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P. 135

511/14

El, andun Past.



Heritage

KMR.CDD.GaQ.1932.02

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

:O:

REFERENCE No. L.M.A.B.S. P.

135-

OF 1932.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 10. 6. 1932.

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

~~Mr.~~ R. B. Tolaran M. Nungarain

C/o. Messrs Shakar & Nungarain

Dear Sir,

With reference to your application dated 16. 3. 32

I have to inform you that the plan submitted by you for building

Sheds on plot No. 511/14 sheet No. 4.E., Garden.

Quarter, is approved and permission to build in accordance therewith is granted.

The building must be erected in accordance with the Bye-laws and Rules of the Municipality.

A copy of approved plan is attached herewith.

Yours faithfully,

B. Sc., A. M. Inst. C. E. 10/6
Land Manager & Architect.

NOTICE. 1:—This sanction holds goods, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

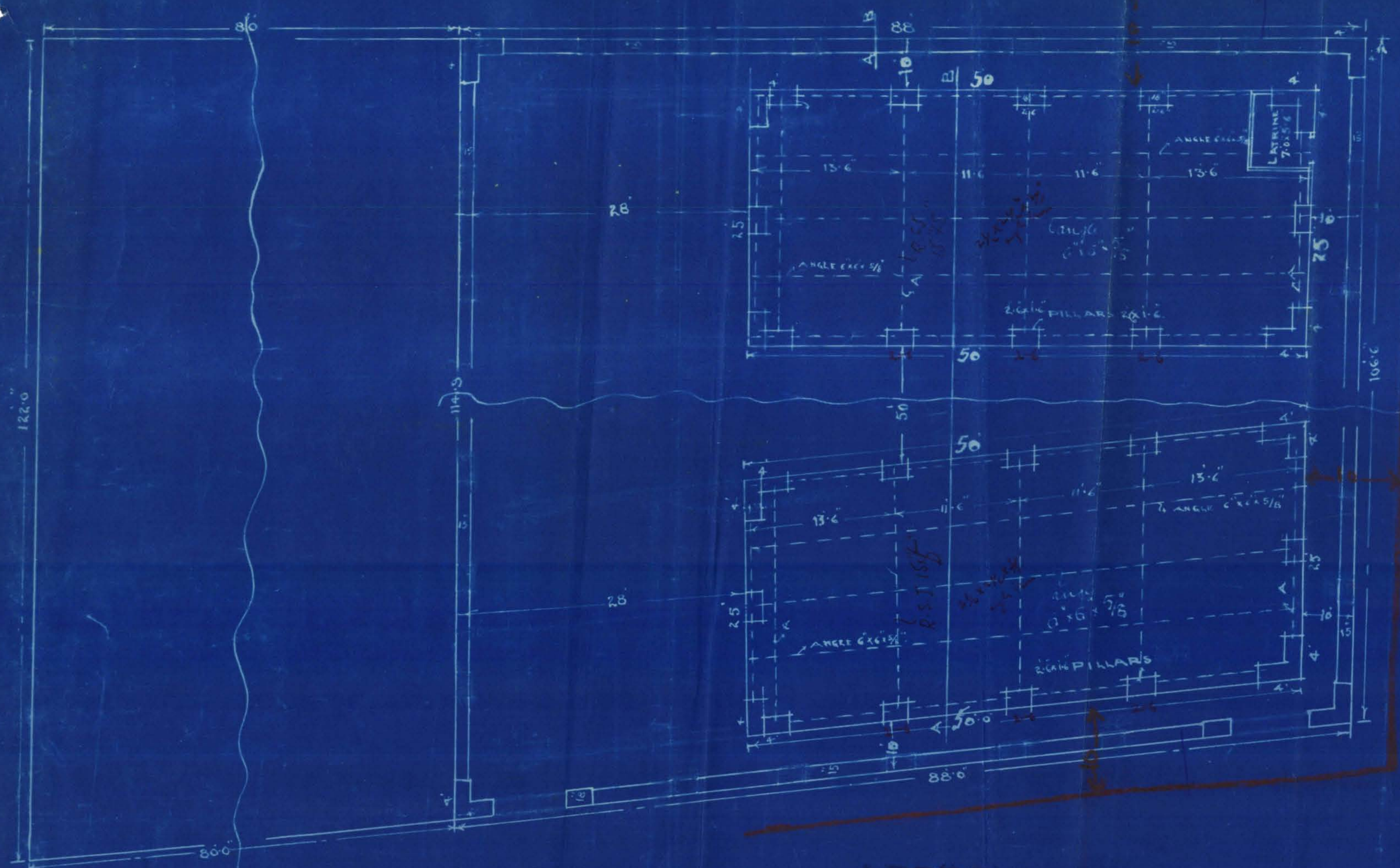
NOTICE. 2:—This sanction does not entitle the owner to build on land not conveyed to him either by the Government or the Municipality by a sanad or entry in a Sanad.

NOTICE. 3:—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 nuisance.



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FOUNDATION

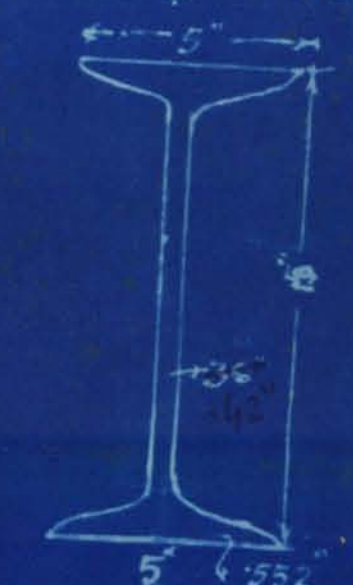
KMR.CDD.GaQ.1932.02



AMENDED
PLAN SHOWING PROPOSED SHEDS
FOR STORAGE
ON PLOT NO. 511/14 GARDEN EAST

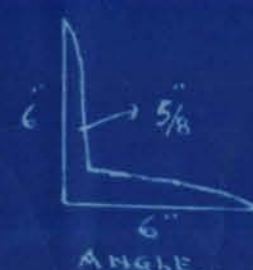
GARDEN Q.B.
SCALE 8" TO 1"
TOTAL AREA 1110 SQ. FT.
BUILT AREA 277 SQ. FT.

