



29.



Heritage

KMR.CDD.MaQ.1920-1924.01

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London).

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

A. M. I. S. E., R. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A.

5317924.

LAND MANAGER & ARCHITECT'S OFFICE,
KARACHI.

Karachi, 19th September 1924.

23rd

Memo,

Re: Plot No. 32B/1, C-6 Market Quarter.

With reference to his application dated 30th August 1924 Mr. Purshotam Hirji is informed that the plan for the proposed building on the above plot is under consideration and his request will be taken into consideration.

N. J. Modi
27th

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

Land Manager & Architect

me
BS in Ref. of the above
has been approved
31/12

P. J. Modi
24/12/24
Inspection
8/11

after
has been built
BS
10/12/24
me
11/11

32-B-C-6

13

Rambharati Street

Khori Garden

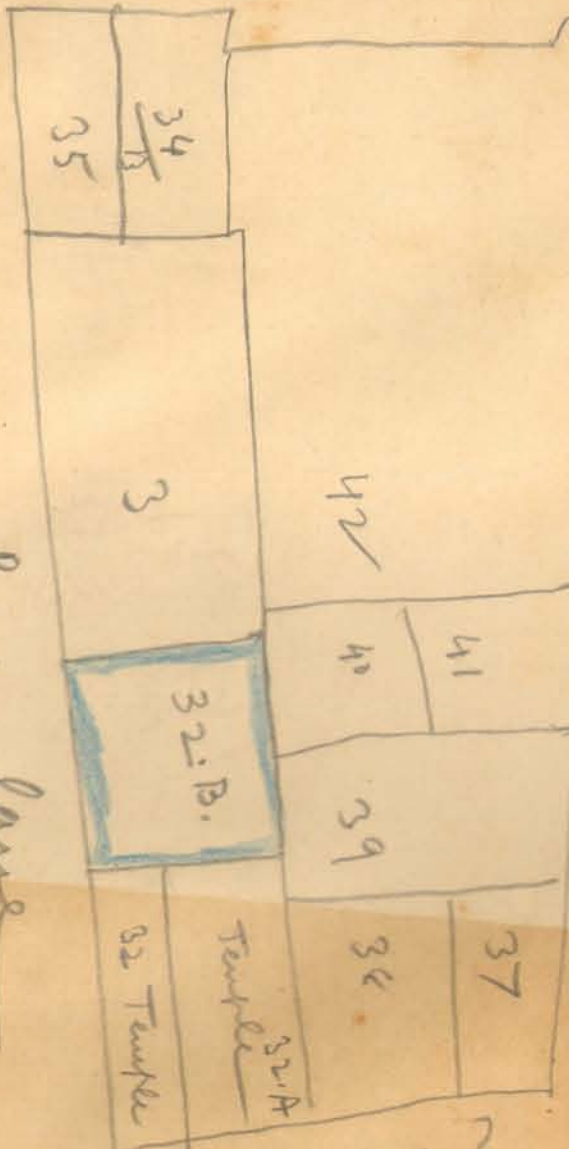
Pani Lane

Kunda Street

Asyopal Street

Murad Khan Road

Kutchiwada Lane



381

10th January

5

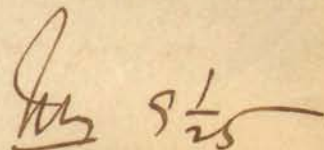
M E M O : -

Re. Building plan for plot No.32B, C-6, Market Qr.

In continuation of this office No.6061 dated 31st October 1924, Mr. Tekchand Tulsidas is informed that the plot being under the control of Government, sanction of the City Deputy Collector must be obtained to the proposed subdivision which matter is still pending.

Secondly he is informed that there is also a question of alignment land which is proposed to be granted to him as per his application for the same and such area will not be allowed to be built upon until after the Commissioner's sanction. The site plan differs from the new city survey plan in as much as the front line on Para lane differs from the same.

The amended plan cannot therefore be approved owing to the above reasons.



8-1-25.

B. Sc., A. M. I. C. E.
LAND MANAGER & ARCHITECT.



Memo

Re: Blof. plan for plan no $\frac{32}{B}$ C-6 ~~referred~~
with ref to his appl. A

In continuation of this office no 6061 of ³¹ 29 Oct.
1924 Mr. Teekchand Tulsis is informed that
the plan being under the control of Govt.,
Sanction of the C.D.C. must be obtained to
the proposed subdivision which is ^{matter} pending.

Further he is informed that there is also a
question of alignment too which is
proposed to be granted to him as per his
appl. for the same & such case
will not be allowed to be built upon
until after the Commission has sanctioned.

The site plan deffer for the new city
Survey ~~see~~ plan is as well as the
front line on post date appl. for the
same.

The above plan cannot therefore
be ~~considered~~ approved owing to the above
reasons.

[Signature]
21/1/25
L. H. S.

Forwarded with Compliments
to the Land surveyor for favour.
Formulas about item no. 2, 5
and 6 on objections form.
True and certified copy
from the original records
for verification.

Other items have been
Complied with by the architect

18/12/11

Submitted to the L.M.S.

Evidently ^{the} plot ~~is~~ in question has been shown
in the City Survey record as a separate holding
as decreed by the Court. But it being under
the control of Govt. a reference shall be
made to the C.D.C. if sanction is accorded by
the Subdivision which question is also pending.
2ndly there is a separate correspondence re: the
grant of alignment to the plot pending disposal
& until this is disposed of the applicant
cannot build on the area proposed to be granted.

L.S.

Inform the owner of the
plot of the
proposed

25/11/11

The front line of the plot on Para Lane
differs from that of the new survey.

He seems to have already decided the portion
which is proposed to be granted -

20/12

5/1/25

SS

21/1



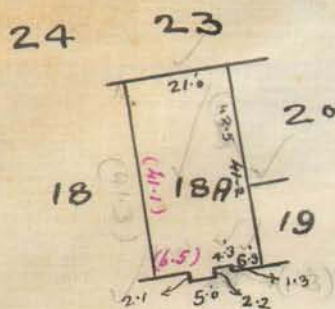
(27)

MARKET Q^RFINAL N^o $\frac{1}{18A}$ (OLD N^o $\frac{C-6}{P.O.32B}$)
Scale 40' = 1"

N



Note - The red ink figures in brackets denote scaled measurements.



PARA LANE



Name of Applicant Lekhand Subidas
 Date of Application 5-11-24.
 Copy Delivered on 9-12-24.
 Copy Prepared on 4-12-24.
 Copy prepared by M. Raval
 Copy Compared by all 4/12/24.
 Cost of paper }
 Copying fees. } --8--

True copy

Amma chob

1924
 KMR.CDD



FINAL DECREE.

In the Court of the Judicial Commissioner of Sind.

District Court Jurisdiction.

Suit No: 1019 of 1920.

Teckchand Tulsidas, Hindu, adult, merchant,
residing in Karachi - - - - - Plaintiff.

Versus

Thakur Virji son of Tulsidas, Hindu, adult,
merchant, residing in Karachi - - - - - Defendant.

The matter having been referred by the parties to the Commissioner, who having submitted his report, notice was issued to the parties, who having filed no objections, and the matter coming on this day for disposal before E. Raymond Esquire, Additional Judicial Commissioner of Sind in the presence of Mr. Naraindas Pleader for the plaintiff and the defendant being absent; It is ordered and decreed in terms of the Commissioner's report as under:-

" I have verified the dimensions of the plot personally by actual measuring and ^{find} ~~find~~ that the dimensions are correct as shown in the sketch filed with the proceedings the plot is very nearly a square plot and admits of actual partition into two equal shares. At first there was wrangling between the parties regarding the selection of the divided portions but afterwards they agreed by mutual consent that the portion adjoining the temple be awarded to the plaintiff and the other half to the defendant.

" The plot is therefore partitioned as follows:- The side on the south facing the Para Lanexxxa and the Khori gardens measures 45 feet and 3 inches, half of this will be 22 feet and 7½ inches and the northern side measures 42 feet, 9 inches, half of which will be 21 feet and 4½ inches. I have actually drawn a mark and shown to the parties when the partition wall can be put up.

