

17

4



Heritage

KMR.CDD.MiQ.1932-1933.01 H

41-1

Handwritten scribbles and a diagonal line in blue ink.

P 608

24 M. R. S-



NOTES SECTION.

①

Building Department.

Case No. P/X 608 of 1932

Applicant's Name P. M. A. KishanArchitect's Name C. A. P. J. A.Plot No. 24 Sheet No. h. R. S. Quarter Market

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

1932
Insp. Altop
to show to H. O. M.
20/12.

Date of despatch 20 1932

Substantive Person
for Chief Officer,

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

High road at the rear
of the building are not well
ventilated. They should be improved

no objection
to amended plan
11/1

Date of disposal _____

Date 21-12 1932.

Health Officer.



BUILDING SUREYOR'S REPORT.

Plot No. 24 Sheet No. M. R. S. Quarter unmarkedName of owners as per Land Register Patilal and his familyPatilal and his familyName of Applicant Patilal and his familyPlot under whose control GovernmentWhether it is permanent or temporary PermanentLease Rent freeThe work proposed NoneAre the Land Sale Rules observed (in case of Municipal plots only) YesArea of the Plot (Newly sold) 1/2 area built 1/2Whether there is any unauthorised works existing on the plot NoRemarks There is no objection to the plans as corrected, but the owner must change the architect. An Elipha is a licensed architect.

Completed

No objection

24 / 2 / 33

Date 11/1/33

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

Remarks

no objection to use in the plan

Date _____ 19

Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

*Land is available for grant. Pkg Sy. by M. Elgar
 can be accepted. Gdn & the road above are
 unfit & must be removed.*

The owner has deposited

*Plan aff. 14/1/33
 mms in law to grant
 25/2/33.*

Date of disposal _____

Land Manager and Architect.

No 535
19/12/32

H-3



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 1st MARCH 1915.

Karachi, 19 — 12 — 1932 .

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~~ ^{to make a addition of alterations} building on plot No. ~~Old~~ new 24 Survey Sheet ~~Old~~ new M.R.S. situated in ~~Old Babusay 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 _____

