



Heritage

KMR.CDD.MIQ.1932-1933.01 B

P

11

1932 165/33

1472-148 MRI



Karachi 27th February 1933.

To,

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

I request the favour of your kindly granting me at an early date the necessary permission to carry on ordinary repairs by removing the old beams and planks if any, from the roof of my building standing on Plot bearing Survey No.147 Sheet MR-1 situated on Marriott Road, Market Quarter, Karachi and replacing the same i.e. old wood by new one.

Thanking you in anticipation.

Yours faithfully,

D. Dossai Daisi

i.e. Dossai Daisi..

Marriott Road,

Near Denso Hall, Karachi.

MS. 2/3

*Put up M.
2/3/33*

*H.O.
1. show inspection sketch with alignment
line marked there on if any.*

*in Pakistan
2/3*

No alignment.

*9/6
3/3*



B3

M-R-1
147

No. 45/33

home 22 x 62
10'45"

KUTCHIWADA LAIYE No 2

MARRIOTT ROAD

147

BUNDER ROAD

Submitted to the d. M. A. with the deposit.
the application
No. 45/33
1. mile to the part to submit plans
& application form A under section 96.

18/3



Heritage

KMR.CDD.MiQ.1932-1933.01 B

500-10-2-27.

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. *45/33*

OF 192 .

LAND MANAGER & ARCHITECT'S OFFICE;

23 MAR 1933

KARACHI, _____ 192 .

MEMO :—

With reference to his application dated *27/2*.....19*33*,
 asking permission for additions and alterations to the building on Plot
 No. *147*.....Sheet *2-21, Karachi* Quarter, Mr. *Soroor Butee*
is informed that the permission asked for
 cannot be granted until he submits a plan for the same.

*Plan is submitted which
 is in objection. I. attached
 this to the letter. *15/6**

Heem *20/3/33*
 B. Sc., A. M. I. C. E.

Land Manager & Architect.



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 END OF 1930.

Karachi, 15/5/ 1933.

Date of delivery at Municipal Office

To,

THE CHIEF OFFICER,

KARACHI MUNICIPALITY

Dear 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~~ 47+148 Survey Sheet ~~Old/new~~ M.R./ situated ~~on Main St~~ Ad Street Market. 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 Offices & 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 B.V. Bhude.

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

for Dossalhai Rani

Address of the owner

cpo. Gopalda & Bhude
Architect

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.



Nature of soil in foundation sand

Nature of masonry in foundation Rubble stone masonry

do Plinth on Ashlar foot & caused Rubble

do Superstructure on 4 + 2

Kind woodwork in trusses, post, etc Puss & Tuck

Kind of Roof clay tile

Kind of Floor clay tile

Method of Drawing Sullage Water Municipal drain

—:X:—

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

Karachi, dated 15th May 1933.

To

The Chief Officer,
Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Dosabhai Raye

for the building at Market St

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. Rhade

Licensed Surveyor.

**KARACHI MUNICIPALITY.**

—:0:—

NOTES SECTION.*Building Department.*

Case No. P/O 265

Plot No. 147/48 Sheet No. 941, 942 Quarter
Applicant's Name Mr. Jassuloy Paree
Architect's Name Mr. Bohide

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

4/15/33
In Mr. Aftab
to show 500 H
16/5
Date of despatch 16/5/33

for Land Manager and Architect,
Karachi Municipality.

MUNICIPAL HEALTH OFFICER'S REPORT.

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

No objection

Date 17-5-33

500
Health Officer.



EXTRACT FROM THE LAND REGISTER.

New plot No. 147+148 Sheet No. HA.1 } market Quarter.
 Old plot No. 5 Sheet No. 5 }

Whether under Govt. or Municipal Control ...		<u>Govt</u>	
Registered plot.	Holder of ...	<u>Shri. Raji</u>	
Area.	Government ...	<u>84</u>	<u>40</u>
	Municipal ...	<u>32</u>	<u>10</u>
	Total ...	<u>116</u>	<u>50</u>
Title and period of lease...		<u>99 years from 1875 + 1877 re. py</u>	
Form of lease ...		<u>H/O/I</u>	
Any Special conditions of lease ...		<u>+</u>	
Remarks. ...		<u>+</u>	

BUILDING SURVEYOR'S REPORT

- 1) Rights of party wall be produced & the existing owner's signature be required in the plan.
- 2) R.C. beams ^{carrying passages & Samsan block} with their dimensions & reinforcement be specified.
- 3) We in the ground floor behind stairs is against the wall.
- 4) Stairs be made fire proof.
- 5) Existing balcony will have to be jointly measured & its measurement & position settled. It will be allowed in its present position & of the same dimensions. ^{A photo be taken} 5 photos plan be prepared.
- 6) Kitchen behind stairs are dark.
- 7) Section line be fully shown.
- 8) The dimensions of the existing balcony as shown in section separated are not correct.

Date

7/6/23Shawwarkh

Building Surveyor.



LAND SURVEYOR'S REPORT.

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

- 1) width of road be given
- 2) measurements must be corrected
- 3) Plots must be amalgamated

Date

7/6/33

Shawanda

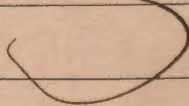
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

BS & discharging. from Bill's house 3' in

width -



S

8/6

Date

Land Manager and Architect.



KARACHI MUNICIPALITY.

:0:

N. J. MODI.

B. Sc. Engineering (London.)

A. M. Inst., C. E., I. C. E.

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

LAND MANAGER & ARCHITECT

REFERENCE No. B. S. P. 265/33 OF 193

Land Manager & Architect's Office,

KARACHI, 8-JUN 1933

Mr. Dosabhai Raisi

c/o Mr. Bhide, architect

Dear Sir,

With reference to your application dated...15-5-33...193
with a plan for the proposed building additions and alterations on plot
No. 147, 148 Survey Sheet No. M.R.1. Market Quarter
I have to request you to comply with the following requirements:—

1. Right of party wall be produced and the adjoining owner's signature is required on the plan.
2. R.C.C. beams carrying passages and sanitary block with their dimensions and reinforcement be specified.
3. W.C. on the ground floor with stairs is against the rules.
4. Stairs be made fire proof.
5. Existing balcony will have to be jointly measured and all measurements and position settled. It will be allowed on its present position and of the same dimensions. A photo thereof be taken.
6. Kitchen behind stairs are dark.
7. Section line be fully shown.
8. The dimensions of the existing balcony as shown in section separately are not correct.
9. Width of roads be given.
10. Measurements must be corrected.
11. Plots must be amalgamated.
12. Front pillars must be 3' in widths.

The plans are returned herewith rejected.

Yours faithfully,

B. S. 2.

1000-10-32

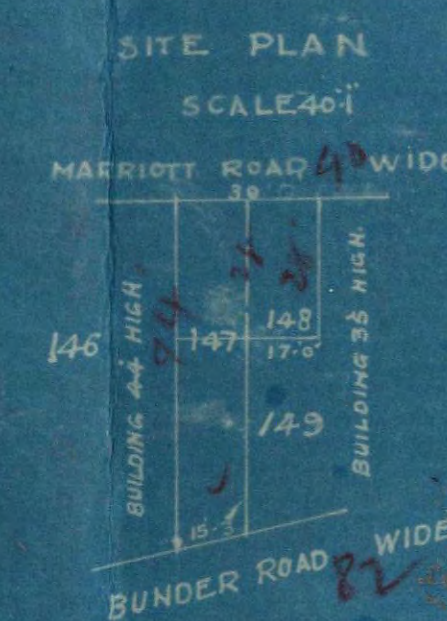
1000-3-33.

