

46

K-1

Form No. 9—500-12-1-28.

ORDER UNDER SECTION 96 (2) OF ACT, III OF 1901.

No. L. M. A.

5713

OF 192 *f*

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 8/5- 192

MEMO.

With reference to ^{his}~~their~~ application, dated 20th March 1928.

Mr. Haji Govari is informed
Messrs. are

that the plan submitted by him for building _____

_____ on plot No. 259 Survey Sheet 61

siutate in _____ Street, Jail
Road

Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected, in accordance with the By-laws and Rules of the Municipality.

Plans passed Subject
to conditions written on plans

Executive Engineer,
Karachi Municipality.

NOTICE 1.—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 three months, per square yard per diem ...	0	0	½
(2) For the next three months " "	0	0	1
(3) For any subsequent time " "	0	0	2

NOTICE 2 — Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE 3.—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

Notice 4.—You are required to give timely intimation to the Land Manager and Architect before concrete is filled in for Re-inforced Concrete work.

Col 7	5	55	14
	Ho.		5
	Don.		6
	No		7

3192
1st May 1928.
✓

M E M O : -

Re: Air Mains & diversion of the Mains on
James Terrace Street, Plot No.259, E-1,
Jail quarter.

The Superintendent of Machinery is informed that he
had promised to send the estimate for the diversion of the main
on Saturday, which has not yet been received. Please hurry up in
sending the estimates. *It has since been received.*

He is also requested to submit all upto date maps
showing the position of air mains, water mains & drainage mains in
the city, if available in order for future guidance when new plots
are put up for sale or when footpaths etc., are proposed.

The cost of the present diversion to be charged to
the Development scheme.

Sd/- J. N. Setna

Executive Engineer,
Karachi Municipality.

No. E. 3193 of 1928.
Municipal Office,
Karachi, 1st May 1928.

Copy forwarded to the Land Manager & Architect with
containing papers in connection with buildings
E-1, Jail quarter with plans for disposal, &
Mr. Dharuwala permitted to proceed with the
on the other end of the plot.

35
1/11/28

1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th

11

Not At Maine & division of the Maine on
James Terrace Street, Block No. 202, E-1,
Jail Number.

The Superintendent of Machinery is informed that he

and promised to send the estimate for the division of the Maine

on Saturday, which has not yet been received. Please notify me in

regarding the estimate. The same will be sent to you.

He is also requested to submit all open bills for

showing the position of the Maine, water mains & drainage mains in

the city. It is available in the city. It is available in the city.

are put up for sale or disposal.

The cost of the same is charged to

the Development account.

B.S. plan with down in
each letter play pen
Salvage to be made
Went to the
8
4/5

Not At Maine

See

Complied with

In 7/5

SP 18

1/2 6.0



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

MISTRI & BHEDWAR.

B. A.'s L.C. E.'s.

ARCHITECTS, ETC.,

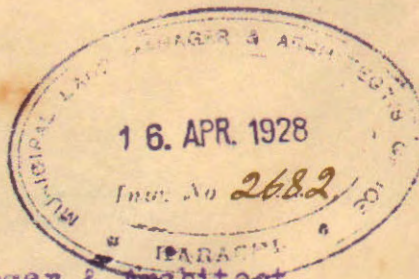
D. H. Daruvala, B. E.,

Representative,

Bombay Office, Esplanade Road.

CENTRAL BANK BUILDING.

BUNDER ROAD,

KARACHI, 13th April 1928

To,

The Land Manager & Architect,
Karachi Municipality,
K a r a c h i.P.S.
-me
16/4

Dear Sir,

With reference to your memo No. 4331 dated 11th instant we very much regret that after complying with all your requirements and settling all the points in your office the plans should be returned to us with fresh objections. We do not see any objection to the doors of the W.C.s opening in the ~~passage~~ ^{re-entrance}. However we have consulted our client and he has agreed to give an access to the W.C.s from the gallery.

The plans are returned here-with duly amended which we trust you will return to us duly approved.