†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 A. Eljah

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

Address of the owner

Pitumal motumal for
Putali Bai widow of motumal

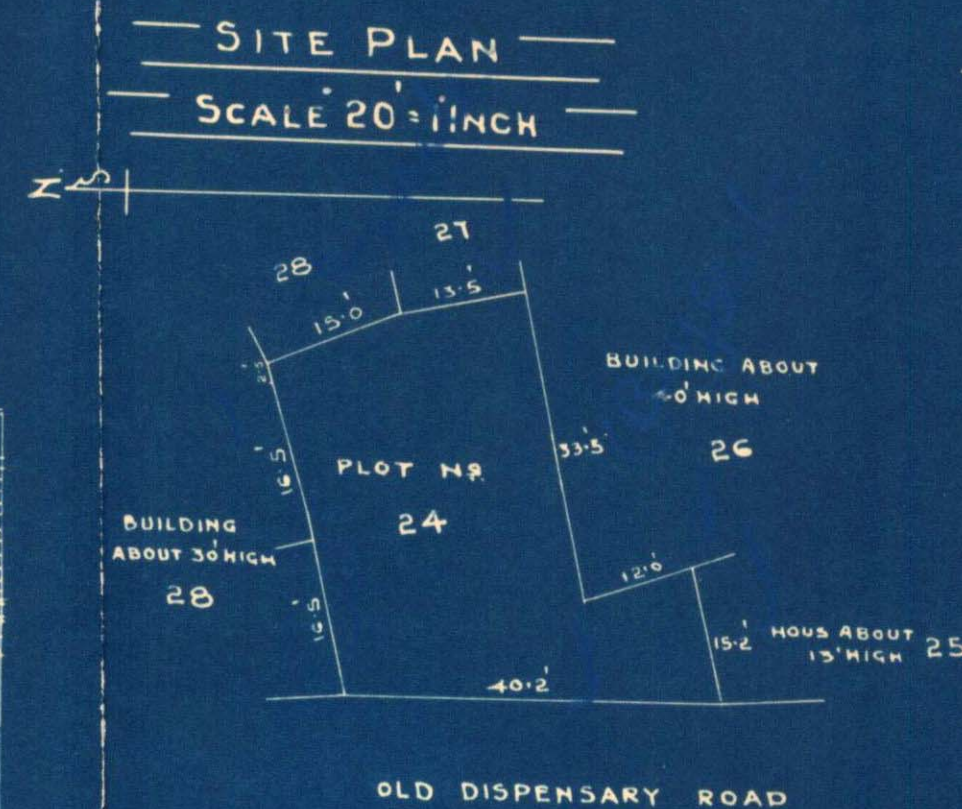
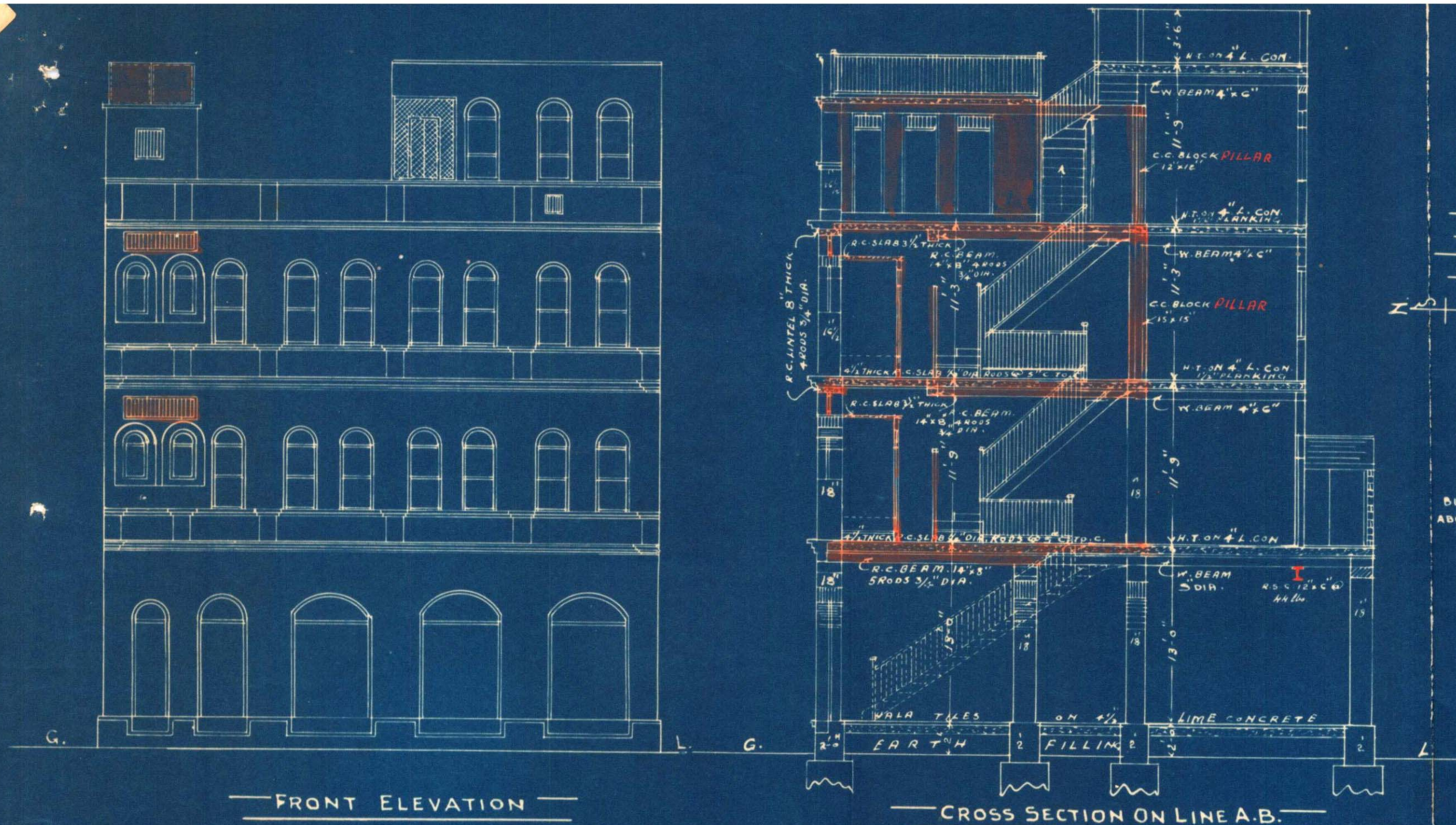
C/o A. Eljah & Co.
Bunder Road.

