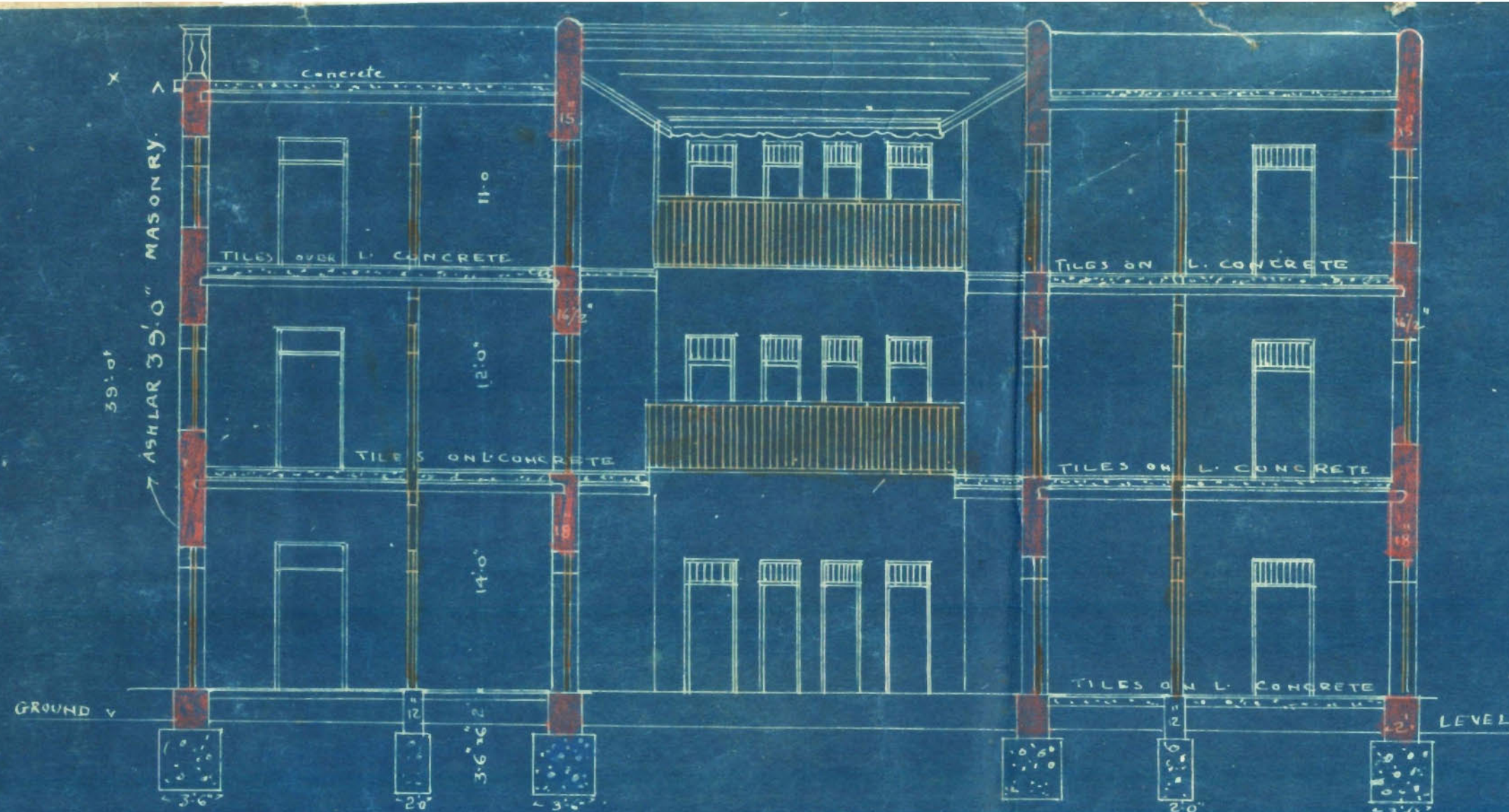




SECTION ON A.B.



