

New urban policy will take needs of youth into consideration, says CM

The Hindu Bureau
THIRUVANANTHAPURAM

Kerala's new urban policy should take into consideration the needs of the youth as well as the elderly, Chief Minister Pinarayi Vijayan has said.

He made the comment during a discussion on Wednesday with the members of the Kerala Urban Policy Commission, constituted by the State govern-

ment as part of the formation of the New Kerala Urban Policy.

Project for elderly
The Chief Minsiter Vijayan said that elderly friendly projects should be formulated in various sectors and the participation of the youth should be ensured in all sectors.

The policy should have recommendations to improve the quality of life of

The policy will have recommendations to improve the quality of people's lives in the State

Kerala's people to match the standards of the developed countries.

The commission should also foresee the future patterns of urbanisation.

In the near future, it

would be hard to differentiate between rural and urban areas in the State, going by current developmental trajectories, he said.

Minister for Local Self Governments M.B. Rajesh, Kerala Urban Policy Commission chairperson M. Satish Kumar, co-chairpersons M. Anil Kumar, E. Narayanan and members were present in the meeting.

As takers for ecotourism rise, spike in man-animal conflict

State is devising plans to attract more tourists to these destinations. Environmentalists flay such measures without taking into account its impact on wildlife and its habitat in reserve forest areas

Dhinesh Kallungal
THIRUVANANTHAPURAM

Even as the rising human-animal conflict is keeping the State on tenterhooks with an uptick in loss of lives due to elephant attacks, there is a considerable increase in tourist footfall and the revenue netted in ecotourism centres in these regions. The State is also devising plans to attract more tourists to these destinations without taking into account the impact on wildlife and its habitat in protected and reserve forest areas.

According to the statistics available with the Forest department, there are 71 ecotourism destinations in the State and these destinations generated a revenue of ₹56.80 crore in 2023 alone, while the revenue was ₹39.57 crore in 2022 and ₹17.80 crore in 2021. Further, the State government has decided to form the Kerala Forest Ecotourism Development Authority in a bid to attract more tourists to these destinations by linking ecotourism destinations inside the State and providing better amenities to tourists by scaling up infrastructure and other facilities. The process to form ecotourism circuits is on the anvil, according to Forest department sources.

Speaking to *The Hindu*,



A view of the Kakkadampoyil ecotourism spot in Kozhikode district. K. RAGESH

N. Badusha, president, Wayanad Prakruthi Samrakshana Samithi, who approached the High Court seeking a directive to close down the ecotourism destinations in Wayanad, said there is a sharp decline in wild animals entering human habitations within days of the High Court directive to close down the ecotourism centres in Wayanad until further orders from the court on February 29.

Lack of guidelines
The State government has been promoting mass tourism in these destinations without even conducting a study on the carrying capacity of each destination and its impact on wildlife. The State also lacks ecotou-

rism guidelines to regulate the mushrooming industry in the forest and forest fringes. The unrestricted entry of humans into the habitats of wild animals, especially during the summer, will provoke the animals already affected by fodder and drinking water shortages, forcing them to enter human habitations, said Mr. Badusha.

For instance, hundreds of vehicles were allowed in the core of the Muthanga Wildlife Sanctuary in the name of ecotourism even though the sanctuary serves as a home to hundreds of migrating elephants from Sathyamangalam, Bandipur and Muthumala during the summer. The infamous wildfire at Chembra peak,

one of the highest peaks in the Western Ghats and an adventure tourism spot, was the result of unbridled tourism inside the forest, in which more than 50 hectares of grasslands were destroyed, he added.

Be it in Wayanad, Idukki, or other vulnerable areas, the ecotourism centres should be closed down immediately, said the samithi. Though the scheme is meant to provide livelihood means for tribes in these areas, the ecotourism projects are hijacked by industry giants and the resort mafia, they alleged. The Munnar Wildlife Division is the highest revenue earning division for the Forest department.

SEE ALSO » PAGE 8

KAU's herbicide applicator gets patent

The Hindu Bureau
THRIRISSUR

Kerala Agricultural University (KAU) has been awarded a patent for a crop-protective herbicide applicator, which is a machine for directed application of herbicides on weeds, minimising herbicide spray drift and subsequent harm caused to crops due to phytotoxicity. This invention helps

farmers control weeds with minimal crop damage. While spraying, the crop is drawn inside a crop-protective hood, where it is shielded from the herbicide droplets emanating from the nozzle outside. Weeds are drawn inside a spray hood and are wetted by the spray droplets from nozzle inside the spray hood. Spray drift and the consequent harm to crops brought about by

phytotoxicity are significantly reduced by the use of crop-protective hood. The design of the machine was the outcome of research by scientists Sheeja K. Raj, Jacob D., Shalini Pillai P., and post-graduate scholars Dhanu Unnikrishnan, Anitrosa Innozent, Krishnasree Radhakrishnan, and Seethal Rose Chacko at the Agronomy Department, College of Agriculture, Vellayani.



