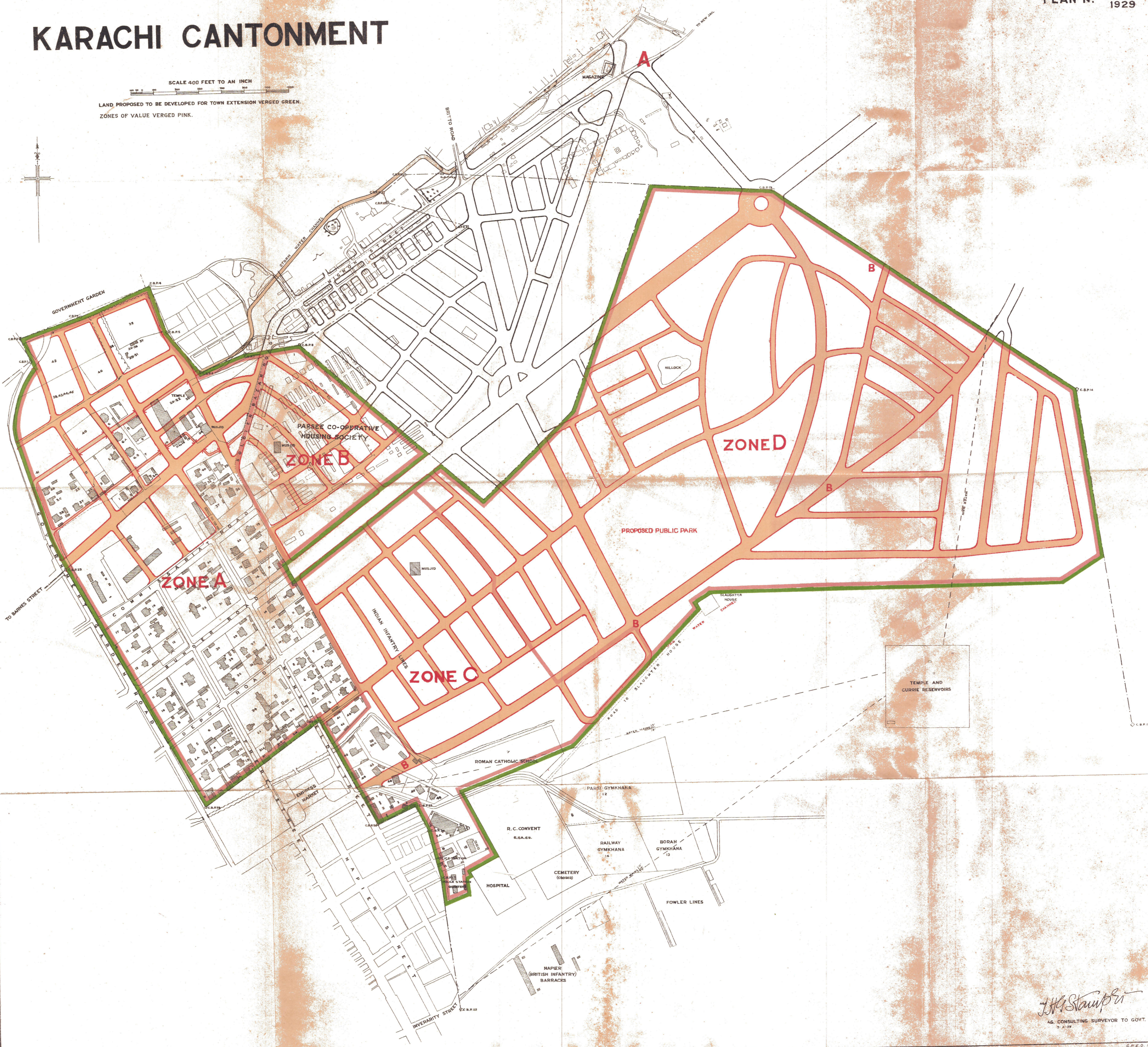


KARACHI CANTONMENT

SCALE 400 FEET TO AN INCH
LAND PROPOSED TO BE DEVELOPED FOR TOWN EXTENSION VERGED GREEN.
ZONES OF VALUE VERGED PINK.