EAST ELEVATION

No. 110

ROAD ABOUT 20' WIDE



PLAN OF GROUND FLOOR

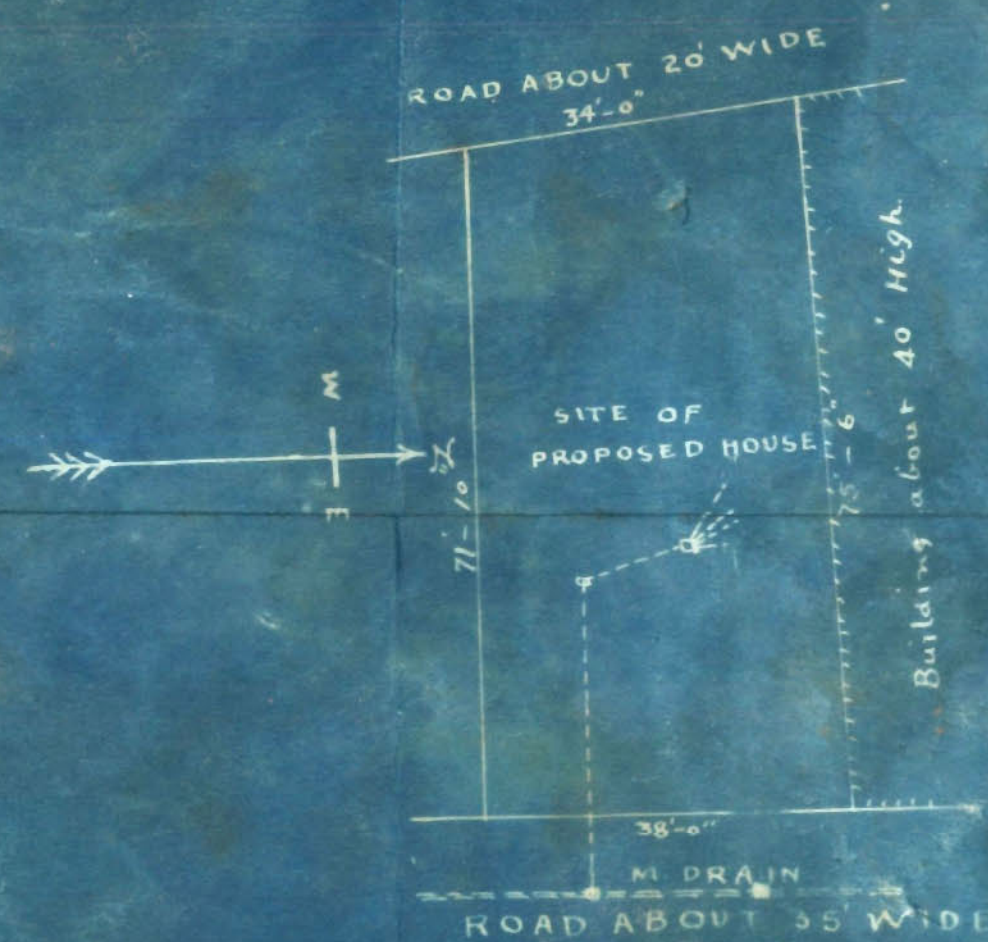


PLAN OF 1ST & 2ND FLOORS

PLAN OF PROPOSED HOUSE
ON PLOT N^o 154 C1
MUCHI MEANI QR.
Scale: - 8" = 1"

APPROVED

SITE PLAN
Scale: 20' = 1"



ARCHITECT
KARACHI



(2)

NO: L. S. 80 of 1922.

Municipal Office.

Karachi 5th January 1922.

M E M O : -

With reference to his application dated 7th November 1921, with a plan for the proposed building on plot Nos. 154 & 156, C-1 Kuchi Beani Quarter, Mr. Haji Adam Yacub is informed, the Managing Committee at their Meeting held on the 31st December 1921, passed the following resolution : -

" The balconies shown on the plan overhang the ~~xxxx~~ open space prescribed to be left in the conditions of Sale and such balconies cannot therefore be permitted. Approval is given to the action taken in disapproving of the plans submitted

A plan complying with the conditions of Sale if submitted, will be considered .

M. G., A. M. I. C. E.

ENGINEER.

KARACHI MUNICIPALITY.

P.L.V.
5.1.22

Sib

(3)



Heritage

KMR.CDD.MmQ.1921-1922.01

4/1/22

Memo.

With ref. to his application dated 7th
Nov 21. with a plan for the proposed building
on plot Nos 154+156 C1 on main Rd, my
Haji Adam Jauch is referred. The
Managing Committee at their meeting
held on the 21st Dec 21. passed the
following resolution

"Copy resolution."

A plan complying with the conditions
of sale, if submitted, will be considered



Engineer.



[5,000—13-12-21.]

KARACHI MUNICIPALITY.

Extract from the Proceedings of the Managing Committee Meeting of the
Karachi Municipality held on the 21st December 1921

SUBJECT—

13. Endorsement, dated 12th November 1921, by the Chief Officer and Chief Engineer, submitting application, dated 7th November 1921, from Mr. Haji Adam Yacub, for permission to build on plot Nos. 154 and 156, C-1, Machi Meani Quarter, as per plans attached, the Chief Officer and Chief Engineer observing that the plans in question do not conform to the conditions under which the plots were sold and requesting for the reasons mentioned that his action in disapproving of the plans be confirmed.

RESOLUTION No.

1259. The balconies shown on the plan ~~overhang~~ the open space prescribed to be left in the conditions of sale and such balconies cannot therefore be permitted. Approval is given to the action taken in ~~disapproving~~ of the plans submitted.

