vijayam. 2952 do hotel Moderate(tiled) lane.

T.C.23/1540. 1280 2 0 05.337 0.0216 Lane poramboke. Govindapillai, Sankhu- 5351

T.C.23/1535, 1281 0 Kalyani Amma Devakiamma. 6504 do shops 1530 to 1534

T.C.23/1534 and 1285 0 05.337 0.0216 Arunachalampillai- Subramonia pillai. 6590 do vacant 1255 to 1259

T.C.23/1526 1286 B1 0 Govindapillai, Sankhu- ammal. 2105 do Kutchha(tiled)

T.C.23/1529. 1286 A1-A3 0 Kumari Vijayam. 2952 do house & shop Moderate(tiled)

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T.C.23/1519 1286 C-1-2 0 25.303 0.1024 Padmanabha Pillai- Parameswara Pillai. 2032 dry house & shop

T.C.23/1525. 1286 C-14 0 Saraswathi Amma, M.S.Padmanabhan, M.S.Neelambika. 2109 do lottery office.

T.C.23/1507, 1297 2-1 0 P.Muthukrishnapillai. 7380 do house & shop.

T.C.23/1508. 1297 2-2 0 21.548 0.0872 P.Shammugham pillai. 7381 do shops Moderate(tiled)

T.C.23/1513. 1297 2-3 0 P.Ponnammal. 7382 do house, shop & institute Moderate(tiled)

T.C.23/1514 1297 2-3 0 Chellappan Pillai- Balakrishna pillai. 3392 do shops Moderate(tiled)

T.C.23/1502, 1304 1 Chellayyapillai- Sundaram pillai. 3393 do shop Kutchha(sheet)

T.C.23/1542. 1304 1 0 01.425 0.0056 Kesari Memorial Journalist Association. 6956 do kesari memorial buildings Pucka (RCC) Road.

T.C.26/720 to 734. 1306 0 10.000 0.0405 Ammaluammal Gomathiammal. 631 do lodges 720 to 727 & 729 to 728 Pucka(tiled)

T.C.26/735 to 738. 1306 1 0 04.000 0.01620 Narayaniamma Bharathiamma Santhakumari Amma. 238 do & shops Moderate(tiled)

