

3

404

12863

12863



J-2(1)

382

12/8/32

MUNICIPAL OFFICE.

12. AUG. 1932

GENERAL ADMINISTRATION

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, 10th August 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 a building on plot No. Old/new 62463 MRH 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 _____

†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 M. Nazarete

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

Mahomed Ramzan Contractor

Address of the owner

Near Boulton Market Karachi.

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.



2

Nature of soil in foundation

Easy Soil.

Nature of masonry in foundation

Reinforced Concrete & R.R. Masonry

do

Plinth

R.R. Masonry in lime

do

Superstructure

Do
Reinforced Concrete Masonry

Kind of woodwork in trusses, post, etc.

Nil

Kind of Roof

R.C. Roofing

Kind of Floor

2" C.C. Slab on 4 1/2" Reinforced Concrete

Method of Drawing Sullage Water

:0:

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

Karachi, dated

10th August 1932.

To

The Chief Officer,

Karachi Municipality.

Sir,

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

Mohamed Ramzan

Contractor

for the building at

Market Quarter.

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,

M. Nazarett
of Muzaffar
H. Ejaz & Co.

14/1/33

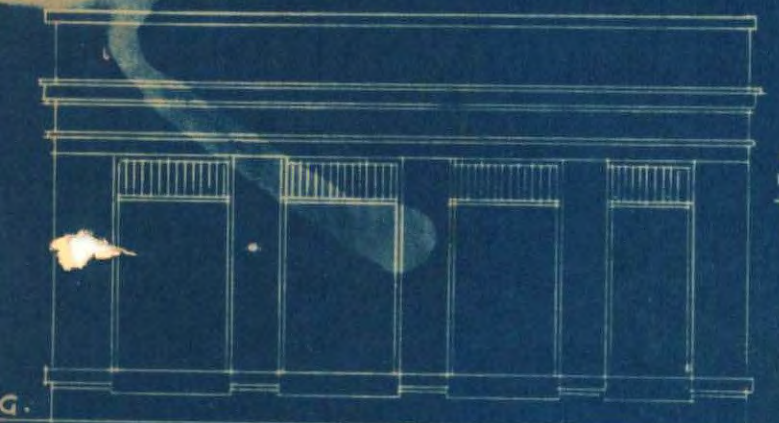
Licensed Surveyor.

B. S. (A)

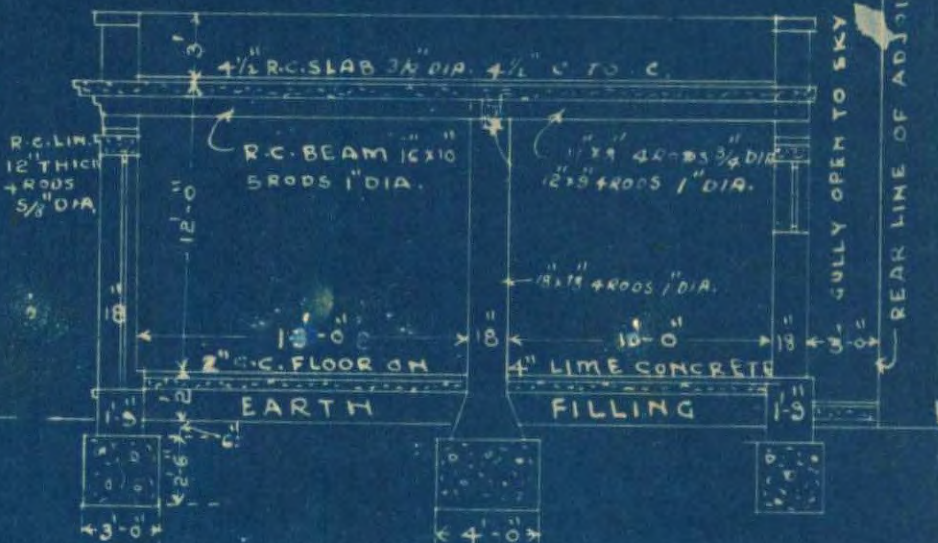
200--10-31.

500--3-32.

