

CORRESPONDENCE
FILE.

4

7

136 - M.R.S.

Building Plans

11

Re: U. A. Construction on plot.

No. 156 M. R. S. Dastur Dr.

1. Letter Dt. 22.6.32 from Jethanand Dastur
Submits Building plans for a portion of the plot.
2. B. S. P. 311 Dt. 10.7.32.
Objections communicated to the Architect.
3. Letter Dt. 11.7.32 from the Architect.
Letter in reply to office letter Dt. 10.7.32 All obj. not complied.
4. B. S. P. 311 Dt. 29.7.32.
Requested to comply with all objections.
6. Letter Dt. 24.9.32 from the Architect.
Letter in reply to this office letter Dt. 29.7.32.
5. Letter No. B. S. U. 35/32, Dt. 6.8.32.
Refused to stop the U. A. Const. Carried on the plot.
7. Letter No. B. S. U. 35/32 Dt. 29.9.32.
Explains as to why he is supervising U. A. Construction.
8. Letter Dt. 30.9.32 from the Architect.
Explanation submitted in reply to this office letter Dt. 29.9.32.
9. Letter Dt. B. S. U. 35/32 Dt. 4.10.32.
Architect is informed that his Exp. is not satisfactory.
10. Letter No. B. S. U. 35/32 Dt. 4.10.32 to the ^{for} Jethanand Dastur.
Name is asked under whose supervision work is carried out.
4. Letter Dt. B. S. U. 35/32 Dt. 4.10.32 to the Boardman of
Building inspection on 10.10.32.
12. Letter Dt. 5.10.32 from Lalchand & Co. Pleaders.
In reply to this office letter Dt. 4.10.32 - exp. cannot be complied.
- B. B. S. P. 311 Dt. 11.10.32 to the managing Committee
Submitting facts - requests orders for cancelling of license
of the Architect.

(2)

13. Letter D. 8.10.32 from Mr. Jethanand Kaxnormal.

In reply to this office letter D. 4.10.32 he informs that Mr. Kanayalal T. Tiwari is supervising his work.

14. Letter D. 11.10.32. from Mr. Kanayalal T. Tiwari To The President.

Accepts the responsibility for the unauthorized work and requests for pardon.

15. Letter No. B.S.D. 31/32 D. 18.10.32.

Objection to the plans submitted vide letter D. 24.9.32.



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, 22nd June 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 126 Survey sheet Old/new M.R-5 situated in Thana Lane street Market Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

R.C.C. Pillars + R.C.C. Roof with cement concrete masonryIt is intended for the purpose of Residential Consumption

†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 Kanayalal G. Fani

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 [Signature]Address of the owner in Jetham and Kammal
Brain Merchant

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.



I-3

(9)

2

Nature of soil in foundation Hard MussumNature of masonry in foundation Rupdado Plinth - do -do Superstructure R. c. c.Kind of woodwork in trusses, post, etc. ditKind of Roof R. c. c.Kind of Floor CementMethod of Drawing Sullage Water Under ground

:0:

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

Karachi, dated 22 June 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. _____

for the building at Plot 130 m. R. 5 Market Q.

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,

Karayul D. Ali

Licensed Surveyor.

NOTES SECTION.

Building Department.

Case No. P/E 311 of 1932.

Applicant's Name Jethanand Nandani

Architect's Name W. T. Linsley

Plot No. 136 Sheet No. N. R. 5- , marked Quarter

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

Officer for favour of report.

4822 *Group Patni*
to show to Govt
A
24/6.

Date of despatch 24. 6. 1932

Parents
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

his office

Date of disposal _____

Date 25-6-1932.

Health Officer.



BUILDING SURVEYOR'S REPORT.

Plot No. 136 Sheet No. h. R. v Quarter NorthName of owners as per Land Register Jethmal HarimalBasamal JethmalApplicant Jethmal HarimalPlot under whose control GovernmentWhether it is permanent or temporary Permanent

Lease

The work proposed

Are the Land Sale Rules observed (in case of Municipal plots only)

Area of the plot (Newly sold) area built.

Whether there is any unauthorised works existing on the plot

Remarks

1) Open space which is necessary under the rules is limited for the h.c. on the North-East by decreasing the length of the East room. Open space to be 5 ft. width.

2) The main case is proposed fire-proof.

3) Both the owners of the plot must sign the plans and affidavits.

Date 28/6/72

Building Surveyor.



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? yes.
- (2) Is the Alignment Correctly Shown? no
- (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) Plot is shown completely in the site plan. It must be correctly shown as the alignment lies on Thana Rd. and also be shown. Its north-line must also be shown.

2) Fine land is available for grant a Thana & and the matter of exchange will have to be raised before plans can be approved.

Date 25/6/1932

Land Surveyor.

Remarks of

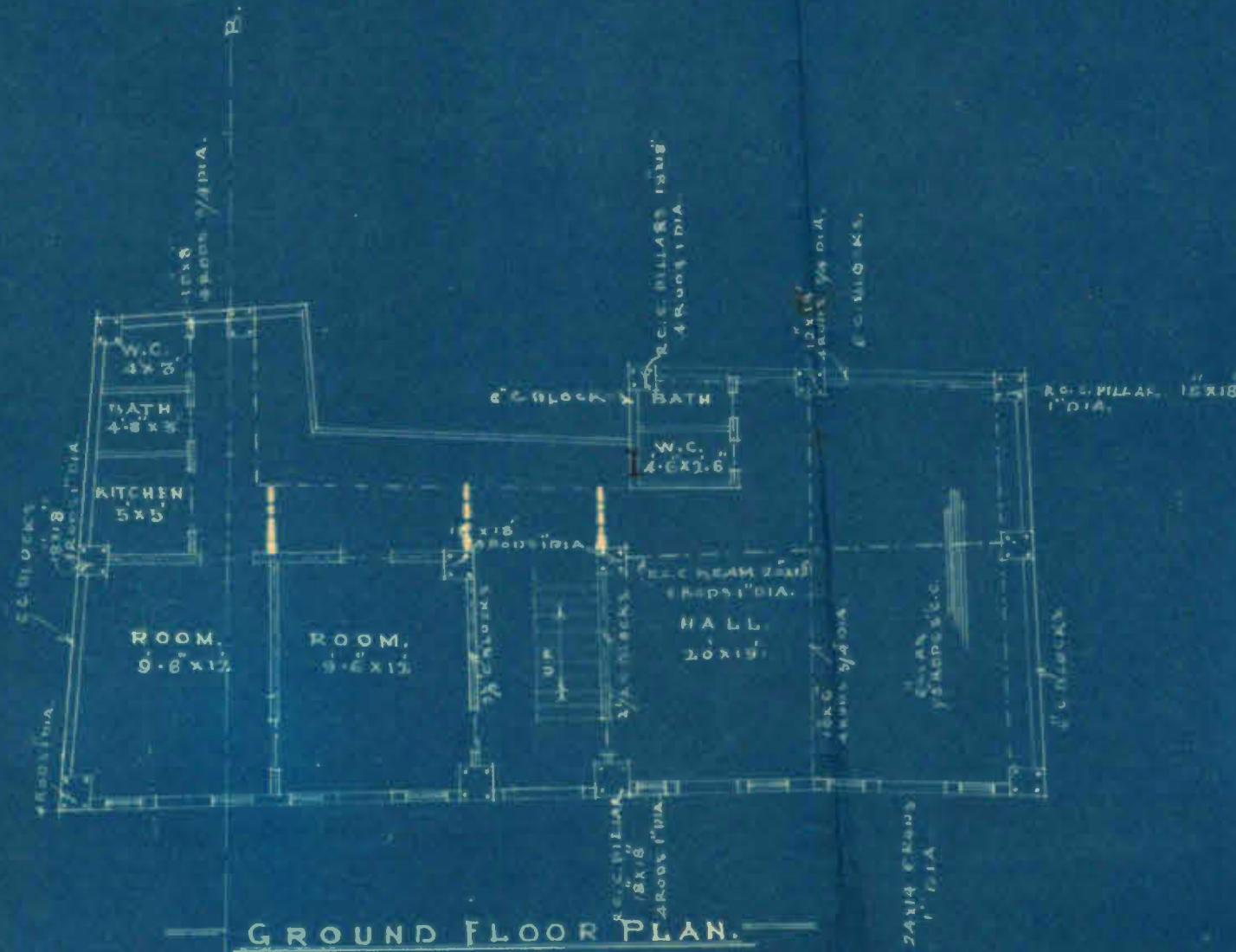
LAND MANAGER AND ARCHITECT.

B.S. & L.S. of the open space shown
in the plan. 2/7
6/7

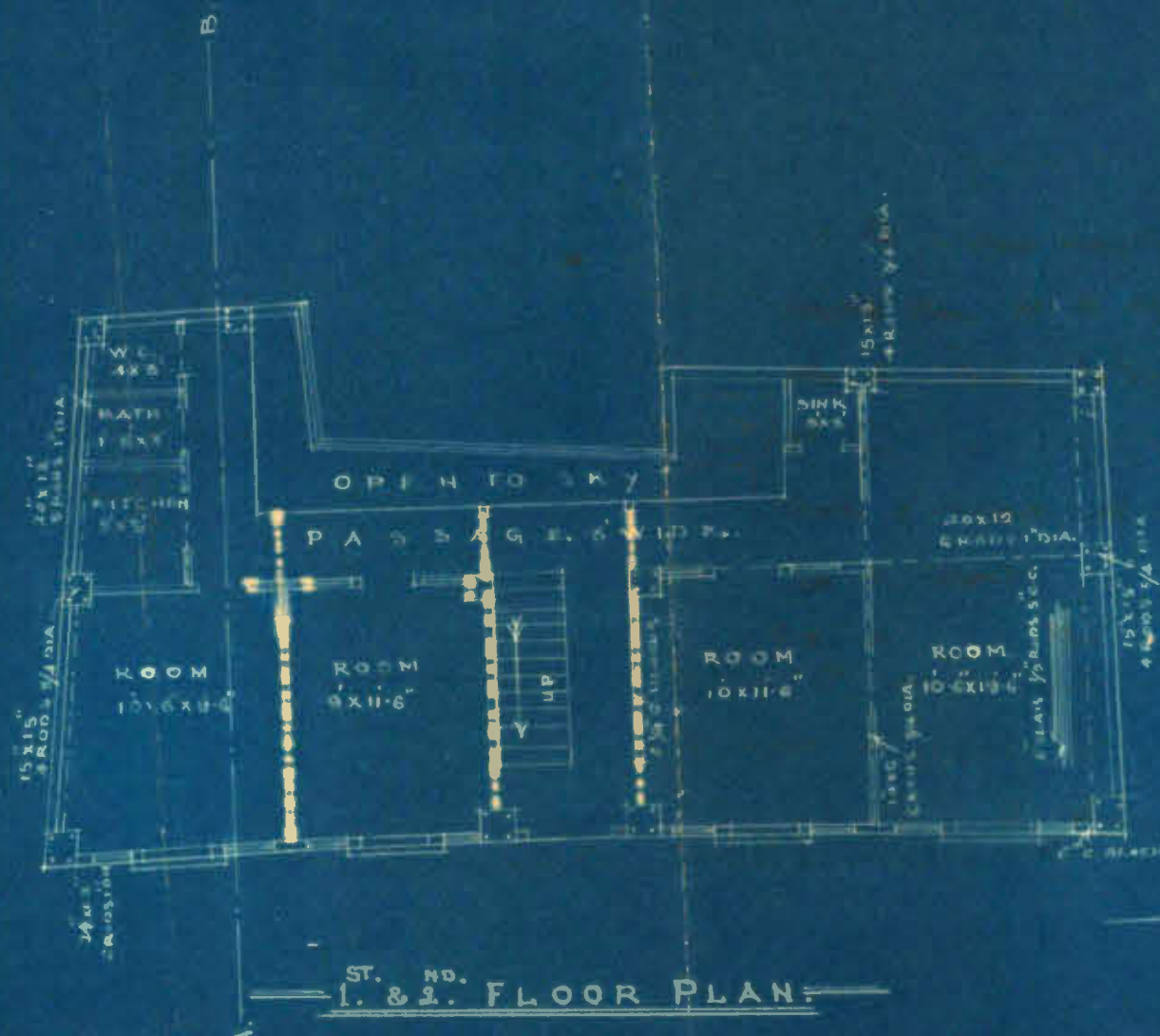
Date of disposal

Land Manager and Architect.

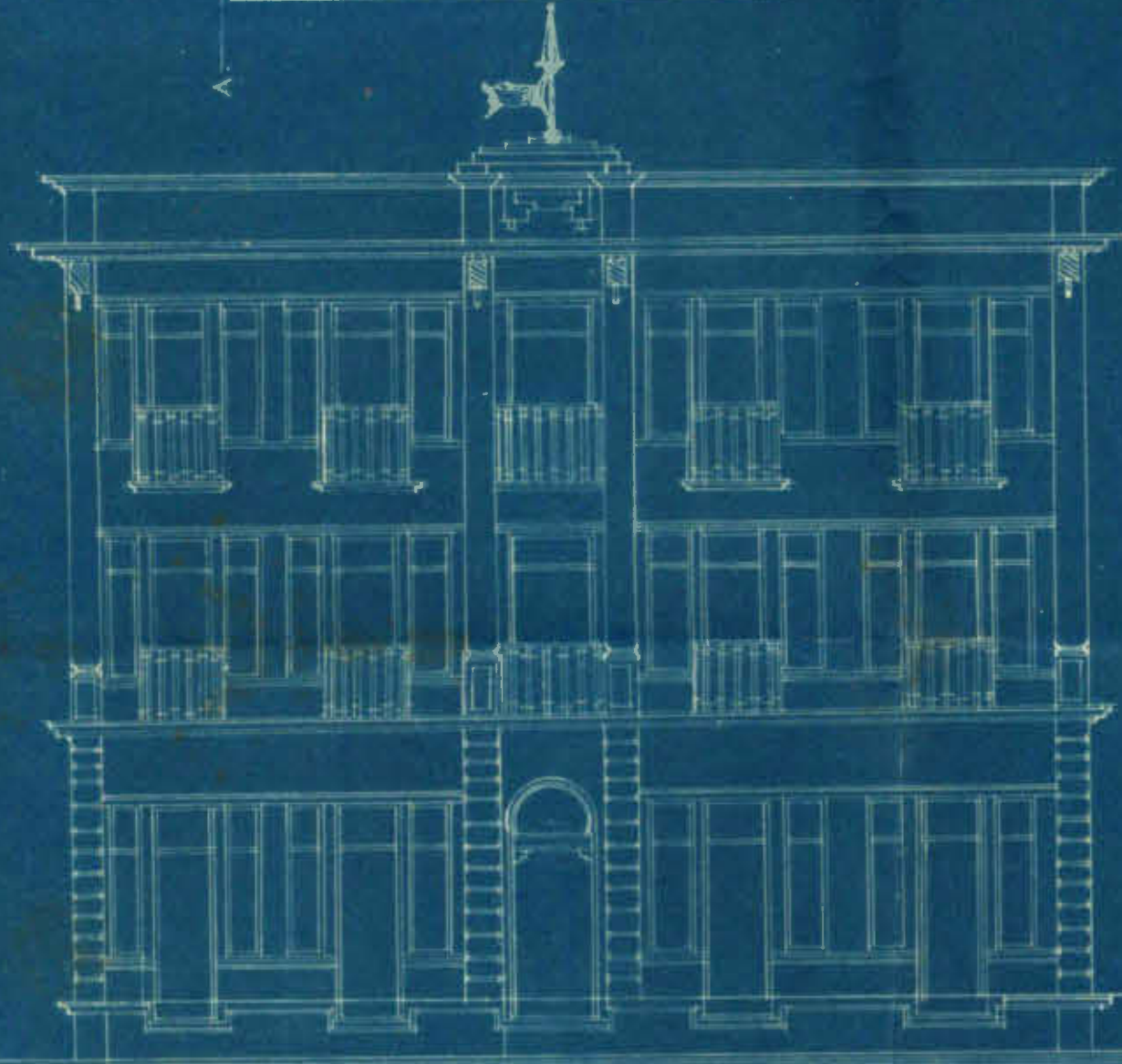
PLAN SHOWING THE PROPOSED BUILDING ON PLOT NO 136 MR.5.
MARKET QUARTER.
SCALE 8=1