1	2	3	4	5	6	7	8	9	10	11	12	13	
1307	2	0	12.355	0.0500	Santhakumariamma, Appu-	4338							
T.C.26/739, 740, 741.	1307	1	0		Kuttan Nair. Samuel Greater Mission Society.								
T.C.26/742 to 750.	1308	1	0	12.000	0.0486	Raghava Iyer Sundara Iyer, Subramonian-Ganapathi.	5501	do	house, lodge, studio and shops.	Moderate (tiled)			
T.C.26/751, 752.	1308	2	0	05.000	0.0202	Lekshmikunjamma Bhadra-							
T.C.26/759.	1309 1 2 3 4	1 1309 1309 3 1309	0	05.337	0.0216	Bharathiamma Santha-	4447	do	watch company	Pucka(R.C.C.)			
T.C.26/753, 754 & 757 to 762.	1310	1 3 0	0	03.338	0.0135	Kumari Amma. Renganadha Iyer- Chattanadha Iyer- Appukuttan Nair- Gopalan Nair. Lalitha.	4336 7350	do	house & lodge & press	Moderate(tiled)			
T.C.26/763, 764.	1310	2 4	0	03.250 00.187	0.0131 0.0008	Narayana Reddiar- Balakrishna Reddiar. G. Sindhу.	4568 7350	do	house & shop	Moderate(tiled)			
T.C.26/765 to 771.	1311	0	11.000	0.0445	Elizabeth Eapen- Kora Eapen.	4978	do	shops	Moderate(tiled)				
T.C.26/772, 773, 774.	1312 1313	0 0	00.494 07.907	0.0020 0.0320	Rama Iyer Neelakanta Iyer, Sreenivasa Iyer- Sankara Subbayer.	2603 1174	do	vacant shops & bank	Moderate(tiled)				
T.C.26/775, 776.	1314	0	04.646	0.0188	Mathew Abraham.	6566	dry	shops	Moderate(tiled)				
T.C.26/778, 779, 780.	1315	A 0	11.960	0.0484	Subramonia Pillai- Padmanabha Pillai.	4099	do	house & shop	Moderate(tiled)				
T.C.26/777.	1315	A-1 B	0	16.000	0.0648	Kumara Gurudas- Somasundaram Pillai- Sankaran,	4100 3578	do	shops bank & shop	Moderate(tiled)			
T.C.26/781, 782, 783.	1315	B	0	11.663	0.0472	Bhagavathipillai- Parvathipillai, Shammughasundaram Pillai.A.	3594 3473	do	shops	Pucka(R.C.C.)			
T.C.26/785 to 790.	1316	1 2	0	11.663	0.0472	Bhagavathipillai- Parvathipillai, Shammughasundaram Pillai.A.	2718	do	shops	Kutcha(tiled) 794-Pucka(RCC)			
T.C.26/784.	1316	2	0	3.000	0.0121	Sivan Ananchuswami Assari. 1149	do	temple	Moderate(tiled)				
T.C.26/791 to 794.	1317	0	12.000	0.0486	Narayanan Assari. Velu Assari.	4301	do	house & shops	796 to 800 Pucka (R.C.C) 802, 803, 804	Moderate(tiled)			
T.C.26/796 to 800 and 802 to 804.	1318	A B	0	10.675	0.0432	Indira R. Pillai.	6128 6129	do	Indian Bank.	Printing Press.			
T.C.26/815, 816.	1322	1 0	10.082	0.0408	Dr.Kesavan Nair, Sumithrakuttiamma.	5601 89	do	house, shop	Moderate(R.C.C.)				
T.C.26/806 to 810.	1322	2	0	10.675	0.0432	M. George Joseph.		do	house & lodge.				

xiv	2	3	4	5	6	7	8	9	10	11	12	13
T.C.26/775, 776.	1314	0	04.646	0.0188	Mathew Abraham.	6566	dry	shops	Moderate(tiled)			
T.C.26/778, 779, 780.	1315	A 0	11.960	0.0484	Subramonia Pillai- Padmanabha Pillai.	4099	do	house & shop	Moderate(tiled)			
T.C.26/777.	1315	A-1 B	0	16.000	0.0648	Kumara Gurudas- Somasundaram Pillai- Sankaran,	4100 3578	do	shops bank & shop	Moderate(tiled)		
T.C.26/781, 782, 783.	1315	B	0	11.663	0.0472	Bhagavathipillai- Parvathipillai, Shammughasundaram Pillai.A.	3594 3473	do	shops	Pucka(R.C.C.)		
T.C.26/785 to 790.	1316	1 2	0	11.663	0.0472	Bhagavathipillai- Parvathipillai, Shammughasundaram Pillai.A.	2718	do	shops	Kutcha(tiled) 794-Pucka(RCC)		
T.C.26/784.	1316	2	0	3.000	0.0121	Sivan Ananchuswami Assari. 1149	do	temple	Moderate(tiled)			
T.C.26/791 to 794.	1317	0	12.000	0.0486	Narayanan Assari. Velu Assari.	4301	do	house & shops	796 to 800 Pucka (R.C.C) 802, 803, 804	Moderate(tiled)		
T.C.26/796 to 800 and 802 to 804.	1318	A B	0	10.675	0.0432	Indira R. Pillai.	6128 6129	do	Indian Bank.	Printing Press.		
T.C.26/815, 816.	1322	1 0	10.082	0.0408	Dr.Kesavan Nair, Sumithrakuttiamma.	5601 89	do	house, shop	Moderate(R.C.C.)			
T.C.26/806 to 810.	1322	2	0	10.675	0.0432	M. George Joseph.		do	house & lodge.			

