



No:L.S.

2943

of 1920.

Municipal Office

Karachi, 26th May 1920

26.

(2)

From,

The Chief Officer & Chief Engineer

Karachi Municipality

To,

Musservanji. R. Metha Esquire

K a r a c h i.-

Subject: Proposal to build a three storied
house on plot No. 3E.sheet G.7 Civil
Lines quarter.

Sir,

With reference to your application dated 15th
April 1920, I have the honor to inform you that the Collector
of Karachi is not prepared to sanction the plan for the
erection of the proposed building on a Government plot and
the plan therefore is disapproved.

I have the honor to be,

Sir,

Your most obedient servant

Chief Officer and Chief Engineer

Karachi Municipality.

2 No. L.S. Karachi.
25.5.1920.

From _____

To _____

Sir, Subjech: Proposal Qr.

With reference to your appln. of 15th April 1920 I have the honour to inform you that the Coll: of Karachi is not prepared to sanction the plan for the erection of the proposed building on a Govt. Plot and the plan therefore is disapproved.

I have etc.

MM
25/5



*Long Survey
for information, etc. retained
21/20*

Engineers

20/5/20

No. CDC/

3
633

of 1920.

Revenue Department.

J.R. Martin. Esquire. I.C.S.

Collector of Karachi.

To,

The Chief Officer,

Karachi Municipality Karachi.



Collector's Office.

Karachi. May 1920.

Sir,

In reply to your letter No. L.S. 2774 dated the 10th

Proposal to build a three
storied house on plot No.
3E, sheet G-7 Civil Lines
Quarter.

} instant I have the honour to state
that I am not prepared to sanction
the plan as proposed.

In addition to the objections raised
by you, it seems to me that a three storied building within five
feet of a compound wall cannot possibly be allowed.

*Part 2 - - -
Reply the Coll. of Karachi.
is not prepared to sanction the
plan proposed. If the sanction
of the proposed building is a first
step. and the plan therefore
disapproved.*

22/5/20

I have the honour to be,

Sir,

Your most obedient servant,

J.R. Martin

Collector of Karachi.

M



L.S. 2774

8th May

From,

The Chief Officer & Chief Engineer,
Karachi Municipality.

To,

The Collector of Karachi,
K a r a c h i.

Sir,

I have the honour to send you herewith copy of a plan submitted by Mr. Nusserwanji R. Mehta for building a three storied building on plot No. 3E, G-7 Bonus Road, Civil Lines Quarter.

The total area of the plot is 5419 square yards and the buildings existing on the plot already amount to 1197 square yards.

The proposed new structure will cover an area of 149 square yards, will be three stories high and erected to the south west of the present bungalow.

The bungalow is not in itself objectionable but it has been usual only to allow one bungalow on one plot in this quarter and further the proposed bungalow if erected in the position shown will be well in advance of the general building line ~~on~~ that side of Bonus Road. ~~The amenities of this area.~~ I have offered to express approval of the plan if the owner agrees to set back 40 feet and build only two stories in height but the owner declines to amend the plan further.

The question is one not so much relating to sanitation and the provisions of the Municipal Act and Byelaws as the amenities of the district and the regulations imposed on lease-

6
holders as to building on the Government plots and I should be
glad to know if you are prepared to approve of the plan as
submitted.

I have the honour to be,

Sir,

Your most obedient servant,

K. J.

Chief Officer & Chief Engineer,
Karachi Municipality.

m

SR.



KARACHI MUNICIPALITY.

REFERENCE No. L. S. _____ of 1920

TELEPHONE No. 6.

MEASHAM LEA, M. Inst. C. E.,
Chief Officer and Chief Engineer.MUNICIPAL OFFICE,
KARACHI.

28th April 1920

FROM,

THE CHIEF OFFICER & CHIEF ENGINEER
KARACHI MUNICIPALITY.

To,

The Collector of Karachi,
Karachi.

SIR,

I have the honour to send you herewith copy of a plan submitted by Mr. Nusserwanji R. Mehta for building a three storied building on plot No. 3E, G-7 Bonus Road, Civil Lines quarter ~~for further remarks.~~

The total area of the plot is 5419 square yards and the buildings existing on the plot already amount to 1197 square yards.

The proposed new structure will cover an area of 149 square yards, will be three stories high and erected to the south west of the present bungalow.

- I would point out that:- The bungalow is not at all objectionable but it has been used only to allow me*
- (a) ~~It is not usual to allow two bungalows on one plot in this quarter.~~ *Further proposed and the bungalow is erected in the position shown in the plan in advance of the general building line*
- (b) ~~The existing bungalows along this line stand well back from the road.~~ *a lot side of Bonus Road.*

to be

~~In my opinion the proposed three storied structure/erected in the position shown on the plan will destroy the amenities of this area which are at present well defined.~~

~~Such a 3 storied building erected at~~ I have the honour to be,
Sir,

I have to inform you to inform approval of the plan. The plan is for a 3 storied building to be erected on the plot. The owner has agreed to build 40 feet and build only 2 stories in height. But the owner declines to amend the plan further.

~~My duty is to advise you~~

The plan is not so much objectionable as the previous one. The plan is for a 3 storied building to be erected on the plot. The owner has agreed to build 40 feet and build only 2 stories in height. But the owner declines to amend the plan further.

Chief Officer & Chief Engineer,
Karachi Municipality.



S.

20

28th April

20

The Collector of Karachi,
Karachi.

I have the honour to send you herewith copy of a plan submitted by Mr. Nusserwanji R. Mehta for building a three storied building on plot No. 3E, G-7 Bonus Road, Civil Lines Quarter for favour of remarks.

The total area of the plot is 5419 square yards and the buildings existing on the plot already amount to 1197 square yards.

The proposed new structure will cover an area of 149 square yards, will be three stories high and erected to the south west of the present bungalow.

I would point out that:-

- (a) It is not usual to allow two bungalows on one plot in this quarter.
- (b) The existing bungalows along this line stand well back from the road.

In my opinion the proposed three storied structure^{to be} erected in the position shewn on the plan will destroy the amenities of this area which are at present well defined.

I have the honour to be,
Sir,
Your most obedient servant,

Chief Officer & Chief Engineer,
Karachi Municipality.

