

P 8

BS 1.290/33

fe. *Supra dicta et Khori. fidei*
markel 2

Markel

1932

377
11

53
①**KARACHI MUNICIPALITY.**

—:0:—

NOTES SECTION.*Building Department.*

Case No. P/8 290/33

Plot No. *Residential at Khairpur Market* Quarter

Applicant's Name

Architect's Name

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

4458
Prop. Allah
to show to H.O. of
25/5/33

Date of despatch

Gandhi
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

L.S.
For his report please
H.S.
7/6/33
S.S.M.

Date 26-5-33

Health Officer.



EXTRACT FROM THE LAND REGISTER.

New plot No. _____ Sheet No. _____ }
 Old plot No. _____ Sheet No. _____ } _____ Quarter.

Whether under Govt. or Municipal Control ...	
Registered plot.	Holder of ...
Area.	Government ...
	Municipal ...
	Total ...
Title and period of lease...	
Form of lease ...	
Any Special conditions of lease ...	
Remarks. ...	

BUILDING SURVEYOR'S REPORT

- ① All round lintel connecting pillars and carrying 16"x16" R.I.C. beams must be 18"x18" wood 1" on 9th floor and 18"x15" wood 1" on 1st floor
 - ② Principal must be 3'x6", and purlins 4'x5".
 - ③ Scaffolding for skylight ventilators be specified.
 - ④ Windows on municipal land can't be allowed unless an agreement is given.
- No objection
 19/7/33

Date

7/6/33

Shawarick

Building Surveyor.



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? _____
(2) Is the Alignment Correctly Shown? _____
(3) Are the Site Measurements correct? _____
(4) Is there any encroachment? _____
(5) Is the plot affected by T. P. Scheme? _____
(6) Is the plot subject to any conditions of previous sub-division and Amalgamation? _____

~~Plans are in~~

Plans can not be approved as Commissioner's
sanction to the grant of the plot land not
yet obtained.

Date _____

M. P. Sahibuddin
Land Surveyor. 9/6

Remarks of

LAND MANAGER AND ARCHITECT.

Please put up ~~Y.S.~~ 15/6/33
regarding land

B.S. Shri, Commissioner's Sanction is necessary.

Plans approved
19/7/33

16/6/33

Date _____

Land Manager and 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, 24-5- 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 _____ Survey Sheet Old/new _____ 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.

Ground and first floor.It is intended for the purpose of Electric sub-station.

†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 M/s Hassasing H. Advani & Co;

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,
THE KARACHI ELECTRICITY SUPPLY CORPORATION LTD.
For THE UNITED EASTERN AGENCIES, LTD.

Signature of the owner

Address of the owner

M. I. E. (L. E.)

Resident Manager
Managing Agency

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 earth.

Nature of masonry in foundation Lime concrete & cement concrete.

do Plinth Rubble stone masonry.

do Superstructure Cement block masonry.

Kind woodwork in trusses, post, etc Payne wood.

Kind of Roof R.C.C. roof. & top roof with Asbestos sheets over wooden purlins & trusses.

Kind of Floor 2" cement concrete.

Method of Drawing Sullage Water No drainage.

—:x:—

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

Karachi, dated 193

To

The Chief Officer,
Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mx The Resident, Manager, The K.E.S. Corp Ltd;

for the building xx Electric sub-station in Khor garden

I beg to inform you that I have agreed to supervise the erection of building work mentioned therein.