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1	2	3	4	5	6	7	8	9	10	11	12	13
T.C. 26/817 to 820 & 826 to 831.	1323	0	19.077	0.0772	Bhagavathi Pillai- Parvathi Pillai, Govindapillai Krishnapillai.	3951	dry shops	Moderate(tiled)	817 to 820 826 to 831	Pucka(R.C.C.)		
1324	1	19.352	0.4828	Government (Ayurveda College Compound)	do	College compound.						
1358	2	0	04.037	0.0162	Secretary, Kesari Memorial Journalist Association.	6956	do	memorial building	Kesari building	Pucka(R.C.C.)		
1358	0	09.405	0.0382	Road Poramboke.	Road							
T.C. 26/35. T.C. 26/36, 37, 38.	1360 B-1 1360 B-2	0	05.237	0.0212	Subramoniapillai- Suriyanarayana Pillai. R. Subbalekshmi Ammal.	2026	do	Typewriting institute	Moderate (tiled)			
1361	0	15.815	0.0643	Postal Department (General Post Office)	2450	do	hostel and shops.	Moderate (tiled)				
T.C. 24/160 to 168.	1362 A 1362 B	0	10.675	0.0432	Subramoniapillai- Madhavan Pillai. Anandasimha Iyer, Secretary, Trivandrum Co-operative distributors Society.	2989	do	General post office.	Moderate (tiled)			
T.C. 24/155 to 159.	1363	0	10.873	0.0440	Samuel Charles, R.J. Charles.	4525	do	shops	Moderate(tiled)			
T.C. 24/152	1364	1	01.000	0.0040	T.N. Madhavan Nair.	1607	do	shop	Moderate(R.C.C.)			
T.C. 24/153, 154.	1364	2	0	10.460	0.0424	Eswari Amma Kunjukuttu- Amma.	1304	do	printing press and shops.	Moderate (tiled)		
T.C. 24/147.	1364	2-1	0	10.460	0.0424	N.Chandrasekharan Nair.	6933	do	shop & studio.	Moderate (tiled)		
T.C. 24/144.	1366	A-1	0	11.466	0.0464	C.O. Karunakaran, Medical College Spacial Officer 3144 for Travancore Co-operative Medical Store.	do					
T.C. 24/140, 142, 143.	1366	A-2	0	10.466	0.0424	Subbaya Pillai Chandra- sekhar Rajan.	1877	do	hotel & Kutchha(tiled)			
T.C. 24/133, 134, 135.	1367	A1	0	17.395	0.0704	D. Rama Rajan Nair.	679	do	vacant			
T.C. 24/116, 117, 119, 120, 121, 122.	1367	A2	0	17.396	0.0704	E. Suppama.	403	do	hotel & Moderate(tiled) shops	& R.C.C.)		
T.C. 24/127 to 132.	1370	1	0	1909	Narayananpillai Sreedharan- pillai.	do	house & shops.	Moderate(tiled)				
T.C. 24/123, 124, 125.	1370	2	0	17.396	0.0704	Sureshvalsalam Rose.	7353	do	house & shops.	Moderate(tiled)		
T.C. 24/113.	1372	3	0	12.256	0.0496	Venkittasubbayan- Narayanan.	722	do	house & shops.	Moderate(tiled)		
T.C. 24/109, 110, 111, 112, 113, 118.	1372	1-6	0	18.780	0.0760	Neelammapillai Sthanu- Amma.	3390	do	house	Kutchha(thatched)		
T.C. 24/108	1373	3	0	18.780	0.0760	Anchal Office (Telegraph Office)	4403	do	clinic	Pucka office. (R.C.C.)		
						drainage						
						Telegraph						

