



9
Brd. 318/33

MR4

Re: 54. ~~224~~

hankel L.

Markus - Ox.



Heritage

KMR.CDD.MiQ.1932-1933.01 D

KARACHI MUNICIPALITY.

— : 0 : —

NOTES SECTION.*Building Department.*

Case No. P/8 318

Plot No. 54 Sheet No. 1044, 1045 QuarterApplicant's Name Hundament. A.Architect's Name Shud-e

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

5/10/33
13.6.33
Alley
show to the

Date of despatch

12/6/33
12/6
for

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

V.S.
To his remarks
please.

4/7/33

577

Date

15-6-33

Health Officer.

EXTRACT FROM THE LAND REGISTER.

New plot No. 54 Sheet No. h44 } h44 Quarter.
 Old plot No. x Sheet No. x

Whether under Govt. or Municipal Control	...	<u>Gaut</u>
Registered plot.	Holder of	<u>Handomal Ramchandra.</u>
	Government	<u>4 Jethonand</u> " <u>63</u>
Area.	Municipal	<u>x</u>
	Total	<u>63</u>
Title and period of lease...		
Form of lease	...	<u>11/1</u>
Any Special conditions of lease	...	
Remarks.	...	

BUILDING SURVEYOR'S REPORT

- 1) widths of the shik - he mentioned on the plan and the height of the building he regulated accordingly.
- 2) ~~the~~ 4 ft scale is unusual & misleading. Plan must be drawn on 8 ft scale.
- 3) R.C.C. pillars must be connected by all round ties.
- 4) Balconies must be 9"
- 5) Slab must be 5" $\frac{1}{2}$ " rod 5" c.c.
- 6) Load calculations for the R.C.C. pillars be given. as they must be 18 ft on 1st & 1st floor, 16 $\frac{1}{2}$ ft on 2nd floor & 15 ft on 3rd floor.
- 7) External walls must be at least 6" C.C.
- 8) W.C. on ground floor is required & so also generally in all places.
- 9) Kitchen must be 5 ft solid & barrier above.
- 10) Stairs must be fire proof.
- 11) Cornice must be limited to 12"
- 12) ^{calculation for} R.C.C. beam 12 x 8" 4 bars 3/4" diam which carries floor load of room & verandah & the subsidiary beams & partition load must be safe loaded.
- 13) ^{if form} must be completely filled.

Date

3/11/33

Shawwasky
 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? yes.
- (4) Is there any encroachment? no
- (5) Is the plot affected by T. P. Scheme? -
- (6) Is the plot subject to any conditions of previous sub-division and Amalgamation?

no objection.

Date

M. P. Salihurrahman
Land Surveyor. 8/3

Remarks of

LAND MANAGER AND ARCHITECT.

Shown by MHA on file on 26/6/33

LS

B.S. Singh
S.P.

Date

Land Manager and Architect.



Heritage

KMR.CDD.MiQ.1932-1933.01 D

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, 10 - 6 - 1933.

Date of delivery at Municipal Office

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 54 Survey Sheet Old/new M.R. 4 situated in _____ 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 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. Bhande.

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

E. S. Bhande Ramnath

Address of the owner

Shri. G. S. Bhande & Bhande
Bhande Road.

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.

Received
on 10/6/33
10/6/33



Nature of soil in foundation _____

Nature of masonry in foundation Coursed Rubble

do Plinth _____

do Superstructure _____

Kind woodwork in trusses, post, etc R.C. Concrete

Kind of Roof R.C. Concrete

Kind of Floor Concrete

Method of Drawing Sullage Water Municipal

—:X:—

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

Karachi, dated 11/9/1933

To

The Chief Officer,

Karachi Municipality.

