



Heritage

KMR.CDD.OIQ.1932.04

9

15/11/69

pt 9 O.T. 6



P

348

10

P 187

149

• T. 6.



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 18/4/1932.

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~~ 149 Survey sheet ~~Old/new~~ D.T.6 situated in _____ street Old Tan Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

It is intended for the purpose of Residence

†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 Mr B.V. Bhade.

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

Address of the owner

See on the reverse.

*This line to be struck of 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.



Nature of soil in foundation _____

Nature of masonry in foundation Rubble stone masonry.

do Plinth Concrete Rubble

do Superstructure " "

Kind of woodwork in trusses, post, etc., Pusan timber - preserved.

Kind of Roof R.C. Concrete

Kind of Floor Concrete

Method of Drawing Sullage Water _____

—:0:—

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

Karachi, dated 18th 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. Hutchinson Mr.

for the building at Old town etc.

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,

B. V. Bhuiya

Licensed Surveyor.



NOTES SECTION.

Building Department.

Case No. P/A 187 of 1932.

Applicant's Name Holchand .uArchitect's Name B. P. BhandPlot No 149 Sheet No. O. T. 6, 6 W Town Quarter

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

20/3 Insp Ismail
to show to the
21/4.

Date of despatch 21 4 1932

Pararam
for Chief Officer,

MUNICIPAL HEALTH OFFICER'S REPORT

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

Date of receipt

No objection

Date of disposal

Date 22-4-1932.

Health Officer.



BUILDING SURVEYOR'S REPORT.

Plot No. 141 Sheet No. 0. T. 6 Quarter old Trm.

Name of owners as per Land Register Benjamin T. Dwyer

Danadharas Satram Jr

Applicant Hatchard M.

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) _____ area built. _____

Whether there is any unauthorised works existing on the plot _____

Remarks _____

- 1) Applicant must prove ownership of the plot.
- 2) R.C. columns to be made 21" x 21" on the gr. and 18" x 18" etc on the upper floors.
- 3) Portions of masonry wall to be added proposed 21" instead of 18" on the gr. floor.
- 4) 14" x 8" R.C. beam has no support on the southern side. This must be provided.
- 5) The space in front of W.C. & bath cannot be allowed to be made into a room. It must be left clear.
- 6) Walls of W.C. and bathroom must be specified and may should not be less than 6" cement.

Requirements complied with

S 23/7

Date 2/5/7

Building Surveyor.

LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? yes
- (2) Is the Alignment Correctly Shown? yes.
- (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

1) Site plan is incomplete, ^{and wrong} all detail of ^{to be} ~~own~~ ^{granted} and that ^{to} be acquired must be given. The exchange must be settled before plans can be approved.

2) Widths of surrounding streets and heights of adjoining buildings must be given. Also names of streets must be written down.

Requirements complied with

Date 2/5/ 1932

S 23/1

Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

- ① The owner should deposit 450 Rs. ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿ ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿
- must be provided for Verandah ^{cut off} the ^{Sanitary} block for the Verandah, ⑥ Wall between Verandah & room to be made up 7'-6" & door to be kept with side window. ⑦ base of W.C. to be kept 7'-6" & W₁ & W₂ window to carry up to 9' height. ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿

5/5/32

Date of disposal

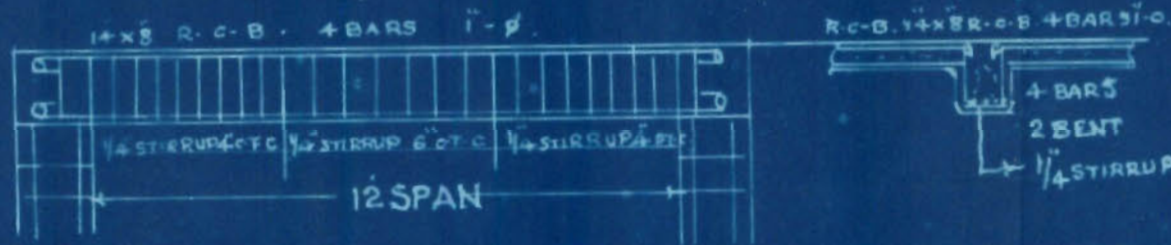
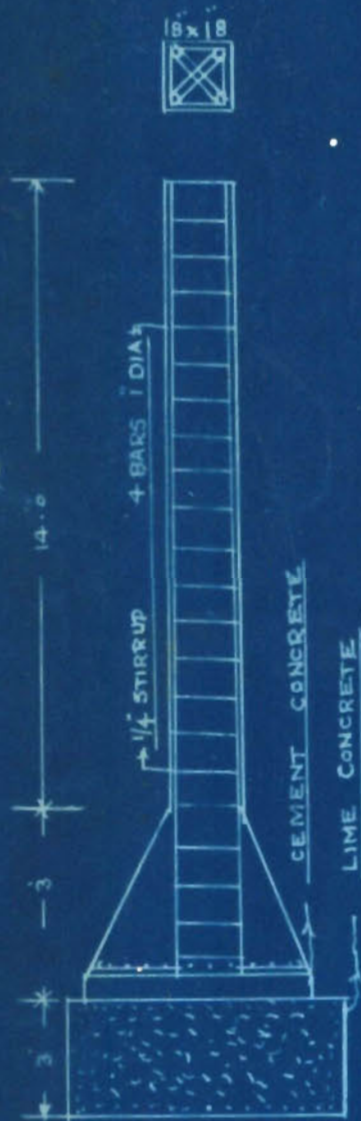
Land Manager and Architect.

PLAN OF PROPOSED BUILDING ON PLOT

NO. 149. SHEET NO. 0-T-6.

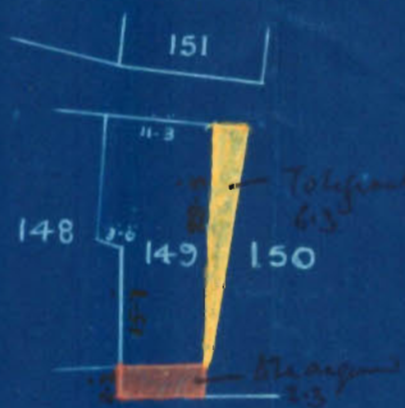
OLD TOWN QR.

SCALE 8 & 4-1.