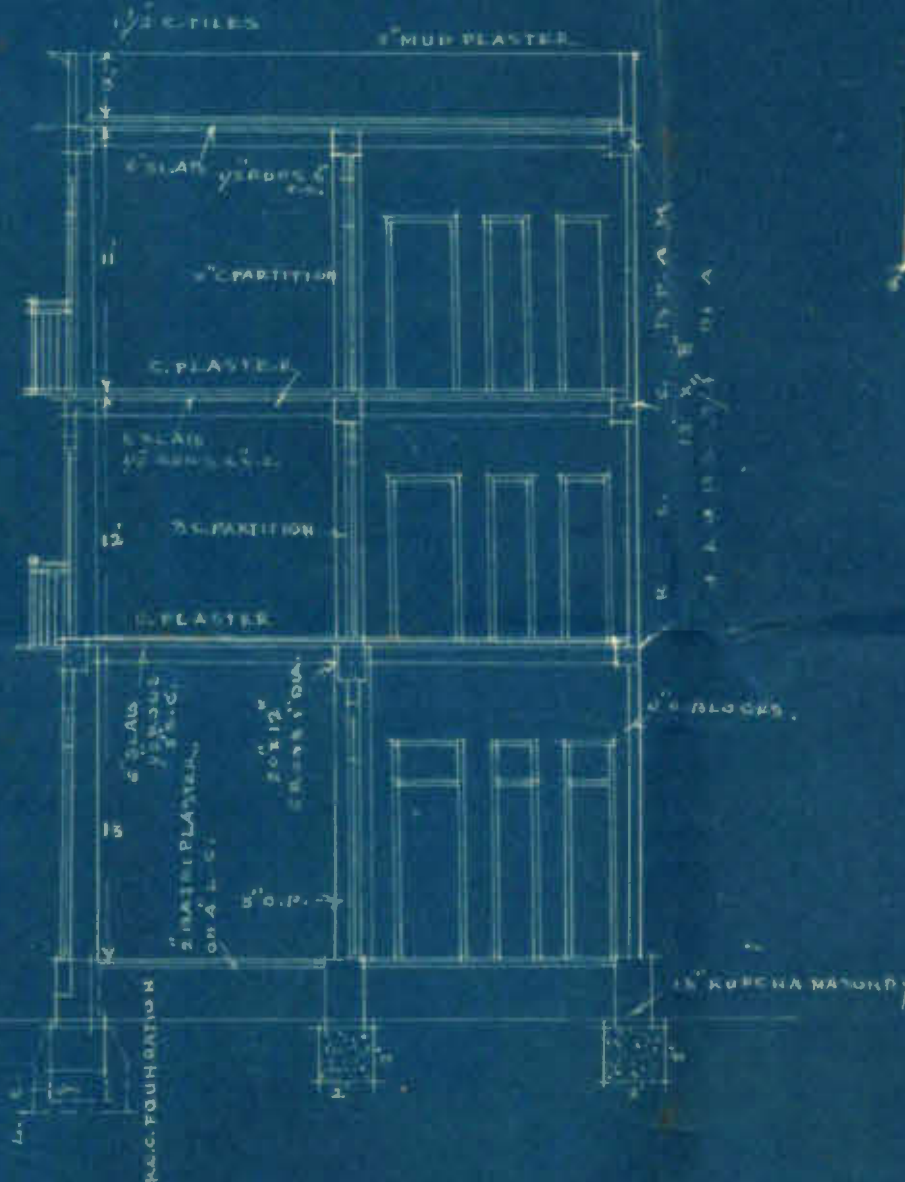
GROUND FLOOR PLAN.



ST. NO. 1. & 2. FLOOR PLAN.



ELEVATION



SECTION ON A.B.



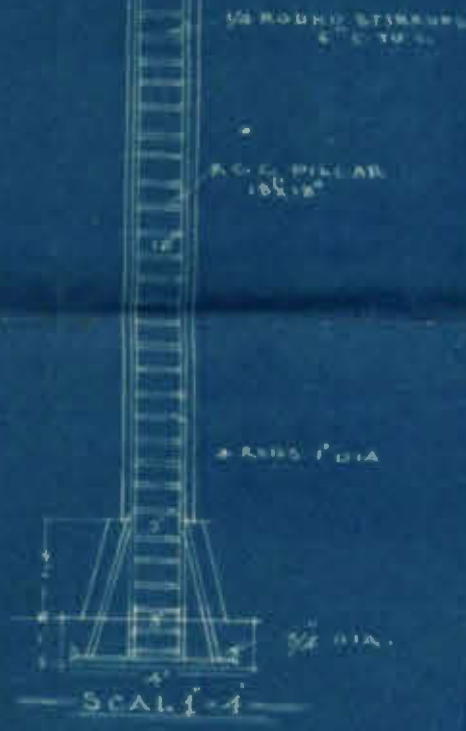
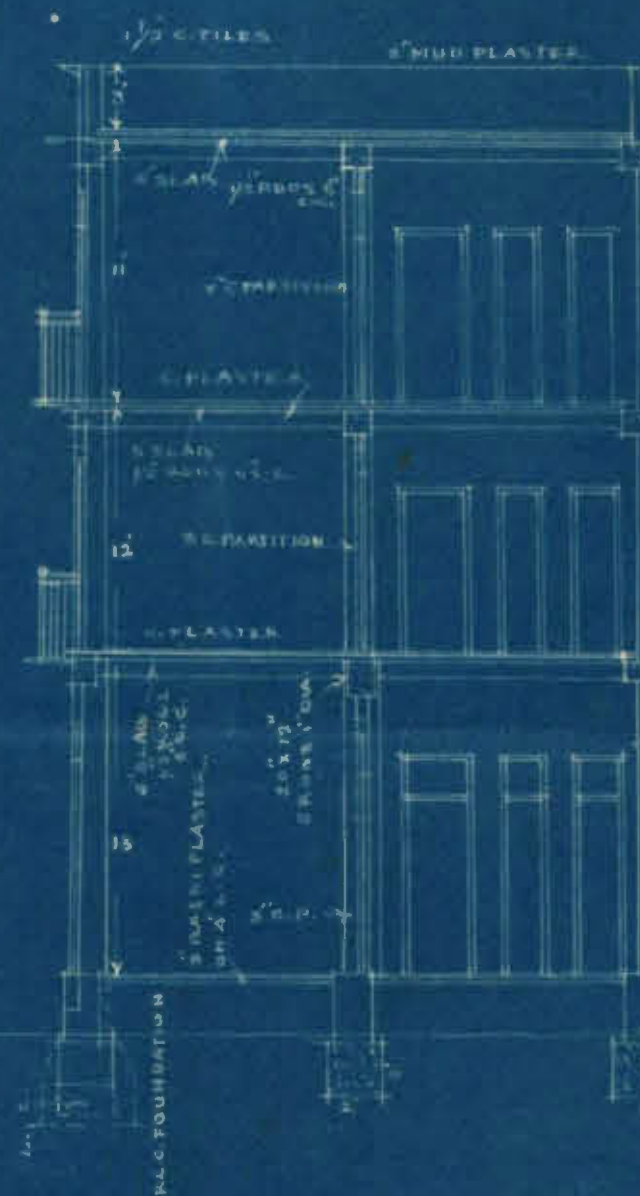
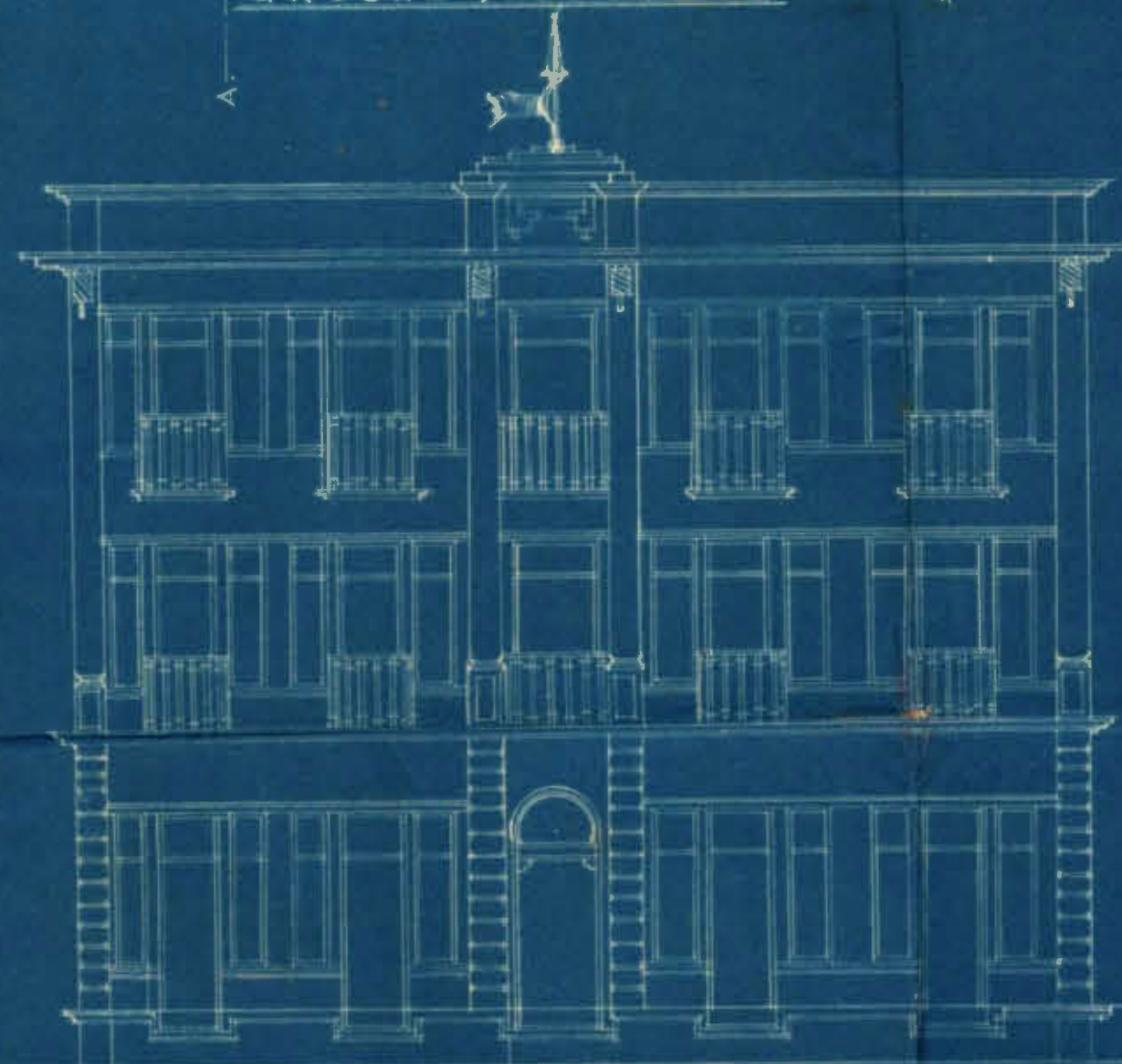
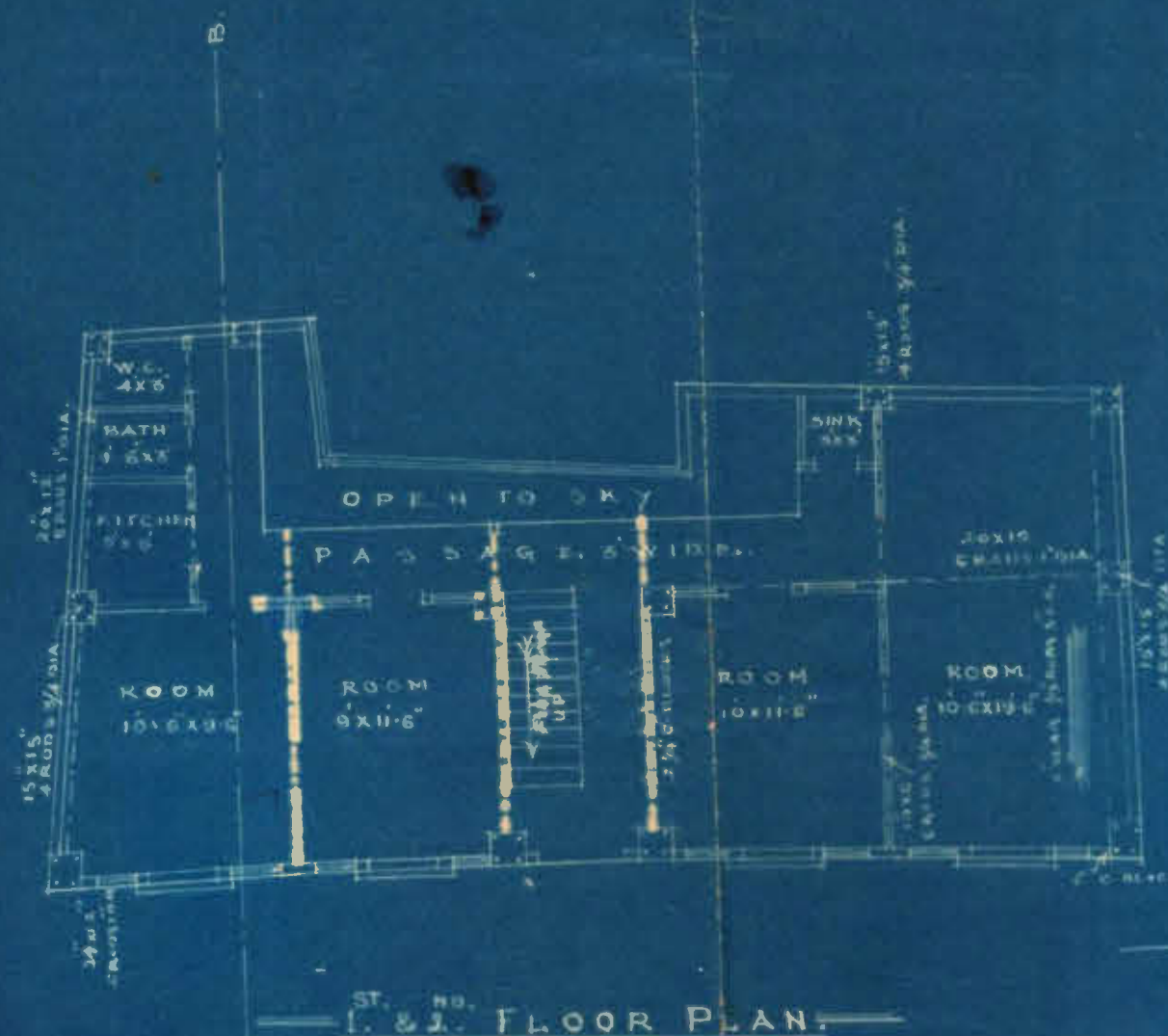
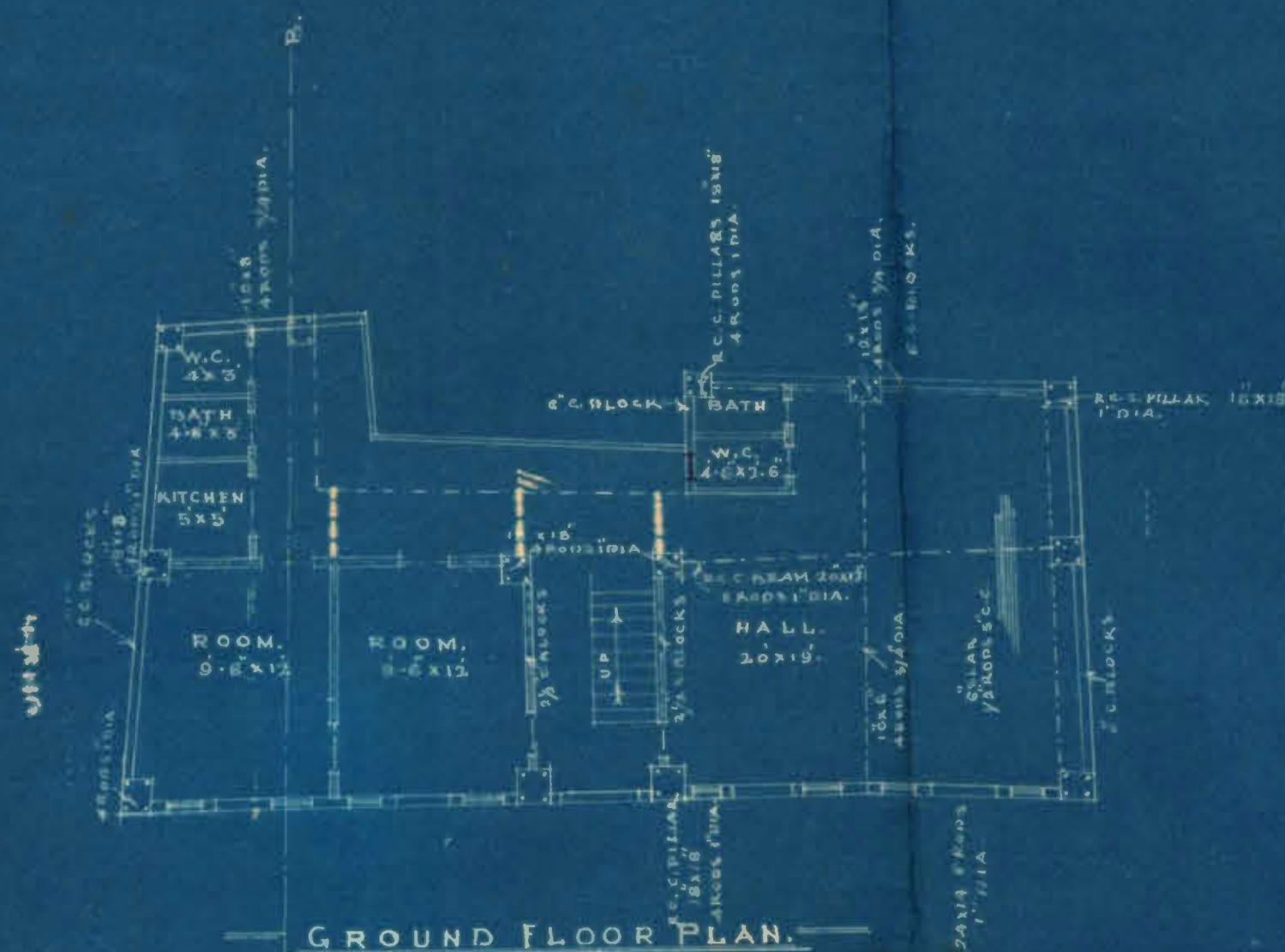
ROAD 20 WIDE.