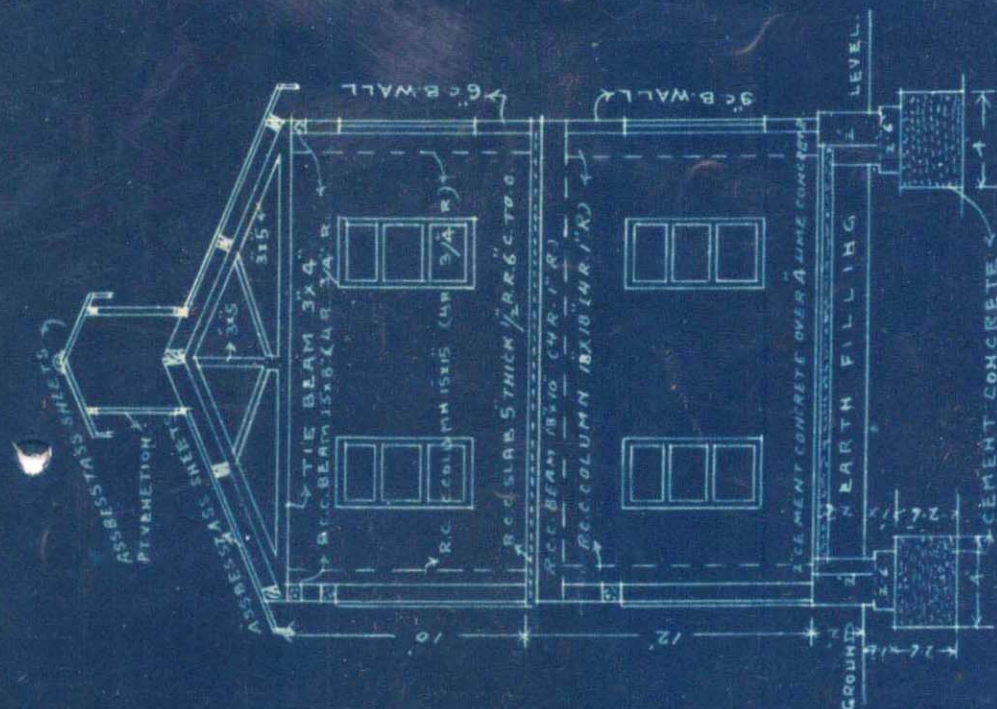
I beg to remain,
Sir,

Your most obedient servant,

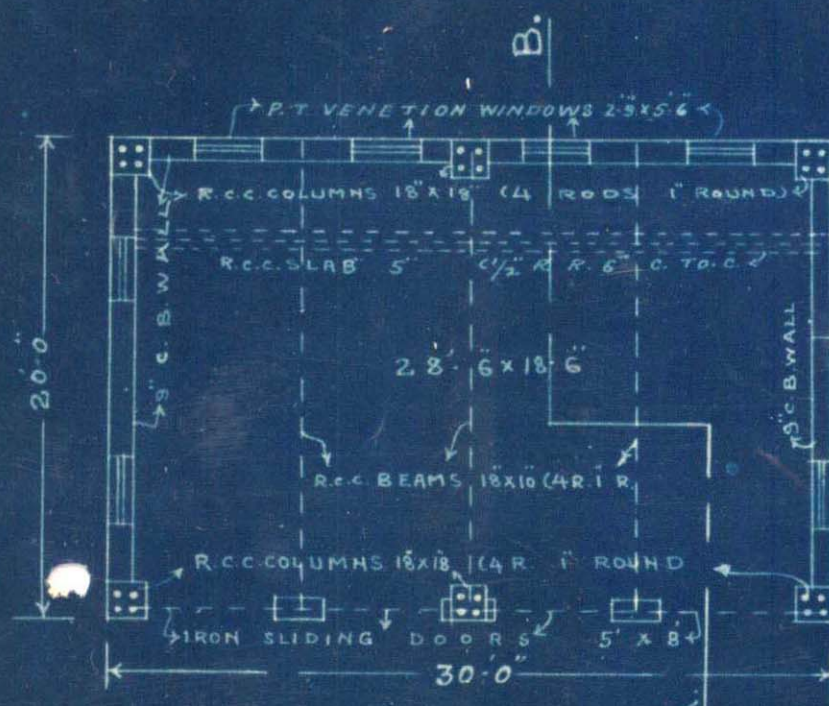
Licensed Surveyor.

PLAN OF PROPOSED SUB-STATION IN KHORI GARDEN
FOR THE K.E.S. CORPORATION LTD.