— PLAN SHOWING PROPOSED BUILDING ON —
 — PLOT NO 62 & 63 SHEET M.R.4. —
 — MARKET QUARTER —
 — SCALE 8' = 1 INCH —



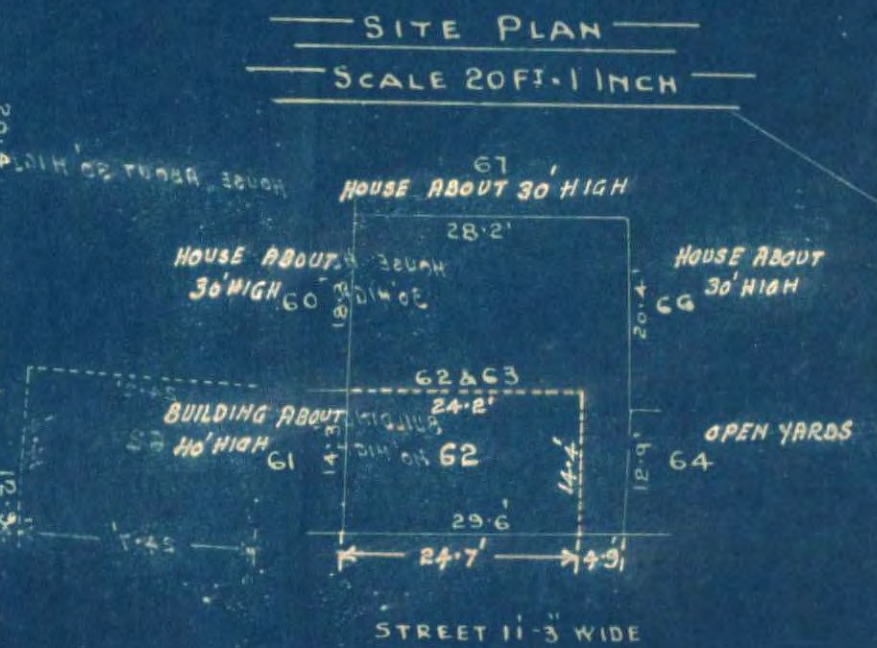
— FRONT ELEVATION —



— CROSS SECTION ON A.B. —



— PLAN OF GROUND FLOOR —



— SITE PLAN —
 — SCALE 20 FT. = 1 INCH —

Mahomd Khyar
 OWNER

M. Nazarett
 for A. H. H. H. H. H.

A. ELIJAH & CO.
 ARCHITECTS & SURVEYORS.



NOTES SECTION.

:0:

Building Department.

:0:

Case No. P/Q 404 of 1932.Applicant's Name Mr. Rangan.Architect's Name A. GijahPlot No. 62883 Sheet No. A. R. 4, Quarter

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

6393

*Intn ally
to show stop*

17/8

Date of despatch 12. 8. 1932

Parsan is
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

No objection

Date of disposal

Date 18-8-1932.

Health Officer.

BUILDING SURVEYOR'S REPORT.

Plot No. 62 + 63 Sheet No. 2. 2. 4 Quarter Market-Name of owners as per Land Register 63. Mr. Rangam.(Ancestry of 62) 11. Hossain Ali and Khann, 12. Mr. Sallik and Khann, Rangam and Khann
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.Applicant Mr. Rangam.Plot under whose control GovernmentWhether it is permanent or temporary PermanentLease 62 + 62 H/1, Rent free (with no new condition)The work proposed Are the Land Sale Rules observed (in case of Municipal plots only) EPEDArea of the plot (Newly sold) area built. Whether there is any unauthorised works existing on the plot

Remarks

- 1) One building on two plots cannot be allowed unless they are first amalgamated
- 2) Size of animal pillars of the front wall must be written down.
- 3) Width of the gully should not be less than 5'.

Date 18-8-81

Building Surveyor.

LAND SURVEYOR'S REPORT.

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

Remarks

- 1) On the site plan both the plots
must be shown distinctly.
- 2) The ^{height of} adjoining bldgs. must be written down
on the site plan

Date

20/8/1932

Remarks of

Land Surveyor.

LAND MANAGER AND ARCHITECT.

BB & dss of W.C & bath to be provided
as a precautionary measure & the windows
be of full size so that at any time the building
could be used for human habitation.

Plans approved
21/1/33

25/8/32

Date of disposal

Land Manager and Architect.



Heritage

KMR.CDD.MiQ.1932-1933.01 J-5

KARACHI MUNICIPALITY.

N. I. MODI.

B. Sc., Engineering (London).

A. B. INST., C. E., L. C. E.

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

Land Manager & Architect

REFERENCE No. B. S. P. 404 OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 20-8-32.

