

FORM B.

[Vide Rule 238/A (3) (a)]

UNDER BY-LAW NO. 47 (1) UNDER
SECTION 48 (N)*Completion Certificate.*TO BE SUBMITTED BY LICENSED SURVEYOR
BUILDING AND DRAINAGE COMPLETION CERTIFICATE.

I do hereby certify that the following building and drainage work (insert full particulars of the work) Bungalows on floor no.

15, Street C.T.6. Civil Lines Quarters
Leather Cupboard wall & Out. Houses.

has been supervised by me and has been completed to my satisfaction; that the workmanship and the materials used are good; and that no provision of the Act or the Bye-laws and no requisition made, condition prescribed, or order issued thereunder has been transgressed in the course of the work.

*This has already been filed
in completed Building file of
1929 Part III Comp. no. 100.*

Signed

*S. H. D. M. S.*Dated 17.7.29

*to attach this
to final plan & file it
MP
1929*

1877



Heritage

KMR.CDD.CiQ.1928-1929.01

2



LAND DEPT.

FILE No.

7

of 1928

Compilation No.

1008. Plan.

74

14

Subject

15 & 16,

C. L. G. Cincildins Jr.

2284

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.

Form No. 9-300-12-1-28.

196 928

ORDER UNDER SECTION 96 (2) OF ACT, III OF 1901.

No. L. M. A.

12200.

OF 1928.

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 1/10. 1928.

MEMO.

With reference to ^{his}~~their~~ application, dated 18.9. 1928.

Mr. Fakir cowari is informed
 Messrs. are
 that the plan submitted by ^{him}~~them~~ for building _____

_____ on plot No. 15 & 16 Survey Sheet C-26
 situate in _____ Street, civil his
 Road

Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected, in accordance with the By-laws and Rules of the Municipality.

Executive Engineer,
 Karachi Municipality.

1 OCT 1928

NOTICE 1.—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.

	Rs.	a.	p.
(1) For the first three months, per square yard per diem	...	0	0 ½
(2) For the next three months " "	...	0	0 1
(3) For any subsequent time " "	...	0	0 2

NOTICE 2.—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE 3.—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

Notice 4.—You are required to give timely intimation to the Land Manager and Architect before concrete is filled in for Re-inforced Concrete work.

E.E.

1 OCT. 1928

Copies of 12200
 Co. — 02
 Supr — 03
 S/pt — 04

City Deputy Collector's Office,
Karachi, 21st September 1928.

Memorandum.

With reference to his application dated the 18th September 1928 requesting permission to build bungalows and out houses on plot Nos. 15 & 16 Sheet C.L. 6 Civil Lines Quarter in accordance with plan No. 129 approved by the Engineer Karachi Municipality Mr. Fakirji Cowasji is informed that the permission applied for is granted provided he obtains permission of the Karachi Municipality before commencing work.

2/4 The plan No. 129 is returned herewith duly sanctioned.

Resonance

City Deputy Collector, Karachi.

To,

(1) Mr. Fakirji Cowasji.

C/O Mistri & Ehedwar Architect.

Central Bank Building Bunder Road, Karachi.

✓ (2) The Land Manager and Architect, Karachi Municipality with one copy of plan for information with reference to his letter No. L.M.A. 11513 dated the 18th September 1928.

(3) The Income Tax Officer, Karachi for information.

a
 M. to the
 newford
 will
 2.05 attached
 Bank
 25/3
 N.Y.



L. M. A 11512 . 1928.

From No. 30-300-28.6-27.

MUNICIPAL OFFICE,

Karachi, 18/9 1928

MEMO:

With reference to ^{his}~~their~~ application with plan received on 6.9. 1928 for building on plot No. 15 & 16

Sheet C. L. 6 Civil Dis Quarter,

Mr. Fakir Cowsari
Messrs.

is requested to apply for permission to the City Deputy Collector with three
Copies of plans herewith returned duly signed and approved.

Permission to build will only be granted after the approval of the plans by the City Deputy Collector.

He must not start any building operations until ^{he}~~they~~ hears further from this office.

3224133414341
i.e. Ustaf Hajir Khan
for Fakir Cowsari

Executive Engineer,
Karachi Municipality

18/9

—:0:—

L. M. A. 11513 of 1928.

MUNICIPAL OFFICE,

Karachi, 18/9 1928

MEMO:

Copy to City Deputy Collector for information and with a request that one copy of plan after approval may be sent to owner direct and the other to this office.

18 SEP 1928

Executive Engineer,
Karachi Municipality.

18/9

Amended plan for plots nos. 15 & 16. C.L. 6 Civil lines

Forwarded with compliments
to the Health Officer for
favour of remarks.



Insp Hemrajani ^{meta}
Show to the H.O. ^{13/9/28}

14/9

No objection
15/9/28

13/9/28

Submitted to L.M.A.

Below amended plans for plots nos. 15 & 16. C.L. 6 Civil lines.

There is no objection as these plans are similar to those
passed first. The plans may be passed as the H.O. has no objection
also.

^{meta}
18/9

Plans may be approved

L.M.A.

MISTRI & BHEDWAR
B. A's L C. E's.
ARCHITECTS, ETC.,
H. Daruvala, B. E.,
Representative

Bombay Office, Esplanade Road.

CENTRAL BANK BUILDING,
BUNDER ROAD,

KARACHI, 6th September 1928



L. J. & A
10/9
11/9



The Executive Engineer,
Karachi Municipality,
K a r a c h i.

Dear Sir,

Re: Bungalows on plot No. 15 & 16, C.L.6, Civil
Lines Quarters.

.....

With reference to the plans approved by your Office No. 10767 dated 30th August 1928 we beg to send you here-with amended plans for the proposed bungalows and shall feel obliged if you will kindly return them to us duly sanctioned.

We beg to remain,
Dear Sir,

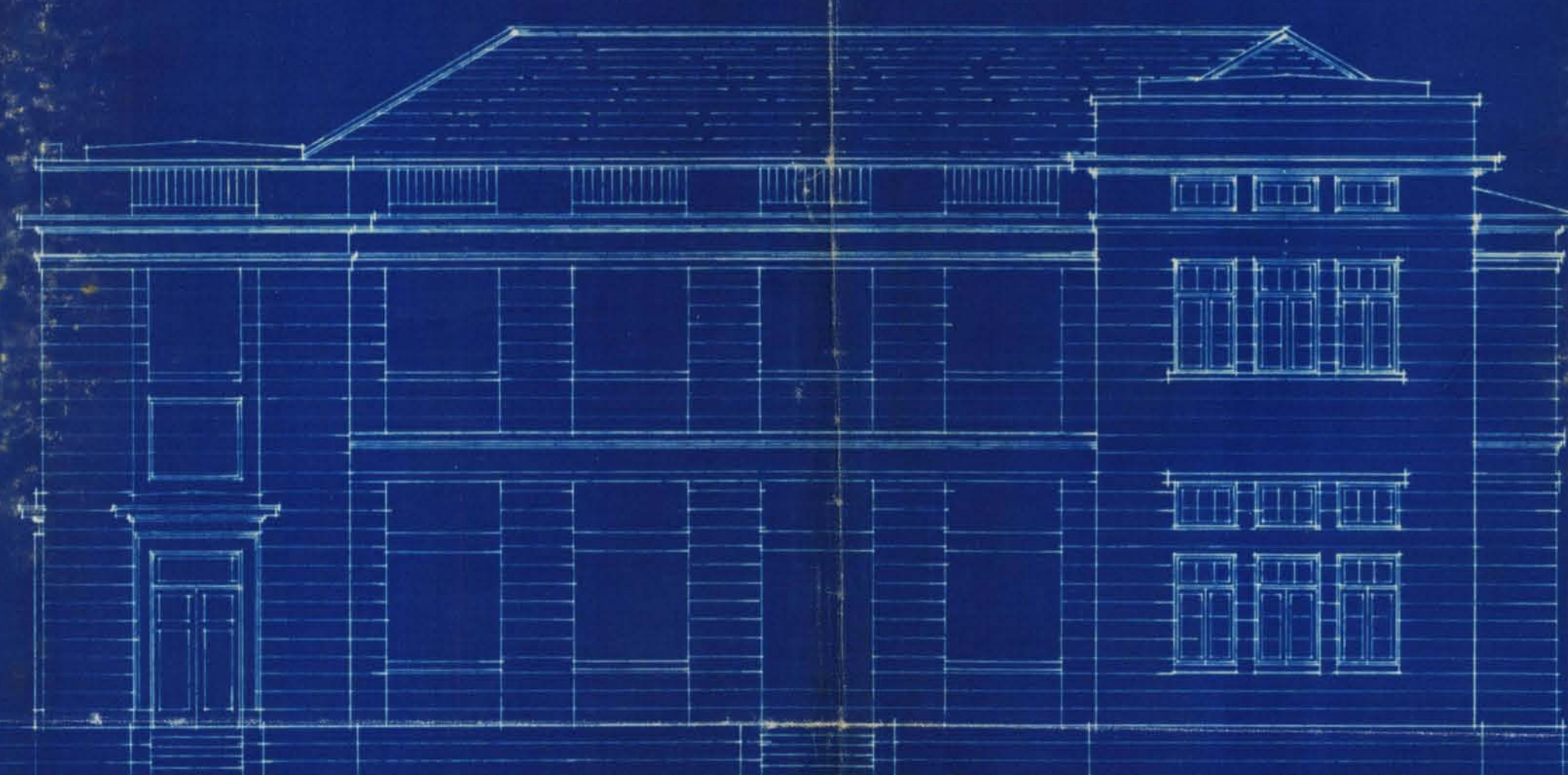
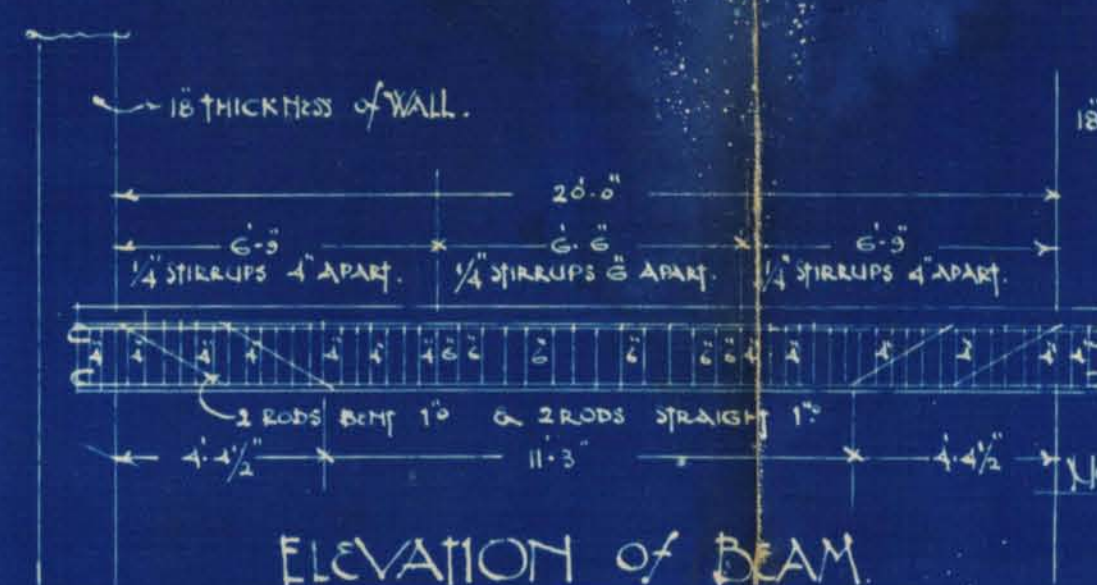
Yours Faithfully

