

02

99

LAND DEPARTMENT.

FILE No.

of 19

676/69

Compilation No.

Subject

1-2-3-4 E.R 7

NOTE:—For mer Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compliation No



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. R. 123.

OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 85 May 1930.

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. H. H. Faruqi (Architect)
 for owners Mr. Burjorji Faruqi & others KARACHI.

Dear Sir,

With reference to your application dated 5th February 1930

I have to inform you that the plan submitted by you for building
 lavatory on plot No. 1234 sheet No. 12-7, Lawrence

Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected in accordance with the approved plans and deviations should not be made without previous sanction of the Municipality.

This sanction holds good, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

Intimation copy to
 Mr. H. H. Faruqi
 Mr. Burjorji Faruqi
 Mr. H. H. Faruqi
 Mr. H. H. Faruqi
 Mr. H. H. Faruqi
 Mr. H. H. Faruqi

Yours faithfully,

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

NOTICE. 1—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. 2—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 12 weeks, per square yard per week	... 0 0 3½
(2) For the next 12 weeks, " "	... 0 0 7
(3) For any subsequent time " "	... 0 1 2

NOTICE. 3—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE. 4—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

NOTICE. 5—You are required to give timely intimation to the Land Manager and Architect before filling in the foundations and before concrete is filled in for Re-inforced concrete work.

NOTICE. 6—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.



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. L. M. A/B. S. P.B. 123 of 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 7th March 1930

To,

Mr. J. H. Durrani (for owner)Karachi

Sir,

With reference to your application with plan received on 6. 2. 1930.
for building ^{haramis} on plot No. 1, 2, 3 & 4 sheet No. h. b-7, Lawrence Quarter,
you 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 be granted after the approval of the plans by the
City Deputy Collector.

You must not start any building operations until you hear further from this
office.

I have the honour to be,

Sir,

Your most obedient servant,

6/3/30

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

Land Manager and Architect.

N.J.

:o:

L. M. A/B. S. P.B. 123 of 1930.

Municipal Office,

Karachi, 7th March 1930.

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.

6/3/30

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

Land Manager and Architect.

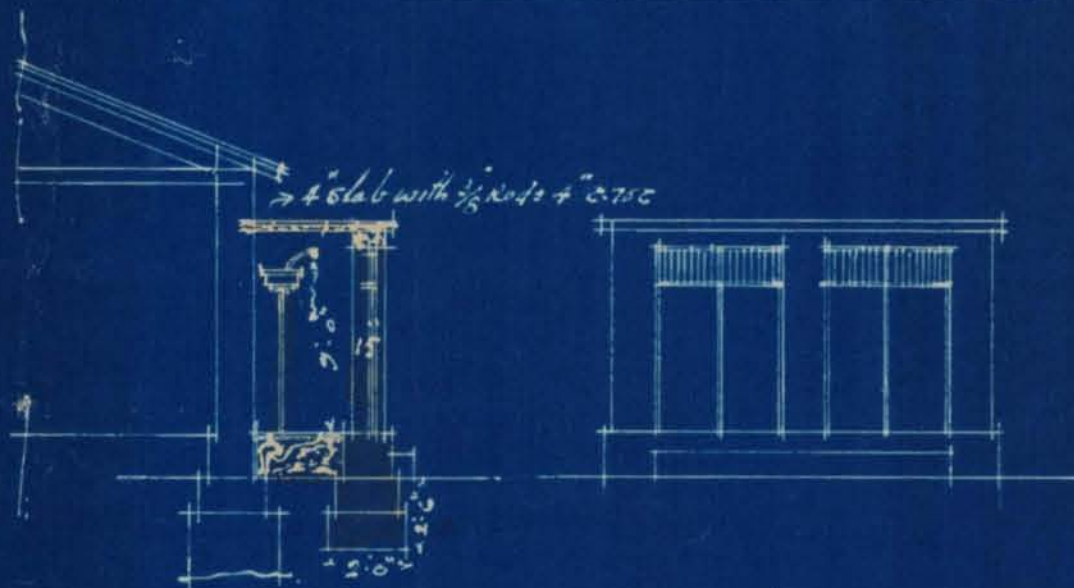
N.J.