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

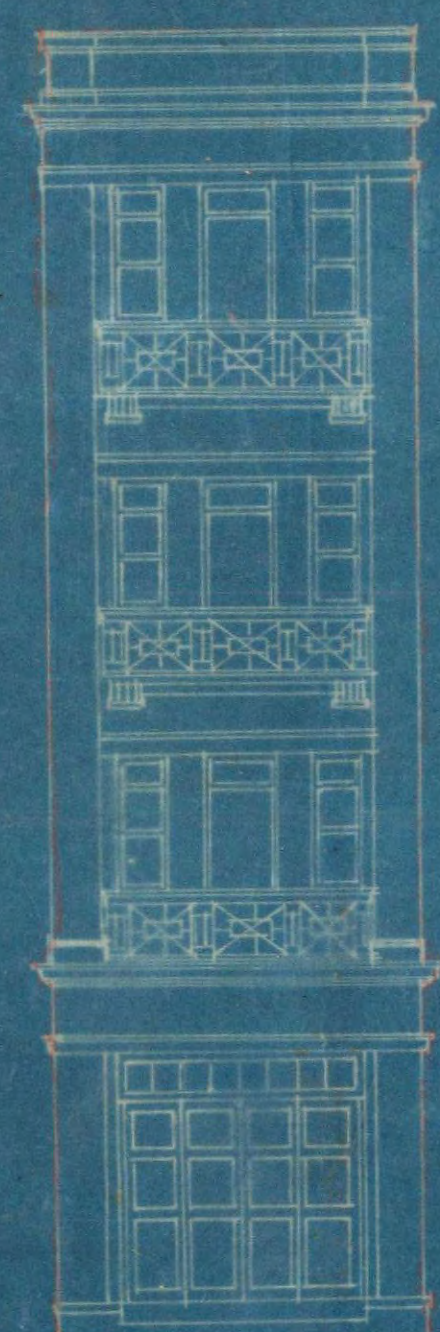
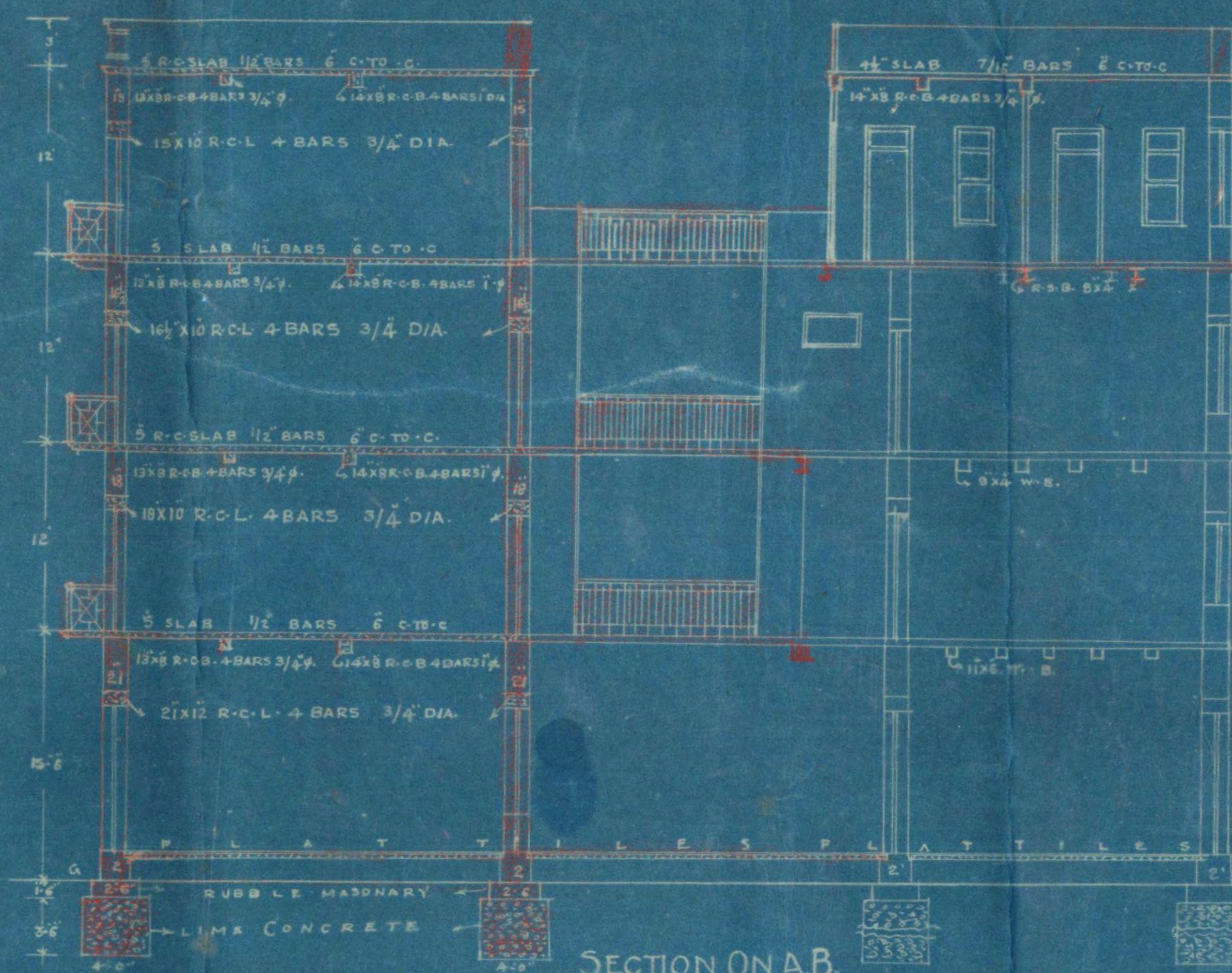
Land Manager & Architect.

PLAN OF PROPOSED ADDITIONS & ALTERATIONS
ON PLOT NO. 147 & 148. M-R-1.

MARKET Q.R.
SCALE 8-1.