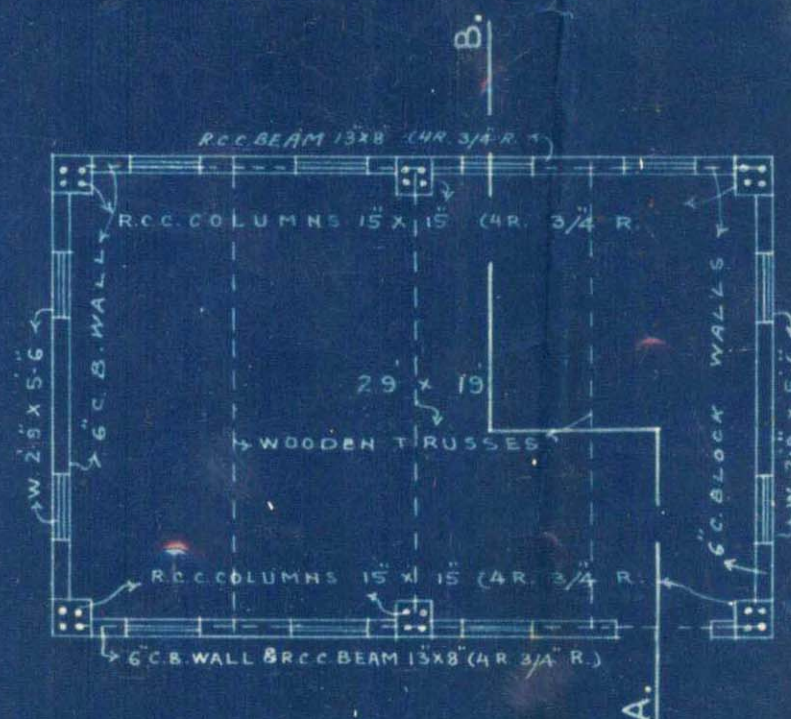
SCALE 8' = 1"



SECTION ON A.B.



GROUND FLOOR



FIRST FLOOR

FRONT ELEVATION



SECTION OF RCC COLUMN
SCALE 6" = 1'

22.5.53 RESIDENT MANAGER
THE KARACHI ELECTRIC SUPPLY CORP. LTD.

Khemchand. Im(Chand
HASSASING H. ADVANI & Co,
Architects & Surveyors.
NICOL ROAD.

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. "290/33" OF 193

Land Manager & Architect's Office,
KARACHI, 19 JUN 1933

To,

~~M/s The Karachi Electric Supply Cor.~~

~~c/o M/s Massasing H. Advani, & Co.,~~

Dear Sir,

architects, and surveyors, Karachi.

With reference to your application dated... 24-5-33... 193 .
with a plan for the proposed building/additions and alterations on plot
No. Khori Garden Survey Sheet No. Market gr. Quarter
I have to request you to comply with the following requirements:—

- ✓ 1. All round lintles connecting pillars and carrying
18"X10" R.C.C. beams must be 18"X18" 4 rods 1" on
ground floor and 18"X15" 4 rods 1" on 1st floor.
- ✓ 2. Principal must be 3'X6" and perlins 4"X5".
- ✓ 3. Scantling for sky light ventilator be specified.
4. Windows on municipal land cannot be allowed unless ~~an~~
agreement - easement right
incurred no-compensation agreement is given.
- ✓ 5. Plans will be approved after the Commissioner in Sind's
sanction to the grant of alignment is obtained.

*P. saw this draft agreement
similar to one which was previously
signed for Roshan Huss Recreation ground*

*X₂
1/7*

The plans are returned herewith rejected.

*Submitted to G. M. A. The architect
has complied with all objections
the plans be approved.*

Yours faithfully,

17/6/33

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

Land Manager & Architect.

B. S. 2.

1000-10-32

1000-3-33.

19/7/33



Heritage

KMR.CDD.MiQ.1932-1933.01 E

HASSASING H. ADVANI & Co.

ARCHITECTS & SURVEYORS.

Office:—Near SIND MADRESAH,

NICOL ROAD,

Phone 920.

Karachi, 28-6-1933.

2034

28-6-33.

To,

The Land Manager & Architect,

Karachi Municipality,

P.S.
me
28/6

Dear Sir,

Re;K.E.S.C.Ltd's Sub Station in
Khori Garden.

With reference to your No:B.S.P.290/33
dated 19th June 1933,we return herewith
plans duly corrected as required.

(1). Lintels have been provided allround.

(2). Principals & Purlins have been made

3"x6"&4"x5" respectively.

(3).Scantlings for sky lights are specified.

(4). We shall thank you to send us draft
agreement,so that we may have the same
signed by the owners.

We shall thank you to keep the plans
ready approved,and give us permission as
soon as the Commissioner's in Sind's sanction
n is obtained.

Yours faithfully.

