



No.A-46

TOWN PLANNING SCHEME, Karachi No.II.

From

T. H. G. STAMPER, Esqr., F.S.I.,

ARBITRATOR.

Telegrams—Consurveyor.

Telephone—552.

Revenue Offices,

KARACHI, 29th March 1930.

To

The Land Manager & Architect,
Karachi Municipality,
Karachi.

BS. 1/4/30

Sir,

Plot No.4, L.R.7, Lawrence Cr.

With reference to your No.L/BS.PB-62 dated 14th March 1930, I have the honour to inform you that in view of the fact that the owner has agreed to move the proposed building 10' away from the eastern boundary, there is no objection to granting the permission applied for.

I have the honour to be,

Sir,

Your most obedient servant,

Assistant to Arbitrator.

Encl:—1 plan.

MISTRI & BHEDWAR

B.A.s, L.C. Es.,

ARCHITECTS, ETC.,

D. H. Daruvala, B. E.,

Representative,

Bombay Office, Esplanade Road.

TELEPHONE No. 675



Heritage

KMR.MID.LaQ.1930.01

CENTRAL BANK BUILDING,
BUNDER ROAD.

KARACHI, 13th. March 19 30

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

With reference to the undersigned's interview with you in ~~1930~~ ¹⁹³¹ respect to proposed godowns in plot No.4, L.R.7, Lawrence Quarter, we beg to point out to you that the above plot does not abutt on the Lawrence Road and the objection raised by you in connection with alignment with respect to plot No.3 is not in order. You can insist upon the acquisition of land when we apply for building purpose in plot No.3. We shall feel obliged if you will kindly now return the plans sanctioned as early as possible.

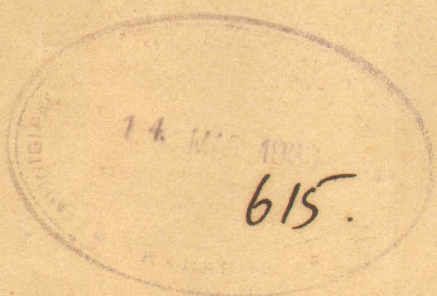
Thanking you,

We beg to remain,
Dear Sir,

Yours faithfully,

MISTRI & BHEDWAR
Architects.

*7.c. attached,
17/3*



*Please pass reply as soon as
Mr. Desai says nothing -
17/3*



Heritage

KMR.MID.LaQ.1930.01

KARACHI MUNICIPALITY.

Reference No. L/B.S. P. B. 62**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, 14th March 1930.

To,

The Assistant to the Consulting Surveyor

to the Government of Bombay,

KARACHI.

Sir,

Re : Plot No. 1,2,3 & 4, 44-7 Lawrence Quarter.

I have the honour to send you herewith 2 copies of the plan for the proposed Godown & Laboratory on the above plot, received from Messrs. Nusservanji Dinshaw & Co. and request you to please state if you have any objection to the same. One of the copies of plan may please be returned to this office with a reply.

I have the honour to be,

Sir,

Your most obedient servant,

A. Rehman
In Service to the President

The Suburban
municipal & building
authorities

12/3

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

Land Manager & Architect.

MISTRI & BHEDWAR
B.A.s, L.C. Es.,
ARCHITECTS, ETC.,
D. H. Daruvala, B. E.,
Representative,
Bombay Office, Esplanade Road.

TELEPHONE No. 675



Heritage

KMR.MID.LaQ.1930.01

CENTRAL BANK BUILDING,
BUNDER ROAD.

KARACHI, 6th. March 19 30

My dear Mody,

Mr. Jamshed has asked me to forward these plans to you personally and to request you to have your sanction as early as possible.

Thanking you.

Yours sincerely,

D. H. Daruvala

B.S. To see me this 14/3;
L

Pl. attached
G.
7/3

Objections 3, 4, 5, 6 removed
+ objections 1, 2 and 7 are explained.
complicated with

KU
7/3

Pl. area,

1007
190
4615
2324
8136

area built

1007
2004
33
1020
4064

Alignment must be marked & left
Sens. the p. of the area for Mr. Desai's objection
Go 9/3/30

MISTRI & BHEDWAR

B. A.s, L. C. E.s.,

ARCHITECTS, ETC.,

D. H. Daruvala, B. E.,

Representative,

Bombay Office, Esplanade Road.

TELEPHONE No. 675



Heritage

KMR.MID.LaQ.1930.01

CENTRAL BANK BUILDING,
BUNDER ROAD.

KARACHI, 6th. March 19 30

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

Re: Proposed godown in plot Nos. 4, 3, 2, & 1, L. R. 7,
Lawrence Quarter.

With reference to your letter No.L.M.A.B.S.P.62 of 1930 dated the 29th. January 1930 in the above matter, we beg to return here-with the plans duly amended.

As regards objection No.1, we may point out to you that our clients do not propose to have any work done over the alignment land abutting on Lawrence Road and we fail to understand why our clients should give no-compensation agreement, with respect to building structures already existing there.

As regards No.2, we may point out to you that as required under the New Town Planning Rules, we set back the building from the side 10'.

The areas built upon and proposed to be built are shown on the plans.

We also enclose here-with calculations for load on stanchions on ground, first and second floors.

Yours faithfully,

D. H. Daruvala

MISTRI & BHEDWAR
Architects.

Enc/-
plans
calculations for stanchions.



MISTRI & BHEDWAR

B. A. s., L. C. Es.,

ARCHITECTS, ETC.,

D. H. Daruvala, B. E.,

Representative,

Bombay Office, Esplanade Road.

TELEPHONE No. 675



Heritage

KMR.MID.LaQ.1930.01

CENTRAL BANK BUILDING,
BUNDER ROAD.

