

DETAILED TOWN PLANNING SCHEME FOR

MANJERI MUNICIPALITY

SCHEME BOOKLET

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THURAKKAL AREA

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THE DETAILED TOWN PLANNING SCHEME FOR AREA, MANJERI MUNICIPALITY

THURAKKAL
NELLIPARAMBA

1. TITLE

This Scheme may be cited as the Detailed Town Planning scheme for Nelliparamba in Manjeri Municipality.

2. DEFINITIONS

In this scheme, unless there is anything repugnant in the subject or context:

- a) "Act means the Madras Town Planning Act (Act VII of 1920) as amended.
- b) "Arbitrator" means the arbitrator appointed for the scheme under section 27 of the Act.
- c) "Municipality" means the Manjeri Municipality, formed under the Act.
- d) "Building Line" means a line which is beyond the street line and up to which the main wall of a building facing that street may lawfully extended except as prescribed in the Kerala Building Rules in force.
- e) "Chief Town Planner" means the Chief Town Planner to the Government of Kerala.
- f) "Date of Scheme" means the date of notification of the scheme under section 14 of the Act in the Kerala Government Gazette.
- g) "Government" means the Government of Kerala.
- h) "Map" means the map annexed to the scheme.
- i) "Municipal Act" means the Kerala Municipalities Act 1960
- j) "Rules" means the rules made under section 41 of the Act.
- k) "Schedule" means the schedule appended to the scheme.

- l) "Scheme" means the Detailed Town Planning Scheme for AREA, MANJERI MUNICIPALITY.
- m) "Commissioner" means the Commissioner of the Manjeri Municipality.
- n) "Street" includes roads, streets and lanes.

3. **RESPONSIBLE AUTHORITY**

The Commissioner shall be the Responsible Authority for the purpose of the scheme and shall function as such for a period of 20 years from the date of the scheme unless the Government order otherwise.

4. **AREA OF THE SCHEME**

The area to which the scheme applies shall be that within the inner edge of the boundary lines (dot and dash) marked in the map.

Nothing in this clause shall be deemed to restrict or otherwise affect the powers of the Authority 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 23 and 25 of the Act and clause 20 (1) of the scheme.

5. **OWNERSHIP AND EXTENT**

The ownership of all land in the area with extent as per registers maintained in the village offices in Manjeri Municipal area and/or the Revenue Office, as on the date of publication of the notification under section 10 of the Act, is given in Schedule I.

6. **ESTIMATE OF THE COST**

1. As estimate of the total and net cost of the scheme is given in Form No.II, Schedule II. The net cost is proposed to be financed as there in stated. The estimate is liable to such revisions as the Responsible Authority may consider neccessary.

2. The execution of any works which, under the scheme, are to be carried out by the Responsible authority or by any other agency, may be undertaken, in such order and such time as the Responsible Authority may determine, and completed within the period of 20 years unless the Government, for financial or other reasons, order otherwise.

3. The responsible Authority shall have power to specify any date or period within which the execution of any works under the scheme are to 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.

7. STREETS

1. Subject to the provisions of the scheme, all streets mentioned in Schedule III (Form No.8) shall be constructed or caused to be constructed by the responsible Authority on the lines shown in the map DSN 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. The streets mentioned in Schedule III and shown in the map DSN/2 shall be demarcated, formed and constructed by the Responsible Authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public provided that two-third of the entire cost of acquisition of land and metalling, surfacing, draining and lighting of the streets may be recovered from the owners or occupiers of land and buildings abutting the streets in such proportion as may be decided by the Reasonable Authority. Provided also that whenever the owner has been required to pay or has been required to leave or has left land freely for the streets, the Authority shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution entirely.

3. Any other private street that may be permitted in the scheme area with the permission of the responsible Authority and in conformity with the proposed development of the area, shall comply with section 14, (a) of Kerala Building Rules 1984 issued under section 222 of Kerala Municipalities Act 1960 unless otherwise approved by the Chief Town Planner.

4. The Responsible Authority may, with the consent of the Chief Town Planner, undertake to carry out any private street work of widening of any existing private street (not included in the scheme either with the consent of owners or occupiers of buildings or land 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 land or in such proportions as may be settled by the Responsible Authority.

5. The Responsible Authority may, notwithstanding anything contained in sub-clause (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 land, through which the street may pass, have surrendered land free of cost for the street and agreed to contribute in the cost of constructing the streets; provided that, if 50% of the owners or occupiers abutting on any new street have surrendered land 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.

6. 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.

7. The Responsible Authority shall, as far as the funds at his disposal permits, provide a sufficient and satisfactory system of drains along the public streets in the area affected.

8. SUBMISSION OF LAYOUT PLANS

1. If any owner of land within the area intends or propose to layout a street lane or pathway or sub-divide, utilise, lease or otherwise dispose of any land as a site or sites for building purpose, 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 purpose and the street or streets either existing already or intended to be laid out and made by the owners for giving access to the site or sites.

2. If the site or sites intended for building purposes abut on any existing public street or an existing private street, the owner of the land shall layout and make the street or streets giving access to the site or sites and connecting with an existing street in compliance with the provision of the scheme.

3. The owner of the land shall not proceed to sub-divided 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.

4. If the streets have not been made as required under sub-clauses (1), (2) and (3) above the Responsible Authority may order the street works to be carried out or carry out the works himself in the manner prescribed in the scheme, in which case, the cost of such works will be recovered from the owner or occupier.

5. For the purpose of adjusting the boundary of any street, the Responsible Authority may, with the approval of the Chief Town Planner, 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.