1	2	3	4	5	6	7	8	9	10	11	12	13
T.C. 24/146.	1365	2	0	do	Thankamma G. Ponnamma.	7651	dry shop	Moderate(tiled)				
T.C. 24/148, 149, 150.	1365	3	0	10.466	0.0424	Kolappapillai Padmanabha- pillai, Nadaraja pillai.	4953	do	shop & studio.	Moderate(tiled)		
T.C. 24/144.	1366	A-1	0	11.466	0.0464	C.O. Karunakaran, Medical College Spacial Officer 3144 for Travancore Co-operative Medical Store.	do					
T.C. 24/140, 142, 143.	1366	A-2	0	10.466	0.0424	Subbaya Pillai Chandra- sekhar Rajan.	1877	do	house & Kutchha(tiled)			
T.C. 24/133, 134, 135.	1367	A1	0	17.395	0.0704	D. Rama Rajan Nair.	679	do	vacant			
T.C. 24/116, 117, 119, 120, 121, 122.	1367	A2	0	17.396	0.0704	E. Suppama.	403	do	house & Moderate(tiled) shops	& R.C.C.)		
T.C. 24/127 to 132.	1370	1	0	1909	Narayananpillai Sreedharan- pillai.	do	house & shops.	Moderate(tiled)				
T.C. 24/123, 124, 125.	1370	2	0	17.396	0.0704	Sureshvalsalam Rose.	7353	do	house & shops.	Moderate(tiled)		
T.C. 24/113.	1372	3	0	12.256	0.0496	Venkittasubbayan- Narayanan.	722	do	house	Kutchha(thatched)		
T.C. 24/109, 110, 111, 112, 113, 118.	1372	1-6	0	18.780	0.0760	Anchal Office (Telegraph Office)	4403	do	clinic	Pucka office. (R.C.C.)		
						drainage						
						Telegraph						

1	2	3	4	5	6	7	8	9	10	11	12	13
1374	1	22.000	0.4936	Road Poramboké.								
1375	3	1										
T.C. 24/98 to 102 and 105.	1375	1										
	1375	2	0	17.990	0.0728	Ammini Amma Neelambika- Bai.	4231					
	1375	2				P.Gangadharan Thampi.	3950					
T.C. 24/93 to 96.	1378	0	14.233	0.0576	The Pensular Plantation Ltd. (Union Bank of India) 7684							
T.C. 24/92, 92-1 to 92-7.	1380	0	16.606	0.0672	Eapen Cherian for Travancore National Bank Ltd.	2079						
T.C. 24/1398, 1399.	1381	1-2	0	03.163	0.0128	Baby Kottam. Subba Ramayyan.	769					
	1385	1	0	17.292	0.0720	Road Poramboké.	3274					
T.C. 24/86, 90,1400 to 1406.	2775	2	0	22.140	0.0896	Madhavan Pillai- Raman pillai.	3279					
T.C. 24/69, 70.	2776					Hari pothan.	1803					
T.C. 24/81 to 85.	2776	1				K.E. Cherian.	3793					
T.C. 24/71, 72,73,74, 75,77.	2776	2	0	21.152	0.0856	Chellappan Pillai- Parameswaran Nair.	3181					

2	3	4	5	6	7	8	9	10	11	12	13	
T.C. 24/76, 78, 79.	2776	2-4				Rajalekshmi Ammal- Seethammal.	1919					
	2777	A				Lane Poramboké.						
T.C. 24/61, 62.	2777	B	0	25.007	0.1012	H.O.N. Marikar Hussan- Marikar, Manager, Marikar Ltd.	2666					
T.C. 24/55, 56, 57.	2785		0	24.315	0.0984	Ramalinga Nainar Pandit.	2302					
T.C. 24/39, 40.	2786	C1	0	25.007	0.1012	M.Lakshmi Ammal.	3625					
	2786	C2	0	23.129	0.0936	Samuel Koder.						
	2786	B				Lane poramboké.						
T.C. 24/33.	2792	1										
T.C. 24/34.	2792	2										
T.C. 24/35 to 38.	2792	3	0	17.990	0.0728	Renganatha Pillai- Maharaja Pillai Ganapathi- Pillai.	1993					
T.C. 24/29 to 32.	2792	4										
	2793	0	92.117	0.3728								
T.C. 24/26, 27.	2794	A	0	15.419	0.0624	Maharaja Pillai Thilla- nayakom Pillai.	2005					
	2796	B	0	13.047	0.0528	Ponnuswamipillai- Padmanabha Pillai.	1798					
						Mrs. Seena (YUCA)	3153					