SCALE 1/4" = 1' ACTUAL



SECTION OF COMPOUND WALL

SECTION OF GIRDER 'A'



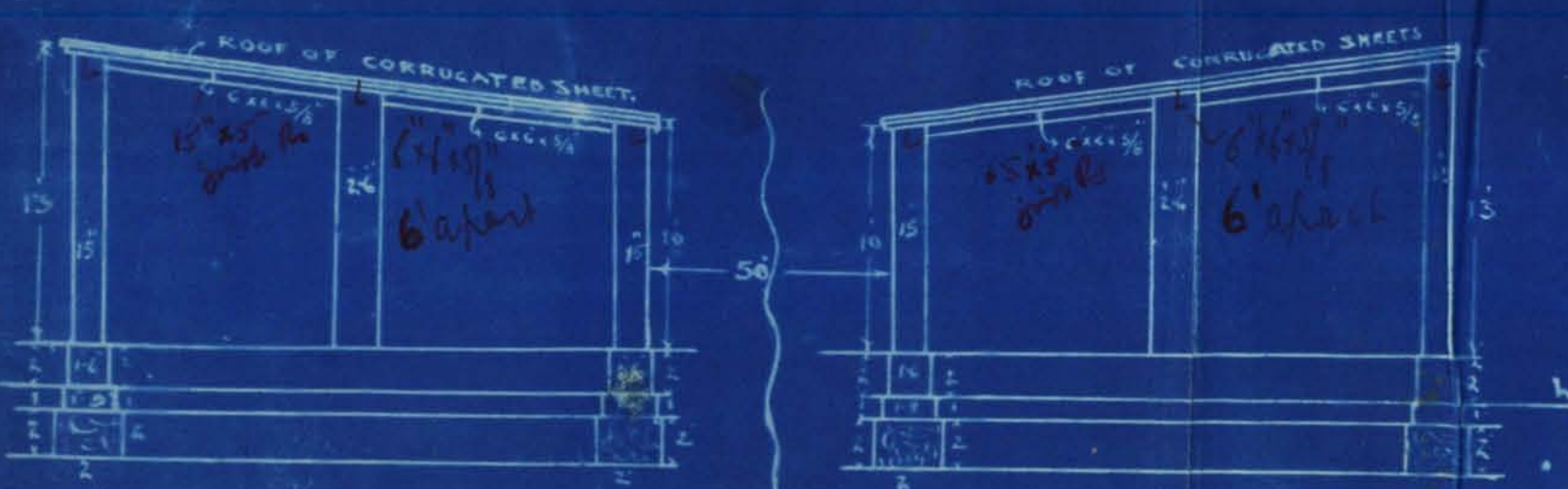
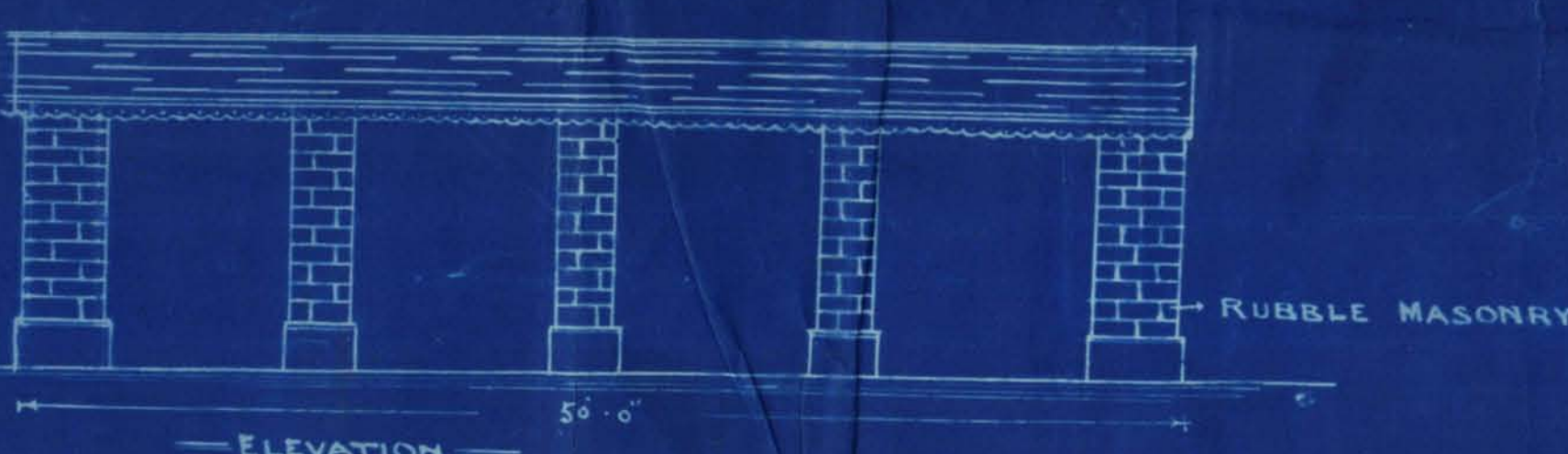
APPROVED.

[Signature]

R. K. Mahar, B.E.
Land Manager & Architect

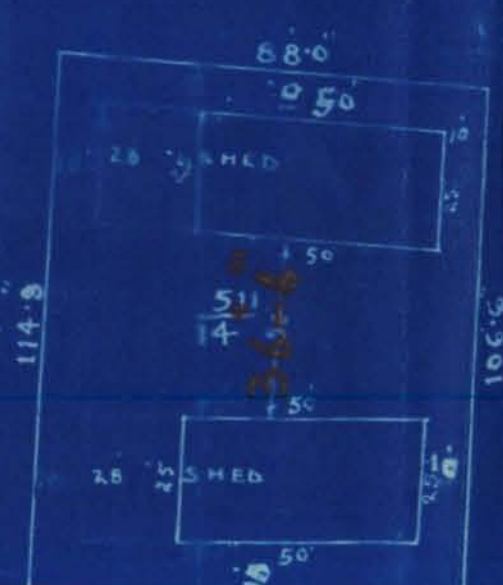
This sanction holds good, provided the work of construction is commenced within the time limit specified in this sanction. Any delay in the commencement of work will be deemed to have lapsed.

Plan is approved subject to the following conditions:-
1. This sanction does not entitle the owner to build on land not covered by this sanction. The land in the vicinity of the shed is to be used for a garden or other purpose.