D. H. Daruvala

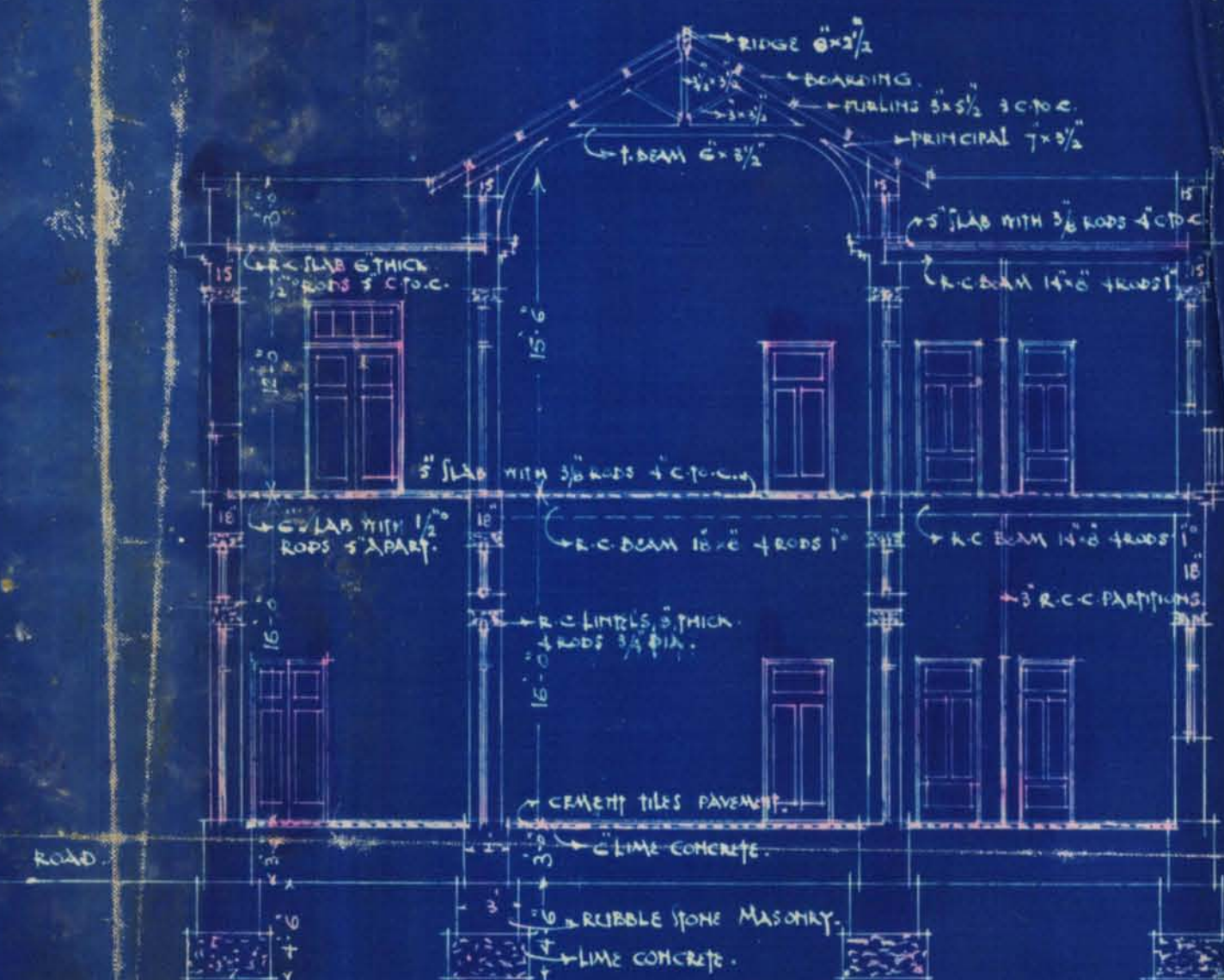
MISTRI & BHEDWAR
Architects.

PLOT No 15 AREA 2514 Sq.yds
BUNGALOW AREA 515 Sq.yds.
OUT HOUSES AREA 102 Sq.yds.
TOTAL AREA 617 Sq.yds

Plot No 16 Area 2513.52 yds.
BUNGALOW AREA 504 sq. yds.
OUT HOUSES AREA 102 sq. yds.
TOTAL AREA 606 sq. yds.