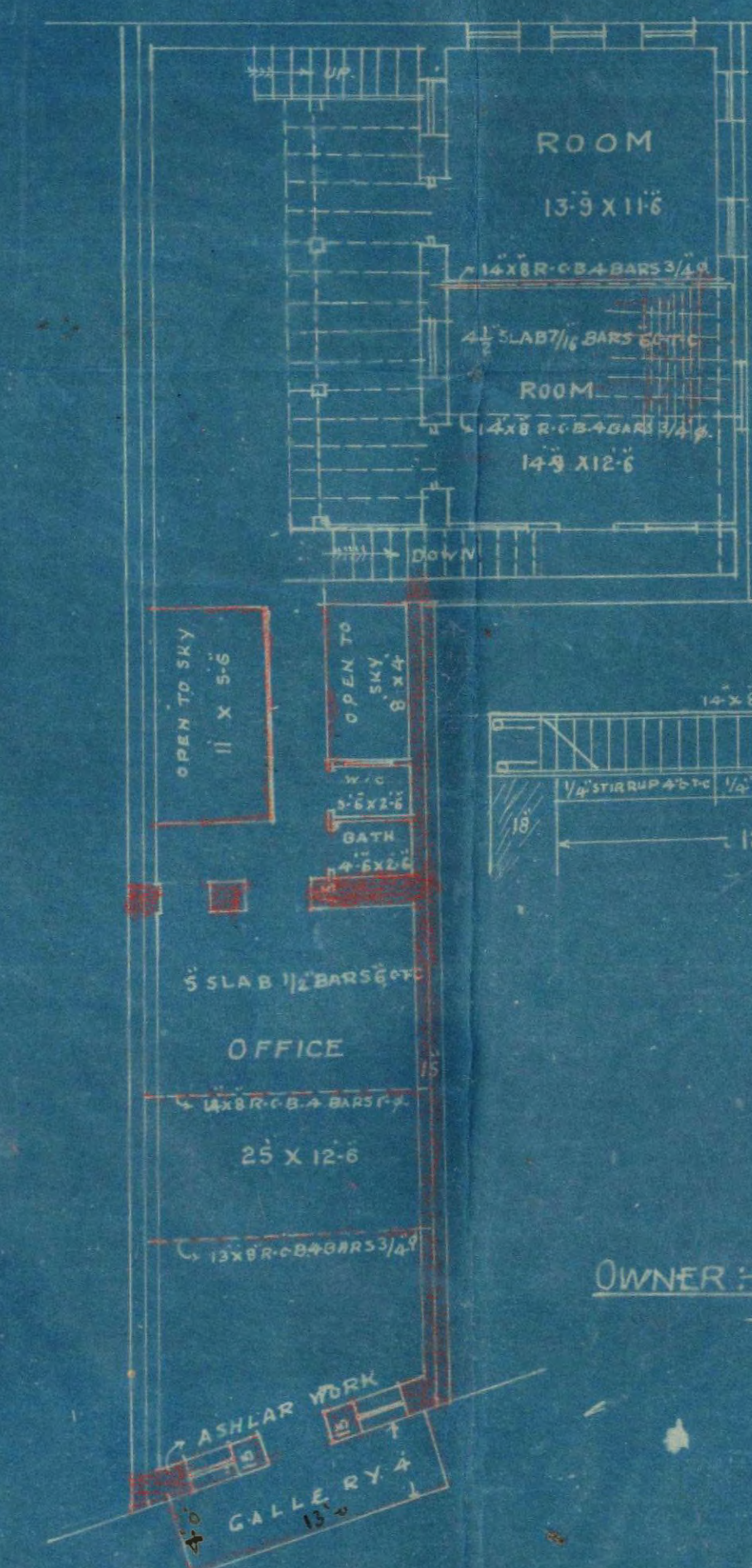
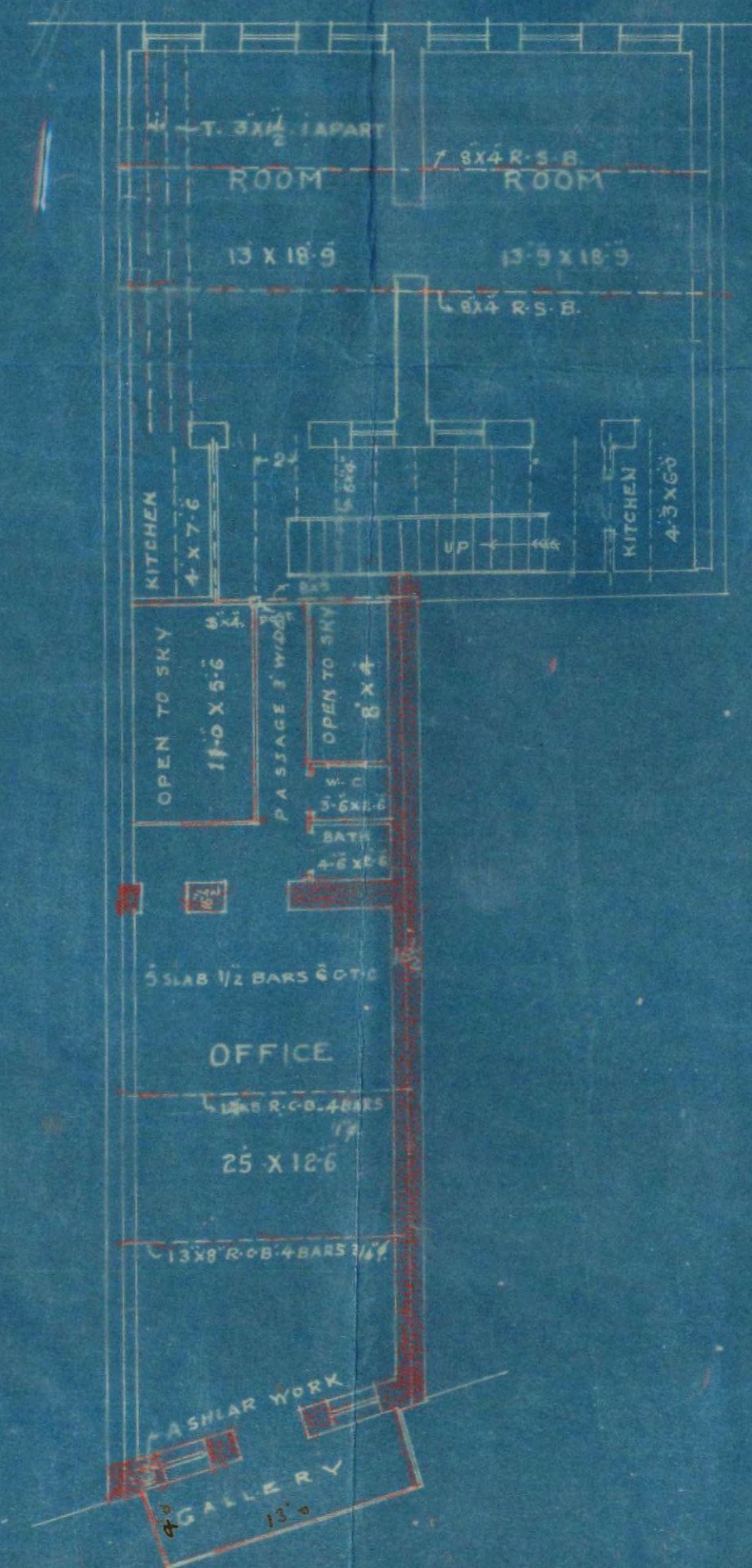
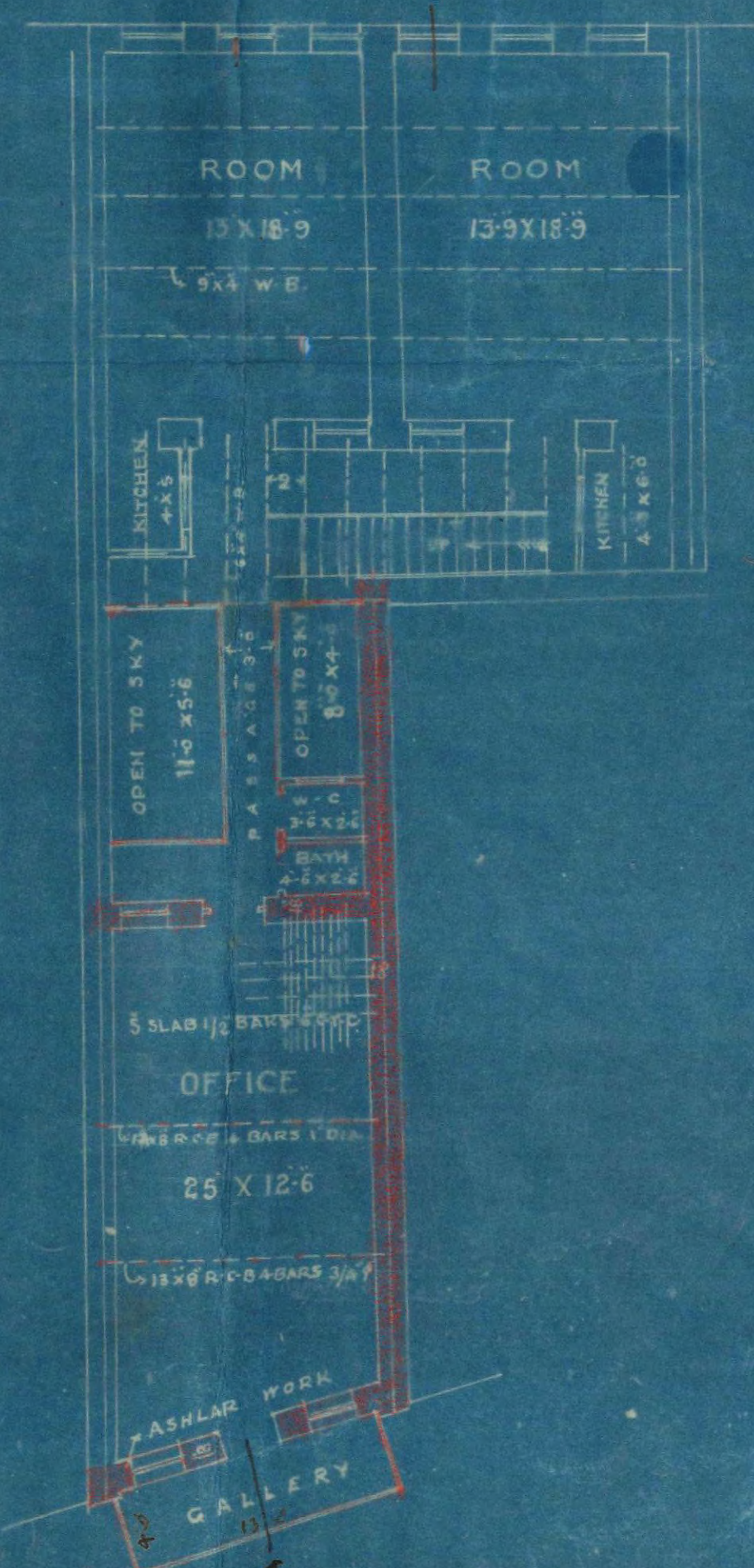