Collector of Karachi

Sir

I have the honour to send you herewith copy of a plan submitted by Mr. Musammasji R. Mehta for building a ^{three storied} ~~three storied~~ building on plot no 3 E 47, Civil Lines Qr. for favour of remarks.

The total area of the plot is 5419 sq. yds. and the buildings existing on the plot already amount to 1197 sq. yds.

The proposed new structure will cover an area of 149 sq. yds. will be three ^{storeys} high and erected to the ^{South} West of the present ~~buildings~~ ^{existing} bungalow.

- I would point out that
- (a) It is not usual to allow two bungalows on one plot in this quarter.
 - (b) The existing bungalows along this line stand well back from the road.

In my opinion the proposed ^{three storied} structure erected in the position shown on the plan will destroy the amenities of this ~~quarter~~ area which are at present well defined.

C.O. & C.E.

f.
26/4/20



Submitted with the $\frac{2}{4}$ to
favour of orders.

20/4 Basoanin

68
2/4

collected
The number of the order

Submitted to the Engr.
for order. There is rule
two bungalows should
not be allowed on one
plot. The plot is under
the control of Government.

Nathan
 $\frac{21}{4}$ no

1621

Heritage KMR.CDD.CiQ.1920.02

Nusserwanjee R.Mehta.

Camp, Karachi 15th April, 1920.

Mr. Vawani for the report 19/4

Land Survey for attachment

16/20

3E. 4.7

17/4

16/20

The Engineer,
Karachi Municipality,
K A R A C H I.

Dear Sir,

I am in receipt of your letter of the 12th April and beg to point out as under.

(1) The height of my proposed building is kept up almost to the level of the present building.

(2) My plan fulfils all regulations of the Municipal bye-laws and regulations.

(3) There is no section in the act or rules to prevent the building of the third storey. In fact, other owners have been allowed to build third stories.

(4) There is no section by which I am compelled to leave 40 feet from Roadway.

(5) I consider this decision as entirely arbitrary and not in accordance with any Municipal regulation. I also do not see any special purpose of your decision as my land is not overcrowded. My building is to fulfill all written and unwritten rules of sanitation, air, etc.

I request you therefore to reconsider your decision.

Yours Faithfully,

Nusserwanjee R. Mehta

12

No. L.S. 2194 of 1920

Municipal office

Karachi 12th April 1920

13

From,

The Engineer,
Karachi Municipality.

To,

Mr. Nusserwanji R. Mehta,
Karachi.

Sir,

With reference to your plans for the proposed guest house on plot No. 3E, G-7 Civil Lines Quarter I have the honour to inform you that if you delete the third storey from the building and set it back 40 feet from the roadway, I am prepared to recommend the Collector of Karachi to pass the plans.

I have the honour to be,

Sir,

Your most obedient servant,

A. M. Inst. C. E.

A. M. Inst. C. E.,
Engineer,
Karachi Municipality.

M

gals

12/4

9/4

From

Mr. J. Cecil L. Key Esq.

A.M.I.C.E., Engineer

The

Karachi Municipal

To

Mr. Masekaji R. Hehta

Sir

With reference to your plans for the proposed guest house on plot No 32, G. Civil Lines D.C., I have the honor to inform you, that if you delete the third story from the building and set it back 40 feet from the roadway, I am prepared to recommend the Collector to pass the plans.

I have the honor etc

J.

A.M.Inst., C.E.

Engineer

Karachi M.

Submitted with $\frac{7}{8}$ report to
owner has removed the the
first house to a 30 ft distance
from the Liphistone Street
instead of 15 ft as shown on
the 1st plan. No further
amendment seems to have
been made in the plan.
Request orders

24/3. B. B. B.
188

Submitted for orders. now
the Compound of the proposed
building is too close to the
existing bungalows.

25/3

N. B. B.
26/3 20

Reply that if he deletes the
third story from the building
and set it back 40 ft from the
roadway I am prepared to
recommend The ~~State~~ Collector
to pass the plans.

1/4/20

W. Vansan
25/4



97-5

15-1

No. L.S. 1486 of 1920

Municipal office

Karachi 9th March 1920

Memo,

With reference to his application dated 23rd February 1920 with a plan for the proposed guest house on plot No. 3E, G-7 of the quarter Mr. Nusserwanji R. Mehta is informed the plan constitute the building of a second bungalow on the plot.

The building is a three storied one and the site is not suitable for it.

The plan is herewith returned disapproved.

for
27
done Sanyal
V.

A. M. Inst. C. E.,
Engineer,
Karachi Municipality.

13453
20 3
20

28/12

sh



15-2 3841

Building 5
section 'A' for
information

Nash

23 20
3

57 x 29

234



17

No. L.S. 1486 of 1920

Municipal office

Karachi 9/11th March 19

Memo,

With reference to his application dated 23rd February 1920 with a plan for the proposed guest house on plot No. 3E, G-7 Civil Lines quarter Mr. Nusserwanji R. Mehta is informed the plan constitute the building of a second bungalow on the plot.

The building is a three storied one and the site is not suitable for it.

The plan is herewith returned disapproved.

A. M. Inst. C. E.,

Engineer,

Karachi Municipality.

No. L.S. 1644 of 1920

Municipal office

Karachi 15th March 1920

Copy forwarded to the City Deputy Collector for information.

A. M. Inst. C. E.,

Engineer,

Karachi Municipality.

S/L

16/3/20



18

No. L.S. 1486 of 1920

Municipal office

Karachi 9th March 1920

Memo,

With reference to his application dated 23rd February 1920 with a plan for the proposed guest house on plot No. 3E, G-7 Civil Lines Quarter Mr. Nusserwanji R. Mehta is informed the plan constitute the building of a second bungalow on the plot.

The building is a three storied one and the site is not suitable for it.

The plan is herewith returned disapproved.

*Copy forwarded to the
C.D.C. for information
V. 10/3/21*

V.

A. M. Inst. C. E.,
Engineer,
Karachi Municipality.

ah

11/3/20

4

Memo.

