[G./53]
1,000—21-6-95.

[G/11]
3,600—3-8-95.

5

ORDINARY, MS.

7-8-08
17-6-09
25-8-11
8-3-18

Mar. DEPARTMENT.

G.O., DATED 2-10-95
No. 291

INDEXED.

When given for copying. 4/10

[Despatch Abstract.]

Directing the P. P. C to inform Mess^rs^ Pierce Leslie & Co. (Cochin) that the Govt. is not prepared to grant ~~them~~ the land asked for by them & lying within the Port limits of Cochin.

T 19/10

Read again Order of Government, dated
189 , No. , Miscellaneous.

Enclosures.

Current No.

Statement with ditto.

Order of Government .. .. .. A A

Letter of Government.

Statement with ditto.

Papers not filed up, being meant for despatch in original (not paged).

N.B.—
A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.

Back Paper, No. of 189 .
Mem: 21-7-93: 2805 C.
- 3-5-93: 144
- 14-1-93: a

Further Paper, No. of 189 .
Cha: 19-11-97: 948
- 22-3-99: 271

Enclosure

24

Grant of land at Cochin

from Orders

Marine Currents 576, 409, 512 & 760

Order of 2-10-95 No. 291

mis

The Presidency Port Officer will inform Messrs. Pierce Leslie & Co. that the Govt is not prepared to ~~consider the~~ grant them ~~of~~ the land in question. ~~would be objectionable~~.

from Orders

C.W
30.9.95

J.D.B.
30.9.5.

[illegible]
1/9/95

copd
exd } 5/10

To
The Presidency Port Officer
" Collr: of Malabar. } despd 9/10/95

Ma 760

CHIEF SECRETARY
28. SEP. 1895
GOVERNMENT OF MADRAS

FOR ORDERS.

Grant of land at Cochin

H.E. the Governor

c26/9.

[G. / 25.]
6[illegible]0—7-5-95.

Marine DEPARTMENT.

C. No. 760.

From the Collector
of Malabar.

FOR ORDERS.

Everything seems to point to the proposed grant of land being objectionable - and it shd. therefore be refused.

W
27 Sep

It is subd: that in view of the Medical Offrs opinion & the other circs: connected with the case it wd: be better not to grant the land on any conditions.

F.D.B.
25.9.5.

In any case it should certainly not be given at the rent proposed

28/9/95

No. 1698 / Pub

Malabar Collector's office
Calicut. 19th September 1895.

From
J. Hewetson Esq
Ag. Collector of
Malabar.

To,
The Chief Secretary
to Government, Marine department,
Ootacamund.

Sir,

In returning the papers received with Memorandum, dated 18th July 1895, No. 1659 Marine, I have the honor to report as follows:—

(a) There is no probability at present of the land in question being wanted for any public or other purpose. The Executive Engineer, West Coast Division, however, states that the space between the two Jetties of Messrs Peirce Leslie & Co and Grieves & Co (J and O, in the sketch) should be reserved for the free working of the D. P. W. crane (7. in the sketch).

(b) There is no objection to Conditions (a), (b) and (d) referred to in the Presidency Port officer's letter

dated

dated 22nd May 1895, No. $\frac{956.G}{129}$. I do not approve of Condition (c) viz. that in case of resumption of the ground by Government, the firm should be allowed compensation for the buildings then standing thereon. No compensation should I think be allowed. If the land is granted to Messrs Peirce Leslie & Co and subsequently resumed, they should be allowed to remove the buildings erected by them without receiving any compensation for them.

(c) The amount offered as rent, viz Rs 50 per annum, is inadequate. Considering the high value of land in Cochin and seeing that the land now applied for is of great value to Messrs Peirce Leslie & Co as it is situated just opposite to their business premises, the Deputy Collector, Cochin, states that Rs 300 is a fair rent and I agree with him. Messrs Grieve & Co pay

pay a rent of Rs 400 per annum for a piece of land measuring 178' × 170', while a native firm pays Rs 300, for another piece measuring 123' × 168'.

2. The Civil Surgeon of Cochin is of opinion that the erection of any building either by Government or Merchants on the land applied for is most objectionable on sanitary grounds, as there is very little open space in the Town.

