



Heritage

KMR.CDD.NaQ.1932.01

Form No. 3-44,000-6-37

Department.

FILE No. of 193

SECTION

PART

Disposal No.



KARACHI MUNICIPALITY.

J. MODI.
 Sc., Engineering (London).
 A. M. INST., C. E., I. C. E.
 A. M. I. S. E., M. E., San. I.
 Land Manager & Architect

REFERENCE No. L.M.A.B.S. / 159 OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 23 — 5 1932

Order under Section 96 (2) of Act III of 1901.Mr. Jannadas Vishindas

Dear Sir,

With reference to your application with plan for Godowns on plot No. 70 Sheet No. N.P.S. Napier Quarter submitted by you on 30.8 1932 I have to inform you that the said plan is approved and permission to build in accordance therewith is hereby granted. The building must be erected in conformity with the Bye-laws and rules of the Karachi Municipality.

A Copy of approved plan is attached herewith.

Yours faithfully,

*Recd the letter
the order 2/12
23/5/32.*

[Signature]
 B. Sc., A. M. Inst. C. E.
 Land Manager & Architect.

NOTICE. 1 :—This sanction holds good, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

NOTICE. 2 :—This sanction does not entitle the owner to build on land not conveyed to him either by the Government or the Municipality by a sanad or entry in a Sanad.

NOTICE. 3 :—This pass does not give permission to occupy Municipal land with building materials. This can only be allowed when the Street is wide enough to permit building materials being deposited on it without it being a source of danger to the public and only then on a hoarding being placed round the land to be occupied and on payment in advance, of fees for occupation of Municipal land, at the following rates,

	Rs.	a.	p.
(1) For the first 12 weeks, per square yard per diem	...	0	0 3½
(2) For the next 12 weeks, " "	...	0	0 7
(3) For any subsequent time " "	...	0	1 2

NOTICE. 4 :—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE 5 :—Plinth cornice will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

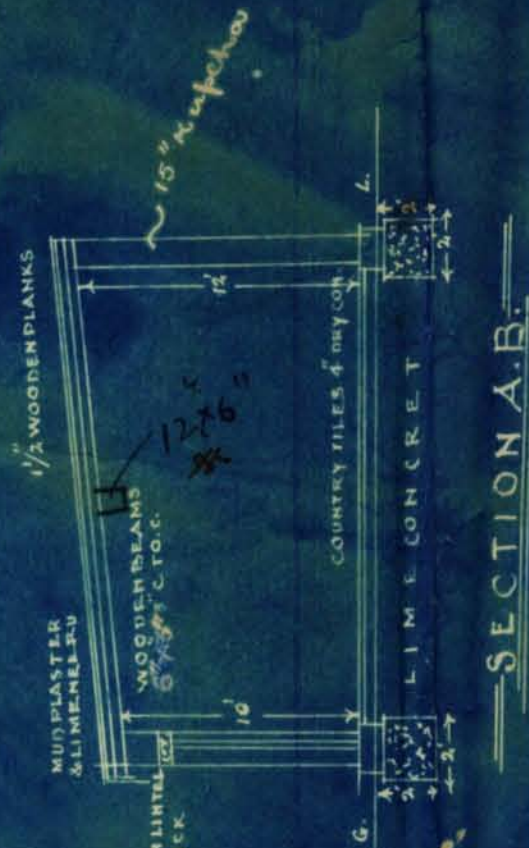
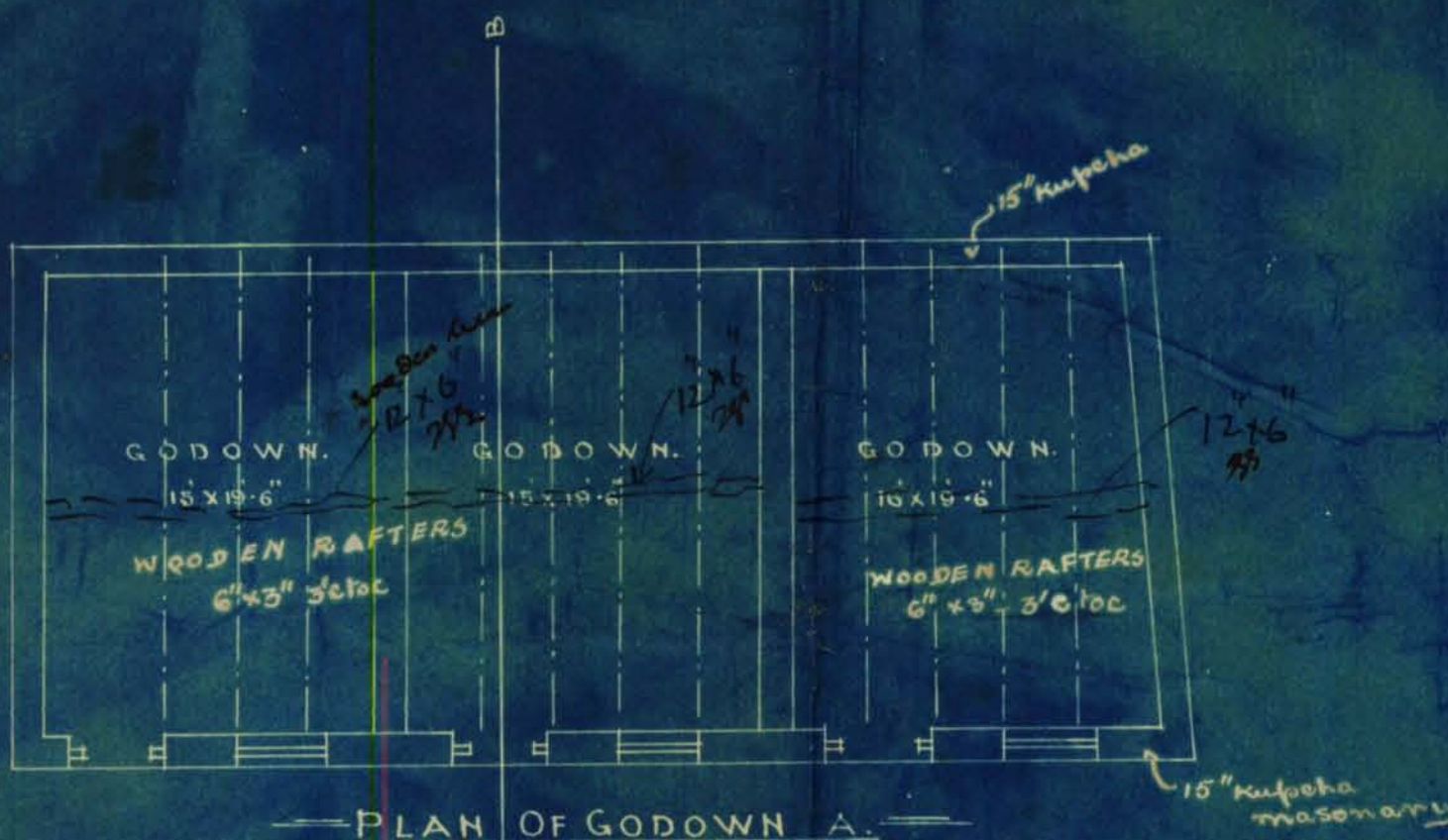
NOTICE 6 :—You are required to give timely intimation to the Land Manager & Architect before filling in the foundation and before concrete is filled in for Re-inforced concrete work.