The crop-protective herbicide applicator.

HDFC BANK LIMITED							
		Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013 Branch: HDFC Bank Ltd, Tagore Theatre Road, PB No.2288,Vazhuthacaud, Thiruvananthapuram-695010 Tel: 0471-6170373/6170372, CIN L65920MH1994PLC080618 Website: www.hdfcbank.com					
SALE NOTICE							
The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.							
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below :							
Notice is hereby given to Borrower indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.							
Sl. No	Name/s of Borrower(s)	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq.ft)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
	(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr Bobby P & Mrs Jesmi James 14/105 A, Puthuparambil House, Cherucode, Thiruvananthapuram-695573	Rs.21,01,036/- (Rupees Twenty One Lakhs One Thousand and Thirty Six only) as on 30/11/2022	All that piece and parcel of land admeasuring an extent of 01.21 Ares (121Sq.M) of property comprised in Sy No.288/5-1, Old Sy. No. 289/2 of Vilappil Village, Neyyattinkara Taluk, Trivandrum District alongwith the building situated therein Bounded on the West : Property of Thai, North : Property of Sobhana , South : 12 Feet width Public Pathway, East :Property of Vinayachandran.	Actual	Rs. 20,29,000/-	Rs. 2,02,900/-	27/03/2024 10.00 AM
2.	Mr Thomas Josey Malayil & Mrs. Shinu Alpho Rajan 4F, Antech Deepam Apartments Anayara, Trivandrum-695029	* Rs.11,90,789/- (Rupees Eleven Lakhs Ninety Thousand Seven Hundred and Eighty Nine only) as on 31/01/2020	Apartment No. 1 F on the First Floor admeasuring an extent of 745 Sq Ft. in the apartment complex "Nandika" alongwith Car Parking on the basement together with 2.2% (0.882 Cents) of undivided interest over 15.61 Ares (38.57 Cents) comprised in Re- Sy No. 29/12 Old Sy. 111/3, Block No. 15 of Uliyazhthura Village, Trivandrum Corporation, Trivandrum Taluk, Trivandrum District. Bounded on the West : Property of Suja, North : Private Road & Property of Sudhakaran Nair, East : Property of Jayanthi Kumari and Hankumar, South : Property of Arun.	Actual	Rs. 15,00,000/-	Rs. 1,50,000/-	27/03/2024 10:15 AM
3.	Mrs Deepa T K Mr Renjith S J "Gowri Sankaram" Mukkampalamoodu Moongodu (PO) Thiruvananthapuram-695573	* Rs.58,08,204/- (Rupees Fifty Eight Lakhs Eight Thousand Two Hundred And Four only) as on 30/09/2021	All that piece and parcel of land admeasuring an extent of 01.62 Ares (162 Sq.M) comprised in Re-Sy No.105/25, 109/3, 109/12, of Malayinkeezh Village, Kattakada (Old Neyyattinkara) Taluk, Trivandrum District. Bounded on the West : 3.60 M width Private Road, North: Property of Sanilkumar , South : Property of Rajendran Asari, East: Pathway .	Actual	Rs. 40,00,000/-	Rs. 4,00,000/-	27/03/2024 10.30 AM
4.	Mrs Hajamol A Mr A Maheen Kannu Sarath Bhavan House No. VP- XVII, 447, Perukavu P O Thiruvananthapuram-695573	* Rs.26,82,917/- (Rupees Twenty Six Lakhs Eighty Two Thousand Nine Hundred and Seventeen only) as on 30/09/2021	All that piece and parcel of land admeasuring an extent of 01.66 Ares (166 Sq.M) of property comprised in Re-Sy. No. 93/16-1, Old No.40/2 of Malayinkeezh Village, Kattakada Taluk, Trivandrum District along with the building situated therein Bounded on the West : Property of Hareendran , North : Private Road, South: One Meter pathway , East : Property of Chandru.	Actual	Rs. 25,00,000/-	Rs. 2,50,000/-	27/03/2024 10.45 AM
5.	Mr Muhammed Sajeer Abdul Samad Shajeer Manzil Erothalamoola Thiruvananthapuram-695551 The Proprietor Jaseena Builders Shajeer Manzil Erothalamoola Thiruvananthapuram-695551	* Rs.21,36,757/- (Rupees Twenty One Lakhs Thirty Six Thousand Seven Hundred and Fifty Seven only) as on 30/04/2018	ITEM NO:1 -of 01.22 Ares (3 Cents) in Re-Sy. No. 822/3-5-1 of Tholikkode Village, Nedumangad Taluk, Trivandrum District. Bounded on the West of : Pathway, North of : Thanathu Property, South of : B schedule Property, East of : Other part of the Property. ITEM NO:2 -02.02 Ares (5 Cents) in Re-Sy. No. 823/2-2 of Tholikkode Village, Nedumangad Taluk, Trivandrum District West of : Pathway,North of : A Schedule Property,South of : Property of Sajitha, East of : Other part of the Property.	Actual	Rs. 19,00,000/-	Rs. 1,90,000/-	27/03/2024 11.00 AM