9. **APPROVAL OF LAYOUT PLANS**

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 or portions of the same as site or sites for building purposes until a site or layout plan or plan of sub sub divisions 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 the land.

b) The application for approval of a site or layout plan or plan of 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 modifications of the plan as he thinks fit or cause to be made such modifications of the plan as the Chief Town Planner may consider necessary according to clause 9 (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 persons and shall be enforceable.

2. a) No owner or other person shall construct or reconstruct or in anyway alter or add to a building without enforcing, in every particular, with the requirements of the scheme 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 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 scheme

for any purpose incomparable with the building.

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 as may be necessary for carrying the scheme into effect.

3. The Responsible Authority shall, before granting permission under section 17 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 17 of the scheme, as he 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, prepared 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-division of land into sites for building purpose and the reservation of any land for communal 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 Building Rules made under section 22 of Kerala

Municipalities Act 1960 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 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 modifications or alterations of the building or buildings as he 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 Reasonable 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 persons concerned and shall be enforceable. If the responsible Authority fails to give a reply or pass any orders within three months from the date of receipt of the application, the application shall be deemed to be sanctioned, if not otherwise inconsistent with the provisions of the scheme.

10. RESERVATION OF LAND AND ZONING

1. A list of land reserved for streets and for other non-residential purpose is given in Schedule IV (Form No.10).

For the purpose of the scheme, the streets or footpaths which may be approved or made in accordance with the provisions of the scheme, which are not mentioned in schedule IV shall also be deemed to be included under land reserved for the purpose of the scheme.

2. The Local Authority may, from time to time to meet the demand, declare any part of the area, with the approval of the Chief Town Planner or/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 the Act. Any part of the area so declared shall be included under land reserved under the scheme and treated as such.

3. All future developments in respect of land within the scheme area shall conform to the zoning regulations given below:

(Any uses not mentioned therein shall be prohibited)

a) RESIDENTIAL USE ZONE

i) Uses permitted

All residences, community halls, clubs, parks and play grounds included to the residential uses dispensaries public utility buildings such as water supply, Drainage and Electrical installations of a minor nature and small service industries of non nuisance character engaging not more than three workers with power limited to three H.P or 6 workers without power, convenient shops such as vegetable shops, groceries, panshop etc. not exceeding 75 sq.mts. plinth area.

ii) Uses restricted.

1. Minor educational buildings upto 250 sq.mtr. plinth area, Libraries, reading rooms, Clinics and nursing homes upto 250 sq.mts. in plinth area, Shop buildings upto 150 sq.mtr. in plinth area, police and fire stations, small post offices, Telegraphs Offices, hostels, boarding houses, commercial Offices, small Auto garages engaging not more than five workers and non nuisance service industries engaging not more than 10 workers with power limited to 10 HP.

2. Petrol fillings and new areas or buildings for religious uses.

Note:1. Usage of items coming under 10(a) ii(1) shall be permitted by executive authority with concurrence of the Town Planner of the state town planning service having jurisdiction over the area.

2. Usage of item coming under 10 (a) ii(2) shall be permitted by the Executive Authority with the concurrence of the Chief Town Planner to Government.

iii) Uses Prohibited. .

Other use not specified above.

iv) The time limit for shifting non-confirming uses.

Hazardous uses2 years

Industrial uses5 years

All other uses7 years.

b) COMMERCIAL ZONE

i) Uses permitted.

Retail shops, professional offices, studies, commercial offices, hostels, hotels, lodging houses, restaurants, Car stands, taxi stands, bus stops, clinics and nursing homes not exceeding 150 sq.mts. in plinth area, dispensaries, non nuisance type of service and small industries employing not more than 10 workers and power installations not exceeding 15 H.P motors and existing residential uses will be permitted.

ii) Uses restricted.

a) Social welfare institutions, printing presses, service guarages, truck terminals, petrol filling stations, hospital, educational institutions and residential buildings not exceeding 100 sq.m. plinth area.

b) Public offices, residences not exceeding 200 sq.m. plinth area, non nuisance type of small industrial uses employing not more than 20 workers and not exceeding 30 H.P motors, junk yards, storage of inflammable materials, drying yards, new areas and building for religious uses.

Note: Usage of item coming under (10)(b)ii shall be

1. Permitted by the executive authority with the concurrence of the Town Planner of the state town planning service having jurisdiction over the area.
2. Usage of Items coming under 10(b) ii(b) shall be permitted by the Executive Authority with the concurrence of the Chief Town Planner.

iii) Uses prohibited

All other uses not mentioned above.

c) PUBLIC AND SEMI-PUBLIC USE ZONE

Local state and central government offices and establishments, social and cultural establishments community facilities including hospitals, nursing homes clinics, dispensaries, educational institutions etc. public utilities and related buildings will be normally permitted.

ii) Uses restricted

The following uses shall be permitted by the responsible authority with the approval of the Town Planner of the state Town planning service having jurisdiction on the area.

Residential uses incidental to uses coming under (1) above and religious uses.

iii) Uses Prohibited

All other uses not mentioned above.

d) INDUSTRIAL ZONE

i) Uses permitted.

All types of light and service industries other than obnoxious and nuisance type employing not more than 20 worker and power limited to 30 H.P retail business incidental to the industries, storage stacking yards, ware houses and godowns of non nuisance types and small offices incidental to industries shall be permitted by the responsible authority in all area zoned for industrial uses.

ii) Uses restricted.

- a) Residences incidental to industrial use and all types of small residences not exceeding 150 sq.m. of plinth area, truck terminals, junk yards, landing places and stacking yards.
- b) Petrol filling stations, bus terminals, obnoxious and nuisance type industries, minor storage of explosives and fire works.

Note: 1. Uses of items coming under 10d (ii)(a) above shall be permitted by the executive authority with the concurrence of the town planner of the state town planning service having jurisdiction over the area.