SECTION ON A-B

SITE PLAN
SCALE 1/4" TO 1'



PLOT
511/15

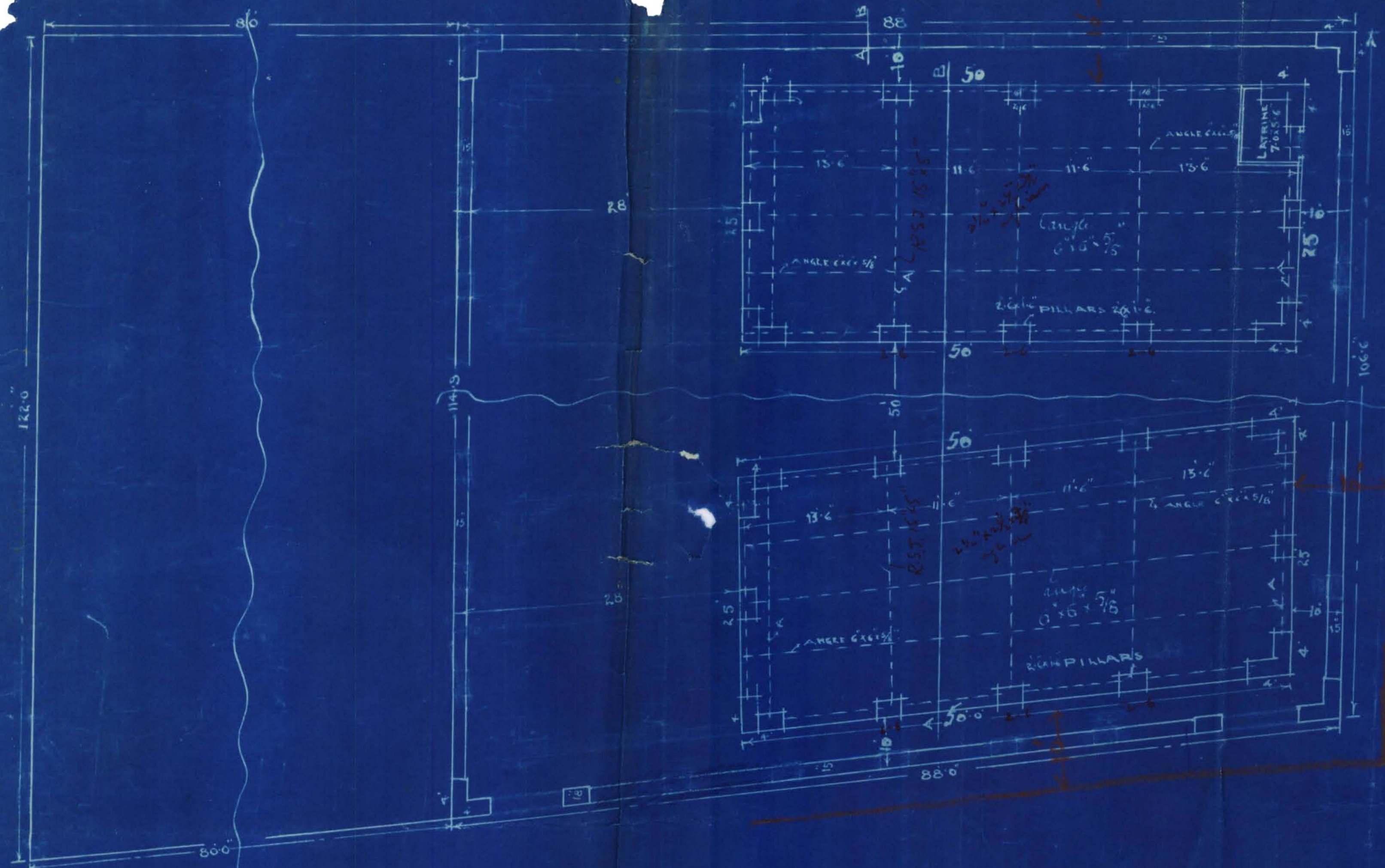
R. K. Mahar, B.E.
THAKAR & HINGORANI
ENGINEERS,
ARCHITECTS & SURVEYORS,
WATER COURSE ROAD,
KARACHI.

T. M. Hingorani
OWNER



Heritage
FOUNDATION

KMR.CDD.GaQ.1932.02



PLAN SHOWING PROPOSED SHEDS

FOR STORAGE
ON PLOT NO. 511/14 GARDEN EAST

GARDEN Q.E.
SCALE 5/16"

TOTAL AREA 1110 SQ. FT.
BUILT AREA 277 SQ. FT.

SCALE 1/4" = 1' 0"



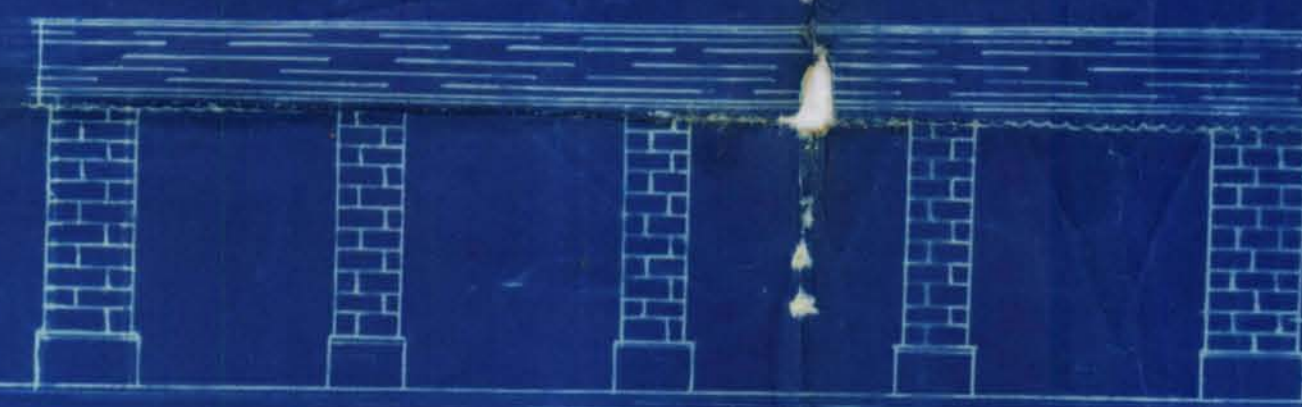
SECTION OF COMPOUND WALL

SECTION OF GIRDER 'A'

APPROVED:

[Signature]

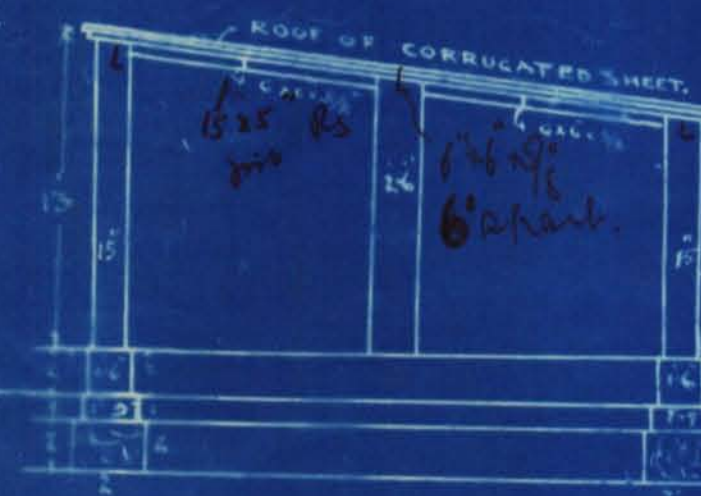
By Mr. A. M. Ind. V. R.
Chief Manager & Architect.