TEMPLE AND
CURRIE RESERVOIRS

J.H. Stamp
AG. CONSULTING SURVEYOR TO GOVT.
S. 2-29



Government of Bombay

Report
on the
Extension of Karachi

Proposal to take over 650 acres of
Cantonment lands

[For official use and free distribution]

BOMBAY
PRINTED AT THE GOVERNMENT CENTRAL PRESS
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APPENDIX

REVISED ESTIMATES OF RECEIPTS AND EXPENDITURE IN 650 ACRES OF CANTONMENT
LANDS PROPOSED TO BE TRANSFERRED TO GOVERNMENT OF BOMBAY
BY THE ARMY DEPARTMENT

The following revised estimates, the originals of which were published in the Supplementary Report on the Development of Karachi dated 1st September 1924, have been brought up to date and amended in the light of present day conditions, and the areas have been amended consequent on alterations of boundaries agreed since the original estimates were framed.

The gross area of the land now proposed to be transferred is about 650 acres and the area available for sale after deducting those areas which are held by private persons on cantonment tenure, and the areas to be given up for roads, open spaces, etc., is 380 acres as shewn in the statement hereunder :—

	Area.
Gross area	650
<hr/>	
Lands in occupation of private owners or used for public purposes, and excluded military buildings	122
Parsee Co-operative Housing Society	20
Proposed roads	105
" nalas	3
" park and open spaces not to be built on	20
Area available for building	380
	<hr/>
	650
	<hr/>

Sale proceeds

The gross estimated sale proceeds from the area including the capitalized value of land rent at 1 anna 6 pies in Zone A and 1 anna 3 pies in Zones B, C and D is Rs. 90,19,943 which amount being received over periods of from 10 to 20 years gives a present value of Rs. 62,61,538, the details of which are shewn in the Statements appended. These figures are based on the values of land obtaining during the last 2 or 3 years when land values have been at their lowest ebb. Although periods of from 10 to 20 years have been allowed within which to dispose of the area, during which it may confidently be expected that trade in Karachi will greatly improve with a consequent revival of the land market no account has been taken in these estimates of the enhanced values which should accrue thereby and they may therefore be considered to be the very lowest figures.

Due account has been taken of all sales of land in the vicinity and of lands which are comparable in the Garden Quarter. Those in the Bunder Road Extension area are particularly illuminating, ranging as they do from Rs. 2-1-0 to Rs. 5-4-0 per square yard subject to a ground rent of 1 anna 3 pies per square yard the capitalized value of which is Re. 1-9-0 per square yard, making a total sale price of from Rs. 3-10-0 to Rs. 6-13-0 per square yard. Much of the land in the cantonment area is better situated than that above quoted, being nearer to the Empress Market, the tramways and the Sadar Bazar.

Those in the Garden Quarter in the area adjoining the Cantonment range from Re. 1-3-0 to Rs. 7-2-0 per square yard and it should be remembered in making a comparison that these rates are for lands with no made up roads or drainage, whereas the lands in the cantonment area are to be provided with good roads, lighting, drainage and water supply.

In order that the prices at which the lands have been valued may be easily compared with those obtained in the vicinity, it has been assumed that a land rent of anna 1 pies 3 per square yard for all excepting Zone A will be charged which is the same rate as that charged on the municipal lands adjoining. The rent adopted for Zone A is anna 1 pies 6 per square yard, it being slightly more valuable land.

The estimates of recoveries from lands in the occupation of private persons holding under cantonment tenure is given in Statement No. 7 attached. These amounts being dependant on negotiation are not susceptible of estimate by the method adopted for the remainder of the area. They are accordingly based on proposals adopted by the Karachi Estate Board in their Resolution No. 5(a) of 31st July 1928.

The land held by the Parsee Co-operative Housing Society is valued at a ground rent of anna 1 pies 6 per square yard, the grant of the land being made subject to this rate after its transfer by the Army Department.

