



KARACHI MUNICIPALITY.

:O:

*Extract from the Proceedings of the Managing Committee Meeting of the
Karachi Municipality held on the 27 AUG. 1927
Subject.*

50 Submitted papers relating to an unauthorized shops erected on plot No 168, E-6, Ramswamy Quarter, by Mr. Jafferji Tayabji together with the report of the Sub-Committee appointed to inspect such structures.

RESOLUTION NO.

1698. The report of the Sub-Committee to be adopted.

B.S.
19/8/27



No. $\frac{1698}{60}$ OF 192

Municipal Office,

Karachi, 3 4 1927

MEMO:

True extract forwarded to the

Sardar Jafferji Tayabji
Architect for disposal with F.C.

to please inform
the owner about the
resolution of the sub-
committee. Inf
27/8/27.

For Chief Officer,
Karachi Municipality.



KARACHI MUNICIPALITY.

Extract from the Proceedings of the Unauthorised Structure Sub-Committee

Meeting of the Karachi Municipality, held on the 19th July 1927

SUBJECT—

13. Memo No. 6690, dated 29th June 1927, from the Land Manager & Architect, submitting papers re. unauthorised shops erected by the owner of plot No. 168, E-6, Ramswamy quarter, and requesting orders to take action under section 96 and 155 and also 154 (6) of the act.

RESOLUTION NO.

The party to be prosecuted and the Kuteba walls on East and South to be demolished if the wall are not constructed ~~since as per plans approved~~ within one month from the receipt of notice.

No. L. M. A. 75-26 of 1927.

Municipal Office,

Karachi, 22/7 1927

MEMO:

True extract forwarded to the Managing Committee for further orders.

[Signature]
22/7

B. Sc., A. M. I. C. E.

Land Manager & Architect.

[Signature]
22/7

For Mr. Rance
22/7

Subject No. 18.

Res.

The party to be prosecuted and the
kutch walls on East and South
to be demolished if the walls are
not built constructed pucca as
per plans approved within one
month from the receipt of the
notice.



Heritage

KMR.CDD.MQ.1926-1936.01(1-2) D

300-10-2-27,

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.

6690

OF 192

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 29.6. 192

Report to Managing Committee re-unauthorized Structures.

MEMO :—

Re. Plot No. 168 Sheet No. E 6 Ramswamy Quarter.

Undersigned has the honour to report to the Managing Committee that Mr. Jafferji Toyalji has erected unauthorized shops on the above plot without the permission of the Municipality.

The owner of the above plot constructed unauthorized shops. The matter was referred to M.C., which resolved to demolish the unauthorized work on 23rd April 1927 (Resolution no. 853). The owner had appealed to the Managing Committee. The North and East walls are made kuteha.

Usual notice under No. / dated / and subsequent reminders Nos. / dated / respectively were also sent to the party to remove the structure but no action has been taken as yet.

Orders of the Managing Committee are therefore requested to prosecute the party under Section 96 & 155 and to remove the structure under Section 154 (6) of the Act.

N. J. Modi

Thrupa to A. W. S. B.

28/6

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

Imp 27/6.

28/6.

To show S. Shree & friends

Seen the S. Shree & friends
there were built a structure
& a bit of fence with
made as shown on the
5/7

4/7

Manufacture

Prosecute & pull down
if the municipal regulations
as regards walls are not
complied with
one month of the notice
5/12



9

To please attach an
memo forms for submitting
to M.C.

Imp
28/6



D6

Submitted to the President
with ref: to his ind-
on the attached letter
of Mr. Jaffarji re:
the unauthorized work
carried ^{out} on Plot No:
108 E. 6. The L. M. A.
reports that the owner
has constructed unauthorized
wall and shops, the
owner however contends
that he has only
renovated some old work.
If you desire the letter
which is the 1st appeal
may be put up to the
~~the~~ unauthorized structure

Sub Committee before submitting it
to the C.

R. M. C.

The site was owned by the
L. M. A.
South & East walls are quite
fenceable.

M. P. 22/6.

Reinspecting & summarizing
the objections

alright
on
13/6

20/6/27

L. M. A.

2, he placed before the

Sub-Com. appointed for this

Unauthorized structure.

yes please the
papers be submitted
to the Sub-Committee

23/8/6 13/6

re L. M. A.
R. M. C.