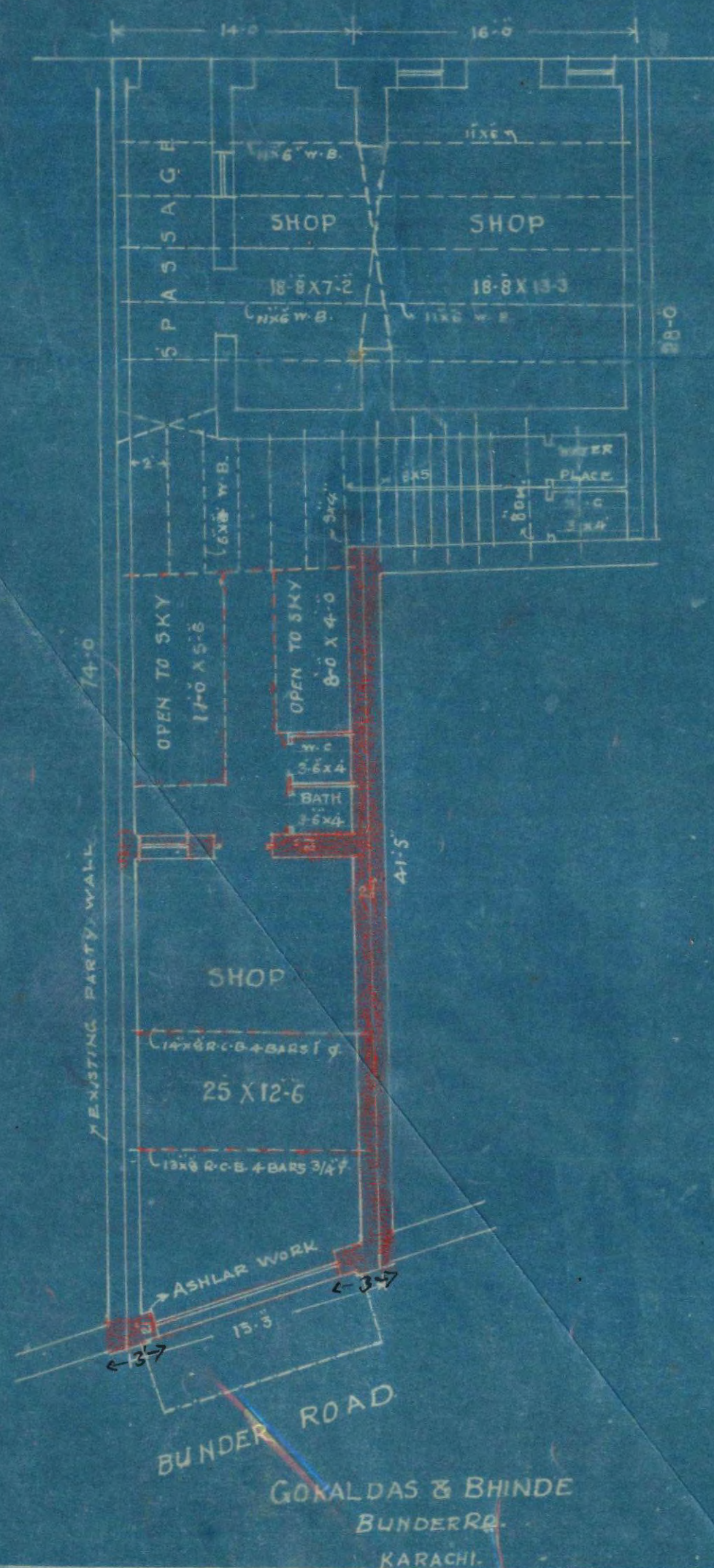
SECTION OF EXISTING BALCONY
ON BUNDER ROAD.
SCALE 8-1.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