Sir,

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

for the building at in subject

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,

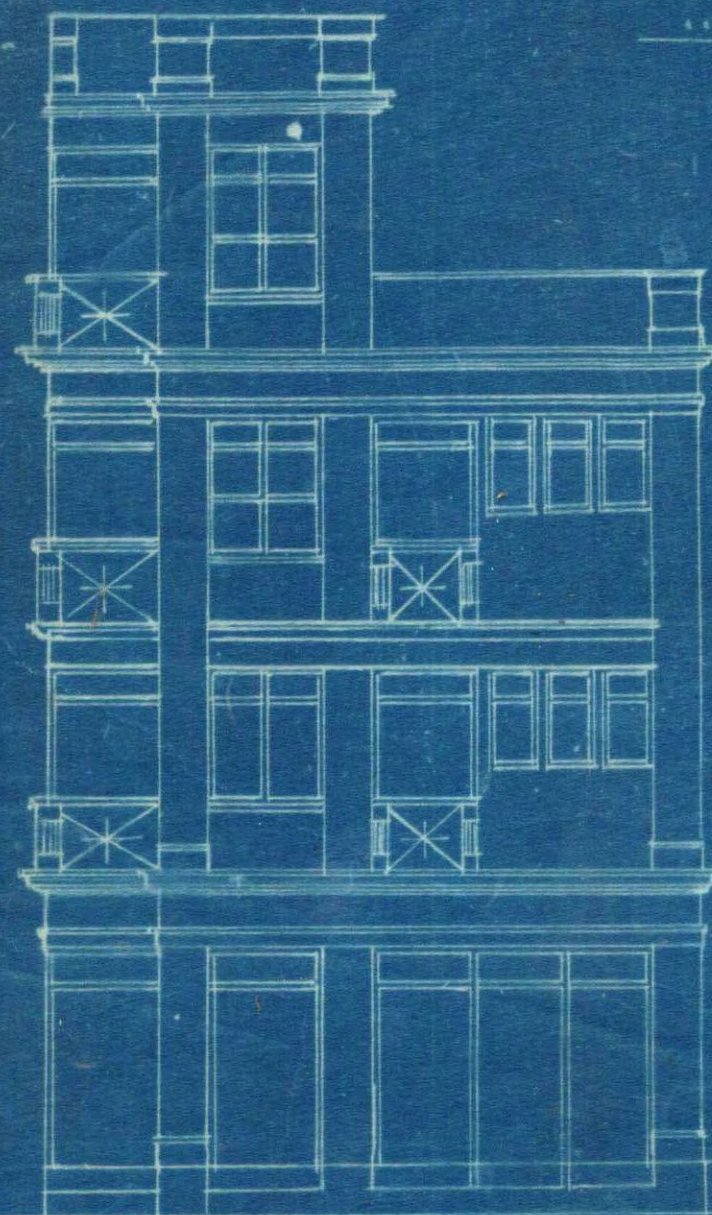
B. L. Bhunde

Licensed Surveyor.

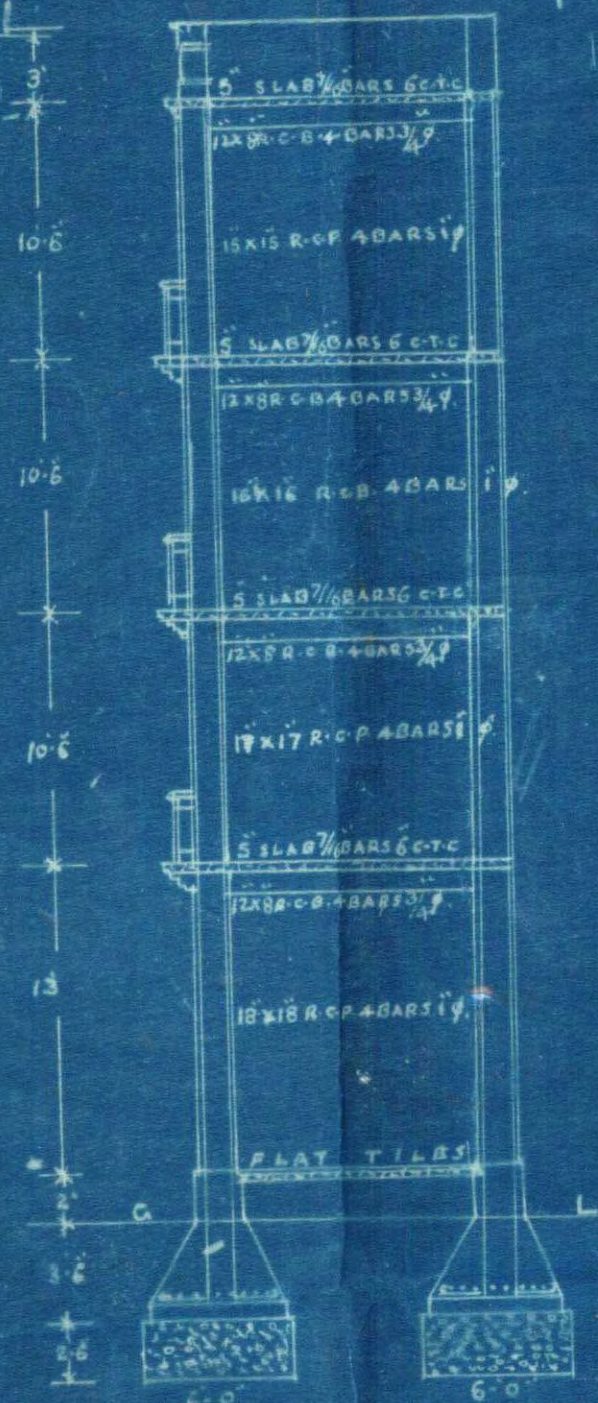
PLAN OF PROPOSED BUILDING ON PLOT NO.54 SHEET NO.M.R.4

MARKET Q.R.

SCALE 8-1
8
4-1



ELEVATION



SECTION ON A.B.