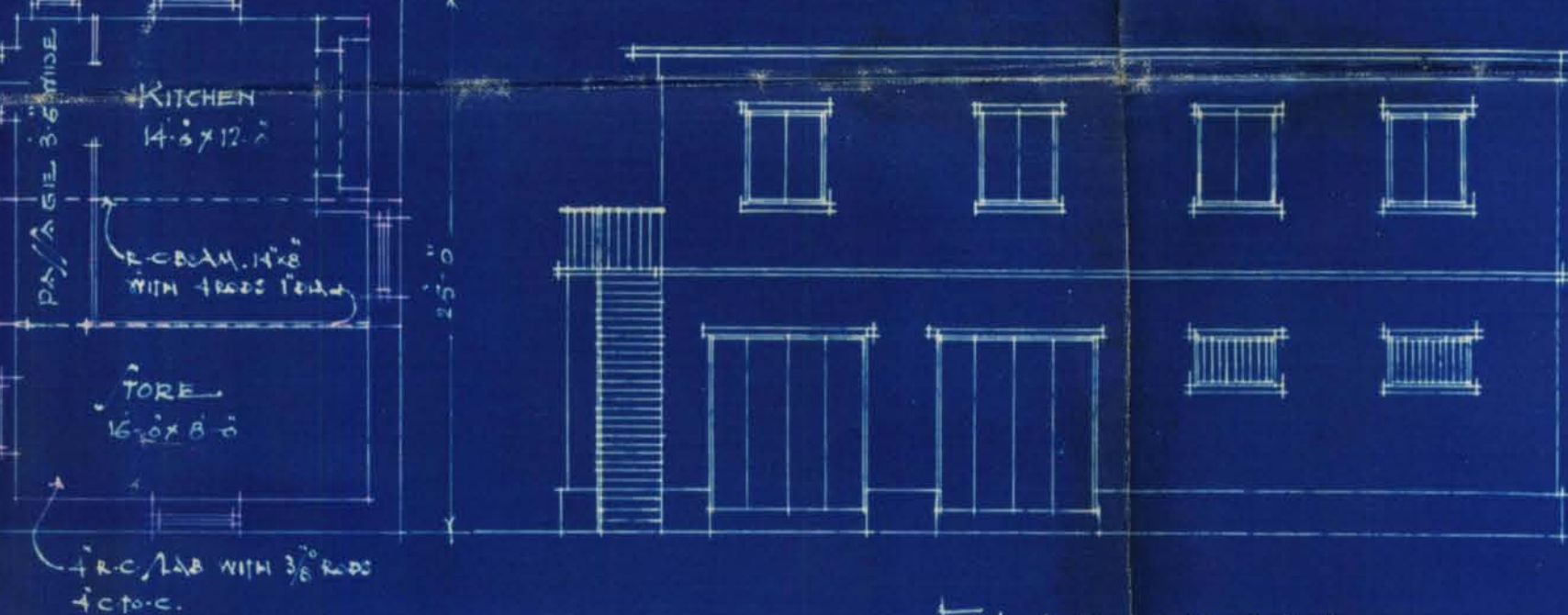
FRONT ELEVATION



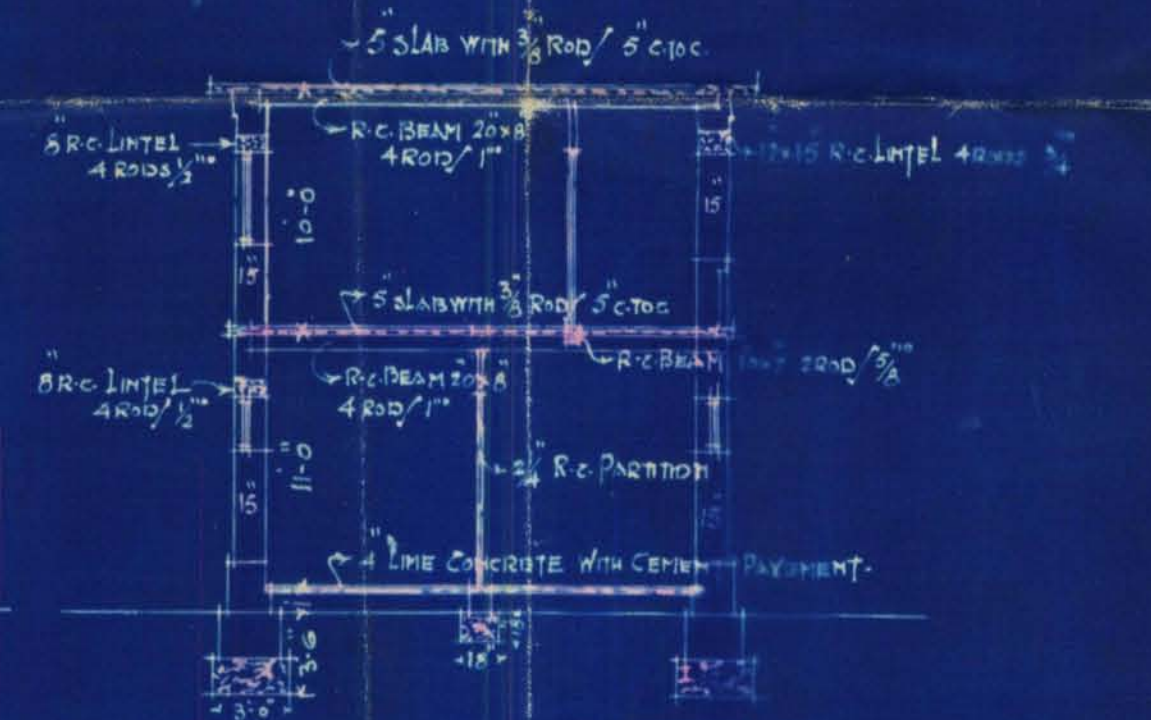
SECTION ON A.B.



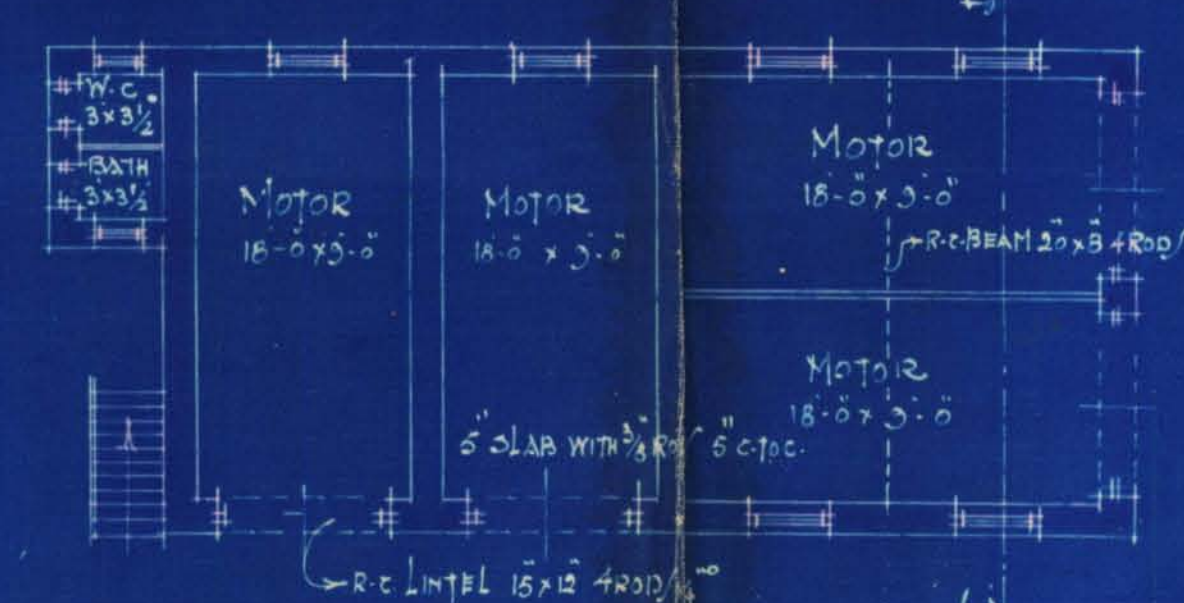
PLAN OF GROUND & FIRST FLOORS



ELEVATION



SECTION ON C D



PLAN OF GROUND FLOOR

PLAN OF FIRST FLOOR

Handwritten: H. M. ...
Mister & Brother
ARCHITECTS & ENGINEERS

L. M. A 10787. 1928.

From No. 30-300-28-6-27.

MUNICIPAL OFFICE,

Karachi, 30/8. 1928

MEMO:

With reference to ^{his}~~their~~ application with plan received on 2.8.

1928, for building on plot No. 15-816

Sheet C.L.B. Civil Lines Quarter,

Mr. Fakir Cowasji
Messrs.~~is~~^{are} requested to apply for permission to the City Deputy Collector with three

Copies of plans herewith returned duly signed and approved.

Permission to build will only be granted after the approval of the plans by the City Deputy Collector.

~~He~~^{They} must not start any building operations until ~~he~~^{they} hears further from this office.

[Signature]
Executive Engineer,
Karachi Municipality

L. M. A. 10788. of 1928.

MUNICIPAL OFFICE,

Karachi, 30/8. 1928

MEMO:

Copy to City Deputy Collector for information and with a request that one copy of plan after approval may be sent to owner direct and the other to this office.

[Signature]
Executive Engineer 29 AUG 1928
Karachi Municipality.

E.E.

25 AUG 1928



Heritage

KMR.CDD.CiQ.1928-1929.01

MISTRI & BHEDWAR.

B. A's L C. E.'s.

ARCHITECTS, ETC.,

D H. Daruvala, B E.,

Representative.

Bombay Office, Esplanade Road.

CENTRAL BANK BUILDING

BUNDER ROAD,

KARACHI, 23.8.1928.

Dear Madam, I am sending you herewith one
 cloth copy for Mr. ~~Dadas~~ Falcinji Cornaji.
 Civil Lines Plans, & the one lying in
 your office will be forwarded by my man.

M. D. Costa.

23/8

Yours truly
 D. H. Daruvala

Re. Plots no 15 & 16. Carl dme C.L.6

2

Submitted to L.M.A. The architect writes to say that the plot is transferred in the name of Mrs. Fakirjee Contractor on 27th July 1928

The measurement of the plots are correct given separately
About the 20' span beam, the architect refers us to B. R. C. Fabric and I think the area of 4 rods, 1" square is quite sufficient

There is no other objection the plans may be passed

are
m/s

2
Pl. about the
measuring from the
plans are sent
forward to Mr. Synti.
are
m/s

M. sa remnant in record

I
22/8/28.
L. R. B.

MISTRI & BHEDWAR

B. A.'s L. C. E.'s.

ARCHITECTS, ETC.,

D. H. Daruvala, B. E.,

Representative.

Bombay Office, Esplanade Road.

CENTRAL BANK BUILDING.
BUNDER ROAD,

KARACHI, 22nd August 1928. 192

To

The Land Manager and Architect,

Karachi Municipality.

K A R A C H I.

Dear Sir,

With reference to your memo No. L.M.A. IO233 dated 18th inst, re buildings in plot No/ I5 & I6 C.L.6, we beg to state as under.

(1) The Plots are transfered in the name of our client Mr. Fakirji Cavasji on 27th July 1928, and the Sanads are with the City Deputy Collector.

(2) The measurments of the plots are shewn on the plans.

(3) The beam for 20' span of 20"x8" with 4 rods I" is good enough for 22.3 tons (B.R.C. Fabric hand book table 8) where as ^{The} ~~the~~ actual load will be only 11.2 tons.

The plans are returned only amended.

Yours Faithfully.

D. H. Daruvala

Mistri & Bhedwar

Architects.



15 & 16 Civil Dis. files 4

3
18/8



KARACHI MUNICIPALITY.

—:0:—

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. L. M. A. 10233. OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 18/8. 1928.

MEMO:—

With reference to ^{his}~~their~~ application dated 3.8.28.....with aplan for the proposed Building~~additions~~ on plot No. 158/16...Survey Sheet No. C.4.6...

Civil Eng. Quarter Mr. Jakir Hussain Coswaji is informed that
c/o M. B. H. Durrani
 until the following requirements are complied with the plans cannot be
 passed.

- (1) Title deed must be produced as the plots do not stand in the applicant's name
- (2) measurements of the plots must be written separately
- (3) Calculations of R. C. work are required. 4 rods for 20' span are insufficient
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

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

Land Manager & Architect.

17/8
17/8

15216 CL-6

Form No. 1A-1000-11-10-27.

No. 6. _____ of 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 4th August, 192 8

MEMO:

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

2827
Insp Hemrajani
Show 5th pl
4/8

for L. Malik
4.8.28
Chief Officer.

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

No objection

B.S.
1928/7/8

Date of disposal _____

Date 7-8-1928

[Signature]
Health Officer

No. L. M. _____ 192 .

Date of receipt:

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi, _____ 192 .

Forwarded to the Building Surveyor and Land Surveyor for report.

Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Plots No. 15 and 16 Sheet No. C.L. 6. Civil Lines Dist.

Applicant's Name Mr. Fakirji Cowasjee.Whether he is the owner of the plot on which it is proposed to build No.Plot under whose control Govt.Whether it is permanent or temporary PermanentThe work proposed Two bungalows.

Building Surveyor's Report _____

① Title deed must be produced

② Stab of the stair case room should be specified

③ Foundations on plot no. 15 are already lined out on site.

④ Two separate bungalows on separate plots are shown on only one plan.

No objection
done
2/8Date 13th Aug. 1928Abdur R. B.
Building Surveyor.

3

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment no

Area of plot 2514 + 2573

Area under Alignment nil

It is applied by T. P. Scheme no

Remarks Measurements of the plot are correct on the

site plan

Date 12th Aug. 1928.

Lucius B. B.
Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

Submission

There being good plots
there is no restriction in
area. Plotting is done
from the C.D.C. about the
margins of the plots
14/8

① Please put up calculation of area, ②
about the deeds and the C.D.C. if necessary
BS ① measuring plots and the
making separate calculation of RB
Work is required for 20' bearing is insufficient

13/8

Plans may be approved

L. H. A. 22/8/28.

Date of disposal

Submitted to Ex. Engineer:

Land Manager and Architect.