PROPOSED LAVATORY IN LOT NO 43.2.1
SHEET NO L.R. 7 LAWRENCE Q.
SCALE 6 FT TO AN INCH

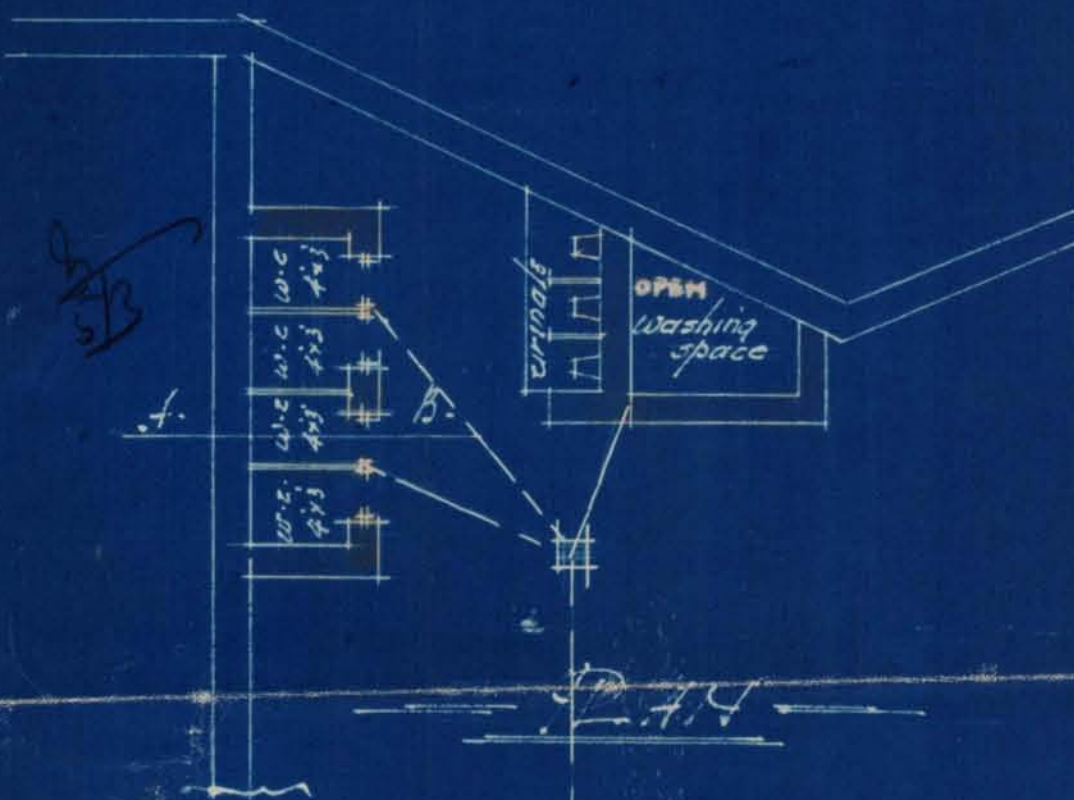
SITE PLAN
Scale 40' = 1"

New work shown in Red



SECTION ON A-B.

ELEVATION.