Khanchand. M. Khanchand
Architects & Surveyors



EB

Draft agreement given
to Mr. Harasing for getting
it executed. I inform the
architect to supply the
agreement executed so that
the plans may be further
dealt with.

Yhs,

15/7/33

P. S. R m R.

19/7/33

Stamp 18 JUL 1933
Karachi Electric Supply Corporation Ltd.
AGREEMENT.



THIS AGREEMENT made at Karachi on the *eighteenth* day of *July* 1933 between Messrs The Karachi Electric Supply Corporation, Ltd., Karachi of the one part and Karachi Municipality of the other part.

WHEREAS Messrs The Karachi Electric Supply Corporation Ltd. who are the registered owners of a portion of plot of land bearing survey No.36 survey Sheet No.MR-1 Market Quarter, Karachi, in the Registration district Sub-District and Town of Karachi have applied to the said Karachi Municipality for permission to have fixed venetian windows and a door opening on the Municipal Khorri Garden, Market Quarter, as per plans submitted and whereas the said Municipality refused to grant such permission to have fixed venetian windows and a door opening on the Municipal Khorri Garden, and whereas the said owners have agreed to give an undertaking that on the Municipality granting conditional permission to have fixed venetian windows and a door opening on the said Municipal Khorri Garden, would not prefer any claim for the right of easement and shall close these venetian windows and a door if and when required by the Municipality.

Now it is hereby agreed between the parties that in consideration of the Karachi Municipality granting conditional permission to the said Messrs Karachi Electric Supply Corporation, Ltd., to have venetian windows and a door opening on the said Municipal Khorri Garden, as per plans submitted for plot No.36 sheet No.MR-1 Market Quarter, the said Messrs Karachi Electric Supply Corporation, Ltd., hereby agree and covenant with the Karachi Municipality, that they, their heirs, executors, administrators and assigns shall at any time hereafter not claim right of easement and shall close these venetian windows and a door if and when required by the Municipality. It is further agreed that this agreement in no way affects the right of the Municipality or the obligations of the first part.

59
2

In witness whereof, the said Messrs Karachi
Electric Supply Corporation Ltd., by their Managing
Agents have set their hand at the place and date
specified above.

FOR AND ON BEHALF OF
THE KARACHI ELECTRIC SUPPLY CORPORATION LTD.
THE UNITED BANK LIMITED, Agents
BY THEIR CONSTITUTED ATTORNEY.

WITNESSES:-

[Signature]

(1) *[Signature]*
MANAG SUPERINTENDENT,
KARACHI ELECTRIC SUPPLY CORPORATION LTD.
KARACHI ELECTRIC SUPPLY CORPORATION LTD

(2) *[Signature]*
SALES MANAGER,

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. 290/33

Land Manager & Architect's Office,

KARACHI 20 JUL 1933

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

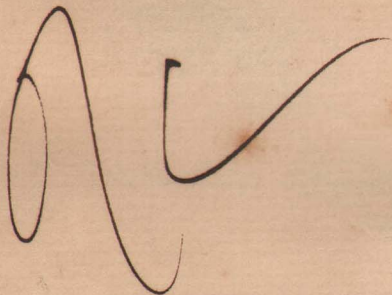
Messrs The Karachi Electric Supply Corporation Ltd.,

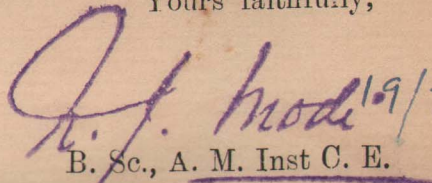
Dear Sir, c/o Mr. Khemchand Mulchand,

With reference to your application with plan for Sub-Station on plot No. _____ Sheet No. Khori G Marked Quarter submitted by you 24. 5. 193 3, 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,



 19/7/33
B. Sc., A. M. Inst C. E.

Land Manager & Architect.