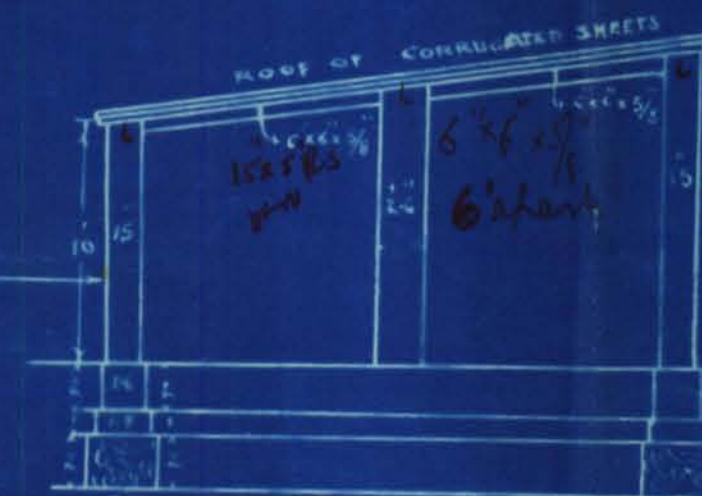
ELEVATION

RUBBLE MASONRY

1. The shed is proposed subject to the following conditions:-
2. The shed is to be built on the site of the existing shed.
3. The shed is to be built on the site of the existing shed.
4. The shed is to be built on the site of the existing shed.

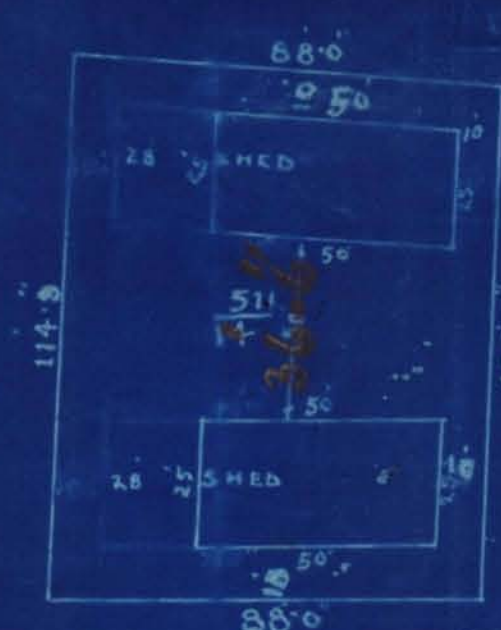


SECTION ON AB



SITE PLAN
SCALE 5/16"

PLOT
511/15



R.K. Haker. B.E.

THAKAR & HINGORANI

ENGINEERS

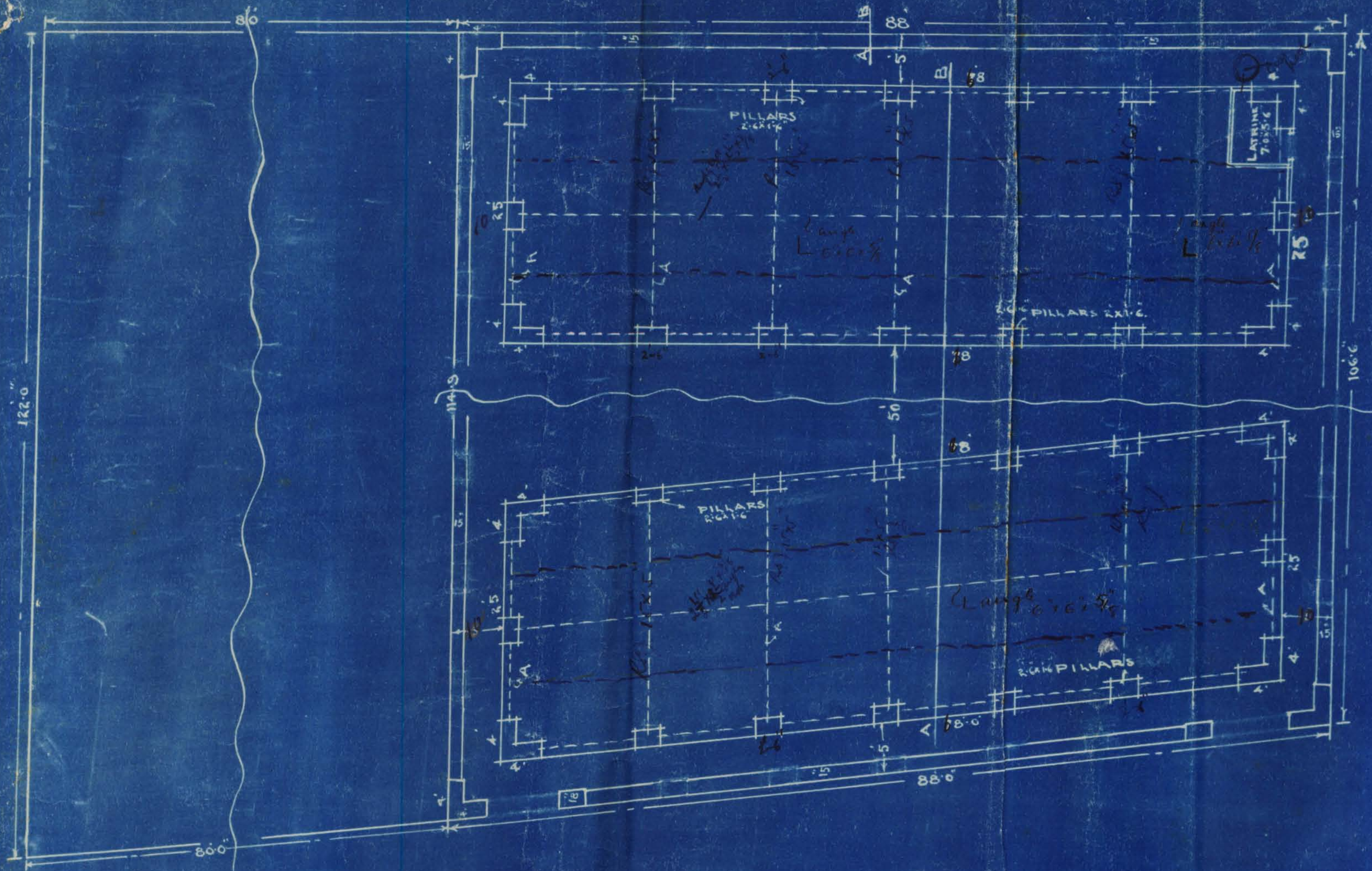
ARCHITECTS & SURVEYORS

WATER COURSE ROAD

KARACHI.