No. 1259 OF 1921.

Karachi, 23rd December 1921.

MEMO:

True extract forwarded to the

with F.C.

Engineer for disposal

Landowner's copy
Circulate for
if of B. H.
Mr. Muhammad
Bakht to please
note
D. 2/1

For Chief Officer,
Karachi Municipality.



NO: L. S. 7271 of 1921.

Municipal Office.

Karachi 12th November 1921.

MEMO: -

With reference to his application dated 7th Instant, with a plan for the proposed building on plot Nos. 154 & 156, C-1 Muchi Meani Quarter Mr. Haji Adam Yacub is informed, the area open to sky is much less than required under the conditions of Sale, which can not be permitted.

The plan is returned herewith disapproved.

The case is being reported to the Managing Committee

L. D. Durrani Secy

AG: CHIEF OFFICER & CHIEF ENGINEER.

KARACHI MUNICIPALITY.

NO: L. S. 7272 of 1921.

Municipal Office.

Karachi 12th November 1921.

Copy submitted to the Managing Committee with the reference attached. Mr. Haji Adam Yucub has requested that his plans for a tenement house on his plots in Muchi Meani Quarter which were sold under the Land Sale Rules should be considered by the Managing Committee. Undersigned has refused to pass the plans but the owner has appealed against the decision.

A copy of the Land Sale Rules is attached herewith & it will be seen that one of the conditions of Sale is that "Masonry Buildings of approved design to be erected ^{not} less than 1/3rd of the area shall be left as open spaces free from any erection whatever. Only residential buildings to be erected, no godowns to be allowed".

The plans attached however show an area left open to the sky & clear of all obstruction equal to considerably less than 1/3rd of the total area, the owner having included an open space, the area of the galleries. The owner refers in his letter

(8)



Heritage

KMR.CDD.MmQ.1921-1922.01

" 2 "

to such concessions having already been granted to several persons . There is only one similar case on record of such a concession being allowed . This was in Ramswami Quarter on 9th November 1921, when Mr. Govind Nathoo appealed to the Managing Committee against the decision of Mr. Markwick disapproving his plans & the Managing Committee did not on that occasion support the Engineer . Undersigned however requests that the Managing Committee will now confirm the action taken in this case . An important question of principle is at stake, for if the contention is admitted that galleries are open space it would be possible in future for owners to leave only half as much, or even less open space, than is laid down in the Land Sale Rules.

D. D. D. D.

AG: CHIEF OFFICER & CHIEF ENGINEER.

KARACHI MUNICIPALITY.

P.L.V.
12.11.21

*Copy of Conditions of Sale of plot
no 154 & 156 C-1 Karachi Municipality
to be made with all records*

(7)

Submitted with report.
there is no such Pl.
This is a new plan.

The general condition is, that
building plan of approved
design for residential purposes
must be erected on $\frac{2}{3}$ ~~the~~
The area of the plot & leave
leaving $\frac{1}{3}$ of the area
open to Sky line & not to be
by any structure.

Copy of The Conditions of
Sale may be obtained
from the Land Clerk.

8/11/21. Bravani
B.S.

Re.

See L.C. personally. and
bring L.S. Rules.

H.

Sir,

8/11

Copy of Conditions of Sale of plots
nos 154 & 156 C-1 much in main 92
is herewith attached.

Yours obediently,
10/11/21 Jaisankar

B.S.



2095

(8)

Karachi, 7th November 1921.

To, The Chief Officer & Chief Engineer
Karachi Municipality.

Sir,

With reference to ^{my} ~~your~~ personal interview I beg to submit herewith ~~with~~ two plans of the proposed houses to be built on plots No. 154 & 156 ~~sheet C-1~~.
Machi Miani Quarter and request that you will be good enough to see your way to approve the same; and and if you think that it is beyond your jurisdiction to approve ^{the same} please bring the matter before the Managing Committee ^{for} their decision. I may mention that the plots were purchased on very high prices and if the concession is not granted then the plots will be of no use. I may mention here that such ~~xx~~ concessions have already been granted to several persons and why we should be debarred from getting the same.

I therefore request you to see your way to submit the application with your remarks so that we should not be put into excess of trouble as the time allotted to me is ^{left only} 6 months and within that time the building is to be built.

I therefore request you to see your way to discuss this matter immediately without loss of time.

Your most obedient

Servant,

ie. Haji Adam Jakub

Receipt given 2/11/21
L.S.
Attached 2/c & also
copy of Land Sale Rules



(9)

9-1

Plots numbered 1 5 4 & 156 Survey Sheet C-1

~~Muehi Meani~~ Quarter.

CONDITIONS OF SALE OF LAND.

The leasehold right of the plot marked out will now be sold by public auction.