" The plaintiff is therefore given a portion adjoining to



the temple measuring 22 feet, 7½ inches on the south and 21 feet 4½ inches on the north and the eastern and western sides being 41 feet each, and the other half of the equal dimensions is given to the defendant."

Given under my hand and the seal of the Court this 25th day of November 1921.

Sd. E. Raymond.

seal.

Additional Judicial & Commissioner of Sind.

Sd. Phatanmal M.

Assistant sealer.



Certified Copy.
Phatanmal
Clerk of the Court.
26.1.22

Copy applied for on Nineteenth January 1922.
Amount of estimated on Eleventh — Do —
fees deposited on Fourteenth — Do —
Copy made ready on Seventeenth January 1922.
Copy delivered on
Copying fee for 4 folios Rs 0-8-0.
Comparing fee for 4 folios Rs 0-2-0
Paper charge Rs 0-0-3
Total Rs 0-10-3.
Typed by *legally* 16/1/22
Compared by *Phatanmal* 17/1/22

Phatanmal
Clerk of the Court.
26.1.22

In the Court of the Judicial Commissioner of Sind.

D.C.J.

Suit No 1019 of 1920.

Teckchand Tulsidas.....Plaintiff

Versus.

Thakur Virji son of Tulsidas.....Defendant.

The Official Commissioner submits his report as follows:-

The Honourable Court referred to me the plot No 32, Sheet C-6 in the Market Quarter to partition it by metes & bounds.

" I have verified the dimensions of the plot personally by actual measuring and find that the dimensions are correct as shown in the sketch filed with the proceedings. The plot is very nearly a square plot and admits of actual partition into two equal shares. At first there was wrangling between the parties regarding the selection of the divided portions but afterwards they agreed by mutual consent that the portion adjoining the temple be awarded to the plaintiff and the other half to the defendant.

The plot is therefore partitioned as follows:-
The side on the south facing the Para Lane and the Khori gardens measures 45 feet and 3 inches, half of this will be 22 feet and $7\frac{1}{2}$ inches and the northern side measures 44 feet, 9 inches, half of which will be 21 feet and $4\frac{1}{2}$ inches. I have actually drawn a mark and shown to the parties when the partition wall can be put up.