Shk

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,

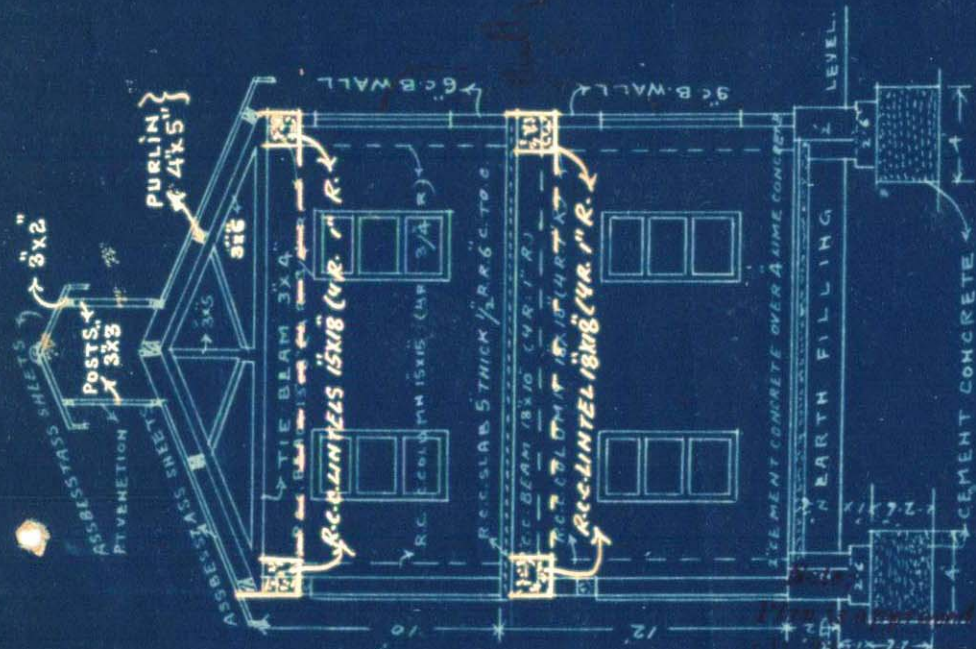
NOTICE, 5:—Plinth cornice will not be allowed to project more than 2 inches on any Public street for ornametal purposes.

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.

PLAN OF PROPOSED SUB-STATION IN KHORI GARDEN FOR THE K.E.S. CORPORATION LTD.

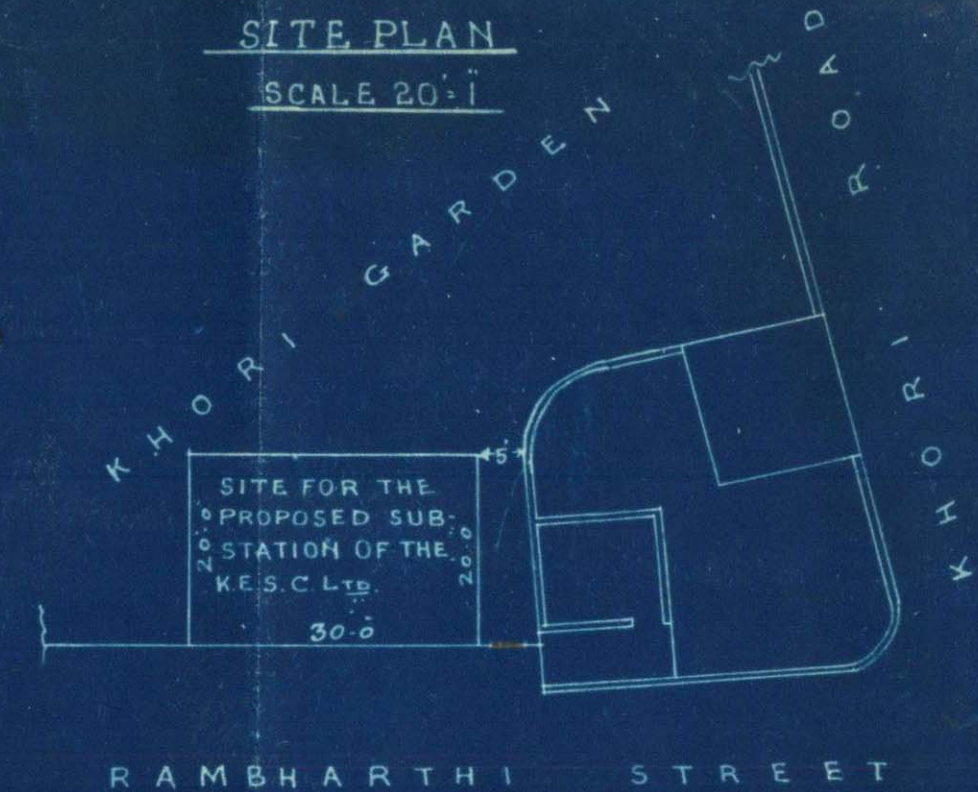
SCALE 8"=1'