- 2. Uses of items coming under 10d (ii)(b) above shall be permitted by the Executive authority with the concurrence of the Chief Town Planner.

iii) Uses Prohibited.

All other uses not mentioned above.

(e) MIXED USE ZONE

1. Uses permitted

All types of uses permitted under residential and commercial.

ii) Uses restricted.

All other uses, not mentioned above.

(f) PADDY FIELD

i. Uses permitted.

Paddy cultivation, pump houses and ponds.

ii. Uses restricted.

Crops other than paddy, poultry or animal houses, farm houses, and conversion of paddy fields into open air recreational facilities shall be permitted by the responsible authority, with the approval of the Town Planner.

iii. Uses prohibited.

All other uses not mentioned above.

g) GREEN STRIP AREA

i) Uses permitted.

Area to be used only for paddy cultivation or planting of trees in order to retain as a green area.

ii) Uses Restricted.

conversion of gardening lands for planting of each crops without any structures.

iii) Uses prohibited.

All other uses not mentioned above.

4. COVERAGE AND F.A.R

The coverage and F.A.R value of buildings under different occupancies shall not exceed the maximum permissible values as stipulated in the Kerala Building Rules in force/stipulate below:-

Sl.No	Building use of occupancy	Maximum Permissible Coverage(%)	Maximum Permissible F.A.R
1.	Residential	50.	1.5
2.	Commercial	60	2.0
3.	Public and semi-public	30	1.5
4.	Industrial	40	1.2

Note: The coverage and F A R as per the Detailed Town Planning Schemes will have to be adhered to in case the values differ from that of the Kerala Building Rules in force.

The maximum percentage of coverage shall limit the plinth area of building. The floor area ratio or F A R value shall limit the total built up area on all floors.

F A R shall be calculated as below:

$$F.A.R = \frac{\text{Total covered area on all floors}}{\text{Plot area.}}$$

5. Boundary lines from the boundary of road are fixed according to the road width as given below

Width of road
18 m and above
below 18 m

Boundary line
4.5 m
3.0 m

$$\text{F.S.I} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

Some times the term F.A.R is used instead of F.S.I

II. ACQUISITION OF LAND

1. Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the Authority at any time subject to the provisions of the Land Acquisition Act and without prejudice to the interests of the scheme.

2. The responsible authority may take up acquisition of any land which may be found necessary in future and which is not included in the scheme within the land for acquisition, with the specific consent of the Chief Town Planner and the Government.

12. DISPOSAL OF LAND

The responsible Authority may, with the approval of the Authority dispose of any Land belonging to the Authority or which was acquired under the scheme, by sale, auction, exchange, lease or otherwise, subject to rules framed for the purpose by the Authority and those rules shall be binding on the purchasers, transferers, heirs, assignees and their successors.

13. CONSTRUCTIONS BY THE SIDE OF PUBLIC STREETS

1. Every building site, unless it abuts on an existing public street or an existing private street in conformity with the scheme be made to abut to its full width in front on a street laid down and made in accordance with the provision of this scheme.

2. The building line in respect of all the streets shall be as shown in Map No.DSN/2 and specified in scheme III.

3. Boundary walls or fences alone shall be created in the space between the building line and the edge of the adjacent street.

4. No boundary wall or fence erected between the building line and edge of the adjacent street shall be of a height greater than 1.5 M measured from the level of the centre line of such street; 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 1.5 M above the level of the ground of plot.

5. Open space requirements of a building shall be in conformity with the Kerala Building Rules shall be in conformity with the Kerala Building Rules in force unless otherwise provided for in the scheme.

6. Minimum of street parking space for motor vehicle shall be provided for various types of buildings specified in the Kerala Building Rules, in force unless otherwise specifically mentioned in these rules.

14. PROHIBITION OF BUILDINGS IN UNHEALTHY SITES

With a view to prevent contamination of water courses and channels due to the existence of burial grounds sewage tanks and pumping stations, treatments plants, insanitary or low lying lands, the responsible authority may refuse to sanction any building within portions of the area, in the vicinity of which, in his opinion the construction of building would be objectionable.

15. DRAINAGE

Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading therefrom to the 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 erected thereby or allowed to flow into drains or channels on it having previously been treated sanitarily in the manner required by the responsible authority.

16. HOUSING SCHEMES

1. Housing schemes may be undertaken in conformity with the provisions of the scheme by the Authority or the Authority may enter into contract with Co-Operative housing societies or other housing agencies, to take up housing schemes with the previous sanction of the Chief Town Planner.

17. RECONSTRUCTION OF BOUNDARIES

1. Where necessary boundaries of sites or land shall be redistributed and plots reconstituted with the approval of the Chief town Planner 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, (iv) to procure the transference of ownership of land or portion of land from one person to another and (v) to ensure a planned development of the area.

2. Proposals for redistribution or alteration or boundaries of sites or land 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, to the Arbitrator in accordance with the rules at any time unless the arbitrator, by notification specified any particular time or period when such proposals should be made to him.

18. ADVERTISEMENT

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

19. CLAIM FOR COMPENSATION

Any person whose property is injuriously affected by any refusal to grant permission applied for under section 23 of the Act in respect of all properties which have

increased or are likely to increase in value by the making of the scheme shall be made by the Authority 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 section 24 and 25 of the Act every year at 10% of the increase in value for a period of 20 years.

2. Notwithstanding anything contained in the above sub-clause, the Authority 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 lue of the betterment contription.

21. POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGREEMENTS

Subject to the provisions of section 35 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.