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,

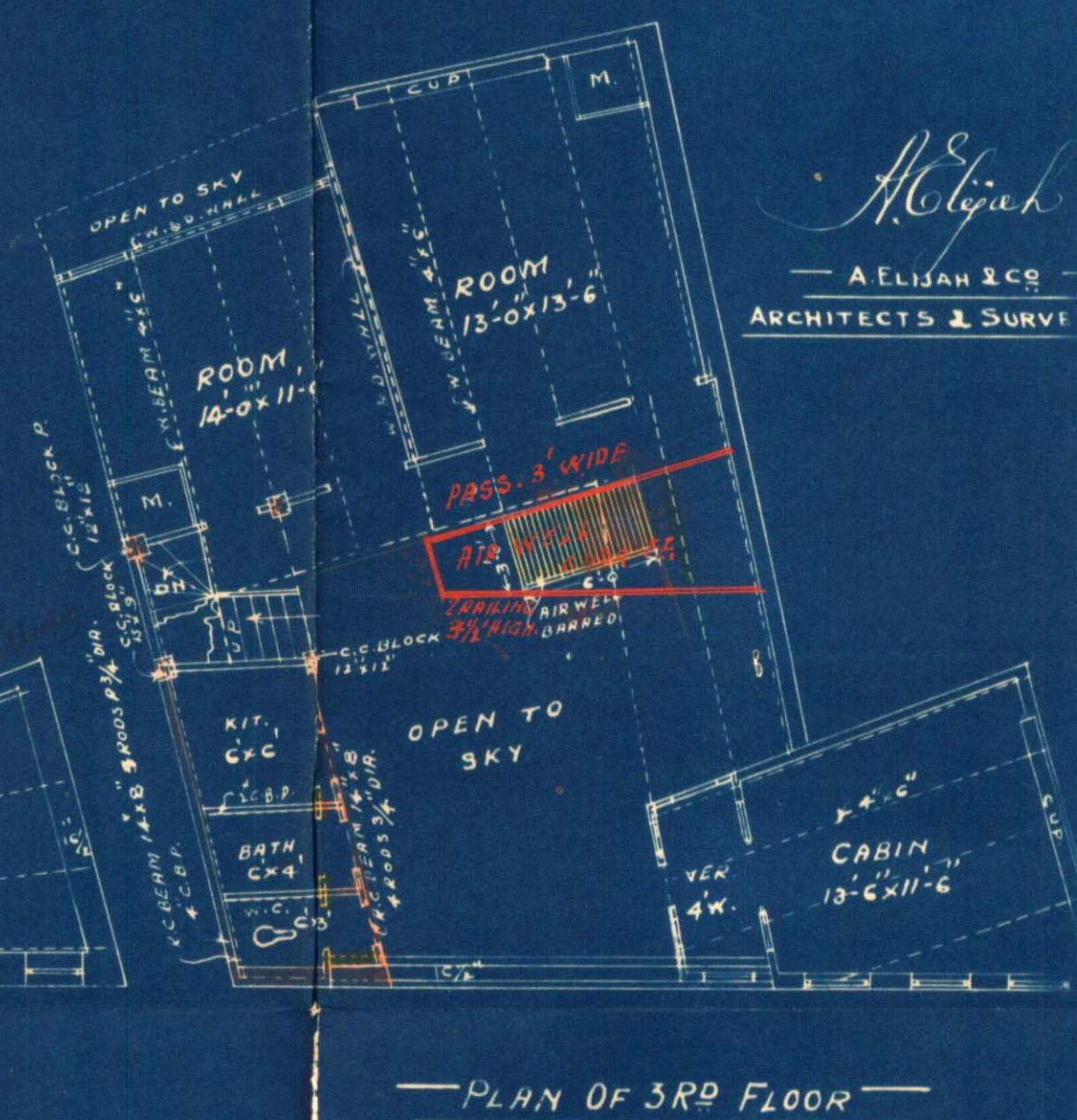