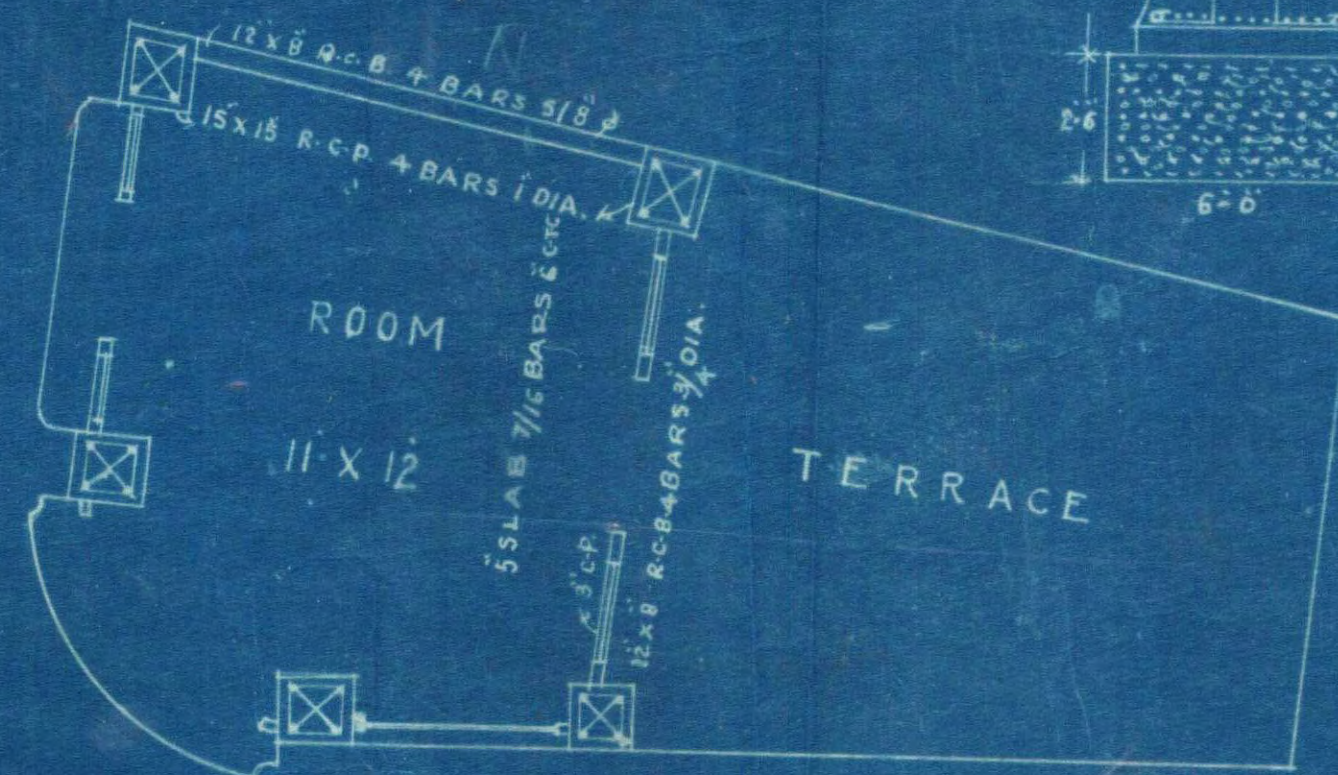


SITE PLAN

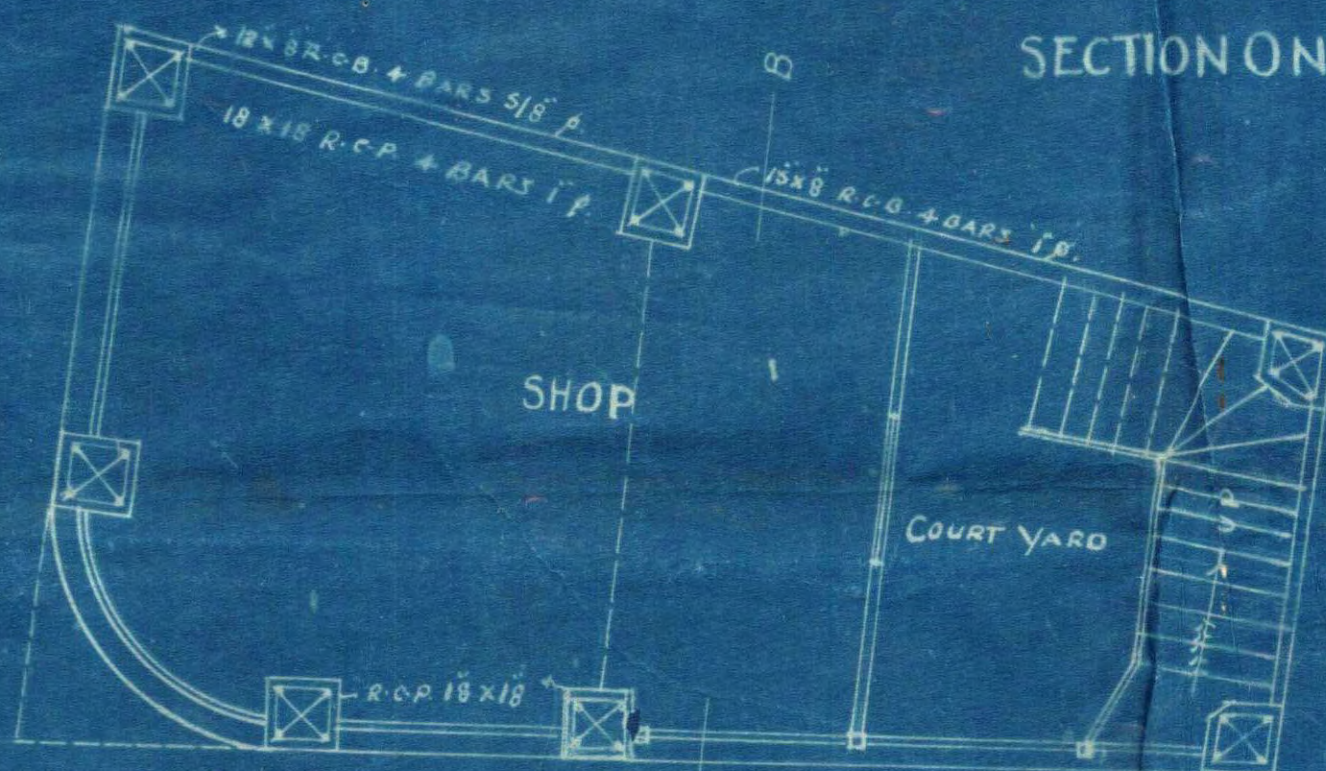
SCALE 20-1

VIRJI STREET