16-4

No. E. of 192

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 192

Ex. Engineer's Orders

Returned to Land Manager and Architect for necessary action and submission to Managing Committee.

Ex. Engineer,
Karachi Municipality.

No. L. M. of 192

Submitted to the Managing Committee through the Chief Officer.

Land Manager and Architect.

RESOLUTION OF THE MANAGING COMMITTEE

Resolution No. Dated

[Faint handwritten text and lines for the resolution body]



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 .

Date of delivery at Municipal Office.

To,

THE CHIEF OFFICER,
KARACHI MUNICIPALITY.

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} 15016
survey sheet ~~Old~~/^{new} C.T. 6 situated in Seafield street, Road.
Ciril Lucco. Quarter as per Ground plan, Elevation and Section
sent herewith in quadruplicate.

The said building will be of the following description.

one ground & one upper floor.It is intended for the purpose of Living.

† 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 Mr. D. H. Darewala.

I hereby undertake 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

Lakirjeebawajee,

Address of the owner

† See on the reverse.

*This line to be struck off if there is no electric aerial line passing by the plot.

NOTE:—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

NOTE:—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.





17-2

2

Nature of soil in foundation Hard Soil
 Nature of masonry in foundation Partly lime concrete or partly
Rubble masonry with lime mortar
 do Plinth do do do finished with
plaster
 do Superstructure Rubble masonry
 Kind of woodwork in trusses, post, etc., Teak wood
 Kind of Roof Mangrove tiled gable roof
 Kind of Floor Reinforced Cement concrete
 Method of Draining Sullage Water Flush

—000—

NOTE:—Specifications and nature of work should be correctly given against items of work mentioned above

Karachi, dated

1/8/19

19

To,

The Chief Officer,
Karachi Municipality.

Sir,

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

Taktee Cawapie Subash
Esq.

for the building at Plot no. 15 & 16, Street C.B. Circle Lines C.B.

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

I beg to remain,

Sir,

Your most obedient servant.

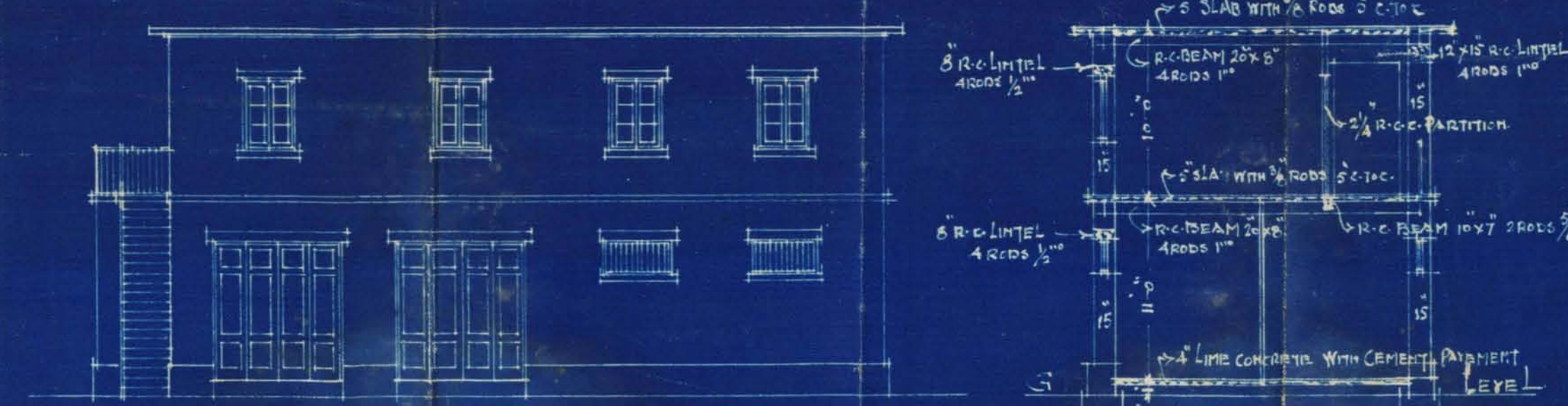
D. D. Sharma

Licensed Surveyor.



PROPOSED BUNGALOW
ON PLOT NO 15 & 16 SHEET NO C.L. 6
CIVIL LINES QUARTER
SCALE 8 FEET TO AN INCH

NOTE:-
AREA of the plot 2537 SQ. YDS.
AREA of the Bungalow 605 SQ. YDS.
AREA of the Outhouses 102 SQ. YDS.
TOTAL AREA 707 SQ. YDS.

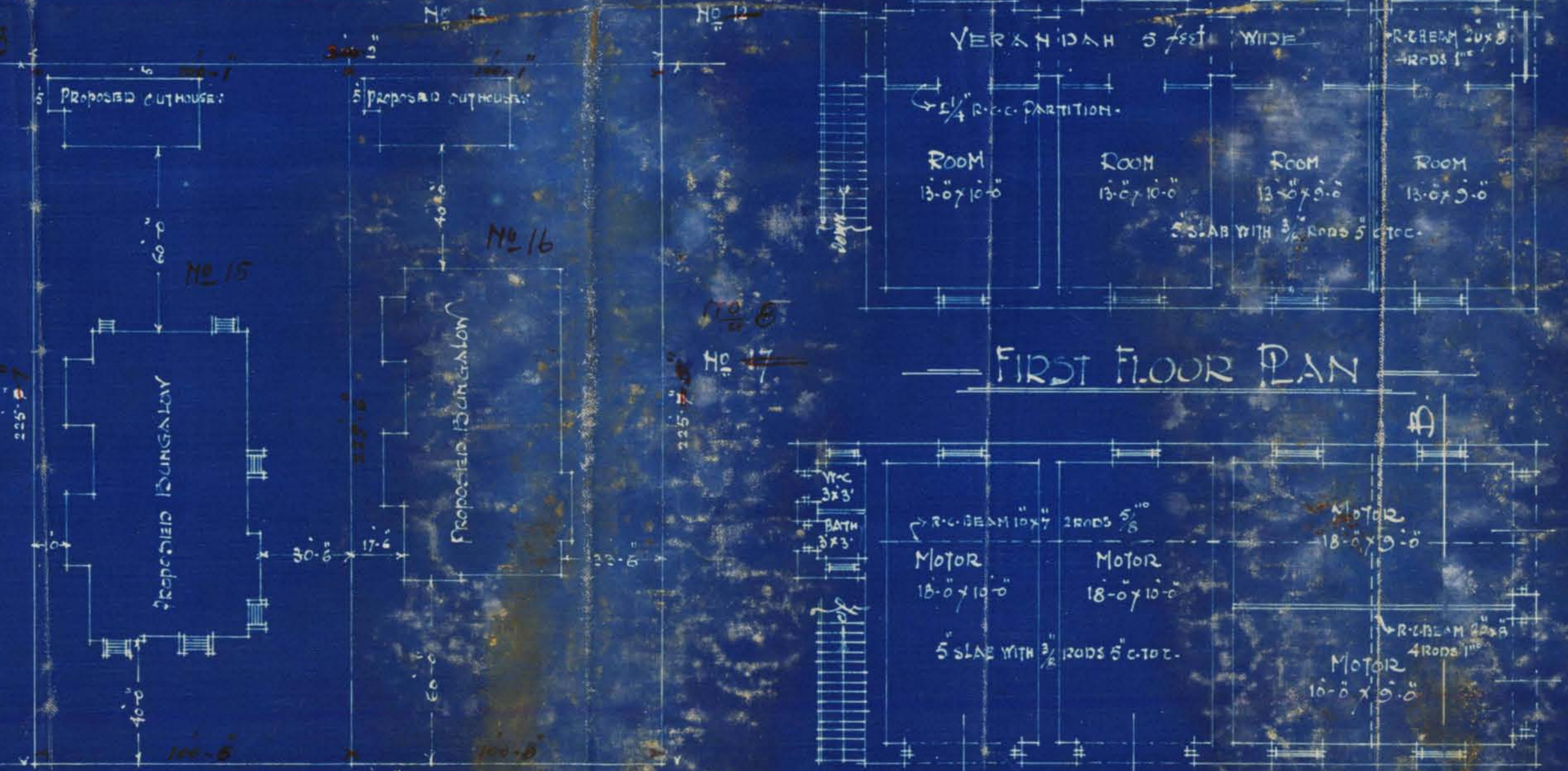


ELEVATION FOR OUT HOUSES

SECTION ON A.B.