22. REGULATION OF SCHEME RULES

1. The responsible Authority may, if he thinks in particular case and subject to any conditions as he may impose, dispense with or modify, with the concurrence of the Chief Town Planner, any of the requiremets 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. The Government may in any particular case and subject to any condition as they may impose and in consultation with the Chief Town Planner dispense with or modify any or the requirements of the scheme other than the requirements made obligatory by any law and their decision shall be final.

23. EXECUTION OF THE SCHEME

1. The responsible Authority may, on the sanction of the scheme from Government, execute the scheme proposals in a phased manner. The Authority may co-ordinate with the Government departments and other agencies in the execution of the scheme proposals and may cause the cost of implementation of the scheme by various agencies to be included in the annual budgets of these agencies on a priority criteria.

2. Pending sanction of the scheme by Government the responsible authority may, after publication of the scheme and approval by the Authority, take up priority projects and necessary land acquisition after obtaining sanction for the same from the Chief Town Planner and the Secretary to Government.

3. After sanctioning of the scheme by Government the scheme will be in operation till such time the scheme is revoked or till another scheme is notified and published for the same area or part of the area included in this scheme.

4. After sanction of the scheme by Government, the Responsible Authority may allow reasonable time to any owner or person to carry out or execute any works or to fulfil his obligations under the scheme.

24. PENALTY

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 of any orders, conditions, proceedings restrictions, limitations or terms made or imposed under or in pursuance of any or the provisions of the scheme, the rules or the Act shall, on conviction, be punished in accordance with the section 44 of the Act.

SCHEDULE

- i. Ownership and extent of land included in the Scheme in Form No.7.
- ii. List of new streets and widening of existing streets in Form No.8
- iii. Land proposed to be acquired for the scheme in Form No.9.
- iv. Land proposed to be reserved in Form No.10.
- v. Estimate cost of the scheme in Form No.11.

PROPOSED LAND USE ANALYSIS

DETAILED TOWN PLANNING SCHEME PHIBAKAL AREA, MAMTERI MUNICIPALITY

Sl. No.	Use	Reserved Area In Hectares	Percentage to Total Area
1.	Residential	43.012	51.822
2.	Paddy field	6.183	7.450
3.	Parks & Open spaces	0.915	1.102
4.	Mixed use (Commercial & Residential)	21.057	25.370
5.	Public & Semi public	2.674	3.222
6.	Transport and Communication	9.159	11.035
Total		83.000	100.000

SCHEDULE III

Form No. 3

DETAIL D TOWN PLANNING SCHEME FOR THIRAKKAL A.R.A. - MANJERI MUNICIPALITY

LIST OF NEW STREETS AND WIDENING OF EXISTING STREETS

Name of Streets of distinguishing letters.	Situations	New Streets Length of Streets in Mtrs.	Width of Streets in Mts.	Distance width of existing metalling line in Mtrs.
Road AA	Middle Portion of the Scheme	1168	21	30
Road BB	Northern side of road AA	816	15	24
Road B1B1	Southern side of road AA	288	15	24
Road CC	Eastern side of Road B1B1	640	12	18
Road C1C1	Southern side of Road CC	32	12	18
Road C2C2	Connection road of C4C4 road and B1B1 road	320	12	18
Road C3C3	Western side of C4C4 road	144	12	18
Road C4C4	Southern side of AA road	336	12	18
Road C5C5	Connection road of road AA and Road BB	1056	12	18
Road C6C6	Connection road of road C5C5 and Road AA	480	12	18
Road DD	Northern side of road BB	56	10	16
Road D1D1	Northern side of road BB	40	10	16

(2)

Road HE	Connection road with road BB and road AA	Widening	368	7	13
Road E1E1	Connection road with road B6C6 and road BB	New	160	7	13
Road E2E2	Connection road with road C5C5 and road C6C6	New	336	7	13
Road E3E3	Connection road with road E2E2 and road C5C5	New	232	7	13
Road E4E4	Western side of C4C4 road	Widening	192	7	13
Road E5E5	Connection road with road CC and road AA	New	224	7	13
Road E6E6	Southern side of road CC	New	160	7	13

DETAILED TOWN PLANNING SCHEME FOR THURAKKAL AREA -
MANGERI MUNICIPALITY

LAND PROPOSED TO BE RESERVED

Sl. No.	Localities	Reference to making on map	Approximate area in Hectares	Purpose for which area to be reserved	Present use	Remarks
1	On the southern side of Road AA	Burn Seiene Colour wash	0.0039	Road AA	Residential	318(P), 319 (P). Survey Nos
2	On either side of road AA	"	0.0600	Road AA	"	311(P), 329(P) and 327(P)
3	On the northern side of Road AA	"	0.0650	"	"	327(P), 6(P) and 47(P)
4	On the northern side of Road BB	Burn Seiene Colour wash	0.006	Levy stand building road 4(P)	"	
5	On the southern side of Road BB	Burn Seiene Colour wash	0.0002	Road BB	Residential	327(P), 2(P), 3(P), 4(P), 11(P) and 12(P)
6	On the southern side of Road BB	"	0.4704	Road BB	"	329(P) & 300(P)
7	Eastern side of Road BB	"	0.7719	Road CC	Residential & Paddy field	329(P), 330(P), 49(P), 51(P) and 52(P)
8	Southern side of Road CC	"	0.0422	Road CC	Paddy field	52(P)
9	Western side of Road BB	"	0.3840	Road CC	Residential & Paddy field	316(P), 313(P) and

(5)