3. Copy of a letter dated 5th August 1895, No. $\frac{65}{Index}$ from the Deputy Collector, Cochin, is submitted.

I have the honor to be,
Sir,
Your most obedient Servant.
J Hewetson
Ag. Collector.

Sd. Mc/19.9

CURRENT No. 760

Mar 2/ Marine Dept

From,

The Collector of
Malabar.

To

The Chief Secretary
to Government
Marine Dept
~~Madras~~
Ootacamund

Dated 19th September 95
Recd 23
Regd 24
Encls 1 & 4 Nos 512, 409 + 376 retd. Enclo 5.

Subject.

Letting of a piece of land

Submitting report re
the — at Cochin Port
to Messrs Peirce Leslie & Co.
for a rental of Rs 50
per annum.

15

178 × 170 feet and the tenure must be admitted to be somewhat precarious being terminable at the end of two years. yet Mr Grieve pay Rs 400 a year for it. The other piece of land granted to Messrs Dharamsy Ketsee and Co measures 123 feet × 168 feet and the rental for it is Rs 300 a year. Reckoning at the rate paid by Mr. Grieve, Messrs Peirce Leslie and Co. should pay for the land Rs 132 a year, and Rs 145 if the rental paid by the native firm is taken into Consideration. But the position of the land under report is extremely favorable for trade purposes as Compared with either of the two pieces. It is situated close to the Edge of the backwater, very much nearer the roadstead and thereby diminishing the cost firstly of Cooly hire and then of boat hire. It is peculiarly valuable to Messrs Peirce Leslie and Co. as their business premises stand just opposite. I think it will be fair, if not lenient, to demand a rental of Rs 300 a year. I am disposed to Consider this rental cheap for the following reasons also. Although Messrs Peirce Leslie and Co propose to occupy only a plot of 250 × 40 feet and let alone the margin beyond, with an average width of 25½ feet on the side of the backwater, that space will be useful for no other purpose and for nobody else It will be Completely shut out by the

northern wall of the building that the firm intends to put up. It must practically continue in their occupation as, having their jetty close by, it will come naturally to them to use the intervening space for the storage of such things as will not suffer by exposure - such as logs of timber, casks, stones &c, so that as a matter of fact the space under the actual occupation of Messrs Peirce Leslie and Co will be 250 × 65½ feet. In this connection I would beg a reference to Collector's Proceedings No 1255/R dated 29th March 1869 from which an idea may be formed of the keen competition for land which even then existed and of the high rentals offered. In further illustration of my statement that the rate offered is inadequate I subjoin the rental worked out to 1000 square feet paid by other European and Native firms for lands much less advantageously situated and granted in most cases, half a century ago.

Per 1000 square feet.

	Rs-	as-	p.
Messrs Volkart Brothers	10-	5-	10.
" Haji Abdurahuman	12	8	9.
" Zaku Barid	13	13	4.
" Disaji Vilkaji Khan	19	8	6.
" Grieve and Co.	13	3	6.
" Kharamy Kettsy	14	8	3.
Messrs Aspinwall and Co.	10-	4-	1.
" Peirce Leslie and Co.	3	9	9.
" Brunton and son	3	9	9.

Rate now offered by Messrs Peirce Leslie and Co. 3-10-9

without reckoning the open space 5-"-"

9. I beg to suggest a reference also to the Executive Engineer of the Division as the crane A.F (in the sketch submitted by the Port Officer) belongs to the P. W. D and the overseer informs me that the space of 6 feet which Messrs Peirce Leslie and Co propose to allow for the swing of the crane will be insufficient and that storage space also will be required, beside it, should any large operations be decided on.

I have &c.
Sd P. Singaravelu Pillai
Deputy Collector

(True Copy)

T Varadarao

For Acting Collector

CHIEF SECRETARY
23 SEP. 1895
GOVERNMENT OF MADRAS

1895
Rev. Dept.
Enclos. No. 1
To
O. No. 760

6. I submit herewith a copy of a lease deed executed last year by Mr. J. Grieve of Messrs Grieve and Co. in respect of a piece of land lying much further to the East and held previously on similar terms by one Mr ~~Daragh~~ Darragh. I would respectfully recommend the adoption of the Conditions and the form. The noteworthy features are that the lease is for a period of only two years but open to renewal and Government is not liable to any claim for Compensation on account of buildings erected thereon or other improvements should it be found necessary not to renew the lease. I may add that another piece of land similarly situated is likewise held by Messrs Khymsy Ketsy and Co. only the lease is for one year at a time.