SITE PLAN
SCALE 20=1



SCALE 1=4

PLAN SHOWING THE PROPOSED BUILDING ON PLOT NO 136 MR.5.
MARKET QUARTER.
SCALE 8=1

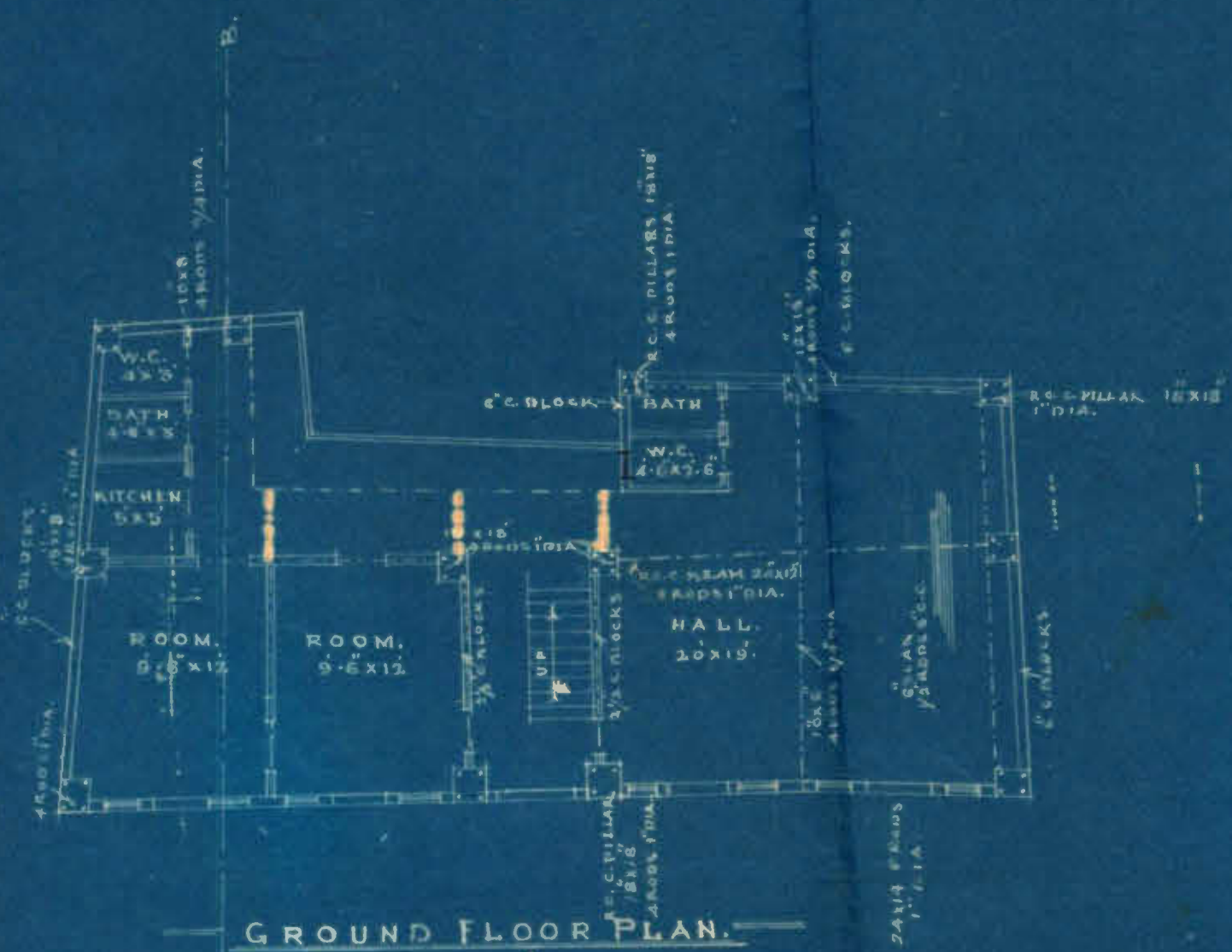




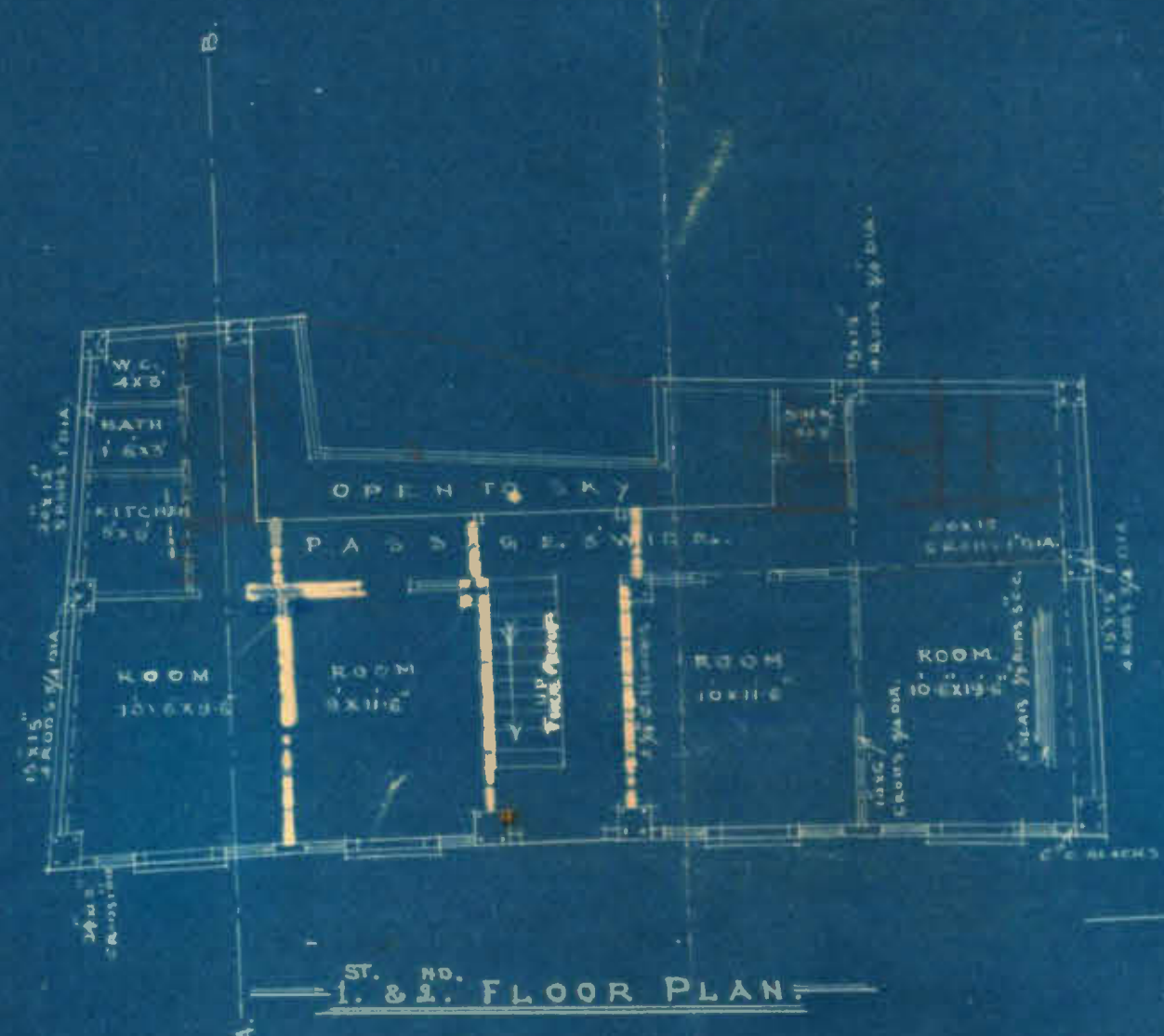
PLAN SHOWING THE PROPOSED BUILDING ON PLOT NO 136 MR.5.

MARKET QUARTER.

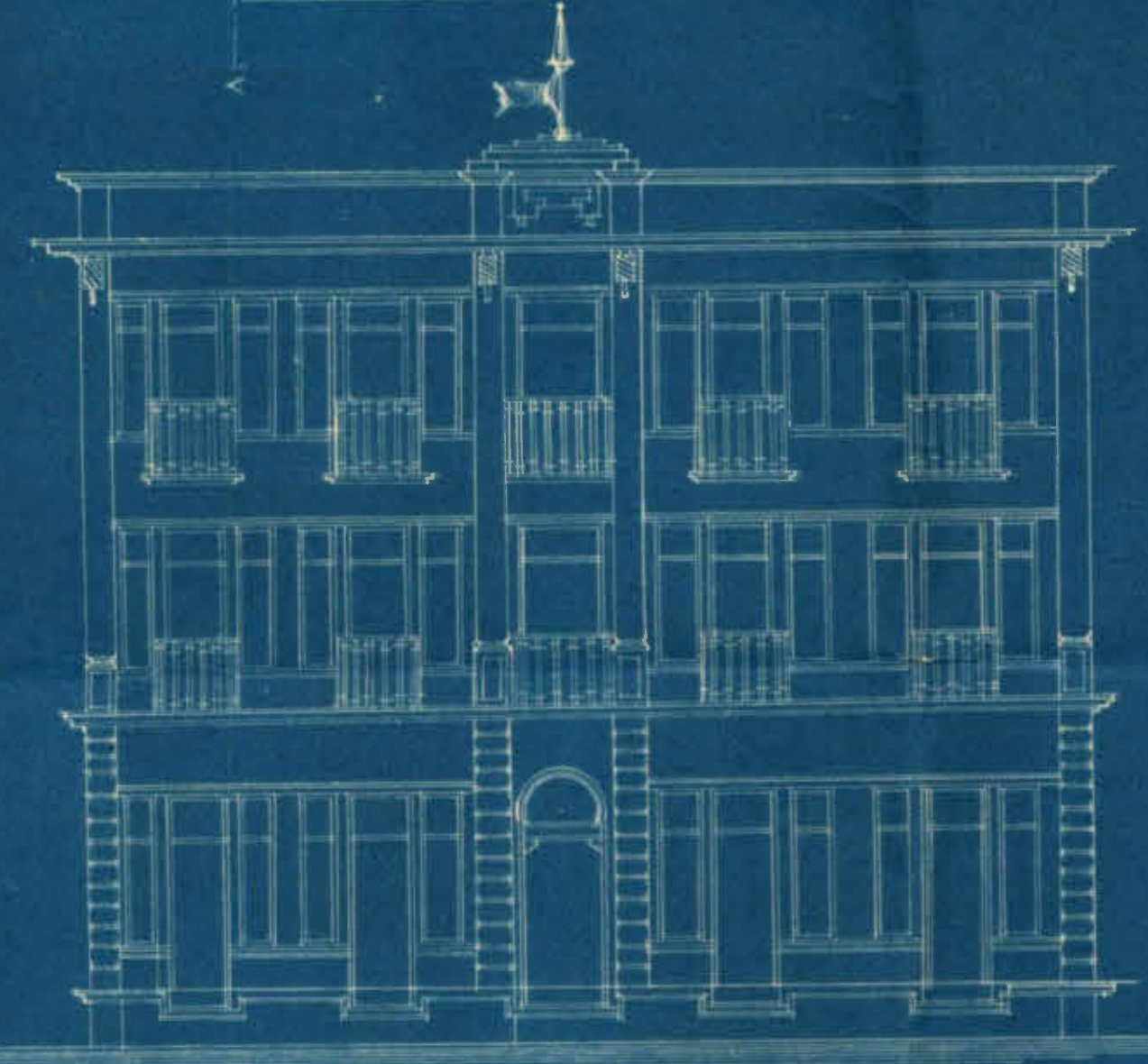
SCALE 8-1



GROUND FLOOR PLAN.



1st & 2nd FLOOR PLAN.



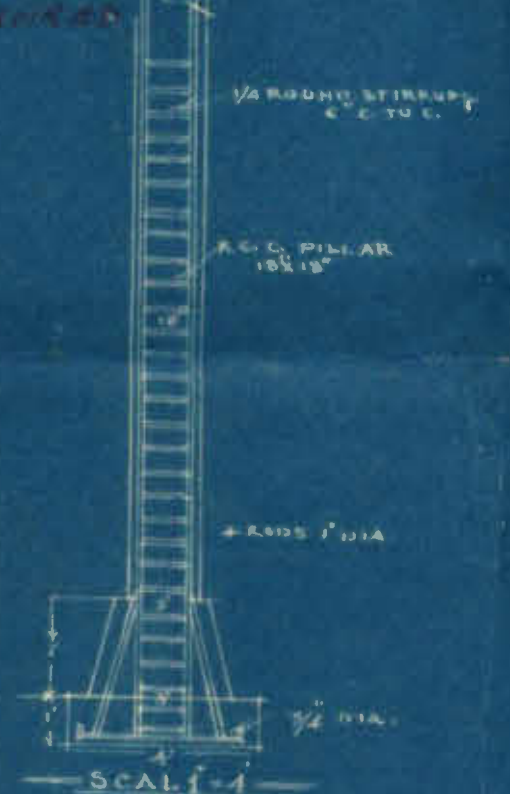
ELEVATION



SECTION ON A.B.



SITE PLAN
SCALE 20-1



SCALE 1-1



Heritage

KMR.CDD.MIQ.1932.1938.01 1

KARACHI MUNICIPALITY.

.O:

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. 37 OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,
 KARACHI, 10. 7. 1932

To,

Mr. J. H. and K. H. and K. H.
of the line

Dear Sir,

With reference to your application dated.....6.....1932
 with a plan for the proposed building/additions and alterations on plot
 No.....136....., Survey Sheet No.....136.....Quarter
 I have to request you to comply with the following requirements:—

- (1) Open space which is necessary under the rules
 is provided for the plot on the North east corner
 decreasing the length of the East room. Open
 space for 5' in width.
- (2) The staircase be proposed for opening.
- (3) Both the owners of the Plot must sign the plan
 and applications.
- (4) Plot is shown incompletely on the site plan. It
 must be correctly shown and the alignment line
 shown. Road must also be shown. The north
 line must also be shown.
- (5) Some land is available for grant on the main
 street and the matter of exchange must have to
 be decided before plans can be approved.
- (6)
- (7)
- (8)
- (9)
- (10)
- (11)
- (12)

The plans are returned herewith rejected.