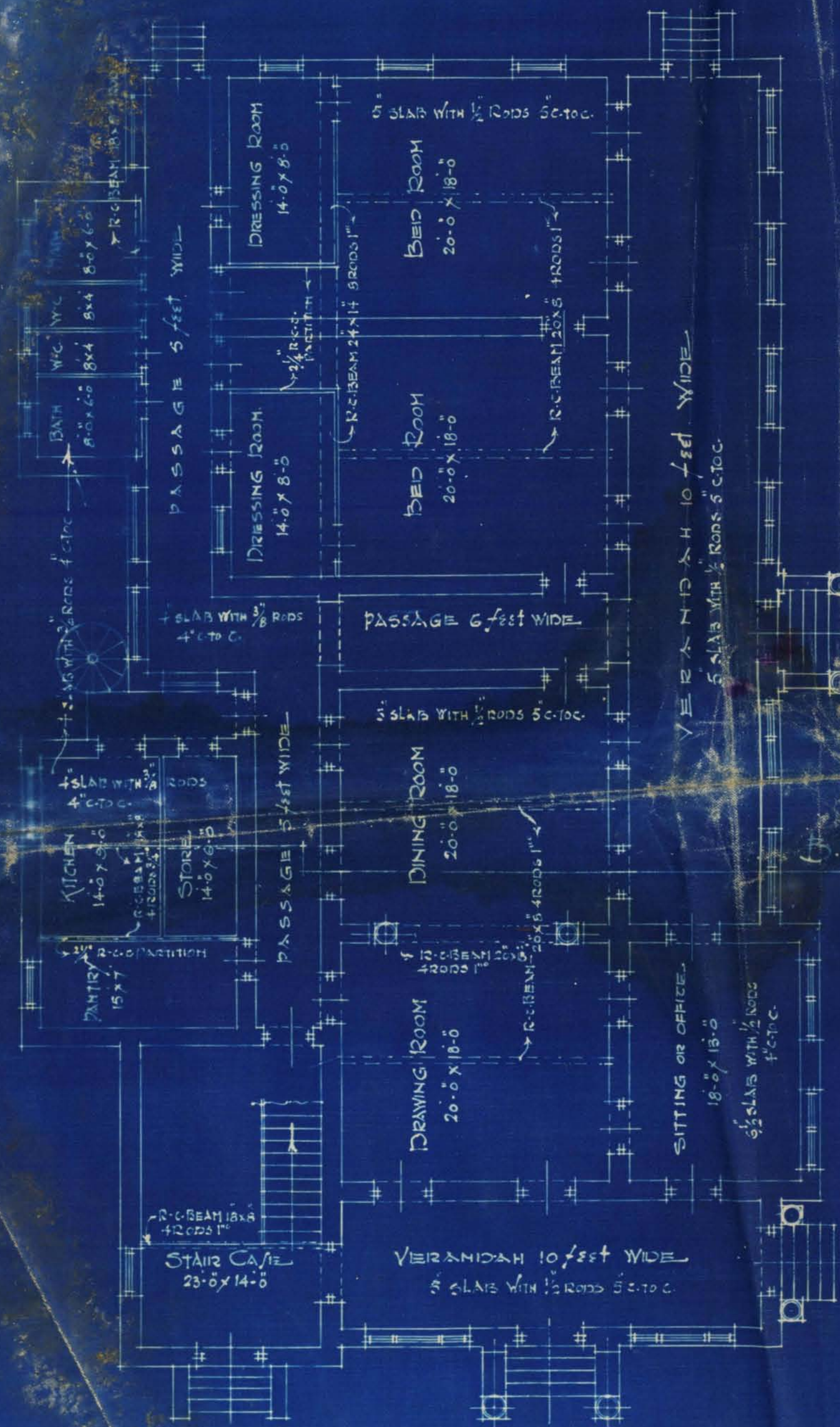
SITE PLAN

SCALE 40 FEET TO AN INCH

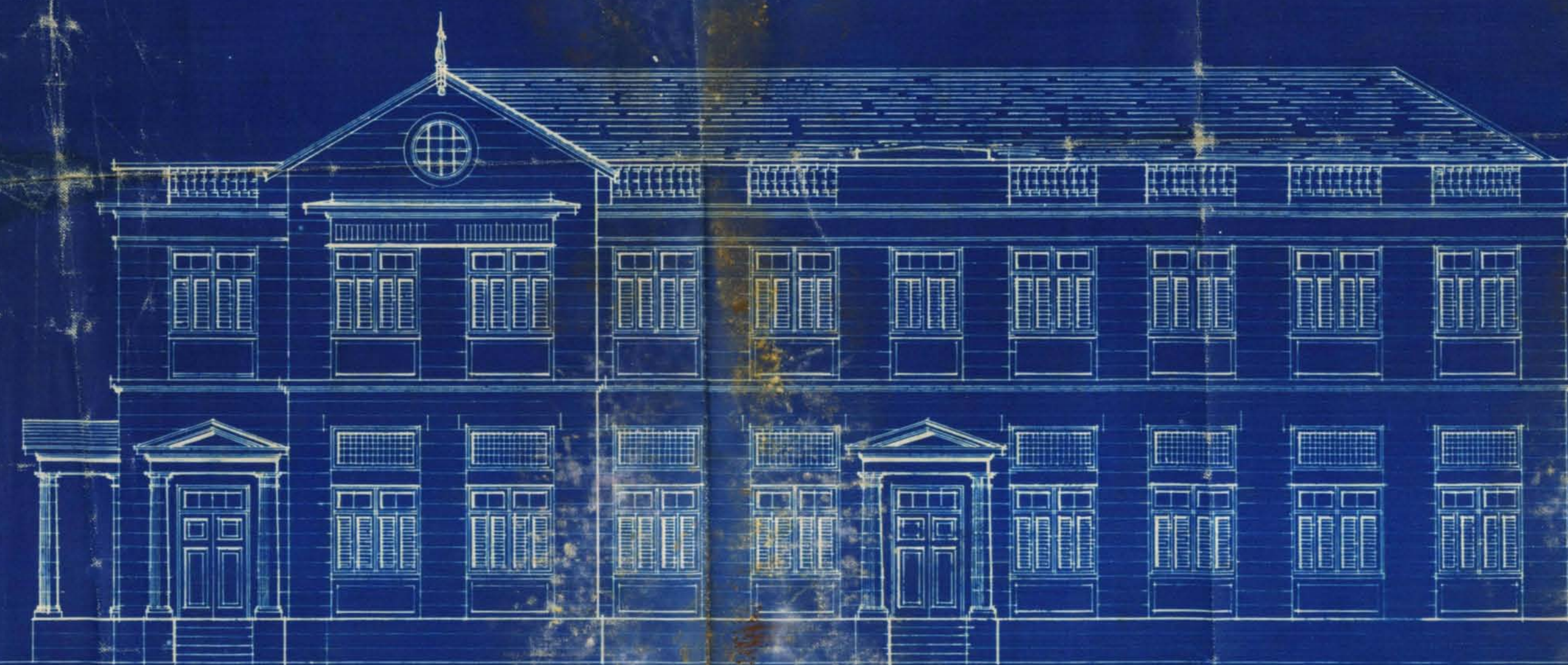


FIRST FLOOR PLAN

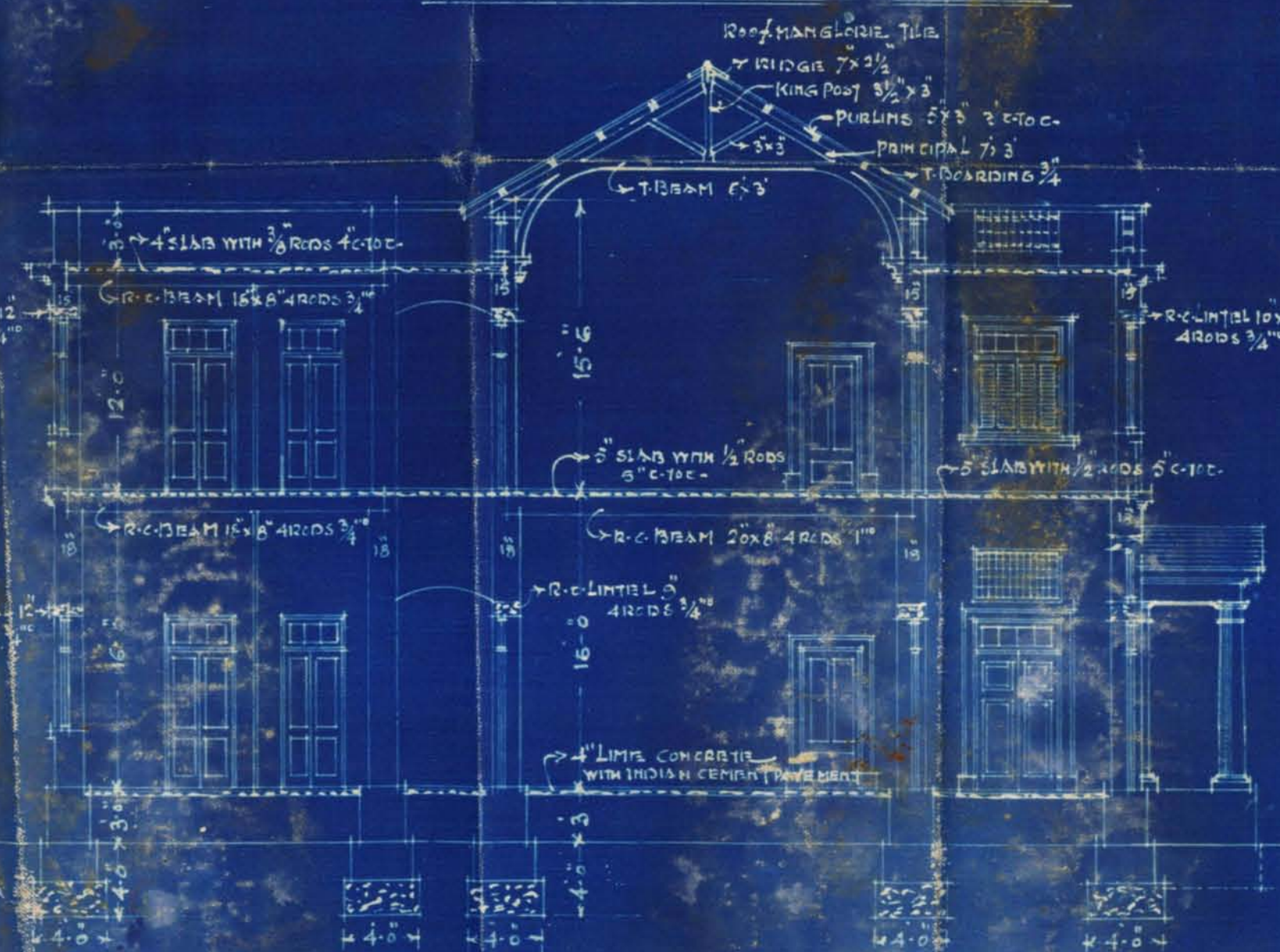
GROUND FLOOR PLAN



PLAN OF GROUND & FIRST FLOOR



ELEVATION TO WEST SIDE



SECTION ON A.B.

Handwritten signature/initials

Handwritten signature/initials
MISTRI & SHEDWAR
B.A.S. L.C.E.S.
ARCHITECTS & CIVIL ENGINEERS



100

(18)

19

B.S. 18

200-3-29.

BUILDING COMPLETION REPORT.

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi, _____ 192

To

THE LAND MANAGER AND ARCHITECT,

KARACHI MUNICIPALITY.

SIR,

I beg to report that the building work on plot No. 168/5 Sheet C.L. 6
Civil Line Quarter owned by Mr. Fakirji Cowaji
has been completed according to plans approved by the Municipality. Orders
are requested to file the correspondence.