NOTICE. 7 :—In case of set back or set forward, the first course of Plinths must be laid after the line is checked by the Land Surveyor.

PLAN SHOWING THE PROPOSED GODOWNS ON PLOT

NO. 70, N.P. 5, NAPIER Q.R.

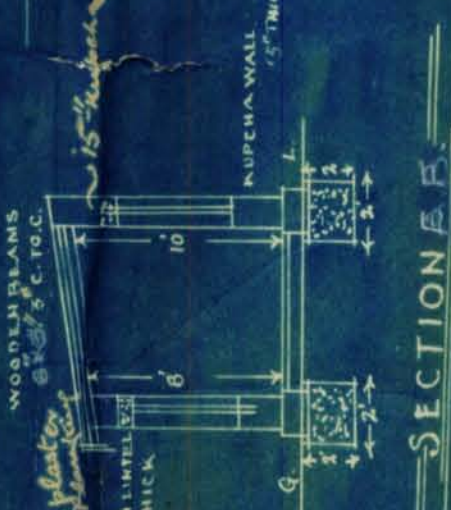
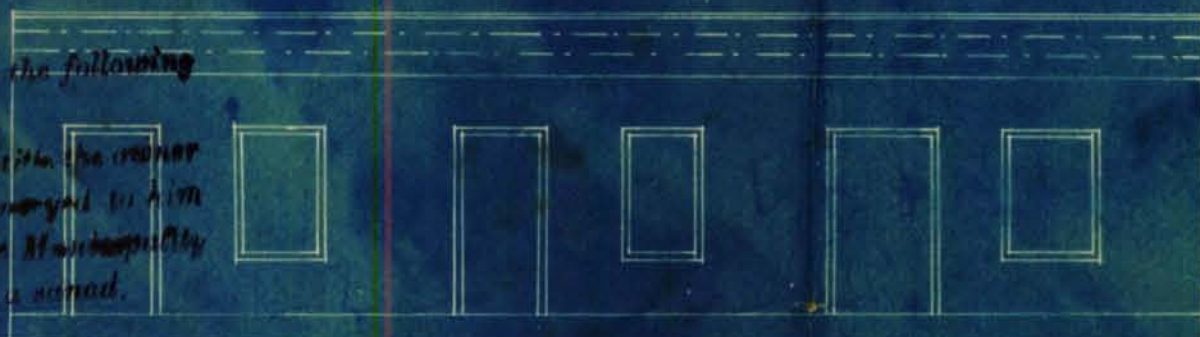
SCALE 8"=1"



Note:
Plan is approved subject to the following conditions:-

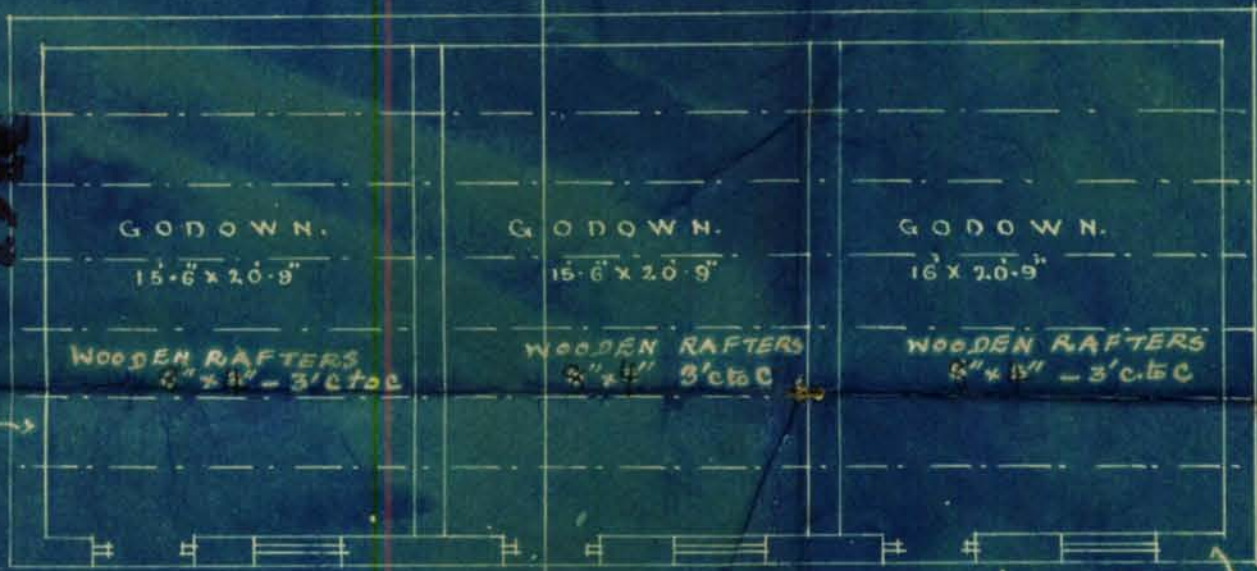
1. The construction does not entitle the owner to build on land not conveyed to him either by the Govt. or the Municipality by a grant or entry in a deed.

ELEVATION.