We beg to remain,
Dear Sir,

Yours Faithfully,

*D. H. Daruvala*MISTRI & BHEDWAR
Architects.Pl. attached
16/47. cis attached
D. H. Daruvala
16/4.224922
2016
672



PROPOSED BUILDING ON PLOT NO. 259 SHEET NO. E.1.

JAIL QUARTER — SCALE 8 FT. TO AN INCH

NOTE:-

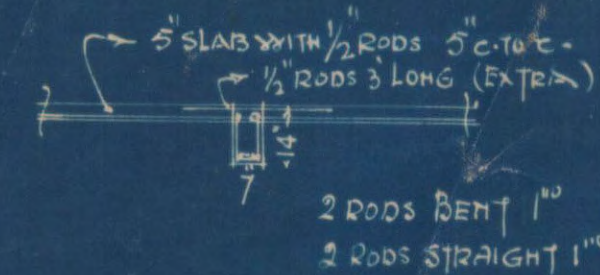
PLOT AREA 224 SQ. YDS.
BUILDING AREA 149 SQ. YDS.
OPEN AREA 75 SQ. YDS.
TOTAL AREA 224 SQ. YDS.

It is the condition that the owner build over the municipal sewer main as directed by the municipality and the foundation engineer but the full plan could be safely built.

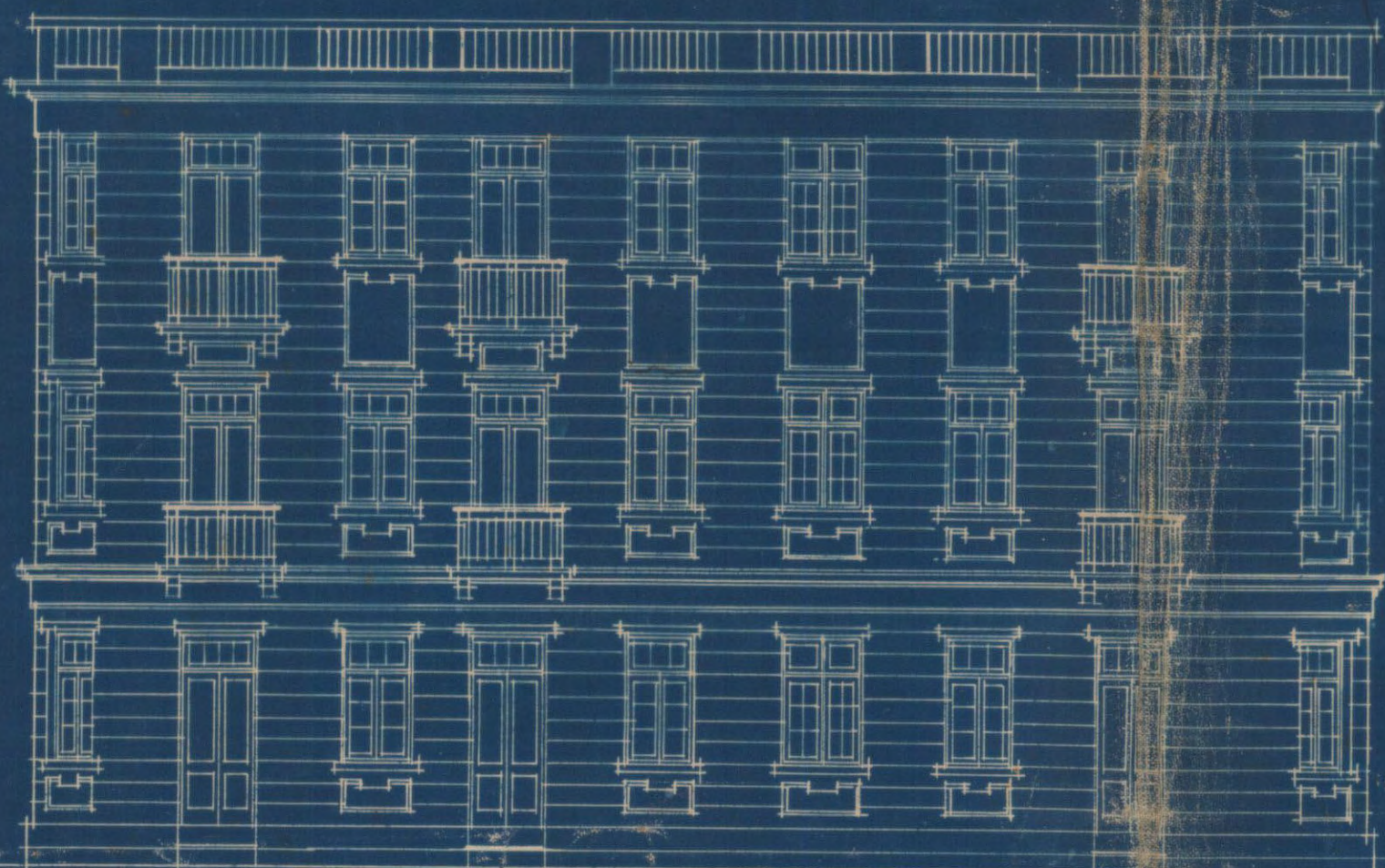


ELEVATION OF BEAM.

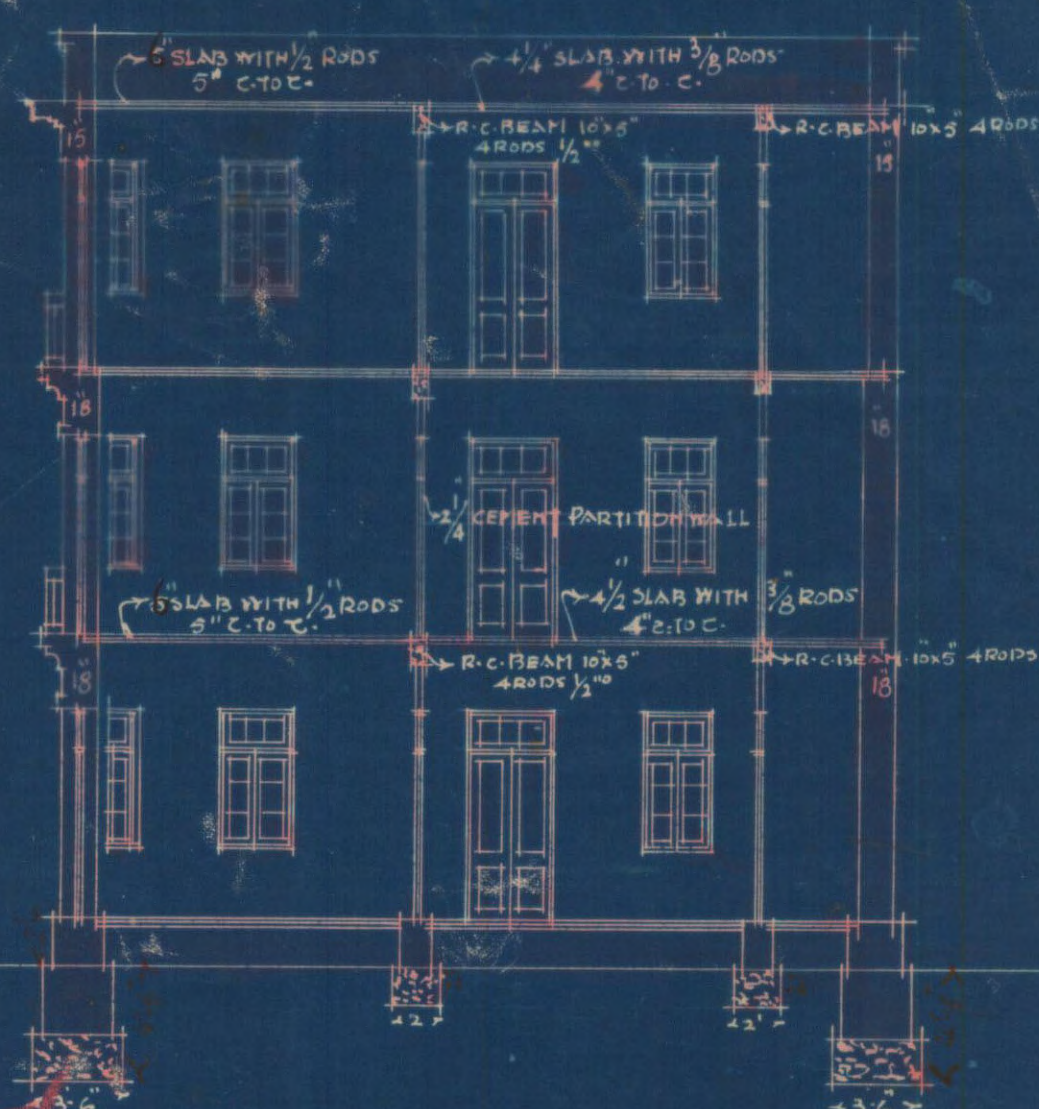
SCALE 4 FT TO AN INCH.