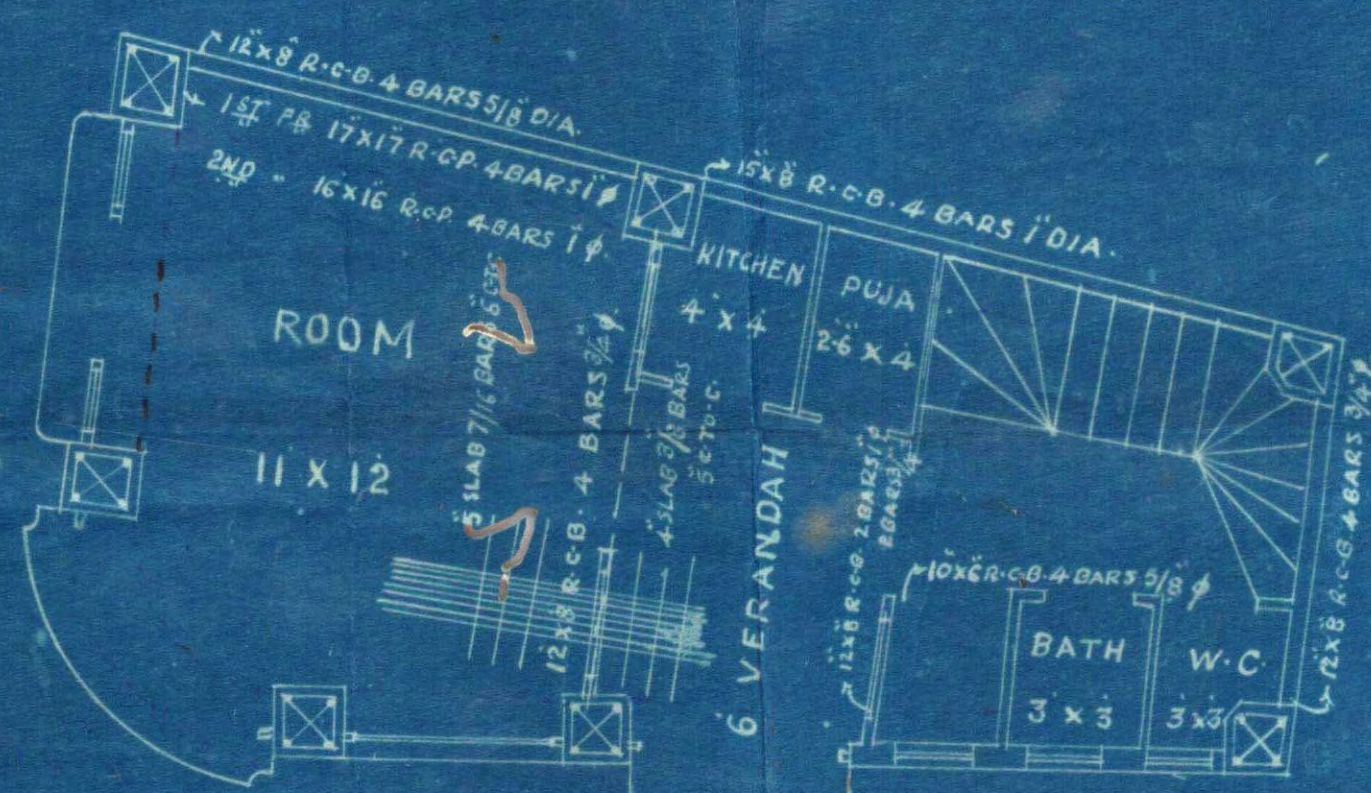
ZAKARIA LANE



THIRD FLOOR PLAN



GROUND FLOOR PLAN



1ST & 2ND FLOOR PLAN

GOKALDAS & BHINDE
BUNDER ROAD.
KARACHI.