In calculating present values 5 per cent. which is the prevailing rate of interest on Government securities is adopted.

Estimates of expenditure

These have been revised by deducting the cost of those works which have been deleted by revision of boundaries and the abstracts of remaining works have been revised at to-day's prices.

The estimates of the cost of drainage and water supply services have been revised by the Superintending Engineer, Public Health, in the light of improvements in those services effected by the Karachi Municipality and of their future policy as outlined in their reports published since the former estimates were made.

Although the claim for Rs. 2,50,000 in compensation for loss of revenue by the Cantonment Authority is not admitted, it is included so that no possible item of expenditure be excluded. Compensation will only be paid on proof being furnished of actual loss by the exclusion of the area from the administration of the Cantonment Authority.

The items of management and conveyancing and legal charges being based on the gross sale proceeds have been reduced and these items together now come to about Rs. 19,000 per annum payable over the period of disposal, *viz.*, 20 years.

STATEMENT No. 1

Valuation

Assets		Liabilities	
	Rs.		Rs.
1. Estimated present value of building land available for sale.	59,87,478	1. Payment to Army Department for cost of re-instatement.	28,99,976
2. Capitalized ground rent from the areas in private occupation including land granted to the Parnce Co-operative Housing Society.	8,74,060	2. Compensation for extinguishing rights of Cantonment Authority.	2,50,000
		3. Roads	8,62,447
		4. Culverts and Channels	1,08,510
		5. Cutting and Embankment	28,690
		6. Lighting	40,000
		7. Trees	21,000
		8. Water supply	7,80,000
		9. Drainage	
		10. Management	1,17,000
		11. Conveyancing and Legal charges	1,19,603
		12. Contingencies 10 per cent. on cost of works.	1,29,059
	62,61,538	Total	48,05,222

Estimated assets

	Rs.
Present value of proceeds from sales and rents	62,61,538
Do. payment to Army Department and cost of development.	48,05,222
Present value of balance of receipts over payments	14,56,316

STATEMENT No. 2

Abstract of receipts from building land available for sale including capitalised value of ground rents

Zone	Area : Square yards	Total amount receivable	Present value
		Rs.	Rs.
A	2,70,000	18,18,380	12,58,315
B	70,500	4,25,125	3,28,193
C	8,22,500	17,98,985	12,41,437
D	11,58,500	41,08,393	25,59,593
Total	18,21,500	81,45,883	53,87,478

Present value ... Rs. 53,87,478

STATEMENT No. 3

Rates of valuation of building land

Zone A

	Rs.
92,800 Square yards of building land fronting Government Garden Road, Commissariat Road and New 80' Road at Rs. 5-8-0 per square yard...	5,10,400
8,660 Square yards fronting new 60' road at Rs. 5 per square yard	43,300
1,68,540 Square yards remaining building land at Rs. 4-8-0 per square yard	7,58,430
2,70,000	13,12,130
Add capitalized value of land rent at 1 anna 6 pies per square yard at 5 per cent. ...	5,06,250
	18,18,380

Rs. 18,18,380 receivable over a period of 15 years. Average annual receipts Rs. 1,21,225.

	Rs.
<i>1st period of 5 years—</i>	
Present value of Rs. 1,21,225 per annum for 5 years at 5 per cent. Y. P. 4-33	5,24,904
<i>2nd period of 5 years—</i>	
Present value of Rs. 1,21,225 per annum for 5 years at the end of 5 years at 5 per cent. Y. P. 3-39	4,10,953
<i>3rd period of 5 years—</i>	
Present value of Rs. 1,21,225 per annum for 5 years at the end of 10 years at 5 per cent. Y. P. 2-66	3,22,458
Total	12,58,315

STATEMENT No. 4

Rates of valuation of building land

Zone B

	Rs.
16,000 Square yards of building land fronting on Bunder Road at Rs. 6 per square yard	96,000
7,500 Square yards of building land fronting on Soldier Bazar Road at Rs. 4-8-0 per square yard ...	33,750
46,500 Square yards remaining land at Rs. 4 per square yard.	1,86,000
<hr/>	
70,000	3,15,750
Add capitalized value of land rent at 1 anna 3 pies per square yard per annum at 5 per cent.	1,09,375
	<hr/>
	4,25,125

Rs. 4,25,125 receivable over a period of 10 years. Average annual receipts Rs. 42,512.