7 (c). The annual rental of Rs 50 offered by Messrs Peirce Leslie and Co seems to me utterly inadequate, Considering the value of the land, much less, favourably situated. The rapid rise in value may be imagined when I mention that a plot of ground in the interior of the Town for which Messrs Aspinwall and Co were asked Rs 1250 last year, changed hands recently for Rs 2500.

8. The land held by Mr. Grieve and referred to in the enclosed Copy of the lease measures

the present Sea Custom House is so limited in area, that it barely suffices for the purpose of unloading the native craft that anchor close to the jetty (Sea Custom). Cramped as the space was, a portion of it had to be taken for putting up a weighing shed to hold the beam scales recently supplied. What remains has therefore to be strictly reserved. There is no other space except the site under report on which a warehouse could be constructed, compatibly with the exercise of the requisite supervision.

3. I do not know if the proposed Shoranore-Cochin railway will have any bearing on the question.

4. The Civil Surgeon (Dr. Pemberton) is of opinion that the erection of any building on the spot, whether by Government or by merchants, is most objectionable on Sanitary grounds. He said that there was so little open space in the Town that this bit should not be allowed to be built upon. The same thing has been said in Collector's Proceedings No. 1536+ dated 16th April 1886 and it is a ~~fact~~ fact that there has been no grant of fresh sites since for building purposes, although there were several applications. Mr. Woodhouse, the Port Officer, raised similar objections both on the score of blocking

+ not recd.

up

up the open space next to his port buildings, and on that of the rental offered being so poor. I would beg to suggest a reference to the Municipality also. The subject will have anyhow to go before it under section 180 of the District Municipalities Act, 1884. If you think fit, the Civil Surgeon and the Port Officer also be addressed on the subject.

5 (b). In my humble opinion Condition (c) in Commander Powell's letter No. $\frac{956}{129}$ G. dated 22nd May 1895, is likely to saddle Government with rather a heavy responsibility. In the Contingency of the land having to be resumed, Government will have to pay the value of the buildings on it, as Compensation. But they will have been built to suit the requirements of trade and cannot suit those of Government and will have to be pulled down most probably. The Compensation paid will be so much money thrown away. In case it is decided to retain this Condition, it would be safest not only to fix a maximum sum, so that Messrs Peirce Leslie and Co. may exercise caution in investing on buildings, but also limit the claim to a certain term of years by which time they will have earned the full benefit of such investment.

Enclosure to Malabar Collector's letter –

No. $\frac{65}{\text{Index}}$

Deputy Collector's Office,
Cochin, 5th August 1895.

From,

M. R. Ry.
P. S. Singaravelu Pillay Avergal.
Deputy Collector, Cochin.

To,

The Collector of Malabar
Calicut.

Sir,

I have the honor to submit the report called for in your endorsement No. $\frac{2688}{P.95}$ dated 23d ultimo (herewith returned) on the memorandum of Government No. 1659 dated 18th idem, Marine Department. Mr. Badenoch of Messrs. Peirce Leslie and Co. very kindly had the land pegged out and I forward herewith a sketch drawn to scale showing the exact measurements. I beg to subjoin replies to the queries of Government.

Not recd.

2 (a). The only public purpose I can think of for which the land applied for by Messrs Peirce Leslie and Co, may be required is the erection of a Government ware house. I am aware that Government has sanctioned the erection of a building at a Cost of Rs 3,860 (G. O. No. 1291 dated 31st May 1895 P. W.) but I know nothing as to the intended site. The open space in front of the

Proposal to rent land withi
the Port Limits of Cochin

$\frac{1659}{18\text{-}7\text{-}95}$

Referred to the
Collector of Malabar
for [illegible] report on the
following points

R. W. to Copy & R. to marine

$\frac{\text{[illegible]}}{17/7}$

Enclosure to Malabar Collector's letter—

Marine Dept

Cs. No. 376, 409 & 572—

Ref No. 1659 D/18-7-95

Referred to the Collector of Malabar, for Early report on the following points:-

(a) ~~as to~~ whether there is any probability of the land in question ~~is~~ ~~likely to~~ being wanted for any public or other purpose,

(b) whether there is any objection to Govt. ~~parting with~~ renting out the land on the conditions stated.