The plaintiff is therefore given a portion adjoining to the temple measuring 22 feet $7\frac{1}{2}$ inches on the south and 21 feet and $4\frac{1}{2}$ inches on the north, and the Eastern and Western sides being 41 feet each, and the other half of the equal dimensions is given to the defendant.

~~~~~~~~~

10-2

The Honourable Court will be pleased to order my fees  
Rs. 30/- deposited in Court to be paid to me.

12-10-21-

Sd/ Ramchand

C.C.



12

✓  
11

6061  
29th October

4

Memo,

Re; Plot No. 32B, C-6 Market Quarter.

With reference to his application dated 27th September 1924 with the amended plan on the above plot Mr. Teckchand Tulsi-das is informed that the plan cannot be approved until he complies with the following requirements :-

- ✓ 1. Air well should be increased by reducing the size of verandah to 4' instead of 6'.
- ✗ 2. Title deed must be produced.
- ✓ 3. Size of R.S. girder is weak, a R.S. 12"x6" girder is required below each floor.
- ✓ 4. 12"x6" beam should be provided below P. wall.
- ✗ 5. Site plan does not tally with the City Survey record, he must produce a certified copy of the site plan.
- ✗ (6) Alignment land is available for grant to the plot for which application should be made.

The plans are returned herewith for amendment.

Jally 31/X

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

Land Manager &amp; Architect.

Ghosh  
17/11

1355/4 2052 82 1/2  
50 11 1/2 24 1/2

Re plat no 32 B. C. 6 Market-Cr

Memo:-

With reference to his application dated 27<sup>th</sup> September 1924 with the amended plan on the above plat. Mr. Teekchand Tubridar is informed that his plan can not be approved unless he complies with the following requirements:-

1. Air well should be increased & reducing the size of road to 4 feet instead of 7 ft.
2. Teller deed must be produced
3. Size of R.S. gird is weak, <sup>R.S. 12x6</sup> again is required below each floor.
4. 12x6 beam should be produced below P. wall.