6.	Mr Mujeeb Basheer & Mrs Sajeena Mujeeb 8-24,Kowdiar Gardens Kowdiar P O, Thiruvananthapuram-695003	*Rs.1,33,95,776/- (Rupees One Crore Thirty Three Lakhs Ninety Five Thousand Seven Hundred and Seventy Six only) as on 28/02/2023.	All that piece and parcel of land admeasuring an extent of 2.83 Ares (283 Sq.M) in Re-Sy.No.93/1, 136/2 Old Sy No. 237/A, 237/B of Peroorkada Village, Trivandrum Taluk, Trivandrum District alongwith the building situated therein Bounded on the West : Property of P K Parameshwaran Nair, North : Property of Shamsudeen, South : Corporation Road, East :Property of Jijo P Alex.	Actual	Rs. 1,40,00,000/-	Rs. 14,00,000/-	27/03/2024 11.15 AM
7.	Mr Thankappan Nadar Sunilkumar, Sowpamika, Kanjiramkulam, Trivandrum-695524	*Rs.24,95,458/- (Rupees Twenty Four Lakhs Ninety Five Thousand Four Hundred and Fifty Eight only) as on 31/05/2019	Apartment No. 7 KK, having built up area of 888 Sq Ft, on the building called Sowpamika Shirdi Phase II , together with 18.94 Sq.M undivided right, title and interest over 36.40 Ares of property comprised in Re-Sy. No.104/1 (Old Sy.No. 227, 228, 229 & 235/2) of Ulloor Village, Trivandrum Taluk, Trivandrum District. Bounded on the West : Thundu Purayidam, North: Property of Rajalekshmi, South: Property of Ramji Subramaniam, East : Property of Meenakshi Ramji	Actual	Rs. 27,00,000/-	Rs. 2,70,000/-	27/03/2024 11.30 AM
8.	Mr. Rahulraj S R & Mrs. Liji Krishna Reshmi Bhavan, Pannikonathu Veedu Nedumpa, Panayamuton P O, Nedumangadu, Trivandrum-695561	*Rs.33,30,923/- (Rupees Thirty Three Lakhs Thirty Thousand Nine Hundred and Twenty Three Only) as on 31/10/2019.	02.02 Ares (202 Sq.M) in Re-Survey No. 549/4-1-2-1, Old Sy.No.1944/5 of Panavoor Village, Nedumangadu Taluk, Trivandrum District along with the building situated therein. bounded on the West : Property of Siddique, North : Thadam, South: Property of Bindu, East : Property of	Actual	Rs. 30,00,000/-	Rs. 3,00,000/-	27/03/2024 11.45 AM
9.	Mrs Chithralekha S & Mr Manikantan S No IX 326 J Vellarada Thiruvananthapuram-695505	*Rs.42,47,651/- (Rupees Forty Two Lakhs Forty Seven Thousand Six Hundred and Fifty One Only) as on 30/04/2022	1.82 Ares (182 Sq.M) in Re Sy. 300/15-3-1-4 of Kunnathukal Village, Neyyattinkara Taluk, Trivandrum District. West : Property of Sreekumar and others. North : 3 Feet width Private Road, South: 10 feet width Private Road, East : Thanathu Property.	Actual	Rs. 28,00,000/-	Rs. 2,80,000/-	27/03/2024 12.00 PM
10.	Mr Binu Raj M Vaikuntam,KR -79 A, Kunnath Res. Asso, Kudapanakunnu, Thiruvananthapuram-695005	*Rs. 17,89,932/- (Rupees Seventeen Lakhs Eighty Nine Thousand Nine Hundred Thirty Two) as on 31/10/2022	All that piece and parcel of land admeasuring an extent of 01.62 Ares (162 Sq.M.) of property comprised in Re-Sy No.185/17, Old Sy.No.2182, 2249 of Uliyazhthura Village, Thiruvananthapuram Taluk, Thiruvananthapuram District. Bounded on the West : Thanath Property of 1st party, North : Property of Santha G Nair , South : 3.60 M Private Road, East : Property of Sunitha S.	Actual	Rs. 16,00,000/-	Rs. 1,60,000/-	27/03/2024 12.15 PM
11.	Dr Mohith Venu Sowpamika P K Nagar Vadakkevila P O Kollam-691001	*Rs.61,98,458/- (Rupees Sixty One Lakhs Ninety Eight Thousand Four Hundred and Fifty Eight Only) as on 31/08/2017	02.27 Ares (227 Sq.M) comprised in Re-Sy. No. 242/13-3-2 & 242/13-3-1 (Old Sy. 3026 ABC), Vadakkevila Village, Kollam Taluk, Kollam District. Bounded on the West : Property of Azeez and Drain, North : Property of Nihas, South : Property of Sajim, East : Pathway.	Actual	Rs. 45,00,000/-	Rs. 4,50,000/-	27/03/2024 12.30 PM
12.	Mr Rajesh Viswambharan Puthurethu 163 I/167, Puthurethu, Padayannippara, Kanlikyam,Pathanamthitta-689663	Rs. 27,60,818/- (Rupees Twenty Seven Lakh Sixty Thousand Eight Hundred Eighteen only) as on 31/10/2022.	All that piece and parcel of land admeasuring an extent of 03.54 Ares (354 Sq.M) of property comprised in Sy No.191/2/B2 of Perunadu Village, Ranni Taluk, Pathanamthitta District. Bounded on the West: Property of Sukumari Amma, North : Properties of Biju and Chellappan, South : Property of Mandakathil Joseph, East : Mukkam Banglamkadavu	Actual	Rs. 28,50,000/-	Rs. 2,85,000/-	27/03/2024 12.45 PM