10. Western side of road C4C4	Burn soil Colour	0.1728	Road C3C3	Paddy field	316(F)
11. On either side of road C4C4	Wash	0.2150	Road C4C4	Residential	346(P), 312(P), 317(P) and 316(P)
12. On either side of road C5C5	"	0.6446	Road C5C5	Residential	323(P), 103(P), 104(P) 122(P), 124(P), 125(P) 2(P) and 3(P)
13. On either side of road C6C6	"	0.1536	Road C6C6	Residential	325(P), 326(P), 124(P) 122(P)
14. Northern side of road BB	"	0.0560	Road DD	Paddy field	266(P)
15. Northern side of road BB	"	0.0400	Road D1D1	Do	12(P)
16. Connection road with road BB and road AA	"	0.2576	Road BB	Residential	4(P), 10(P) and 9(P)
17. Western side of road BB	"	0.1120	Road E1E1	Residential Paddy field	327(P) and 326(P)
18. Western side of road C6C6	"	0.1122	Road E2E2	Residential	326(P), 324(P) and 123
19. Northern side of road E2E2	"	0.1624	Road E3E3	do	123(P), 122(P)
20. On either side of road E4E4	"	0.0928	Road E4E4	do	318(P), 319(P) and 317
21. Southern side of road AA	"	0.1568	Road E5E5	do	46(P) and 52(P)
22. Southern side of road CC	"	0.1120	Road E6E6	do	51(P), 52(P)
23. Western side of road C5C5	Red C6- lour	0.2070	Public & Semi public	Public & semi Public	323(P)
24. Northern side of road BB	Wash	1.0240	do	do	226(P)
25. Northern side of road AA	do	0.8950	do	do	9(P)
26. On the Western side of road BB	Dark		do	do	
27. On the northern side of road AA	Green colour	0.7230	Park and Open space	Existing road	327(P)
28. Southern side of road BB	do	0.1320	do	Residential	5(P)
	Light Green	1.9200	Paddy field	Existing paddy field	11(P) and 12(P)

(4)

29.	On either side of road C1C1	Light Green	8.5180	Paddy field	Existing paddy field	52(P), 329(P), 316(P)
30.	Eastern side of road B1B1	do	0.6910	do	do	52(P)
31.	Southern side of road C2C2	do	2.5600	do	do	329(P), 316(P)
32.	Northern side of road C5C5	Light Yellow wash	1.1600	Residential	Residential	313(P), 316(P)
33.	Northern side of road E2E2	do	8.525	do	do	103(P), 122(P)
34.	Southern side of road E2E2	do	4.974	do	do	104(P), 103(P), 123(P), 122(P), 124(P), 326(P), 323(P), 324(P), 326(P), 325(P)
35.	Eastern side of road C6C6	do	3.525	do	do	325(P), 325(P), 124
36.	Southern side of road A1	do	2.876	do	do	313(P)
37.	Western side of road C4C4	do	3.879	do	do	317(P), 319(P), 313(P)
38.	Northern side of road DB	do	0.730	do	Paddy field	267(P), 268(P)
39.	Either side of road B1	do	6.808	do	Residential	10(P), 9(P), 5(P)
40.	Southern side of road A1	do	4.559	do	Residential & Paddy field	47(P), 48(P), 52(P)
41.	Southern side of road OC	do	4.8680	do	do	52(P), 48(P), 56(P)
42.	Northern side of road A1	Blue & Yellow	2.5400	Mixed use	Residential	51(P), 52(P)
43.	Either side of road B1	Lightening	5.9600	do	Paddy field	323(P), 325(P)
44.	Southern side of road A1	do	10.0570	do	Residential & Paddy field	127(P), 129(P), 125(P)
45.						319(P), 313(P), 310(P), 329(P), 320(P), 329(P)

Estimate cost of the General Detailed Town Planning Scheme for Thiruvananthapuram - Manjeri Municipality (Under Rule 30 of the Madras Town Planning Rules)

Sl. No.	Debits	Rs. in lakhs	Sl. No.	Credits	Rs. in lakhs
1.	Cost of Land etc. as per reservation			Government grants	60.00
i)	For roads	51.25	2.	Contribution from	
ii)	For other purposes	34.00	a. Government departments		
2.	Improvements		i) Public works department	10.94	
i)	Raising level	37.50	ii) Education	11.00	
ii)	Forming roads	14.05	b) Other local authorities		
iii)	Culverts	14.25	i) Kerala State Electricity Board	12.65	
iv.	Drains	21.25	ii) Kerala water Authority	12.65	
v.	Lighting	12.65	3.	Sale proceeds of site & building	nil
vi.	Water supply	12.65	4.	Amount debited to	
vii.	Land development	4.00	i) General account ordinary (Tax collected from newly developed commercial area and loans)	109.86	
viii.	Construction of Park	5.50	5. Other items		
3.	Compensation of injurious affection	2.00	i) Betterment levy	5.00	
4.	Miscellaneous				
1.	Cost of preparation of Scheme (including special survey)	2.00			
2.	Cost of arbitration	0.25			
3.	Legal expenses	0.25			
4.	Contingencies	0.30			
	Total	221.90		Total	221.90