1st period of 5 years—

Present value of Rs. 42,512 per annum for 5 years at 5 per cent. Y. P. 4'33	1,84,077
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2nd period of 5 years—

Present value of Rs. 42,512 per annum for 5 years at the end of 5 years at 5 per cent. Y. P. 3'39	1,44,116
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	3,28,193

STATEMENT No. 5

Rates of valuation of building land

Zone C

	Rs.
23,127 square yards of building land fronting on Bunder Road at Rs. 6 per square yard	1,38,762
35,825 square yards of building land on 60' road at Rs. 4 per square yard	1,43,300
57,066 square yards of building land on 80' road at Rs. 5 per square yard	2,85,330
2,06,482 square yards remaining building land at Rs. 3-8-0 per square yard	7,22,687
<hr/>	
3,22,500	12,90,079
Add capitalized value of land rent at 1 anna 3 pies per square yard per annum at 5 per cent.	5,03,906
	<hr/>
	17,93,985

Rs. 17,93,985 receivable over a period of 15 years. Average annual receipts Rs. 1,19,599.

1st period of 5 years—

Present value of Rs. 1,19,599 per annum for 5 years at 5 per cent. Y. P. 4'33	5,17,864
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2nd period of 5 years—

Present value of Rs. 1,19,599 per annum for 5 years at the end of 5 years at 5 per cent. Y. P. 3'39	4,05,440
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3rd period of 5 years—

Present value of Rs. 1,19,599 per annum for 5 years at the end of 10 years at 5 per cent. Y. P. 2'66	3,18,133
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	12,41,437

STATEMENT No. 6

Rates of valuation of building land

Zone D

	Rs.
3,000 sq. yds. of building land on Bunder Road opposite Parsee Colony at Rs. 6 per sq. yd....	18,000
17,226 sq. yds. of building land on Bunder Road to the east of Ida Rieu Poor Welfare Association at Rs. 3-8-0 per sq. yd.	60,291
43,333 sq. yds. of building land on Bunder Road at east end of area at Rs. 2-8-0 per sq. yd. ...	1,08,332
1,23,154 sq. yds. of land adjoining 80 ft. cross road and park at Rs. 3 per sq. yd.	3,69,462
1,62,019 sq. yds. at Rs. 2-8-0 per sq. yd.	4,05,048
2,22,695 sq. yds. high land to the east of Balooch Maidan at Rs. 1-8-0 per sq. yd.	3,34,042
4,15,989 sq. yds. at Rs. 2 per sq. yd.	8,31,978
1,71,084 sq. yds. to the east of Conduit Line at Re. 1 per sq. yd.	1,71,084
<hr/>	
11,58,500	22,96,237
<i>Add capitalized value of land rent at 1 anna 3 pies per sq. yd. per annum at 5 per cent. ...</i>	18,10,156
Total ...	<hr/> 41,08,393 <hr/>

Rs. 41,08,393 receivable over a period of 20 years. Average annual receipts Rs. 2,05,420.

	Rs.
<i>1st period of 5 years—</i>	
Present value of Rs. 2,05,420 for 5 years at 5 per cent. Y. P. 4'33.	8,89,468
<i>2nd period of 5 years—</i>	
Present value of Rs. 2,05,420 for 5 years at the end of 5 years at 5 per cent. Y. P. 3'39	6,96,374
<i>3rd period of 5 years—</i>	
Present value of Rs. 2,05,420 for 5 years at the end of 10 years at 5 per cent. Y. P. 2'66	5,46,417
<i>4th period of 5 years—</i>	
Present value of Rs. 2,05,420 for 5 years at the end of 15 years at 5 per cent. Y. P. 2'08	4,27,274
	<hr/> 25,59,533 <hr/>

