



03 114
LAND DEPARTMENT.

FILE No.

of 19

662/69

Compilation No.

Subject

25-L.R.-9

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. 88 94

OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 17/5 1930.

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. Ramchand Ganesha
c/o Mr. H. H. Akha Architect.

KARACHI.

Dear Sir,

With reference to your application dated 31st January 1930

I have to inform you that the plan submitted by you for building
a Compound wall on plot No. 25 sheet No. h. 1-9, 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 to B.S.
h.s.
Co.
H.S.
Som.
Age.

Yours faithfully,

[Signature]

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

16/5

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—Incase of set back or set forward, the first course of Plinths must be laid after the line is checked by the Land Surveyor.



PLAN FOR PROPOSED COMPOUND WALL
ON PLOT No 6 Q^E GARDEN Q^R

SCALE 1" = 1'

APPROVED.

NO OBJECTION.

ARBITRATOR

T. P. Scheme Kurnchi No II
Garden Quarter.

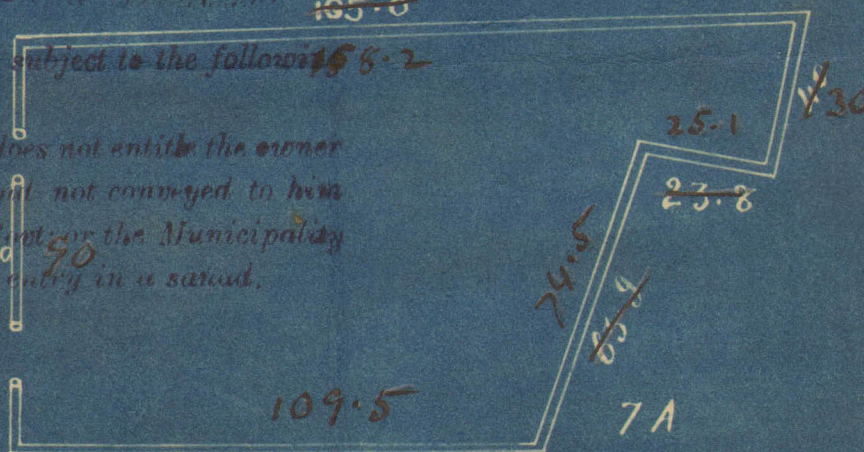
B. Sc., A. M. Inst. C. E.,

Land Manager & Architect.

Note:

Plan is approved subject to the following conditions :-

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.



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.

Ranchant Luvrue

A. H. H. H.
Architect



SECTION OF
COMPOUND WALL



KARACHI MUNICIPALITY.

Reference No. L/B.S. P. 88 94.

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.

Municipal Office,

Karachi, 17th April

To,

The Assistant to the Consulting Surveyor

to the Government of Bombay,

KARACHI.

Sir,

Re : Plot No. 25, L. R-9 Lawrence Quarter.

I have the honour to send you herewith 2 copy of the plan for the proposed compounded well on the above plot, received from Mr. Ramchand Gurdas mal and request you to please state if you have any objection to the same. one of the copies may please be returned with a reply.

I have the honour to be,

Sir,

Your most obedient servant,

[Signature]

17/4

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

Land Manager & Architect.

[Handwritten initials]
17/4

[Handwritten initials]
17/4



5

KARACHI MUNICIPALITY.

Reference No. L/B.S. P. 88 94

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.

³⁰ Municipal Office,

Karachi, 17th April 1930.

To,

Mr. A. H. Alpa (Architect)

per Mr. Ramchand Girdarwal

Dear Sirs,

Re: Plot No. 25, 6.12-9 Lawrence Quarter.

With reference to your letter No. - dated 5. 4. 1930.
~~In continuation of this office~~

I have to inform you that your plan for the proposed Compound
wall on the above plot cannot be passed until I hear from the
Assistant to the Consulting Surveyor to the Government of Bombay.

Yours faithfully,

17/4

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

17/4

cc
16/4



No. K-189.

Revenue Offices,
Karachi, 29th April 1930.

From,

G. R. Desai, Esqr., B.E.,
Assistant in charge.

To,

The Land Manager & Architect,
Karachi Municipality.

Sir,

T.P.Scheme. Karachi No. II. Lawrence Qr.
Building Permission for plots Nos. 25 & 29, L.R-9,
Lawrence Quarter.