(c) ~~what price might~~ whether the amount offered as rent is reasonable ~~be obtained for it if sold~~, [Considering how valuable land must be in Cochin].

premises

F. D. B.
for S.
16/7/5

To the Collector of Malabar
(with C. Nos. 376, 409 & 572 in orgl
to be returned to you with reply) } C. W. 16.7.95

Despd 18/7

Proposal to rent land within the Port Limits of Cochin

H. E. The Governor

C 13/7
15/7

[illegible] Malabar Collector's letter –

500—20-6-94.

Marine DEPARTMENT.

Cs No. 376. 409. 512

From The Presidency Port Officer

Dated July 1895,

FOR ORDERS.

Messrs. Pierce, Leslie & Co. – request sanction to rent from Govt. ground (marked B.C.L.M. in the ~~plan~~ sketch with Current 512) within the Port Limits of Cochin.

The conditions are given in detail in Current 376 and the P.P.O. there states that he sees no objections to the proposal, but it will be seen from Current 409 that the rent offered is only Rs 50 per annum and not per mensem as was at first stated. This seems ~~a~~ quite an indequate rent for a piece of land 250 ft by 80 ft.

Further, it might ~~be~~ prove inconvenient to have so large a godown ~~there~~ in such a situation; and Condition (c) would pledge Govt to considerable expenditure ~~from~~ on buildings which it would probably ~~not~~ make no use of ~~require~~ before it could resume its own land.

It is submitted therefore that there are good reasons for not accepting the offer of Messrs P. L. & Co.

E.D.
12/7/95

J.D.B.
8/7/95.

[illegible]

I think before we can decide, we ought to get the views of the Collector on the subject. He ought to be able to tell us whether Govt. might part with this land without objection, or whether it is likely to be wanted for any public or other purpose. He should also advise us, (even if he can throw no light on the preceding points) as to the price offered. Land in the little cramped settlement of Cochin must be very valuable.

W
[illegible] July

CURRENT No. 512

Marine (1895) DEPARTMENT.

From

THE PRESIDENCY PORT OFFICER,
Madras,

To

THE CHIEF SECY. TO GOVERNMENT,
MARINE DEPARTMENT,
Fort St. George.