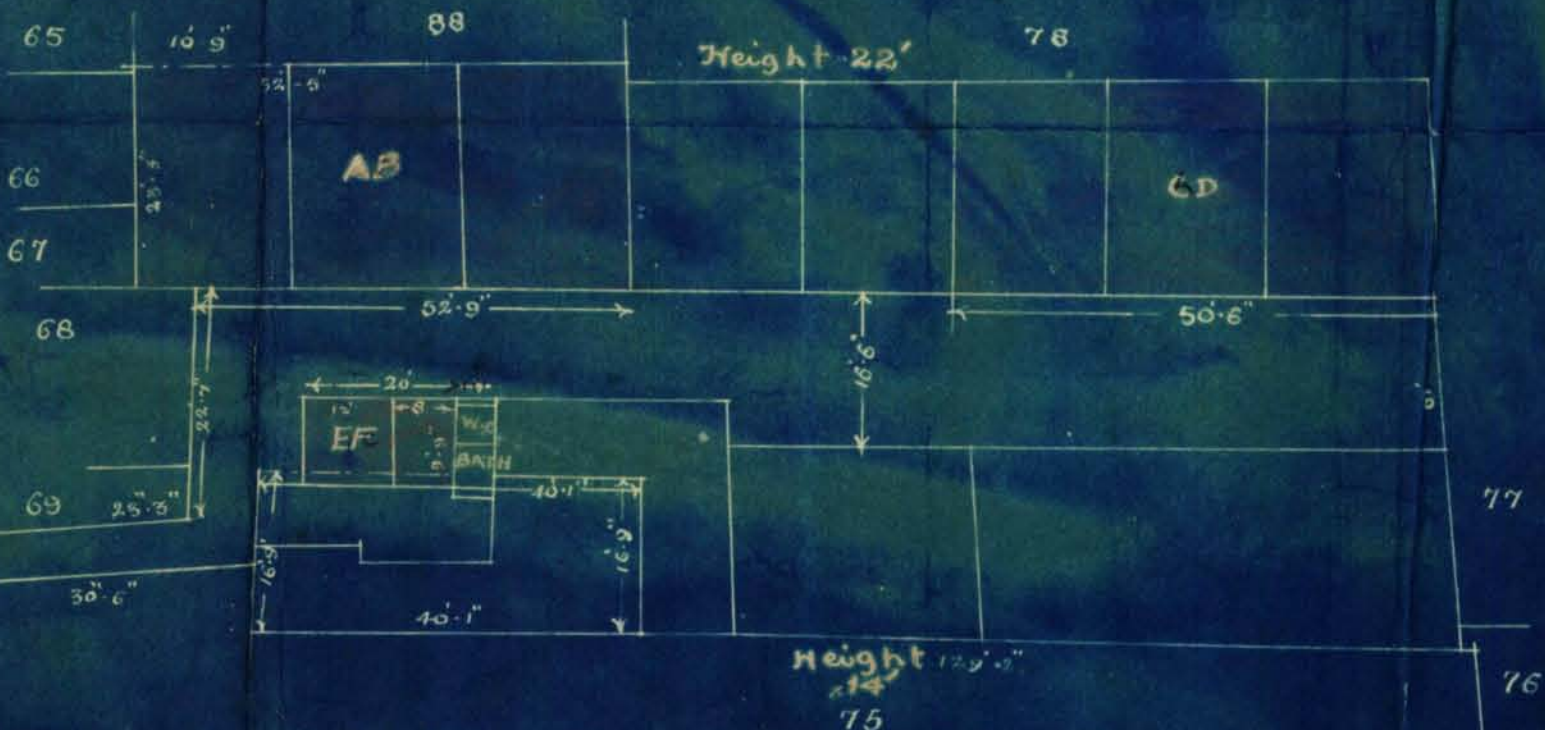
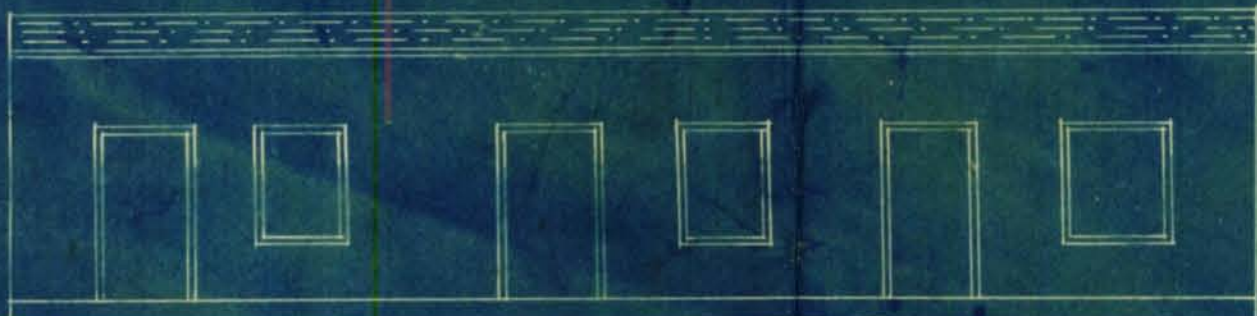


APPROVED

B. So. A. M. Inst. C. E.
Land Manager & Architect.



ELEVATION.



NOTE:- The proposed additions are coloured Red.

Jamnadas Pishwani
OWNER.

KANAYALAL J. JINABHAI
ARCHITECT ENGINEER & SURVEYOR



KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., Engineering (London).

A. M. INST. C. E., L. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect

REFERENCE No. B. S. P. 199 OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 26/8/32

To,

Mr Jamnadas Vishnudas

Dear Sir,

With reference to your application dated ~~.....~~ 1932 ^{26/8/32} with plan for the proposed building additions and alterations on plot No. 70....., Survey Sheet No. N.P. 5, ... Nafies..... Quarter I have to request you to comply with the following requirements:—

- (1) materials and quality of all masonry must be specified
- (2) It is not understood as to why all section lines are marked "AB" and thus confusion is created. Different letters must be used.
- (3) The height of the proposed plinth must be dimensioned.
- (4) Thickness of all the walls must be given.
- (5) Size of all roof members must be written down on plan and in section as well.
- (6) Site plan is very ambiguous and incomplete. It cannot be understood from it as to what is existing and what is proposed to be constructed. All the proposed additions must be verged vermillion red.
- (7) Heights of buildings on the adjoining plots must also be put down.
- (8) One common W.C and bath be provided.
- (9)
- (10)
- (11)
- (12)

The plans are returned herewith rejected.

Yours faithfully,

J/Km 26/8/32

AS
for further disposal
Please

26/8.



KANAYALAL T. TINANI,

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.Mariot Road,
NEAR-KHORI GARDEN,

Karachi, 31 August 1932.