SITE PLAN

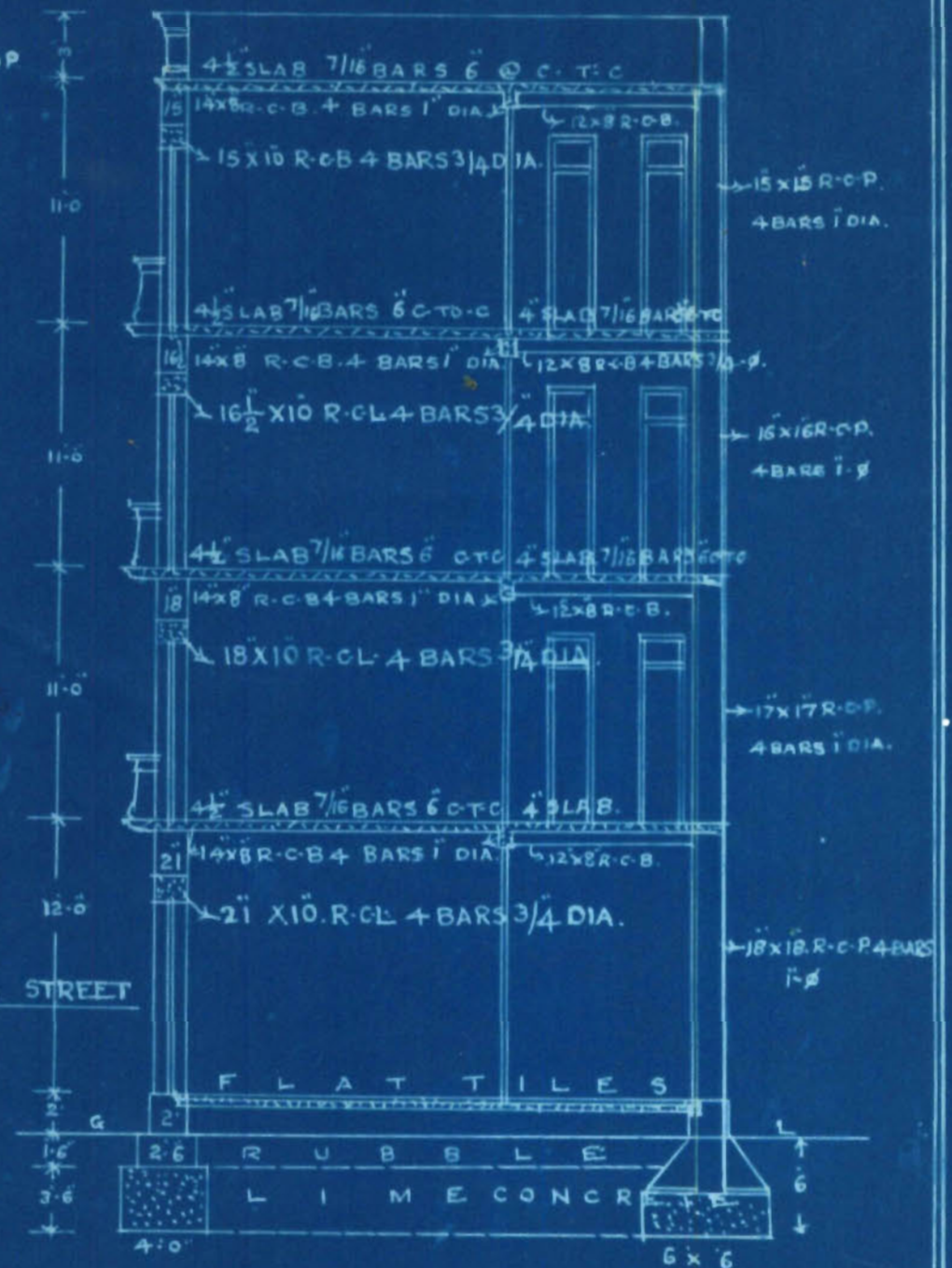
SCALE 20-1



VISHRAMDAS SUKHRAMDAS STREET

NOTE :-

EXTRA BARS BELOW C-PARTTIO.



SECTION ON A.B.

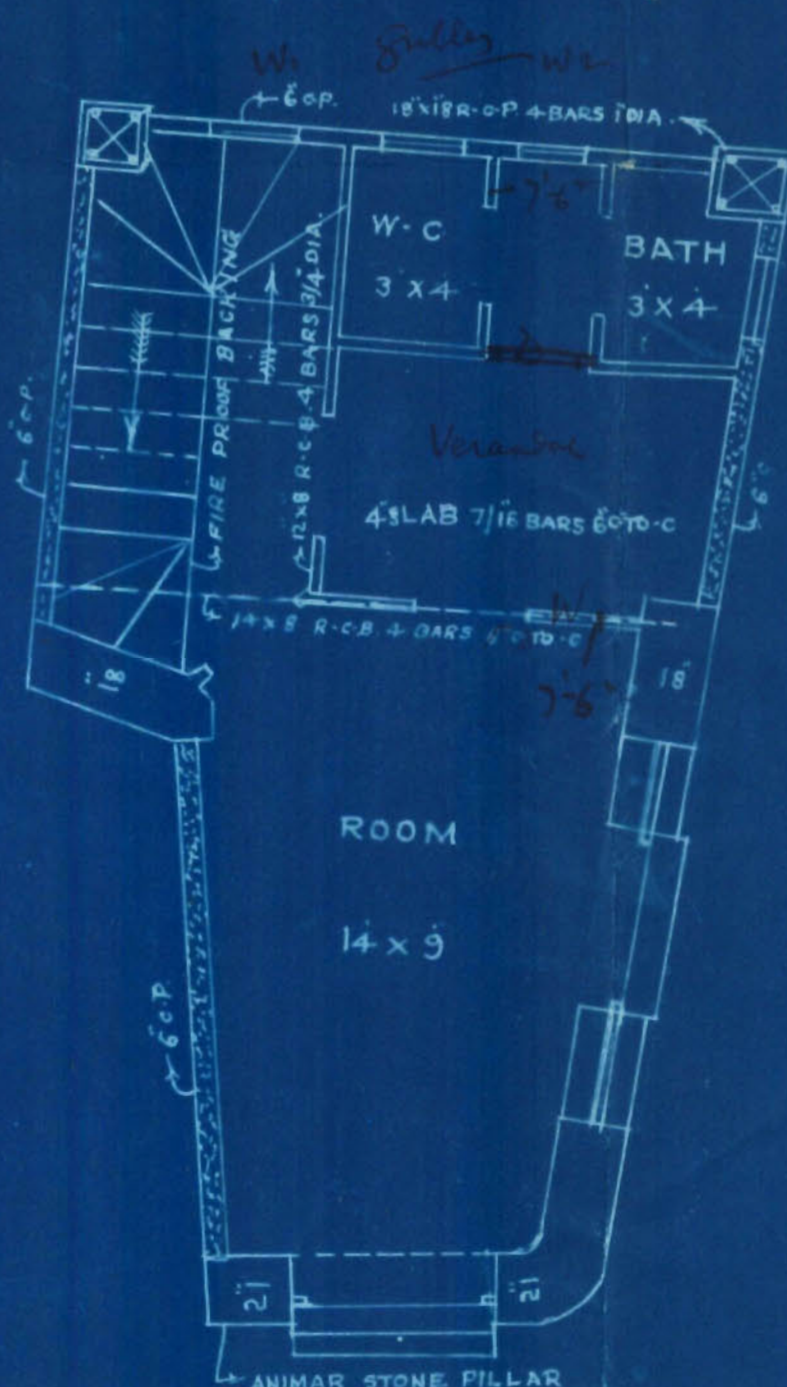
SCALE 8-1 INCH.