3/10

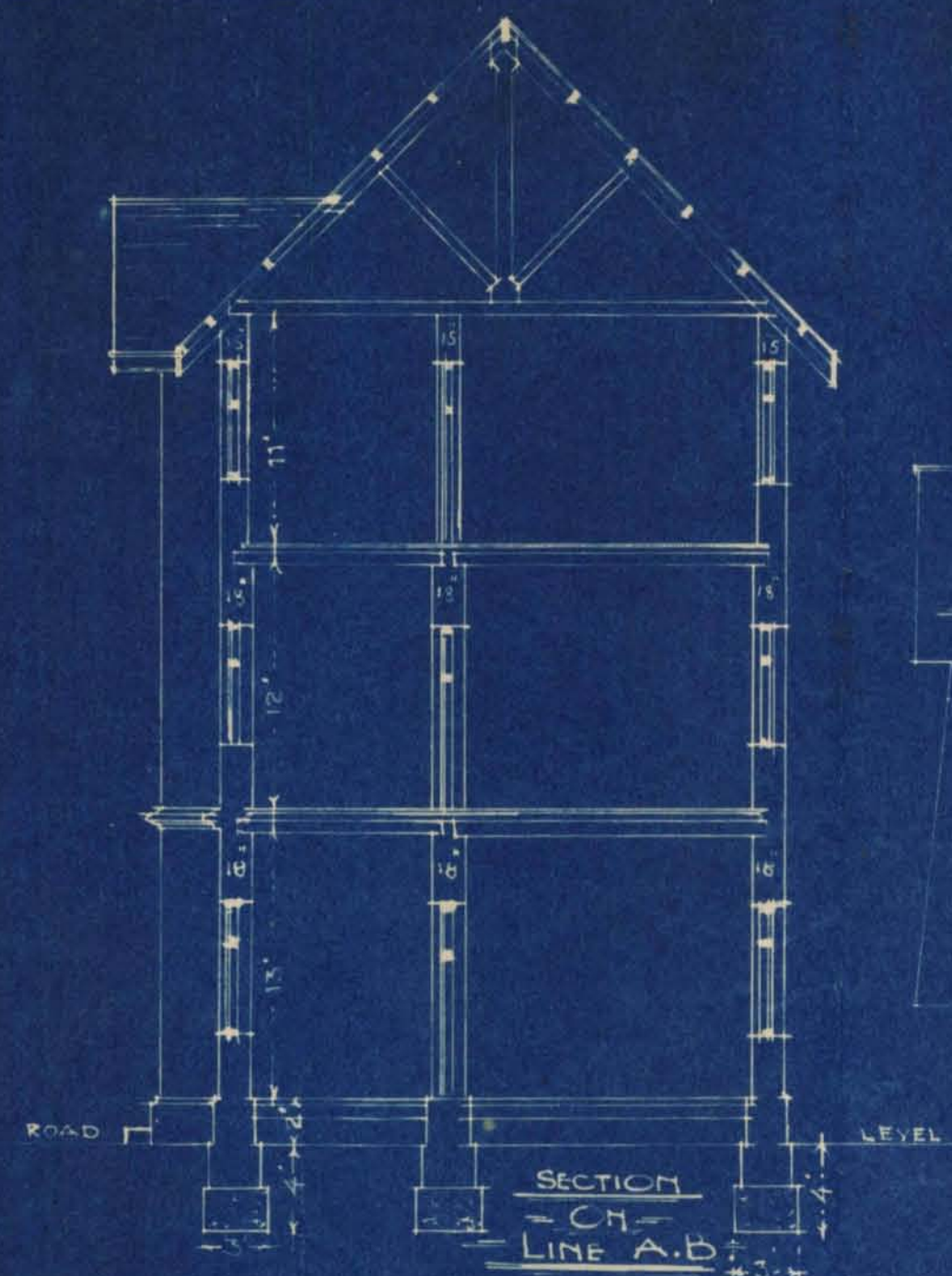
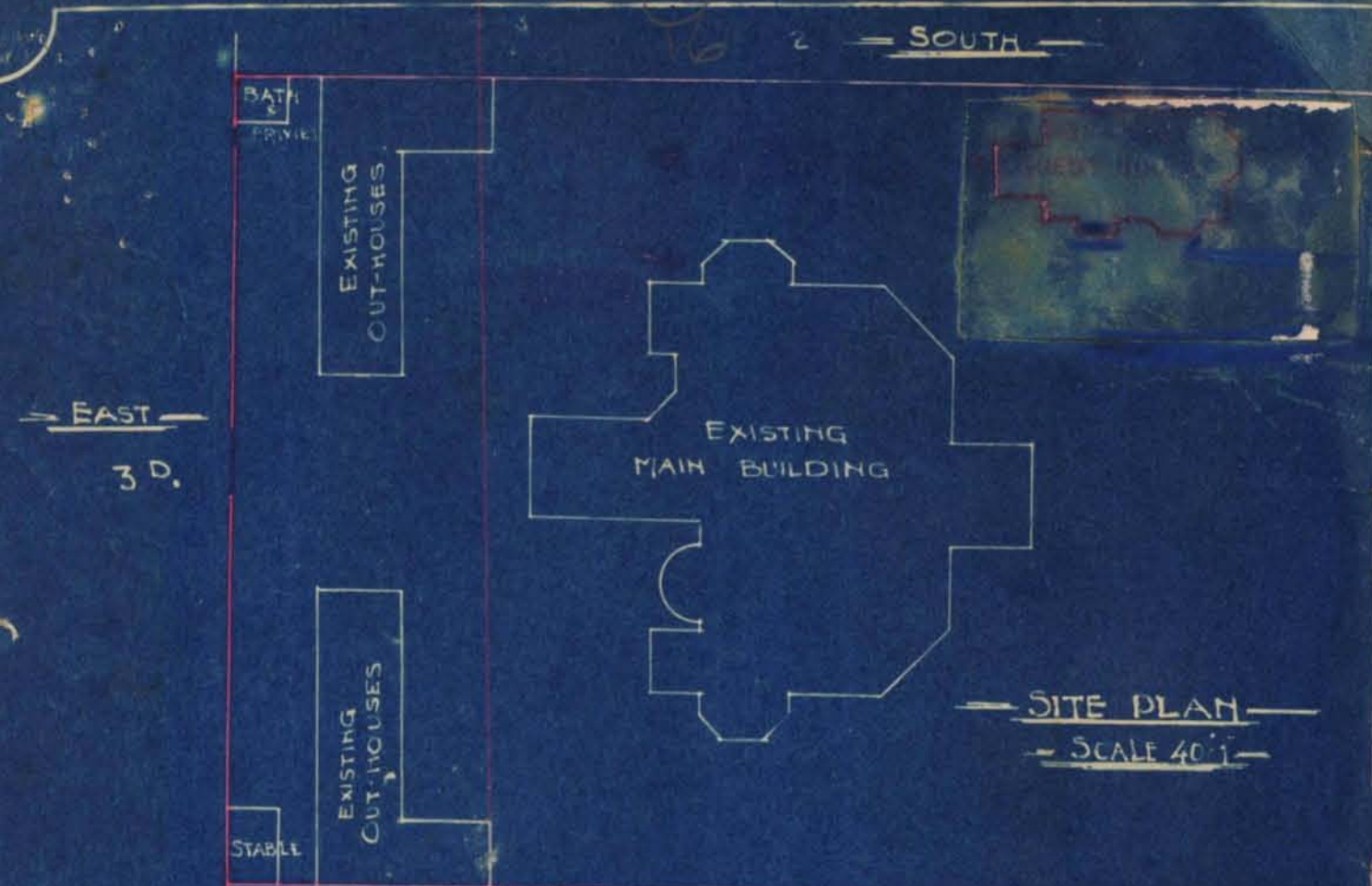
With reference to his application
with a dated 23rd Feb 10. with a plan for
the proposed. Just house on plot No 3E
Gg Civil Line Dy., Mr. Nanesanjee. R.
Mehta is informed The plan constitutes
the building of a 1st second bungalow
on the plot.