To,

Mr. Mahomed Raza

John Eljah

Dear Sir,

With reference to your application dated 12-8-1932
 with a plan for the proposed building/additions and alterations on plot
 No. 62 & 63, Survey Sheet No. 4, Quarter

I have to request you to comply with the following requirements:—

- (1) One building on two plots cannot be allowed unless they are first amalgamated
- (2) Size of any main portion of the front wall must be written down
- (3) width of the gully channel not be less than 5'
- (4) On the side of the plot the plots must be shown distinctly
- (5) The height of any building must be written down on the side of the plot
- (6) The plot must be bounded as a free enclosure
- (7) The plot must be bounded as a free enclosure
- (8) That at any time the building should be used for human habitation

(9)

(10)

(11)

(12)

The plans are returned herewith rejected.

Yours faithfully,



9. SEP. 1932

2744

PCA 62,63, MR 4 -
 open 9-3-5 - (one story)
 in Nagpur

cf. Box no 49 MR 7

where no response

kept for 3-stor

only

Papers shown
 to the Co. 9/9

8/9/32

17/9/32

Low level Building
 The Council House
 I am to be
 to be to be
 The building will be
 to be to be

N^o 431



Heritage

KMR.CDD.MiQ.1932-1933.01 J

A. ELIJAH & Co.,

ARCHITECTS, SURVEYORS.
BUILDERS & CONTRACTORS.

30 KOTHARI BUILDING,
BUNDER ROAD,

Karachi, 16th. September 1932.



Land Manager & Architect.
Karachi Municipality.

Sir,

With reference to your No: B.S.F.404, dated 30th. August 1932, we beg to submit again plan for building on Plots No:62 & 63 M. R. 4 Market Quarter belonging to Mahomed Ransan and to state as under:

1. An application for amalgamation has been submitted to the City Deputy Collector and will shortly be approved.
2. Size of animal pillars is now shown on the plans.
3. The building is only one storey high and is not meant for residential purposes but as a godown and hence the owner is unwilling to leave anything more than the minimum. Your personal suggestion that the whole area should be built upon without gullies cannot be carried out as there are windows of adjoining buildings which open upon the plot whose owners will not give up their right of easement for air and light. If the Municipality assures the owner that he will have no trouble from adjoining owners with regard to windows, the owner will only too willingly follow your suggestion of closing up the whole area. We will note your suggestion for future guidance.
4. The two plots are now shown on the site plan.
5. Also the heights of the surrounding buildings.
6. As the building is only to be used as a godown there is no necessity for a bath and W. C..

We trust that you will now kindly pass the plan.

Yours faithfully,

Enclosure.
one plan.

A. Elijah.
Architect.

A. ELIJAH & Co.,

ARCHITECTS, SURVEYORS.
BUILDERS & CONTRACTORS.

MUNICIPAL OFFICE.

16 SEP 1932

Karachi, 16th. September 1932.

39 KOTHARI BUILDING,
BUNDER ROAD,

To,

The Land Manager & Architect.

Karachi Municipality.

Sir,

With reference to your No: B.S.P.404, dated 30th. August 1932, we beg to submit again plan for building on Plots No:62 & 63 M. R. 4 Market Quarter belonging to Mahomed Ramzan and to state as under:

1. An application for amalgamation has been submitted to the City Deputy Collector and will shortly be approved.
2. Size of animal pillars is now shown on the plans.
3. The building is only one storey high and is not meant for residential purposes but as a godown and hence the owner is unwilling to leave anything more than the minimum. Your personal suggestion that the whole area should be built upon without gullies cannot be carried out as there are windows of adjoining buildings which open upon the plot whose owners will not give up their right of easement for air and light. If the Municipality assures the owner that he will have no trouble from adjoining owners with regard to windows, the owner will only too willingly follow your suggestion of closing up the whole area. We will note your suggestion for future guidance.
4. The two plots are now shown on the site plan.
5. Also the heights of the surrounding buildings.
6. As the building is only to be used as a godown there is no necessity for a bath and W. C..

We trust that you will now kindly pass the plan.

Yours faithfully,

L. M. a
16/9
Submitted
Rep. no. 5. 10
not confirmed
12/9

A. Elijah



Copy with copy of plan submitted to the Chief Officer, Karachi Municipality.

The owner and our Mr. Nazareth saw you personally with regard to this building and as directed by you they afterwards saw the Land Manager & Architect.

When the Land Manager's attention was drawn to building on plot No. 49 - M.R. which had no open space, he insisted that either a 3 feet gully should be kept or the whole area should be closed. The owner will only be too willingly to close up the whole area but the adjoining owner, whose windows open on the plot will object. Moreover we cannot understand how a godown that is quite closed will be more sanitary than one ventilating into a 3 feet gully which will carry off the heated and close atmosphere of the godowns.