I have the honour to return herewith plans
for above plots received under cover of your letter
Nos. L/B.S.P.B.-94 and L/B.S.P.B.191 both dated 17th
instant. I have no objection to raise thereto.

I have the honour to be,

Sir,

Your most obedient servant,

(Sd) G.R.Desai,

Assistant I/C,
Town Planning & Valuation Dept.,
Karachi Branch.

Encl:- 2 plans.

SNT 8.5

*Approval for the
14/5**Pl. I m. as:
Remarks**Pl. will the plan be
sent for C.E.'s sanction
again**No please**14/5*



A. H. AGHA,
ARCHITECT
AND
SURGEON.
++++

WATERCOURSE ROAD,
NEAR GLOBE CINEMA,

Karachi, 5-4-1930

809
814

To,

The Land Manager + Architect
Karachi Municipal

Dear Sir,

I beg to submit herewith
the agreed form of no complaint
and signed by the owner
+ request you to kind
issue permission for the
compound wall to be built
up to no 60. E.H. garden

Yours faithfully
A. H. AGHA
Architect

ds
Omar Malik
certified
Desai's office
7/4
7/4
8/4
10/4

4 APR 1930



AGREEMENT.

THIS AGREEMENT made at Karachi on the 5 - 11. day of April 1930, between Mr. Rauchand
Gurdas mul

resident of Karachi of the one part and KARACHI MUNICIPALITY of the other part.

WHEREAS Mr. Rauchand Gurdas mul who is the registered owner of plot of land bearing Survey No. 6 Q Survey Sheet E-11 Garden Quarter Karachi in the Registration District, Sub-District and Town of Karachi has applied to the said KARACHI MUNICIPALITY, for permission to erect Campudwar on the said plot as per plans submitted and whereas the said Municipality having declared their intention to prepare a Town Planning Scheme of Garden Quarter refused to grant such permission and whereas the said owner has agreed to give an undertaking that on the MUNICIPALITY granting him permission for Campudwar he would not prefer any claim whatsoever nor claim any compensation for the structure, he would now construct in consequence of any action taken by the Karachi Municipality under Section 43 or any other provision of the Town Planning Act.

NOW it is hereby agreed between the parties that in consideration of the KARACHI MUNICIPALITY granting conditional permission to the said Mr. Rauchand Gurdas mul for erecting Campudwar on plot No. 6 Q Sheet E-11 Garden Quarter, the said Mr. Rauchand Gurdas mul hereby agrees and covenants with the KARACHI MUNICIPALITY that he, his heirs, executors, administrators and assigns shall at any time hereafter give up any portion of his building required for the improvement under the Town Planning Scheme without

claiming compensation for the construction allowed to be erected on the plot or otherwise it is further agreed that this agreement no way affects the rights of the Municipality or the obligations of the party of the first part under Town Planning Act.

In witness whereof, the said Mr. Rameshchand
Sudhanshu has set his hand at the place and date
specified above.

Rameshchand

WITNESSES.

(1) A. K. Singh

(2)

Rameshchand



B.S. P. B. 94

30

Dated 13th March 1930.

A. H. Agha, Esqr.,
Architect, K a r a c h i.

Dear Sir,

Re. plot No. 25, L.R-9, Lawrence Qr.

With reference to your letter
dated 24th February 1930, I have to request
you to please send the usual no-compensation
agreement when the plans will be disposed of.

Yours faithfully,

KV. 12/3/30

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

SNT 11.3

for LAND MANAGER & ARCHITECT.



A. H. AGHA,
ARCHITECT
AND
SURVEYOR.
++++

Ref. No. M.

10
WATERCOURSE ROAD,
NEAR GLOBE CINEMA

Karachi, 24. 2. 1930

To

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY,

KARACHI.

SIR,

With reference to your No. 94 dated 13th Feb.
regarding the building plans of the plot No. 25
Sheet No. L.R.S. Lawrence Quarter.

I beg to resubmit herewith the plans duly amended
as desired.

I hope you will find the same in order and therefore
request you to kindly approve the same at an early date so
that work may not suffer.

Thanking you in anticipation

25/2/30
J.L. Attain
25/2
Yours faithfully,

A. H. Agha
Architect.

24 FEB. 1930
435



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. L. M. A. B. S. / P. B. 94 OF 1930.