Yours obediently,

M.S. Jagtani 28/6/29
Building Surveyor "A" Section,
Karachi Municipality

No. L. M. A. 188-3869 of 1929
Karachi, 3/7 1929.

Copy to the Assessor & Collector for information

2
3/7

B.Sc. A. M. Ints. C. E.
Land Manager and Architect.
Karachi Municipality.



(17)

(20)

Liffordine Street

16 Cl. 6

Stapfield Road

4.

15

16

8

9

Submitted
 The building is
 Complete as per plan.
 28/6/28

Here Hall.

Victoria Road.

Mr. D. D. D.

20.6.29



FORM B.

[Vide Rule 238/A (3) (a)]

UNDER BY-LAW NO. 47 (1) UNDER
SECTION 48 (N)*Completion Certificate.*TO BE SUBMITTED BY LICENSED SURVEYOR
BUILDING AND DRAINAGE COMPLETION CERTIFICATE.

I do hereby certify that the following building and drainage work (insert
full particulars of the work) Bungalow on plot no 16

C.L.G. Seafield Road

has been supervised by me and has been completed to my satisfaction; that
the workmanship and the materials used are good; and that no provision of the
Act or the Bye-laws and no requisition made, condition prescribed, or order
issued thereunder has been transgressed in the course of the work.

Signed

Dated 20.6.29



Heritage

KMR.CDD.CiQ.1928-1929.01

No. L. M. A.

37
33.180

of 1929.

MUNICIPAL OFFICE,

Karachi,

22-2-1929

MEMO :

Building Surveyor Section

'A'

is informed

that Mr

Sakirji Coraaji
built

has been permitted

to

his house

on plot No

15816, JRB

Street

Circuit Ruiz

Quarter, report should be made to the

undersigned when house is completed

Executive Engineer,

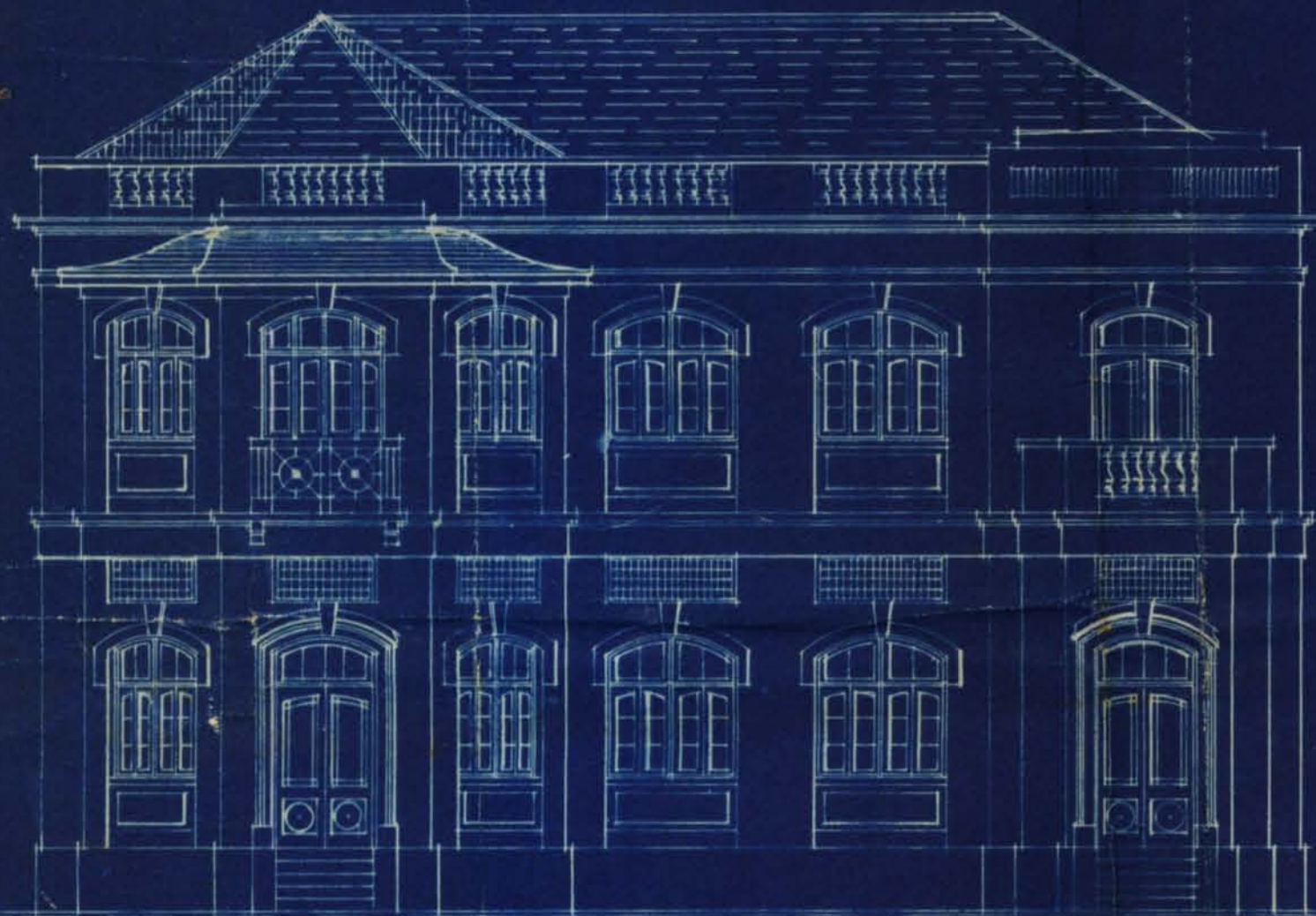
Karachi Municipality.

20/2

AMENDED PLAN FOR PROPOSED DUNGALOW ON PLOT NO 15 & 16 SHEET NO C.L.6

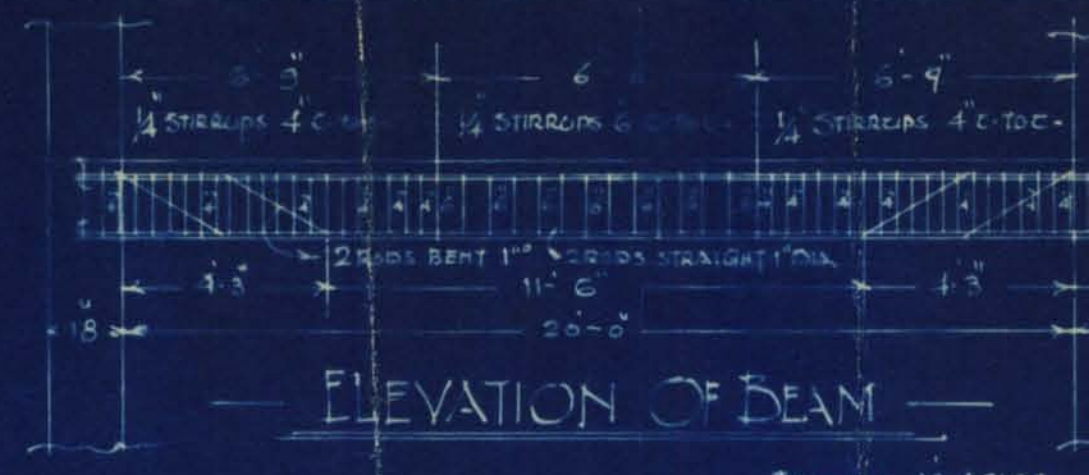
CIVIL LINES QUARTER

SCALE 8 FEET TO AN INCH



FRONT ELEVATION

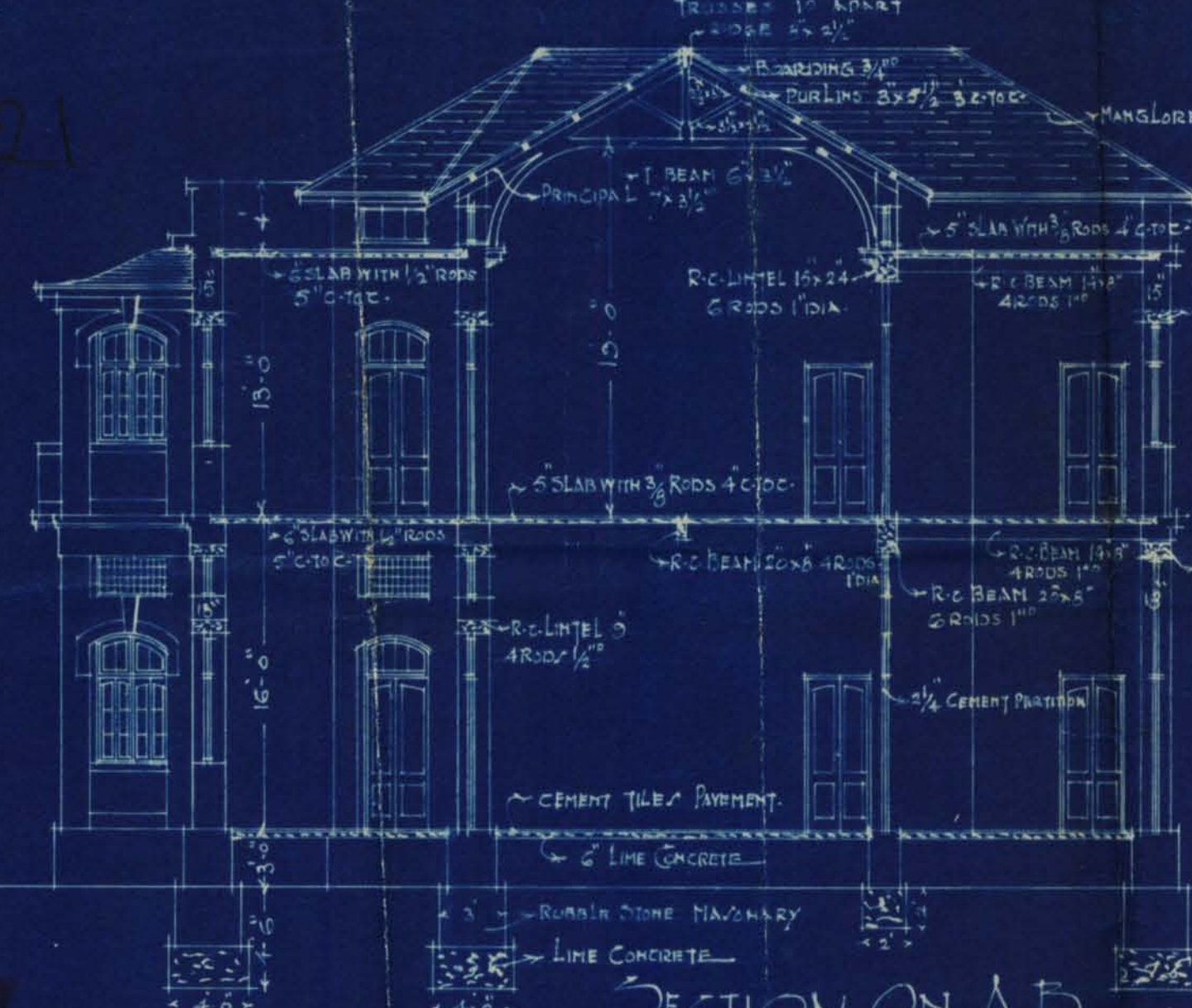
PLOT NO 16 AREA 2513 SQ. YDS.
DUNGALOW AREA 354 SQ. YDS.
OUTHOUSES AREA 150 SQ. YDS.
TOTAL AREA 5047 SQ. YDS.