We beg to request that you kindly look into the matter and have the plan sanctioned, as the same is delayed long which puts us to a heavy loss.

Thanking you in anticipation,

Yours faithfully,

A. H. J. Shah

BS ① Req. no ② ③ must be confirmed
Please consider the objections.
② 3' gully remains a space for accumulation of
filth. (He could as well provide a W.C.
& a waste stand in the open space at the corner as well
as having a small shed as a shop & as a meeting
place they will be used as shops.

28/7



J-10

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. 404 OF 193

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 14-8-32

To,

Mr Mahomed Raza
Chowk Dargah

Dear Sir,

With reference to your application dated 14-8-1932
 with a plan for the proposed building/additions and alterations on plot
 No. 62+63 Survey Sheet No. 14 Quarter
 I have to request you to comply with the following requirements:—

(1) Reg. no 1+3 of letter in B.S.P. 404
8/30/873 ^{are} not complied with.

(3)

(4)

(5)

(6)

(7)

(8)

(9)

(10)

(11)

(12)

The plans are returned herewith rejected.

Yours faithfully,

Y. K.B. SC. A. M. INST. C. E.

Land Manager & Architect

(57)

Old Desjardins Road

Ala akkan Street



Re: 62063 J.R.4



Rampart Row



margin

Sullivan Street

To be shown to the President
on file

On 10/14/31

This was explained to the President in the presence
of the owner & it was decided that the owner should have
5' open width of 3' gully E. The gully F was allowed to remain 3'.
23/11



J-12

A. ELIJAH & Co.,ARCHITECTS, SURVEYORS.
BUILDERS & CONTRACTORS.39 KOTHARI BUILDING,
BUNDER ROAD,

No. 492

28. NOV 1932

3/50

Karachi, 19th. November 1932.

To,

The President,
Karachi Municipality,
Karachi.

16756

Lma

Show this to me
on siteSir
9th

26/11

We beg to bring to your notice the following facts regarding proposed godown on Plot Nos. 62 and 63, Sheet M.R.4 Market Quarter.

The plan was submitted on 12/8/32. It showed a gully 3 feet wide at the rear and half way along the north side. The plan was returned with the Land Manager's objections among others that the two plots should be amalgated and that the gully should be 5 feet wide; the Health Officer had no objection. On our pointing out personally to the Land Manager that the building was a godown and further that a godown plan had recently been passed and the godown constructed with no open space, he said he would pass the plan if no open space was kept; or we must leave wide space.

Mr. P. Allcock
to show to the
President
Keep the
President
info

We submitted the plan again under our No.431 D/16/10/1932, removing all the objections except the one regarding gully. The owner was only too willing to close up the whole area but the adjoining owner to his rear had two windows opening upon plot in question. An application for amalgating the plots had already been made in 5th. August 1932 to the City Deputy Collector and the matter was under enquiry. We informed the Land Manager of these facts.

A. ELIJAH & Co.,

ARCHITECTS, SURVEYORS,
BUILDERS & CONTRACTORS.



Heritage

KMR.CDD.MiQ.1932-1933.01 J

30 KOTHARI BUILDING,
BUNDER ROAD,

Karachi, 19th. November 1932.

(2).

to the Chief Officer,

We had sent a copy of our letter No.431[^] pointing out to him that a godown that is quite closed will not be as sanitary as one ventilating into a 3 feet gully, which would carry off the heated and close air of the godown.

We received no letter from him but the Land Manager wrote under his B.S.P.404 of 10/8/32 that Reg^g Nos.1 (re. amalgamation) and 3 (re. Gully) of ^{his} letter dated/30/8/32 are not complied with.
[^]

We approach you therefore, with the request to please look into the matter and arrange to pass the plan, for which we will be greatly obliged,

Yours faithfully

M. Nazareth

Enclosure
one print.

A. ELIJAH & CO
ARCHITECTS & SURVEYORS



B.S.P. 404/32

23rd December 1932

To,

Mr. Mahomed Ramzan
c/o Mr. Elijan, Architect.
Karachi.

Dear Sir,

Re: plot No. 62&63, MR 4, Market
quarter.

As agreed upon in presence of the
President, you are requested to leave 5'
open space instead of 3' gulley E. The ^{marked in the plan}
Gulley F to be allowed to remain 3'.