OWNER: HUNDAL MAL RAMDOL MAL.

ARCHITECT: B.V. Bhinde



KARACHI MUNICIPALITY.

N. J. MODI.

Sc. Engineering (London.)
A. M. Inst. C. E., & C. E.
A. M. I. E., M. R. San. I.
LAND MANAGER & ARCHITECT.

REFERENCE No. B. S. P. 318/33 OF 193

Land Manager & Architect's Office,

KARACHI, 8 - JUL 1933

To,

Mr. Hundanmal R. c/o Bhide, architect.Karachi.

Dear Sir,

With reference to your application dated...12-6-33...193
with a plan for the proposed building/additions and alterations on plot
No.....54....., Survey Sheet No. M. R. 4. Market.....Quarter
I have to request you to comply with the following requirements:—

- ✓ 1. Widths of the streets be mentioned on the plan and the height of the building be regulated accordingly.
- ✓ 2. 4ft ~~xxxxxx~~ scale is usual and misleading. Plan must be drawn on 8ft. scale.
- ✓ 3. R.C.C. pillars must be connected by all round lintels
- ✓ 4. Balconies must be 9".
- ✓ 5. Slab must be 5" 1/2 rods 5" C.C.
- ✓ 6. Load calculations for the R.C.C. pillars be given, or they must be 18"X18" on ground and 1st floor, 16 1/2"X16 1/2" on 2nd floor on 3rd floor it should be 15"X15".
- ✓ 7. External walls must be least 6" C.P.
- ✓ 8. W.C. on ground floor is required and so also general washing place.
- ✓ 9. Kitchen must be 5ft solid and barred above.
- ✓ 10. Stairs must be fireproof.
- ✓ 11. Cornice must be built to 12".
- ✓ 12. Calculations for R.C.C. beam 12"X24" 4 bars 1" diam which carries floor load of room and verandah and the subsidiary beams and partition load must be submitted.
- ✓ 13. A form must be completely filled

The plans are returned herewith rejected.

Yours faithfully,

Submitted the architect has
Complied with the objections. Orders
are requested if plan can be approved.

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

Land Manager & Architect.

B. S. 2.

1000-10-32

1000-3-33.

Plan approved
5/19/33

7/7/33

Gokaldas & Bhinde,

Architects & Surveyors.

Gokaldas K. Patel.

Bhimji V. Bhinde,

B. E. (CIVIL)



Heritage

KMR.CDD.MiQ.1932-1933.01 D

SWAMINARAYAN BUILDING,

BUNDER ROAD.

KARACHI, 25 August 1933.

To

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear sir,

Re. Plot no. 54, M.R.4, Market Qtr.

With reference to your letter no. B.S.P.318/33 of 1933 dated 8th ^{ultimo} inst. we have complied with the objections asunder:-

1. Objections 1, 3-7, 9-11 and 13 are complied with.
2. As regards no. 2, 4 feet to an inch scale is most convenient for very small plots, as otherwise the plans would be very confusing.
3. As regards no. 8, the washing place is provided, but as regards the W.C. the shop is to be used by the owner himself who shall also use the upper floors for residence, each floor is provided with a W.C.
4. Calculations are given herewith.

Plans duly corrected are sent herewith for favour of your approval at an early date.

Yours faithfully,

B.V. Bhinde

P. Keep pending. The architect has taken away plans for correction

26/8/33



08

Gokaldas & Bhinde.

Architects & Surveyors,

—:o:—

Gokaldas K. Patel

Bhimji V. Bhinde,

B. E. (CIVIL)

SWAMINARAYAN BUILDING

BUNDER ROAD,

KARACHI. 1-9-1933.

To

2827

4/9/31

The Land Manager & Architect,

Karachi Municipality,

Karachi.

B. E.
The
4/9

Dear sir,

Re: Plot no. 54 M.A. Market Qtr.

With reference to your letter no. 2827

Survey of 1933, dated ———, we have
complied with the objections. Plans only
corrected are sent herewith for favour
of your approval at an early date.

Thanking you in advance,

Yours faithfully,

B. V. Bhinde.



Heritage

KMR.CDD.MiQ.1932-1933.01 D

KARACHI MUNICIPALITY.

:O:

Reference No. B. S. 1.318/33

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.

Municipal Office,

Karachi, 8/9/33

To

Mr. B. I. Bhambhani

Architect

Dear Sir,

Re: Plot No. 54 Sheet Subh, Market Qr.