1	2	3	4	5	6	7	8	9	10	11	12	13
T.C.24/19.	2797	0	03.954	0.0160	Sivasankara Pillai.	5995	dry shop	Pucka (R.C.C.)				
Achuthan Nair.												
2819	1	0	07.611	0.0308	Pankajakshi Ammal.	514	do	A.G's Office building (tiled)	Moderate			
2820	0	05.832	0.0236	Government (A.G's Office)		do	A.G's Office Pucka(RCC)					
2821	0	18.582	0.0752	Government (A.G's Office)		do	A.G's Office Pucka(RCC)					
2830	0	13.000	0.0526	Government (A.G's Office)		do	A.G's Office Pucka(RCC)					
2831	0	15.518	0.0628	Government (A.G's Office)		do	A.G's Office compound					
2832	0	26.094	0.1056	Government (A.G's Office)		do	A.G's Office compound					
2835	0	12.256	0.0496	Government (A.G's Office)		do	A.G's Office compound					
2836	1	81.295	0.7336	Government (Secretariat compound)		do	Secretariat compound					
T.C.24/200,	2839	0	07.314	0.0296	Madhusoothanan Nair, Kalyani Amma Parukutti Amma.	4818	do	printing press	Moderate			
201.							shops	Moderate(tiled)				
T.C.24/195 to 199.												
2	0	07.180	0.0284	Ayyappan Pillai, Ramalekshmi Ammal.	1384	do	hotel & shops	Moderate				
2-1												
2840	1											
T.C.24/191 to 194.	2841	0.	08.000	0.0324	James Fletcher.	2585	do	shops	Moderate(tiled)			

1	2	3	4	5	6	7	8	9	10	11	12	13
T.C.24/180, 185 to 190.	2842	1	0	09.489	0.0384	Chinnaswami Pillai.	4917	dry & workshops	Moderate(tiled)			
T.C.24/174 to 178.	2843	1	0	09.000	0.0364	Pothan Mohanan.	1971	Bank & shop shops	Moderate			
T.C.24/172, 173.	2843	2	0	09.000	0.0364	Sivan Adiyar Pottivelu.	4	do	hotel	Pucka(R.C.C.)		
T.C.24/171.	2844	0	07.000	0.0283	Sivan Adiyar Pottivelu.	4	do	shop	Pucka(R.C.C.)			
	2845	0	04.744	0.0192	Road Poramboke.		do	Road				
T.C.24/179.	2846	1	0	02.175	0.0088	Sivakami Pillai. Neelamma Pillai.	2738	do	lodge	Moderate(tiled)		
	2846	2										

G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Triavandrum Town Planning Trust.

SCHEDULE - II

DETAILED TOWN PLANNING SCHEME FOR MAHATMA GANDHI ROAD
FROM SPENCER JUNCTION TO POWER HOUSE ROAD JUNCTION.

FORM No.11

Estimate of cost of the Scheme (Under Rule 38 of the
Travancore Town Planning Rules, 1113)

Debits	Rs.	Credits	Rs.
I. Acquisition of lands, buildings etc.		1. Government Grants 2. Contribution from	
i. For roads & parking areas. 28,55,000	a) Government		
ii. For commercial purpose. 19,29,000	Departments.		
II. Improvements.		i. P.W.D. 26,68,000 ii. K.S.E.B. 4,00,000 iii. P.H.E.D. 1,00,000	
i. Forming roads. 3,15,000		1,35,000 3. Sale proceeds.	
ii. Forming drains. 4,00,000		1,00,000 i. Acquired buildings.	2,00,000
iii. Electrification. 50,000		ii. Site for commercial development.	22,32,000
iv. Water Supply & drainage. 50,000		4. Betterment levy. 5,00,000	
v. Commercial area. 2,00,000			
III. Compensation for injurious affection.			
IV. Miscellaneous.			
i. Cost of preparation of the Scheme. 1,00,000			
ii. Cost of arbitration. 1,00,000			
iii. Legal expenses. 1,00,000			
iv. Contingencies. 1,00,000			
GRAND TOTAL	60,84,000	GRAND TOTAL	61,00,000

G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.