Yours faithfully,

23/12/32

B. Sc., A. V. Inst., C. E.,
Land Manager & Architect.

547

J-15

A. ELIJAH & Co.,
ARCHITECTS, SURVEYORS.
BUILDERS & CONTRACTORS.

30 KOTHARI BUILDING,
BUNDER ROAD,

KARACHI, 6th January 1933

To the Land Manager & Architect
Karachi Municipality

Sir,

With reference to your No. B.S.P.

404/32 D. 23rd December 1932, and
under instructions from Mr. Mahmud
Ramzan, we beg to submit herewith
one copy of plan for building on
plots Nos 62 and 63 Sheet M.R. 4
Market Quarter duly corrected as
desired agreed upon.

Other copies of plan will be
corrected in the office.

Yours faithfully

M. Nazarete

A. ELIJAH & CO
ARCHITECTS & SURVEYORS.

Accompaniment
one blue print
copy of plan

B.S.
- the

7/1

plaz H-2 12/1/33

Submitted, the architect
has complied with the
objection. The plan has
approved. 9/1/33



J-16

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.

:O:

REFERENCE No. B.S. P/C 404/32 of 193

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 14/1/1933

To

Mr. Mahomed Ramzan c/o M. Nazerath Esq.

Dear Sir,
Gentlemen,

Re: Plot No. 62 & 63, Sheet M.R. 4, Market Qr.

With reference to your application dated 6th January 1933

for the proposed building/additions and alterations on the above plot, I have
to inform you that unless ~~two~~ *three* more copy of the correct plan
~~xx~~ including one on cloth on is/are submitted, the plans cannot be
disposed off. *as per m*

Note: Plans must be signed by the
licensed architect.

Yours faithfully,

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

Land Manager and Architect.

No 564

J-17

A. ELIJAH & Co.,
 ARCHITECTS, SURVEYORS.
 BUILDERS & CONTRACTORS.

30 KOTHARI BUILDING,
 BUNDER ROAD,

KARACHI, 19th January 1933

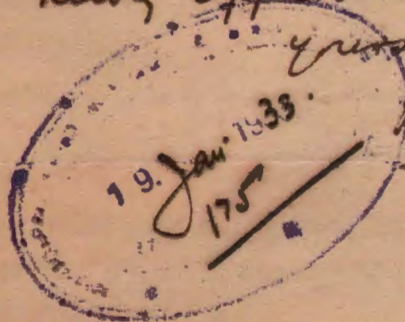
To The Land Manager Architect
 Karachi Municipality

Sir

Re plots nos 62+63 - M.R.4 - *off me 20/1*
 Market Quarter.

With reference to your No. B.S.P/c
 4404/32 of 14. Jan 33, I beg to
 state that I have signed A. form.
 and likewise corrected copies of the
 plan, which I trust will now
 be kindly approved

Yours faithfully
M. Nazarete

Close

Please attach approval forms.

21/1/33

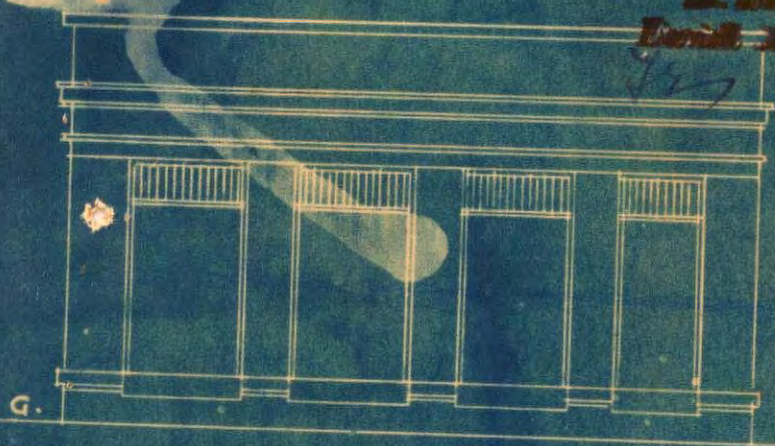


PLAN SHOWING PROPOSED BUILDING ON
PLOT N^o 62 & 63 SHEET M.R.4.

MARKET QUARTER

SCALE 8' = 1" INCH
APPROVED.