ELEVATION OF BEAM



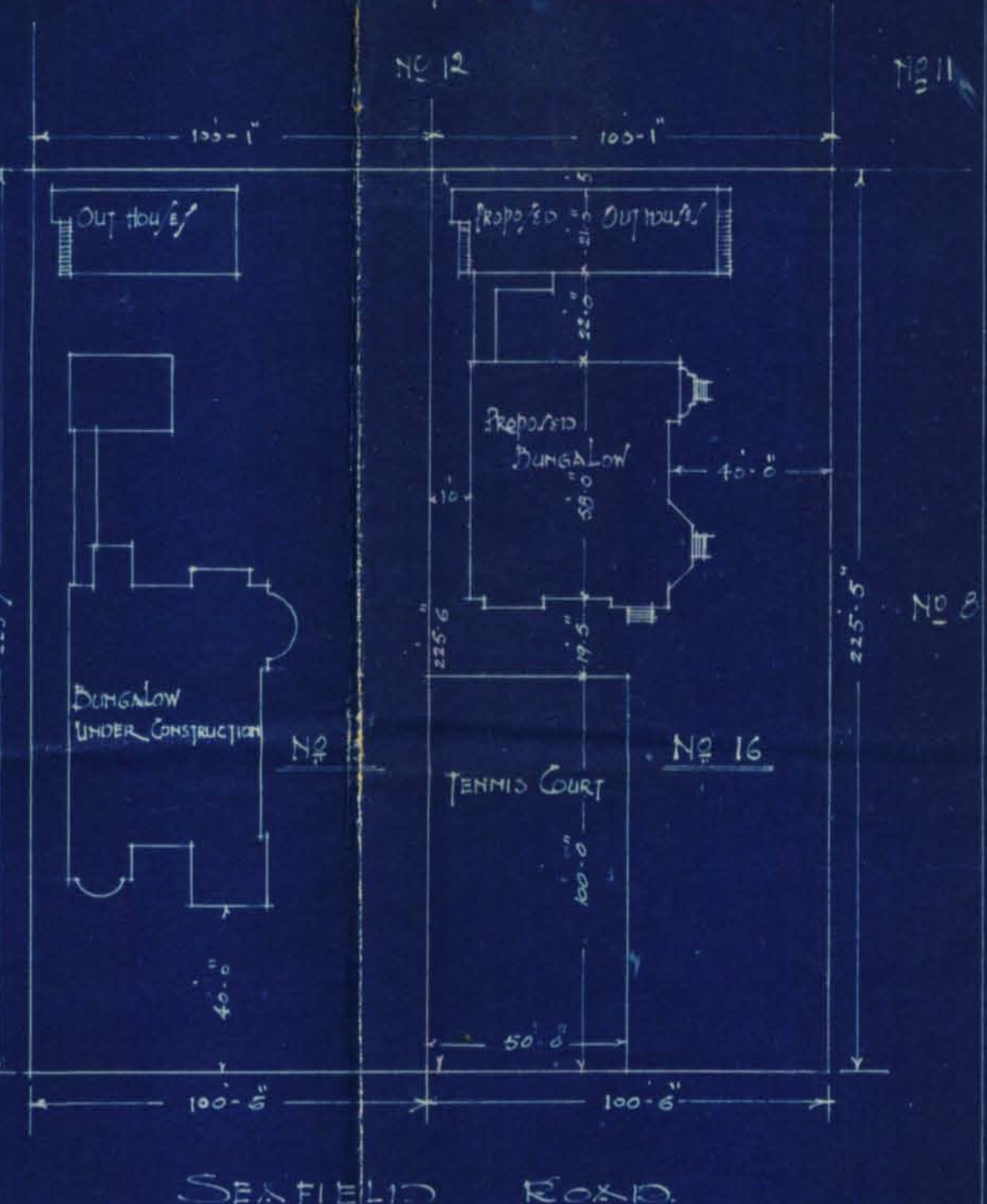
SECTION OF BEAM



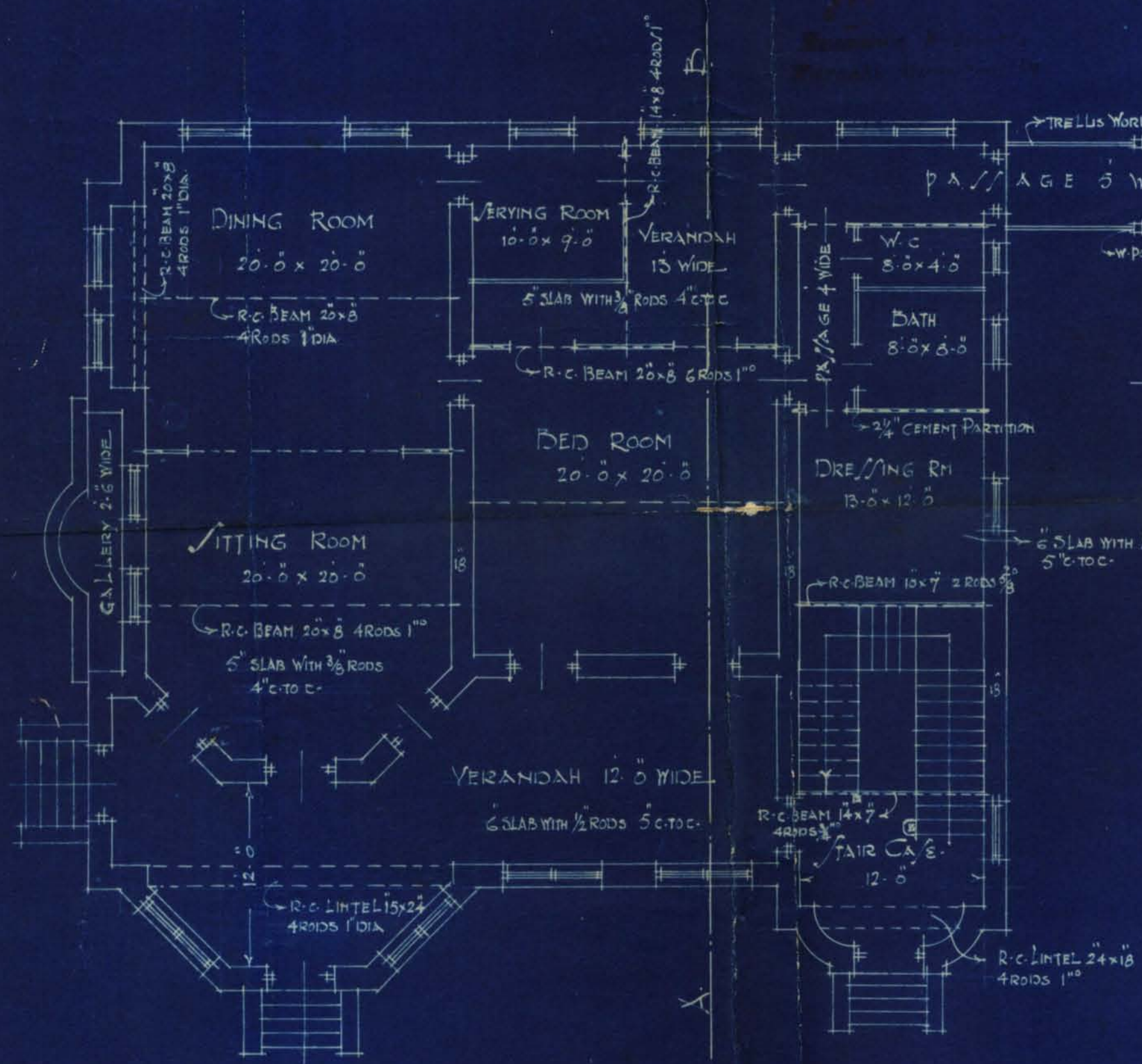
SECTION ON A.B.