DETAILED TOWN PLANNING SCHEME FOR THURAKKAL OWNERSHIP AND
EXTEND OF LAND INCLUDED IN THE LISTSCHEDULE

Sl. No.	Survey No.	Sub-division No.	Extent	Name of the owner/ Offupair of the land	Pattayam No.	Whether property is Extended from property tax	Description of land	Present use	Remarks
1	2	3	4	5	6	7	8	9	10
1	1	-	2.05	മലപ്പുറത്ത് പാറനമ്പി	9		മലർ		
	2	1	2.05	എം.എസ്. അനന്ത നാരായണ മഷ്വർ	16		"		
		2	0.96	കണ്ണൂർ എടുവം മഠത്തിൽ പത്മനാഭൻ നായർ	549		"		
3	221		4.19	പുത്രകുണ്ടേഴ്വരം			"		
		2	0.110	തൂറക്കൽ പുരയിൽ മുണ്ടാമത്ത് പള്ളി	529		"		
4	1		0.740	മണ്ണേരി കോവിലകന്റെ മാനവല്ലൂർ തിരുമൂർപ്പാട് പാർവതിമേലേ	295		"		
	2എ.		2.73	നാലപ്പാറമഠത്തിൽ ദാദ മാദൻ നായർ	472		"		
	2ബി		1.07	കണ്ണൂർ എടുവം മഠത്തിൽ പത്മനാഭനന്തരി നായർ	506		"		
	3		0.27	നടുവിലെകളത്തിൽ അടങ്ങു പുറത്ത് പാർവതിമേലേ	295		"		
5	1 ^{xx}		1.88	കരിമ്പനക്കൽ മഷ്വർ	186		തോട്		
	2എ1		0.48	കിഴക്കനാപുറത്ത് ഐ.എസ്. വെണ്ണി	235		"		
	2എ2		0.40	തൊണ്ണൂർ തൊടിക മൂലമ് മത് പുരുശിരി പാർവ്വതമേലേ	490		"		
	2ബി.		0.36	എം.പി. വെണ്ണി കുറുപ്പൻ	153		"		
	3		0.38	പാമ്പാടി കോമാര്യ	38		"		
484			0.81	വെള്ളാടകുഞ്ചുപുരയിൽ	6		"		

1	2	3	4	5	6	7	8	9	10
		5	0.81 0.24	റവന്യൂ സ്റ്റാമ്പ് പതിപ്പ് മെമ്പേരി കാരുണികപുരം 35	6 1		തോട്ടം തോട്ടം		
		6	0.65	" "	1		"		
		7	0.58	" "	1		"		
6	1		0.91	പുതുക്കുടി മായമ്പിള്ളി	351		വെളി		
	2		0.61	മെമ്പേരി കാരുണികപുരം	1		"		
	3		0.12	" "	1		തോട്ടം		
	4		0.11	" "	1		"		
	5	4.	1.46	മുളളൂർ ക്ഷേത്രം	51	51	വെളി		
	5	0.	0.02	മിന്നിട്രിക് നോർത്ത് പ്രതിയർ	41		"		
7	-		0.74	നിരയ്ക്ക് പ. മേളപ്പുഴ	"		-		
8	-		1.18	" "	-		-		
8	2		0.66	മലപ്പുറം പാറമണ്ഡി	9		തോട്ടം		
	2		0.42	മെളളൂർ കുഴപ്പുഴയിൽ	6		"		
	3		0.08	" "	6		പറമ്പ്		
	4	4.	3.82	മലപ്പുറം പാറമണ്ഡി	9		"		
	4	0.	0.04	മിന്നിട്രിക് നോർത്ത് പ്രതിയർ	41		"		
10	1		0.16	മെളളൂർ കുഴപ്പുഴയിൽ	6		"		
	2		0.68	" "	6		"		
	3		3.90	" "	6		"		
	4		1.72	എം.എസ്. മനോജ് നാരായണൻ മുള	16		"		
	5		0.84	പ. മേളപ്പുഴ	154		"		
	6		0.36	എം.എസ്. മനോജ് നാരായണൻ	40		"		
	7		0.66	പതിക്കോടമ്പലം ഗോപാലകൃഷ്ണൻ	46		"		
11	1		2.91	എം.പി. മോഹൻ കുട്ടി കുളി	498		വെളി		
	2		1.25	മറന്നട് നൂറ്റാണ്ടിന്റെ നവീകരണ പ്രോജക്ട്	538		"		
12	1		1.12	പുതിയ മെമ്പേരി കാരുണികപുരം	15		"		
	2		1.63	എം.എസ്. മനോജ് നാരായണൻ	16		"		
46	1		0.25	മിന്നിട്രിക് നോർത്ത് പ്രതിയർ	41		പറമ്പ്		
	2		0.24	മെളളൂർ കുഴപ്പുഴയിൽ	6		"		
	3		0.13	" "	6		"		
	4		0.27	" "	6		"		

1	2	3	4	5	6	7	8	9	10
		5	0.31	വെള്ളാടകുഞ്ചുപതിക്കർ	6		പറപ്പ്		
		6	0.44	" "	6		"		
		7	0.18	" "	6		"		
		8	0.55	" "	6		"		
		9	1.03	" "	6		"		
47	1.4.	0.02	തിന്ദ്രിക് നോർത്ത്പ്രതിധർ	41			"		
	1.01	0.18	മേയ്ക്കലി കാരനമുർപ്പാട്	1			"		
	2	0.14	" "	1			"		
	3	0.21	തിരയ്ക്ക്	-			-		
	4	1.56	വിളക്കുക്കൽ തിർ കെഴ്ത്തിൽ	454			പറപ്പ്		
	5	0.38	മേയ്ക്കലി പാറനമ്പി	9			"		
	6	0.46	" "	9			"		
	7	0.48	വെള്ളാടകുഞ്ചുപതിക്കർ	6			"		
	8	0.44	പുത്തൂർ മെൽതിൽ കുത്തിൽ നാമർ	100			"		
	9	0.85	മേയ്ക്കലി പാറനമ്പി	9			"		
48	1.4.	0.03	തിന്ദ്രിക് നോർത്ത്പ്രതിധർ	41			വടർ		
	1.01	1.03	മേയ്ക്കലി കാരനമുർപ്പാട്	1			"		
	2	1.21	പുത്തൂർക്കര തിരയ്ക്കൽ കുട്ടി	434			"		
	3	0.13	പുത്തൂർക്കര തിരയ്ക്കൽ	136			"		
49	1	0.29	പുത്തൂർക്കര തിരയ്ക്കൽ കുട്ടി - മേയ്ക്കലി	42			തോട്		
	2	0.10	പുത്തൂർക്കര തിരയ്ക്കൽ	10			"		
	3	0.55	പുത്തൂർക്കര തിരയ്ക്കൽ	17			"		
	4	0.49	താലി കുത്തിൽ താലി കുത്തിൽ	32			-		
	5.4.	0.89	പുത്തൂർക്കര തിരയ്ക്കൽ	136			-		
	5.01	0.02	പാറപ്പുറമുക്ക് കുത്തിൽ - പാറപ്പുറമുക്ക്	142			തോട്		
	6.4.	0.49	പുത്തൂർക്കര തിരയ്ക്കൽ	136			"		
	6.01	0.74	പാറപ്പുറമുക്ക് കുത്തിൽ - പാറപ്പുറമുക്ക്	142			"		
50	-	1.91	മേയ്ക്കലി കാരനമുർപ്പാട്	1			പറപ്പ്		
51	1	0.74	" "	1			"		
	2	1.50	" "	1			"		
	3	1.08	" "	1			"		
	4	0.80	പാറപ്പുറമുക്ക് കുത്തിൽ	602			"		
	5	1.52	മേയ്ക്കലി കാരനമുർപ്പാട്	1			"		
52	1	0.83	കുത്തിൽ നാമർ തിരയ്ക്കൽ	347			വടർ		
	2	10.36	കുത്തിൽ നാമർ	51.51			"		