[Handwritten signature]
24/1/33



FRONT ELEVATION

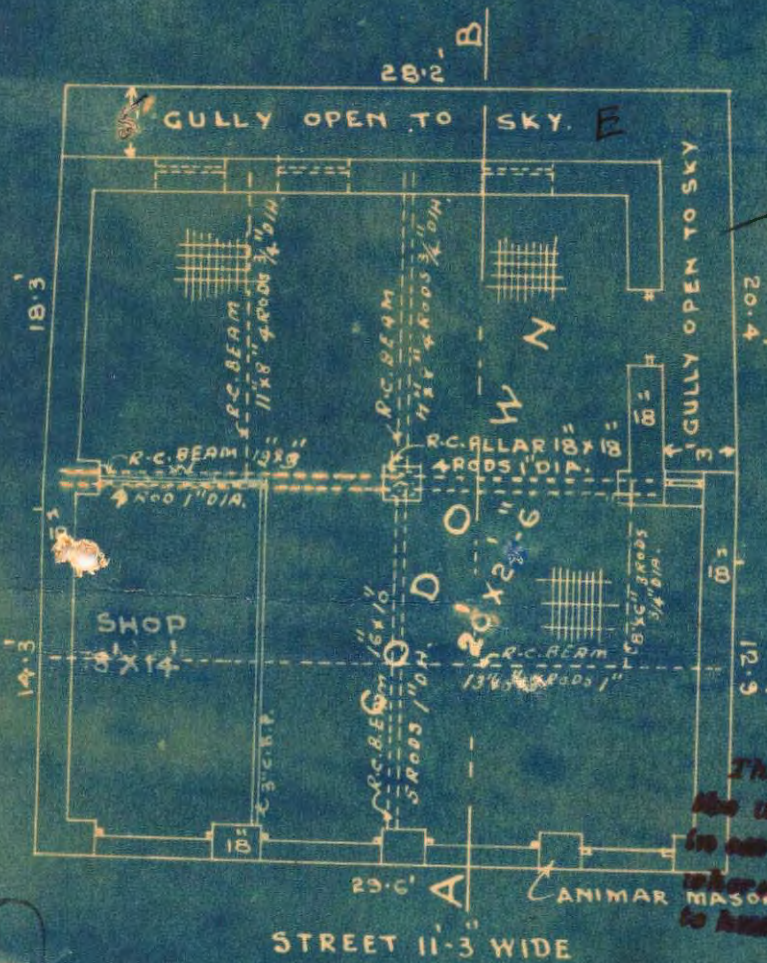


CROSS SECTION ON A.B.

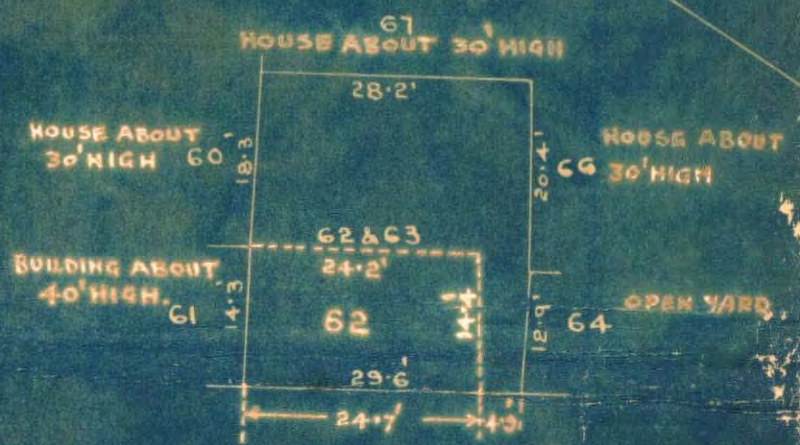
This is approximate subject to the following conditions:-

1. This section shall not exceed the height to be shown on SITE PLAN to be shown at SCALE 20 FT. = 1" INCH.

2. The height of the building shall not exceed the height to be shown on SITE PLAN to be shown at SCALE 20 FT. = 1" INCH.



PLAN OF GROUND FLOOR



This section holds 24' x 14' 3" wide the work of construction is to be completed within a year from the date of the sanction will be deemed to have been completed.

M. Nazarete

A. ELIJAH & CO.

ARCHITECTS & ENGINEERS

OWNER



Heritage

KMR.CDD.MiQ.1932-1933.01 J

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. P 404/32 of 193

Land Manager & Architect's Office

KARACHI

25/11/1933

*Order under Section 96 (2) of Act III of 1901.*Mr. ~~Manomed Hamzen c/o Mr. W. Nazerath~~

Dear Sir,

With reference to your application with plan for building on plot No 62463 Sheet No M.R.4, Market Quarter submitted by you 12.8 193 2, 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.

Yours faithfully,

B. Sq, 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.