30

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 13th February 1930.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

A. H. Agha Esq.Karachi.

Sir,

Gentlemen

With reference to your application dated 31-1- 1930,
 with a plan for the proposed ^{compound wall} building/additions and alterations on plot
 No. 25, Survey Shee No. L.R. 9, Lawrence quarter
 I have the honour to inform you that until the following requirements
 are complied with plans cannot be passed:—

- ✓ (1) Depth of foundation masonry & concrete must be
given on plans.
- ✓ (2) The measurements of site plan are not correct.
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

Objections are removed
Plans can now be passed.

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

B. S. 1

1000--1-3-29.

1000--9-12-29.

✓ { *What about no compensations*
against ? 2
7/3

B. SC. A. M, INST. C. E.,

Land Manager & Architect.



62., E-11 12-1
25.1.12-9

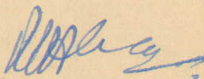
No/R. 252 of 19 30

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 3rd: February 19 30

MEMO

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


for Chief Officer. 3/2

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

Date of disposal _____

Date

19

Health Officer.



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. _____

Sheet No. _____

Applicant's Name Mr. A. H. QuraishiWhether he is the owner of the plot on which it is proposed to build ArticulatedPlot under whose control Govt.Whether it is permanent or temporary — (nil)The work proposed Compound wall.

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

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

Building Surveyor's Report _____

Depth of foundation masonry & concrete is not
given on the plan.

Objections comply with The plans for Compound
wall can now be approved.

100 s/c,

Date _____

L. V. Kadhani
Building Surveyor.

5/2/30



LAND SURVEYOR'S REPORT.

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

Remarks _____

*The measurements of the siti-plan are
not correct.*

Date _____ 19 . Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

*BB + des's study My attn complian to
sent to CDD + Mr Desai.
8/2/30*

Date of disposal _____

Land Manager and Architect.



A. H. AGHA,
ARCHITECT
AND
SURVEYOR.
+++

WATERCOURSE ROAD,
NEAR GLOBE CINEMA,

Karachi, 31-1-1930

13

2/2/30

The Land Manager + Receiver
Kachi Municipality

Dear Sir,

I beg to submit herewith
two copies of the Camp and water
sanitation of the C.D.C. on
Plot No. E-11 garden p. for
your early approval

Yours faithfully
A. H. Agha
Receiver



All submitted
to the Board
for registration
of the plan
for the
water supply
for the
garden

B.S. P.B. 64 ¹⁴ of 1930Dated 27th January 1930

Mr. Ramchand Gurdasmal,
Karachi,

Dear Sir,

Re. plot No. 25, L.R-9, Lawrencegr.

I have to inform you that a copy of approved plan for the proposed compound wall to be erected on the above plot has been received in this office from the City Deputy Collector.

You are therefore requested to apply to the Municipality for permission with three more copies of the plan before commencing the work.

Yours faithfully,

30 ¹/₃₀

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

Land Manager & Architect.

B.S.P.B.64
14/1/30
Reminder issued 19/1/30
Date of delivery & reminder to Mr. Ramchand Gurdasmal
Delivered on 4/2/30
SNT 30.1
12/2
30/1/30
Delivered on 27/2/30

KV.

B.S. to please see whether the work is commenced or not. 14/1/30

15

No: L.R.9/25 of 1930.
Revenue Department,
City Deputy Collector's Office,
Karachi, 29 January 1930.

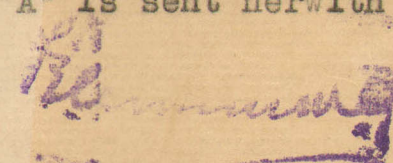
Memorandum,

With reference to his application dated 17th December 1929 requesting permission to build compound wall round plot No: 25 sheet 9, Lawrence Quarter in accordance with plans submitted Mr: Ramchand Gurdasmal is informed that permission applied for is granted but before the work is started due intimation should be sent to the Karachi Municipality.

2. The height of the compound wall should not be more than 5' feet from the ground level.

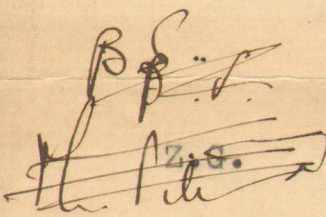
3. Plan No: "A" is sent herewith duly sanctioned.
-ed.

To,


City Deputy Collector, Karachi.

(1) Mr: Ramchand Gurdasmal C/o A.H.Agha Architect,
Water Course Road, Karachi.

✓(2) The Land Manager and Architect, Karachi Municipality, Karachi with one copy of the plan for information.


Pl. attach this with F.C. & keep pending.

Kd
14/3