To.
The Land Manager & Architect,
Karachi Municipality
Karachi.J. 2686
2/9/32.P. M.
2/9.

Dear Sir,

Re: Plot No TO D.P. 5 Daperi Qv.

With reference to your letter No B.S.P 199 of
1932 I am sending you herewith the plans
duly complied with all the objections & hope
they will now meet your kind approval.

Submitted
Proposed revision for
Gordon "AB" are made.
Quote "therefore a further
must be proposed. Proposed
Gordon "EF" must be deleted
so the construction becomes
simplified.
Other requirements complied
with. 2/9

Yours faithfully,
Kamal D. 2.
Please ask him to initial
to corrects of why did you
sign the 11/9/32
Sigs. Complied with
2/5/9/32



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? no
- (2) Is the Alignment Correctly Shown? -
- (3) Are the Site Measurements correct? -
- (4) Is there any encroachment? -
- (5) Is the plot affected by T. P. Scheme? -
- (6) Is in plot subject to any conditions of previous sub-division and amalgamation? -

Remarks

1) Site plan is very ambiguous and incomplete. It cannot be understood from it as to what is existing and what is proposed to be constructed. All the proposed additions must be marked vermilion red.

2) Heights of buildings in the adjoining plots must also be put down.

Date 25/8/1932

Remarks of

Land Surveyor.

LAND MANAGER AND ARCHITECT.

BS & also other one Column w.c + bath to be provided

25/8/32

Acute see

Remarks in

the plan revised

for

22/9

Date of disposal

Land Manager and Architect.



7-1

NOTES SECTION.

Building Department.

Case No. P/C _____ of 1932.

Applicant's Name

Janda P. Kidas.

Architect's Name

K. A. G. P. J. J. J.

Plot No

70

Sheet No.

N.P. 3

Quarter

The above application with plans is forwarded with compliments to the Health Officer for favour of report.

Date of despatch _____ 1932

for Chief Officer,

MUNICIPAL HEALTH OFFICER'S REPORT

Returned with compliments to the Land Manager and Architect, Karach Municipality with the following Remarks:—

Date of receipt _____

Date of disposal _____

Date

1932.

Health Officer.

B.S.L.

500—7-31.

500—2-32.

Recd from Mr
L. M. A. on 26/8/32
@ 5-30 PM for
sending of plans to
the Health Officer.
26/8/32

BUILDING SURVEYOR'S REPORT.

Plot No. 70 Sheet No. N.P. 5 Quarter Napier

Name of owners as per Land Register _____

Applicant James & Co. Ltd.

Plot under whose control _____

Whether it is permanent or temporary _____

Lease _____

The work proposed Adding Godowns.

Are the Land Sale Rules observed (in case of Municipal plots only) _____

Area of the plot (Newly sold) _____ area built. _____

Whether there is any unauthorised works existing on the plot _____

Remarks _____

- 1) Materials and quality of all masonry must be specified.
- 2) It is not understood as to why all section lines are marked "AB" and thus confusion is created. Different letters must be used.
- 3) The height of the proposed plinth must be dimensioned.
- 4) Thickness of all the walls must be given.
- 5) Sizes of all roof members must be written down on plan and in section as well.

Date 25/8/32

Building Surveyor.

SCALE $\delta' = 1''$.



OWNER.

Kanayalal T. Tinani
KANAYALAL T. TINANI, B.E.
ARCHITECT ENGINEER & SURVEYOR.



Heritage

KMR.CDD.NaQ.1932.01

DIPCHAND CHANDOOMAL ESQ.,
B. A. LL. B.
Legal Adviser to the
KARACHI MUNICIPALITY.

PHONE No. 408.

STRACHAN ROAD,

Karachi, 25th August 1932

~~Dear Sir,~~

Plot No. 70, N. P. 5, Napier St.

With reference to your letter dated 11th Inst I do not think you can refuse to sanction the Plan on this objection that the passage to the plot is only 4' in the circumstances of the present case. If the owners of buildings abutting on the passage had applied for permission to build on the plots, the Municipality could have insisted on a narrow strip of land alongside the passage to be left open. But the proposed construction is on the interior plots and the owner cannot be prevented from building on the land.

The papers are returned herewith.

I have the honor to be

Sir

Your Most Obedient Servant

Dipchand Chandumal
Legal Adviser
Karachi Municipality

M₂ D'cents.

~~take me copies + Paste in~~

please expedite disposal of plans
the architect he called & ask
to make necessary corrections

26/8/32

KARACHI MUNICIPALITY.

10

Reference No. G 413/781
32Municipal Office,
Karachi,

From,

9. July 1932.

Jamshed Nusserwanji, Esquire,

President,

Karachi Municipality.



To,

The Land Manager & Architect.

B.S. per Secy. 4/11/32

Re. Plans for plot No. 70, NP-5, Napi or

I do not think your contention holds good. There is ample open space, light and ventilation. After these are only one storeyed godowns. I do understand your views in regard to the passage. But we cannot expect the present owner now to widen the passage by buying the frontage. His father or grant-father might have sold it and therefore we cannot hold the present owner responsible. As long as the light, air and ventilation are there and as long as the blums are not created, there should be no objection.

PRESIDENT

as Karachi Municipality.

BS

Plz be passed Subject to the
usual requirements, which the
insists upon.

27/8/32.



B. S. P. 199/32.

10th July 1932.

My Dear Jammadas,

I thank you for your letter of 26th instant about your ~~plan~~ plans for plot No.N.P.5, 70, Khajur Bazar. Since my inspection, the Land Manager & Architect has drawn my attention to a certain clause of the Rules which directly affect the consideration of your plans. I am however consulting the Legal Adviser and would request you for some patience.

Yours sincerely,

To,

Jammadas Vishindas Esqr.,

Rampart Road,

K a r a c h i.



VISHINDAS FATEHCHAND & SON.,
BANKERS, IMPORT MERCHANTS & AGENTS,

Telegrams: "MOURDWIJA" KARACHI.

CODES USED

{ Trichek Offer & Parkers Phrase Code.
Bentley's & A. B. C. 5th Edition Codes
Private Codes.