OWNER: *[Signature]*

ARCHITECT: *[Signature]* B.E. (CIVIL)

Gokaldas & Bhinde,

Architects & Surveyors.

Gokaldas K. Patel.

Bhimji V. Bhinde,

B. E. (CIVIL)



Heritage

KMR.CDD.MIQ.1932-1933.01 B

SWAMINARAYAN BUILDING.

BUNDER ROAD.

KARACHI, 8/8/33. 193

To

The Land Manager & Architect,

Karachi Municipality,

Karachi.

2554

P.S.
me
9/8

Dear sir,

Re. Plot no. 147 & 148, M.R. 1, Market Qtr.

with reference to your letter no. S.S.P. 265/33 of 1933 dated 8th ^{Jan 33} inst., we have complied with the objections as under.:-

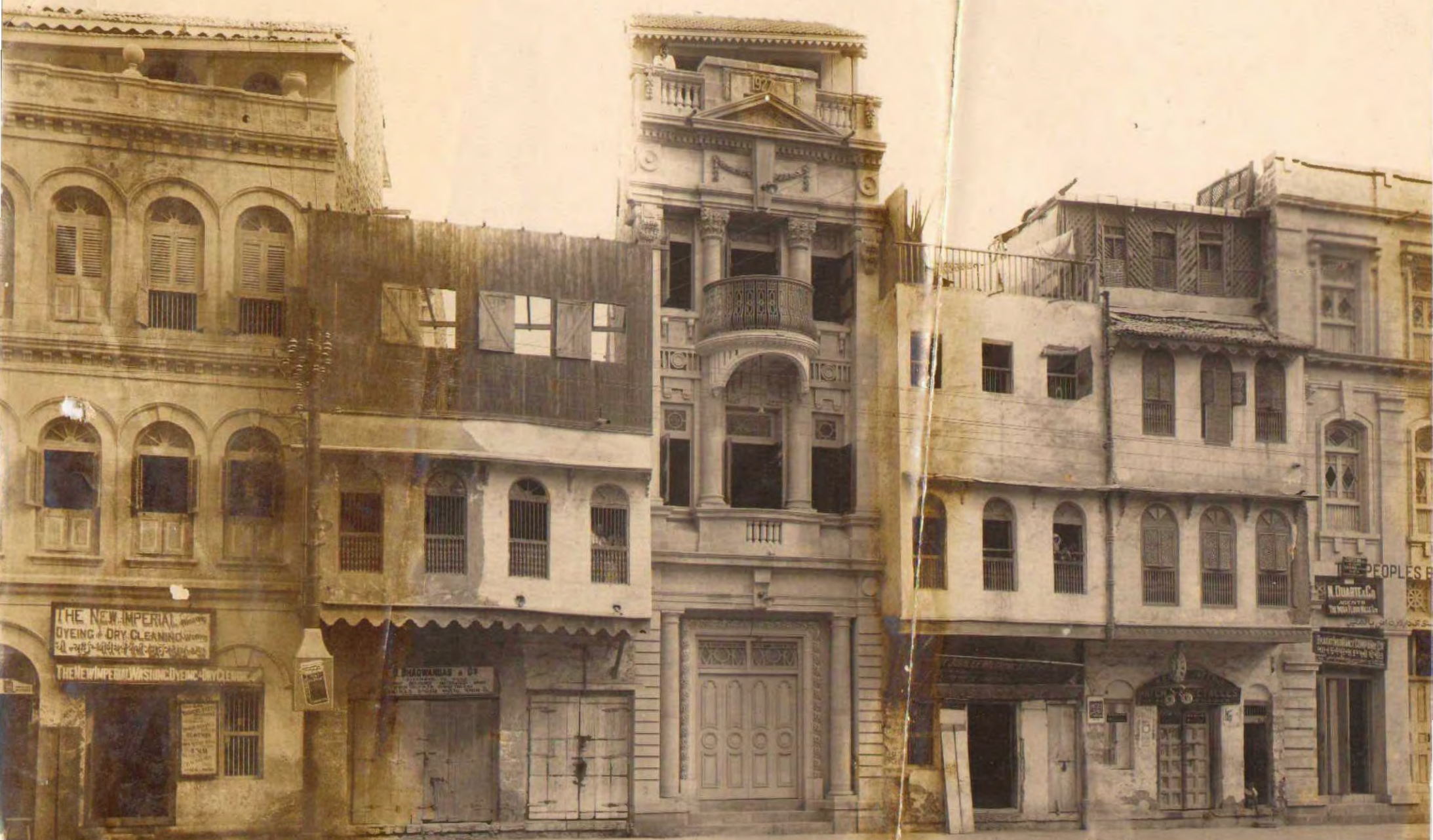
1. Objections 1 to 5, 9, 10 & 12 are complied with.
2. As regards no. 6, the kitchens are in the existing portion and not proposed new.
3. As regards no. 8, this will be settled personally.
4. As regards no. 11, the plots ~~already~~ are one and no amalgamation is necessary.

Plans duly corrected are submitted herewith for favour of your approval at an early date. *Plots is not bound*

Thanking you,

Yours faithfully,

B.V. Bhinde





KARACHI MUNICIPALITY.

10:

N. J. MODI.

B. Sc. Engineering (London.)

A. M. Inst., C. E., L. C. E.

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

LAND MANAGER & ARCHITECT.

REFERENCE No. B. S. P. 265/33 OF 193

Land Manager & Architect's Office,

KARACHI, 23 AUG 1933

To,

Mr. Bhinde, architect, for the ownerKarachi.

Dear Sir,

With reference to your application dated....27.8......1933.
with a plan for the proposed ~~building~~/additions and alterations on plot
No147,148..... Survey Sheet No. M.R. 1, Market.....Quarter
I have to request you to comply with the following requirements:—

1. Premises may be kept open for inspection and
you should be present on the site on 28-8-33
~~between 8-30 AM~~ at 8 AM so that joint measurement be taken
of the balconies before the building plans can be
considered.

Submits.

The plans with slip attached (A) is
duly corrects and complies with your
requirements of 1-10-32 (Slip attached B)

Orders are requests.

Man approved
hmed

L
ms.

The plans are returned herewith rejected.

Yours faithfully,

hmed

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

Land Manager & Architect.

—:O:—

Karachi, ..., 16/18/22

Architect.

B.S. 34-400-11-32.



Heritage

KMR.CDD.MIQ.1932-1933.01 B

B. 44

Gokaldas & Bhinde.

Architects & Surveyors,

—:O:—

Gokaldas K. Patel

Bhaji V. Bhinde,

B. E. (CIVIL)

SWAMINARAYAN BUILDING

BUNDER ROAD,

KARACHI. 17/10/1934

To

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear sir,

Re Plot no. 147-148 Mhi Harbi Qtr.

With reference to your letter no. B.S.P.
²⁶⁵
~~147~~/33 dated 16/10/37, we are sending
herewith two copies of plans encl on cloth.

Yours faithfully,

B. V. Bhinde

P. / m / up
to
1
2/1x



PLAN OF PROPOSED ADDITIONS & ALTERATIONS
ON PLOT NO. 147 & 148. M-R-1.

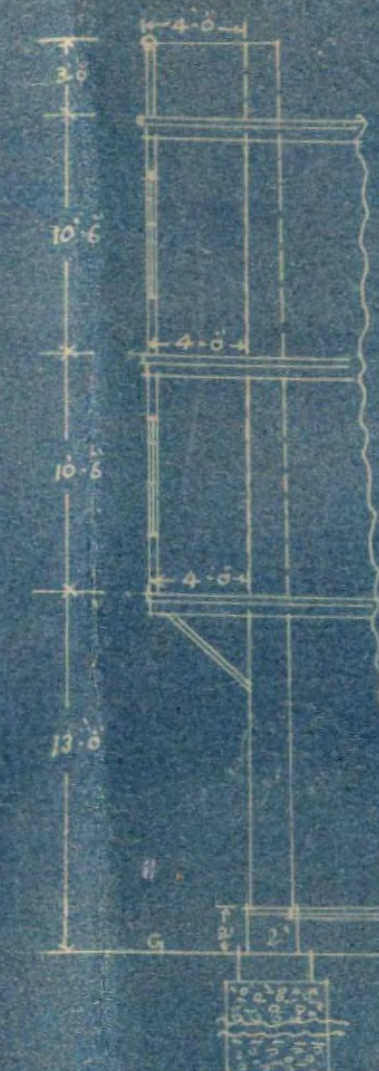
MARKET Q.R.

SCALE 8-1.

SITE PLAN
SCALE 40-1



SECTION OF EXISTING BALCONY
ON BUNDER ROAD.
SCALE 8-1.



When it is approved subject to the following conditions:-
1. The building shall be built in accordance with the approved plan and shall not be altered in any way without the sanction of the local authority.
2. The building shall be built in accordance with the approved plan and shall not be altered in any way without the sanction of the local authority.
3. The building shall be built in accordance with the approved plan and shall not be altered in any way without the sanction of the local authority.

APPROVED.