കരസ്ഥിപം വില്പന

1	2	3	4	5	6	7	8	9
1	104	1	0.65	പാലാലി പാക്കറ്റിംഗ്	175		തോക്കിം	
		2	1.52	" "	170		"	
		3	1.17	പട്രിയോററകളത്തിൽ മഷ് പ്ലാസ്റ്റ്	334		മ.പു	
	103	1	2.14	മെർക്കിമെന്റിൽ ബുദ്ധിമുട്ട്	455		ബി.പു	
		2	0.25	" "	342		തോക്കിം	
					455		പുസ്തകം	
		3	7.94	" "	455			
	101	1	0.44	മെർക്കിമെന്റിൽ മെർക്കുറിയ്ക്ക്	555		ബി.പു	
		2	1.42	" ബുദ്ധിമുട്ട്	455		തോക്കിം	
		3	2.03	" "	455		ബി.പു	
		4	1.05	പട്രിയോററകളത്തിൽ കുഴപ്പമില്ലാത്തതുകൊണ്ട്	418		"	
		5	0.92	മെർക്കിമെന്റിൽ	417		"	
	102	1	13.16	മെർക്കിമെന്റിൽ താക്കൻ നാൽക്കൽ	415		തോക്കിം	
		2	0.225	" "	415		ബി.പു	
		3	0.88	മെർക്കിമെന്റിൽ ബുദ്ധിമുട്ട്	455		"	
	120	10.	13.67	മെ.ടി.എസ്	-		മെ.ടി.എസ്.	
		101	0.76	വിളക്കുവെച്ചുകൊണ്ടുവരുന്ന മെർക്കിമെന്റ്	476		ബി.പു	
		2	0.46	മെ.ടി.എസ്	-		മെ.ടി.എസ്	
	121	1	1.30	വിളക്കുവെച്ചുകൊണ്ടുവരുന്ന മെർക്കിമെന്റ്	340		ബി.പു	
		20.	1.17	" മെർക്കിമെന്റ്	301		"	
		മെ.	0.58	" മെർക്കിമെന്റ്	299		"	
		201.	0.47	" മെർക്കിമെന്റ്	300		"	
		3	1.28	മെർക്കിമെന്റിൽ മെർക്കിമെന്റ്	493		"	
		4	0.76	മെർക്കിമെന്റിൽ മെർക്കിമെന്റ്	11		തോ.	
		5	0.36	" "	11		"	
		6	0.88	മെർക്കിമെന്റിൽ മെർക്കിമെന്റ്	493		ബി.പു	
		7	0.88	" "	493		"	
		8	1.92	" "	493		"	
	122	1	1.30	മെ. പി. മെർക്കിമെന്റിൽ	416		"	
				"	207		"	
		2	1.58	"	23		"	
		3	2.13	മെർക്കിമെന്റിൽ മെർക്കിമെന്റ്	23		"	
				"	23		"	
		4	1.06	"	23		"	
		5	0.58	"	23		"	