STATEMENT No. 7

Estimate of recoveries from the areas held on cantonment tenure

Serial No.	Quarter	Area in occupation Sq. Yds.	Estimated ground rent per Sq. Yd.	Total estimated rent	Remarks
			Rs. a. p.	Rs.	
1	Depôt Lines	185,299	0 1 8*	19,302	} Schools, clubs, maternity homes and churches occupying 64,565 sq. yds. have been excluded.
2	N. I. Lines	79,986	0 1 10*	9,096	
3	Four Sadar Bazar Plots ...	7,877	0 2 4*	1,149	Within the cantonment limits.
4	Commissariat Lines ...	55,000	0 1 6*	5,156	About 1,100 sq. yds. occupied by temples and mosques have been excluded.
5	Parsee Co-operative Housing Society.	96,000	0 1 6†	9,000	
			Total ...	48,708	
			Capitalized at 20 Y. P.	=8,74,060	

N.B.—*These rates are on the basis of one-fifth of net rental for the whole property for the future life of the building and economic rent at 5 per cent. on land value for the balance of 99 years thereafter, *vide* Resolution No. 5(a) of the 7th meeting of the Estate Board held on 31st July 1928.

† The grant of this land to the society by the Military Department is subject to payment of ground rent at this rate after its reversion to civil Government.

STATEMENT No. 8

*Estimates of expenses to be incurred in development**I Roads.*

Width	Length	Rate per Rft.	Total	Remarks
Ft.		Rs. a. p.	Rs.	
180	2,485	17 8 0	42,618	As per section now constructed by the Municipality.
80	13,515	8 6 0	1,14,878	40' metalling with kerbs and gutters and moorum footpaths.
60	8,985	6 6 0	56,402	25' } Do. do.
50	22,580	5 6 0	1,19,690	25' }
40	36,880	3 8 0	1,27,155	20' }
20	640	1 8 0	1,000	10
	64,985		4,61,738	

Rs. 4,61,738.

	Rs.	Rs.
Rs. 4,62,000 to be spent in a programme of 17½ years.		
<i>1st 5 years—</i>		
80 ft. road in Commissariat Lines about ¼ of total length	...	28,719
60 ft. road 2,000 Rft.	...	56,469
All roads in Zone B—		
50 ft. road 1,500 Rft.	...	8,000
40 " 2,270 "	...	7,945
Commissariat Lines—		
50 ft. road 3,065 Rft.	...	16,347
40 " 6,500 "	...	22,750
Zone C—		
40 ft. road 5,500 Rft.	...	19,250
50 " 2,000 "	...	10,670
		<u>1,70,150</u>
Rs. 1,70,150 deferred for 2½ years at 5 per cent. × 0.885	...	1,50,582
Remainder at end of 7½, 12½ and 17½ years—		
Add cost of making up existing roads in Depot, N. I. and Commissariat Lines	...	50,000
		<u>2,00,582</u>
At each period $\frac{2,92,000}{3} = 97,333$		
97,333 deferred 7½ years at 5 per cent. × 0.694	...	67,549
97,333 " 12½ " " × 0.543	...	52,852
97,333 " 17½ " " × 0.426	...	41,464
		<u>1,61,865</u>
Total for roads	...	<u>3,62,447</u>
<i>II.—Culverts and Channels—</i>		
Estimates for culverts at current rate are 30 per cent. less than the original estimates.		
Original estimate	...	1,51,837
Less reduction due to lands excluded, about 200 acres at 25 per cent.	...	37,960
		<u>1,13,877</u>
Less 30 per cent.	...	34,164
		<u>79,713</u>
		79,713
<i>III.—Channels—</i>		
As per detailed statement No. 9	...	77,547
		<u>1,57,260</u>
1,57,260 deferred 7½ years at 5 per cent. × 0.69	...	1,08,510
		<u>1,08,510</u>
Total for culverts and channels	...	1,08,510
<i>IV.—Cutting and Embankment—</i>		
As per original estimates	...	28,630
<i>V.—Lighting—</i>		
As per original estimates	...	40,000
<i>VI.—Trees—</i>		
On all roads excepting 40 feet and below—		
Total length 48,000 feet		
Trees at 50 feet apart... 1,000 × 2 = 2,000 per tree	Rs. 5 plus	
maintenance for five years at Rs. 10 per tree	...	30,000
		<u>30,000</u>
Rs. 30,000 deferred for 7½ years at 5 per cent. = 2 × 0.694 = 20,820	say	21,000