Yours faithfully,

B. S. 2

1000-11-3

200-6-32

B. Sc. A. M. INST. C. E.

Land Manager & Architect.

KANAYALAL T. TINANI,

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.



Heritage KMR. EDD. MIO. 1932-1933

Mayot Road,

NEAR-KHORI GARDEN,

Karachi. No. 22. 193

Sr.

The Land Manager + Auditor,

Kanadi Municipality,

Kanadi

Dear Sir,

Re: Plot No 138 M.E.S. Marked A.V.

I with reference to your L.O.D.S.P. 311 of 1932, I am sending you herewith the plans duly corrected and hope the same will meet your approval.

1) The open space in front of h.c. is 5 ft wide and also it has additional staircase openings on the top as no construction is carried over it on the first floor.

2) The staircase will be fire proof.

3) The floor shown construction only on the sub-divided part coloured red in the site plan which is covered by new platform above.

4) The two plots are separate ones and the alignment on the Kanani Road goes to the other plot.

S.

P.T.

Yours faithfully,

Kanayalal T. Tinani.

REFERENCE No. B. S. P. 311 OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,
KARACHI, 24.7.3

To,

With reference to your application dated 11.7.32 with a plan for the proposed building additions and alterations on plot No. 136, Survey Sheet No. 114 of 1140 Quarter I have to request you to comply with the following requirements:—

- (1) Requirements nos 1, 3, 4 & 5 of letter no 15-
314 of 10/7/32 must be complied with
- (2)
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)
- (11)
- (12)

Yours faithfully,

KANAYALAL T. TINANI,

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.



Heritage

KMR.CDD/MQ.1932-1933.011

Marlot Road,
NEAR:-KHORI GARDEN,

Karachi, 24th September 1932

Sr,

The Land Manager & Architect,
Karachi Municipality,
Karachi.

P.T.
M.C.
29/9.

Dear Sir,

Re: Plot No 186 M. R. S. Market Qu.

With reference to your no B.S.P. 311 of 1932

I am sending you herewith the plans duly
complied with your objections

1. The openings will be made in the roof of the
W.C. in question and thus made open
to sky.

3, 4 & 5 The subdivision plans have been sent
to the City Deputy Collector and who will be

sent to you as soon as they are passed
Yours faithfully
Kanayalal T. Tinani



(15)

B. S. P. 311/32.

D. 18.10.32.

To,

Mr. Kanayalal T. Tinani,

Architect & Surveyor,

Karachi.

Dear Sir,

Re: Plot No. 136, M.B. 5, Market Cr.

With reference to your letter dated 24th September 1932, and subsequently handing over some plans, I have to inform you that nothing can be done until :

1. Inspection is given to me of the Northern portion of the original plot.
2. All unauthorised work is removed. The open space in front of W.C. is not dimensioned.
3. Sub-divisions are not sanctioned. The Condition of the subdivision, that the sub-dividing line is a straight line is not yet complied with.
4. Unless the portion ABCDEF is maintained as an open space the rear passage and the out houses of the Northern block wont receive adequate light and air.
5. It is impossible at this stage to examine the reinforcement of the Columns, beams & floor etc.. In the case of reinforced concrete work every architect has to give due notice which you failed to give because you carried out the work unauthorisedly.

⑥

Under the circumstances the plan is returned herewith as the same cannot be passed.

Yours faithfully,

B. S. P. A. M. Inst., C. E.,
Land Manager

SCALE 8"=1'



— KANAYAGAL TINANI B.E. —
— ARCHITECT ENGINEER & SURVEYOR —



Heritage

KMR.CDD.MIC.1932-1933.071

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., Engineering (London).

A. M., INST., C. E., L. C. E.

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

Land Manager & Architect

REFERENCE No. B. S. U. 35 OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 5. 5. 1932

**NOTICE:—re— Unauthorised Construction under Section 96
(5) of the Bombay District Municipal Act III of 1901.**

To,

Mr. Jethanand NarayanGram Mardani, Jodis Bazar

KARACHI.

Whereas you are carrying out or have carried out, without permission from the Karachi Municipality the following construction on Plot

No. 126 Sheet M.R. 5, Market Quarter. :—

Construction of building with R.C. columns.

Notice is therefore hereby given to you to stop the work immediately on receipt of this notice.

Prosecution is being filed against you for this Unauthorized Construction, but if you forthwith, upon receipt of this notice, begin to remove the unauthorized construction, prosecution need not be filed.

5/8
B. Sc., A. M. Inst. C. E.,

Land Manager & Architect.

B. S. 24

200-6-32.



Hindustan

KMR.CDD.MiQ.1932-1933.011

Karachi, 22nd Nov. 1932.

The Land Manager & Architect,
Karachi Municipality.

Dear Sir,

RE. UNAUTHORIZED STRUCTURE ON PLOT No.136 M.R.5.

With reference to the recent interviews I have had with yourself and the Chief Officer in the above matter, I beg to say that I have already instructed my new architects messrs. Durgdas B.Advani & Co to submit an amended plan so as exactly to comply with all your requirements and I confirm my undertaking orally given to you and to the Chief Officer that I shall demolish the portion of my building which on a consideration of my amended plan, you may be unable to allow.

I have again to bring to your notice that though I have committed a technical breach of the Municipal Act in proceeding with the construction of the building in anticipation of the approved plans, the actual construction ~~walk~~ was supervised by my former architects messrs. Gulam Mussein Kassim and Kanyalal T. Tinani (The latter holds a license from the Municipality) who assured me that they would be attending to Municipal requirements and in the circumstances the Municipality need be under no misapprehension as to the strength of the construction in accordance with the plans, however if the Municipality ~~desires~~ to carry out any tests with regard to the strength they may do so and I shall cheerfully abide by the result of such tests and by such orders as the Municipality may be pleased to pass as a result thereof. I trust that the municipality will not press the matter hard upon me in the circumstances who had merely placed myself in this matter in the hands of my professional architects who had been duly licensed by the municipality, in the hope that I will have no trouble whatsoever in regards to the municipal regulations.

While admitting my technical offence under the Municipal Act which I am going to do before the Court today, I am therefore throwing myself on the mercy of the Court and the Municipality who I hope will view the - matter in the proper light after a fair and equitable consideration of all the circumstances I have explained.

Yours faithfully,

Wiederholte her d. 1. 1. 1.
in jethanad Kammal.



K A R A C H I M U N I C I P A L I T Y .

Reference No. G

Municipal Office,
Karachi,

From,

17th October 1932.

Jamshed Nusserwanji, Esquire,
President,
Karachi Municipality.

To,

The Land Manager & Architect.

Please submit a note immediately in connection with the subdivision of plot as well as the unauthorised building constructed ~~by~~ through the architect Mr. Tinanni to the Managing Committee. Both the plans should ~~be~~ not be considered until the Managing Committee have decided about him.

Sd/- JAMSHED NUSSERWANJI

PRESIDENT

Karachi Municipality.

Ans
17/10/32



B.S.R. 31/32

27. 10. 32

Legal Adviser.

Re: Criminal Case, Municipality vs. Assanand
Jethanand, Plot No. 136, MRS. Market St.

As the accused in the above case is defended by a
pleader, kindly appear on behalf of the Municipality.

Mr. D'Costa who is in charge of the case, will
explain to you further particulars in the matter.

As the offence is a serious one I would request
you to press for a deterrent sentence.

No Prosecution
The Case is fixed on 18th Nov 1932

[Signature]
Chief Officer,
Karachi Municipality.



B.S.P. 311 /

3 2

18th October 1932

Memo:-

Undersigned has the honour to report to the Managing Committee that plans for proposed building on a portion of plot No. 136, M.R.5, Market quarter, were objected to on the following grounds:-

1. Open space which is necessary under the rules be provided for the W.C. and kitchen block on the North East by decreasing the length of the East room. Open space be made 5' in width.
2. The Stair-case be proposed fire-proof.
3. Both the owners of the plot must sign the plan and application.
4. Plot is shown incompletely on the site plan. It must be correctly shown and the alignment on the Thanai Rd. must also be shown. The North line must also be shown.
5. Some land is available for grant on Thanai Street and the matter of exchange will have to be decided before plans can be approved.

The objections are not yet complied with and no permission is granted but the party has been allowed by Architect Messrs Kanayalal T. Tinani to go on with the work. The work is all R.C. Concrete. The building is ground and two upper and open space in front of W.C. and bath with a height of 36 feet is only 3 feet.

Sub-division plans for the plot 136, M.R.5, Market quarter are also submitted in which one portion pierces into another. The sub-division is also not possible. The plot being a Government plot, the subdivision is objected on the following grounds:-



2.

1. Separate water and drainage connection be provided for each subdivided plot with sufficient open space for each.
2. The plan of existing building be shown for the consideration of open space.
3. The Sub-divided plots must be separated by a straight line.

Orders are requested to take disciplinary action against the architect. Prosecution is pending in court. The explanation submitted by the architect dated 30th ultimo is unacceptable as he had never intimated to the Undersigned that the owner was disobeying him and carrying on the work against his wishes and as he himself admits in his letter to the President dated 11th October 1932 that he had carried on the work as he was new in the line.

As regards the sub-division plans submitted by the Architect, I may add that the subdivision plan No. 41 was very misleading, as could be seen from my letter to the City Deputy Collector.

[Signature]
18/12/32

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



Heritage

KMR.CDD.MiQ.1932-4933.01

12

KARACHI MUNICIPALITY.

:o:

Inquiry into unauthorized work.

Plot No. 136 Sheet MR. 5

Market Quarter.

Name of owner Jithanand Nanumal

Date of Notice 5/8/32

Date of reminders -

Are notices duly served

Brief summary of correspondence if any that issued. notice u. 35 4/5/8/32

Construction of bldg
with R.C.C. ColumnsOffence for which prosecution orders
are required under section 96 (5).

Construction of Building with R.C.C. Columns

Offence for which prosecution orders
are required under section 155.

Failure to maintain

Is inspection sketch attached?

Was the site inspected by the Land
Manager and his remarks.

See

B. E.,

Building Surveyor.

Orders of the Land Manager.

Please enter in Prosecution Register, obtain the Chief Officer's initial in the Prosecution Register, and prosecute:

B S 25 { 300-2-31
200-4-32B.SC., A. M. I. C. E.,
Manager & Architect.

Land Manager & Architect's Office.

Karachi, 8/8/32 1932.

Undersigned requests sanction to prosecute the following persons for breach of Municipal Act and Byelaws specified below. Due notice and ~~reminder~~ were served.

Name of person to be prosecuted.	Nature of offence.	When offence was last seen.	Name of Municipal witnesses and remarks.
Jethmand Harunul	Construction of building with R.C. columns on Plot. no. 136, M.R. 5 Market Qr. and failure to stop the work after written notice Offences under Sec. 96(5) and 155 of the D. M. Act.	8/8/32	Mr. Chatalal.

7/12/32
22/11/32
e

B. E.,
Building Surveyor,

U. W. Prosecution No. 359/1932

Land Manager & Architect's Orders.

Prosecution sanctioned, Building Surveyor for
necessary action.

B. Sc., A. M. Inst. 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
UBTO THE 1st MARCH 1915.

Karachi, 18-11-1932

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 136 Survey Sheet Old/new M.R.S situated in W. Virji St street Intarhal 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~~ ^{no def ecton & completion} of the said building is H. M. Sidhuwani

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 W. M. SidhuwaniAddress of the owner is Jethmand KanamalMerchantJam Bagar 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,

BS To please note.



Heri

KMR.CDD.MiQ.1932-1933.01 I

2

Nature of soil in foundation Hard Muram.
Nature of masonry in foundation Kapcha & Cement blocks
do Plinth Cement blocks.
do Superstructure Cement blocks.
Kind woodwork in trusses, post, etc Teakwood
Kind of Roof R.C.C. Roof.
Kind of Floor 2nd Bajari floor & bany.
Method of Drawing Sullage Water _____

:0:

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

Karachi, dated 18/11 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. Jettanand Namani

for the building at 136 H.R. Market

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

I beg to remain,

Sir,

Your most obedient servant,

N. M. Firmani
Licensed Surveyor.

B. S. (A) { 500—3-32.
400—9-32.

— GROUND FLOOR —
— ELEVATION —

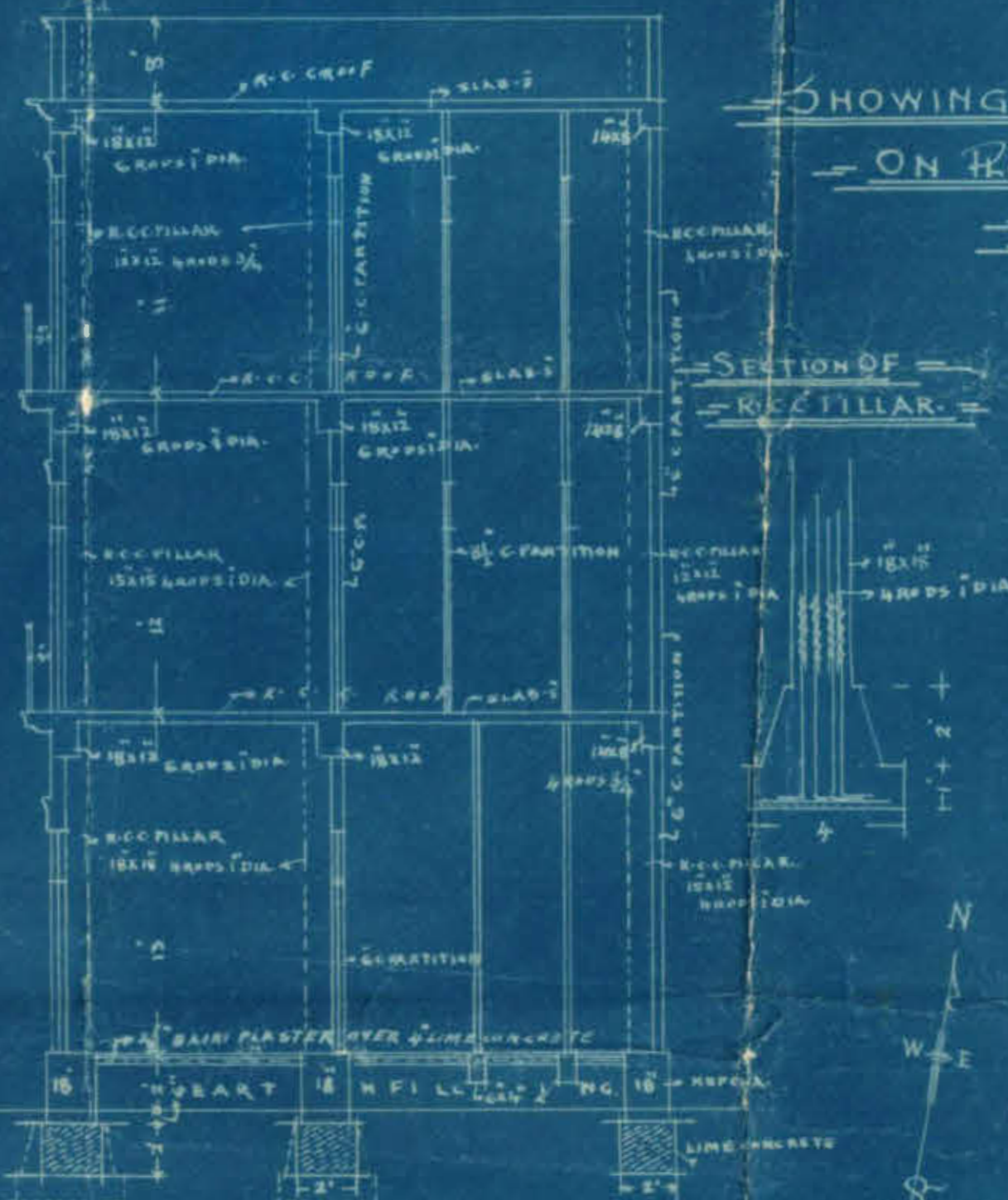
LONGITUDINAL SECTION OF T. BEAM (18x12) = CROSS SECTION OF T. BEAM (18x12) =



LANDLORD

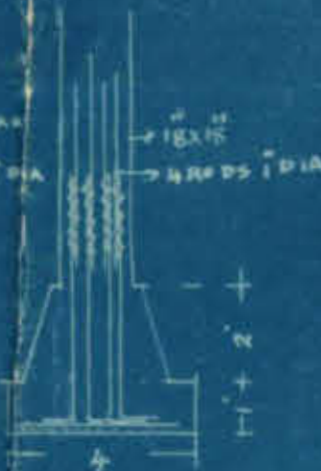
regeth and Kanumel.