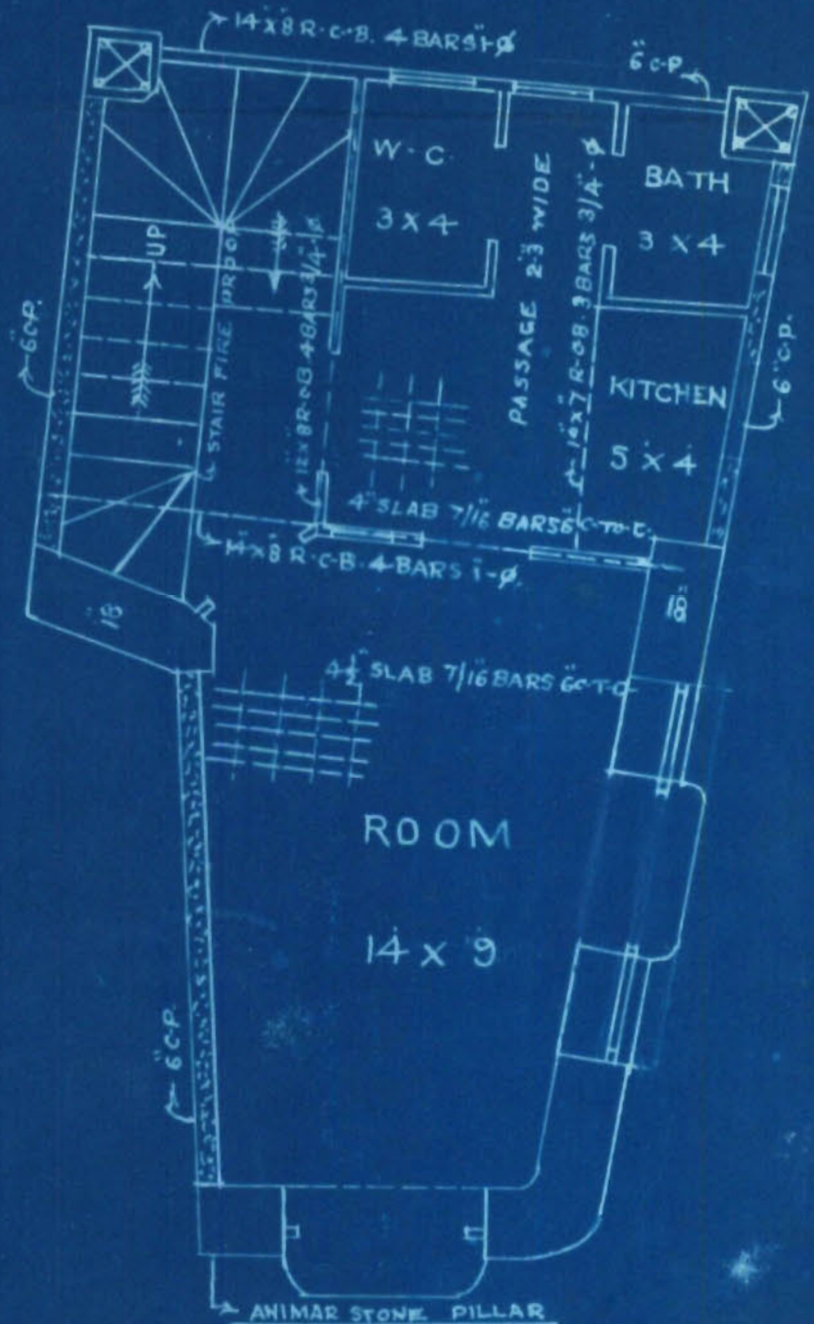
SCALE 6-1

ELEVATION

B-E (CIVIL)



GROUND PLAN



1ST 2ND & 3RD FLOOR.

SCALE 4-1

ARCHITECT

OWNER :- Katchandhy

GOKALDAS & BHINDE
BUNDER ROAD
KARACHI.

6



KMR.CDD.OIQ.1932.04

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. L. M. A. B. S. P. 187 OF 1932.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 7-5-1932.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

TO,

Mr. Hopeland Mr.

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. 149, Survey Sheet No. 676, Old Town quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- R 450/- deposited
said hundred fifty only
note R. No. 5137 of 2/6/32
2/6/32 One*
- (1) The owner should deposit R 450/-.
 - (2) Applicant must prove ownership of the Plot.
 - (3) 1/4" x 1/8" R.C.C. beam has no support on the Southern side. This must be provided.
 - (4) Walls of all rooms must be specified as they should not be less than 6" Cement.
 - (5) Door must be provided from verandah to top of the Sanitary block from the verandah.
 - (6) Wall between verandah & room to be made only 7'-6" as door is kept in the same window.
 - (7) Bath & W.C. to be kept 7'-6" the 1st & 2nd windows to be carried up to 9' height.
 - (8) Widths of surrounding streets & height of adjoining buildings must be given, also names of streets must be written down.
 - (9) In written down.

The plans are returned herewith for amendment.

Yours faithfully,

S 7/5-

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

B. S. I

600-6-31.
1000-11-31.



Gokaldas & Bhinde, 7

Architects & Surveyors.