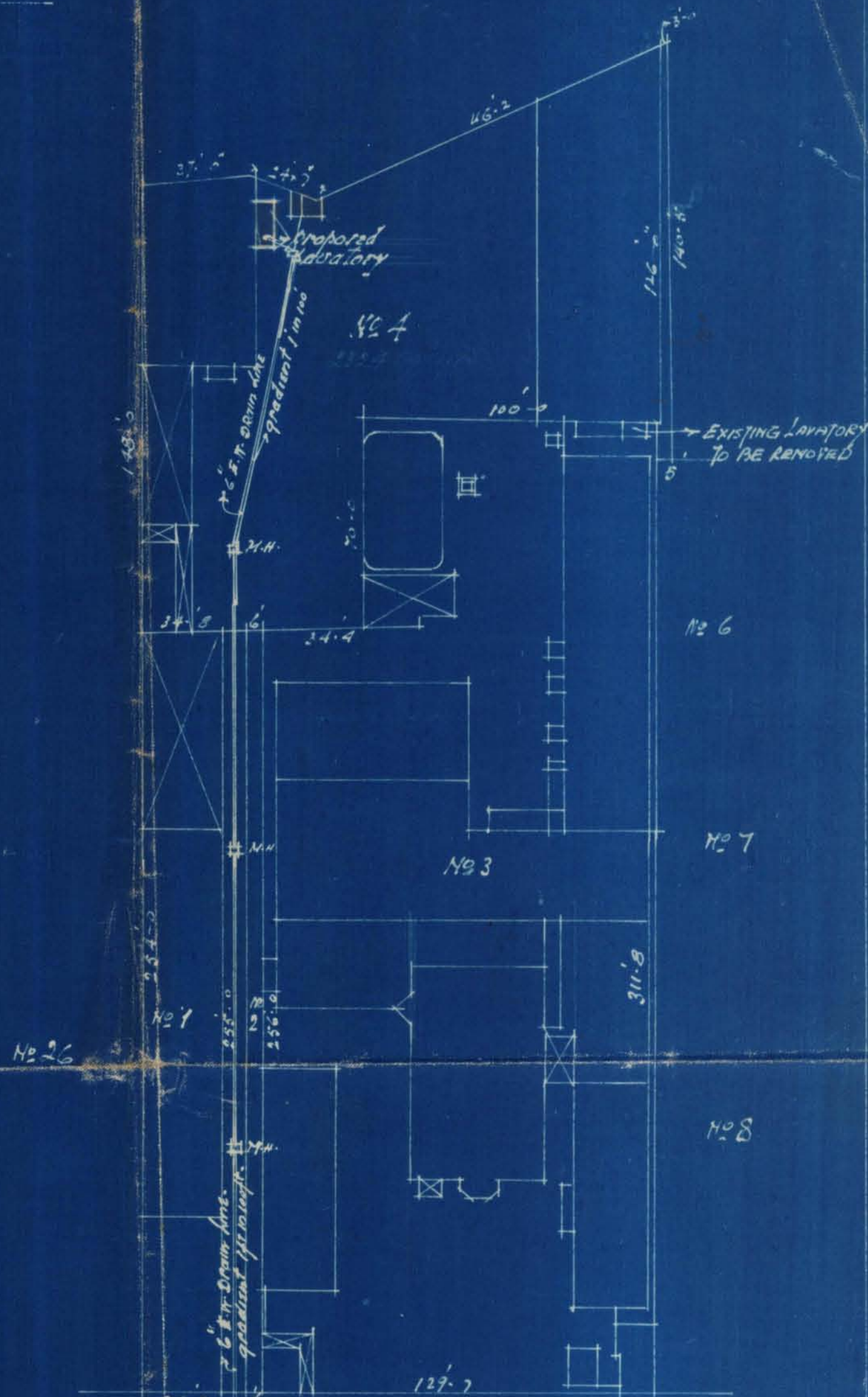
APPROVED.

J. J. Modi.

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

Note:
Plan is approved subject to the following conditions:-
1. This sanction does not enable the owner to build on land not conveyed to him either by the Govt. or the Municipality by a sanad or entry in a sanad.

Drain line to be connected to the Municipal Main line.



LAWRENCE ROAD.

J. J. Modi
Master & Proprietor
B.A., L.C.E.,
Architect & Civil Engineer.



1, 2, 3 & 4 LA. 7
5-1

No/R. 82 of 19 30

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 24/2 1930.

MEMO

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

1307
Insp. Patni
to show to the pl
24/2

B.S. 24/2

Ch. Khan
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 25-2 1930

[Signature]
Health Officer.



5-2

2

No. L. M. _____ 19

Date of receipt: _____

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi _____ 19

Forwarded to the Building Surveyor and Land Surveyor for report.

for Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Plot No. 1, 2, 3 & 4 Sheet No. L.R-7 Lawrence Qu.