52. RAMPART ROW, BOMBAY BAZAR

KARACHI. 26th July 193 2

My dear Mr: Jamshed

About a month back, after inspecting personally my plot no: N. P. 5, 70, in Khajur Bazar, permission to build for which was refused by the Land Manager & Architect on the ground that it had a narrow frontage, you had very kindly decided & issued instructions to the Land Manager & Architect to grant me the necessary permission to build. But I am sorry no such permission has as yet been issued to me by the Land Manager. It appears that through an oversight perhaps the papers have remained with you. May I therefore request you to kindly issue instructions to the Land Manager & Architect to issue me the necessary permission as early as possible to enable me to build on the plot in accordance with the plans already submitted, as I am losing my rents unnecessarily on account of such delay.

Thanking you in anticipation,

I am, Yours Sincerely,

Jamnadas Vishwani

13
B. C. P. 199/2230th July 1932.
5

My Dear Jammadas,

I thank you for your letter of 26th instant about your ~~mx~~ plans for plot No. N.P.5, 70, Khajur Bazar. Since my inspection, the Land Manager & Architect has drawn my attention to a certain clause of the Rules which directly affect the consideration of your plans. I am however consulting the Legal Adviser and would request you for some patience.

Yours sincerely,

To,

Jammadas Vishindas Esqr.,

Rampart Road,

K a r a c h i.

KARACHI MUNICIPALITY.

:0:

Reference No. G 43/781

Municipal Office,
Karachi,
5 August 1932.

From,

Jamshed Nusserwanji, Esquire,
President,
Karachi Municipality.

To,

The Land Manager & Architect.

I have seen the plans of plot No.70, NP-5, Napier Qr. and the Building Bye-laws. I do not agree with you at all. We cannot compel any owner to acquire the plot stop We cannot ~~force~~ the land lord from building godowns because the passage is not wide. You cannot also hamper him because his grand father sold away the plot. Personally I see no objection to the plans being passed.



Jamshed Nusserwanji
PRESIDENT
Karachi Municipality.

BS. P. Snow
15 mid. 70m
me
6/8

BS.



151 Karachi 11-8-32

Dear Mr Dipchand,

Kindly let me know per
hearer whether the municipality
can legally object to the
construction of buildings on the
interior of a plot on the ground
that there is no proper access.
In our proposed bye law, we have
made a definite provision for
prevention of such buildings.
Under section 96 (2) municipality
can pass orders with reference
to location of building in relation
to any street existing or projected
as they think proper, or may direct
that the work shall not be proceeded
with unless and until all questions
connected with the respective location
of the building and any such street
have been decided to their satisfaction.



15-2

15-2

Can I under these circumstances
refuse a plan of a building
which has got only an access through
a gully which is only 4 ft wide
as described by me in my
letter to the president?

Yours truly,

H/Inm

11/8/32

Municipal Office,
D/19th Aug: 1932

Dear Mr. Dipchand,

Re: Jammadas Vishindas's
Godowns - plot No. 70, N.P.5, Napier
Qr. Kindly send me per bearer papers
in connection with the building plans
re;above and oblige. These were
given to you personally by Mr.D'Costa
a few days back for favour of your
opinion.

yours truly

sl/- N. J. Modi
9/8/32

To,

Dipchand Chandumal, Esqr.,
Legal Adviser,
Karachi Municipality



GULAM HUSSEIN KASIM
KANAYALAL T. TINANI, B.E
ARCHITECT & SURVEYORS

MARIOT ROAD.
NEAR KHORI GARDEN.

KARACHI, 4th May 1932.

My dear Mr. Selva,

I am sending you herewith a copy of the plan which we have submitted to the Land Manager for the proposed 8 roads shown in red which the owner wishes to build on his plot Survey No: 70, N.P. 5, Napier Bazaar in Khajoor Bazar. I think this is an opportune time that the Municipality should lay out this area for future for providing a central short Road from this plot between Khajoor Bazar and the back Eastern Road. If once this plot is built then I don't think the Municipality will get a chance to acquire any land from this plot without paying a heavy compensation.

Yours sincerely,
Gulam Hussein Kasim



Heritage

KMR.CDD.NaQ.1932.01

KARACHI MUNICIPALITY. 18

N. J. MODI.

B. Sc Engineering (London).

A.M. INST., C. E., L. C. E.

A.M. I.S.E., M. R. San. I.

Land Manager & Architect

REFERENCE No. B.S.

OF 193

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI. JULY 193

To,

The President,

Karachi Municipality.

Sir,

I have the honour to send herewith the papers regarding plot No. 70, N.P.5, Napier Quarter, and to state that the plan was objected on the ground that the plot has a very narrow access of about hardly 4 feet. The plot is about 130 feet long and 57 feet wide after leaving a depth of 25 feet from the street. The width of this 25 feet ^{long} passage is hardly 4 feet. If houses allowed inside without proper access it would be very dangerous in case of fire and if the buildings on one side of this narrow passage also catch fire there would be a great panic. It is to avoid such ~~xxxxxx~~ accidents the Bombay Municipality have made a provision in Building Bye-laws on page 34, rule 45 which reads as follows:

" Every person who shall erect a building shall provide a means of access to such building, a path not less than 8 feet from a street to the door of building. Such path way so long as it is used as a means of access to that building maintained free from obstruction etc. "

Under section 96 of the District Municipality Act we have also got ample powers to prevent such buildings.

I have the honour to

Sir,

Your most obedient



B.S.

19

July

To,

The President,

Karachi Municipality.

Sir,

I have the honour to send herewith the papers regarding plot No. 70, N.P.5, Napier Quarter, and to state that the plan was objected on the ground that the plot has a very narrow access of about hardly 5 feet. The plot is about 130 feet long and 57 feet wide after leaving a depth of 25 feet from the street. The width of this 25 feet passage is hardly 4 feet. If houses are allowed inside without proper access it would be very dangerous in case of fire and if the buildings on either side of this narrow passage also catch fire there would be a great panic. It is to avoid such ~~xxxxxx~~ accidents, the Bombay Municipality have made a provision in the Building Bye-laws on page 34, rule 45 which reads as follows:

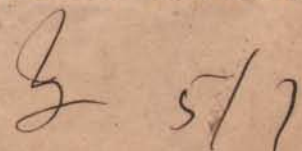
" Every person who shall erect a building shall provide a means of access to such building, a path way not less than 8 feet from a street to the door of such building. Such path way so long as it is used as a means of access to that building maintained free from any obstruction etc. "

Under section 96 of the District Municipal Act we have also got ample powers to prevent such kind of buildings.

I have the honour to be ,

Sir,

Your most obedient servant,

B.Sc., A.M.Inst., C.E.,
Land Manager & Architect.