Gokaldas K. Patel,

Bhimji V. Bhinde,

B. E. (CIVIL)

SWAMINARAYAN BUILDING,

BUNDER ROAD.

KARACHI, 30/5/1932,

To

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

Re. Plot No 149 O.T.G, Old town etc.

With ref to your letter No L.M.A. P.S.P. 187 of 1932 dated 7/5/32 we are sending herewith plans duly corrected as required by you. As regards the deposit of Rs 450/- we have asked our client to remit the same. We shall also show the title deed to your surveyor. On receiving the amount we hope you will approve the plans.

Yours faithfully,
B.V. Bhinde.

Pfs,
me
1/6



Signature

- 1) Section line must be shown
- 2) Section must be corrected according to street (Vishwam)
- 3) Lot 4 (A-1) is in official Survey for purpose 47' height

2/6



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. L. M. A. B. S. P. 187 OF 193 .

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 8. 6. 1932.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

*Mr. H. H. H. H.**dom Bhinde*

Dear Sir,

~~Gentlemen,~~

With reference to your application dated 30. 5. 1932, with a plan for the proposed building/additions and alterations on plot No. 1116, Survey Sheet No. 675, 1st quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) *Section line must be shown*
- (2) *Section must be corrected accordingly*
- (3) *Width of street (Vasundha Subhramanya St.) is insufficient for proposed 47' height*
- (4)
- (5)
- (6) *Taken correct blue print for submitting 2 copies*
- (7) *AM 2/1/32*
- (8)
- (9)

The plans are returned herewith for amendment.

Yours faithfully,

B. SC. A. M., INST. C. E.

Land Manager & Architect.

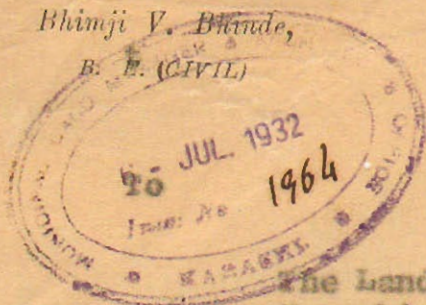
Gokaldas & Bhinde,

Architects & Surveyors.

Gokaldas K. Patel.

Bhimji V. Bhinde,

B. E. (CIVIL)



The Land Manager & Architect,
Karachi Municipality,
Karachi.

SWAMINARAYAN BUILDING,

BUNDER ROAD,

KARACHI,

6/7/

1932

DS
me
7/7.

Dear sir,

No. Plot no, 149 - s.s. O.T. 6, *old*

With reference to your letter no. ---

L.M.A./S.S.P. 187 of 193, dated 8-6-32

we have corrected the plans as required by
you. ~~Three~~ copies of plans, one on cloth,
daily corrected, are sent herewith for
favour of your approval at an early date.

Thanking you in anticipation,

Yours truly,

B. V. Bhinde
117.

Submitted
all remaining
and the height reduced
according to rules of 23/7

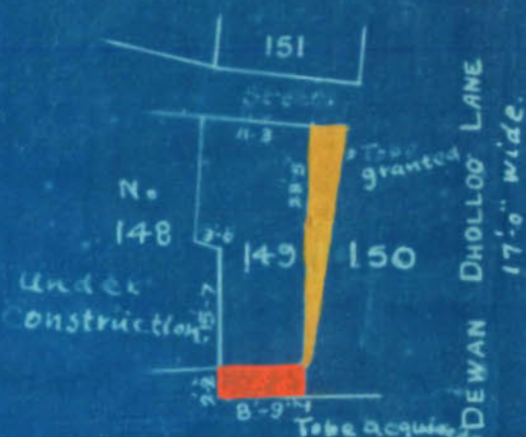
Gokaldas & Bhinde,
Architects.

DS
to the above
exchange of land
25/7/32

SCALE 8 & 4 = 1.