1 2 3 4 5 6 7 8 9 10

നറുക്കരില്പേജ്

നറുക്കരി

123	1	0.38	നാടേ ശേ 1 വിജ്ഞാപനപുതിരി	395	നമ്പ്
	2	0.24	"	395	"
	3	0.04	കളപ്പാടൻ ക തിരു	454	"
	4	0.16	പാലിപ്പുണ് കുഞ്ഞുണ്	395	"
	5	0.19	ഭക്തസ്തപലുറാനിൻ കുപ്പാർത്ത് കു തൻ	349	"
	6	0.15	പുലി കുത്ത് പാൽക്കുണ്	580	"
	7	0.26	നാശേരി വിജ്ഞാപനപുതിരി, നോരൻ പാൽക്കുണ്	204	"
	8	1.13	ഊരോർത്തുപറമ്പിൽ സുപ്പി, കൊഴിൻ	86	"
124	1	3.52	കുടേഴ്ത്താട്ടൻ തൊഴിൽകുടി താലൻകുടി പാൽക്കുണ്, കുഞ്ഞാലിസ്തൻ	93	"
	2.04	2.04	" "	85	പു
	2.22	2.22	നാലശേരി 1 വിജ്ഞാപനപുതിരി	85	"
	3	0.13	" "	85	തോടം
125	1.04	5.34	ഊരോർത്തുപറമ്പിൽ സുപ്പി കൊഴിൻ	86	ത.പു
	1.50	1.50	" "	86	തീർഥി.പു
	2	2.60	" "	86	"
126	1	10.76	ക.വില്പാർത്തുടിയർത്ത് കുതൻ പേർ	227	തോടം
	2	0.22	തിലമ്പുർ തിരുവുർപ്പാട്	1	ത.പു
310	1	2.04	പുതിരി കോവിലകം	41	നമ്പ്
	2	0.22	തോട്	"	"
	3	1.40	തലശ്ശൂർ കുത്ത്	9	"
	4	0.69	പുതിരി കോവിലകം	41	"
	5	0.58	കോ. ക. താലക്കുണ്	8	"
311	1	0.46	ടി. കുത്ത്	9	തീർഥി.പു
	2	0.84	"	9	"
	3	0.95	"	326	തോടം
	4	2.78	"	9	"
	5	1.02	"	276	"
312	1	1.57	കൊ നാലാലൻനാൾ	266	"
	2	0.63	തലശ്ശൂർ കുത്ത്	414	"

	5	0.61	കെ. വി. നമ്പ്യാർ	7	ശ്മി.പ.
	6	0.65	ജലധർ മുസ്തഫ	287	"
	7	0.08	" "	261	"
313	1	1.43	" "	260	മി.
	2	0.38	പുതിയ കോമ്പലകം	41	"
	3	0.92	കെ.വി. ലക്ഷ്മിദേവ	625	"
	4	0.30	ജലധർ മുസ്തഫ	287	"
	5	0.68	"	260	"
	6	0.25	കെ.വി. കതിരകുടിയന്മാർ	624	"
	7	0.22	ശ്രീ. മുരുകുന്ദ ദേവനാ	sl.പി. 51	"
	8	0.28	" "	" 51	"
316	1	0.13	sl. മുസ്തഫ	307	"
	2	0.60	കെ. നാരായണൻ നായർ	615	"
	3	4.78	പുതിയ കോമ്പലകം	41	"
317	1	0.36	sl. മുസ്തഫ	315	മോ
	2	0.27	"	273	"
	3	0.34	"	321	"
	3	0.36	"	326	"
	4	0.18	"	306	"
	4	1.08	"	307	"
	5	0.60	"	587	"
	6	1.04	"	587	"
318	1	0.54	പുതിയ കോമ്പലകം	41	ശ്മി.പു
	2	1.52	sl. മുസ്തഫ	266	"
	2	0.58	കെ.വി. കൊഴിയിൽകുടി	423	"
	2	0.42	" "	429	"
	3	0.22	എം.പി.എം. പാറനമ്പി	149	"
	4	1.00	sl. മുസ്തഫ	286	"
	5	0.54	"	455	മോ.
	6	1.12	കെ. നാരായണൻ നായർ	266	"
	7	0.02	sl. മുസ്തഫ	23	"
	8	1.02	"	23	"

319	1	1.14	sl. മൂന്നിൽ	267	തോ.
	2	0.84	"	318	"
	3	0.80	"	261	പു.
	4	0.65	"	268	"
	5	0.23	വിളകാട്ടു നമ്പൂതിരി	593	"
	6	0.35	sl. മൂന്നിൽ	338	"
	7	0.36	കെ. കല്യാണിമണി	142	തോ.
	8	2.07	"	142	തോ.
320	-	0.82	നീരത്ത്	--	നീരത്ത്
321	1	1.7	നീരത്ത്	--	"
	2	0.01	കെ. കല്യാണിമണി	108	പു.
	3	0.01	"	108	"
	4	0.01	കെ. കല്യാണിമണി	532	"
	5	0.01	പി. അച്ഛൻ	533	"
322	--	0.65	നീരത്ത്	--	
323	1	0.34	പുതിയ കോവിലകം	41	പു.
	2	1.62	എ. തലവ്വ ഹാജി	380	"
	3	0.66	sl. മൂന്നിൽ	416	"
	3	0.84	" "	286	"
	4	1.92	പുതിയ കോവിലകം	41	"
	5	0.26	" "	41	"
	6	1.30	sl. മൂന്നിൽ	286	"
324	1	0.59	കെ. നാരായണൻ നാലർ	266	തോ.
	2	0.08	" "	266	"
	3	0.46	" "	266	"
	4	0.84	" "	266	പു.
	5	0.65	" "	266	തോ.
	6	0.75	sl. മൂന്നിൽ	261	തോ.
	7	0.34	"	457	"
	8	0.32	" "	294	പു.
	9	0.54	" "	296	"
		0.39	" "	300	തോ.

1	2	3	4	5	6	7	8	9	10
329	2ml.	0.14	5-l. മുതിർ		9		ന		
	3	0.44	പുതിയ കോമ്പലകം		41		"		
330	1ml.	0.01	നീരത്ത്						
	1ml.	0.01	തോട്						
	2ml.	0.01	നീരത്ത്						
	2ml.	0.05	പി. കെ. കുരികൾ		626		തേ.		
330	3ml.	0.01	നീരത്ത്						
	3 ml	0.01	നീരത്ത്						
	3 ml	0.05	പി. കുരികൾ		428		തോട്		
		0.10							
	3ml2.	0.05	5-l. മുതിർ		27 8		"		
	4	0.50	"		296		"		
	5	0.40	"		254		"		
	6	0.63	"		268		"		
	7	0.68	"		365		"		
	8ml.	1.40	മു.പി.കു. കുരികൾ		639		"		
	8ml.	0.23	പി. ക നീലപ്പൂർ		644		"		

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