SECTION OF BEAM.



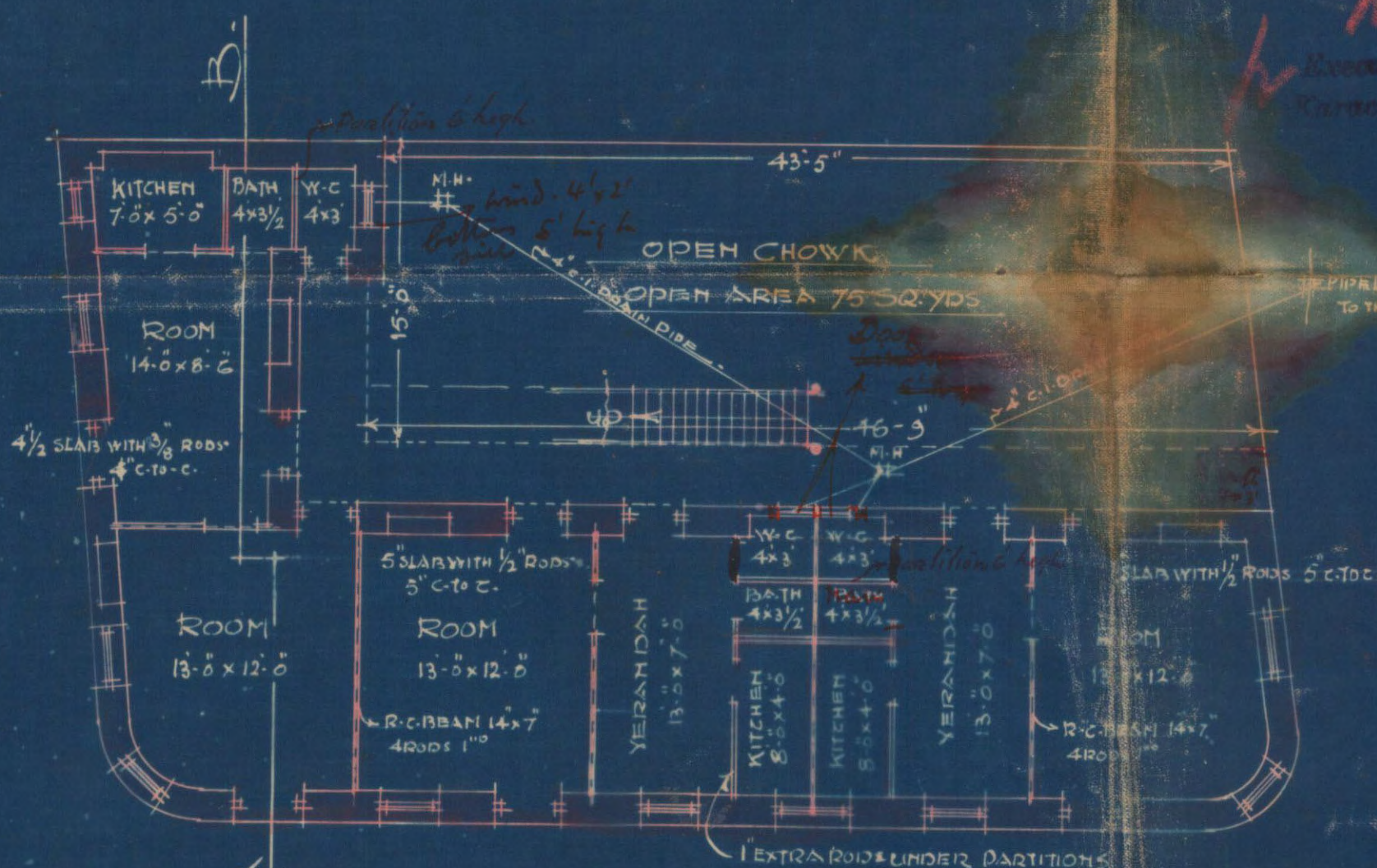