*together with further interest @ 18% p.a. as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof
To the best of knowledge and information of the Authorized Officer of HDFC Bank Ltd, there are no encumbrances in respect of the above immovable properties / Secured Assets, other than the encumbrances mentioned in the respective bid documents
TERMS & CONDITIONS OF SALE:
1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / HDFC Bank Ltd.
2. However, the Authorised Officer / HDFC shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the above mentioned Immovable Property / Secured Asset, before submitting the bids.
3. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets.
4. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sale consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act.
5. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinbelow and any other related documents.
6. The Bid Document can be collected / obtained from the Authorized Officer of of HDFC Bank Ltd having his office at HDFC Bank Ltd, Tagore Theatre Road, P B No 2288, Vazhuthacadu, Trivandrum/ HDFC Bank Ltd First Floor, Maryland Chamber, Opp. Kadappakkada Sports Club, kadappakkada P.O , Kollam- 691 008/ HDFC Bank Ltd, 1st floor, Hanna Tower, Kulam Junction, Adoor Road, Pathanamthitta- 689 645, on any working day during office hours.
7. The Bid Document will also be available at site on the respective date fixed for inspection of the Immovable Property / Secured Asset.
8. Properties / Secured Assets are available for inspection on 15/03/2024 between 10.30 a.m. and 12.30.
9. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with 9072851669 (For Trivandrum properties) , 9526232777 (For Kollam properties) , 9446904863 (For Pathanamthitta properties) .
10. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of HDFC Bank Ltd payable at par in sealed envelope and shall be submitted at HDFC Bank Ltd, Tagore Theatre Road, P B No 2288, Vazhuthacadu, Trivandrum/ HDFC Bank Ltd First Floor, Maryland Chamber, Opp. Kadappakkada Sports Club, kadappakkada P.O , Kollam- 691 008/ HDFC Bank Ltd, 1st floor, Hanna Tower, Kulam Junction, Adoor Road, Pathanamthitta- 689 645.
11. The offer amount (to be mentioned in Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount which will be decided and disclosed by the Authorised officer at the time of auction.
12. The last date of submission of bids in prescribed Bid Documents with all necessary documents and EMD in stipulated manner is 26/03/2024, 4pm.
13. Incomplete Bid Documents or bids with inadequate EMD amount or bids received after the date indicated at Sr.No 12 hereinabove shall be treated as invalid.
14. Conditional offers shall also be treated as invalid.
15. The auction will be conducted on the date and time indicated in Column (G) . Bids will be opened on the date and time indicated in Column (G) in the presence of the Authorised Officer,Tagore Theatre Road, P.B.No.2288,Vazhuthacaud, Thiruvananthapuram-695010
16. The bidders or their duly authorized representatives may choose to remain present on the day and time fixed for opening the bids, inter alia, for negotiations / raising / revising / improving their respective bids /offers at HDFC Bank Ltd, Tagore Theatre Road, P B No 2288, Vazhuthacadu, Trivandrum .
17. The Immovable Property / Secured Asset shall not be sold below the Reserve Price .
18. On sale of the property, the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorised Officer.
19. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and HDFC will not entertain any claim or representation in that regard from the bidders.
20. The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice.
21. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC
22. EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest money deposit will not carry any interest.
23. Along with Bid Documents the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself.
24. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by HDFC, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.
Date: 06/03/2024 Place: Trivandrum
For HDFC Bank Ltd Authorised Officer