The building is a Three Storied
one & the site is not suitable for it.

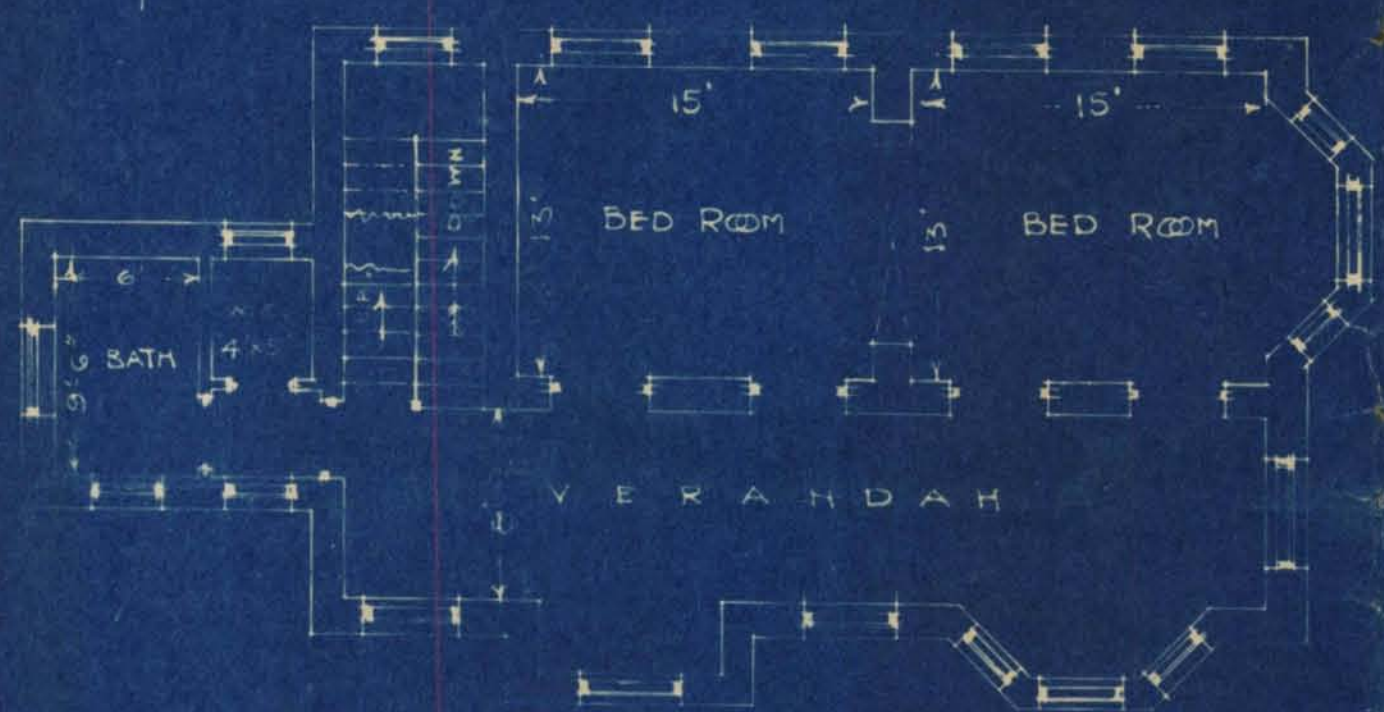
The plan is herewith returned
disapproved.