No. 956/168 G

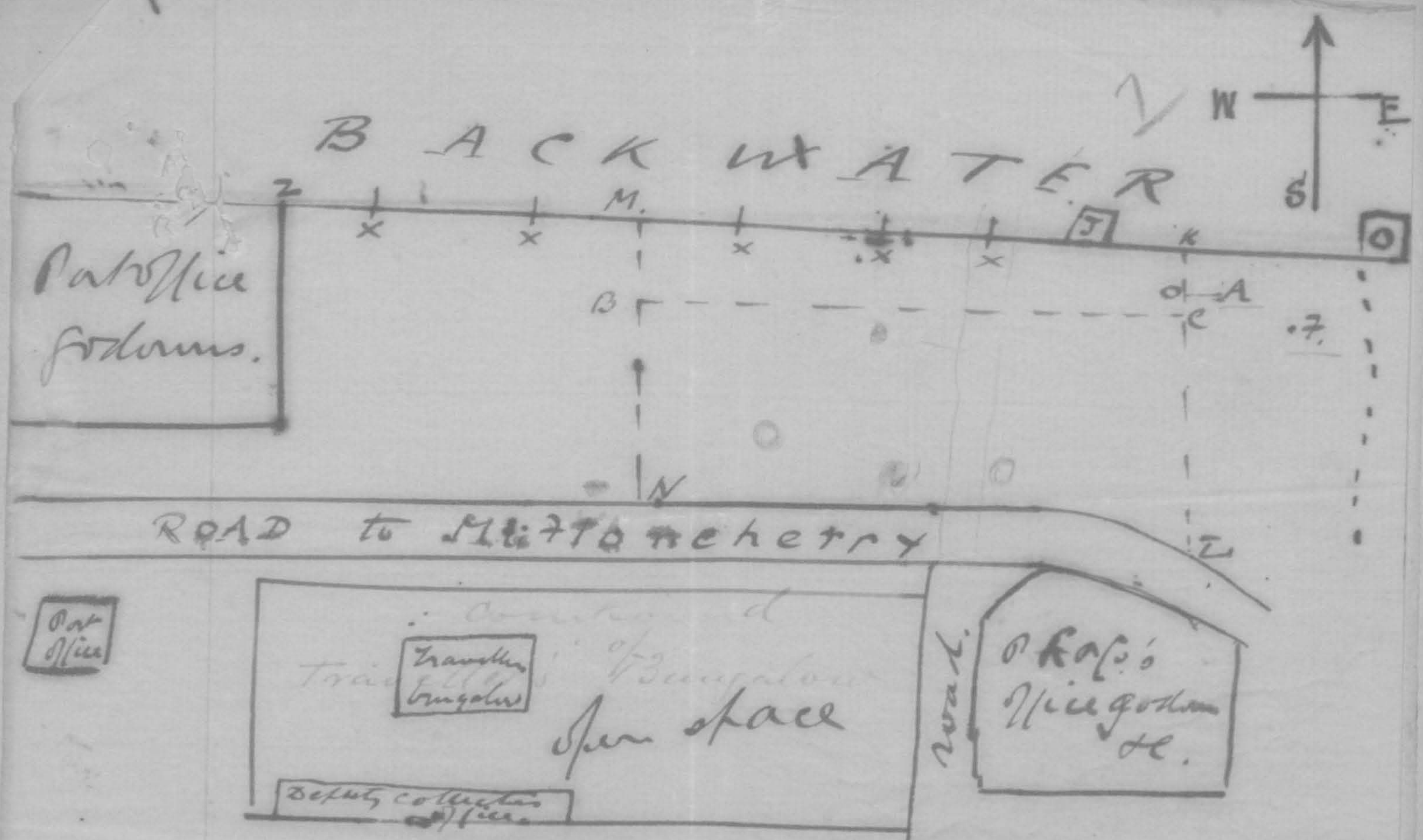
Dated 3d.
Received 5th. } July 1895.
Regd 6th.

No.

05 JUL 1895

Subject.

Forwarding the sketch of Cochin backwaters called for.



A is leg of crane furthest to the West.
7 is base of crane. A 7 = 18 ft.
J is P. & O:'s Jetty.
x x x x x are five fishing netts.
BCNL is land which we propose to lease.
KC is 14 ft. BM 24 ft.
BC is wall of proposed godown nearest the backwater. BC is 250 ft.
~~[illegible]~~ We propose to put the Eastern wall of the godown 6 ft. to the west of A. AO is 6 ft.
M Z is 156 ft.
O. Messrs Grieve & Co: Jetty.

Cochin
27.6.95

Port Officer

CURRENT No. 572

No. $\frac{956}{168}$ G.

Heading.

4

6

PRESIDENCY PORT OFFICE,

Madras, 3d July — 1895.

From

Commander W. Powell. R. I. M.
PRESIDENCY PORT OFFICER,
Madras,

To

THE CHIEF SECRETARY TO GOVERNMENT,
MARINE DEPARTMENT,
Fort Saint George.

SIR,

I have the honor to forward herewith the sketch called for in Marine Department Memorandum No 1174, dated 31st May 1895.

I have the honor to be
Sir,
Your Most Obedient Servant

H. D. Barnesley
~~Commander R. I. M.~~
for Presidency Port Officer.

CURRENT No. 409

5

Marine (1895) DEPARTMENT.

From

THE PRESIDENCY PORT OFFICER,
Madras,

To

THE CHIEF SECY. TO GOVERNMENT,
MARINE DEPARTMENT,
Fort St. George.

No. $\frac{956}{133}$ G

Dated 28 } May 1895.
Received 29 }
Repd 30

No.

CHIEF SECRETARIAT
29. MAY. 1895
GOVERNMENT OF MADRAS

Subject.

Informing that the rent offered by Messrs Peirce Leslie & Co., Cochin, for the ground applied for is Rs 50/- per annum and not per mensem.