5. Set plan does not meet with the City Survey record, he must produce a certified copy of the set plan.
6. Alignment land is available for grant to the plot if this application should be made.

The plan are return herewith for Amendment.

There is such a long delay in this case as required the 18th day by the B.S.

Recd. 29/10  

$$\begin{array}{r} 135 \times 1 \frac{1}{4} \text{ cut } = 8 \frac{1}{2} \text{ tons} \\ 15 \times 11 \times \frac{1}{2} = 4 \frac{1}{2} \text{ tons} \end{array}$$

25/11  
 L. M.  
 Apr 23/10



Bunder Road (157)  
Karachi 27<sup>th</sup> Sept. 1924

To

The Land Manager and Architect  
Karachi Municipality

Sir, with reference to your No 4384 of  
31-7  
5-8 1924, I beg to resubmit two copies  
of a recast plan for building on plot  
No 32B Sheet C. 6 Market Quarter for  
favour of approval.

I beg to remain

Sir,

your most obedient servant.

ie. Teekchand Tulsidas

Yours agree for 7c t  
repart please.

*[Signature]*

L. M. A.

27/9.

Forwarded with Compliment to the H/o  
for favour of his opinion.

Encl. Ismail  
Show to H/o  
6/10

10/10  
10/24

3/12/24.

L. M.

9/11/24

My Agt for checking the  
plan + report 11/11/24

2668.

15-2

L. M.

Submittal with report

1. Air well should be increased & reducing the size of veranda to 4 feet instead of 7 ft.
2. Retaining P. wall should be stone masonry with Rose.
3. Title deed must be made.
4. Size of R.S. section is less.
5. 12x6 beam should be provided below P. wall.

By  
 Mr. Bhannan for report 15/10  
 as regards Site Plan.

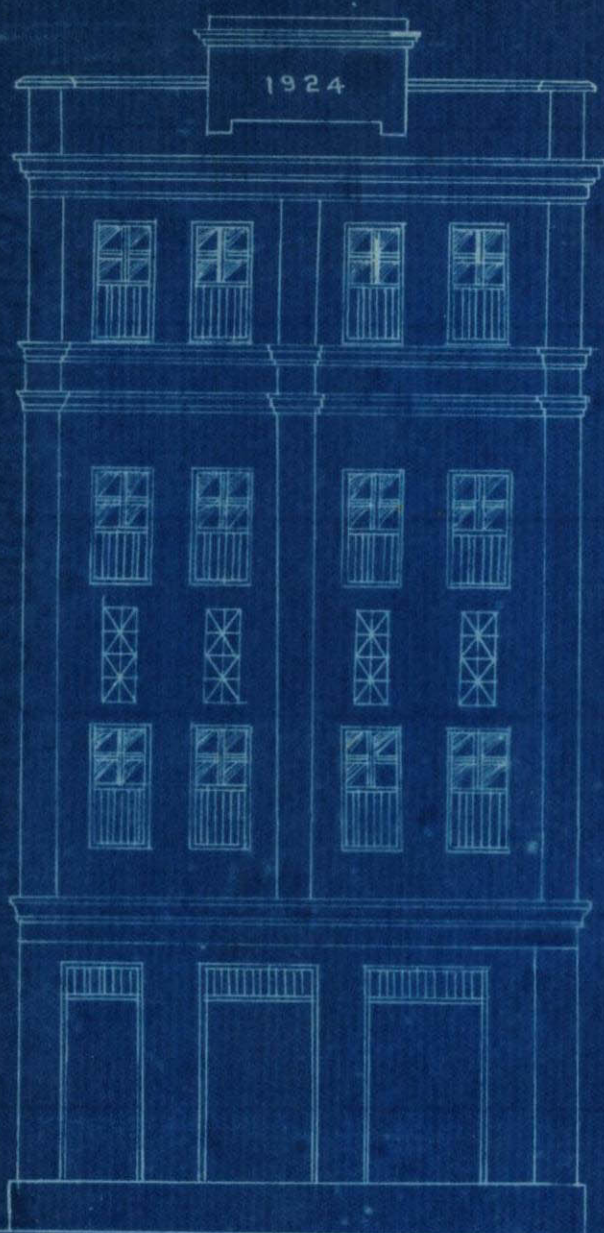
16/10

Site plan has been checked for City Survey records - The same does not tally with the ~~existing~~ records. The applicant must produce certified copy of correct plan according. The applicant has applied separately for purchase of adjacent land. ~~At present~~

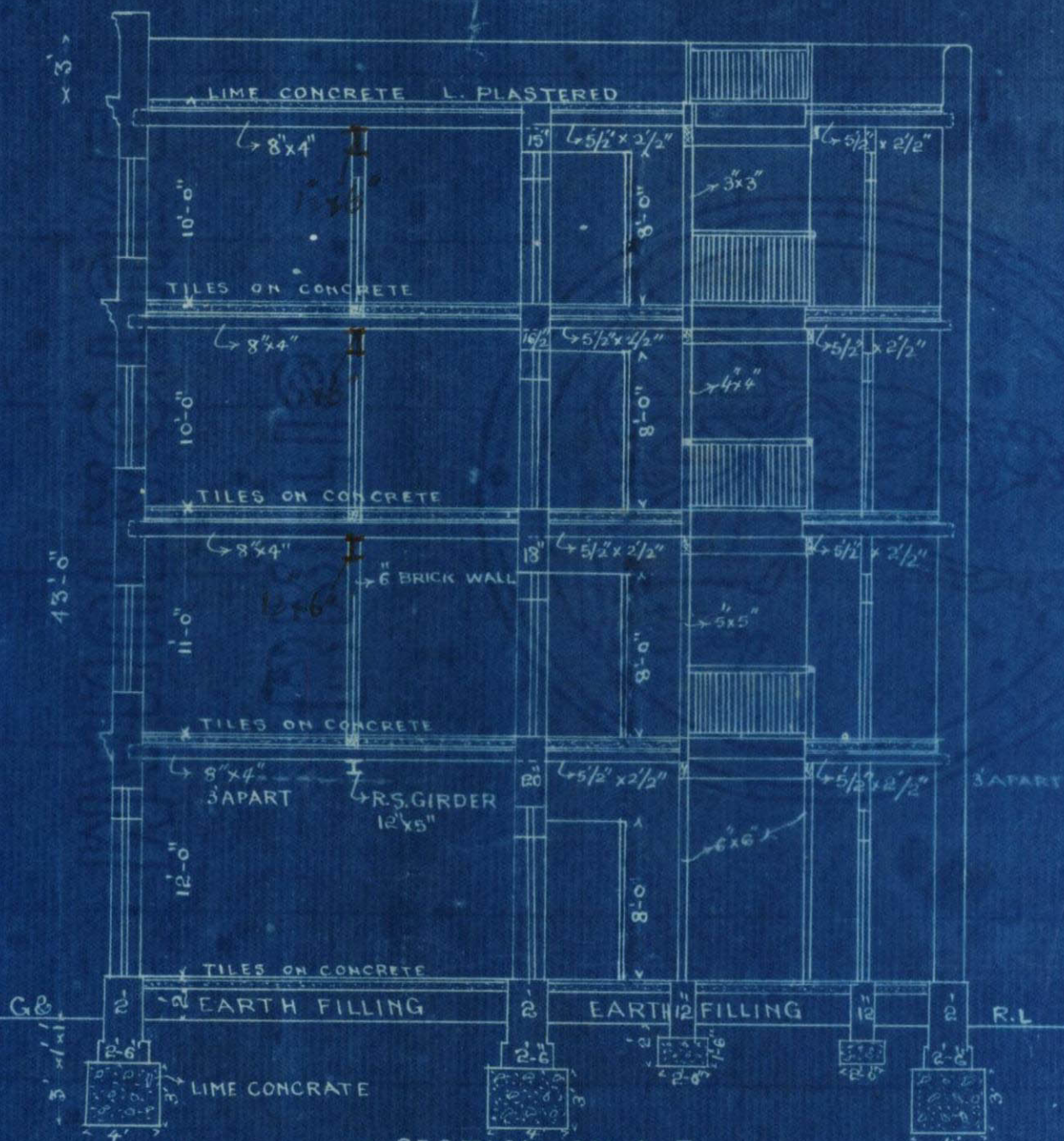