T. M. Hingorani

OWNER

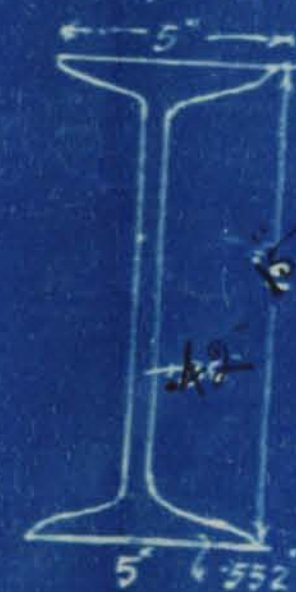


PLAN SHOWING PROPOSED SHEDS

FOR STORAGE OF MATERIALS
ON PLOT NO. 511/14 GARDEN EAST

GARDEN Q.B.
SCALE 5/101

SCALE 1/2 ACTUAL

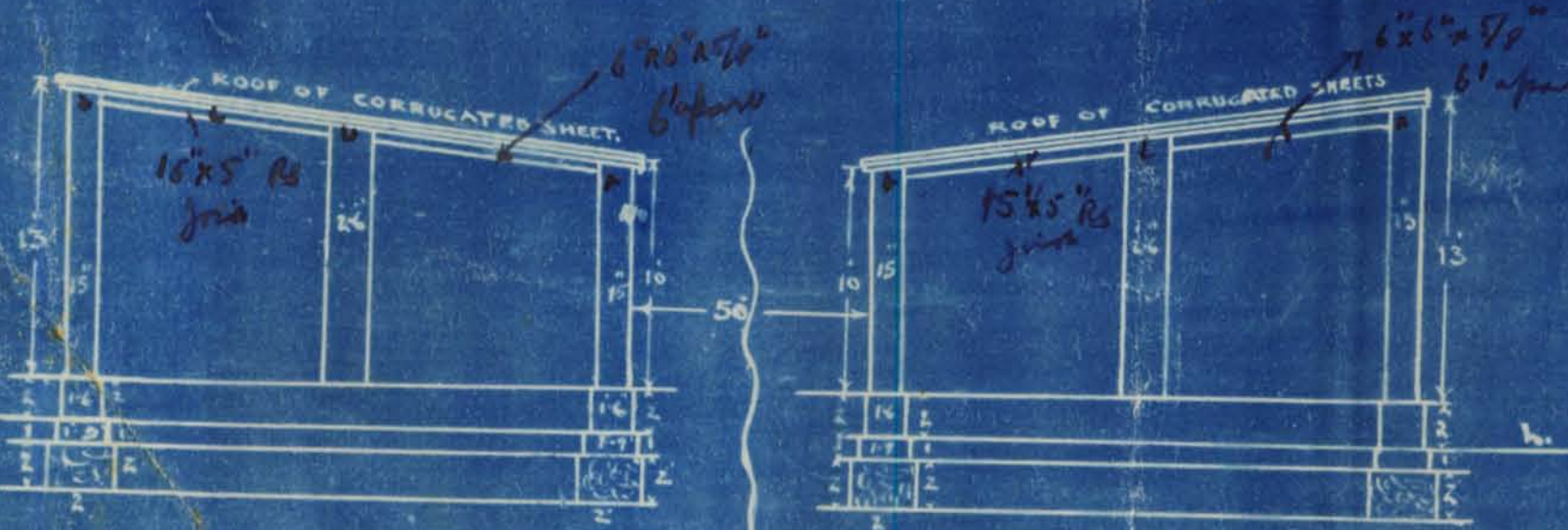


SECTION OF COMPOUND WALL

SECTION OF GIRDERS A

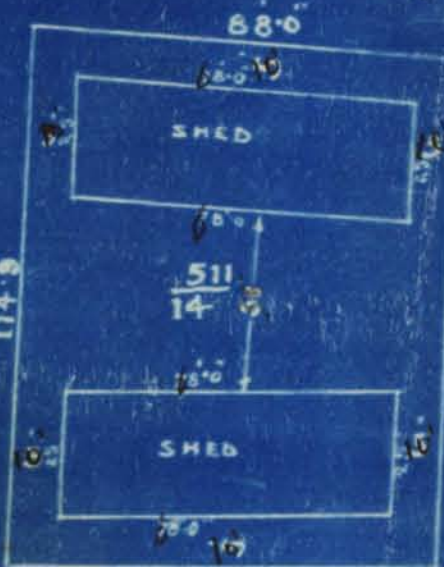


ELEVATION



SECTION ON AB

SITE PLAN
SCALE 4/101



PLOT
511/14

R. K. Hingorani

THAKAR & HINGORANI
ENGINEERS
ARCHITECTS & SURVEYORS
WATER COURSE ROAD
KARACHI

T. M. Hingorani

OWNER



Heritage

KMR.CDD.GaQ.1932.02

NOTES SECTION.

:0:

Building Department.

:0:

Case No. P/A 135 of 1932.

Applicant's Name Sataram M. Hingorain
Architect's Name Mr. Shakar &
Plot No 511/14 Sheet No. G. E Garden Quarter

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

Date of despatch 16. 3. 1932

Passant
for Chief Officer,

MUNICIPAL HEALTH OFFICER'S REPORT

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

Date of receipt 16/3/32

*It should be specified
what purpose is shed are
required*

*No objection vide
H.O's remarks dated 21/4/32*

Date of disposal _____

Date 18-3-1932.

Health Officer.



BUILDING SURVEYOR'S REPORT.

Plot No. 511/14 Sheet No. G. E Quarter Garden

Name of owners as per Land Register Talpram 11 Hingorani

Applicant Government - Do.

Plot under whose control Government

Whether it is permanent or temporary Permanent

Lease

The work proposed

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

Area of the plot (Newly sold) area built.

Whether there is any unauthorised works existing on the plot

Remarks

✓ 6' to be built up from sides.
✓ 3' compound wall to be 5' solid and
portals above if required.
16/4

no objection
16/4

Date

Building Surveyor.



LAND SURVEYOR'S REPORT

- (1) Does the plot come under Alignment? _____
- (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? No
- (6) Is in plot subject to any conditions of previous sub-division and amalgamation? _____

Remarks _____

Date _____ 19 _____

Remarks of _____

Land Surveyor. 4/4

LAND MANAGER AND ARCHITECT.

His dir 1885 of 1/2, please show triple as S.S
5/4

I. K. Desai

28/4
Land

I have approved
20/5
Land

Date of disposal _____

Land Manager and Architect.



24

25

Handwritten text, possibly a signature or name, in cursive script.

26

Handwritten text, possibly a signature or name, in cursive script.