SITE PLAN

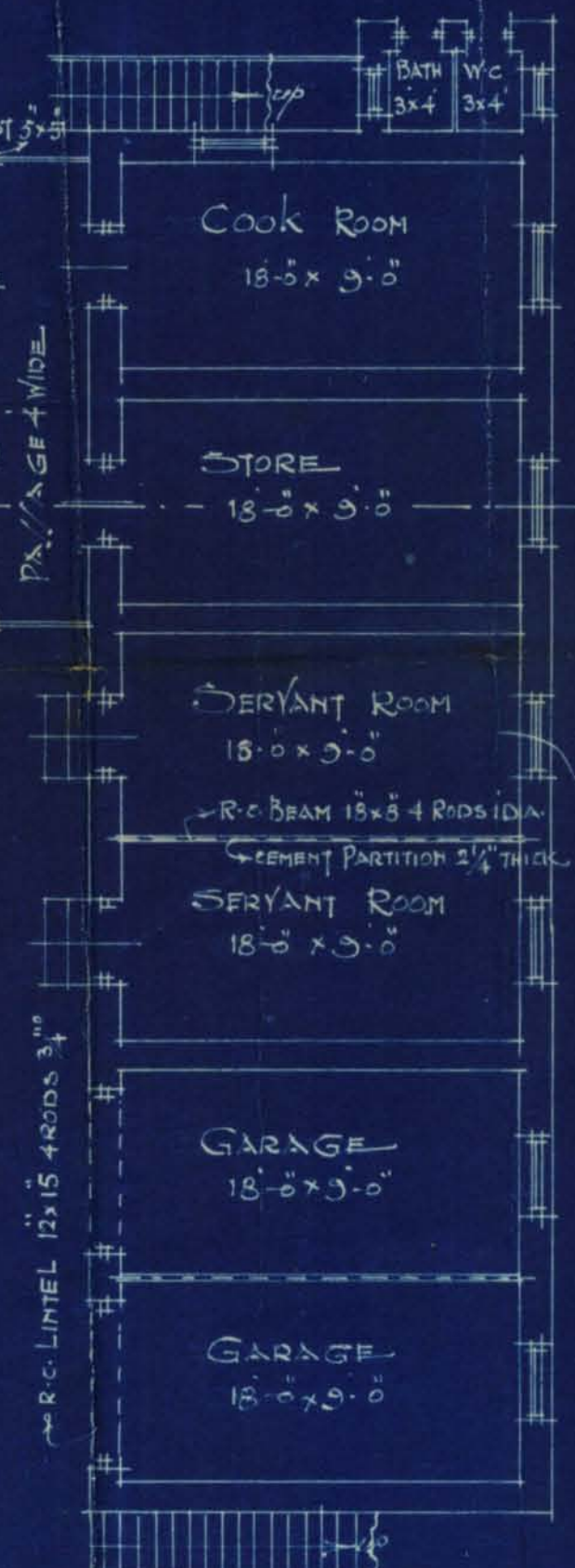
SCALE 40 FEET TO AN INCH



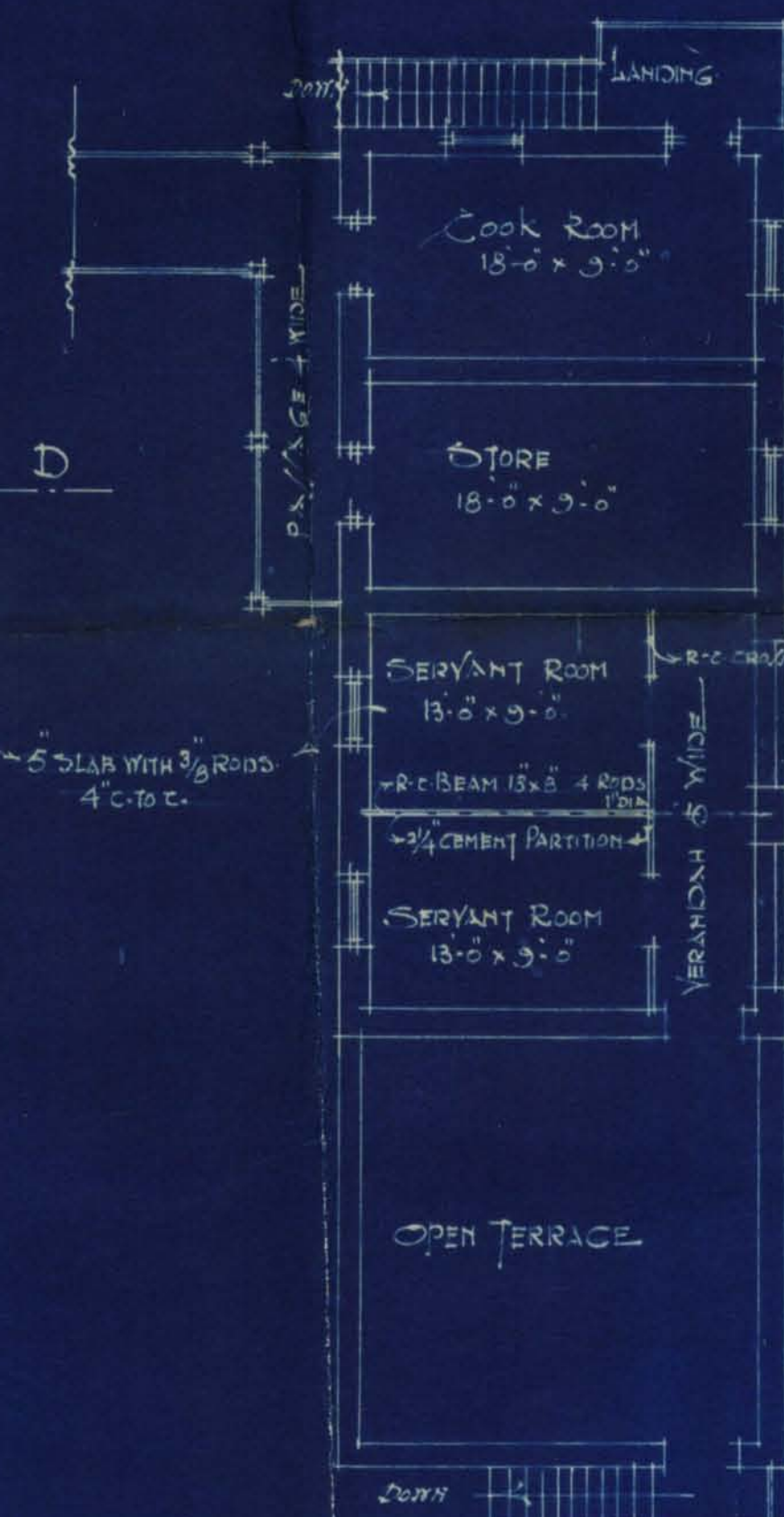
SECTION ON C.D.



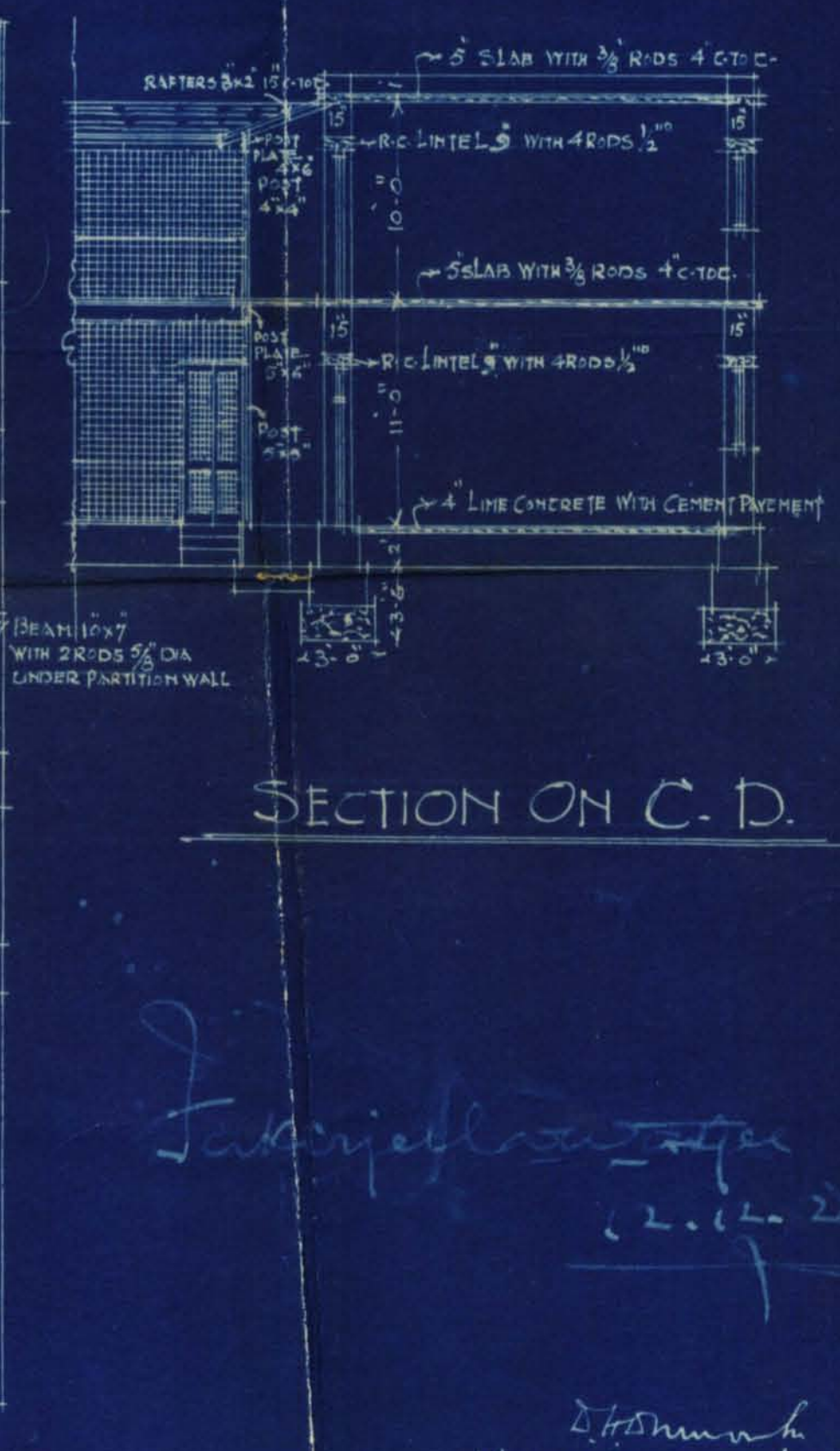
PLAN OF GROUND & FIRST FLOOR



PLAN OF GROUND FLOOR



PLAN OF FIRST FLOOR



SECTION ON C.D.

12.11.28
MISTRI & DHODWAR
B.A. & C.E.E.
ARCHITECTS & CIVIL ENGINEERS



6

23

3

SANCTIONED.
[Signature]
CITY DEPUTY COLLECTOR.
KARACHI.

6-1 (blue side)

6-2 (back side)

KMR.CDD.CiQ.1928-1929.01

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