The plot requires to be ~~separately~~ subdivided - The applicant has ~~submitted~~ applied to the C.D.C. for subdivision which was approved by the M.C. but it does not appear to have been finally sanctioned by the C.D.C.

22/10 21/10

202

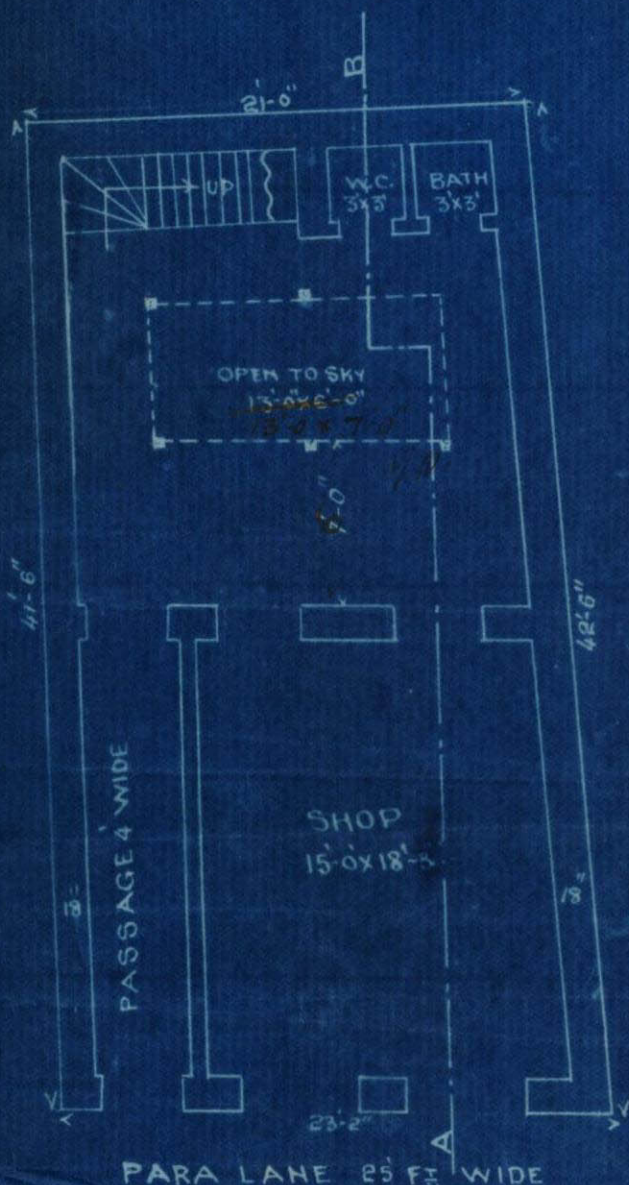


FRONT ELEVATION

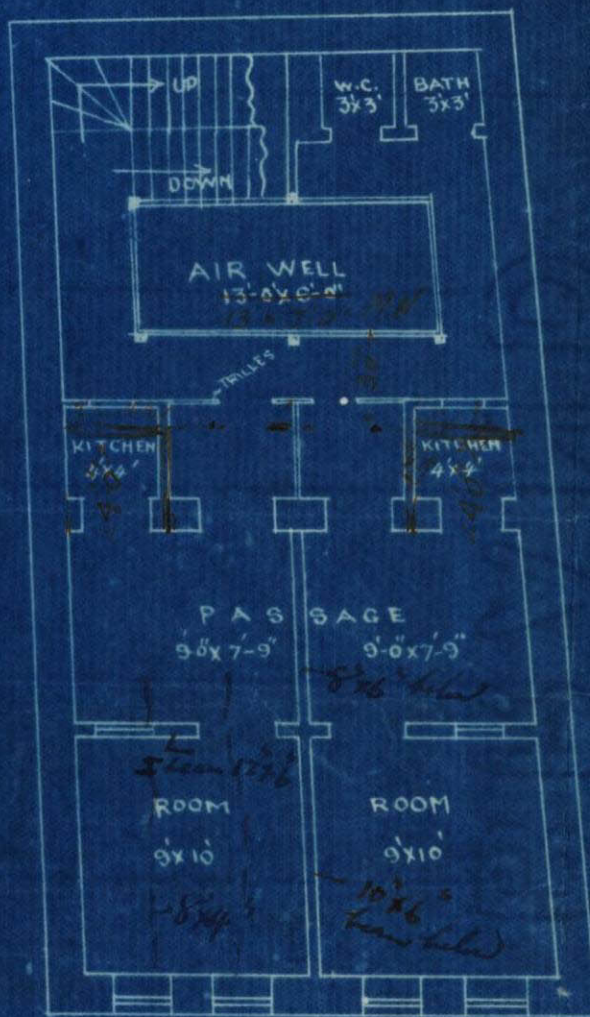


SECTION ON A.B.

PLAN SHOWING PROPOSED BUILDING =  
ON PLOT N<sup>o</sup> 32 B.C.6 =  
MARKET QUARTER =  
SCALE 8"=1"

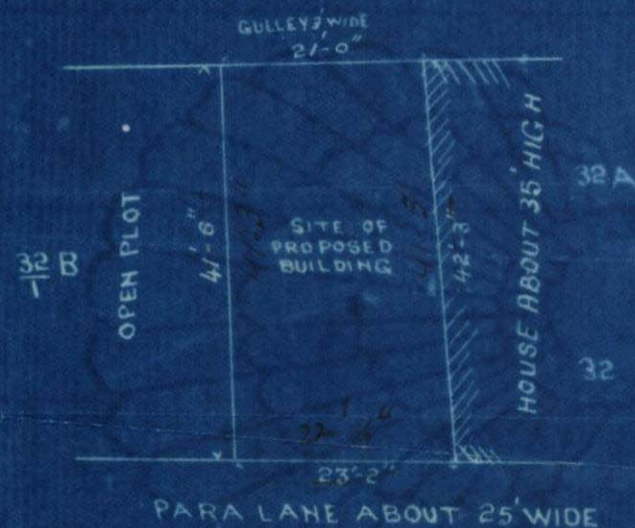


PLAN OF GROUND FLOOR



PLAN OF UPPER FLOORS

BLOCK PLAN =  
SCALE 20"=1"



2322. 3. 1924.

M. Nazareth  
27<sup>th</sup> Sept. 1924



5317 9 24

19th September 4

Memo.

Re: Plot No. 32B/1, C-6 Market Quarter.

With reference to his application dated 30th August 1924 Mr. Purshotam Hirji is informed that the plan for the proposed building on the above plot is under consideration and his request will be taken into consideration.

*K. J. Modi*  
2-12

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

Land Manager &amp; Architect

*After**Refer  
20/9*



Re: plat. no  $\frac{32B}{1}$ , C. 6 Marshal. &

Memo:-

With reference to his application dated  
30<sup>th</sup> August. 1824, the Purshottam Wari is  
informed that the plan for the proposed building  
on above plat. is under consideration  
& his request will be taken into consideration.

15/9

Ans, 12/9

L. M.

Ap. 12/9/24

19-1

Purshotam Hirji Manek.

c/HAJEE ABDOOLA HAROON.

786, Napier Road,

Telegraphic Address:—

Karachi, 30th August 1924

SHADMAN, Karachi.

LAND MANAGER AND

ARCHITECT'S OFFICE KARACHI.

Inward No. 4442..

Date 1.9.24.

To,

1. The Health Officer,
2. The Land Manager,

Karachi Municipality,

Karachi.

5/9

Dear Sir,

I beg to inform you that the owner of plot No.32,C-6, Para Street, Market Quarter, is thinking of constructing new building on the said plot. Now because the said plot is situated at the back of my building situated on plot No.39,C-6, Kunda Street, Market Quarter, I beg to request that you will be so good as to kindly issue orders to leave the piece of land with necessary breadth unbuilt between my building and his, so that unnecessary darkness which which will prevail otherwise may be prevented.