27

Handwritten text, possibly a signature or name, in cursive script.

Handwritten text, possibly a signature or name, in cursive script.

Handwritten text, possibly a signature or name, in cursive script.



KARACHI MUNICIPALITY.

N. J. MODI.

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. 1-135 OF 193

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 5. 4. 193

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

TO,

Shri M. Hingorani Esq.
Ch. M. Shaker

Dear Sir,
Gentlemen,

With reference to your application dated 15. 3. 1932 with a plan for the proposed building/additions and alterations on plot No. 511/14, Survey Sheet No. 9. 2; Garden quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) It should be specified for what purpose the sheds are required.
- (2) 10' must be left from side
- (3) Compound wall to be 5' solid and perforated above if required.
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

Yours faithfully,

L. G. M.
B. Sc. A. M. INST. C. E.
Land Manager & Architect.



Heritage

KMR.CDD.GaQ.1932.02

MEMORANDUM.

8

Thakar & Hingorani**ENGINEERS,****ARCHITECTS & SURVEYORS.**

WATERCOURSE ROAD,

To,

No. _____

Land Manager and Architect,Karachi Municipality

12th A 193 2

P. H. H. 14/4

Re. yours no. L.M.A.B.S.P.135

With reference to the above we beg to state that:-

- 1) The sheds are to be used for storage purposes.
- 2). 10 feet has been left from sides.
- 3). Compound walls will be made five feet solid.

The plans are sent herewith for favour of early disposal.

Thanking you,

Yours faithfully,

for

THAKAR & HINGORANI.

R. H. H. H.

Thomas with Combs H.O.
 The architect writes that the sheds are
 meant for storage purposes.

2079

Prop. Sengajani
 to show to ppl

16/4
 J. L. M.

19/4

no objection

21/4

P. Shum

S. Shum. will 10' x 5' gdn
 do for 25' span?

21/4

23/4/32

$$\begin{array}{r}
 5 \quad 3 \\
 2 \frac{1}{2} \times 12 \\
 \hline
 20 \frac{1}{2}
 \end{array}
 = 15 \times 5$$

P.S. Quid

By S. Shum Secy
 Tosum

27/4/32

Submitted to M.O.A., the size of
 the RS beam is altered to 15' x 5'.
 There now seems to be no objection
 from structural point of view.

26/4/32

P.S. R. R.

28/4/32



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, 15/3/ 193 2

Date of delivery at Municipal Office.

To,

THE CHIEF OFFICER,

KARACHI MUNICIPALITY.

Dear 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 511/14 Survey sheet Old/new Garden East situated in _____ street Garden Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

It is intended for the purpose of _____

†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 M^r Thakar & Hingorani

I hereby under take 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 Totaram M. HingoraniAddress of the owner cto M^r Thakar & Hingorani

See on the reverse.

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

NOTICE:—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.

NOTICE:—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 Muram.Nature of masonry in foundation Rubbledo Plinth Rubbledo Superstructure Rubble

Kind of woodwork in trusses, post, etc. _____

Kind of Roof Corrugated Iron Sheet

Kind of Floor _____

Method of Drawing Sullage Water _____

_____ : O : _____

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

Karachi, dated _____ 193 _____

To

The Chief Officer,

Karachi Municipality.

Sir,

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

for the building at _____

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

I beg to remain,

Sir,

Your most obedient servant,

R. K. Hakkar

Licensed Surveyor.



Heritage

KMR.CDD.GaQ.1932.02

KARACHI MUNICIPALITY.

—:0:—

Reference No. L/BS. P. 135/32

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.

Municipal Office,

Karachi... 30. 4. 1932.

To,

The Assistant to the Consulting Surveyor

to the Government of Bombay,

KARACHI.

Sir,

Re: Plot No. 51/4 B.E. Ga. Quarter.

I have the honour to send you herewith a copy of the plan for the
 proposed Sheds on the above plot, received
 from Mr. Jahan N. Hingora and request you
 to please state if you have any objection to the same.

I have the honour to be,

Sir,

Your most obedient servant,

24/4

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



Heritage

KMR.CDD.GaQ.1932.02

No. A-106

TOWN PLANNING SCHEME, KARACHI NO. II.
Garden Qr.

From

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

ARBITRATOR.

Telegrams - Consurveyor.

Telephone - 553

Revenue Offices,

KARACHI.

6th May 1932.

To

The Land Manager & Architect,
Karachi Municipality, Karachi.

Sir,

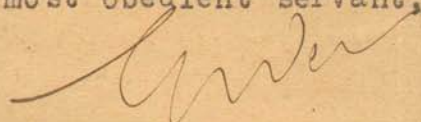
Plot No. 511/14, G.E. Garden Qr.

With reference to your letter No. BSP.135/32 dated 30-4-32, I have the honour to return herewith the plans which cannot be approved as the area proposed to be built exceeds the 1/4th limit.

I have the honour to be,

Sir,

Your most obedient servant,


Assistant to Arbitrator.

Encl:- Plans.

O.

C
1. ~~call the area~~ ^{area} ~~an architect~~ ^{correct plan}
on which ^{1/4}
with area ^{1/4}
6/9/32



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

—:O:—

REFERENCE No. L. M. A. B. S. / 135- OF 193 .

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 11-5-1932.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. P. K. Thakur
architect

Dear Sir,

Gentlemen,

With reference to your application dated 26-4-1932 with a plan for the proposed building/additions and alterations on plot No. 511/14, Survey Sheet No. 9.6, Garden quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) *Correct Plans showing the 1/4th area to be built upon must be submitted.*
- (2)

(3)

(4)

(5)

(6)

(7)

(8)

(9)

PAID 11/5

The plans are returned herewith for amendment.

Yours faithfully,

do. 10/5
B. Sc. A. M. INST. C. E.
Land Manager & Architect.

MEMORANDUM.

Thakar & Hingorani
ENGINEERS,
ARCHITECTS & SURVEYORS.

WATERCOURSE ROAD,

Karachi, 11th May 1932

To,

No. _____

Land Manager & Architect

Karachi Municipality



Dear Sir,

Re. Plot 511/14 Garden East, Garden Quarter.
Your No. B.S.P. 135

As desired in your favour of the date asking for an amended plan, we have the honour to submit herewith three copies of same and request an early disposal.

Thanking you,

Yours faithfully,

R. K. Thakar
for Thakar & Hingorani.

Handwritten notes:
c. Thakar & Hingorani
d. P.S. Me
12/5



KARACHI MUNICIPALITY

Reference No. L/BS. P. 135/32

N. J. MODI,

B. Sc., (ENGINEERING LONDON)

A. M. INST., C. E., L. C. E.,

A. M. I. E. E., M. R. SAN. I.

LAND MANAGER & ARCHITECT.