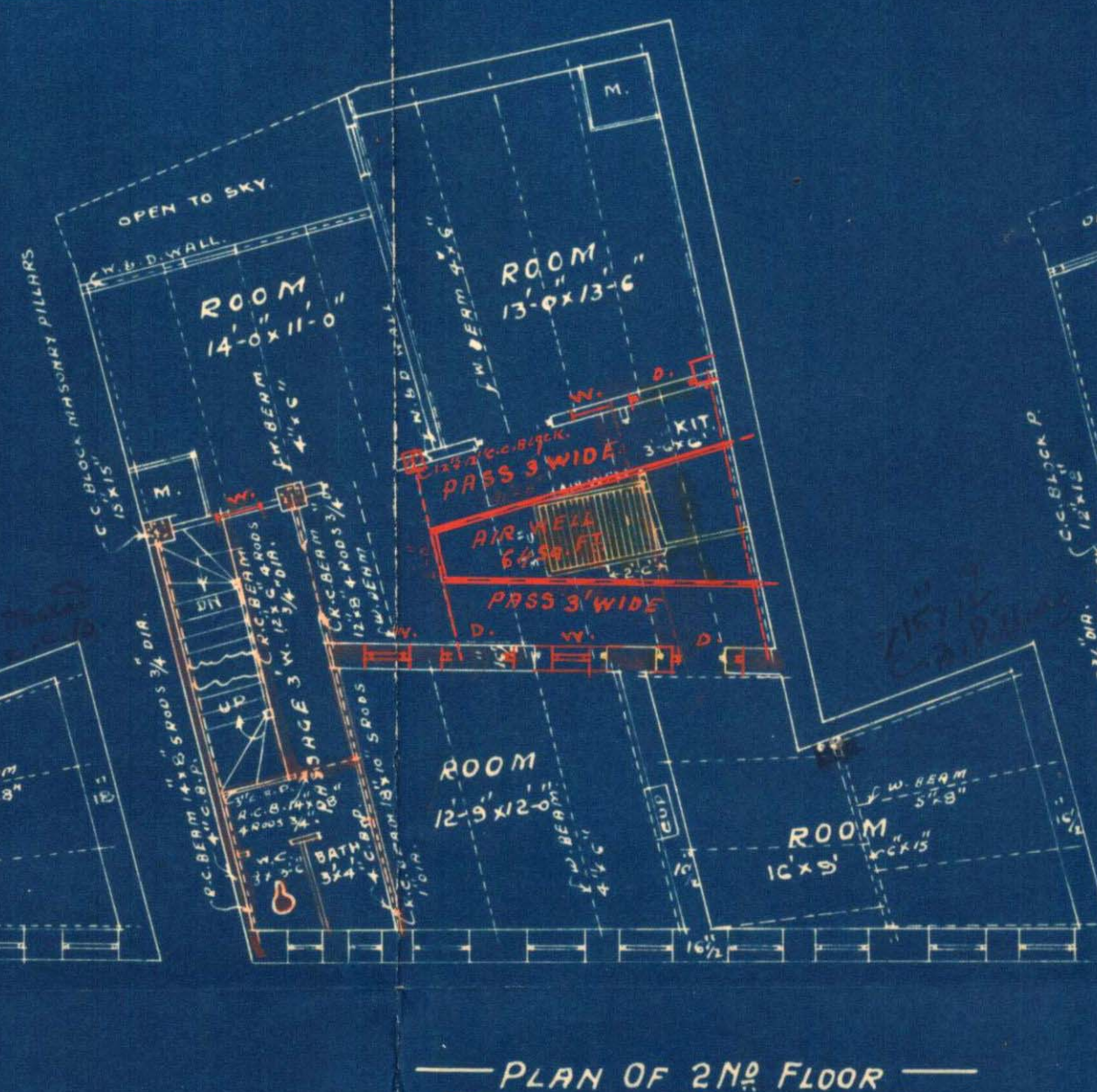
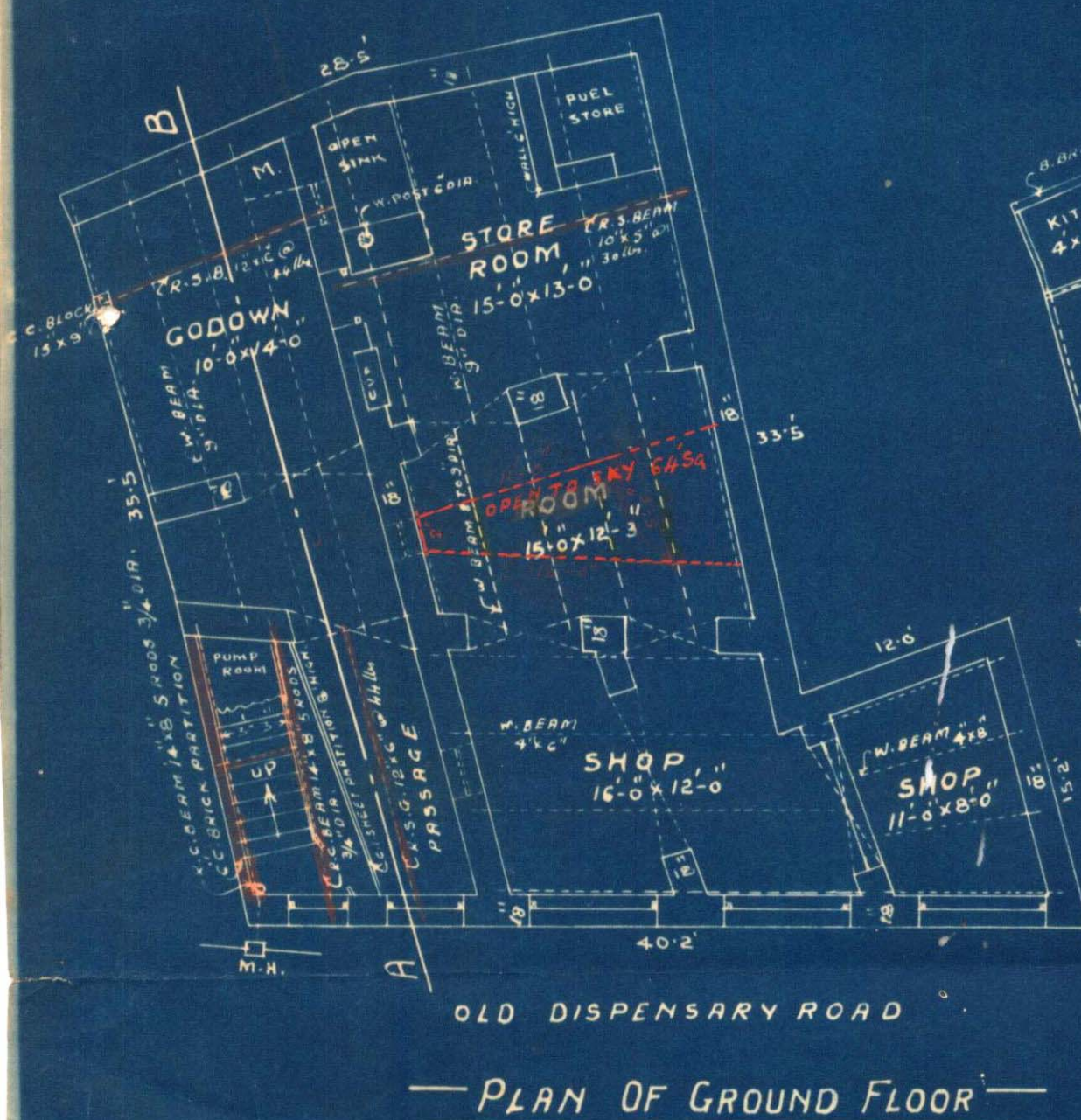
NOTICE:—2 It is requested that all notices and plans should be delivered to the Office Clerk of the Land Manager and Architect from whom a receipt can be obtained,