SCALE 20:1



NOTE :-

APPROVED. VISHRAM DAS SUKHRAMDAS STREET
22-3 WIDE

EXTRINSIC MUSCLES BELOW C-PARTITION

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

NOTE:- WALLS OF BATH ROOM & W.C. TO BE

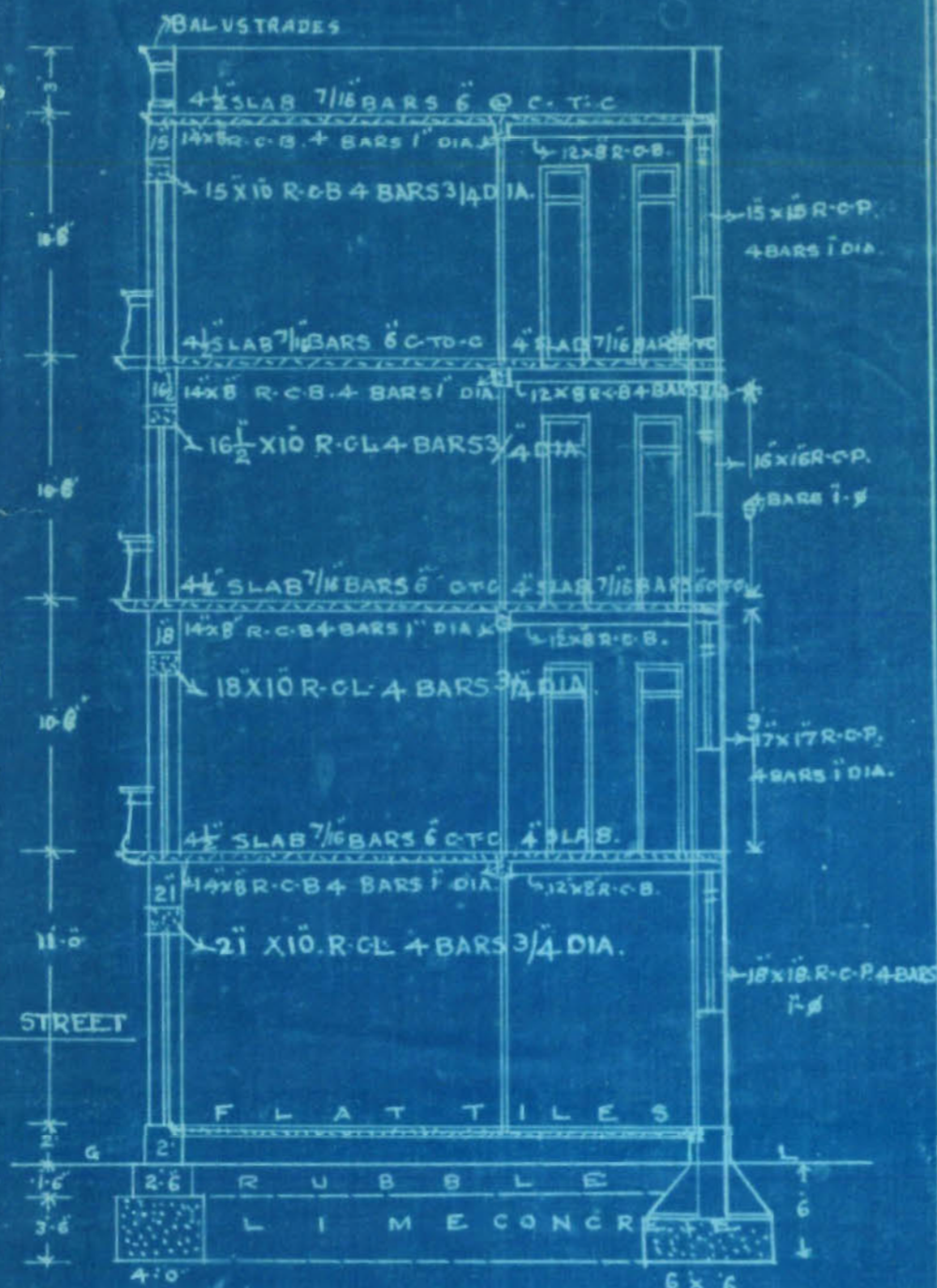
ONLY 7-6" HIGH

Hand-drawn floor plan of a building, likely a residence or institutional structure, showing the following details:

- Rooms and Dimensions:**
 - W-C (Water Closet):** 3 x 4, 7' 6" HIGH.
 - BATH:** 3 x 4.
 - VERANDA:** 4' SLAB 7/16 BARS 6" TO C.
 - ROOM:** 14 x 9.
- Structural and Construction Notes:**
 - WIRE PRONG BRACING:** Indicated along the left side of the plan.
 - ANIMAL STONE PILLAR:** Located at the bottom center of the plan.
 - Windows:** Labeled "WINDOWS HIGH" at the top and right edges.
 - Dimensions:** Various measurements are noted, including "6' 6" P." (likely perimeter or path) and "18' 6" P." along the right side.
 - Bar Specifications:** "4 BARS 2" C-P 4 BARS 1/4 DIA." and "4 BARS 7/16 BARS 6" TO C" are noted for structural reinforcement.
- Other Features:**
 - A staircase is shown on the left side of the plan.
 - Dimensions "21" and "12" are noted at the bottom corners.

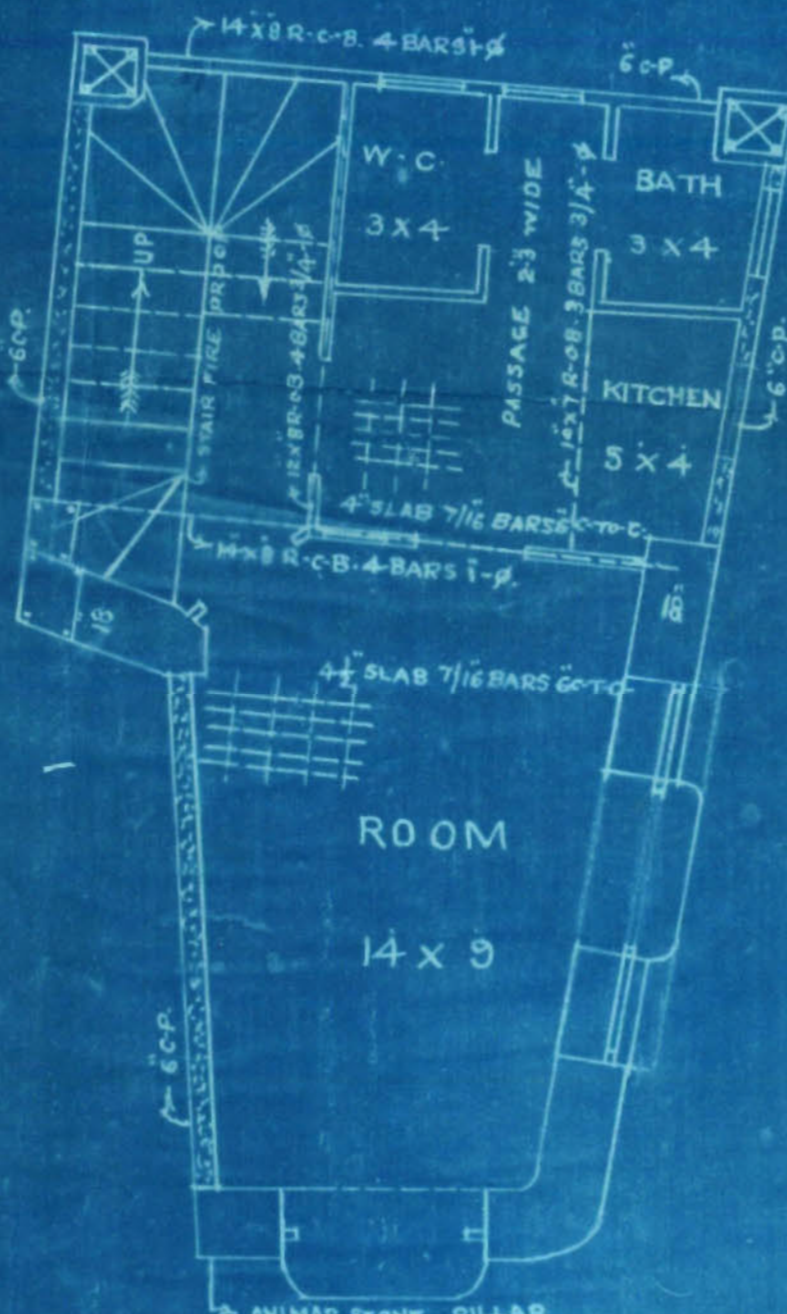
SCALE 4-1
GROUND PLAN

OWNER :-



SECTION ON A.B.

SCALE 8'-1 INCH.



1ST 2ND & 3RD FLOOR

SCALE 4'-1"

GOKALDAS & BHINDE
BUNDER ROAD.
KARACHI.