Q.e  
attach  
plan  
ap  
5/9

Thanking you in advance,

Yours faithfully,

Purshotam Hirji.

L.H.P.

B.S. R for refact-  
Hear.

19-2

L. 11

The applicant may be  
informed that the  
plan is under con-  
sideration of his request  
be taken into consideration  
be considered.

Put up. 5. 8th

John

*Supra anal*

1218

## KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London).

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

M. R. Soc. L., A. M. I. S. E.

REFERENCE No. L. M. A.

4384 224.

LAND MANAGER &amp; ARCHITECT'S OFFICE,

Karachi

 $\frac{31 \cdot 7}{5 \cdot 8}$ 

1924.

MEMO:—

With reference to <sup>his</sup><sub>their</sub> application dated 22<sup>nd</sup> July 1924 with aplan for the proposed Building  
additional on plot No. 32 B Survey Sheet No. C.6Market Quarter Mr. Tekchand Tubidas is informed that

until the following requirements are complied with the plans cannot be passed.

- (1) Section line require to be shown & it
- (2) require to be corrected about the size of beam & post.
- (3) He should see the Land Manager between
- (4) Office hours & <sup>the doctor</sup> about the open space the
- (5) ~~Doctor~~. He ~~must~~ <sup>(which is only in his hand)</sup> must apply for
- (6) alignment-land. He must produce his
- (7) title deed & show papers regarding the
- (8) Subdivision.
- (9)

The plans are returned herewith for amendment.

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

Land Manager and Architect.

ap



From No. 1-500-8-7-1923.

Karachi,

22nd July

1924

## NOTICE UNDER SECTION 96 OF ACT III OF 1901

THE CHIEF OFFICER AND CHIEF ENGINEER,

KARACHI MUNICIPALITY

SIR,