With reference to your applications dated _____ 193
 for the proposed building/addition and alterations on the above plot you
 are required to submit one more copy of the correct
 plan on cloth

Yours faithfully,

Land Manager and Architect.



Heritage

KMR.CDD.MiQ.1932-1933.01 D

P-10

Gokaldas & Bhinde.

Architects & Surveyors,

Gokaldas K. Patel

Bhimji V. Bhinde,

B. E. (CIVIL)

SWAMINARAYAN BUILDING**BUNDER ROAD,****KARACHI.** 9/9/1933**To**

**The Land manager & Architect,
Karachi Municipality,
Karachi.**

Dear sir,**Re: Plot no. 54 M.R.4, Market-Qt**

with reference to your letter no. B.S.P. 318
of 1933, dated 8/9/33, we are sending herewith
with one copy on cloth.

Yours faithfully,**B.V. Bhinde**135.
pic
14/9.3035
14/9/33

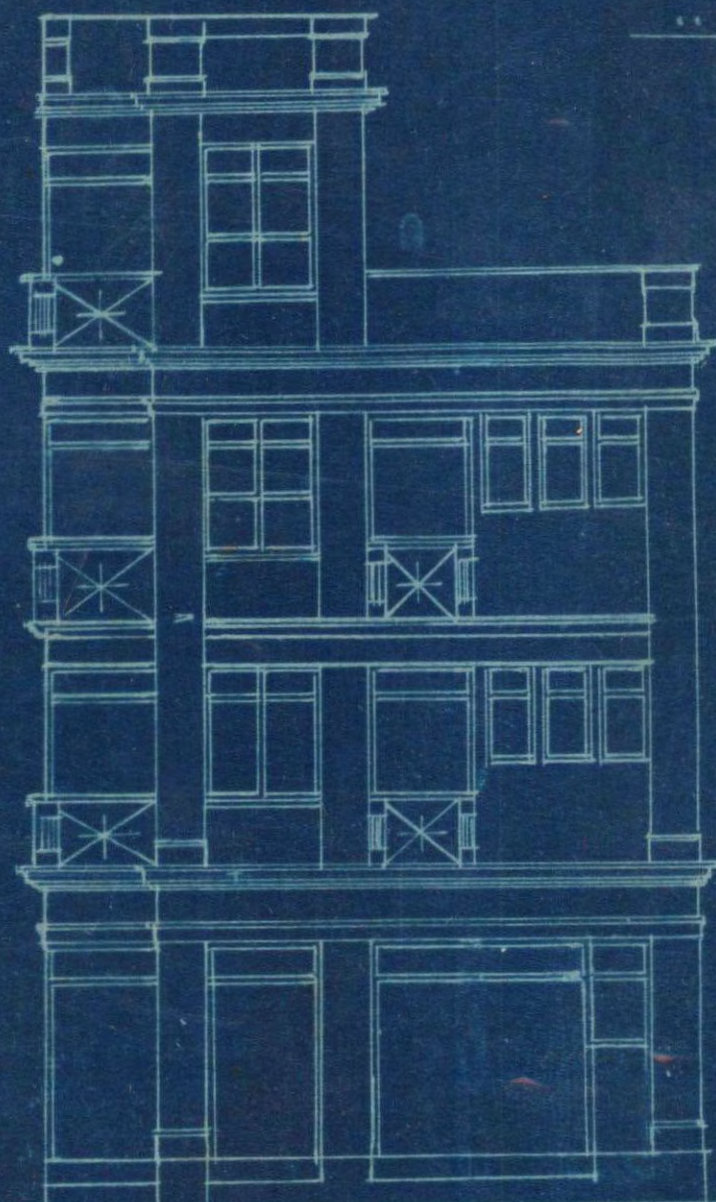
PLAN OF PROPOSED BUILDING ON PLOT NO.54 SHEET NO.MR-4

MARKET QR.