SCHEDULE - III DETAILED TOWN PLANNING SCHEME FOR MAHATMA GANDHI ROAD FROM SPENCER JUNCTION TO POWER HOUSE ROAD JUNCTION

FORM No.8

LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS
Planned & Existing
Roads & Streets (Under Rule 37 (ii) of the Travancore Town Planning Rules, 1113)

Name of streets or distinguishing letters.	Situation	New street or widening.	Length of widening.	Width of street between buildings (in metres)	Width of metalling (in metres)	Remarks
"	Load Agencies	Mahatma Gandhi Road from Spencer Junction to Power House Road Junction.	"	1500	25 to 31	"
"	"	"	"	20	26	11
"	"	"	"	30	30	"
"	"	"	"	12	15	21
"	"	"	"	8	11	7.5
"	"	Offtake from Statue Junction towards the west.	"	8	12	18
"	"	"	"	8	12	7.5
"	"	Northern side of Secretariat offtake from Mahatma Gandhi Road towards the east.	"	12	15	"
"	"	"	"	21	7	"
"	"	Offtake towards the west south of General Post Office Jn.	"	21	7	"
"	"	"	"	21	7	"
"	"	Offtake towards the west south of Overbridge Junction.	"	21	7	"
"	"	"	"	21	7	"
"	"	Widening	"	21	7	4.0

G. BHASKARAN NAIR,

Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.

SCHEDULE - IV

DETAILED TOWN PLANNING SCHEME FOR MAHATMA GANDHI ROAD FROM SPENCER JUNCTION TO POWER HOUSE ROAD JUNCTION

FORM No.10

Land Proposed to be Reserved (Under Rule 37(iv) of the Travancore Town Planning Rules, 1113)

Locality	Reference to marking on map	Approximate area in hectares	Purpose for which area is reserved	Present use	Remarks
1.	Northern end of the scheme, eastern side of the road.	0.0600	Road widening	Public	2819(P), 2820(P), 2821(P), 2830(P), 2831(P), 2832(P), 2835(P), 2836(P) of Vanchiyoor village.
2.	"	0.0050	"	Commercial	1381(P), 1380(P) of Vanchiyoor village.
3.	Brown & dark brown	0.0376	Road widening & parking area	"	2843(P), 2844(P), 2845(P) of Vanchiyoor village.
4.	Brown	0.1712	Road widening & forming new road D.O	"	1358(P), 1306(P), 1307(P), 1308(P), 1310(P), 1311(P), 1312(P), 1313(P), 1314(P), 1315(P), 1316(P), 1317(P), 1318(P), 1320(P), 1322(P), 1323(P), 1324(P) of Vanchiyoor village.
5.	Western side of Statue Junction.	"	"	"	934(P), 935(P), 938(P), 939(P), 940(P), 941(P), 942(P), 961(P), 974(P) of Vanchiyoor village.
6.	Eastern side of G.P.O. Junction & Ayurveda College Jn.	"	0.0704	Road widening	"
7.	Western side of the road between Ayurveda College Junction & Overbridge Jn. & Ayurveda College Jn.	"	"	"	"
8.	Eastern side of the road between Overbridge Jn. & southern end of the scheme.	"	0.0760	Road widening	Partly commercial & partly public
9.	"	"	0.7098	"	1121(P), 1118(P), 1111(P), 1110(P), 1109(P), 974(P), 1067(P) of Vanchiyoor village.
10.	Eastern side of the road between Overbridge Jn. & southern end of the scheme.	"	0.0696	Open space & commercial	1056(P), 1054(P), 1053(P), 1031(P), 1032(P), 1033(P), 1030(P), 1029(P), 1028(P), 974(P) of Vanchiyoor village.
11.	Western side of the road between Overbridge Jn. & southern end of the scheme.	"	0.0420	Widening M.G. road & the road EE	968(P), 969(P), 970(P), 971(P), 974(P), 973(P), 975(P), 976(P), 977(P), 978(P) of Vanchiyoor village.
12.	Northern end of the scheme, eastern side of the road.	"	0.2415	Public	2819(P), 2820(P), 2821(P), 2830(P), 2831(P), 2832(P), 2835(P), 2836(P) of Vanchiyoor village.
13.	Eastern side of Statue Jn. (Secretariat Compound)	"	0.3030	"	2836(P) of Vanchiyoor village.
14.	Western side of Secretariat (telegraph office compound) Jn.	"	0.0690	"	1373(P), 1375(P) of Vanchiyoor village.
15.	Western side of G.P.O. Junction.	"	0.0420	"	1358(P), 1374(P), 1361(P), 1360(P), 1305(P) of Vanchiyoor village.
16.	Southern side of G.P.O. Junction.	"	0.0136	"	1358(P), 1306(P) of Vanchiyoor village.