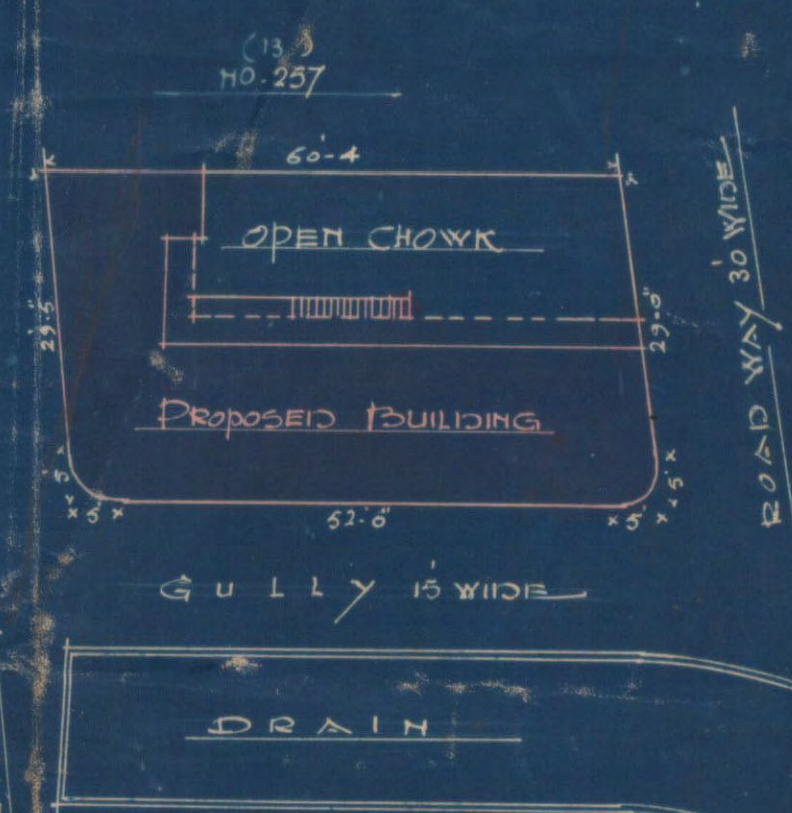
FRONT ELEVATION