Rep 6-15 P.M.
30/5

CURRENT No. 376

3

C No 409

Marine 1895 Department.

From
The Presidency Port Officer,
Madras,

To
The Chief Secy. to Government,
Marine Department,
Fort St. George.

E

No. 956/129 G

Dated 22d } May 1895.
Received 23
Repd 24

No.

CHIEF SECRETARY
23 MAY 1895
GOVERNMENT OF MADRAS

Subject.

Requesting sanction for letting a piece of ground within port limits of Cochin to Messrs. Pierce Leslie & Co. on a monthly rental of Rs. 50/=

Rd lodge
[illegible]
24/5

Wrote to Madras for G.O. 202 Mar. 14-3-92 which is a precedent
[illegible]
24/5

IDB
27/1

Ref No. 1174 d/ 31—5—95

The P. P. O. is requested to submit a rough plan showing the situation of the ground proposed to be leased to Messrs Pierce, Leslie & Co.

IDB
29/v/95

HD
30/5/95

To the P. P. O. (D) Despd
31/5

T to copy and V to examine
31/5/95

CURRENT No. 409 4

Heading.

No. 956/133 G

Presidency Port Office,
Madras, 28th May 1895.

From
Commander W. Powell R. I. M.
Presidency Port Officer,
Madras,

To
The Chief Secretary to Government,
Marine Department,
Fort Saint George.

Sir,

In continuation of this Office letter, No 956/129 G, dated 22d May 1895, I have the honor to acquaint you, for the information of Government, that the Port Officer, Cochin, has now written to say that the rent offered by Messrs. Pierce Leslie & Co for the ground applied for is Rupees (50) fifty, per annum and not per mensem as stated by him by a mistake in his previous letter to this Office.

I have the honor to be,
Sir,
Your Most Obedient Servant,
Walter Powell
Commander R. I. M.
Presidency Port Officer.

allowed compensation for the buildings then standing thereon;

(d) In case of the Firm wishing to surrender the lease, they to be allowed to do so upon six months previous notice and to remove the buildings then standing thereon.

2. Having inspected the locality on my last visit to Cochin, I see no reason why the ground should not be let out and therefore request that the sanction of Government may be obtained to its being done on the terms and conditions above specified.

3. Early orders are solicited as Messrs. Peirce, Leslie & Co., if permitted the use of the ground, are anxious to erect the godowns at once.

I have the honor to be,
Sir,
Your Most Obedient Servant,

Walter Powell
Commander R. I. M.
Presidency Port Officer.

376

No. 956 G / 129

Heading.

H. MOBERLY.
20 JUL 95

PRESIDENCY PORT OFFICE,
Madras, 22d May — 1895.

From

Commander W. J. Powell, R. I. M.,
PRESIDENCY PORT OFFICER,
Madras,

To

THE CHIEF SECRETARY TO GOVERNMENT,
MARINE DEPARTMENT,
Fort Saint George.

SIR,

I have the honour to acquaint you, for the information of Government, that Messrs. Peirce, Leslie & Co. of Cochin are desirous of leasing a piece of ground measuring 250 feet × 40 feet situated within Port Limits at that port, on a monthly rental of Rupees (50) fifty, subject to the following conditions: —

(a) The ground to be liable to re-appropriation by Government when required on six months previous notice being served on the firm;

(b) The Firm to be at liberty to erect godowns on this ground;

(c) In case of resumption of the ground by Government, the Firm to be allowed

---

Ref.
4
4,000—23-12-07.

DEPARTMENT.

Paper taken out of the Records from the charge of the Referencer.

~~Press~~ Miscellaneous ~~Routine~~ No. 291, dated 2 - 10 - 1895

Date taken out.	FOR WHAT PURPOSE.			Initials of clerk taking the paper or of attender.	Date returned.	Initials of attender.
	Department.	C. No.	Year.			
7-8-08	Marine	1065	/08	[illegible]	22-12-08	[illegible]
17 6 09	Ma	741	/09	[illegible]	29-9-10	[illegible]
25/8/11	—	831	/11	[illegible]	16/12/11	[illegible]
8/3/18	MPO	8	1/18	GB	14-9-18	[illegible]

21-1-96