A.M. Inst., C.E.,
Engineer,
Karachi Municipality

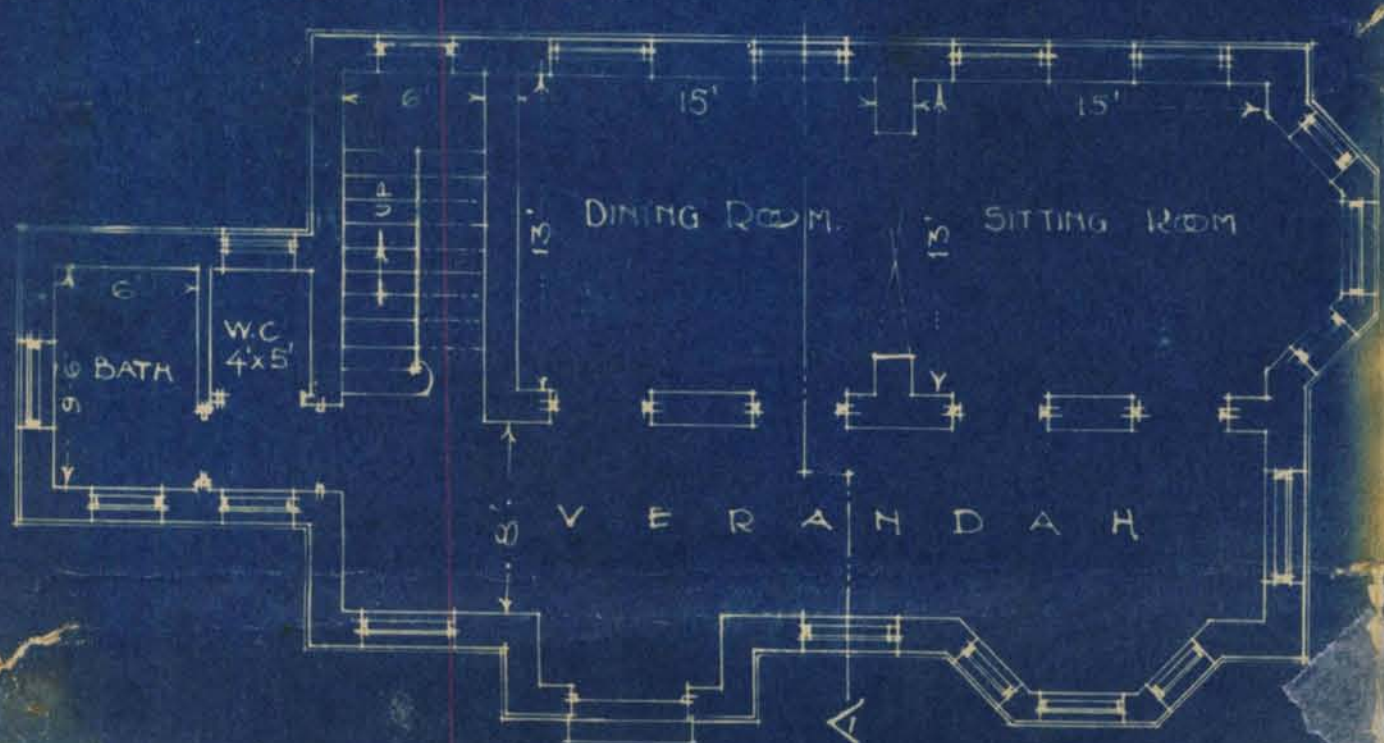
SR



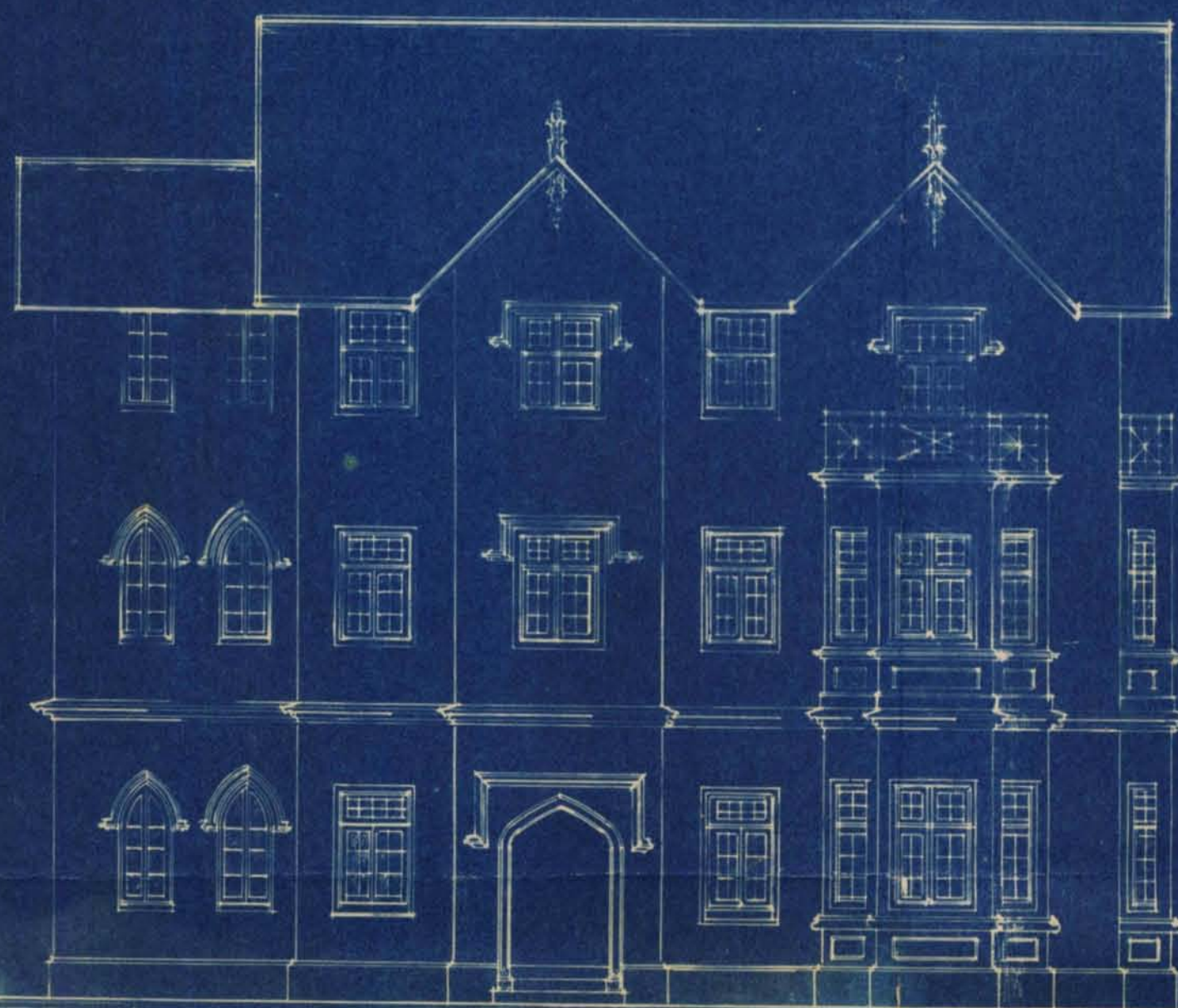
— PROPOSED —
— GUEST HOUSE —
— ON —
— PLOT No 3 E. SHEET C-7 —
— CIVIL LINE QUARTER —
— SCALE 8 FT. 1 INCH —



PLAN OF FIRST & SECOND FLOOR



PLAN OF GROUND FLOOR



ELEVATION



1073

5419
94346

200—29-10-19.