Submitting that the papers be
submitted to sub-committee

R. M. C.

13/6



D-7

Re. Plot no. 168, E-6, Ramswamy St.

Submitted with J.C. The owner first began an unauthorized Compound wall for which he was served with a notice. In spite of the notice, the owner went on with the work erecting 6 unauthorized shops. The matter was referred to M.C. which resolved to demolish the structure.

Imp
31/5

Forwarded with J.C. to the C.O.
The applicant has erected unauthorized Compound wall & shops on plot no. 168, E-6, Ramswamy St. which the M.C. have decided to remove & also the owner to be prosecuted.

6/6

By
The M.C.

P. Sharma
allegedly of Ramswamy St.

2/6

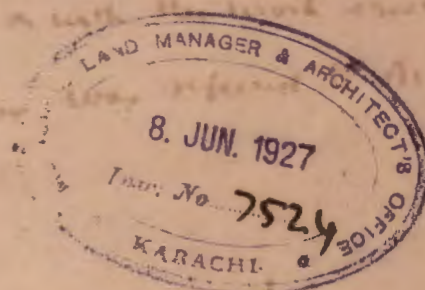
Recd on
6/6/27.
Imp.



Karachi 6th June 1927.

To

The Managing Committee
Karachi Municipality
Karachi.



Sirs,

Re:- Plot No:- 168-E-6. Ramswami Quarter Karachi.

I have the honour to inform you that the Executive Engineer has affixed a notice No:- L.M.A. 5462 dated 21st instant whereby he has ordered the demolition of the compound wall in the above plot. As a matter of fact there is no compound wall in the above plot but there was some old structure in which there were shops which had been reduced in the shattered and delapidated condition owing to the last heavy record rain in the Karachi. As after the rain tenants complained that repairs were most urgently needed, I carried out little repairing work and thereafter, I have submitted a plan for carrying out materials-additions and alterations in the above plot.

As the plan ~~has~~ been already submitted by me to the Karachi Municipality for sanction, I shall thank you to suspend the order of demolition and make thorough inquiry before I am put to heavy losses and damages. I may also state that I am one of the biggest landlord in Karachi and have been paying about Rs10,000-0-0 as Municipal taxes and other assessments.

Thanking you in anticipation

I beg to remain,

Sir,

Your most obedient Servant

جہانگیر علی خان
i.e. Jafferji Tayabji Mulla Mohamabbhoj

Napier Road.

Karachi.

Copy forwarded to

Pls. see Land Manager
Municipality. K.M.
7/6.

co
signature
noted

A.M.A.

For early Report

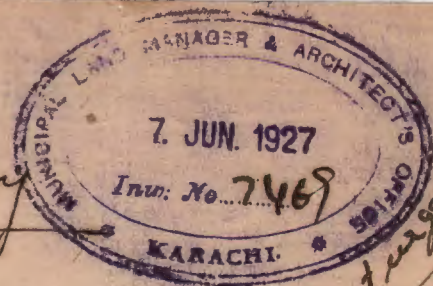
H.M.

7/6



D-9

Copy

u mont urgent
P.S.
me
b/b

To

1. The Managing Committee

Karachi Municipality

Karachi.

2. ^{the} Land manager & architect / Karachi Municipality
Karachi

Sirs,

Re:- Plot No:- 153-B-3, Hanswami Quarter Karachi.

I have the honour to inform you that the Executive Engineer has affixed a notice No:- E.M.I. 5462 dated 21st instant whereby he has ordered the demolition of the compound wall in the above plot. As a matter of fact there is no compound wall in the above plot, but there was some old structure in which there were shops which had been reduced in two shattered and dilapidated condition owing to the last heavy record rain in the Karachi. As after the rain tenants complained that repairs were most urgently needed, I carried out little remaining work and thereafter, I have submitted a plan for carrying out substantial additions and alterations in the above plot.

As the plan has been already submitted by me to the Karachi Municipality for sanction, I shall thank you to suspend the order of demolition and make thorough inquiry before I am put to heavy losses and damages. I may also state that I am one of the biggest landlord in Karachi and have been paying about Rs 10,000/- as Municipal taxes and other assessments.

Thanking you in anticipation

I beg to remain,

Sir,

Your most obedient servant

मज्जरु नारायणजी मुल्ला मोहम्मद
i.e. Jafferji Nayabji Mulla Mohammod

Napier Road.



Karachi. Dated 28th May 1927.