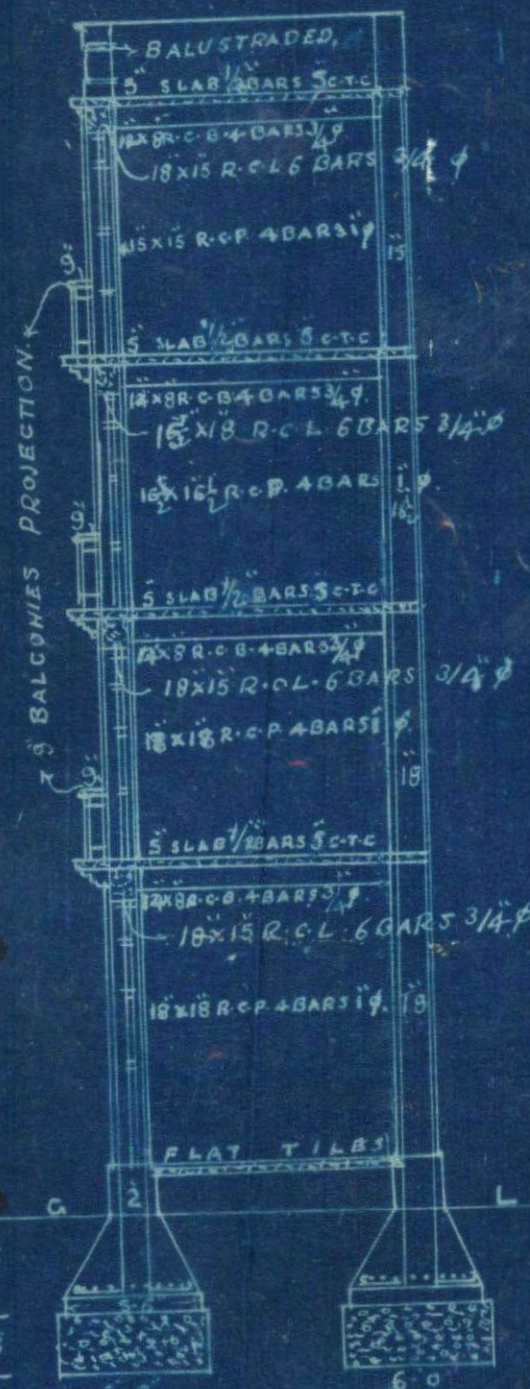
SCALE 8-1

8

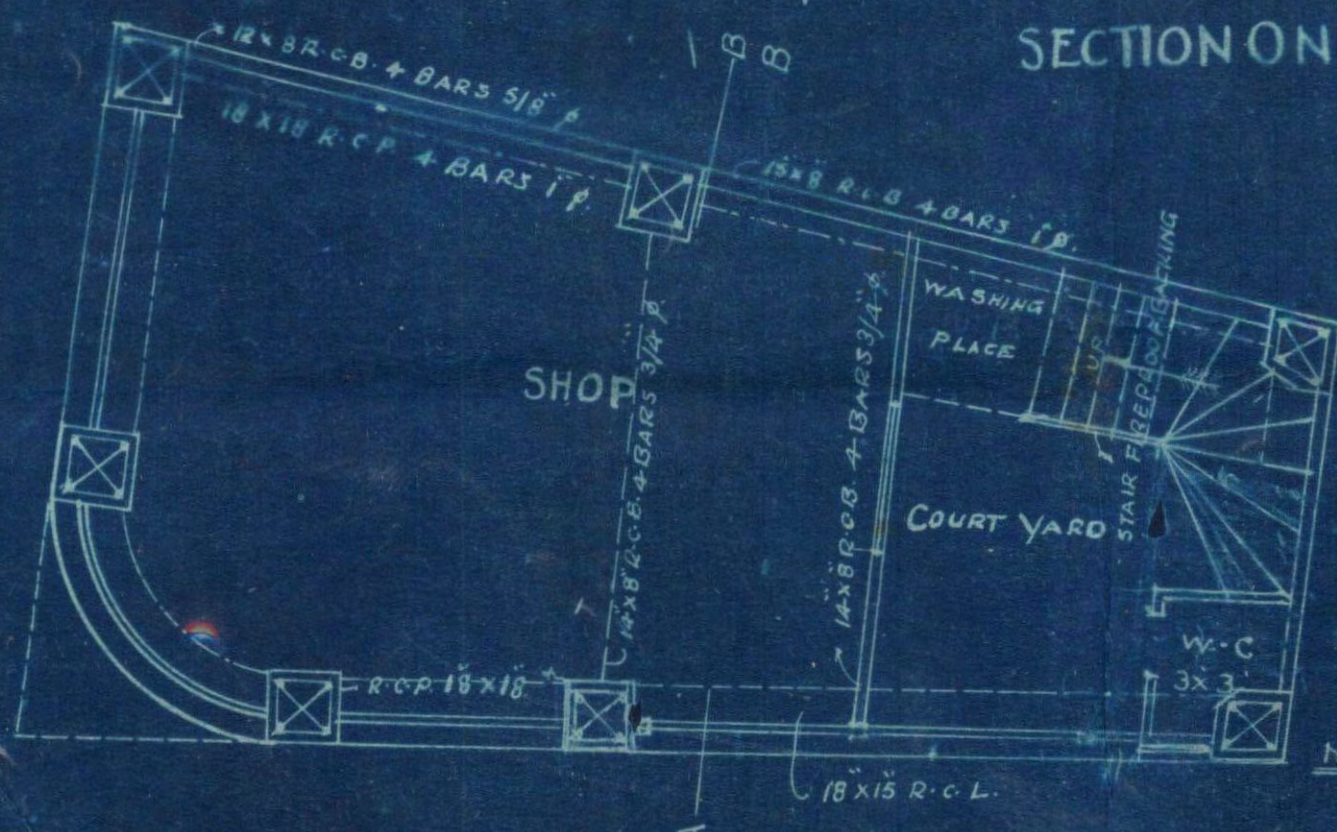
4-1



ELEVATION



SECTION ON A.B

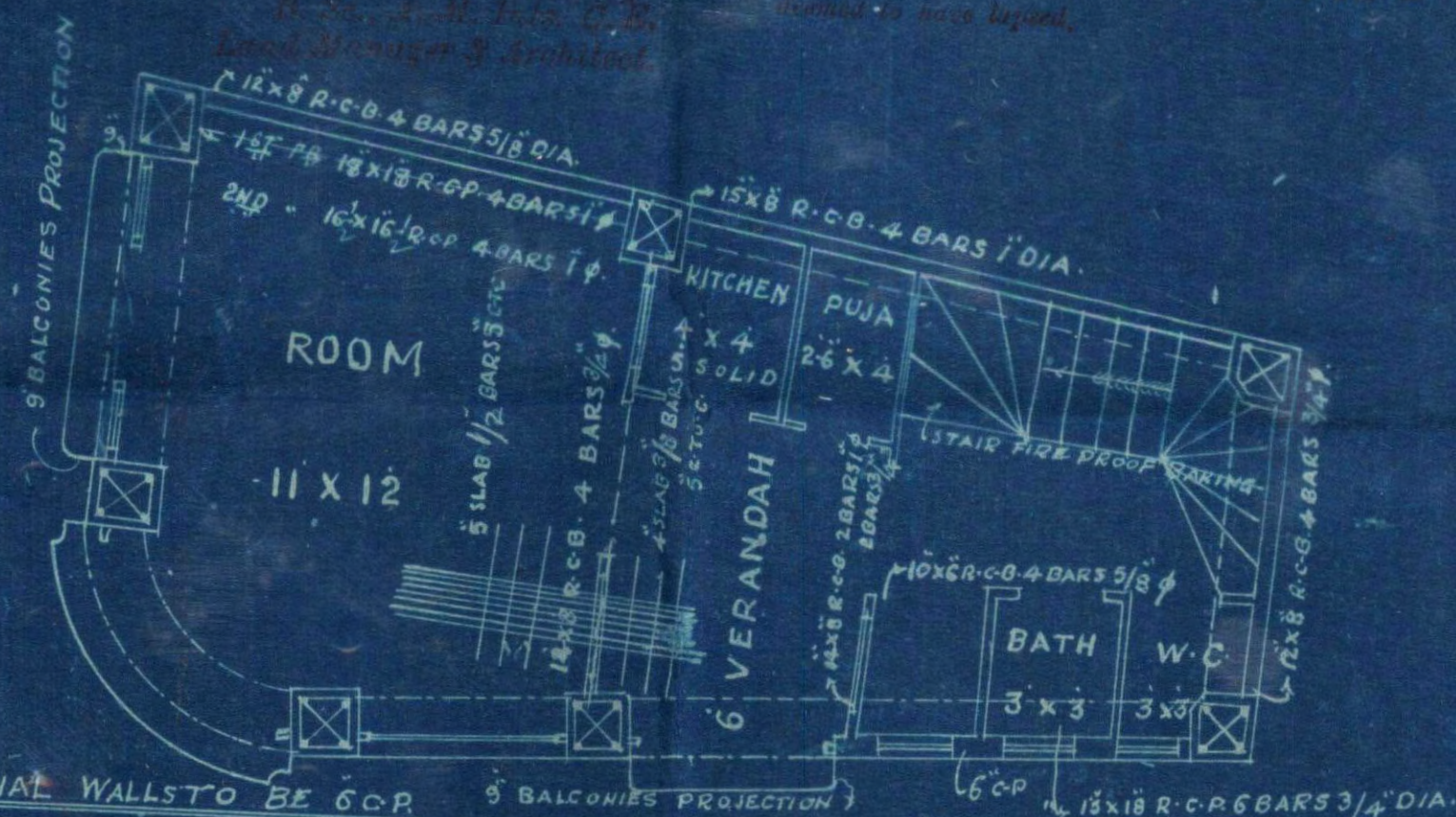


GROUND FLOOR PLAN

GOKALDAS & BHINDE
BUNDER ROAD.
KARACHI.



THIRD FLOOR PLAN



1ST & 2ND FLOOR PLAN

1. EXTERNAL WALL TO BE 6" C.P.
2. KITCHENS TO BE 5" SOLID
3. CORNICE PROJECTION TO BE 12"

OWNER: HUNDAL MAL RAMMOO MAL

ARCHITECT: B.V. Bhinde



KARACHI MUNICIPALITY.

:0:

N. J. MODI.

B. Sc. Engineering (London)

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

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

LAND MANAGER & ARCHITECT.

REFERENCE No. L. M. A. B. S. P. 318/33

Land Manager & Architect's Office,

KARACHI 18 SEP 1933

Order under Section 96 (2) of Act III of 1901.Mr. Hundomal Bamoomal c/o Mr. B. V. Bhande

Dear Sir,

With reference to your application with plan for building on plot No. 54 Sheet No. V.R. 4, Market Quarter submitted by you 10. 6 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. 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
(3) 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.