From No. 1.

Karachi, 23rd Feb 1920.

NOTICE UNDER SECTION 96 OF ACT III OF 1901.

To

THE CHIEF OFFICER AND CHIEF ENGINEER,
KARACHI MUNICIPALITY.

SIR,

I beg to inform you that I intend building proposed guest
house on plot No. 3ESurvey Sheet No. G-7 situate in Elephinstone Street
Street, Civil line Quarter.As required by the rules of the Municipality, I beg to submit herewith a
plan of the same for your approval.

I beg to remain,

Sir,

Address:— Mr. M. I. H. Khan
Isardas New Cloth
Market Room 38.
Bunder Road.
Karachi.

Your most obedient servant,

Signature of the applicant.

No. G. 2016 of 1920.

MUNICIPAL CHIEF OFFICER AND

CHIEF ENGINEER'S OFFICE,

Karachi, 23rd February 1920.

Forwarded to the Municipal Engineer for favour of disposal,

4283
24/2

M. INST. C.E.,

Chief Officer and Chief Engineer,
Karachi Municipality.

24/20 R+S.



No. E 564 of 1920

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 24-2-1920

Memo.

The above application is forwarded to the Municipal Health Officer for favour of report.

Shivan Bhe

A.M.I.C.E.

for Engineer,
Karachi Municipality

MUNICIPAL HEALTH OFFICER'S REPORT.

Returned to the Engineer, Karachi Municipality, with the following remarks:— *no objection*

R. T. Byrne

D.P.H. (London),

for Health Officer,
Karachi Municipality.

Date 27-2-1920:

No. E 564 of 1920

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 27-2-1920

Forwarded to the Building Surveyor for report.

Shivan Bhe

A.M.I.C.E.,

for Engineer,
Karachi Municipality.

Through

THE LAND SURVEYOR,
Karachi Municipality.



BUILDING SURVEYOR'S REPORT.

Applicant's Name Muhammad R. Nkta
 Whether he is the owner of the plot on which it is proposed to build Yes
 It under whose control Government
 Whether it is permanent or temporary Permanent
 The work proposed To build a guest house

Sic.

Building Surveyor's Report With reference to the map to report there is no objection

Jour. J. J. J. J. J.
Building Surveyor.

Date 1-3-20 19 20

Submitted through the Land Surveyor.

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment No.

Area of plot —

Area under Alignment —

Remarks Sir, I beg to report that the applicant proposes to build a another building on the plot. The plot is under the control of Government

Yours and

Date 1-3-20 19 20

W. J. J. J. J.
 Land Surveyor

ORDER OF THE ENGINEER.

Put a north point on the plan & see off with the survey sheet.

V. J. J. J. J.

The plan constitutes the building for a 2nd building on the plot. The building is a three storied one & the site is not suitable for it.

V. J. J. J. J.

A.M.E.S.T.C.E.

Engineer,
 Karachi Municipality.

Mr. V. J. J. J. J.

20-4



Heritage

KMR.CDD.CiQ.1920.02

4

No. L. S.

of 19

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 19

Submitted to the Managing Committee for information

A.M.I.C.E.,

Engineer,

Karachi Municipality.

Through

THE CHIEF OFFICER & CHIEF ENGINEER,

Karachi Municipality.

RESOLUTION OF THE MANAGING COMMITTEE.

Resolution No. dated

For the purpose of the...

...