I beg to inform you that I intend building a houseon plot No. 32 B.Survey Sheet No. C-6 situate in Parach LaneStreet, Market Quarter.

As required by the Rules of the Municipality I beg to submit herewith a plan of the same for your approval.

I beg to remain,  
Sir,

Your most obedient Servant,

Address:—

% Mum Nazareth Ho  
Bunder Road

23rd. 31st. 1st. 2nd.  
i.e. Tekchand Tulsidos

Signature of the Applicant,

No. G.12080 OF 192 .

MUNICIPAL CHIEF OFFICER AND  
CHIEF ENGINEER'S OFFICE,

H. O.

Karachi,

22/7/

1924

Forwarded to the ~~Municipal Engineer~~ for favour of disposal.

Info Samail  
Show to Mr. 23/7.

for Chief Officer and Chief Engineer,  
Karachi Municipality.

22-

Form No. 1 A-500-6-4-24

No. G. \_\_\_\_\_ of 192 \_\_\_\_\_

MUNICIPAL CHIEF OFFICER'S OFFICE.

Karachi, \_\_\_\_\_ 192

MEMO:

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

Chief Officer.

## MUNICIPAL HEALTH OFFICER'S REPORT

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

*Date of receipt*

The gully at the rear is 3 ft wide

it is not understood why all 1 fr

And one part cannot be allowed.

Date of disposal

Date 25-7-1924.

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.

Applicant's Name Mr Teekchand TulsidasWhether he is the owner of the plot on which it is proposed to build uPlot under whose control govt.Whether it is permanent or temporary permanent.The work proposed houseBuilding Surveyor's Report u

1. Section line should be marked on plan
2. Width of foundation be 4:6 instead of 4:4
3. Posts should be provided at the junction of Cross p. wall as shown on plan.
4. 9x6 beam should be placed below the p. wall.
5. Nature of p. wall should be stated.

Date 28/7A. H. App  
Building Surveyor.



## LAND SURVEYOR'S REPORT.

Does the plot come under Alignment \_\_\_\_\_

Area of plot \_\_\_\_\_

Area under Alignment \_\_\_\_\_

Remarks See.

There is some land available to this plot which the owner includes in the site plan before granting the same.