Applicant's Name D. H. DarnwallaWhether he is the owner of the plot on which it is proposed to build ArchitectPlot under whose control Government

Whether it is permanent or temporary _____

The work proposed Laboratory

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

Area of the plot: (newly Sold) _____ area built _____

Building Surveyor's Report _____

No objectionDate 1/3/30K. V. Khadhami
Building Surveyor.

The plots are not amalgamated
in the L. Register & are owned
by various persons.
11.12.2



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? No
- (2) Is the Alignment Correctly Shown? -
- (3) Are the Site Measurements correct? Yes
- (4) Is there any encroachment? -
- (5) Is the plot affected by T. P. Scheme? -

Remarks

No objectionDate 1/3/ 1930.L. V. Hasham
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

off as shown the narrow gully there is a
drainage which will have
no objection
5/3/30

Date of disposal

Land Manager and Architect.



MISTRI & BHEDWAR

B. A. S., L. C. E. S.,

ARCHITECTS, ETC.,

D. H. Daruvala, B. E.,

Representative,

Bombay Office, Esplanade Road.

TELEPHONE No. 675

CENTRAL BANK BUILDING,
BUNDER ROAD.KARACHI, 5th. February 1930.

To,

The Land Manager & Architect,
Karachi Municipality,
Karachi.



B.S. 6/2/30

Dear Sir,

Re: Plot Nos. 4, 3, 2, & 1, L. R. 7, Lawrence Quarter.

In continuation of the plans submitted to you on the 15th.
January 1930, we beg to send you here-with plans for the proposed
lavatories in the ^{same} ~~above~~ plot.

Yours faithfully,

MISTRI & BHEDWAR
Architects.



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. L. M. A/B. S. P.B. 62 of 1920.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 1-4- 1920

To,

Mr. N. Manji Dinslow Esq;
C/o Mr. D. H. Damsalla.

Sir,

With reference to your application with plan received on 15. 1. 1920.
 for building on plot No. 12,384 sheet No. h. 12-7, Lawrence Quarter,
 you 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 be granted after the approval of the plans by the
 City Deputy Collector.

You must not start any building operations until you hear further from this
 office.

I have the honour to be,

Sir,

Your most obedient servant,

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

Land Manager and Architect.

KV.

1/4/30

*Recd: The letter
 with 3 plans
 D. H. Damsalla
 1-4-30*

:o:

L. M. A/B. S. P.B. 62 of 1920.

Municipal Office,

Karachi, 1-4- 1920.

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.

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

Land Manager and Architect.

KV.

1/4/30



N. J. M. DI.
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

LAND MANAGER

ITY.

OF 1930.

ARCHITECT'S OFFICE,

KARACHI,

1930.

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. Nussurwanji Dinkhwar & Sons
Up to Mr. D. H. Garamalla (Architect) KARACHI.

Dear Sirs,

With reference to your application dated *9th January 1930*

I have to inform you that the plan submitted by you for *Building*
making
Godown on plot No. *12344* sheet No. *h. 1-7*, *Lawrence*

Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected in accordance with the approved plans and deviations should not be made without previous sanction of the Municipality.

This sanction holds good, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

Intimation copy to BB.

" *h. 1-7*
" *Go.*
" *Ho.*
" *Dom.*
" *etc.*

Yours faithfully,

7/5
B. Sc. A. M. Inst. C. E.
Land Manager & Architect.

NOTICE. 1—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. 2—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 12 weeks, per square yard per week	... 0 0 3½
(2) For the next 12 weeks, " "	... 0 0 7
(3) For any subsequent time " "	... 0 1 2

NOTICE. 3—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE. 4—Plinths will not be allowed to project more than 2 feet from the Public street for ornamental purposes.

NOTICE. 5—You are required to give timely intimation to the Land Manager before filling in the foundations and before concrete is filled in for Re-inforced concrete.

NOTICE. 6—In case of set back or set forward, the first course of Plinths must be checked by the Land Surveyor.