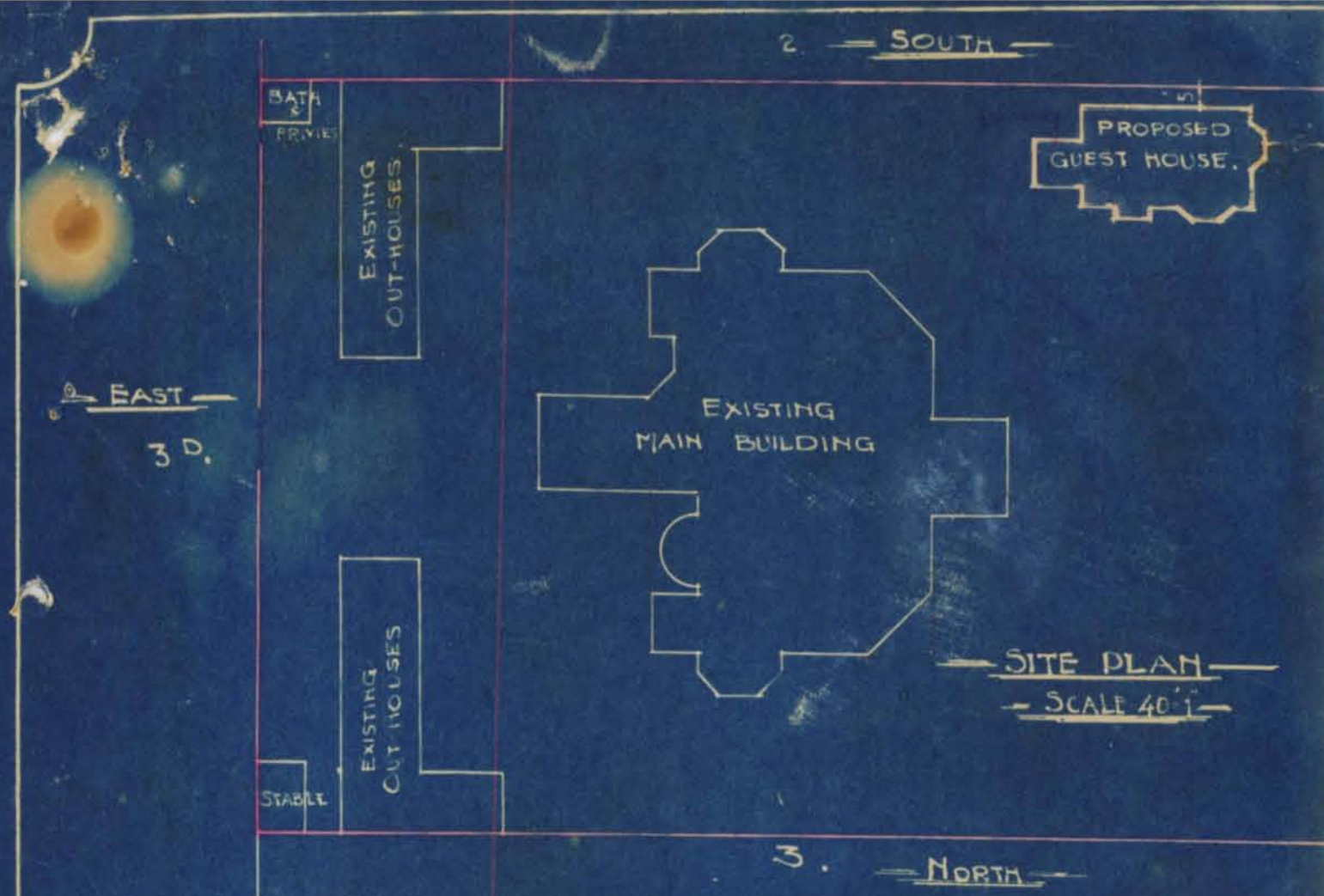
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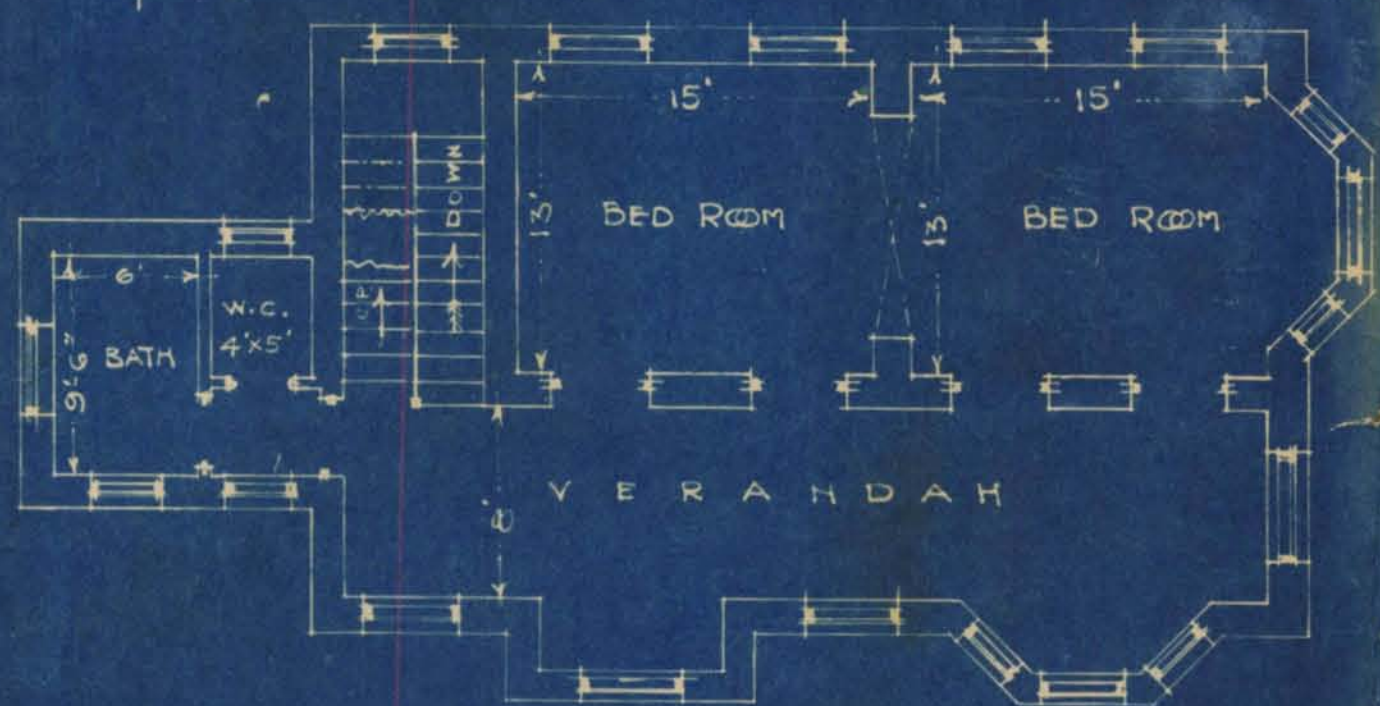
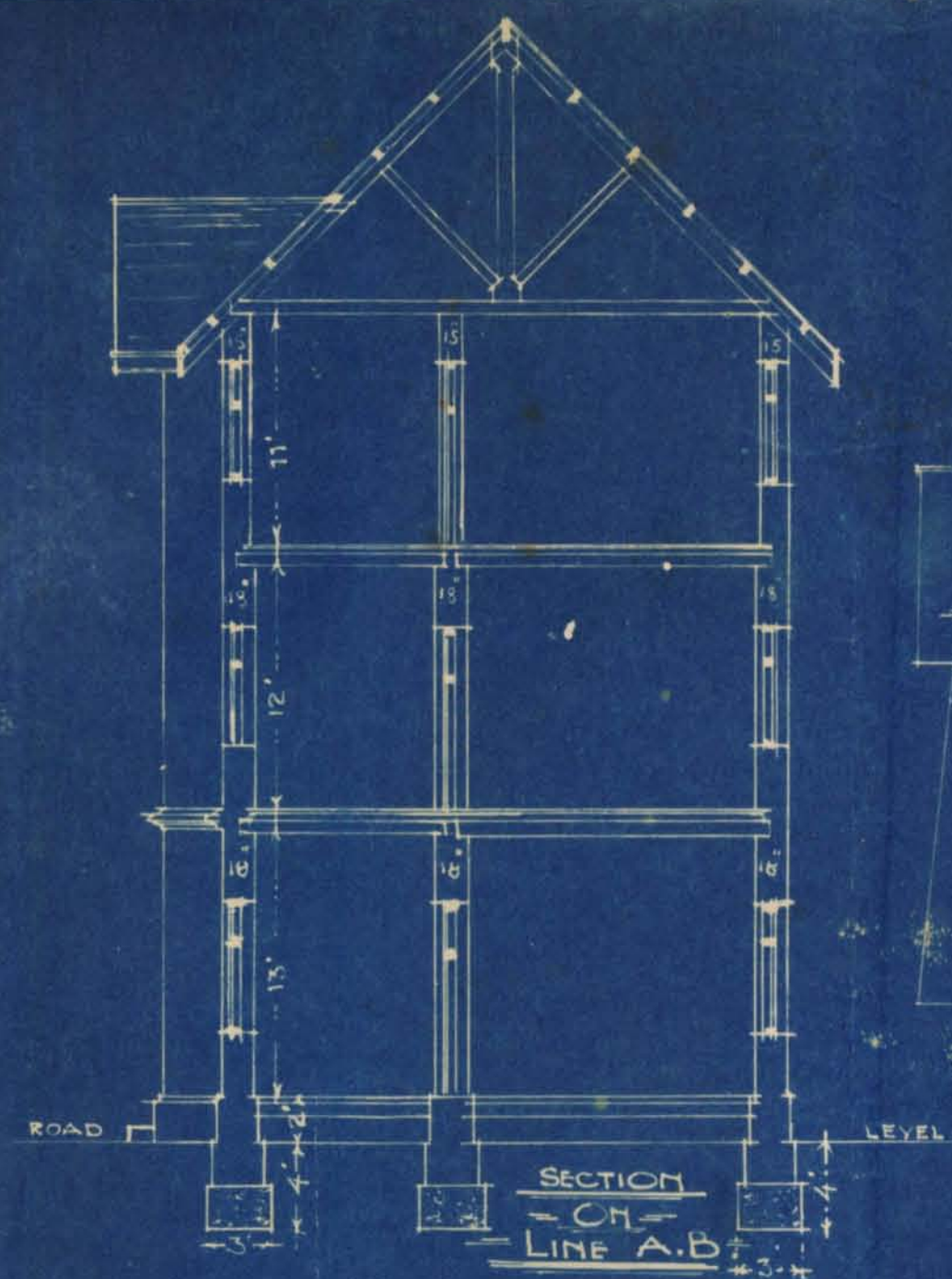