— FIRST & SECOND FLOOR —
— SECTION ON A.B. —

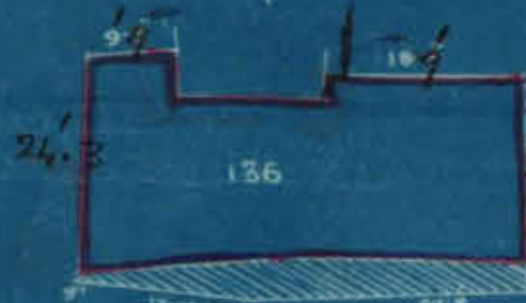


= PLAN =
 = SHOWING PROPOSED BUILDING =
 = ON LOT N^o 136 SHEET. M.R. 5 =
 = MARKET QUARTER =
 = SCALE 6" = 1' =

SECTION OF
RECTILLAR.



— SITE PLAN —
— SCALE 20' = 1" —

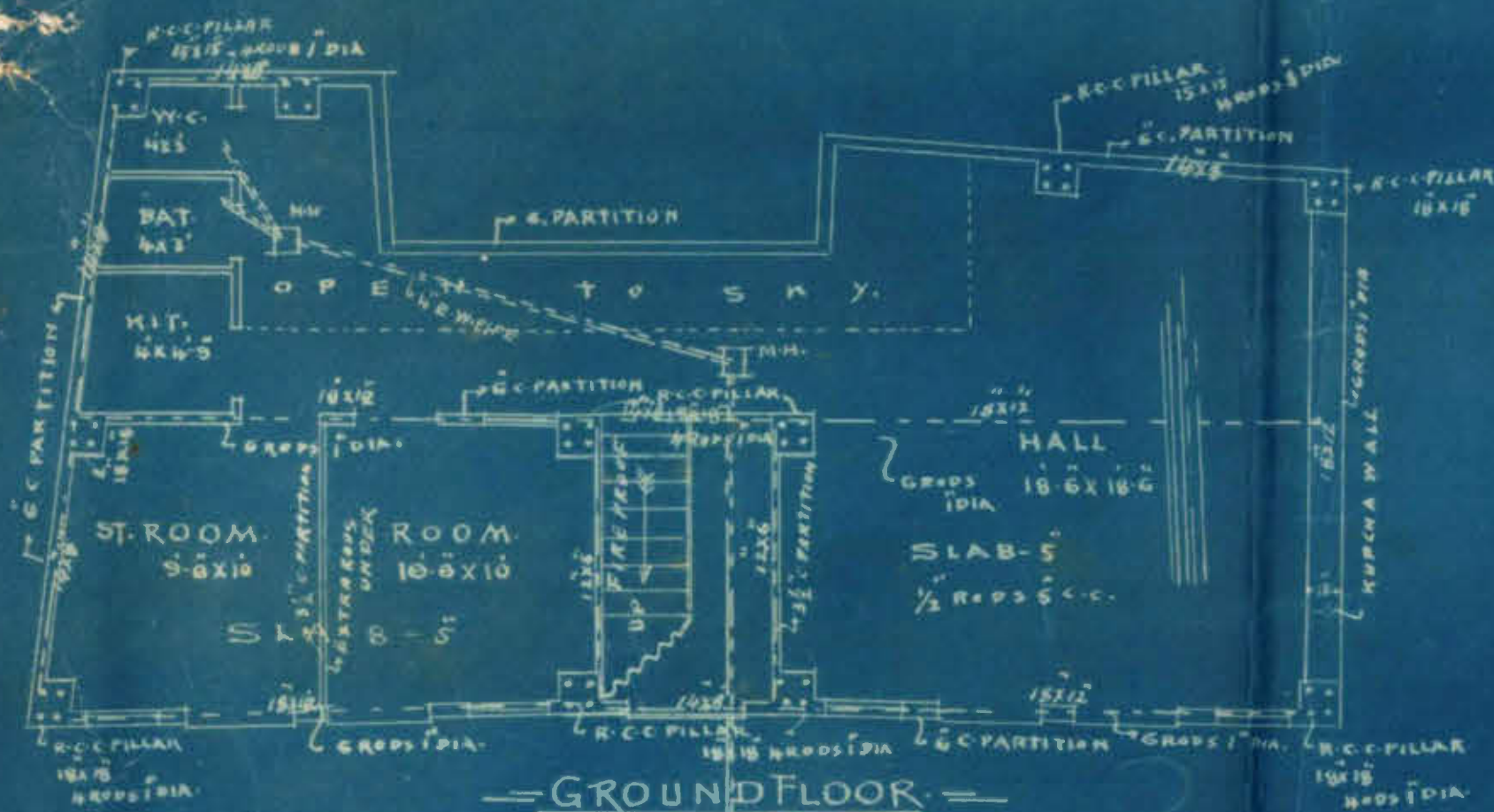


ROAD 20 WIDE

n. m. ferri

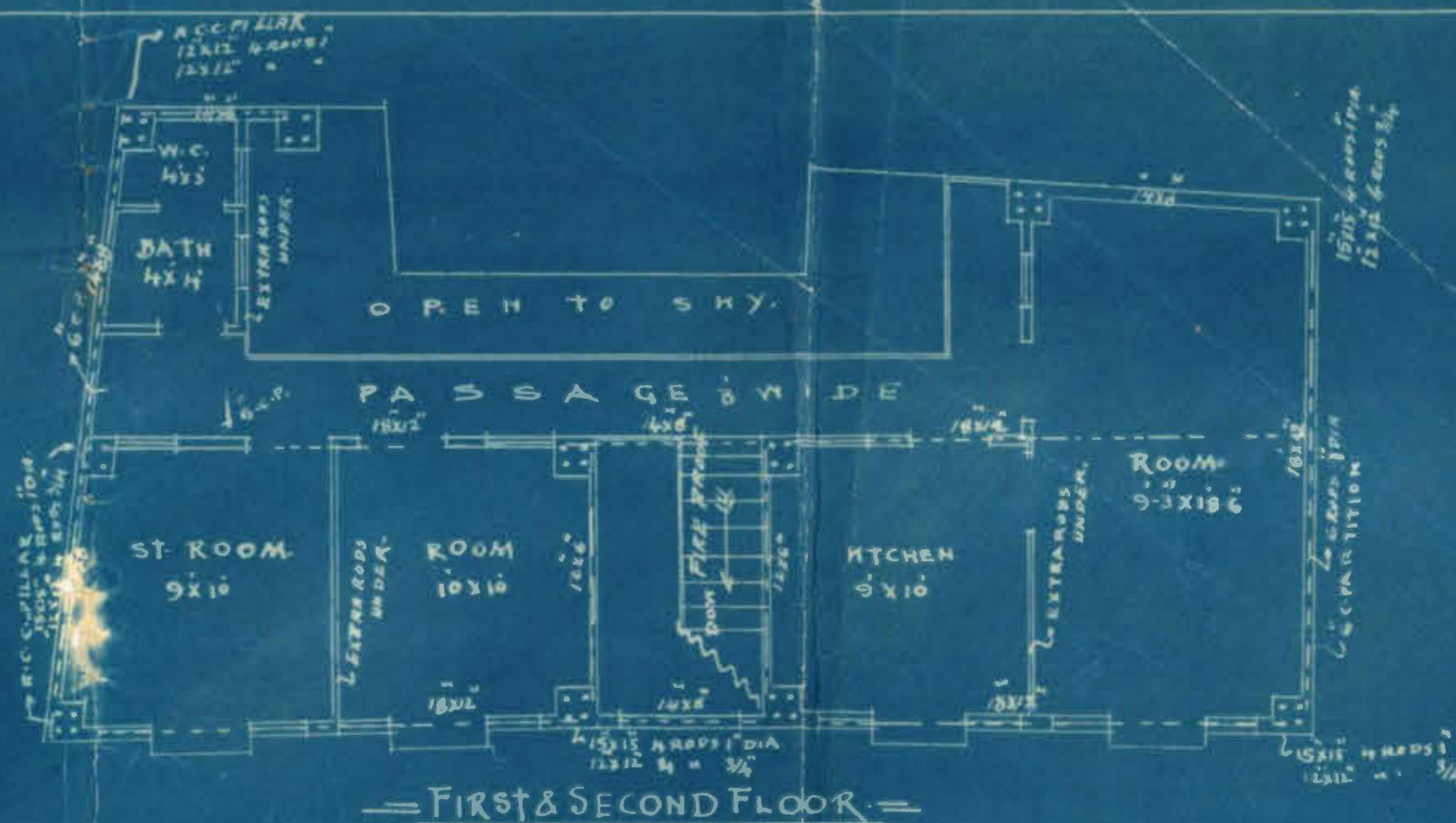
DURGAS B. ADWANI & CO.

KARACHI



—GROUND FLOOR—

ELEVATION

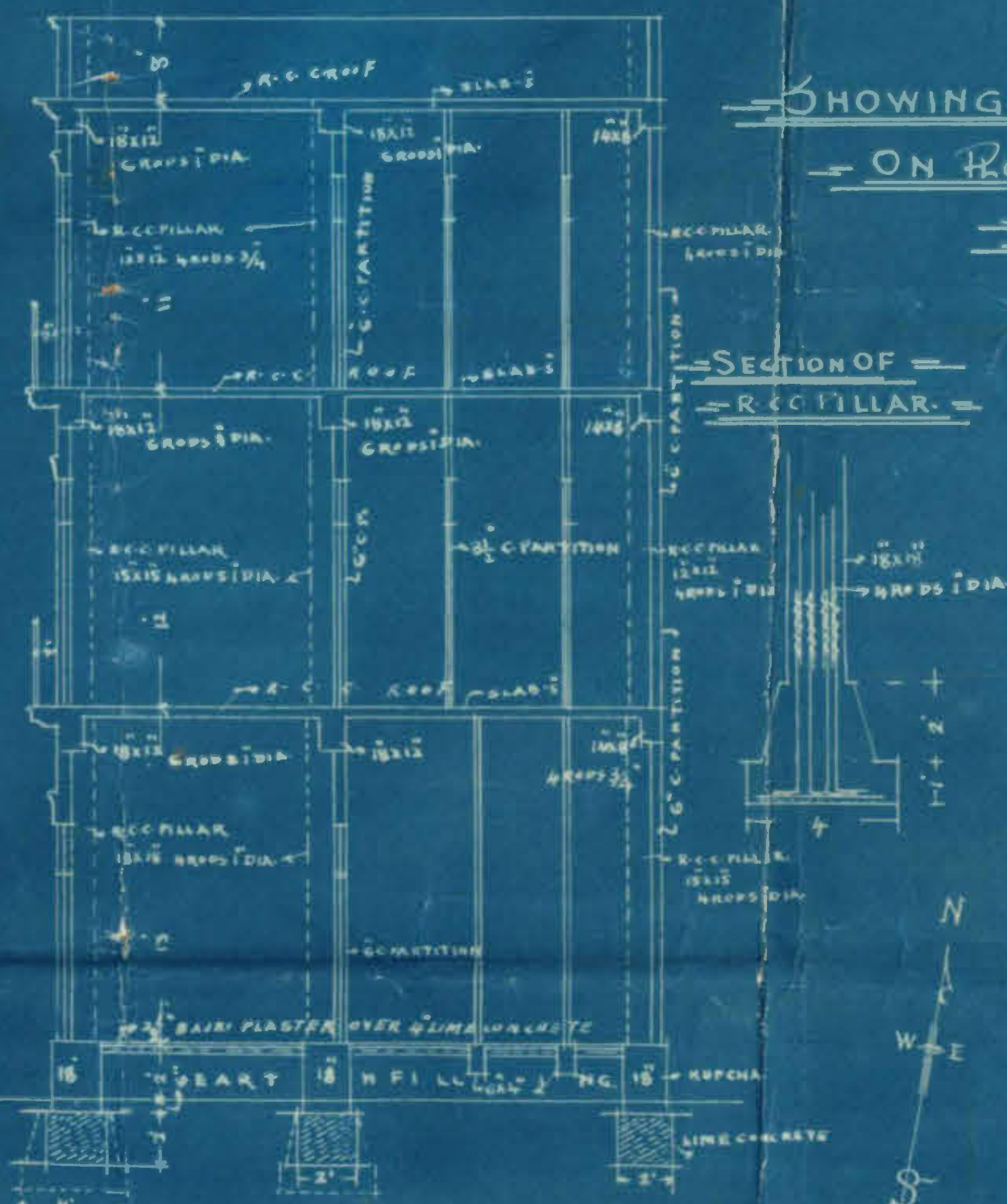


= FIRST & SECOND FLOOR =

== SECTION ON A. B. ==



→ LONGITUDINAL SECTION OF T. BEAM (18x12) → CROSS SECTION OF T. BEAM (18x12) →



SECTION OF
RECAPILLAR.

—PLAN—

— SHOWING PROPOSED BUILDING. —

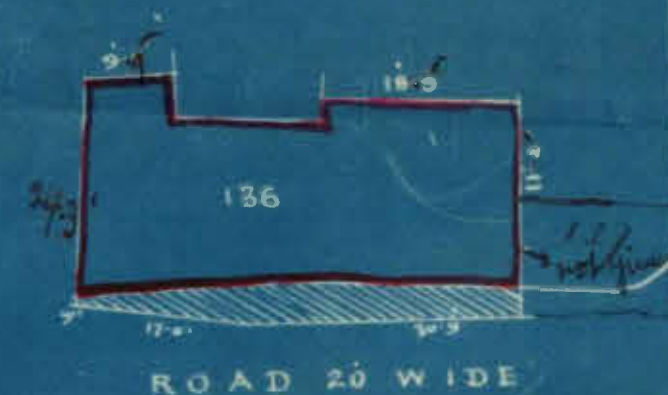
— ON Rot N^o 136 SHEET M.R. 5 —

— MARKET QUARTER —

SCALE 6-1

— SITE PLAN —

SCALE 20-1



LANDLORD
Vineyard in the Diocese
re Jettamand Karamal.

non ferri

— DURGAS B. ADWANI & CO —

—KARACHI—

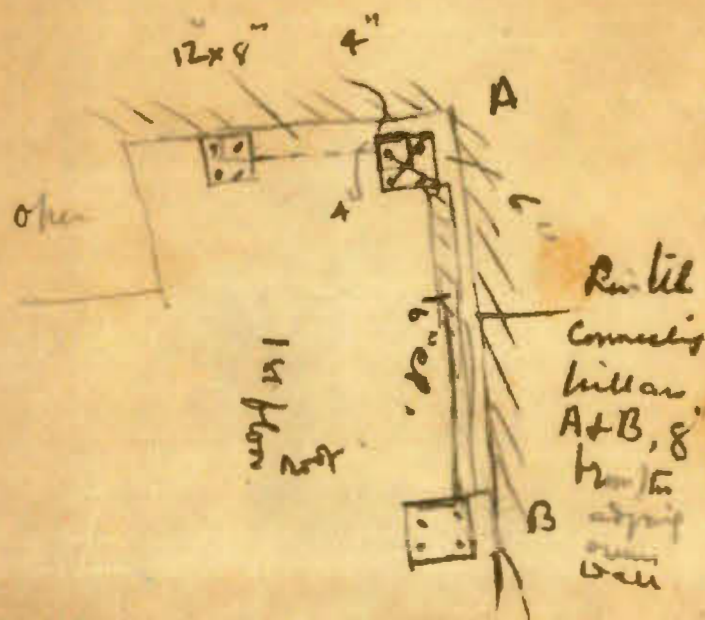
① Most pillars in the south east corner. - Offset left from the
to all of the adjoining walls on upper floors.
The faces are not square.