The President

Kara-chi Municipality,

Karachi.

Dear Sir,

Re:-Plot No:- 1684E-6. Ramswami Quarter Karachi.

I have the honour to inform you that the Executive Engineer has affixed a notice no- I.M.A. 5462 dated 21st instant whereby, he has ordered the demolition of the compound wall in the above plot. As a matter of fact there is no compound wall in the above plot but there was some odd structure in which there were shops which had been reduced in shattered and delapidated condition owing to the last ^{heavy} record rain in the Karachi. As after the rain the tenants complained that repairs were most urgently needed, I carried out little repairing work and thereafter, I have submitted a plan for carrying out materials- additions and alterations in the above plot.

As the plan has been already submitted by me to the Karachi municipality for sanction, I shall thank you to ~~suspend~~ suspend the order of ~~the~~ demolition and make thorough inquiry before I am put to heavy losses and damages. I may also state that I am one of the biggest landlord in Karachi and have been paying about Rs 10,000-0-0 as Municipality taxes and other assessments.

Thanking you in anticipation.

I beg to remain,

Sir,

Your most obedient servant

on 28/5/27
i.e. Jafferji Tayabji Mulla Mohamaddoy.

Napier Road

Karachi.

9225/30/5
P.S. for 7.0.
early 31/5
Submitted with f.c.
11/5

60
reference
papers
on
30/5/27
E.E. for 28
input to printed

L. has
pleased best up.
7.0.
11/5

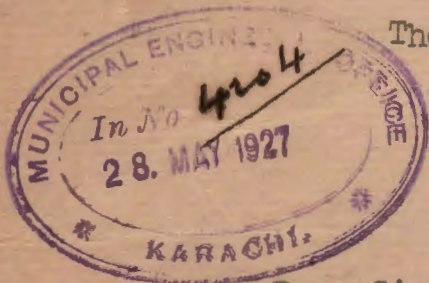


Karachi Dated 28th May 1927.

"Not urgent"

To

The Executive Engineer
Karachi Municipality
Karachi.



Dear Sir,

Re:- Plot No:- 168-E-6. Rariswami Quarter. Karachi

With refrence to your ~~letter~~ notice No:- L.M.A. 20x
54,62 dated 21st instant ^{to} afixed today on the above plot, whereby you
intend demolishing ^{the compound} the aforesaid plot, I have the honour to invite
your attention to my previous letter dated 5th April 1927, wherein I
have clearly shown that the ^{front} compound wall is not newly constructed
but I had simply repaired the same. I have got ample evidence to conv
-ince you that mere repairing work was done on account of the ^{front} compound
-d wall having been found in shattered ~~and~~ delapidated condition owing
to the last record rain. There being no Compound wall.

I shall thank you to suspend the operation of this notice and
fix a date so as to enable ^{me} you in producing documentary evidence
to convince you.

Besides, I have already submitted a plan in respect of the above
matter to the Karachi Municipality for carrying on material
alterations and additions in the above plot which you will please
sanction at your earliest convenience.

I beg to remain,

Sir,

Your most obedient servant.

Land Manager
for put up
& repair
28.5.27
P.S. me
28.5.27

on 28.5.27 *28.5.27* *28.5.27*
i.e. Jafferji Tayabji Mulla Mohamadbhoy.

Napier Road

Karachi.



KMR.CDD.MiQ.1926-1936.01(1-2) D

500—12-7-26.

KARACHI MUNICIPALITY.

Telephone No. 6.

No. L. M. A. 5462 OF 192).

J. N. SETNA.

MUNICIPAL OFFICE,

Executive Engineer

Karachi, 21.5.192).

MEMO:—

Notice is hereby given to Mr. Jafferji Tarahi

owner of plot No. 168 Survey Sheet E-6, Ranowary
occupierQuarter that between the hours of Sunrise and Sunset A. M.
P. M.

on 10-5-27 Mr. M. J. Shah

who has been duly authorized will enter upon the land for the purpose
of demolishing the unauthorized work under Section 154 (6) of Bombay
District Municipal Act III of 1901, Vide Notice No. 4877

dated 5.5.1927

Posted on side
file
22/5.f 620/5
Executive Engineer
Karachi Municipality. Me
22/5



Undersigned requests sanction to prosecute the following persons for breach of the Municipal Act and Rules and Bye-laws specified below.