Dma

ms

20

President wants you
to see him to morrow
at his bungalow @ 9.30 Am
for inspection of Jannad
Kishandas's plot for which
he has submitted his
plans. Suz Z ms
4/7

Sey

The Passage is 42" at Road end &
45" at the inside of the plot end.

By

P. keep Pender's until further order

J

There was letter from the President
re. this matter which must be
attached to this file.

20/7/32

S 22/7



NOTES SECTION.

:0:

Building Department.

:0:

Case No. P/C 199 of 1932.

Applicant's Name Jamnadas Vishindas
 Architect's Name Kanayalal T. Tani
 Plot No 70 Sheet No. N. P. 5, N. apex Quarter

The above application with plans is forwarded with compliments to the Health Officer for favour of report.

328
 Improv alloy
 for how to do it
 27/4.

Date of despatch 27 4 1932

Pararam
 for Chief Officer,

MUNICIPAL HEALTH OFFICER'S REPORT

Returned with compliments to the Land Manager and Architect, Karach Municipality with the following Remarks:—

Date of receipt

No objection

Date of disposal

Date 28-4- 1932.

W. S. S.
 Health Officer.

BUILDING SURVEYOR'S REPORT.

Plot No. 7. Sheet No. N. P. 5- Quarter N. 4 E. 4

Name of owners as per Land Register Promodini w/o Libanman

James Watson

Applicant Lamada Prohites

Plot under whose control *Govt.*

Whether it is permanent or temporary *Permanent.*

Lease

The work proposed

Are the Land Sale Rules observed (in case of Municipal plots only) _____

Area of the plot (Newly sold) 926. area built.

Whether there is any unauthorised works existing on the plot

Remarks

- 1) For 19' 6" Span 8" x 6" beams are inadequate. Their size be increased or a cross girder be proposed.
- 2) Nature and thickness of ~~the~~ walls be specified.
- 3) 8" x 6" beams for 15' 6" Span in godown "B" are inadequate. Their size be increased.

Date 3/5/32

Building Surveyor.

LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? no.
- (2) Is the Alignment Correctly Shown? -
- (3) Are the Site Measurements correct? -
- (4) Is there any encroachment? no.
- (5) Is the plot affected by T. P. Scheme? no.
- (6) Is in plot subject to any conditions of previous sub-division and amalgamation?

Remarks

No objection.Date 3/5/ 1932

Remarks of

Land Surveyor.

LAND MANAGER AND ARCHITECT.

Please Shushie MPS
done 2/6/5See there is a very narrow
access to the plot further construction
can't be allowed. I
2/5Plans approved I
22/9/32

Date of disposal

Land Manager and Architect.



23-1

FORM A

[Vide Rule 238/A (1)]

NOTICE UNDER SECTION 96 (1) CHAPTER IX OF THE BOMBAY
DISTRICT MUNICIPAL ACT III OF 1901 AS MODIFIED
UPTO THE 1st MARCH 1915.

Karachi 24 April 1932.

Date of delivery at Municipal Office.

To,

THE CHIEF OFFICER,

KARACHI MUNICIPALITY.

Sir,

Pursuant to the provision of Section 96 of the Bombay District Municipal Act III of 1901. I hereby give you notice that I intend with the meaning of that Section to erect a building on plot No. ~~Old~~/new 70 Survey sheet ~~Old~~/new N.P.5 situated in Kudan street Rapier Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

Brick masonry with wooden roof or corrugated sheet roof.

It is intended for the purpose of godowns.

†Specification of the work will be as follows:—

*I also submit ~~herewith a certificate~~ from the Electrical Inspector to Government as required under Rule 62 (3) of the Indian Electricity rules.

I further beg to inform you that the name of the person whom I intend to employ to supervise the erection of the said building is Kamajehl D. Lurani

I hereby under take to abide by the Bombay District Municipal Act and all rules and bye-laws framed pursuant to the Act.

Yours faithfully,

Signature of the owner

Jamnadas Bichhi

Address of the owner

5 Rampart Row. Bchi

See on the reverse.

*This line to be struck off if there is no electric aerial line passing by the plot.

NOTICE:—1 Printed copy of the extracts of the Bombay District Municipal Act and the rules and regulations framed under Section 48, together with the form of notice under Section 96 (1) can be had from the Municipal Office at.....each.

NOTICE:—2 It is requested that all notices and plans should be delivered to the Office Clerk of the Land Manager and Architect from whom a receipt can be obtained.

23-2

Nature of soil in foundation Hard murum

Nature of masonry in foundation Rascha

do Plinth "

do Superstructure "

Kind of woodwork in trusses, post, etc., K.T. Beams and corrugated
sheet covering

Kind of Roof wooden to iron

Kind of Floor C. Bricks

Method of Drawing Sullage Water Underground

—:O:—

NOTE :— Specification and nature of work should be given against items of work mentioned above.

Karachi, dated 24 April 1932.

To

The Chief Officer,

Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr Jamshed V. Chaudhary

for the building at Plot No 70, N.P. 5

I beg to inform you that I have agreed to supervise the erection of building work mentioned therein.

I beg to remain,
Sir,
Your most obedient servant,

Kamrul H. Khan

Licensed Surveyor,



KARACHI.

N. J. MODI.

B.Sc., Engineering (London.)
 A. M. INST., C. E., L. C. E.
 A. M. I. S. E., M. R. San. I.
 Land Manager & Architect

REFERENCE No. L. M. A. B. S. *P. 159.* OF 193*2.* 24

LAND MANAGER & ARCHITECT'S OFFICE,
 KARACHI, " " 5th 193*2.*

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. Jannadas Vishandas
do Mr. Jinnani

Dear Sir,

~~Gentlemen,~~

With reference to your application dated *21.4.1932*,
 with a plan for the proposed building/additions and alterations on plot
 No. *76*, Survey Sheet No. *N.D.S. 114/12* quarter
 I have the honour to inform you that ~~with the following requirements~~
~~are complied with plans cannot be passed:~~

- (1) *There is a very narrow access to the plot*
- (2) *further construction can't be allowed*
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith ~~for amendment.~~

Yours faithfully,

[Signature]
 B. Sc. A. M., INST. C. E.
 Land Manager & Architect



(1)

25

E. E. Return his complaining the

The plan was rejected
 would
 for ~~provision~~ of proper
 access to the ~~main~~ building Silo.