② Pillars at the north west corner the family block are
10' out from the adjoining outer wall on floor and
offset are also given on upper floors away from the adjoining
outer wall. 6" partition on upper floors will
rest on portion of slab projecting beyond the level
connecting the pillars.

③ C Partition to the north with offset 4"

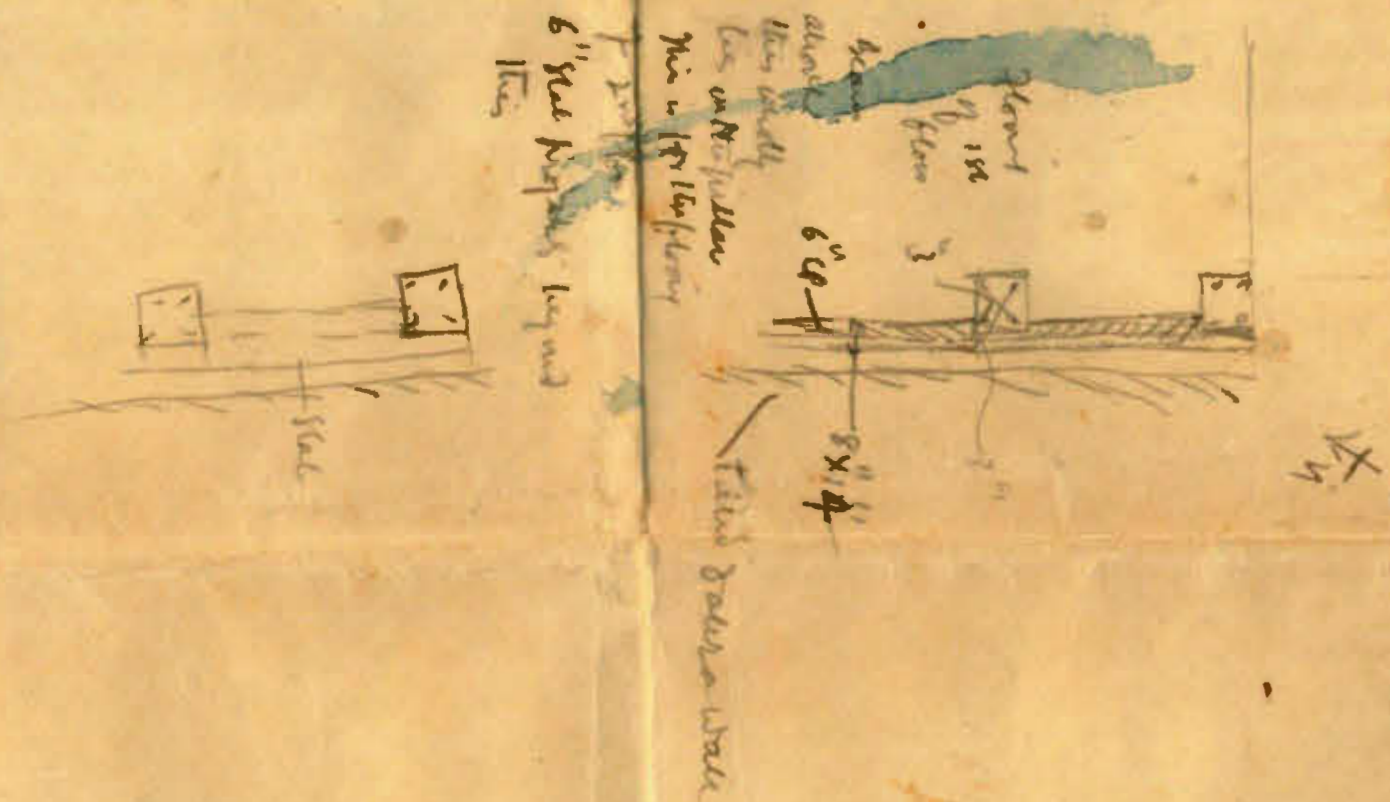
④ Pillars at the ^{NE} junction of 4' out from the adjoining outer wall
but the beam connecting this pillar with the one opposite
to it is about the wall is breadth less 8" so that
it rests only 4" on the pillar and 4" outside from this pillar.

Pillars below pillar A
on floor and 16"
wall
here it is ~~just below~~
same level floor as on
1st floor



Terrace on Kathmandu

Pillar and parapet





Heritage

KMR.CDD.MiQ.1932-1933.01 I

NOTES SECTION.

:0:

Building Department.

:0:

Case No. P/E 311 of 1932.

Applicant's Name Jitendra NarayanArchitect's Name N. M. S. S. S.Plot No. 136 Sheet No. h. A. S. Quarter Waghol

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

Date of despatch 19. 11 1932

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 _____

Urgent

no objection

C
P. Keep appointment
at the corner of plot No
136 MRS. (Hence the owner
has written to keep open the
premises)

21/11/32

Date of disposal _____

Date 21-11-1932

Health Officer.



BUILDING SUREYOR'S REPORT.

Plot No. _____ Sheet No. _____ Quarter _____

Name of owners as per Land Register _____

Name of Applicant _____

Plot under whose control _____

Whether it is permanent or temporary _____

Lease _____

The work proposed _____

Are the Land Sale Rules observed (in case of Municipal plots only) _____

Area of the Plot (Newly sold) _____ area built _____

Whether there is any unauthorised works existing on the plot _____

Remarks _____

- Submitted to Mr. M. H. The architect has corrected the plans as decided on site on 30th Nov 1932.
1. He is providing masonry wall 15" thick on the west on ground 1st floor.
 2. Passage provided in front of WC block on upper floor is deleted to increase open space.
 3. Extra R.C beam ^{9" x 6"} ^{4" x 3 1/2"} below the existing black partition is provided.
 4. R.C pillars on the East are proposed to be increased in size by R.C for bracing with parallel joists better pillars than existing.
 5. R.C beam 15" x 6", Area ^{3 1/4"} are provided over the C.I. wall just below the roof of 1st floor.
 6. Details of reinforcement of slab, beams and pillars are given.

Under the circumstances there is no objection to allow for the plans on a portion of the plot.

Date 1/12/32

Shawson, K. B.
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.~~ no corrected

(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 ? —

Remarks

No.	Date	Remarks
1	1891	Cattle plant & recovered
2	1892	connected
3	1893	Cattle plant
4	1894	Cattle plant
5	1895	Cattle plant
6	1896	Cattle plant
7	1897	Cattle plant
8	1898	Cattle plant

~~no objection~~

plan!
Since connected
together

Corrections in the Measurements have
been noted in one copy -

Date _____

~~Land Surveyor~~

Remarks of

LAND MANAGER AND ARCHITECT

Just a thing - I was in the underage case again

mit 1 cañón 6/12

21 1'x1/32

vol. 2

24/10/3

Open Space K L M N be dimmed. E F G H ~~be~~ be open
to sky. Walls must be brushed brushed on, or fly. Wall Q R must be
specified as 9' on for the 8' on 10' fly brushed. Range
of Bees to show on fly, beets of range + size to show on fly.
Is the prop of fly on in low be shown, White fly
be shown as subdivided can be shown. 3

Date of disposal

Land Manager and Architect

My aff^d as corrected Suburban
Court. The PERG is open today which allows
the Northern Parts. I 25/1/33.

Band Manager.17/11/32

Building Regulations Plot No. 136, M.R.5
 The Architect informs me that you are
 awaiting orders with regard to the con-
 sideration of the amended plans on their
 merits. You may let me have a formal
 note after settling the details of the
 amended plan with the Architect, informing
 me what portion of the building you
 consider should be demolished and what
 alteration should be finally made to
 comply with the Municipal rules, bye-laws
 and requirements.

5-12-32.

Chief Officer.

By P. sec
 11/12/32 with
 20. 11/12.

Co.

Will you kindly send the Papers to me
 by 8 A.M. Tomorrow. They were sent
 by me in connection with the Tinian's
 matters.

L. J. Moore.

2/11/32

handed over to

L. J. Moore 8.12.32

C. P. Moore letter plan to.

L. J. Moore

By the 10/12



Heritage

KMR.CDD.MiQ.1932-1933-011

1-28

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc. Engineering (London)

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

A. M. I. S. E., M. S. Son. I.

LAND MANAGER & ARCHITECT.

REFERENCE No. B. S. P. 311

OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 12-12-32

To,

Mr. Jethanand Rammal
Chok. Chowra

Dear Sir,

With reference to your application dated 1-12-1932
with a plan for the proposed building/additions and alterations on plot
No. 36, Survey Sheet No. 100-7-32, Quarter
I have to request you to comply with the following requirements:-

It is 8'-3" x 5'

- (1) Open spaces K L M N be dimensioned
- (2) E F G H must be left open to 8'
- (3) P wall must be punched on ground floor
- (4) Walls Q R must be specified as 9" C.W. on ground floor & 4" on 1st floor with the lintel
- (5) Reinforcement of wall be shown on plan
- (6) Extra projection of pillars on the Road be removed
- (7) Whole plot be shown as subdivisions cannot be sanctioned
- (8)
- (9)
- (10)
- (11)
- (12)

Received with 1 copy 2 plan

12/12/32

N. M. Jivani

The plans are returned herewith rejected

Submitted to L. M. A., the party has complied with
all objections except no (2) and (3).

Yours faithfully,

Yours
6/1/32

J. K. M.

12/12/32

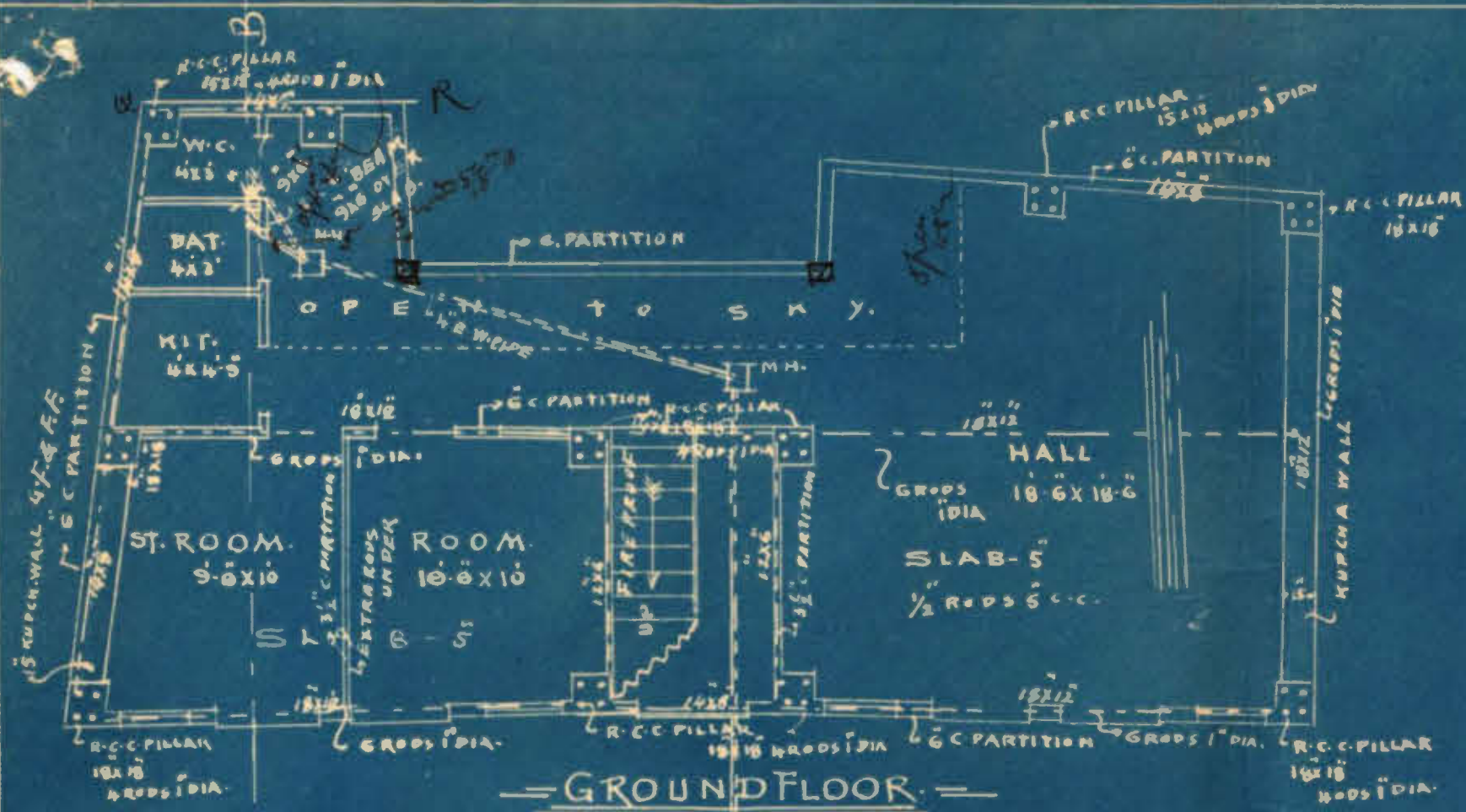
B. Sc., A. M. Inst., C. E.

Land Manager & Architect.

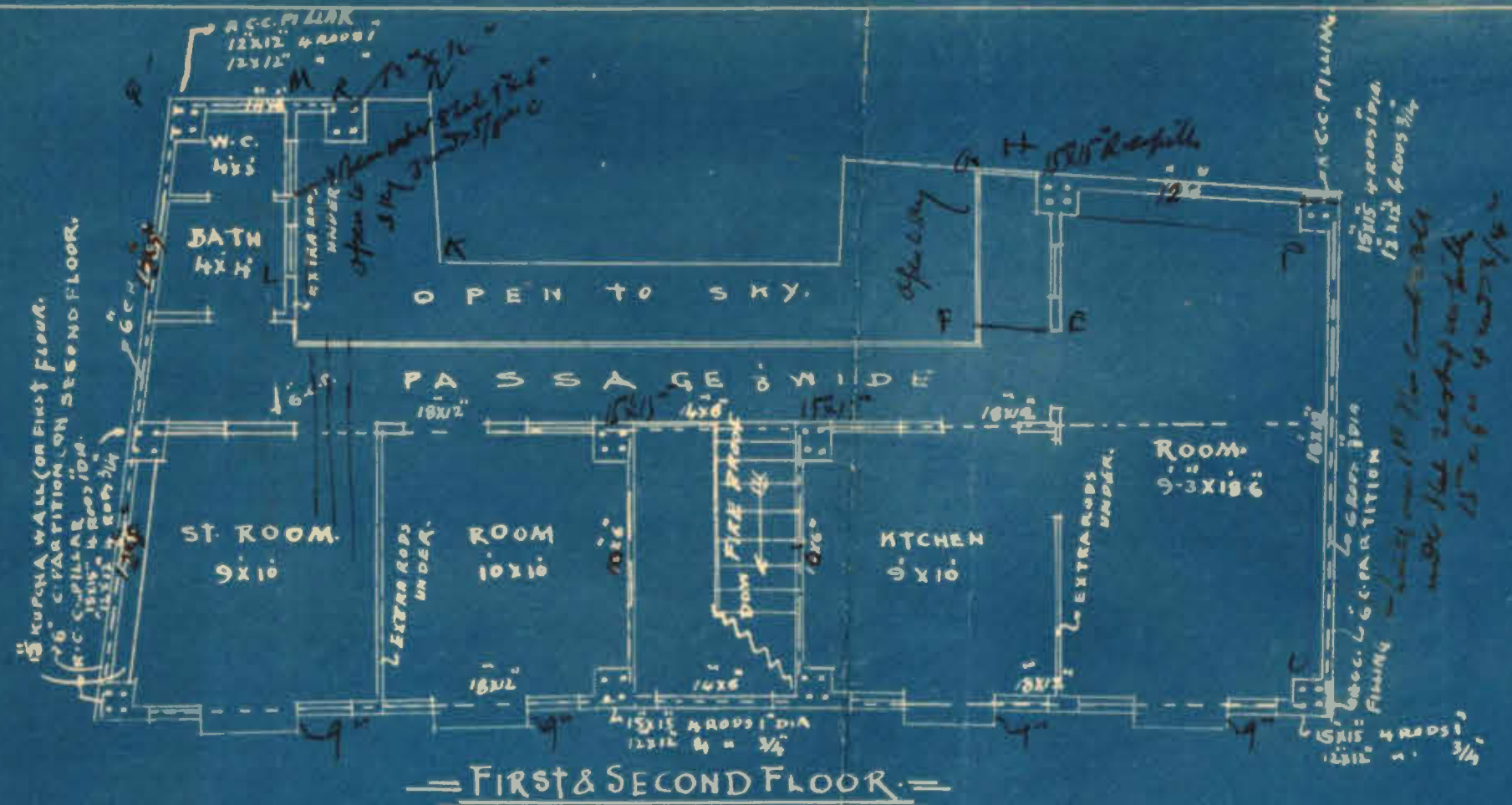
B. S. 2.