9

No: L.R.7/3 & 4 of 1930.

Revenue Department,
City Deputy Collector's Office,
Karachi, 22 April 1930.

23 APR 1930

Memorandum,

With reference to their application dated 12th March 1930 requesting permission to build godown and lavatory on plot Nos: 3 and 4 sheet 7, Lawrence Quarter in accordance with plan No: 12 approved by the Engineer, Karachi Municipality, Messrs: Burjorji Mervanji and others are informed that the permission applied for is granted but before the work is started due intimation should be sent to the Karachi Municipality.

2. Plan No: 12 is returned herewith duly sanctioned.

City Deputy Collector, Karachi.

To,

(1) Messrs: Burjorji Merwanji & Others,
C/o Mistri & Bhedwar Architects, Central Bank
Building Bunder Road, Karachi.

(1) The Land Manager & Architect, Karachi Municipality
with one copy of plan for information with reference
to his letter No: L.M.A/B.S/P.B-123/30 dated 7th
March 1930.

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

*A. D. Sai has
approved and as necessary
final changes as per final
plan has been made
plan may be approved*

Z.G.

*Approval from M.
27/4*

*M. Valangi
author any photo
to the subject
enquirer was sent
in la
and
then
am
to*

*P. and for
no comparison
agreement from the
over 2
27/4*

*B.S.
I think must the
revised rules for
S.P. Scheme the
agreement is
not necessary
however please
consult Const.
27/4*

*P. is the M.C. Agreement
not necessary in this case*

27/4

*Li
Another 27/4
attached*



PROPOSED GODOWN ON PLOT NO 432.1. SHEET NO L.R. 7

LAWRENCE ROAD

SCALE 8 FEET TO AN INCH

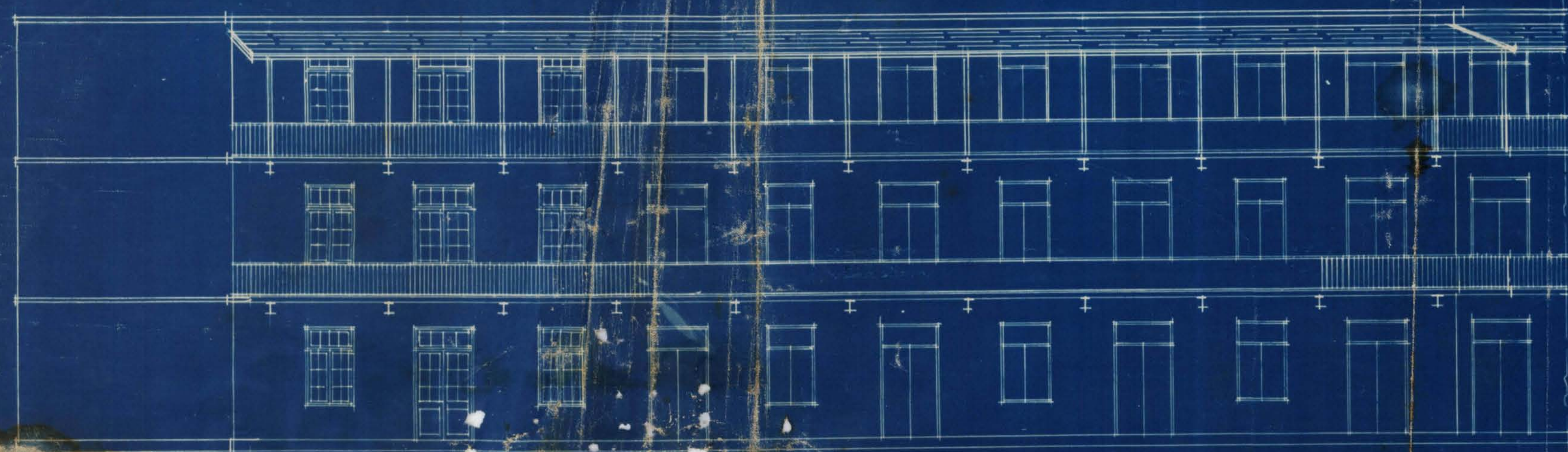
Plot No.	Notes
Plot No. 1.	AREA BUILT UPON. 1007 sq. yds. PLOT AREA. 1007
Plot No. 2.	AREA BUILT UPON. 0 PLOT AREA. 100
Plot No. 3.	AREA BUILT UPON (EXCLUDING THE OLD LAVATORY BLOCK TO BE PULLED DOWN). 2004 AREA PROPOSED TO BE BUILT UPON. 33 TOTAL. 2037 sq. yds. PLOT AREA. 4615
Plot No. 4.	AREA BUILT UPON (EXCLUDING THE OLD GODOWNS TO BE PULLED DOWN). 482 AREA PROPOSED TO BE BUILT INCLUDING THE LAVATORY (PROPOSED). 738 TOTAL. 1220 sq. yds. PLOT AREA. 2324