ELEVATION

B.E. (CIVIL)

Architect



Ref. No. B.S.P. 187/32

Karachi, 29th July 1932.

Land Clerk.

Re:- Plot No. 149, O.T.6, Old Town cr.

Land Manager & Architect wants that
memo to the Managing Committee regarding the
exchange of land for the above plot be sent.

S. 2/6
Building Surveyor.

Karachi Municipality.

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. 187 OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 4/8/32

To,

Mr. Hotch and Co.

Dear Sir,

With reference to your application dated ...6.....7.....1932 with a plan for the proposed building/additions and alterations on plot No. 149....., Survey Sheet No. 6 T. 6 G. D. Town.....Quarter I have to request you to comply with the following requirements:—

- (1) *Until the question of change is decided*
- (2) *Plans cannot be considered*
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)
- (11)
- (12)

*Red
Amz*

The plans are returned herewith rejected.

Yours faithfully,



Heritage

KMR.CDD.OIQ.1932.04

Gokaldas & Bhinde,

Architects & Surveyors.

Gokaldas K. Patel.

Bhimji V. Bhinde,

B. E. (CIVIL)

SWAMINARAYAN BUILDING,

BUNDER ROAD.

KARACHI, 4/9 1932.

To

The Land Manager Architect,
Karachi Municipality,
Karachi.

B.S.P.
5/8

Dear Sir,

Re. Plot No 149 O.T. 6, Old Town etc.

With reference to your letter No B.S.P. 187 of 1932
dated 4/8/32, we have to state that our client has
already paid Rs 450/- for the exchange as suggested by
you and agrees to the decision of the managing Committee.
We, therefore, request you to kindly pass the plans,
without delay.

Yours faithfully

B.V. Bhinde



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Heritage

KMR.CDD.OIQ.1932.04

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., Engineering (London).

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

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

Land Manager & Architect

REFERENCE No. B. S. P. 187 OF 193 2

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 2.9.32

To,

Mr. Hobechand D.
Ch. m. Bhinde

Dear Sir,

With reference to your application dated 4.8.1932 with a plan for the proposed building/additions and alterations on plot No. 149, Survey Sheet No. 676, Quarter I have to request you to comply with the following requirements:—

- (1) *Until the sanction of the Corporation & the C. in S. is obtained for the*
- (2) *exchange of land, plans cannot be*
- (3) *passed.*
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)
- (11)
- (12)

The plans are returned herewith rejected.

Yours faithfully,

E

2/9/32

B. Sc. A. M. INST. C. E.

Land Manager & Architect

B. S. 2

200-6-32

600-7-32

Red Amz
2/9/32

Gokaldas & Bhinde,

Architects & Surveyors.

Gokaldas K. Patel.

Bhimji V. Bhinde,

B. E. (CIVIL)



Heritage

KMR.CDD.OIQ.1932.04

SWAMINARAYAN BUILDING,

BUNDER ROAD.

KARACHI, ~~3rd September 1932~~ 1933

10

The Land Manager " Architect,
Karachi Municipality,
Karachi.

Dear sir,

re. Plot no. 149, P.T. 6, Old Town Qtr.

With reference to your letter no. B.S.P. 137 of 1932 dated 2/9/32, we wonder why the Deposit of Rs. 450/- was taken. This is simply annoying, and we are instructed by our client to ask you to refund the Deposit with interest at 9% per annum on the sum deposited, within three days from the receipt hereof, failing which our client shall take such steps as advised, at your risk and cost.

yours faithfully,

B. V. Bhinde

Gokaldas & Bhinde,

Architects.



Plz attend Subject to Corporation & common in
Sd/- Jamil S
12/9

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. L.M.A.B.S. P.18/32 OF 193

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 15/5/1932

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

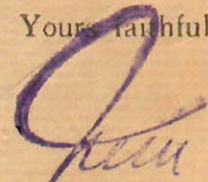
Dear Sir,

With reference to your application with plan for Building on plot No. 149 Sheet No. C.T. 6, Old Town quarter submitted by you on 3.9.1932 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. Plan passed Subject to the cooperation & Commission in Sindh Sanction to the exchange of lands.

A Copy of approved plan is attached herewith.

Yours faithfully,


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	3 1/2
(2) For the next 12 weeks, " "	...	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.

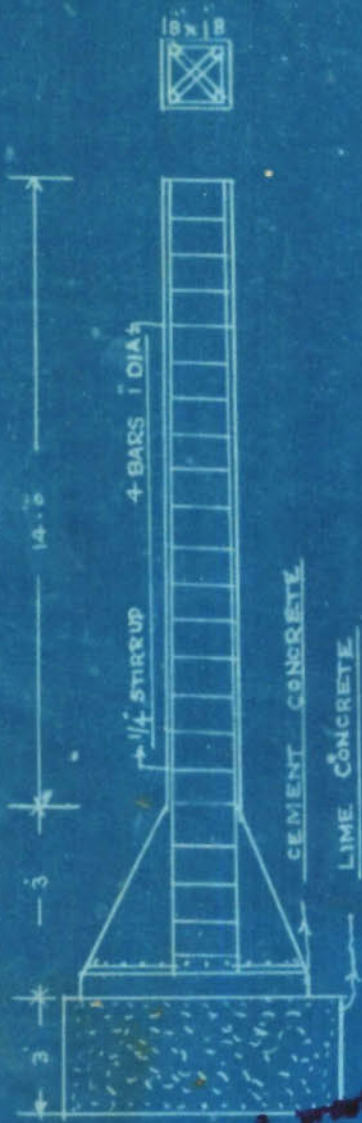
NOTICE. 7 :—In case of set back or set forward, the first course of Plinths must be laid after the line is checked by the Land Surveyor.

PLAN OF PROPOSED BUILDING ON PLOT

NO. 149. SHEET NO. 0-T-6.