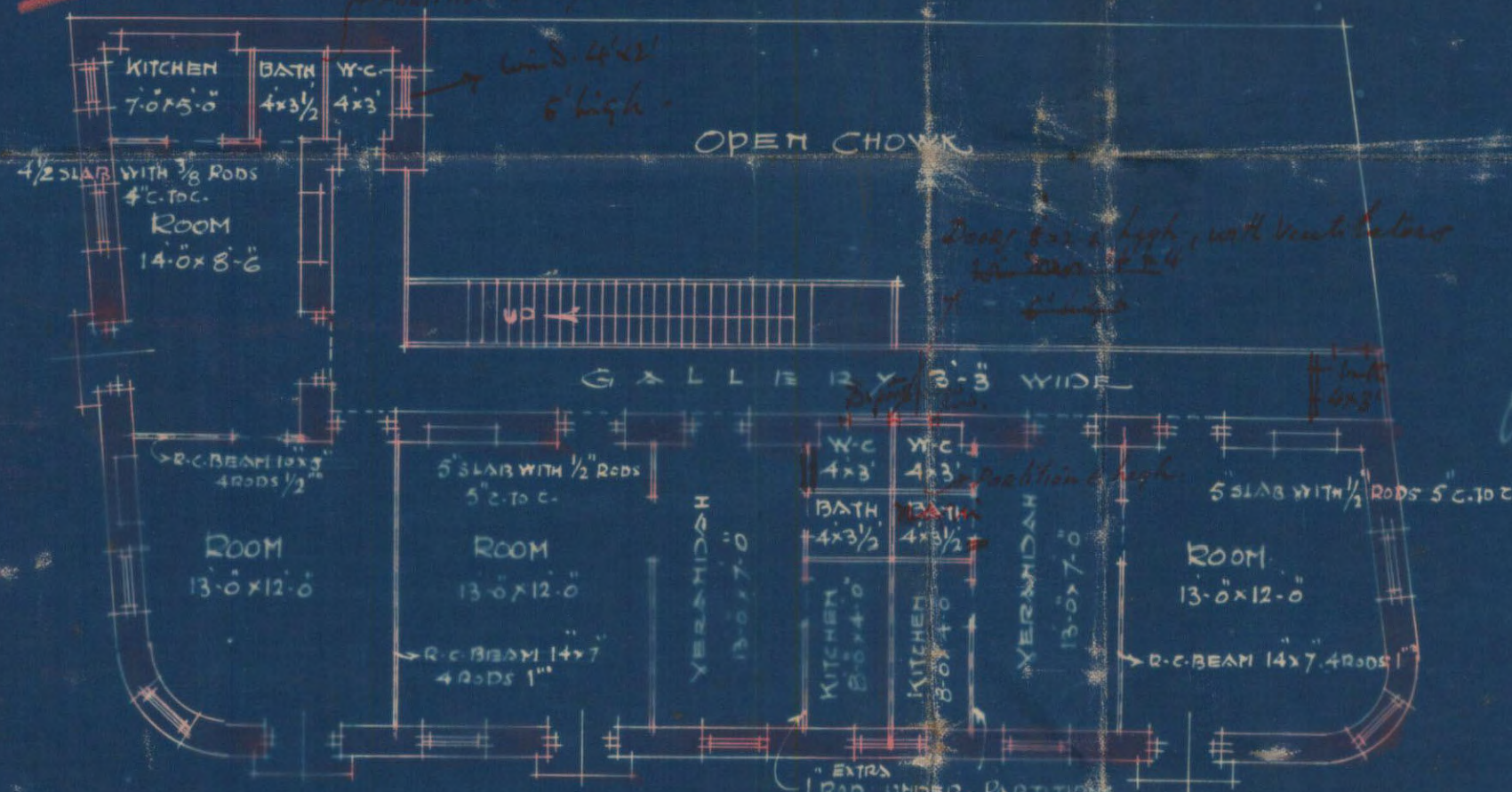
SECTION ON A.B.

SITE PLAN

SCALE 20 FT TO AN INCH



PLAN OF GROUND FLOOR



PLAN OF FIRST & SECOND FLOORS

S. H. Sharma
MISTRI & J. SHEDYAR
B.A.S. L.C. 13. S.
ARCHITECTS & CIVIL ENGINEER



Heritage

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

1000-11-10-27

KARACHI MUNICIPALITY.

:0:

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.

4331

OF 192 8.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 11/4 192 8.

MEMO:—

With reference to ^{his}~~their~~ application dated.....20/3/1928.....with aplan for the proposed ^{Building}~~additions~~ on plot No. 259 Survey Sheet No. E.1.....Jail.....Quarter Mr. Hirji Govindji.....is informed that
until the following requirements are complied with the plans cannot be
passed.