STATEMENT No. 9

Channels

Width	Earth work			Masonry walls			Bottom, soling, metal and cement concrete			Total per 100 feet	Rate per feet	Total Rit.	Amount
	Quantity Cft.	Rate	Amount	Quantity Cft.	Rate	Amount	Quantity Cft.	Rate	Amount				
			Rs.			Rs.		Rs. a. p.	Rs.		Rs. a. p.	Rs.	
30	4,500	1	45	1,200	25	312	8,000	0 2 6	500	897	0 8 8	2,060	26,010
15	3,375	1	34	1,250	25	312	1,500	0 2 6	250	506	0 6 0	930	5,520
12	2,700	1	27	1,250	25	312	1,200	0 2 6	200	539	0 5 6	3,400	18,375
8	2,400	1	24	1,250	25	312	800	0 2 6	133	469	0 4 10	1,275	5,895
6	1,350	1	14	1,250	25	312	600	0 2 6	100	426	0 4 4	3,350	14,337
5	750	1	8	...	...	...	...	...	...	...	0 0 8	4,720	2,360
2	600	1	6	...	...	...	...	...	...	...	0 0 8	14,000	5,280
													77,547

STATEMENT No. 10

DRAINAGE AND WATER SUPPLY

Approximate estimates supplied by the Superintending Engineer, Public Health

	Rs.
Net works outlay	
(a) Providing and laying CI distribution mains for water supply	3,50,000
(b) Providing s. w. sewers	6,50,000
	<u>10,00,000</u>

On the assumption that the above will be laid concurrently with road construction—

	Rs.
Expenditure in 1st 5 years Rs. 4,00,000, deferred 2½ years at 5 per cent. = × '885	3,54,000
Remainder in each period of 5, 10 and 15 years	
Rs. 2,00,000 after 5 years at 5 per cent. × '7835	1,56,700
Rs. 2,00,000 after 10 years at 5 per cent. × '614	1,22,800
Rs. 2,00,000 after 15 years at 5 per cent. × '481	96,200
Present value of deferred cost	<u>7,29,700</u>
Say	<u>7,30,000</u>

STATEMENT No. 11

Cost of management and estate establishment

	Rs.
Gross sale proceeds	62,62,000
At 3 per cent.	1,87,860
Annual equivalent for 20 years	9,393
Present value of 9,393 payable yearly for 20 years at 5 per cent. Y. P. 12'46	1,17,036
Cost of management, say	<u>1,17,000</u>

Conveyancing and legal charges.

	Rs.
Rs. 9,600 per annum for 20 years, at 5 per cent. Y. P. 12'45.	1,19,616
Conveyancing and legal charges, say	<u>1,19,600</u>

STATEMENT No. 12

Payment to the Military Department

Rs. 32,48,000 to be paid in 4 years.

	Rs.
<i>1st Payment—</i>	
Immediately on transfer	6,00,000
<i>2nd Payment—</i>	
Rs. 6 lakhs deferred 1 year at 5 per cent. $6,00,000 \times 0.952$...	5,72,000
<i>3rd Payment—</i>	
Rs. 10,24,000 deferred 3 years at 5 per cent. $10,24,000 \times 0.8638$...	8,84,531
<i>4th Payment—</i>	
Rs. 10,24,000 deferred 4 years at 5 per cent. $10,24,000 \times 0.8227$...	8,42,445
Present value ...	<u>28,98,976</u>