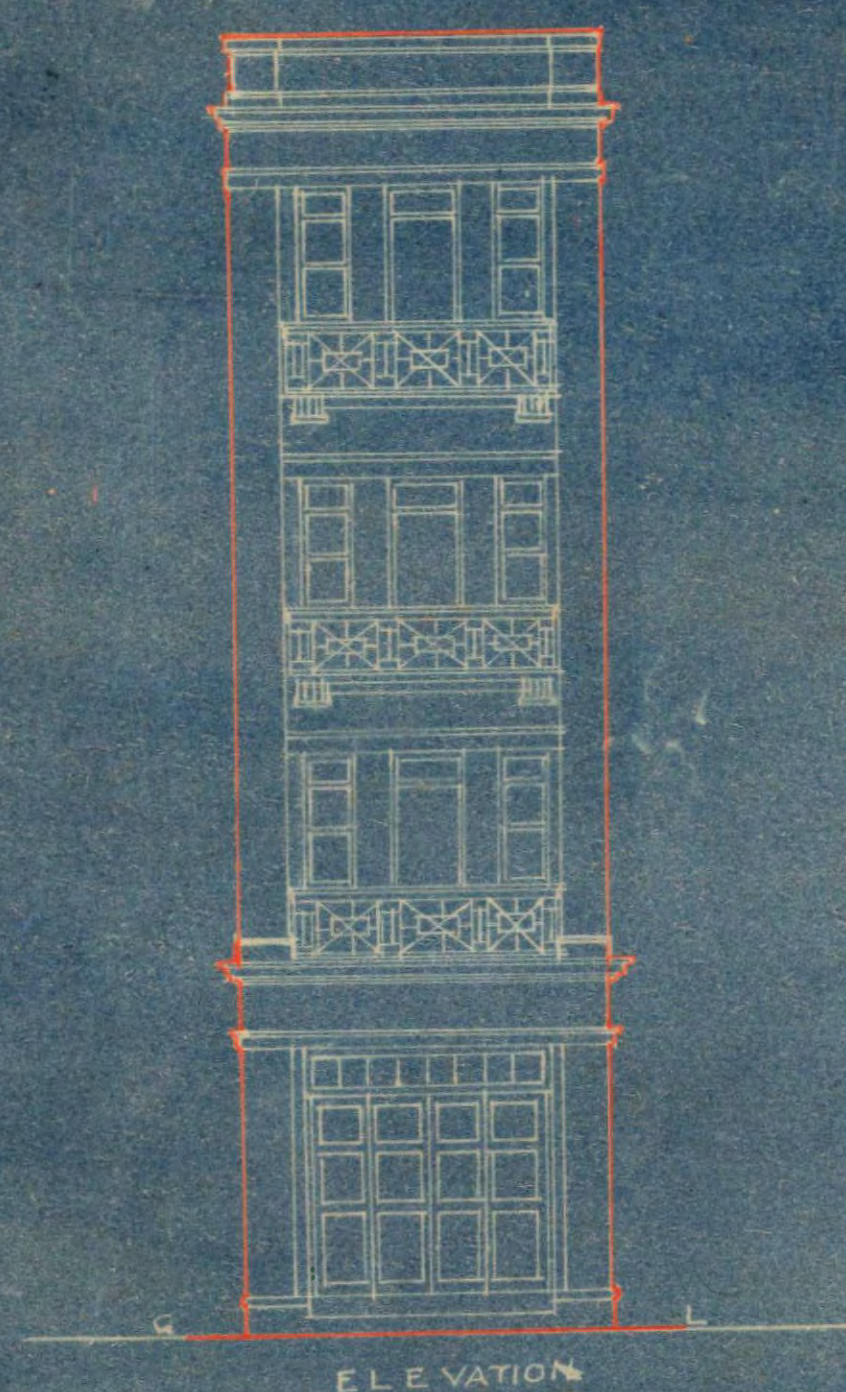
B. Sc., A. M. Ints. C. E.
Land Manager & Architect.

OWNER:-

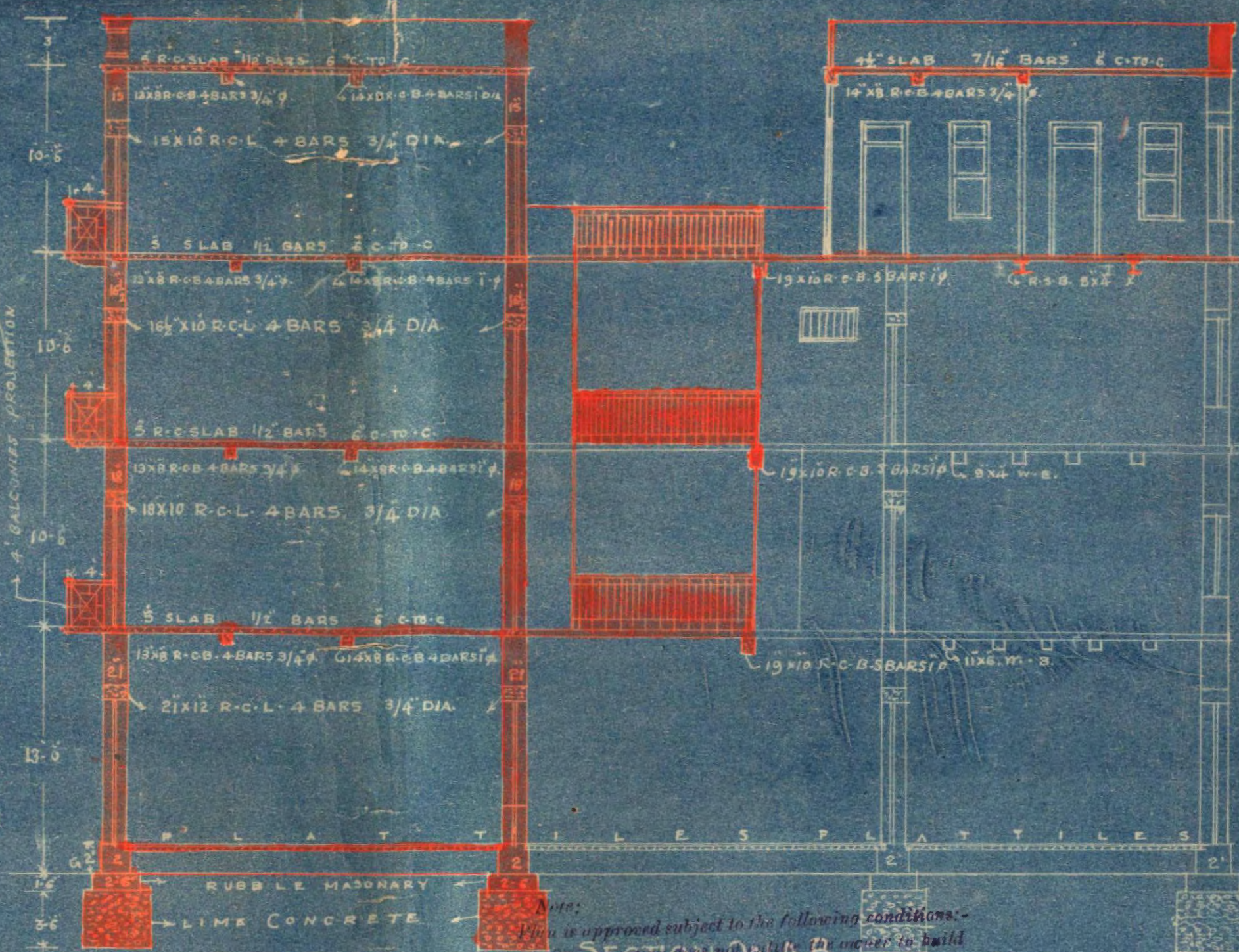
OWNER - PLOT NO. 146
FOR PARTY WALL

ARCHITECT:-

B.E. [CIVIL]