- (1) W.C. must have entrance from the gallery
- (2) and be cut off from the verandah by a dead wall
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

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

Land Manager & Architect.

10/4

Form No. 1 A-500-20-2 27.

No. G. _____ of 192 .

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, _____ 192 .

MEMO:

The above application is forwarded to the Municipal Health Officer
for favour of report.

Chief Officer:

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

It is not understood why
plans are designed in this manner
that the bath rooms are dark

no objection
3/4/28

Date of disposal _____

Date 22-3-1928

Health Officer

K-6-2



Heritage

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

No. 1. M. 192 .

Date of receipt :

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi, 192 .

Forwarded to the Building Surveyor and Land Surveyor for report.

Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Applicant's Name Mr. Hirji Gondjee

Whether he is the owner of the plot on which it is proposed to build Yes

Plot under whose control Municipal

Whether it is permanent or temporary Permanent

The work proposed A new building

Building Surveyor's Report

L.H. notes
to allow open
stairs
other objections
are complied
with
3/4

(1) Stair is not permissible in the open space

(2) Foundation Courses are not dimensioned.

(3) Plinth height - should be 2' ^{at least} and marked on the plan

(4) For 12' span, the R.C. slab may be made 6" thick
with $\frac{1}{2}$ " rods 6" c.c.

no objection
S.M.

3/4

Date 31. 3. 28

S.M. M. M.
Building Surveyor.



Klerage

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

3

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment No

Area of plot

Area under Alignment

Remarks

There is no objection as regard
alignment and sidemeasurements.

Date 29/8 1928.

S. L. K. Kler
Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

W. C. Kler must have entrance from the gallery & be
cut off from the Veranda by a dead wall

2
7/4/28.

Plans may be approved.

24/4/28

Date of disposal

Submitted to Ex. Engineer :

Land Manager and Architect.

K-6-4



Heritage

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

4

No. E. of 192

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 192

Ex. Engineer's Orders

Returned to Land Manager and Architect for necessary action and submission to Managing Committee.

Ex. Engineer,
Karachi Municipality.

No. L. M. of 192

Submitted to the Managing Committee through the Chief Officer.

Land Manager and Architect.

RESOLUTION OF THE MANAGING COMMITTEE,

Resolution No. dated

K-7



Heritage

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

Form No. 1-1000-11-10-27.

Karachi, 20-3-1928.

NOTICE UNDER SECTION 96 OF ACT III OF 1901.

To,

THE CHIEF OFFICER,

KARACHI MUNICIPALITY.

SIR,

I beg to inform you that I intend building

Proposed Building

on plot No.

259

Survey Sheet No.

E.1

Situate in

James Terrace Road

Street,

Jail

Quarter.

As required by the Rules of the Municipality I beg to submit herewith a plan of the same for your approval. I also submit herewith a certificate from the Electric Inspector to Government as required under rule 62 (3) of the Indian Electric Rules.

Address:—

I beg to remain,

Sir,

You most obedient Servant,

*Go. Mushi & Bhedwar
architects
Central Bank Building
Karachi*

Mirji Govindji

Signature of the Applicant

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

No.

OF 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 192

Forwarded to the Health Officer for favour of passing on to the Land Manager and Architect after putting his remarks.

For Chief Officer,
Karachi Municipality.

5530/20/3

*Impf all
show to Hopt
20/3*



Heritage

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

1000-11-10-27.

KARACHI MUNICIPALITY.

:0:

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. 2931

OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 8/3 - 1928.

MEMO:—

With reference to ^{his}/_{their} application dated 16-2-28 with aplan for the proposed ^{Building}/_{additions} on plot No. 259 Survey Sheet No. 8-1

fail Quarter Mr. Henry Gouin is informed that
 until the following requirements are complied with the plans cannot be
 passed.