Municipal Office,

Karachi, 13. 5. 1932

To,

R. B. Joharai in Hingorai
Ch. Mr. Shapur

Dear Sirs,

Re: Plot No. 51/1 E. G. Garden Quarter.

With reference to your letter No. _____ dated 11-5-1932
~~In continuation of this office~~

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

Yours faithfully,

30/5
B. Sc. A. M. INST., C. E.
Land Manager & Architect.



KARACHI MUNICIPALITY

:O:

Reference No. L/BS.P 135/32

Municipal Office,

Karachi, 13. 5. 1932

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.

To,

The Assistant to the Consulting Surveyor

to the Government of Bombay,

KARACHI.

Sir,

Re: Plot No. 511/14 G. E. Gasim Quarter.

I have the honour to send you herewith 2 copies of the plan for the proposed Shed on the above plot received from Mr. Johara M. Hingorai and request you to please state if you have any objection to the same. One of the copies of plan on cloth may please be returned with a reply.

I have the honour to be,

Sir,

Your most obedient servant,

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

Land Manager & Architect.



No.A-120

17

TOWN PLANNING SCHEME, KARACHI NO.II
Garden Gr.

From

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

ARBITRATOR.

Telegrams—Consurveyor.

Telephone—552.

Revenue Offices,

KARACHI. 19th May 1932.

To

The Land Manager & Architect,
Karachi Municipality, Karachi.

Sir,

Plot No.511/14,G.E.

I have the honour to return herewith the plan for the above plot received under cover of your letter No.BSP-135/32 dated 13-5-32. I have no objection to raise thereto subject to amendments.

I have the honour to be,

Sir,

Your most obedient servant,

Assistant to Arbitrator.

Encl:-1 plan.





KARACHI MUNICIPALITY.

19

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. 1357 OF 1932.

LAND MANAGER & ARCHITECT'S OFFICE,
KARACHI, 20.5.1932.

To,

R. B. Toparam in Hingorani

Dear Sir,

With reference to your application with plan received on 11.5.1932.
for building on plot No. 51/14 sheet No. 4.6. Garden 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.

Yours faithfully,


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

L. M. A/B. S.

of 1932.

Municipal Office,

Karachi, 20.5.1932.

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.



No. G.E. 511-14 of 1932.
Revenue Department,
City Deputy Collector's Office,
Karachi, 7th June 1932.

Memorandum,

With reference to his application dated 21st May 1932 on the subject of permission to build on plot No. 511/14 Garden East in accordance with plan No. 34 approved by the Engineer Karachi Municipality M. B. Totaram M. Hongorani is informed that the permission applied for is granted to construct sheds subject to the condition that they are at no time converted into dwellings of any description without the previous sanction of the Collector. Before the work is started due intimation should be sent to the Karachi Municipality.

2. Plan No. 34 is returned herewith duly sanctioned.

P.H. 96.

7th June 1932
City Deputy Collector, Karachi.

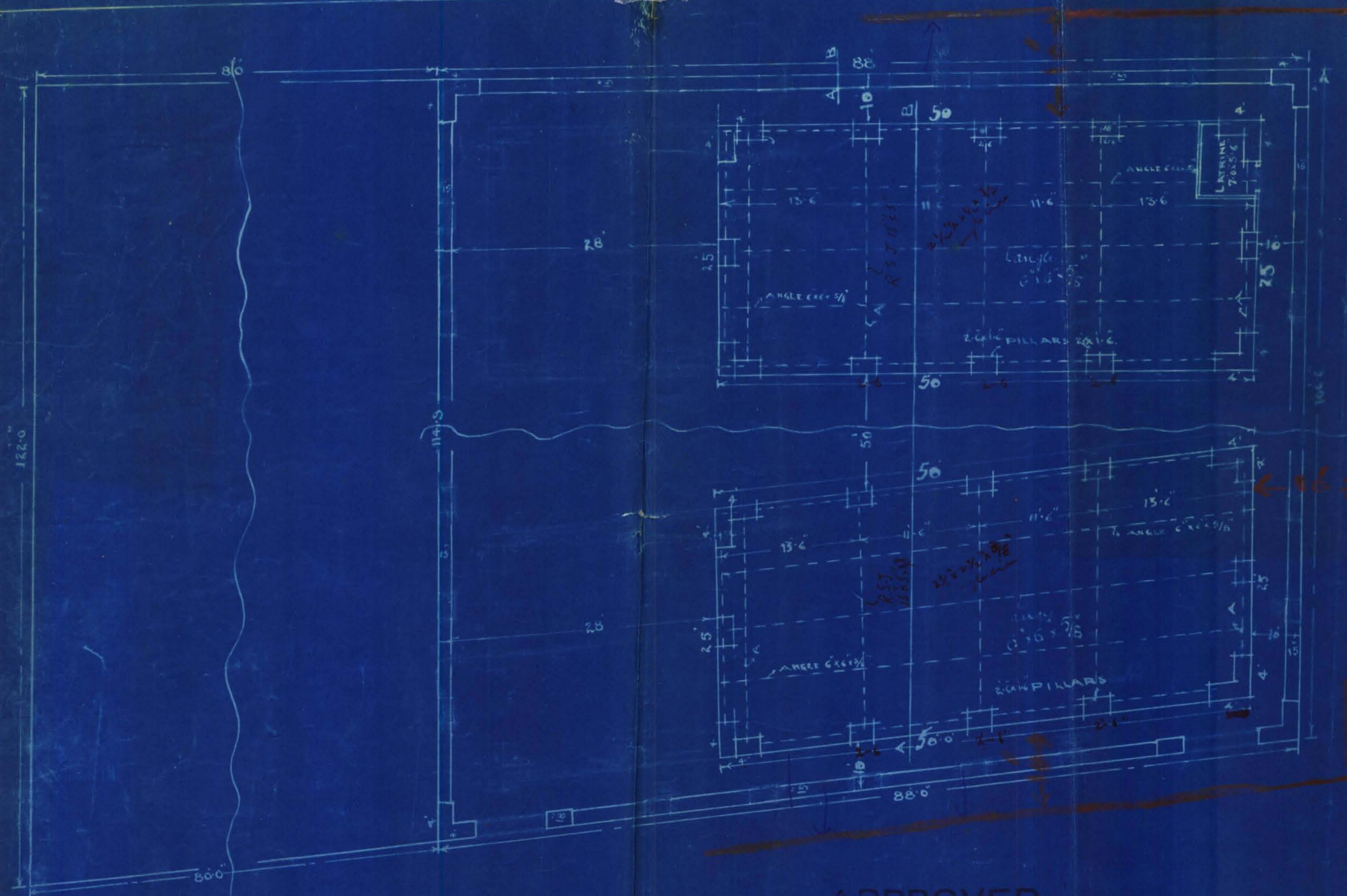
1. R.B. Totaram M. Hongorani C/O Mr. Thakar & Hongorani.
2. The L.M.A. Karachi Municipality with one copy of plan for information with reference to his No. LMA.BS.PB 135 of 20-5-32.
3. The Income Tax Officer, Karachi for information.