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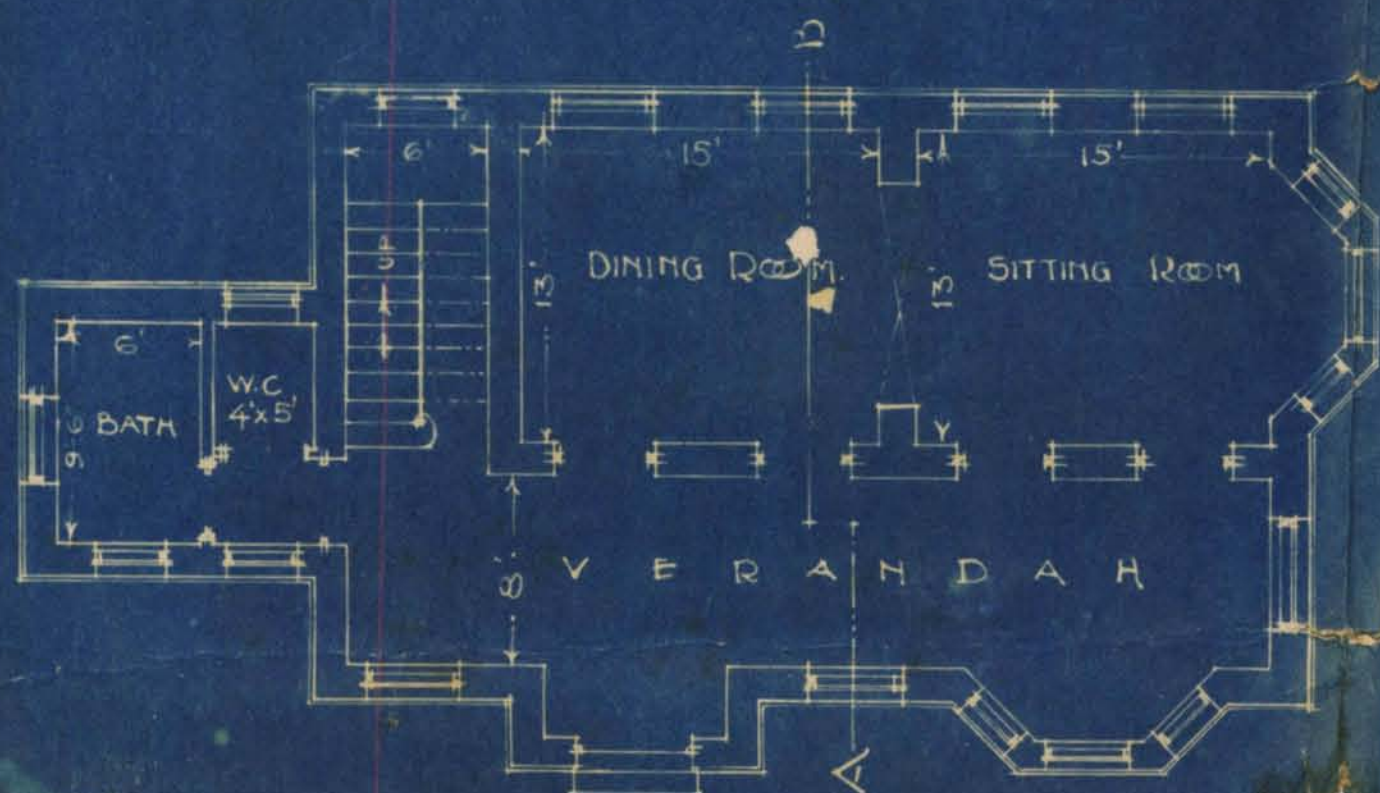


ELEPHANT ST.

WEST



PLAN OF FIRST & SECOND FLOOR



PLAN OF GROUND FLOOR