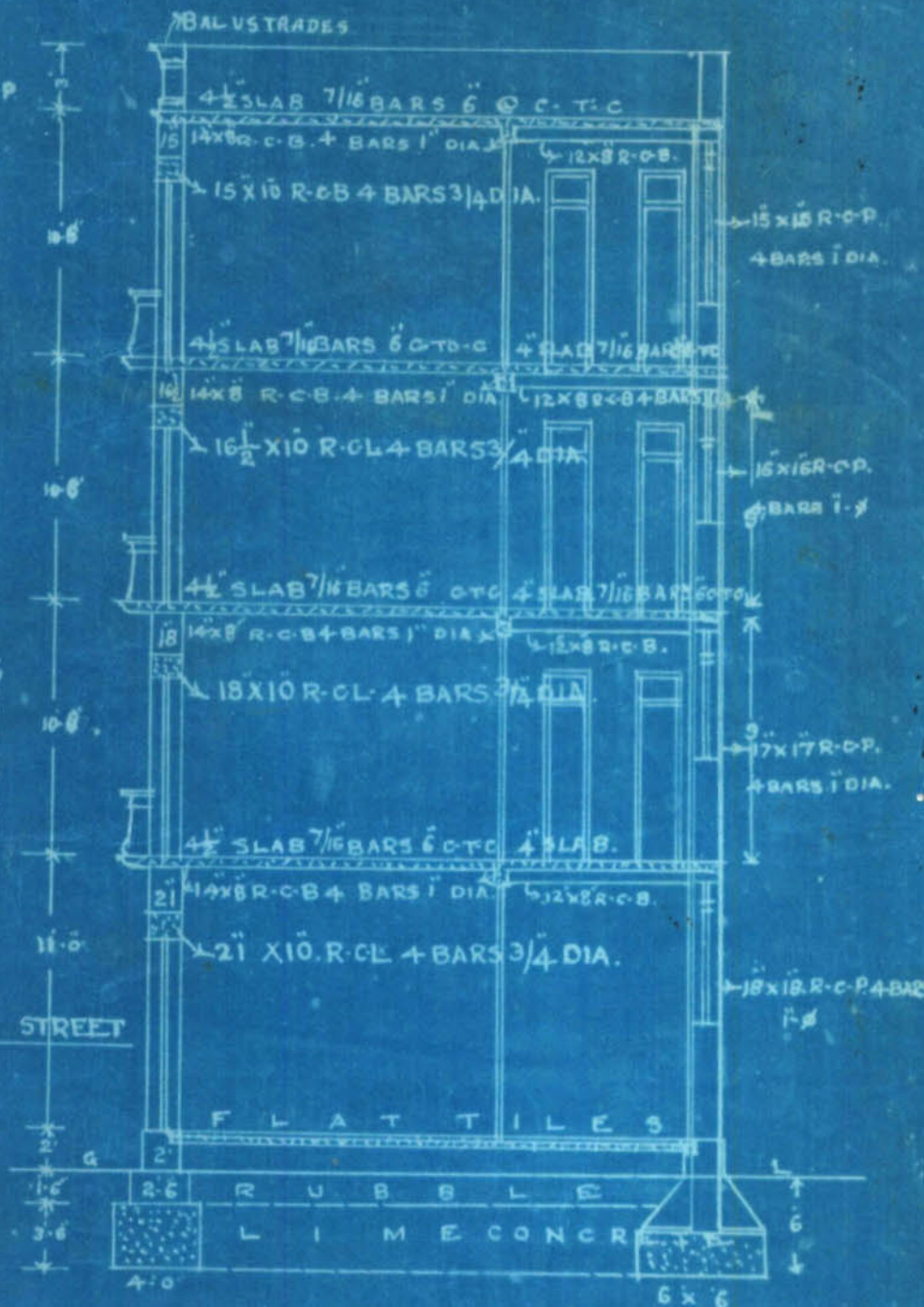
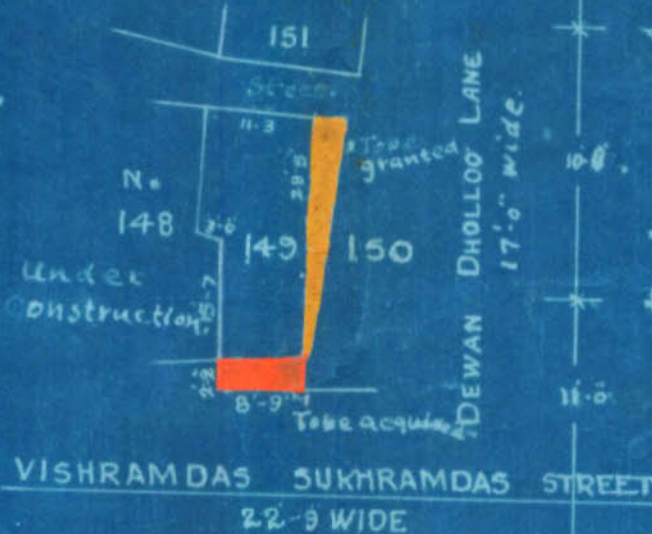
OLD TOWN QR.

SCALE 8 & 4-1.