SECTION ON A-B

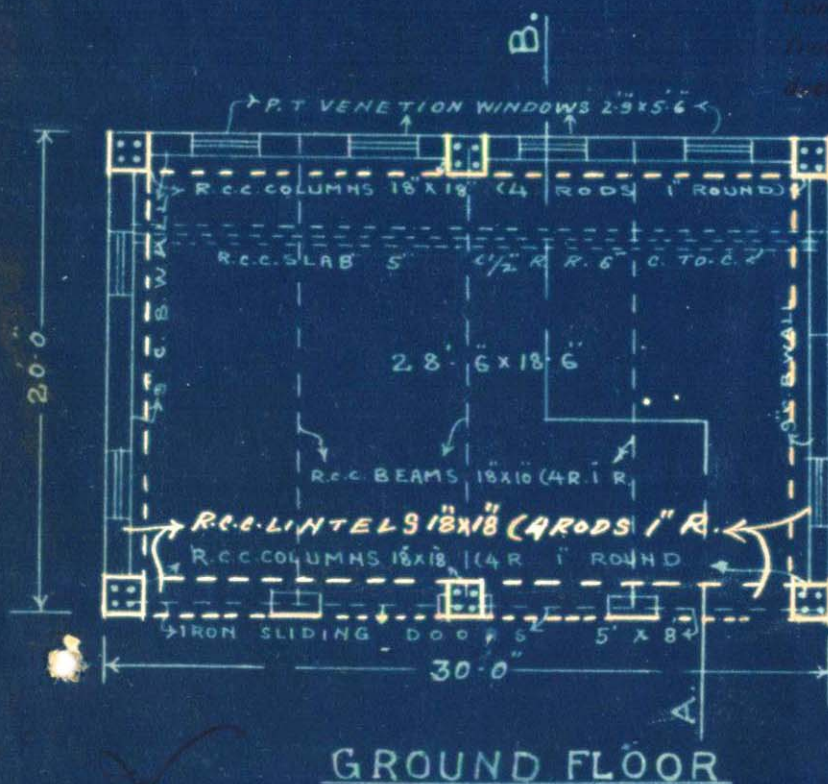
Note: All windows will be ventilation type.
Approved
APPROVED.

SITE PLAN SCALE 20"=1'

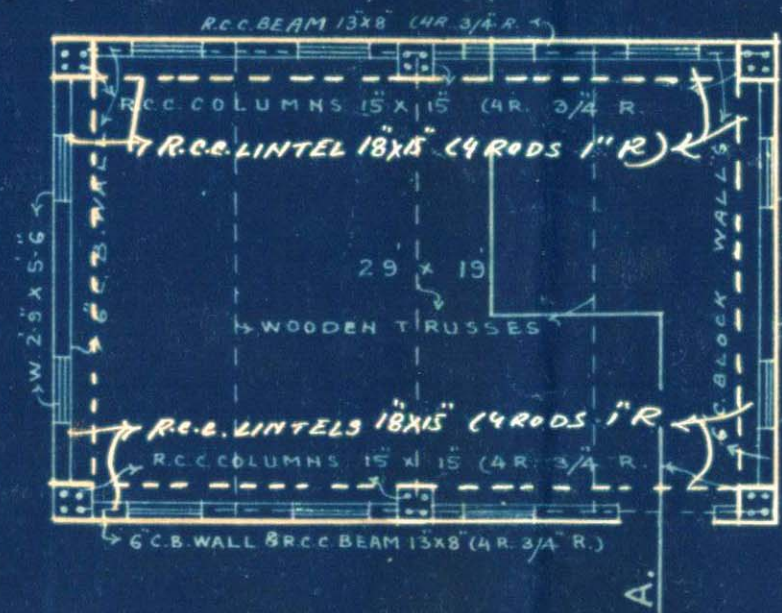


I hereby approve and subject to the following conditions, as
(1) The plan and design of the building shall be subject to the approval of the Engineer-in-Charge, who may require such alterations as he may deem fit to make.
(2) The building shall be constructed in accordance with the specifications and standards of the Government of India.
(3) The building shall be completed within the time specified.
From this date, whenever the building will be deemed to have begun.