APPROVED.

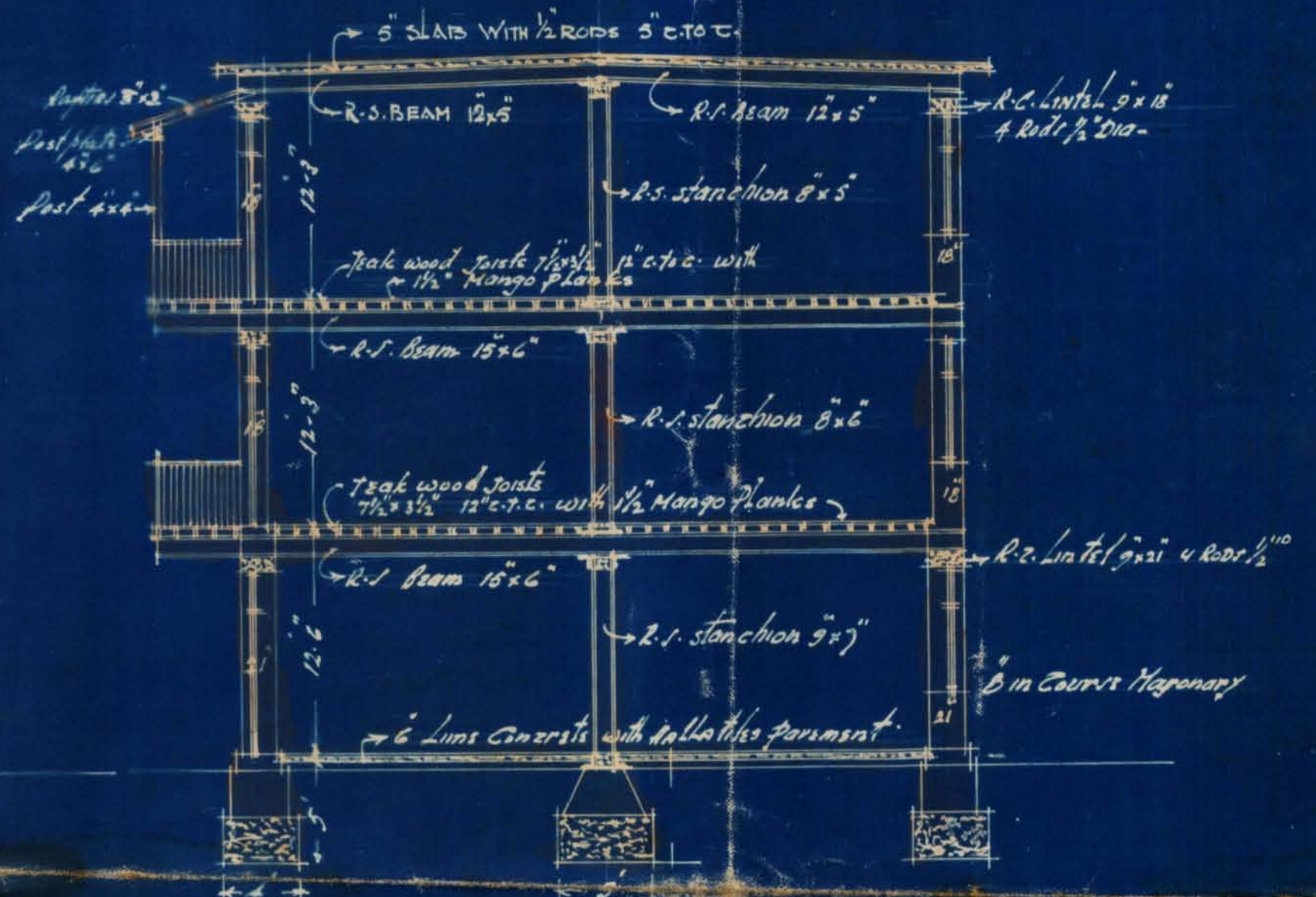
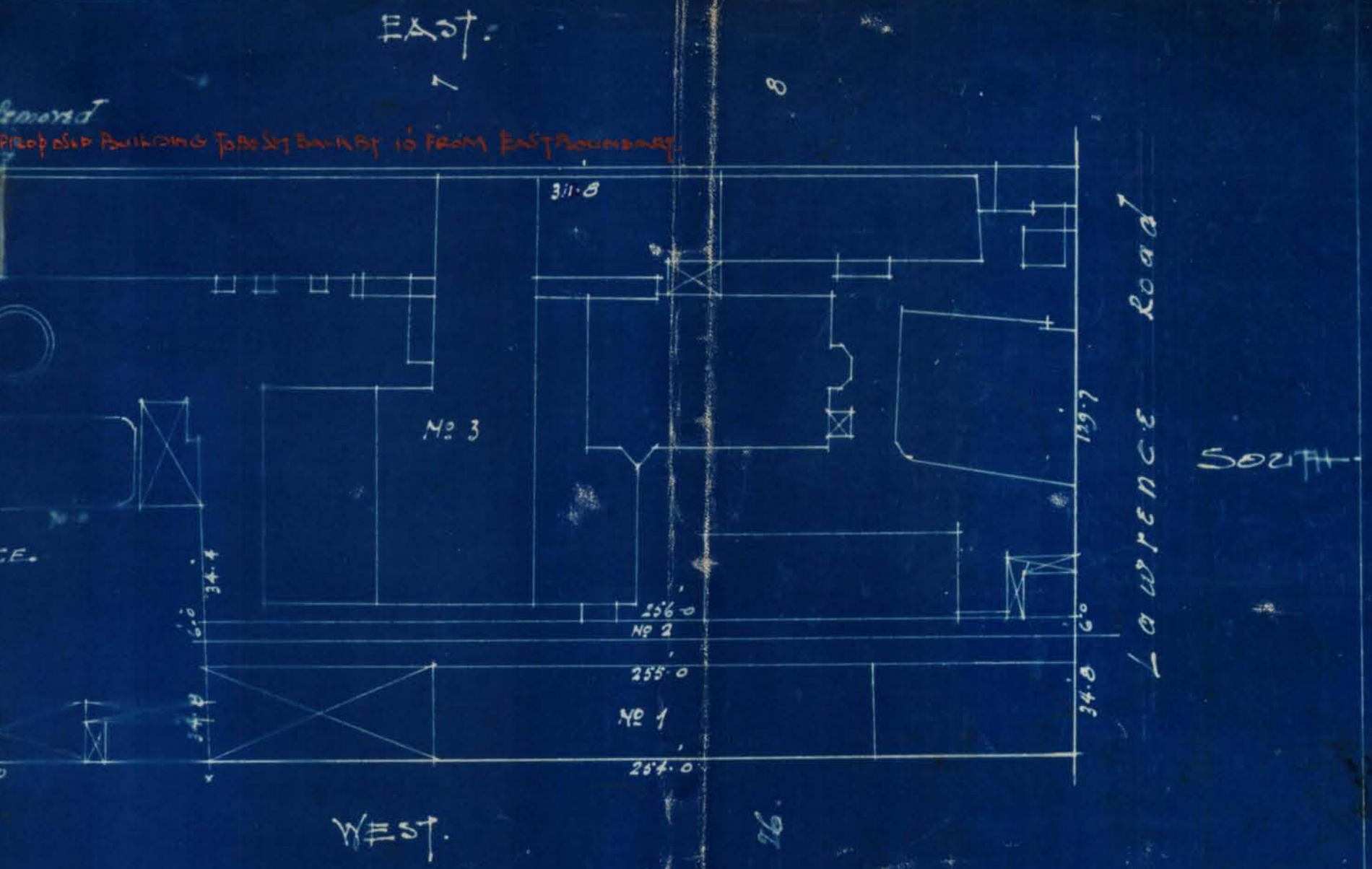
G. J. Modi
B. Sc., A. M. Inst. C. E.
Land Manager & Architect.