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1	2	3	4	5	6
Western side of the road and North of Ayurveda College.	Red	0.0120	Public (Temple)	Public (Temple)	1317(p), 1318(p) of Vanchiyoor Village.
Ayurveda College compound (western side of the road)	"	0.2336	Public	Public	1324(p) of Vanchiyoor village.
Eastern side of the road, North of Overbridge Jn.	"	0.2100	"	"	1067(p), 1109(p) of Vanchiyoor village. 1.1387

Eastern side of Overbridge
Junction.

Green	0.0180	garden	open space	1056(p) of Vanchiyoor village.
"	0.0200	"	"	970(p), 971(p) of Vanchiyoor village.
bluish grey	0.0130	Bridge widening	railway yard	974(p), 1054(p), 1056(p) of Vanchiyoor village.
"	0.0060	"	"	974(p), 966(p), 969(p), 970(p) of Vanchiyoor village.

Eastern side of Overbridge
Junction.

Western side of Overbridge Junction.	"	0.0190	0.0190	0.0380
"	"	"	"	"

Western side of Overbridge
Junction.

Western side of Overbridge Junction.	"	0.0460	0.0460	0.3280
"	"	"	"	"

Eastern side of the road
between Spencer Junction &
Statue Junction.

"	0.1680	"	"	"
"	"	"	"	"

Eastern side of the road
between Statue Junction &
P.O. Junction.

"	0.0450	"	"	"
"	"	"	"	"

Eastern side of the
road between G.P.O. Junction &
Ayurveda College Junction.

"	0.4460	"	"	"
"	"	"	"	"

Eastern side of the road
between Ayurveda College
Junction & Overbridge
Junction.

"	0.4928	"	"	"
"	"	"	"	"

Eastern side of the road
between Ayurveda College
Junction & Overbridge
Junction.

"	0.5380	"	"	"
"	"	"	"	"

Vanchiyoor Village.

934(p), 935(p), 937(p),
938(p), 939(p), 940(p),
941(p), 943(p), 944(p),
942(p), 950(p), 951(p),
953(p), 961(p), 963(p) of
Vanchiyoor Village.

V

	1	2	3	4	5	6
Eastern side of the road & between Overbridge Jn. & southern end of the scheme.	Blue	0.2400	Commercial	Commercial	1053(P), 1055(P), 1032(P), 1034(P), 1029(P), 1028(P), 1027(P), 1026(P) of Vanchiyoor Village.	
Western side of the road between G.P.O. Junction & Ayurveda College Jn.	"	0.1952	"	"	970(P), 971(P), 972(P), 973(P), 975(P), 976(P), 977(P), 978(P) of Vanchiyoor Village.	

Western side of the road between Overbridge Jn. & southern end of the scheme.

Eastern side of the road between G.P.O. Junction & Ayurveda College Jn.