600-7-32

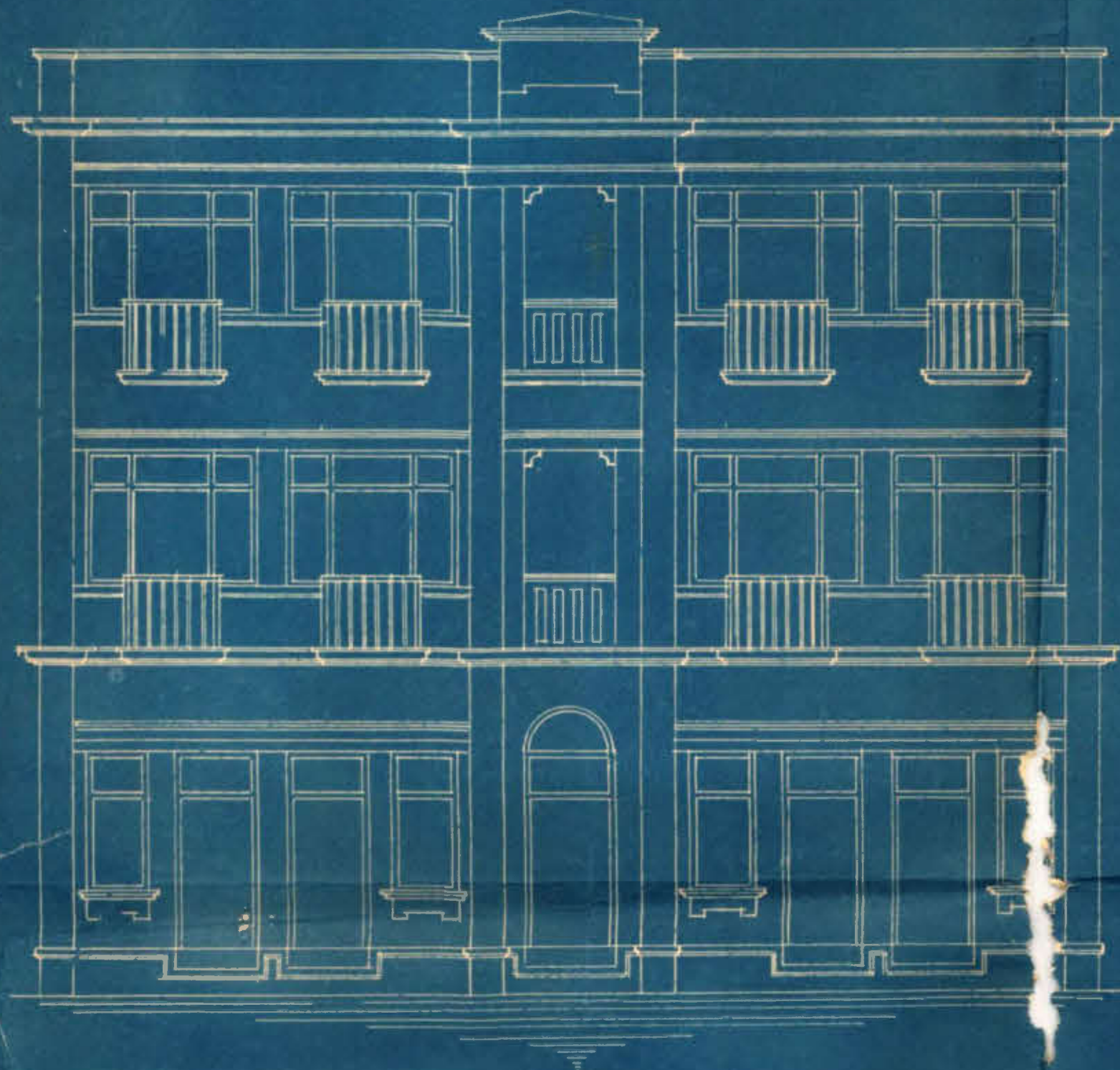
1000-10-32.



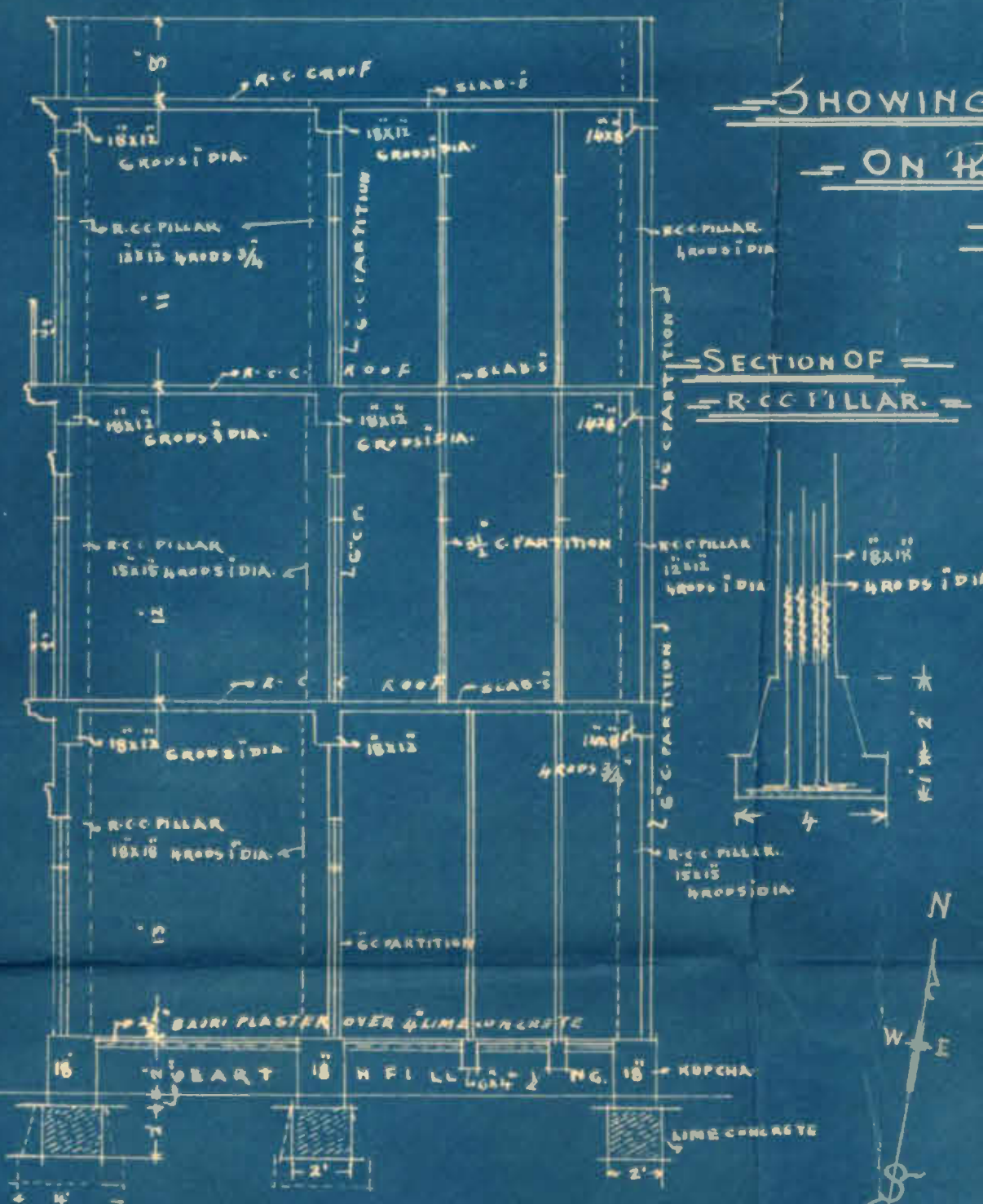
GROUND FLOOR
ELEVATION



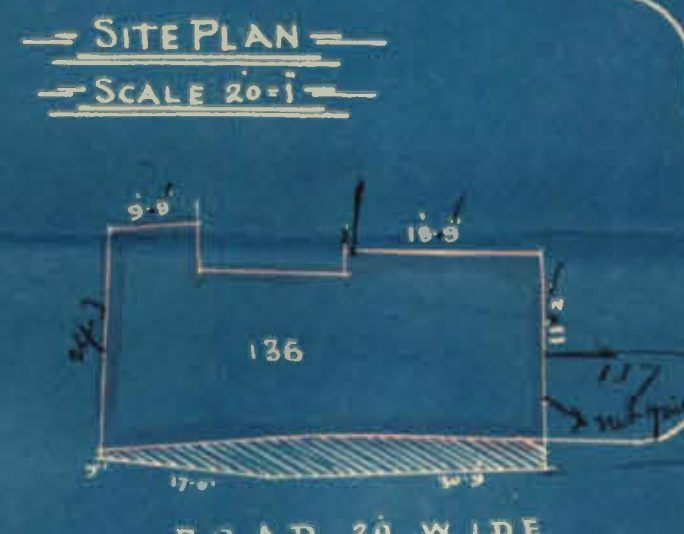
FIRST & SECOND FLOOR
SECTION ON A.B.



LONGITUDINAL SECTION OF T. BEAM (18'6")
CROSS SECTION OF T. BEAM (18'6")



PLAN
SHOWING PROPOSED BUILDING
ON Plot No. 136 SHEET. M.R. 5
MARKET QUARTER
SCALE 6"=1'



ROAD 20' WIDE

LANDLORD
Mr. Jethamand Kanungo

DURGAS B. ADWANI & CO.
KARACHI



2.
The Land manager & Architect
Knaelieny.

Dear Sir,

Re: Plot No: 136 H.R. 5

As settled personally on site we
are herewith sending two site plans
duly corrected as required by you
for favour of your approval.
An early permission is requested.

Yours faithfully

N.M. Siddani

1/12/31

KARACHI MUNICIPALITY.

Reference No. A. S. P 30/3-

N. J. MODI,

B. Sc., (ENGINEERING LONDON)

A. M. INST., C. E., L. C. E.

A. M. I. C. E., M. R. SAN. E.

LAND MANAGER & ARCHITECT,

Municipal Office,

Karachi.....23.....1931

To,

Mr. Jethanand Kanwal
KARACHI.

Dear Sir,

Re:—Plot No. 136..Sheet No. *Plot 5/1/10/10*

With reference to your letter dated *16-11-32*

re. above, you are requested to keep your premises open for inspection of the ~~Building~~ *Land Manager & Architect* Surveyor on *24/XI/32* at *8-30/7* A. M. between
and also be present on site.

Yours faithfully,

[Signature]

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

Land Manager and Architect.



MEMORANDUM.

From

DURGDAS B. ADVANI & Co.

ARCHITECTS

478 BUNDER ROAD,

KARACHI, 5-1- 1933.

To

The Land Manager & Architect.

Karachi Municipality.

Dear Sir,

Re:- Plot No. 136 M.R. 6 Market Qtr.

With reference to your letter No. B.S.P. 311 dated the 12-12-32 we have the honour to state that objections Nos. 1,3,4,5 & 7 have been complied with. As regards objection No. 2, it had been personally agreed by you and besides it is not necessary.

As regards objection No. 6, the projection will be removed.