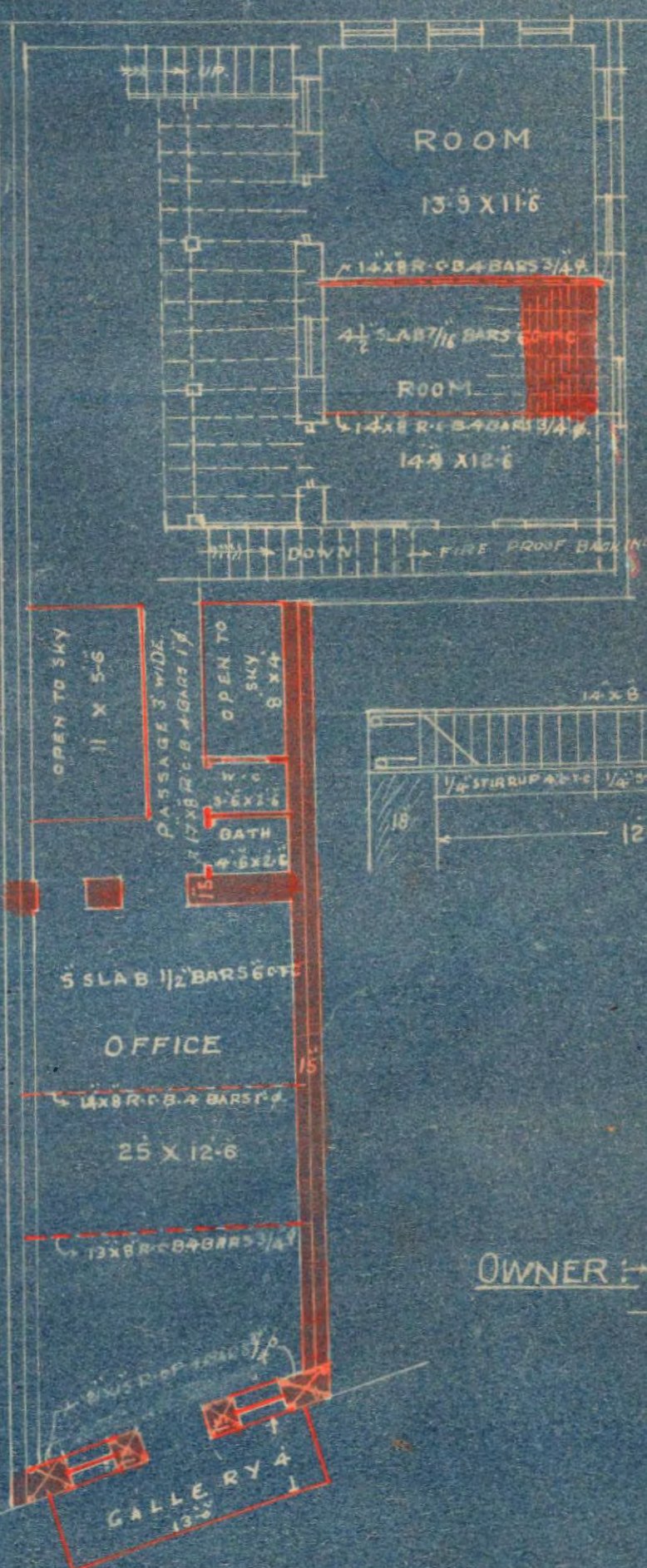
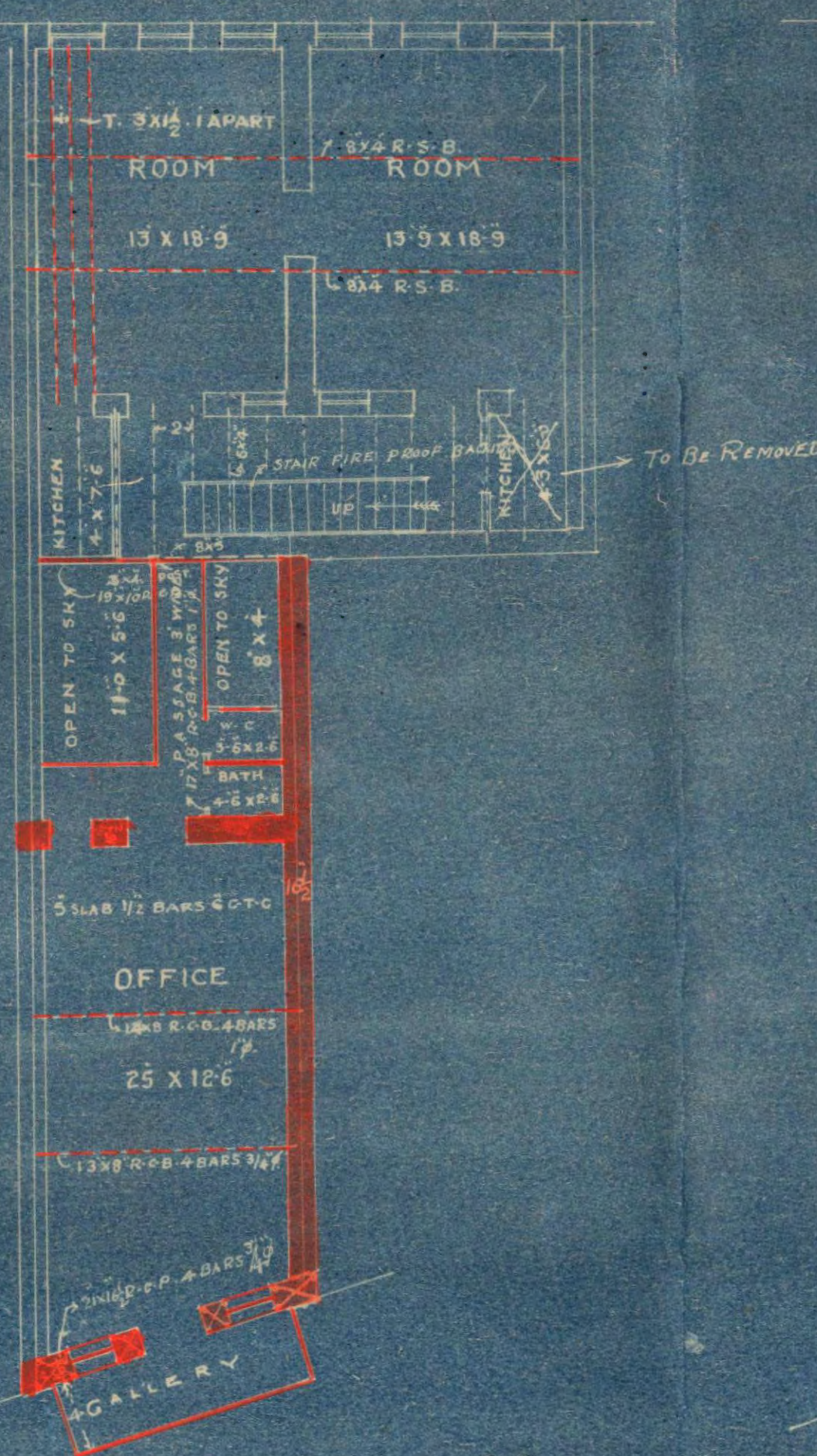
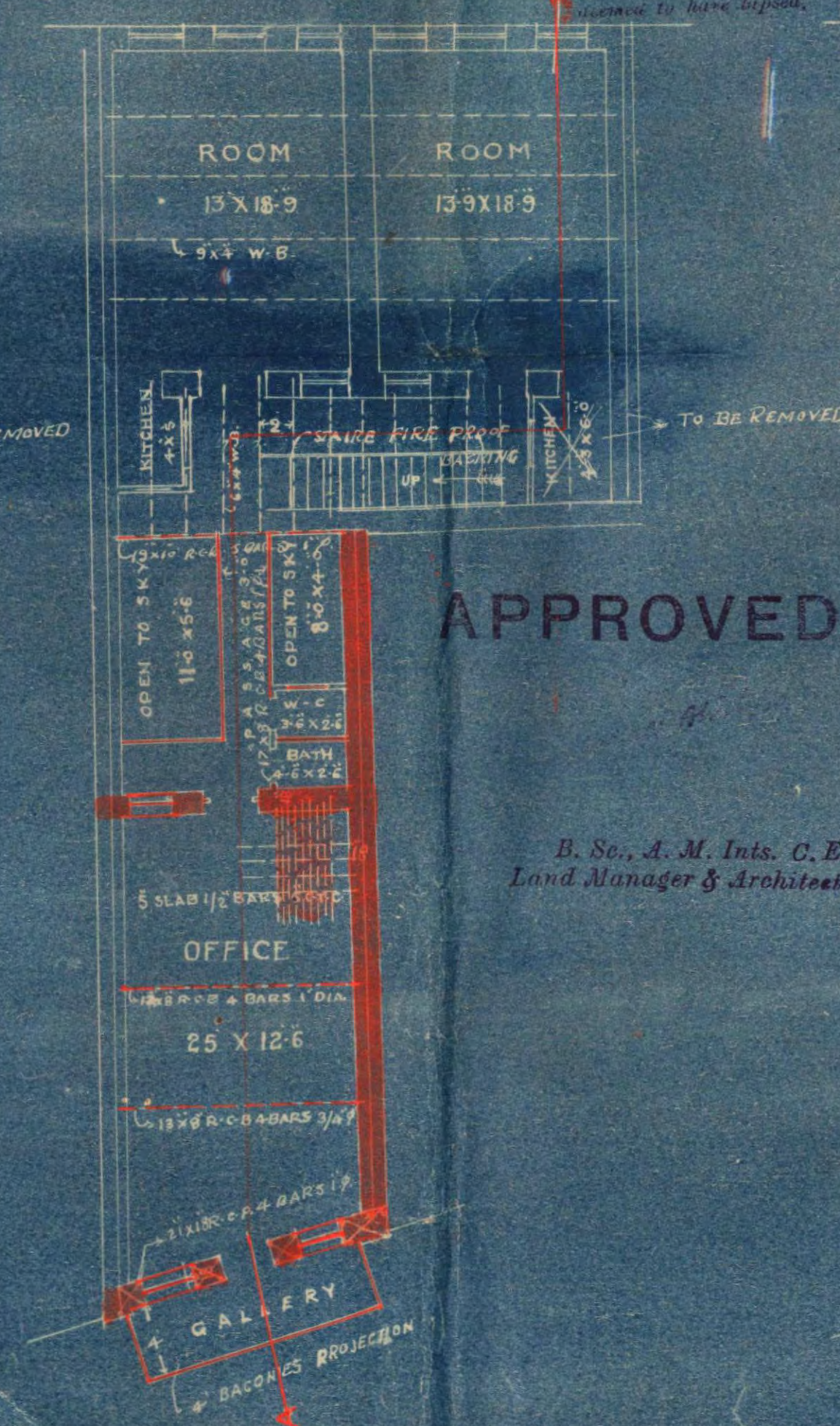
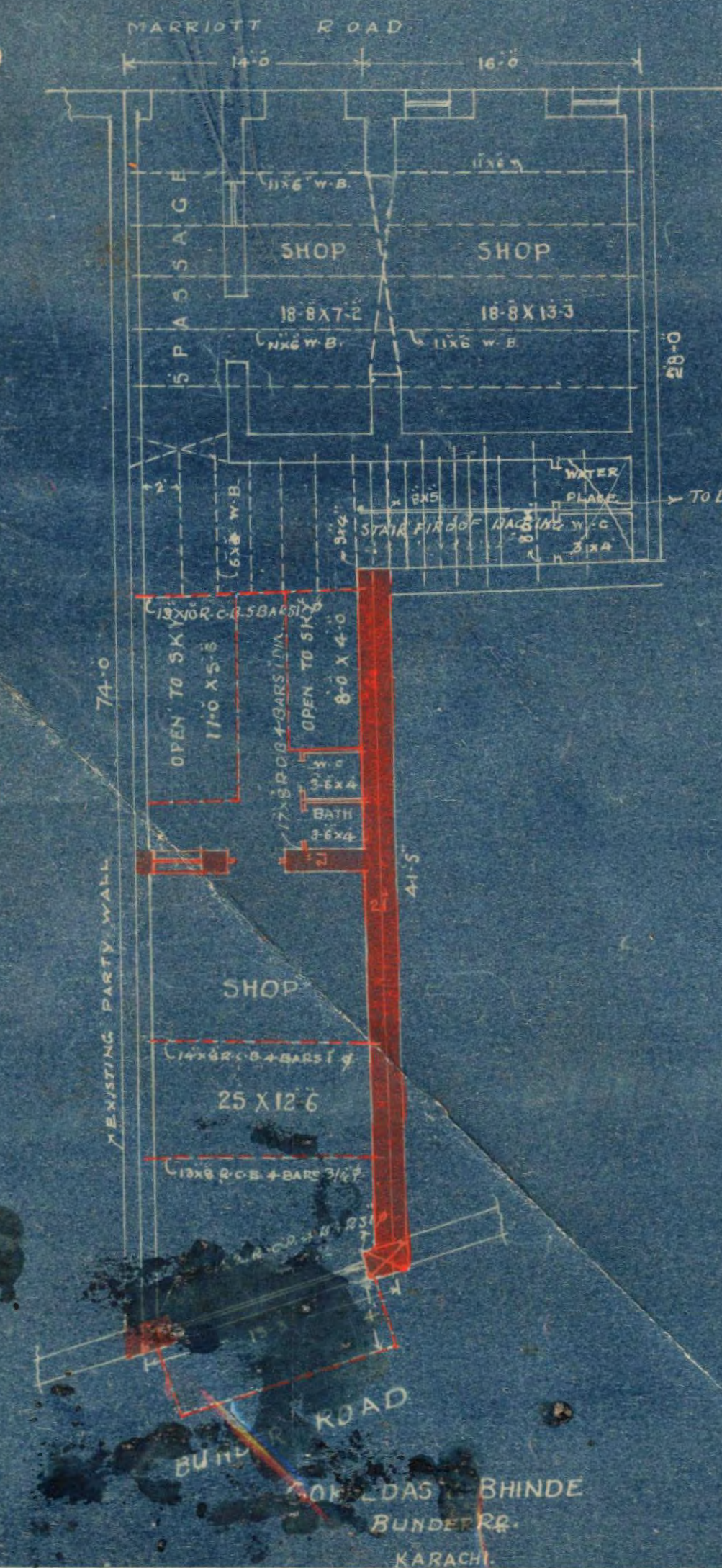


ELEVATION



SECTION ON A-B

SECTION ON B-C





Heritage

KMR.CDD.MiQ.1932-1933.01 B

B16

KARACHI MUNICIPALITY.

:0:

N. J. MODI.

B. Sc. Engineering (London)

A. M. Inst. C. E., L. C. E.,

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

LAND MANAGER & ARCHITECT.

REFERENCE No. L. M. A. B. S. P. 265/33

Land Manager & Architect's Office,

KARACHI 25 Oct 1933

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

Mr. Dosabai Maisi, c/o Mr. B. V. Bhide,

Dear Sir,

With reference to your application with plan for building on plot No. 148, 149 Sheet No. MR 1, Market Quarter submitted by you 16. 5. 1933, 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,

B. V. Bhide
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.

(1) For the first 12 weeks, per square yard per diem	... Rs. 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 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 and 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.