KARACHI, 4th. February 1930.

Calculations for load over stanchions in godown on Plot Nos. 4, 3, 2, & 1, L. R. 7, Lawrence Quarter.

Ground floor stanchions.

Ground floor flooring.	18'-3" x 10'-6" x 3 cwt.s.)	} :-766.5 cwt.s.
1st. " "	18'-3" x 10'-6" x 2 " "	
2nd. " "	18'-3" x 10'-6" x 1 $\frac{1}{4}$ " "	:-239.5 " "
		$\frac{1006}{50.25}$ " or tons;

9" x 7" R. S. stanchions will be good enough to carry 70 tons.

.....

First floor stanchions.

1st. floor flooring.	18'-3" x 10'-6" x 3 cwt.s. :-383 cwt.s.	"
2nd. " "	18'-3" x 10'-6" x 1 $\frac{1}{4}$ " "	:- 239.5 " "
		$\frac{622.5}{31.10}$ " or tons.

8" x 6" R. S. stanchions will be good enough to carry 50 tons.

.....

2nd. floor flooring.

2nd. floor flooring. 18'-3" x 10'-6" x 1 $\frac{1}{4}$ cwt.s. :-239.5 cwt.s. :-2 tons

8" x 5" R. S. stanchions will be good enough to carry 30 tons.

D. H. Daruvala
MISTRI & BHEDWAR
Architects.



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. 62 OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 8th January 1930

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

M/s. Kussemanji. Dinsan & Co.,

40 W. P. H. Daramulla Karachi.

Sir,

Gentlemen,

With reference to your application dated 15-1-1930, with a plan for the proposed building/additions and alterations on plot No. 1, 2, 3 & 4, Survey Shee No. L.P. 7, Lawrence quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) Alignment on Lawrence Road must be left (or no compensation agreement be given) as shown on plan.
- (2) Measurements be correct.
- ✓ (3) 10' from side & 15' from front of road must be left.
- ✓ (4) Calculations for load on structure be submitted.
- ✓ (5) Area of the whole plot, area of the plot already built & area now proposed to be built be given.
- ✓ (6) Area of building including the proposed must not exceed $\frac{1}{2}$ the total area.
- (7) No compensation agreement must be given.
- (8)
- (9)

The plans are returned herewith for amendment.

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

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

Land Manager & Architect.



No/R. 21 of 19 30

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 17. 1. 19 30

MEMO

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

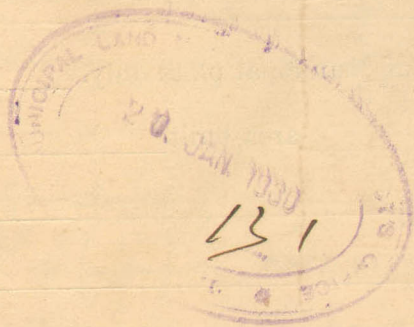
381
Insp. Patni
& show to the of
17/1

for Chief Officer. 7/1

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 18.1.30 19

M. S. Mirza
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. 1,2,3 & 4 Sheet No. LR-7 Lawrence

Applicant's Name Mrs. Nustermanji Jirichani

Whether he is the owner of the plot on which it is proposed to build Yes No.

Plot under whose control Gouti

Whether it is permanent or temporary —

The work proposed Godown

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

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

Building Surveyor's Report _____

Date _____

Building Surveyor.

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



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? yes it is under Lawrence Road widening
 (2) Is the Alignment Correctly Shown? No alignment is shown on the accompanying site plan
 (3) Are the Site Measurements correct? yes, except one side (North east side)
 (4) Is there any encroachment? No.
 (5) Is the plot affected by T. P. Scheme? No.

Remarks

Date 27-1 1930P. M. A. Wick
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

measured & aligned ^{T.P. Scheme} Shri. B. S. Shetty25/1/30aligned on Lawrence Roadmust be left for no comparisonagainst the given) & shown on fly. measured & marked
10' left for ~~door~~ + 15' for road calculated for loss onstanding the submitted, area of plot & area of building& area now proposed. area of building including proposedmarked area & the distance. 27 1/30 no comparisongiven the given,Plans attached30/3/30

Date of disposal

Land Manager and 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

UPTO THE 1st MARCH 1915.

Karachi 9th January 19 30

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 4,3,2,1. Survey sheet Old/New L. R. 7. situated in Lawrence street, Quarter as per Ground plan, Elvation and Section sent herewith in quadruplicate.

The said building will be of the following description.

One ground and two upper storeys.It is intended for the purpose of Godowns.

† Specification of the work will be as follows :—

* I also submit herewith a certificate from the Electricity 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 D.H.Daruvala

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

Address of the owner

AGENTS AND SECRETARIES,
THE KARACHI STEAM ROLLER FLOUR MILLS CO., LTD.

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.



Nature of soil in foundation Hard soil.

Nature of masonry in foundation broken stone & lime concrete & rubble stone.

do Plinth Course Rubble stone & lime mortar masonry.

do Superstructure Course rubble stone masonry.

Kind of woodwork in trusses, post, etc., Teak wood.

Kind of Roof Mangalore tiled roof.

Kind of Floor Mango plank flooring.

Method of Draining Sullage Water _____

—:O:—

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

Karachi dated 14th January 1930.

To,

The Chief Officer,
Karachi Municipality.

Sir,

With reference to the notice under Sanction 96 of the Municipal Act submitted to you by Mr. Messrs. Nusserwanjee Dinshaw & Co.

for the building at Plot Nos. 4, 3, 2, 1, Sheet No. L. R. 7 Lawrence
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. H. Dinshaw

Licensed Surveyor.