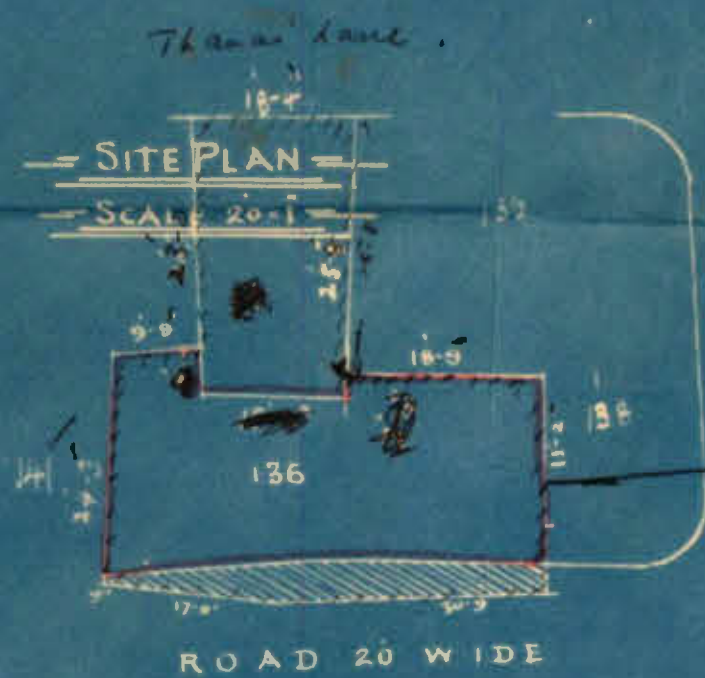
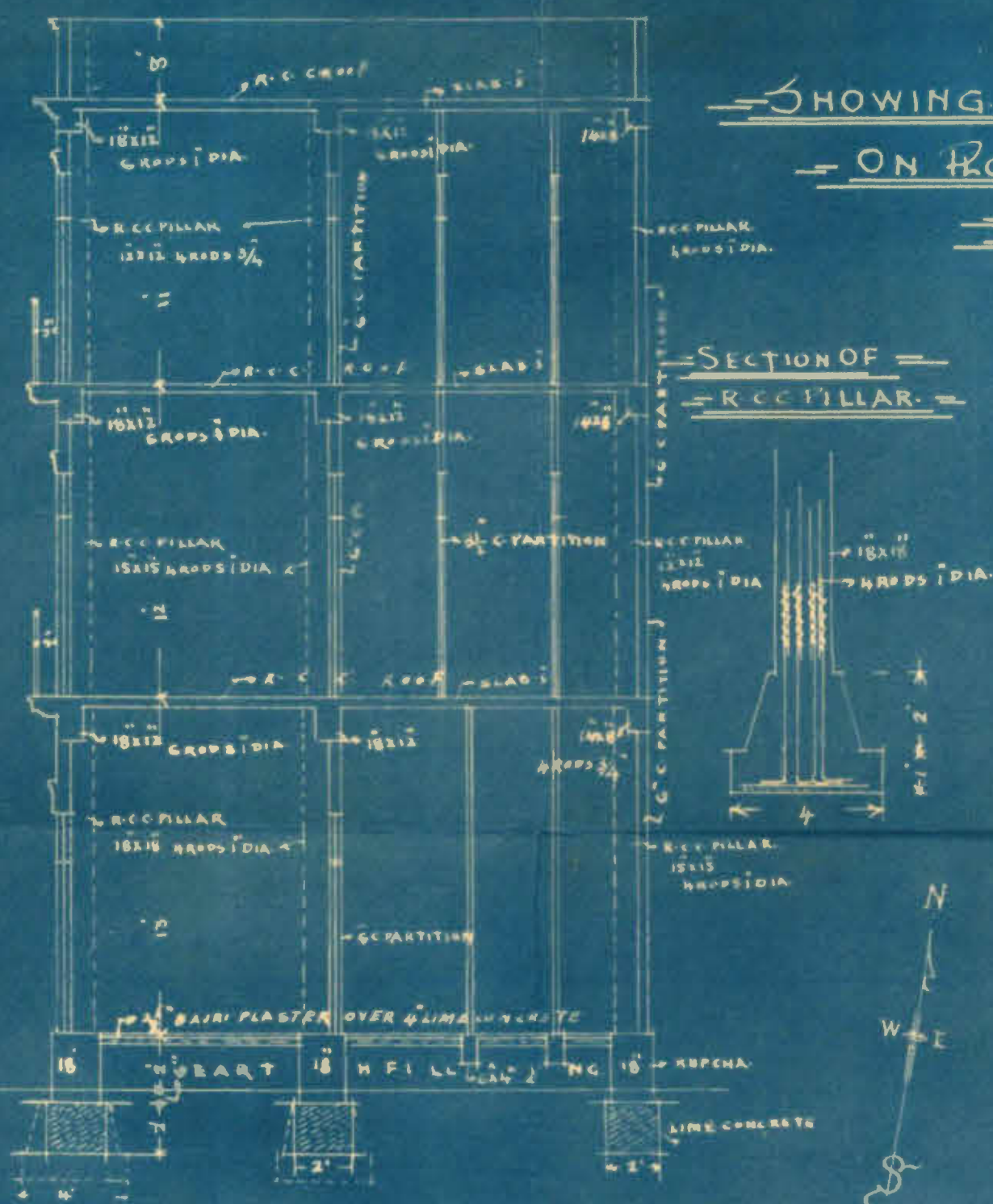
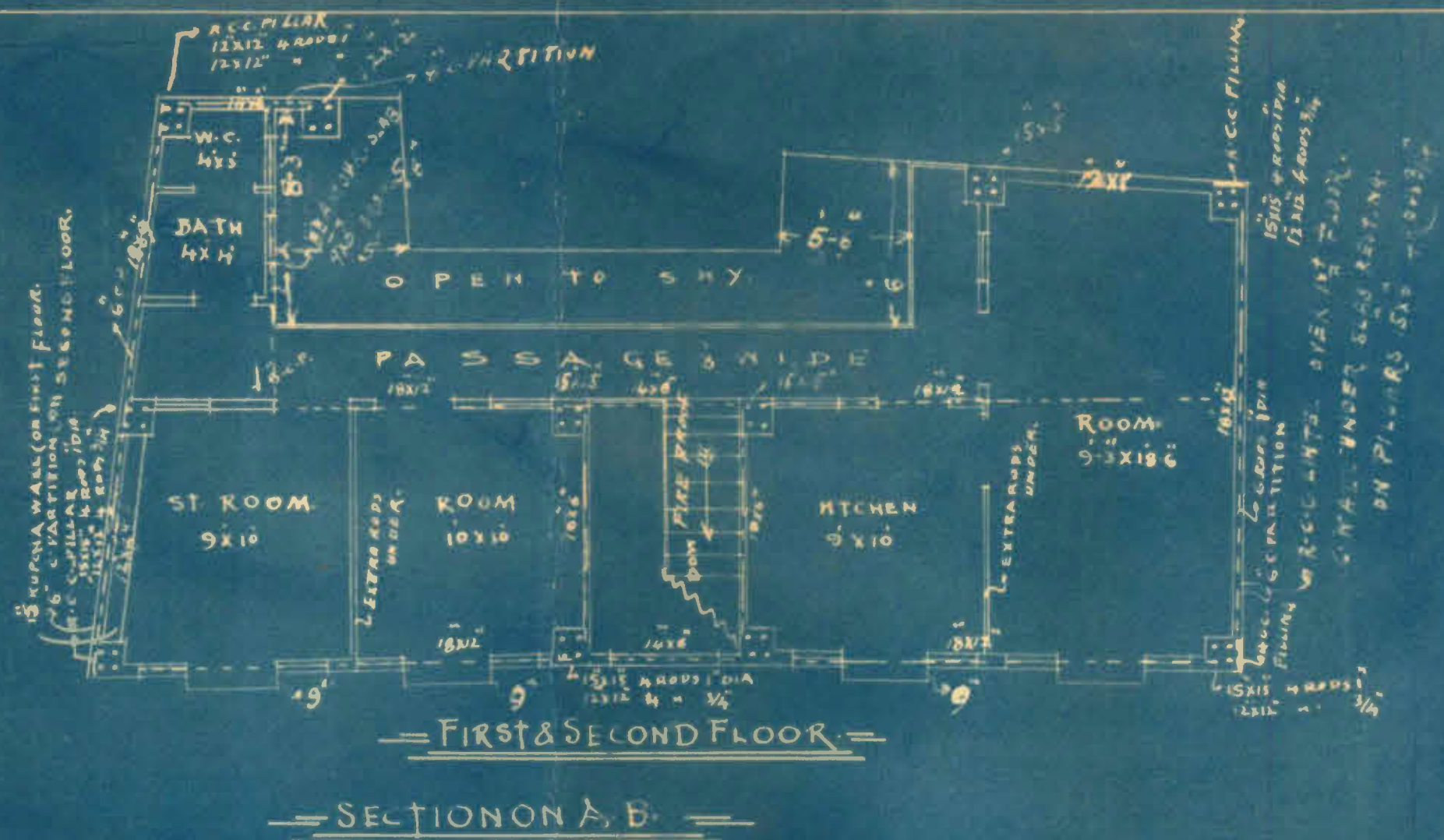
The plans are therefore returned herewith duly corrected for favour of your early approval.

Yours faithfully.

N. M. Advani

BS Please ask the architect to comply with 203 with the exception of the clerk for waiting 9/11/33

DURGDAS B. ADVANI & CO.



LONGITUDINAL SECTION OF T. BEAM (18x12) -- CROSS SECTION OF T. BEAM (18x12) --



LANDLORD

Weges von der Di. Mur
zu Jethanand Kanumal.

N. M. Jodani
— DURGDAS B. ADWANI & CO —
— KARACHI —



Hentag

KMR.CDD.MIQ.1932-1933.01 I

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. 311/32 OF 193

LAND MANAGER & ARCHITECT'S OFFICE,
KARACHI, 11/1/33.

To,

Mr. Jethanand Nanumal,

o/o N. M. Gidwani, Architect,
Karachi.

Dear Sir,

With reference to your application dated 5-1-33 193 .
with a plan for the proposed building/additions and alterations on plot
No. 136, Survey Sheet No. F.R. 5, Market Quarter
I have to request you to comply with the following requirements:—

- (1) R.F.C.H. must be left open to sky.
- (2) Q.P. walls must be provided on 1st floor
- (3) 6" partition wall dividing the two properties
to be kept 6 inches, feet only.
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)
- (11)
- (12)

~~The plans are returned herewith rejected.~~

Yours faithfully,

*Submitted to L.M.A. with
The report that the architect
has carried out the requirements -
as previously indicated on file and
has sent plans duly corrected.
No further action may be taken.*

600-7-32

1000-10-32

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

Land Manager & Architect

Please correct the plans and submit them.

corrected 25/1/33

KARACHI MUNICIPALITY.

J-35

N. J. MODI.

B. Sc., Engineering (London.)
 L. 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 311/32 of 193

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 27 JAN 1933

To

~~Mr. Jethanand Nanumal~~

c/o Mr. N. W. Gidwani

Dear Sir,
 Gentlemen,

Re: Plot No. 136. Sheet M.R. 5. Market Qr.

With reference to your application dated 19.11. 1932
 for the proposed building/additions and alterations on the above plot, I have
 to inform you that unless two more copy of the correct plan
 on including one on cloth is/are submitted, the plans cannot be
 disposed off.

Yours faithfully,

Fluz 27/1/33
 B. Sc., A. M. Inst., B. E.

Land Manager and Architect.

1933/191/



Heritage

KMR.CDD.MIO.1932-1933.017

1- 62 M R 7

M R

2 147, 148 M R 1

3 83 M R 5

4 54 u u 4

5 SUB. STAT I O N . . . F O R T H E K . R . S . C

6 61 M R 7

7 166 u 1

8 24 u 5

9 136 u 5

10 62-63 u 4

11 24 u 7

12 59 u 4

1933/191/



Heritage

KMR.CDD.MiQ.1932-1933.01 I

13

MEMORANDUM.**From****DURGDAS B. ADVANI & Co.**
ARCHITECTS

478 BUNDER ROAD,

KARACHI, 30-1-1933.

To~~Send Manager~~**The Land Manager & Architect.****Karachi Municipality.**

Dear Sir,

File
31/1We send you herewith a tracing copy of plan of building
on plot No. 136 M.R. 5 Market Qtr. for favour of your early approval.

Yours faithfully.

Mahadash

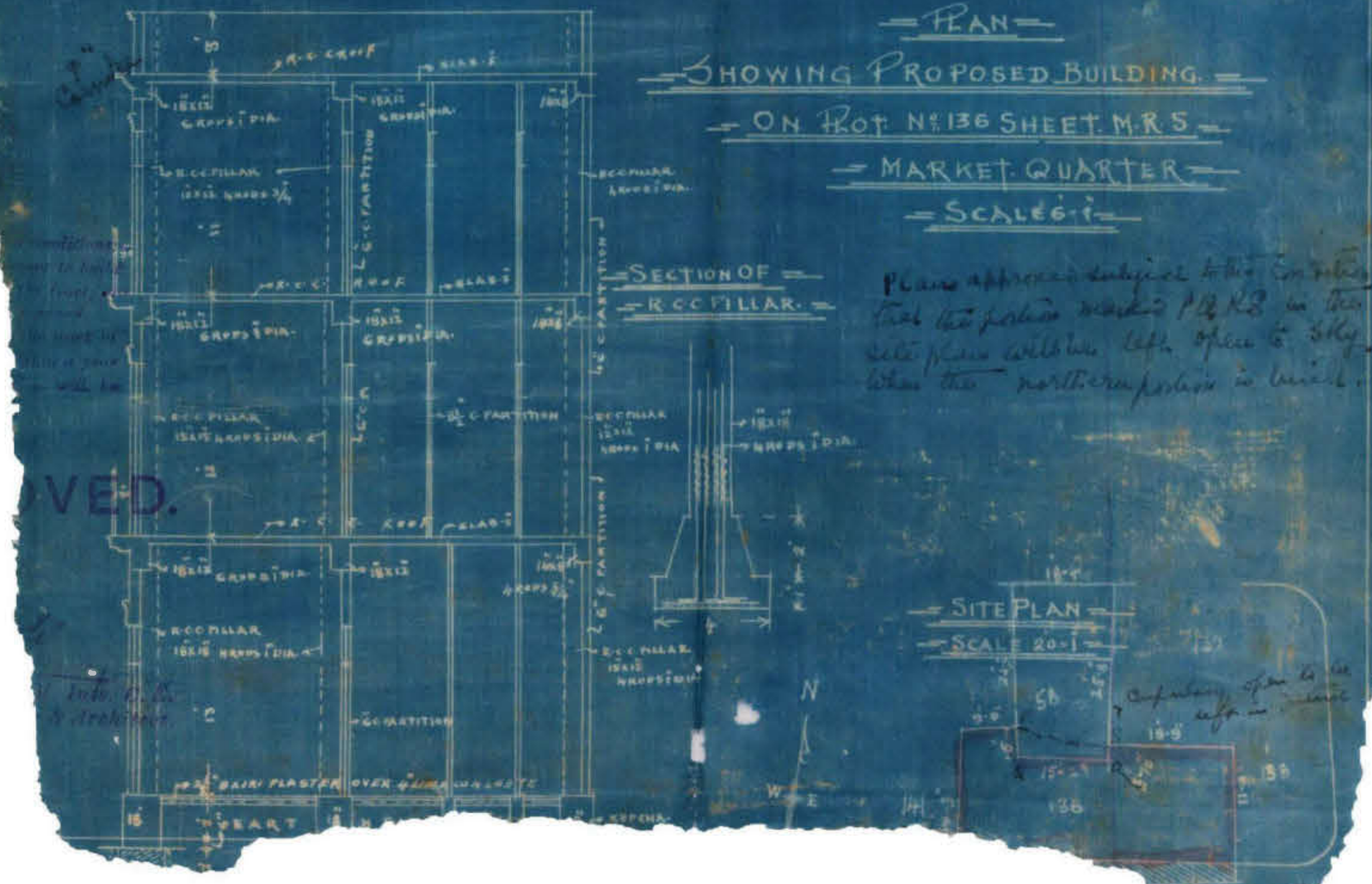
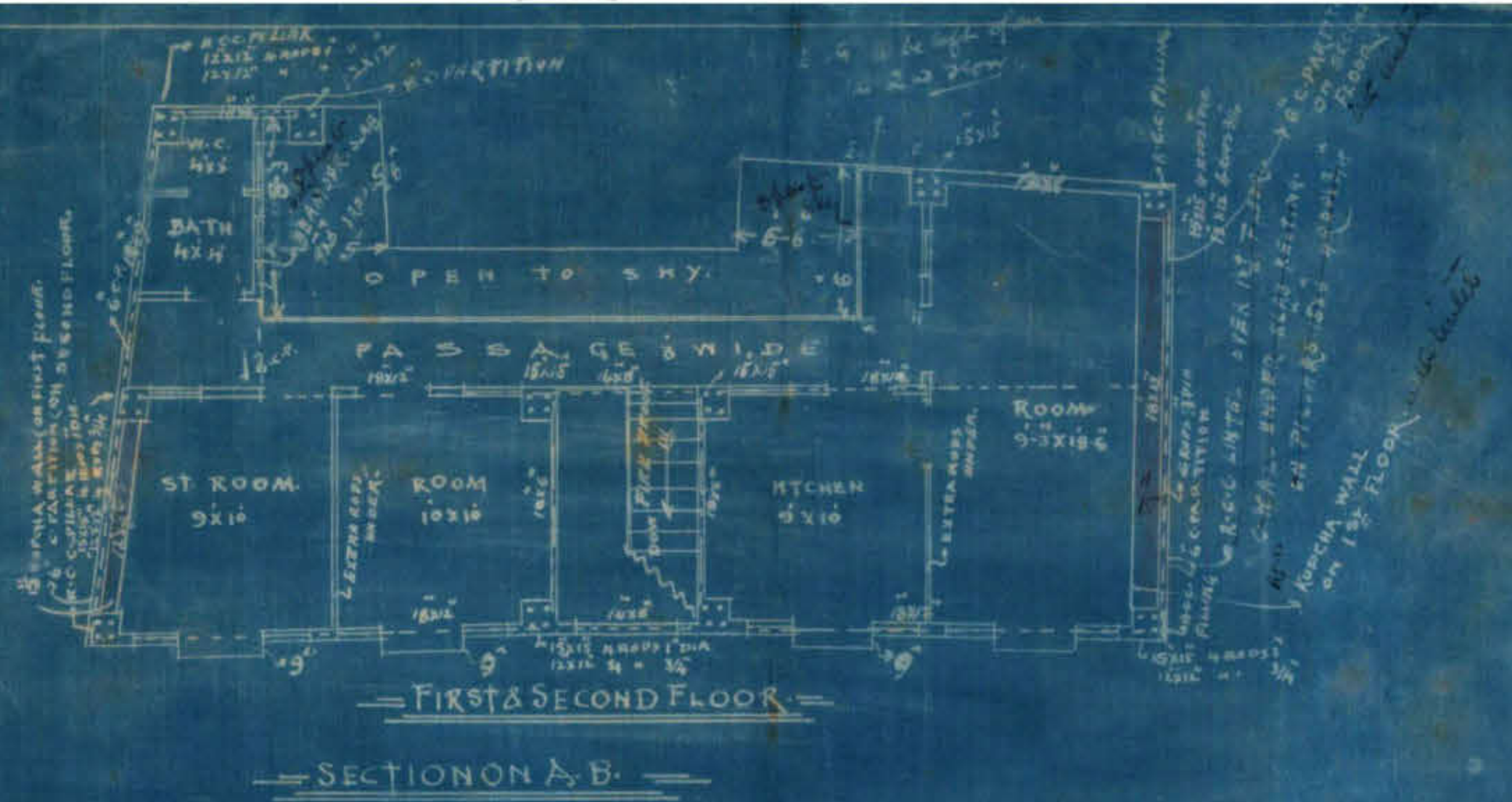
JN

DURGDAS B. ADVANI & Co.

Please attend approval form.

Hk

31/1/33





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 311/32 of 193

Land Manager & Architect's Office.

KARACHI, 2- FEB 1933 193

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

Mr. Jethanand Nenmal c/o Mr. N. M. Glavani

Dear Sir,

With reference to your application with plan for building on plot No 136 Sheet No N.R.5, Market Quarter submitted by you 18.11 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. Plans are ~~Building~~ approved subject to the condition that space PQRS is left open to sky while building the Northern part.

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, 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.