Shah.



Heritage
FOUNDATION

KMR.CDD.GaQ.1932.02



AMENDED
PLAN SHOWING PROPOSED SHEDS
FOR STORAGE
ON PLOT NO. 511/14 GARDEN EAST

GARDEN Q.B.
SCALE 5/16"

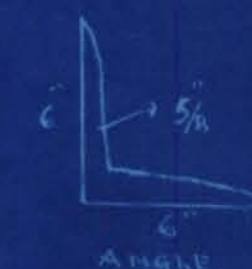
TOTAL AREA 1110 SQ. FT.
BUILT AREA 277 SQ. FT.

SCALE 1/4" = ACTUAL



SECTION OF GIRDERS 'A'

SECTION OF COMPOUND WALL

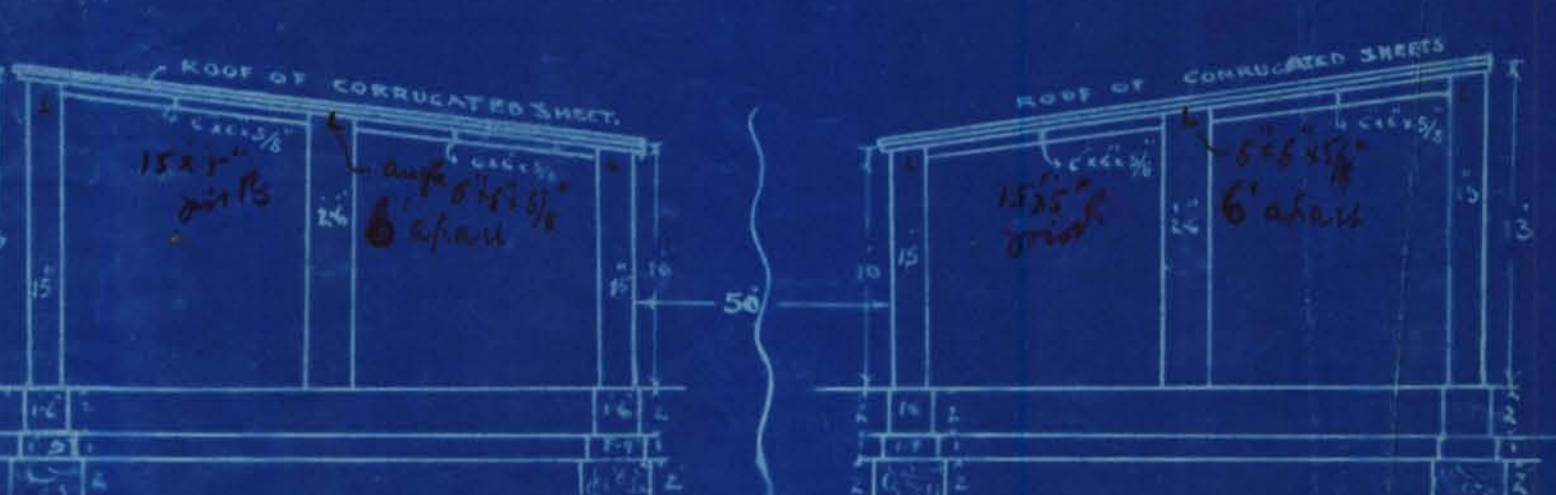
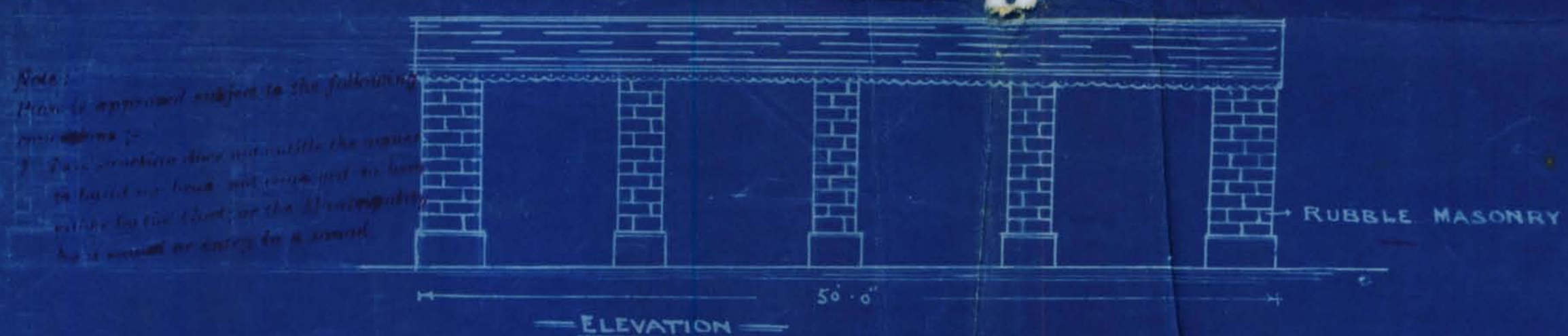


APPROVED.

S. P. Modi

B. Sc. A. M. I. E. E.
Land Manager & Architect

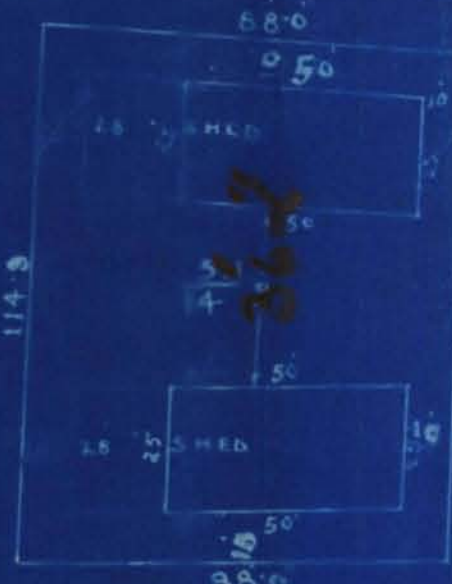
Note:
This elevation is for the purpose of the plan only. The actual construction of the shed will be as per the plan and the section.



SECTION ON AB.

SITE PLAN
SCALE 5/16"

PLOT
511/15



R. K. Hagar. B.E.
THAKAR & HINGORANI
ENGINEERS,
ARCHITECTS & SURVEYORS,
WATER COURSE ROAD,
KARACHI.

Totaram M. Hingorani

OWNER