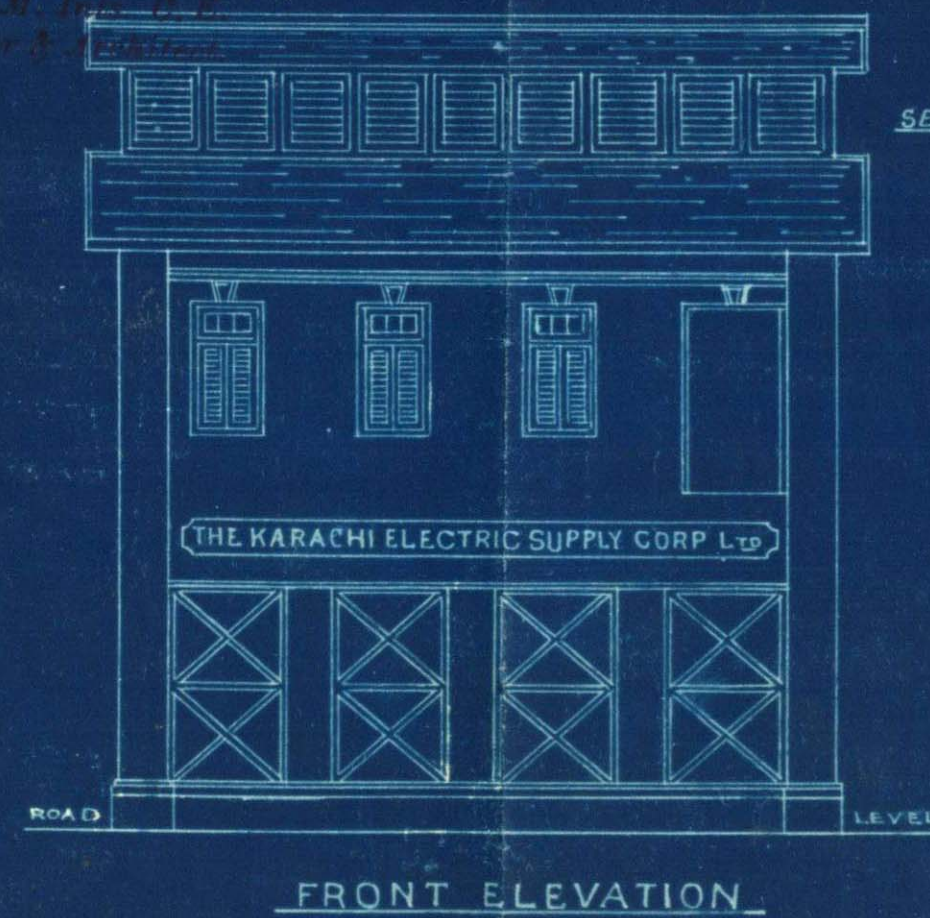
B. M. A. M. Jais, C.E.
Lower Engineer & Architect.



GROUND FLOOR

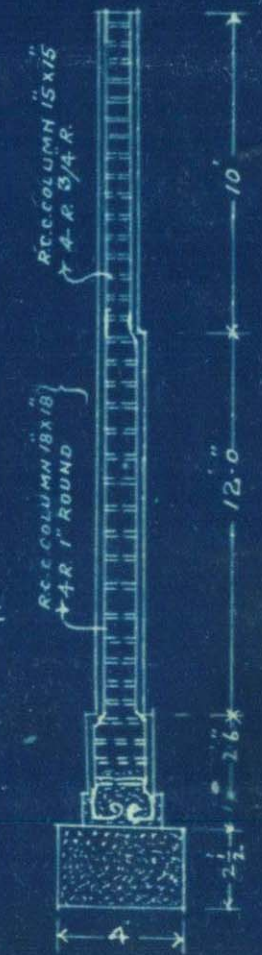


FIRST FLOOR



FRONT ELEVATION

SECTION OF R.C.C. COLUMN SCALE 6"=1'



A. T. Leese
22.3.33 RESIDENT MANAGER
THE KARACHI ELECTRIC SUPPLY CORP. LTD.

Khem Chand Jain
HASSASING H. ADVANI & Co,
Architects & Surveyors,
NICOL ROAD.