Karachi, 18-5-1927.

M. Jhal.
Building Surveyor,

Karachi Municipality.

Forwarded to the Executive Engineer for sanction.

Karachi, _____ 1927.

h. Sciaurab
19/5
Land Manager & Architect,

Karachi Municipality.

SANCTIONED *vide* Managing Committee's

Resolution No. 853 Dated 23 April 1927

Serial No.	Name of person to be prosecuted.	Name of offence.	When offence was last seen	Names of Municipal witnesses.
	M. Jafferji Tayebji	Unauthorized shop on Plot no 168, E-6, Ranswari Rd under section 96.	19/5	

Forwarded to Building Surveyor through the Land Manager for immediate action.

Pros. No. _____ 1927.

M. Sciaurab
19/5
Executive Engineer.
Karachi Municipality.



Heritage

KMR.CDD.MiQ.1926-1936.01(1-2) D

500-7-1-26.

KARACHI MUNICIPALITY.

Ref No. L. M. A. 4898 of 1926.

MUNICIPAL OFFICE.

Karachi,.....5.....5.....192 .

MEMO :—

With reference to their letter

In continuation of notice No.....dated....8...4...27....

Mr...*Jafferji Tazalri*.....the ^{owner}_{occupier} of plot No.....*168*.....Survey Sheet No...*E-6, Ramsam*...Quarter is informed that the Managing Committee at their meeting held on...*23rd April*...passed the following resolution:—

(a) Written notice under Section 96 Clause (5) Sub-Clause (b) to be sent to the ^{owner}_{occupier} of building on plot No...*168*.....Survey Sheet No...*E-6, Ramsam*...Quarter requiring him within...*10*.....days of the date of this resolution to ^{alter}_{demolish} the ^{building}_{alteration addition} made or constructed by him in contravention of the provisions of Section 96.

(b) Sanction is given to prosecute him under Section 96 Clause 5 for having begun or made...*unauthorized shop & compound wall*...but the prosecution need not be filed if within...*10*.....days of the date of this resolution the ^{owner}_{occupier} ^{demolishes}_{makes} the ^{unauthorized}_{the necessary} structure.

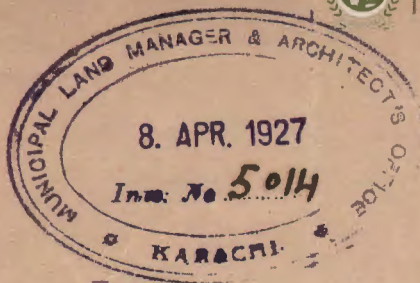
(c) Sanction is also given under Section 155 to file a separate prosecution against the ^{owner}_{occupier} for failure to carry out the order issued under Section 96 Clause 5 Sub-Clause (b) if the said order is not carried out within the specified time and a continuing penalty pressed for.

The unauthorized work also to be demolished under Section 154 (6) on the expiry of the above specified time after necessary notice has been served upon the ^{owner}_{occupier} of the premises under Section 159 of the Act.

He is hereby required to ^{alter}_{demolish} the...*Room*.....within...*10*.....days and failing compliance a prosecution under section 96 Clause 5 and Section 155 of the Act III of 1901 will be instituted against him.

B. Sc., A. M. INST. C. B.

Land Manager & Architect,
Karachi Municipality.*He*
*5/5**3/5/27**9 to please attach
demolition & prosecution
forms. Jap
14/5/27*



Heritage

KMR.CDD.MiQ.1926-1936.01(1-2) D

Karachi, Dated 8th April 1927.

To,

Land Manager & Architect

Karachi- Municipality

KARACHI.

Sir,

168 8-6

With reference to your letter No: 3360 dated 25th March 1927. I beg to inform you that the unauthorised compound wall referred to has not been in existence since some years for which only ordinary repairs have now been carried and the same may kindly be inspected at any time if desired.

I be-g to remain

Sir,

Your most Obediant Servant

मजराबजाव

i.e. Jafferji Tayabji

Napier Road

Karachi.

Submitted on seeing the M.C. File
I find that papers have been submitted
to M.C. vide 3616 of 31.3.27.

M. Jafferji
29/4/27.

Submitted. The F.C. has been received
back from M.C. & is attached
herewith please. M. Jafferji
29/4/27.

9 Please inform the owner about the
decision of the M.C. & issue
notice.

Imp
25/27