The sale of the leasehold right is subject to the conditions prescribed in the rules for the management and disposal of waste lands sanctioned by the Government of Bombay in their resolution No. 5023 dated 4th June 1910, and amended in accordance with Government order No. 928 dated 19th March 1920.

The building or buildings to be erected shall be of the style, class and nature herein specified:—

Masonry Buildings of approved design to be erected and not less than 1/3rd of the area shall be left as open spaces free from any erection whatever . Only residential buildings to be erected , no godown to be allowed .

The leasehold right will be put up at the minimum price of Rs. 1-0-0 per square yard and will be knocked down to the highest bidder, but the sale will be subject to the approval of the Managing Committee and the sanction of the Commissioner-in-Sind.

The purchaser shall deposit 25 per cent of the purchase money immediately after the auction.

Failing immediate payment of the deposit of 25 per cent the leasehold right of the land will be put up to auction again at once, at the risk and cost of the original purchaser.

The balance of the purchase money shall be paid within three months from the date of auction provided the sale has meanwhile been approved by the Managing Committee and by the Commissioner-in-Sind. With the balance of

9-2
10

the purchase money the purchaser shall pay in advance the rent for the unexpired portion of the current official year, and for the entire following year, and an amount sufficient to cover the expenses of making out the lease, stamp duty, registration and survey fees specified in rule 14, sub-sections (4) and (5).

If the purchaser fails to pay the balance of the purchase money and other sums specified above within the prescribed period the deposit of 25 per cent shall be forfeited.

If the sale is not approved by the Managing Committee or is not sanctioned by the Commissioner-in-Sind, all sums paid by the purchaser shall be refunded to him.

When the sale has been duly approved and sanctioned and payment specified above made, the purchaser shall be entitled to a lease for 30 years commencing from the date of the sanction of the Commissioner-in-Sind.

The building to be erected on the plot shall be completed within 18 months from the date of the commencement of the lease but the lessee shall be entitled to an extension of this period by six months on payment in advance of a fee equal to one year's rent in addition to the rent due under the lease.

If in any case the Managing Committee considers that there are exceptional circumstances justifying a further extension, the Committee may, by a resolution specifying the said exceptional circumstances, grant such further extension, not exceeding one year, of the period within which the building is to be completed as may be necessary, subject to a further payment in advance of a fee equal to two years rent in addition to the rent due under the lease; but the total period allowed for the completion of a building shall in no case exceed three years from the commencement of the lease.

If the building is not completed in accordance with the plan as finally approved under rule 7 within the period of 18 months or of any extension granted under this rule the lease shall be deemed to be cancelled and the Municipality shall be entitled to resume the land.

When the Commissioner-in-Sind has notified that he is satisfied that the Quarter or the specified part of the Quarter wherein this land is situate has been or is in the process of being laid out with due attention to sanitary requirements and avoidance of over-building or overcrowding the lessee shall be entitled to an extension of lease as follows:—

- (1) If the sum expended on the building erected exceed Rs. 4000, but does not exceed Rs. 8000 to a lease for 51 years commencing from the date of the payment of the balance of the purchase money.
- (2) If the sum expended on the building exceed Rs. 8000 to a lease for 99 years commencing from the same day.

Such actual expenditure shall be incurred within the time allowed for completion of the building under rule 4-A.

A plan of each and every building proposed to be erected shall be submitted by the lessee for the approval of the Managing Committee. Such plan may be altered from time to time with the approval of the Managing Committee. Every building shall be in accordance with the plan as finally approved, otherwise the lessee shall pay a fine as prescribed in rule 9 and if the breach continues more than 12 months the land will be resumed.

The lessee shall be entitled to a renewal of the lease from time to time for such further term and upon such revised terms as the Commissioner-in-Sind may determine on condition of his paying such premium and such revised rent at the renewal as may be fixed by the Commissioner-in-Sind according to a general valuation of the land in the Quarter wherein the land is situate.

If the land adjoining this plot or plots be the property or in the occupation of Government or the Municipality the lessee shall not open any window or door overlooking, or trespass on or in any way interfere with, such land except with the written permission of the Collector of Karachi or the Chief Officer of the Municipality as the case may be.

A lease shall be granted to the lessee in the form prescribed in the rules.

Expenses incurred in connection with the stamping and registration of the original or substituted lease shall be borne by the lessee.

This plot shall not be subsequently sub-divided or amalgamated without the concurrence of the Managing Committee.

The site will be subject to Municipal taxation.

MEASHAM LEA, M. INST., C. E.,
Chief Officer & Chief Engineer,
Karachi Municipality.

These conditions of sale have been read out to $\frac{me}{us}$ $\frac{I}{we}$ have understood them fully and agree to them.

Plot No.

Quarter.

Purchaser's Signature,

Chief Officer & Chief Engineer,
Karachi Municipality.