PLAN SHOWING PROPOSED ADDITIONS & ALTERATIONS TO BUILDING ON PLOT No 24 M.R. 5 MARKET QUARTER
SCALE 8 FT = 1" INCH

NOTE:-
PROPOSED WORK COLOURED RED
WORK TO BE DISMANTLED - YELLOW

Pitu mal moti mal
for Putali Bai widow
of moti mal -
OWNER



A. Eliah
— A. ELIAH & CO —
ARCHITECTS & SURVEYORS

KARACHI MUNICIPALITY.

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. B S. P. 603

OF 193

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, ~~17/1/33~~ 17/1/33

To,

Mr. Pitoomal Motumal,

~~c/o for Putlival w/o Motumal~~

Dear Sir,

Karachi.

With reference to your application dated 19-12-32..193 .
 with a plan for the proposed building/additions and alterations on plot
 No. 24....., Survey Sheet No. ...M. B. S. Market.....Quarter
 I have to request you to comply with the following requirements:—

- (1) Plans submitted must be signed by a licensed architect and Mr. Ellanar who has signed the plans is no longer a licensed architect.
- (2) The godowns and the rooms above are unfit and therefore must be removed.
- (3) Some ^{land} is available for grant.
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)

P. keep pending the
 architect we explained (11)
 by this M. B. S. to submit
 plan corrected shadows (12)
 the alignment has granted

The plans are returned herewith rejected.

Yours faithfully,

B. S. 2.

600-7-32

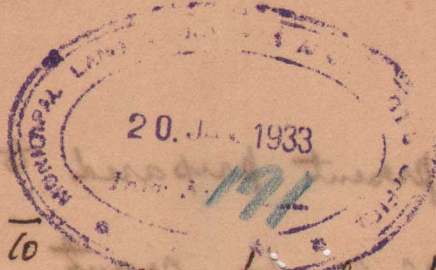
1000-10-32.

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

Land Manager & Architect



A. ELIJAH & Co.,

ARCHITECTS, SURVEYORS,
BUILDERS & CONTRACTORS.34, KOTHARI BUILDING,
BUNDER ROAD,Karachi, 20th Jan 1933To
The Land Manager Architect
Karachi Municipality

Sir, Re plan for plot No 24. M.R.S. Market Re

With reference to your No B.S.P. 608 of
17th Jan. 1933 we beg to state that the plan
was submitted on 19th ultimo duly signed by our
Mr. Elijah whose licence was then in force.
However to avoid delay our Mr. Nazareten has
signed the plans

Permission for repairs was granted, but
when the work was started, more extensive repairs
were found necessary and hence it was decided
to make a few alterations together with the
repairs. A plan for alterations was therefore
submitted. The proposed alterations will greatly
improve the building and it is not known
why permission is not being granted to carry out
these alterations, especially after these proposals
have been approved by the Health Officer.

L.S.
Please report on the
revised plan which now
includes - 24/2/33
land granted.
SS
Resurvey of
plots are under our
to the L.P. on the copy
of plan marked A &
correct. There
is no objection to
the revised plan as
already reported
in a previous
plan. OK
24/2

*Submitted to L. M. H. (the plan) by approved now
Plan 24/5/33*

The owner is not at present prepared to buy
the alignment land available for grant.

We trust that now you will kindly
approve of the plan. for which we will be
greatly obliged.

Yours faithfully
M. Nazarete

Le

Please find a Memo to Me, Sq. 25 of
Land is available for grant, Value of land
in 1928 the date of Purchase things the LHO
was 100 + 15%. The plot was once auctioned
when the highest bid came to Rs 100 + the Sale was
abandoned. Documents of Sale are attached
herewith. The Present Market Value
can be taken at Rs 80 Per Sq. 25.
The owner is a widow I am told, and are requested
to receive the land in monthly instalments so
as to receive the full amount in 3 years.

J
2/2/33.

~~Mr. Nazarete~~
Mr. Nazarete
Mr. Nazarete
Mr. Nazarete
Mr. Nazarete



Heritage

KMR.CDD.MiQ.1932-1933.01 H

4-1

KARACHI MUNICIPALITY.

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. 608/32 of 1932

Land Manager & Architect's Office,

KARACHI, 28 FEB 1933 1932

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

Mr. Pitawal Motomal

Dear Sir,

With reference to your application with plan for adduct on plot No. 24 Sheet No. Sub 5, Quaker Quarter submitted by you 19/12/1932, I have to inform you that the said plan is approved and permission to built 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.

“Lr
As.
Is.
W.
100
for
am

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, whether 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 any 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 & 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.