G. BHASKARAN NAIR,
Chief Secretary to Government & Chairman,
Trivandrum Town Planning Trust.

DETAILED TOWN PLANNING SCHEME FOR MAHATHMA GANDHI ROAD FROM SPENCER JUNCTION TO POWER HOUSE ROAD JUNCTION

FORM No.9

LAND PROPOSED TO BE ACQUIRED

(Under Rule 37(iii) of Travancore Town Planning Rules, 1913)

Sy. Nos. affected	Name of Sy. Nos. of land	Name of Owner / Description	Sub Division No.	East	South	West	North	Hectares Ares	Remarks
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	11
2	3	4	5	6	7	8	9	10	12
3	4	5	6	7	8	9	10	11	13
4	5	6	7	8	9	10	11	12	
5	6	7	8	9	10	11	12	13	
6	7	8	9	10	11	12	13		
7	8	9	10	11	12	13			
8	9	10	11	12	13				
9	10	11	12	13					
10	11	12	13						
11	12	13							
12	13								
13									

ad Vanchiyoor dening. Village. (Western side of the road between Spencer Jn. & Statue Jn.)	Dry	2793 2792 2794, 2797 2796, 2797	1.15	Part
2792	"	2776 2777, 2786 2785, 2786	0.88	"
2796	"	2796 2797 2797	0.15	"
2797	"	2794 2796 2797	0.25	"
2798	"	2792 2794 2796	0.50	"
2799	"	2792, 2793 2786 2792 2794	0.70	"
2796	"	2786, 2793 2785 2786 2792	0.80	"
2795	"	2793 2777 2785 2786	0.93	"
2794	"	2793 2776 2777 2785	0.60	"
2797			5.96	"

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	1	2	3	4	5	6	7	8	9	10	11	12	13
(Western side of the road between Statue Jn. & G.P.O. Jn.)													
1380	Dry	1380	1385	1378	1380	1381							
1378	"	1378	1375	1378	1380								
1375	"	1375	1373	1375	1378								
1372	"	1374	1370	1372	1373								
1370	"	"	1367	1370	1372								
1367	"	"	1366	1367	1370								
1366	"	"	1365	1366	1367								
1374	"	"	1374	1361	1374								
1365	"	"	to 1366										
1373	"	"	1364	1365	1366								
1364	"	"	1372	1373	1375								
1363	"	"	1363	1364	1365								
1362	"	"	1362	1363	1364								
1361	"	"	1361	1362	1363								
(Eastern side of the road between Secretariat & G.P.O.-Jn.)													
2836	Dry	2836	2839	2836	2836	2836							
2839	"	2840	2839	2836	2836								
2840	"	2841	2840	2839	2839								
2841	"	2842	2841	2840	2840								
2842	"	2843	2842	2841	2841								

iii

	1	2	3	4	5	6	7	8	9	10	11	12	13
(Eastern side of the road between S.P.O. Jn. & Ayurveda College Jn.)													
1215	Dry	1215	1217	1216	1216	1216							
1217	"	1217	1218	1217	1217	1216							
1218	"	1218	1219	1218	1217	1216							
1219	"	"	1219	1232	1219	1218							
1232	"	"	1232	1233	1232	1219							
1242	"	"	1241	1243	1305	1243							
1243	"	"	1243	1244	1305	1243							
1244	"	"	1244	1245 (Road)	1305	1242							
1245	"	"	1245	1245	1305	1243							
1256	"	"	1245	1256	1305	1244							
1257	"	"	1256	1257	1305	1256							
1258	"	"	1257	1258	1257	1256							
1259	"	"	1258	1259	1258	1257							
1273	"	"	1259	1274	1259	1259							
1274	"	"	1273	1274	1273	1259							
1275	"	"	1274	1275	1274	1273							
Devaswam building compound													
1276	"	"	1275	1276	1275	1274							
1277	"	"	1276	1277	1276	1275							

0.30
0.30

6.37
6.37

1	2	3	4	5	6	7	8	9	10	11	12	13	
1	2	3	4	5	6	7	8	9	10	11	12	13	
1	2	3	4	5	6	7	8	9	10	11	12	13	
			Dry										
			"										
			1278										
			1279										
			1280										
			1281										
			1285										
			1286										
			1297										
			1297										
			1304										
			1304										
			"										
			1304										
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