SITE PLAN
Scale 1/4" = 1' on map

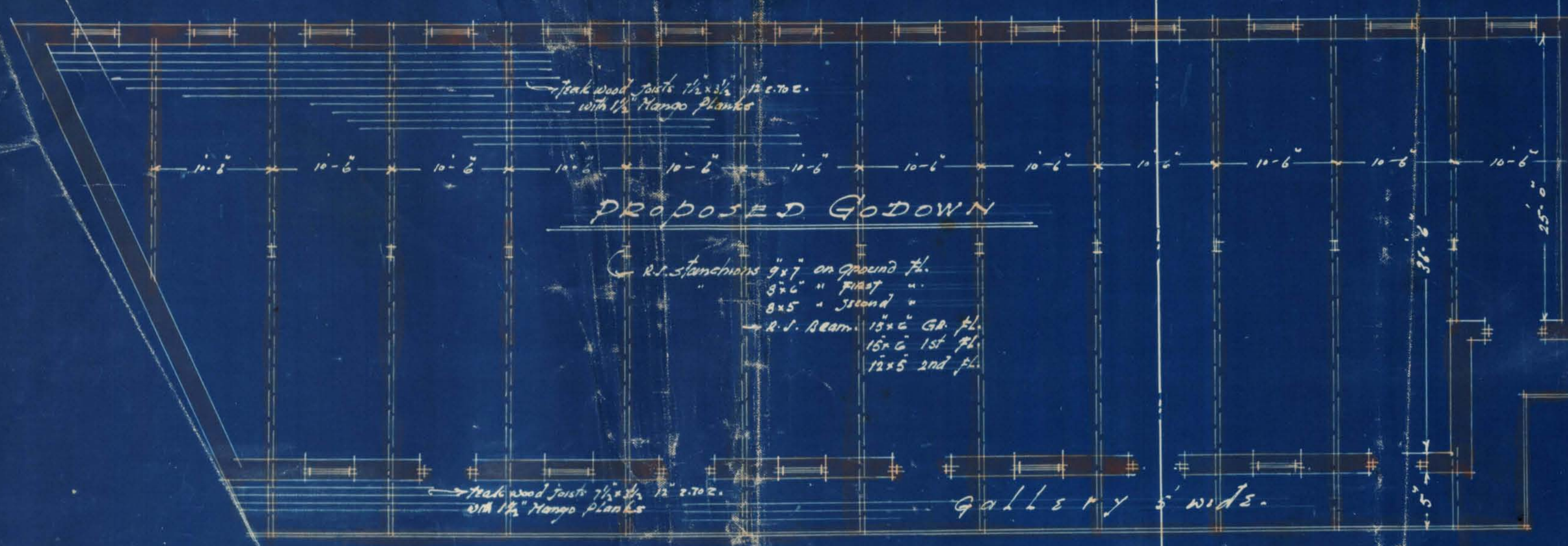
Notes:
1. This sanction does not entitle the owner to build on land not conveyed to him either by the Govt. or the Municipality by a sanad or entry in a sanad.



Front Elevation



Section A-B



Plan of Ground first & second floor

M. S. D. D. D.
Mistri & Bhowar
B.A.S. L. E. S.
Architects & Civil Engineers