SITE PLAN

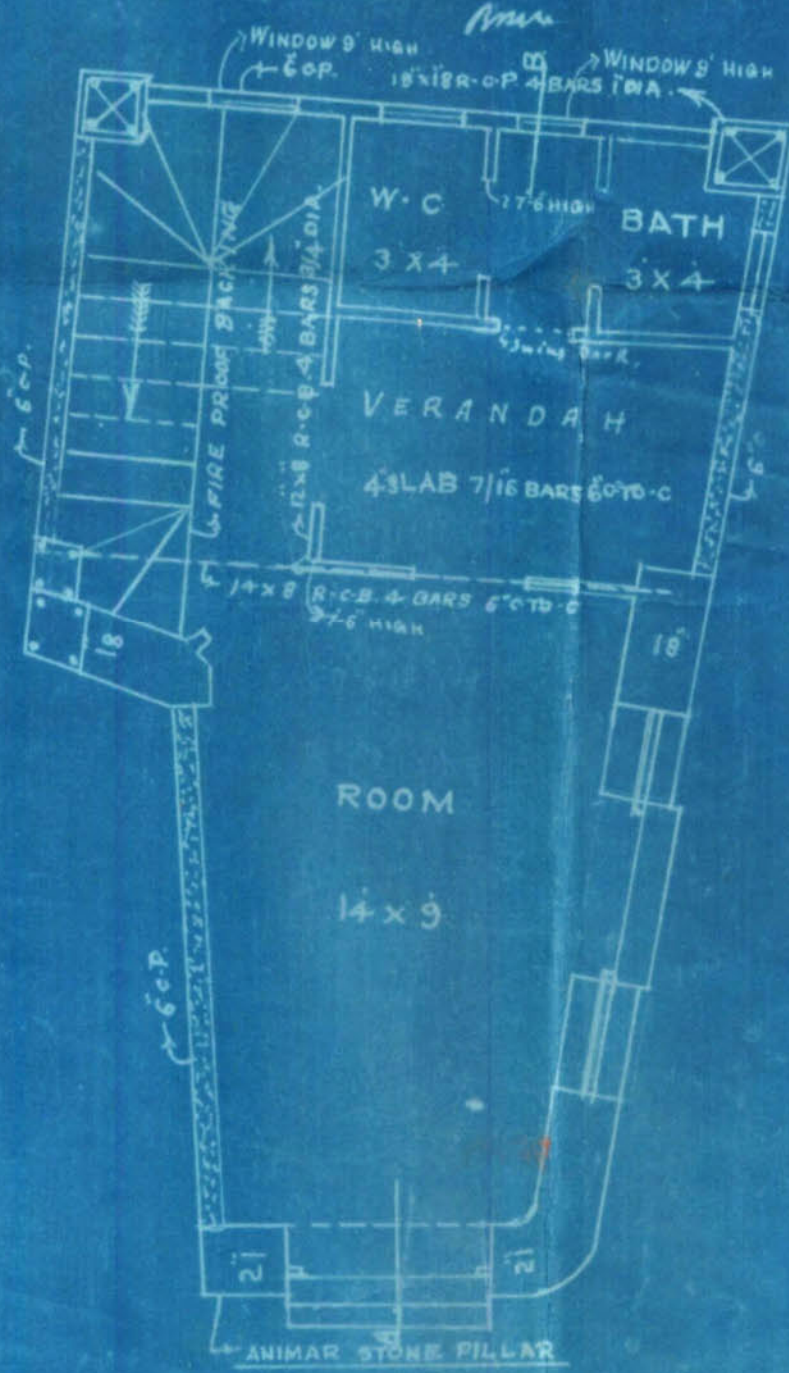
SCALE 20-1



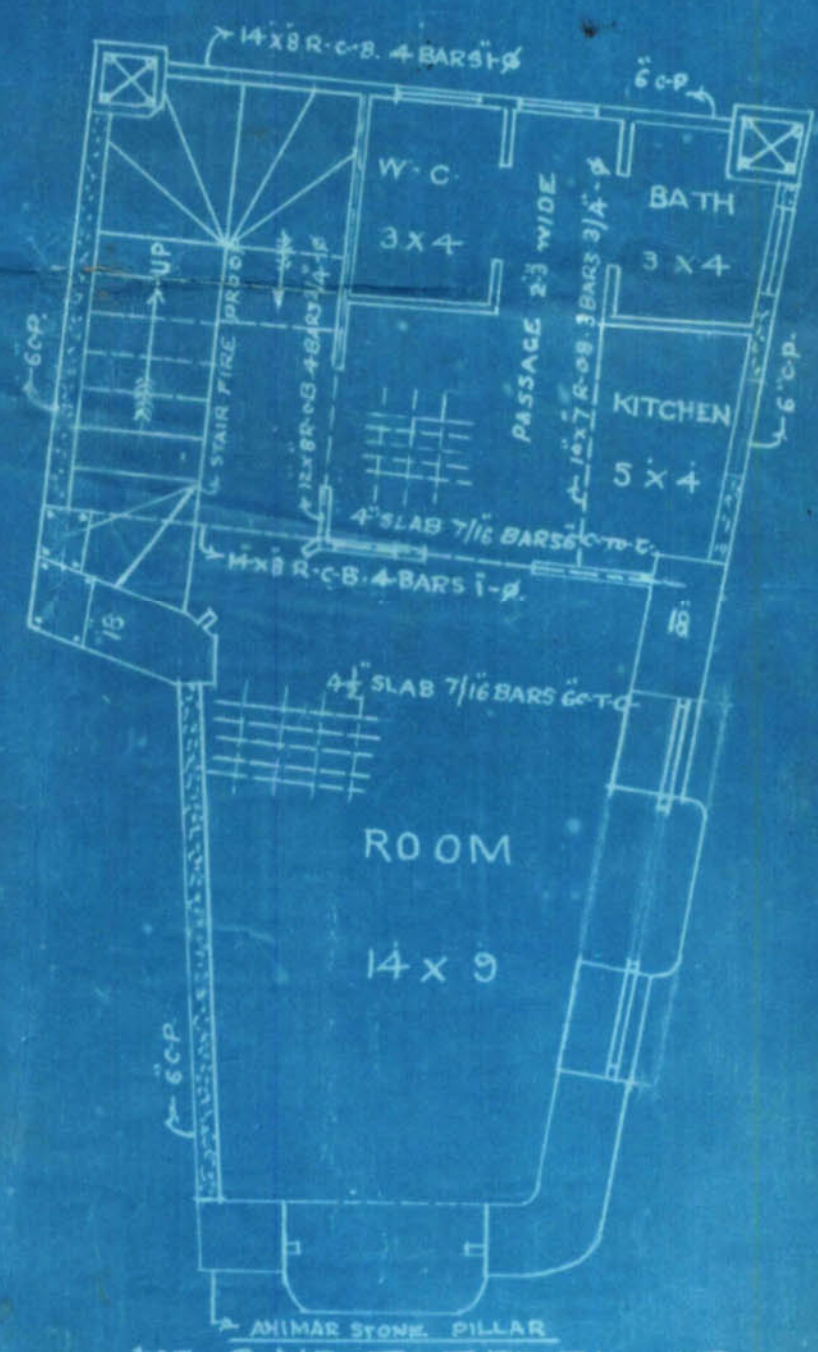
SECTION ON A.B.

SCALE 8-1 INCH.

NOTE:- WALLS OF BATH ROOM & W.C. TO BE ONLY 7-6 HIGH



GROUND PLAN



1ST 2ND & 3RD FLOOR.

SCALE 4-1



ELEVATION

B.E. (CIVIL.)

ARCHITECT

OWNER

Katchandhi

GOKALDAS & BHINDE
BUNDER ROAD
KARACHI.

This sanction holds good, provided the work of construction is commenced within a period of 12 months from the date of the sanction. If the work is not commenced within the said period, the sanction will be deemed to be withdrawn.

APPROVED

J. J. Modi

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

NOTE

1. The sanction is approved subject to the following conditions:-

2. The sanction does not entitle the owner to build on land not surveyed by him, either by the Govt. or the Municipality, by a survey or entry in a map.