+

My Akum to see me this morn &
 Larry NP5

22/6.
 L.H.A.

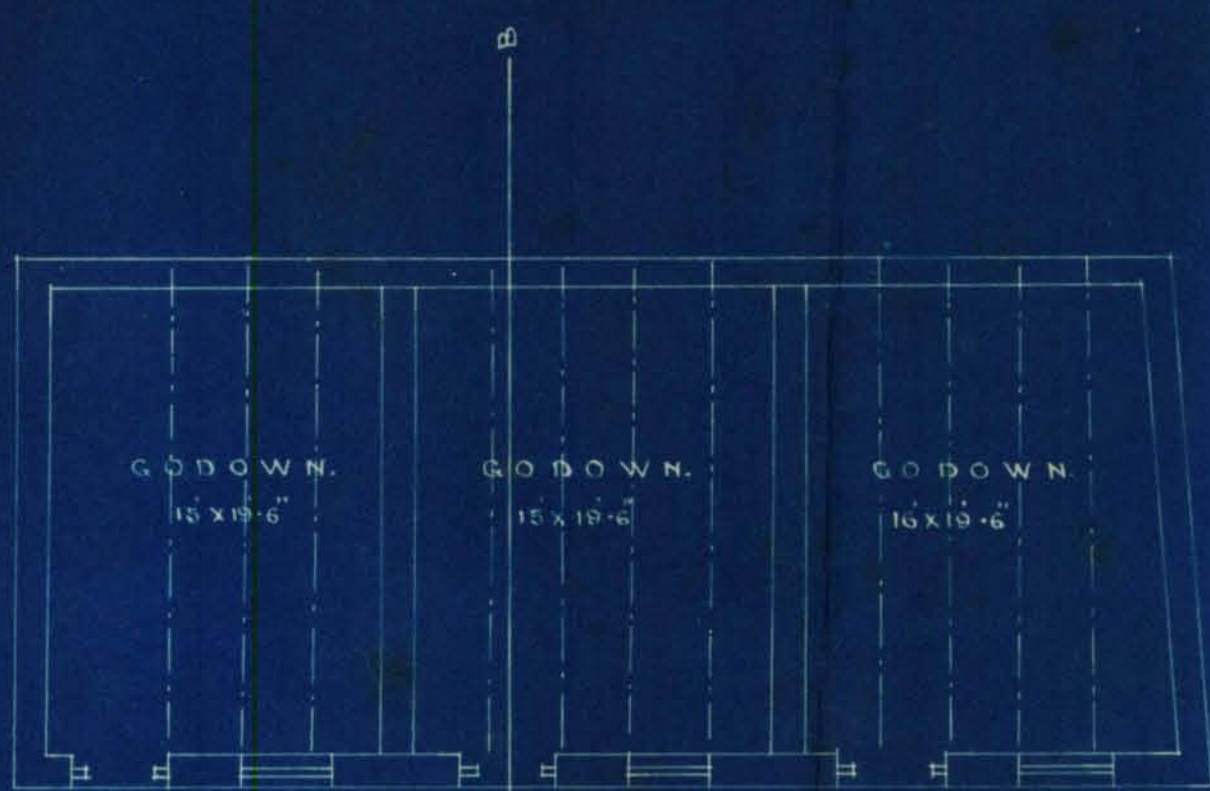
22/6/32

Sharon
 24/6/32

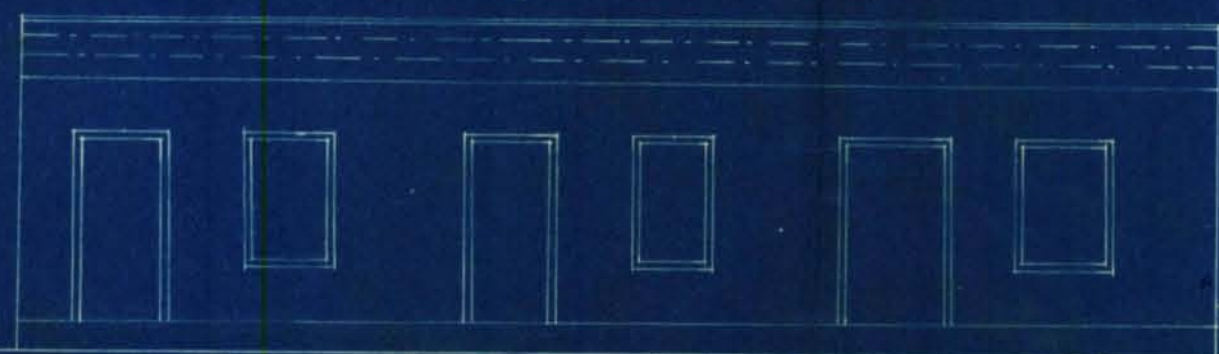
PLAN SHOWING THE PROPOSED GODOWNS ON PLOT

NO. 70, N.P. 5, NAPIER QR.

SCALE 8"=1'



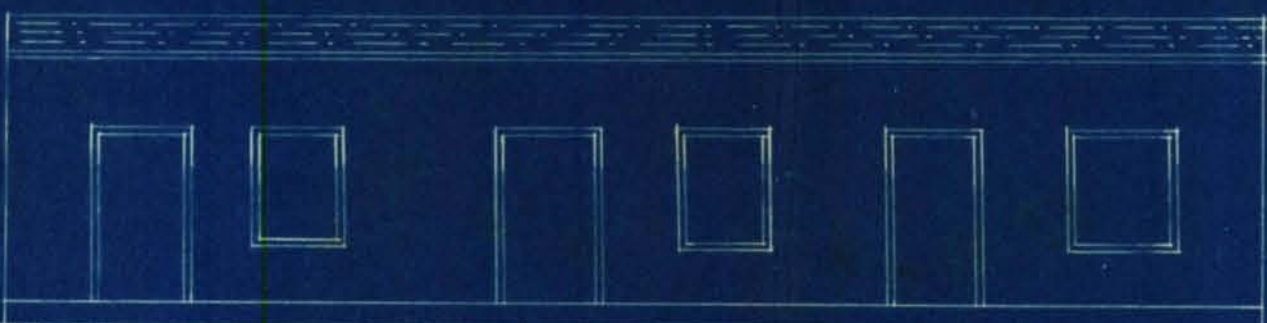
PLAN OF GODOWN A.