- (1) open space is less than one third the area of plot by about 25 sq. yds as the gallery projects into the open space.
- (2) The area of plot, area of building and open area must be written down on the plan.
- (3) Extra steel must be provided beneath partition walls of kitchen.
- (4) Projection of cornice should not be more than 1 foot beyond plinth.
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

S. L. N. 8/3

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

Land Manager & Architect



K9

(2)

26.Please see my remarks
Revised. J28/2/28.Entered into only
Complied with
the28/2.

K-104



Heritage

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

Form No. LA-2

No. 6. of 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 192

MEMO:

The above application is forwarded to the Municipal Health Officer for favour of report.

Chief Officer.

B.S. [Signature]

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt

No objection

*HS
M. return with an
des - 8/10/26
SK. 23/2/26*

*Inspection Sketch
is attached herewith
B.S. 25/2*

*60.4 x 5 = 302
6 x 1 = 6
47 1/2 x 13/4 = 472
36
60
451
20 x 3
208 = 50828
open space*

Date of disposal

Date 21-2-1928

[Signature]
Health Officer



No. L. M. 192

Date of receipt:

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi, 192

Forwarded to the Building Surveyor and Land Surveyor for report.

Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Applicant's Name Mr. Harji GovindjiWhether he is the owner of the plot on which it is proposed to build YesPlot under whose control MunicipalWhether it is permanent or temporary PermanentThe work proposed A new chawl

Building Surveyor's Report

- (1) Width of open space for a height of 36 feet must be 14' min. while it is only 9'-9" as the proposed for the plan.
- (2) Extra steel must be provided beneath partition wall of kitchen.
- (3) Projection of cornice should not be more than 1' beyond plinth.
- (4) Open space is less than $\frac{1}{3}$ the area of the plot by about 25 sq yds. The area of the plot, built-up area and open area must be clearly written down on the plan.

Date 27/2/28S. K. - M. S. M.

Building Surveyor.

224
75.



LAND SURVEYOR'S REPORT.

Does the plot come under Alignment NoArea of plot Area under Alignment Remarks

The measurements of the plot are correct
and there is no objection.

Shirley M. M. M.

Date 27/2 1928.

Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

26. Please pump
condition of building
can belong to the
allotment or the
shape will be the same.

28/2/28

Subsided well. The
could show of the
The could show is
area shall be left
shall be free from
obstruction of any
building or other
structure will be
allowed to project
thereon.

29/2

gallery cannot be allowed in the 3 per span, BS 2, 3, 4

2/3/28

Date of disposal

Submitted to Ex. Engineer :

Land Manager and Architect.



K-10-4

4

No. E. of 192 .

MUNICIPAL ENGINEER'S OFFICE,

Karachi, _____ 192 .

Ex. Engineer's Orders _____

Returned to Land Manager and Architect for necessary action and submission to Managing Committee.

Ex. Engineer,
Karachi Municipality.

No. L. M. of 192 .

Submitted to the Managing Committee through the Chief Officer.

Land Manager and Architect.

RESOLUTION OF THE MANAGING COMMITTEE.

Resolution No. _____ dated _____



57

Form No. 1-500-20-1-27

Karachi, 16th February 1928.

NOTICE UNDER SECTION 96 OF ACT III OF 1901.

To,

THE CHIEF OFFICER,

KARACHI MUNICIPALITY.

SIR,

I to inform you that I intend building proposed building
on plot No. 259

Survey Sheet No. E.1 Situate in James Terrace Road.

Street, Sail Quarter.

As required by the Rules of the Municipality I beg to submit herewith a plan of the same for your approval. I also submit herewith a certificate from the Electric Inspector to Government as required under rule 62 (3) of the Indian Electric Rules.

Address:—

to Mr. B. B. Bhowmik
Architects.

~~Bruder Road~~ Bank Building
Karachi.

I beg to remain,

Sir,

Your most obedient Servant,

Mirji Govindji

Signature of the Applicant

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

No. G.

OF 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 20.2.1928.

Forwarded to the Health Officer for favour of passing on to the Land Manager and Architect after putting his remarks.

4895
20/2
for all of
Show to 500 pl
25/2

Tharun K. D. C.

For Chief Officer,
Karachi Municipality.