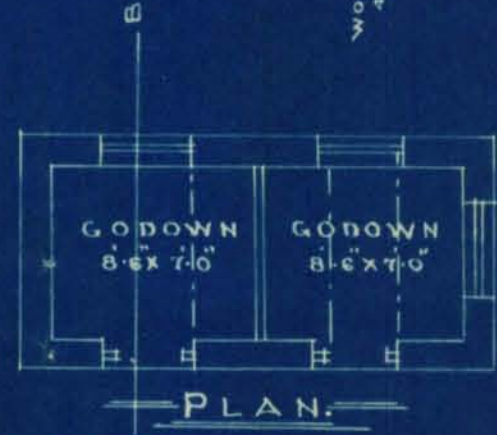
ELEVATION.



PLAN OF GODOWN B.



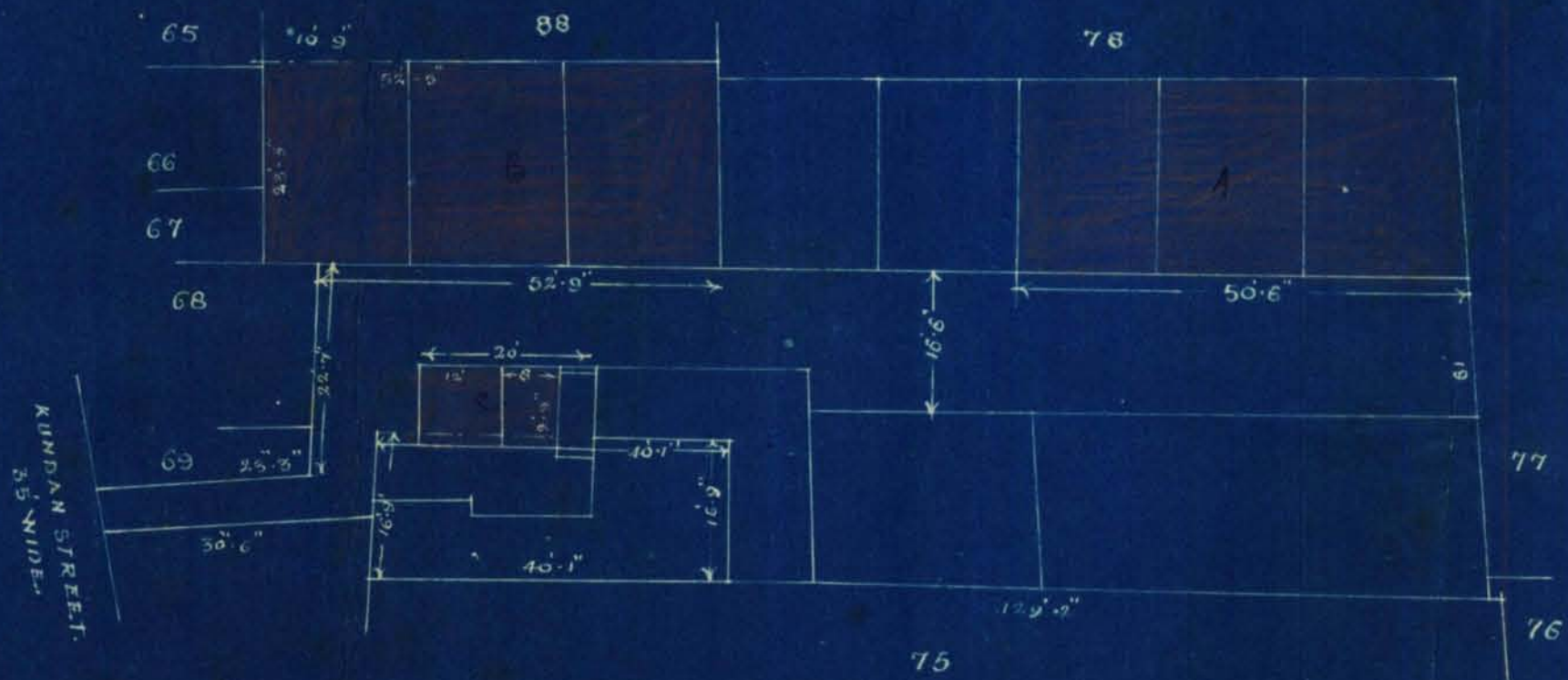
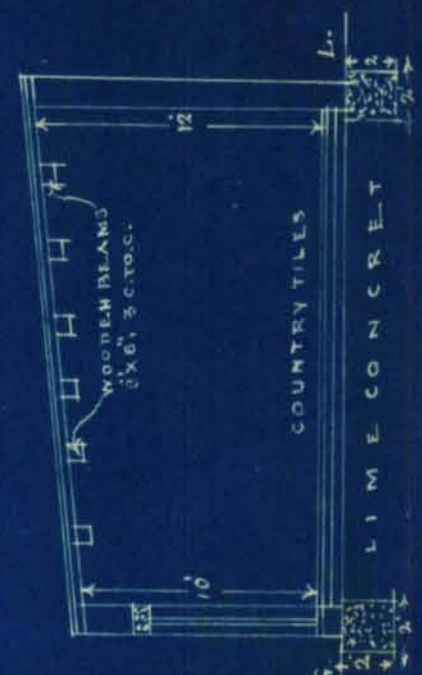
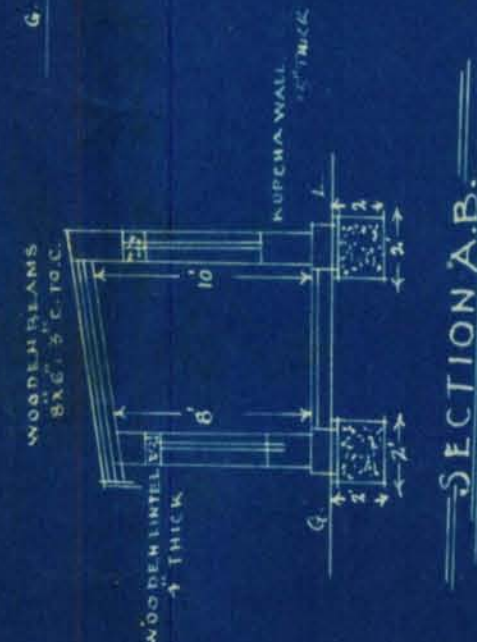
ELEVATION.



PLAN.



ELEVATION.



SITE PLAN.

SCALE 20"=1'

OWNER.

ARCHITECT ENGINEER & SURVEYOR.