Plot No. 32 B. appears to have been subdivided but is not in the land register. Site plan must be in detail.

Date \_\_\_\_\_ 192

Lawrence  
29/7  
Land Surveyor.

Remarks of.

## LAND MANAGER AND ARCHITECT.

Section line requires to be shown & it requires to be corrected about the size of beam & Post. He should see the Q.M. & about the spans the H.O. the owner must satisfy for alignment land. He must provide his title deeds & show papers regarding the subdivision.

Kelly  
30/7

Date of disposal \_\_\_\_\_

Submitted to Ex. Engineer :

Land Manager and Architect.



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.

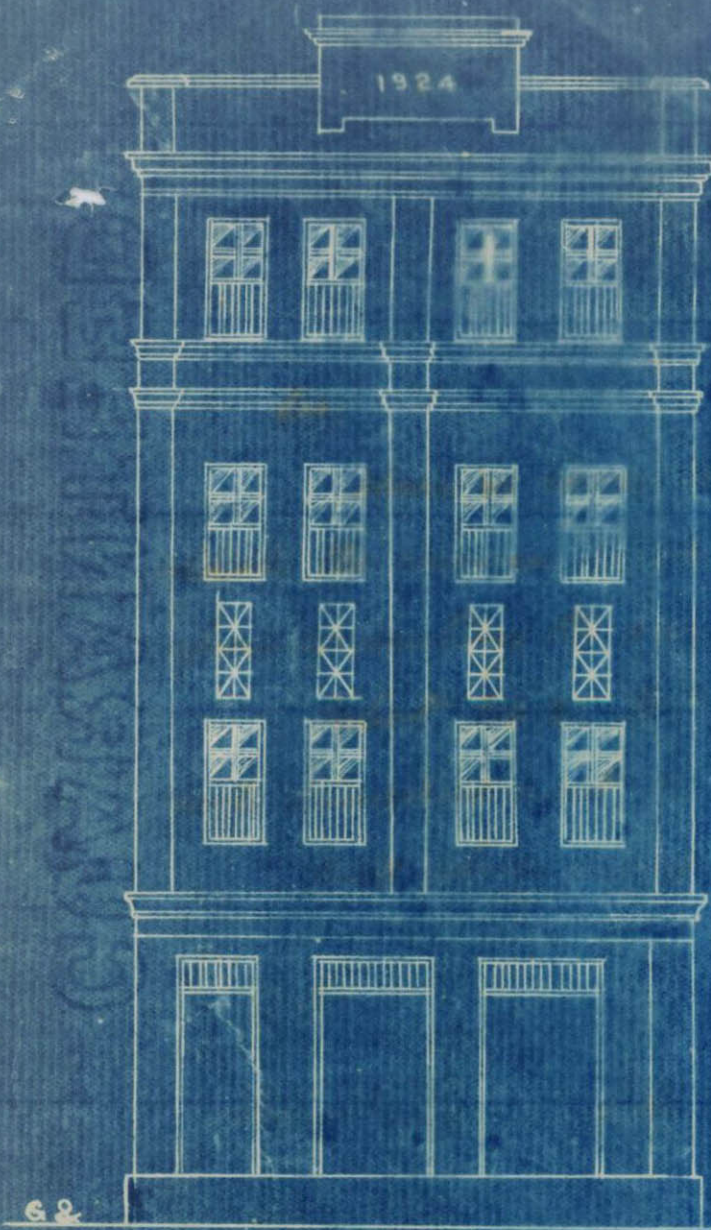
No. L.M. of 192

Submitted to the Managing Committee through the Chief Officer.

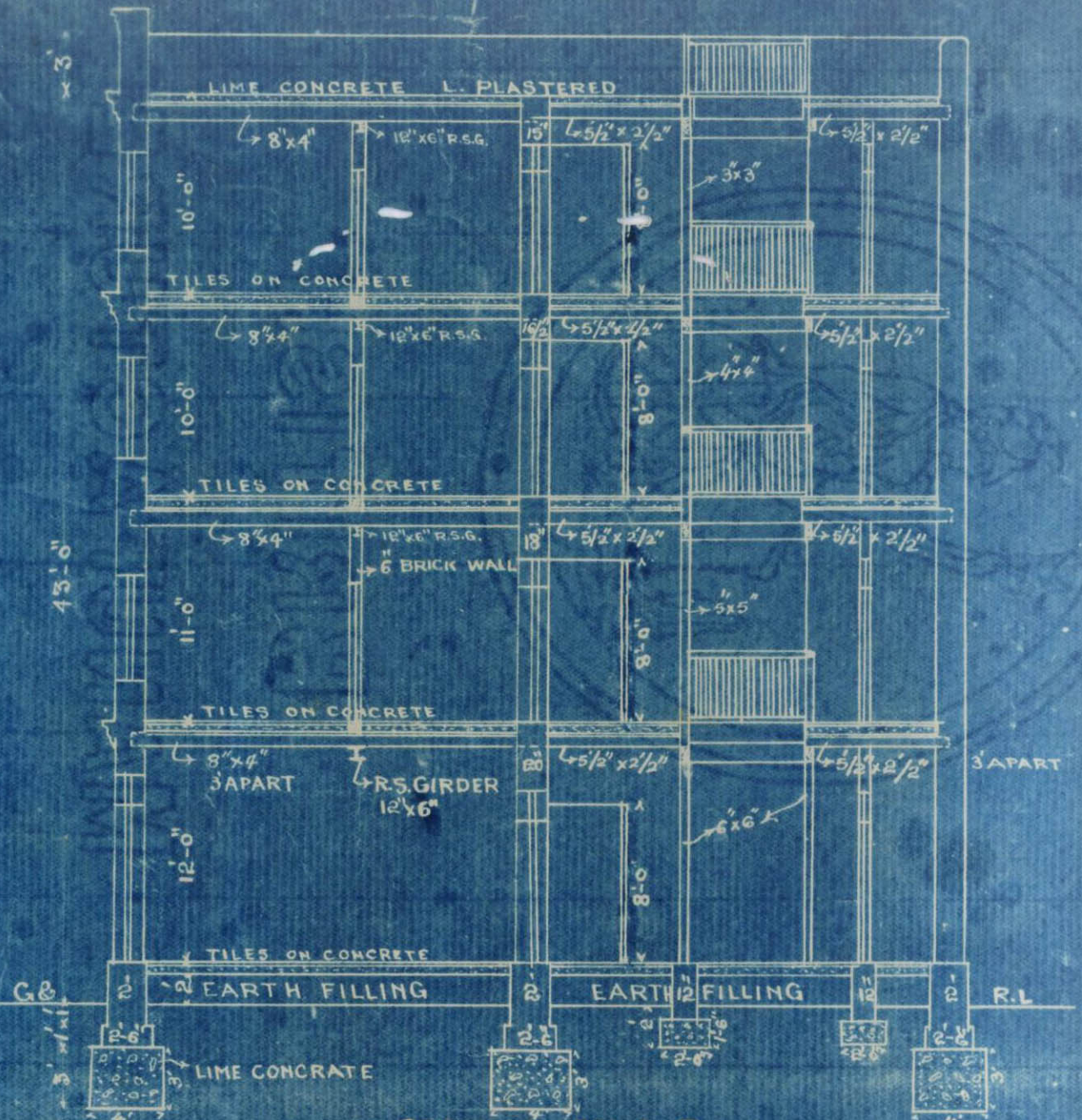
Land Manager and Architect,

## RESOLUTION OF THE MANAGING COMMITTEE.

Resolution No. dated

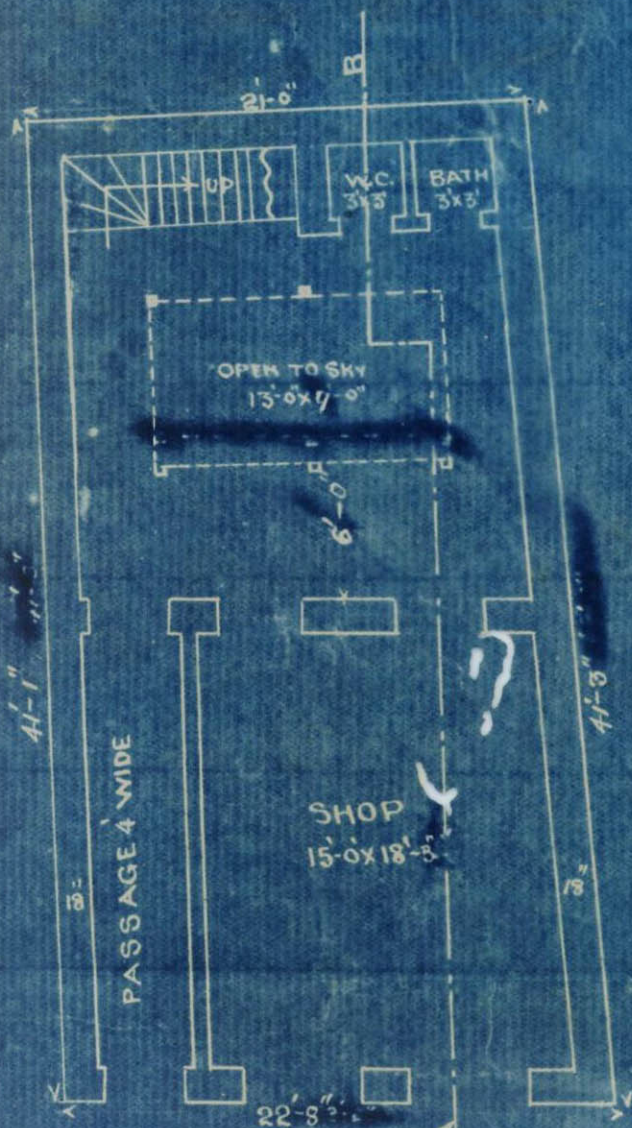


FRONT ELEVATION

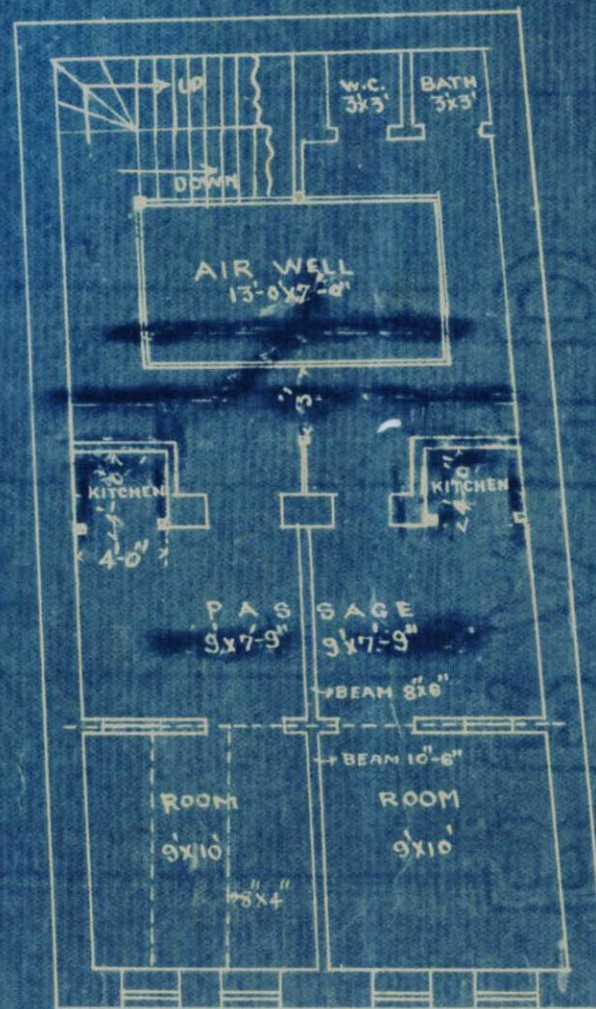


SECTION ON A.B.

PLAN SHOWING PROPOSED BUILDING  
ON PLOT N<sup>o</sup> 32 B.C.6  
MARKET QUARTER  
SCALE 8-1

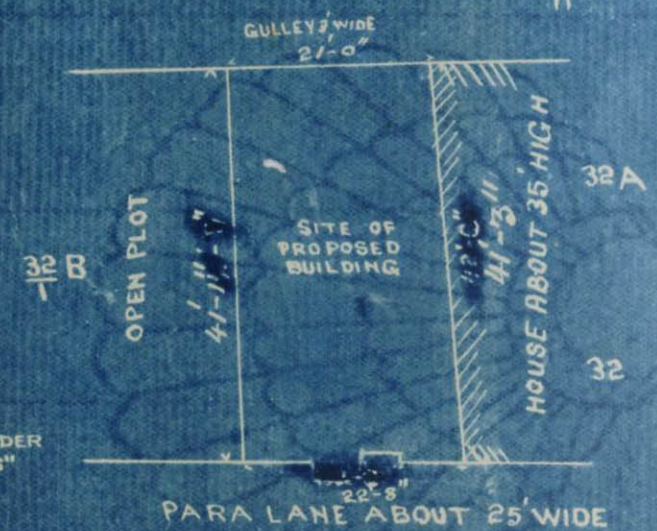


PARA LANE 25' WIDE  
PLAN OF GROUND FLOOR



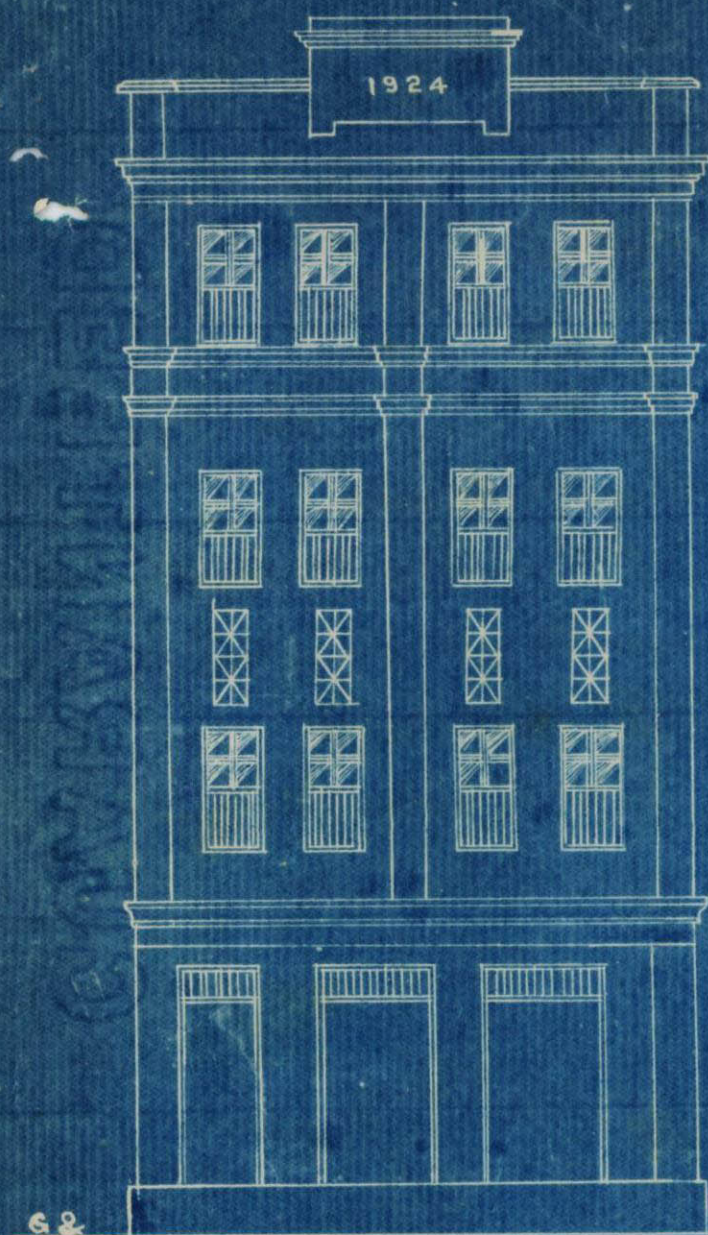
PLAN OF UPPER FLOORS

BLOCK PLAN  
SCALE 20-1

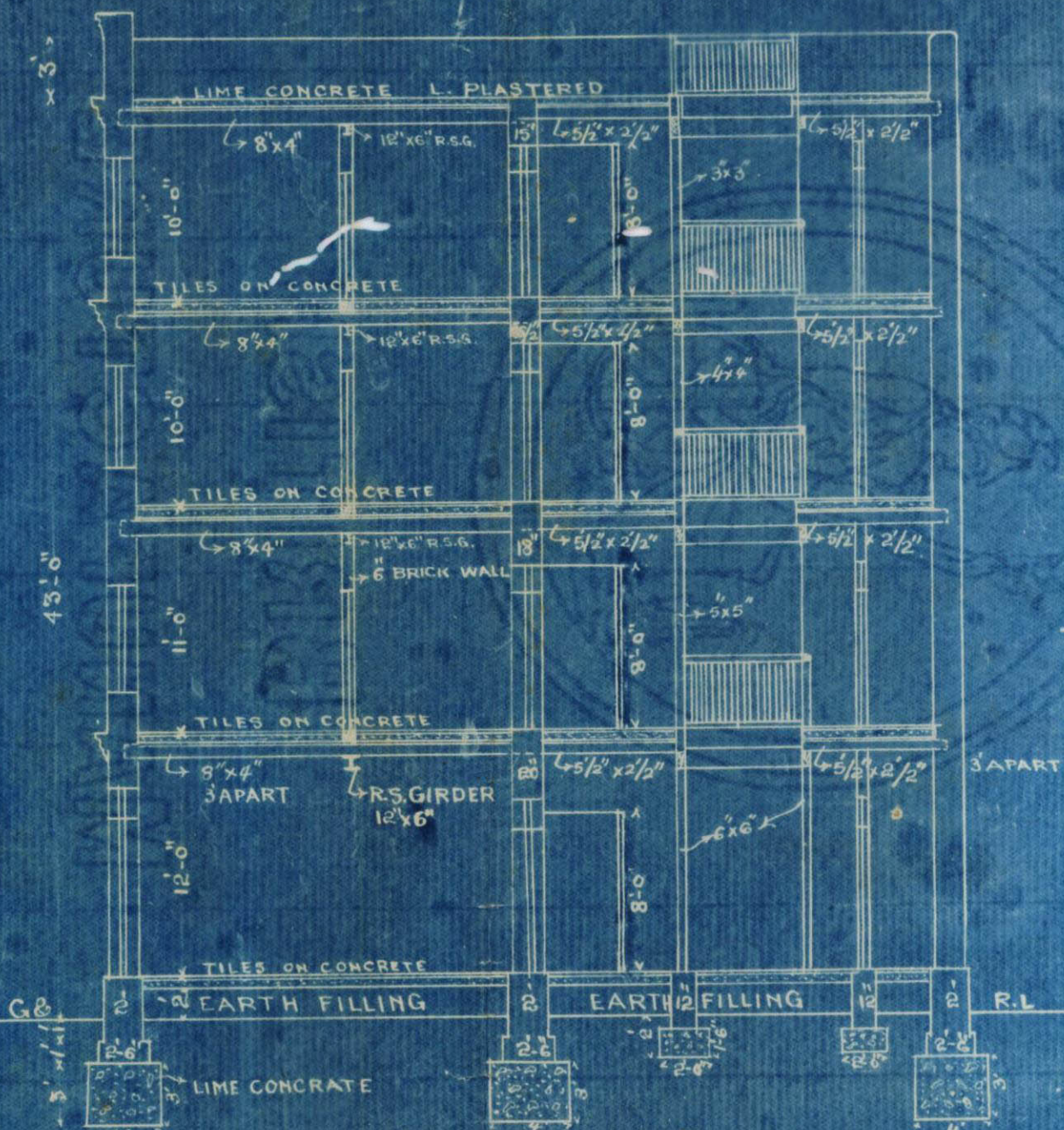


2322.308513

M. Nazareth  
27<sup>th</sup> Sept. 1924

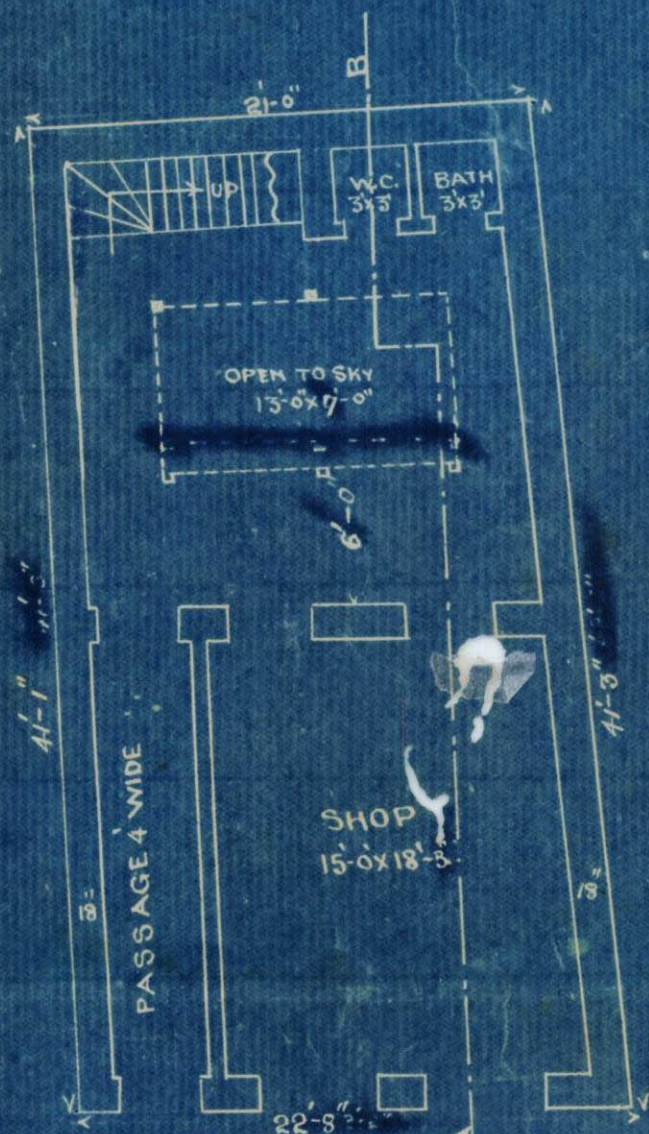


= FRONT ELEVATION =

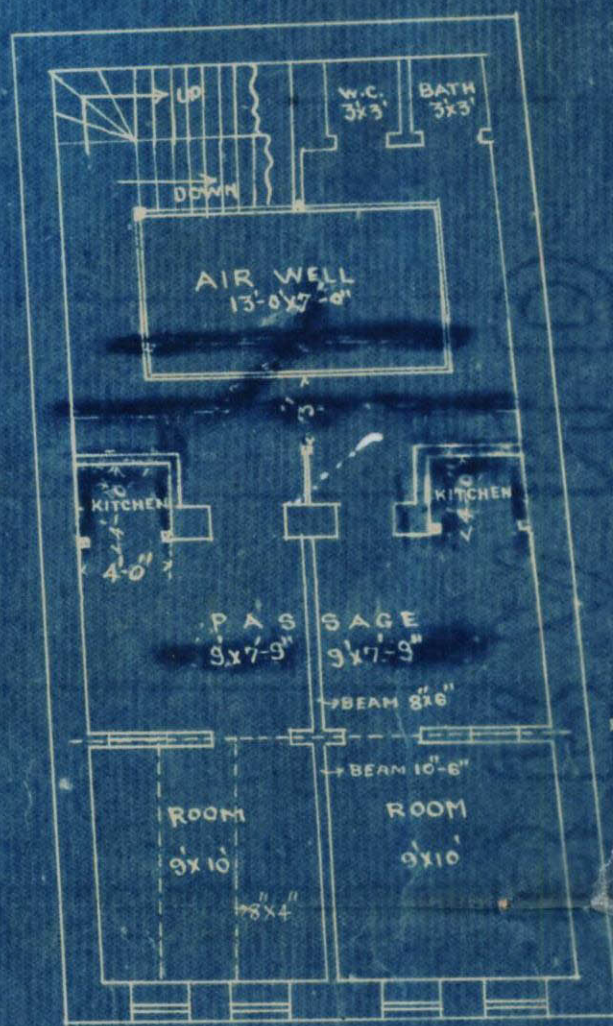


= SECTION ON A.B. =

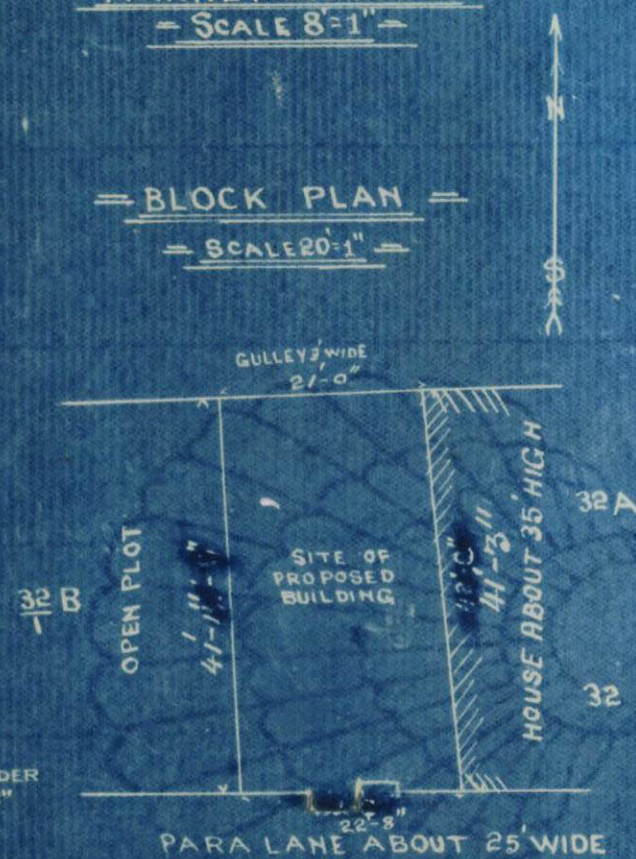
= PLAN SHOWING PROPOSED BUILDING =  
= ON PLOT N<sup>o</sup> 32 B.C.6 =  
= MARKET QUARTER =  
= SCALE 8"=1" =



PARA LANE 25' WIDE  
= PLAN OF GROUND FLOOR =



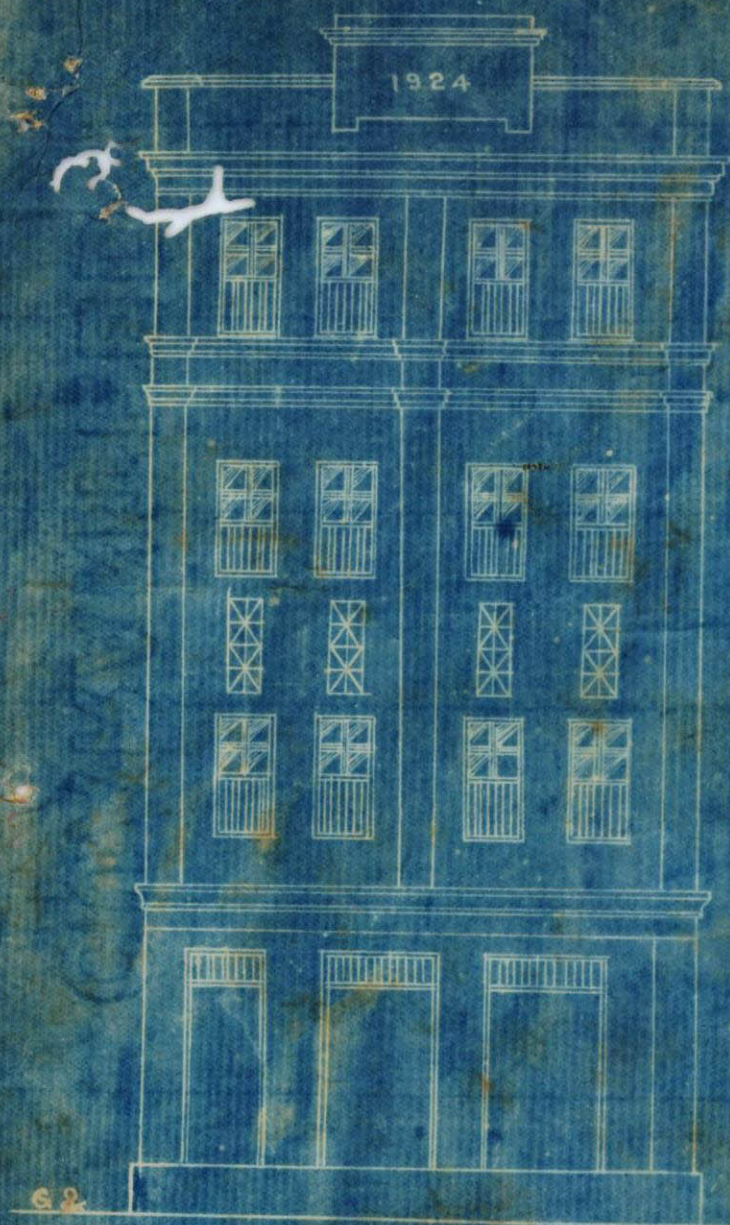
= PLAN OF UPPER FLOORS =



= BLOCK PLAN =  
= SCALE 20"=1" =

2322. 30/8/24

M. Nazareth  
27<sup>th</sup> Sept. 1924



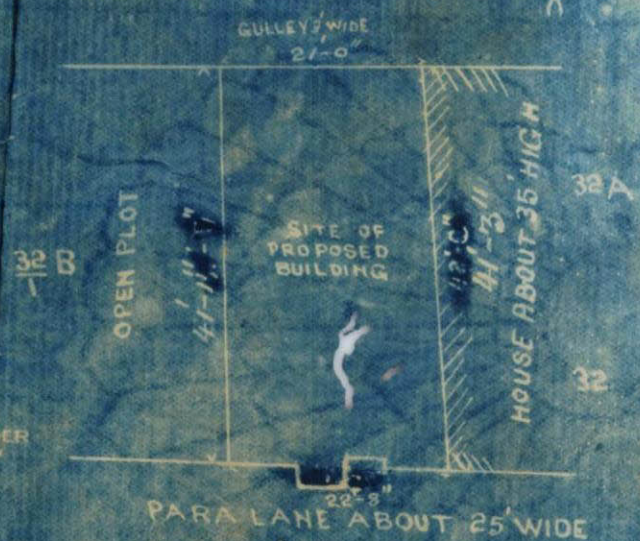
FRONT ELEVATION



SECTION ON A.B.

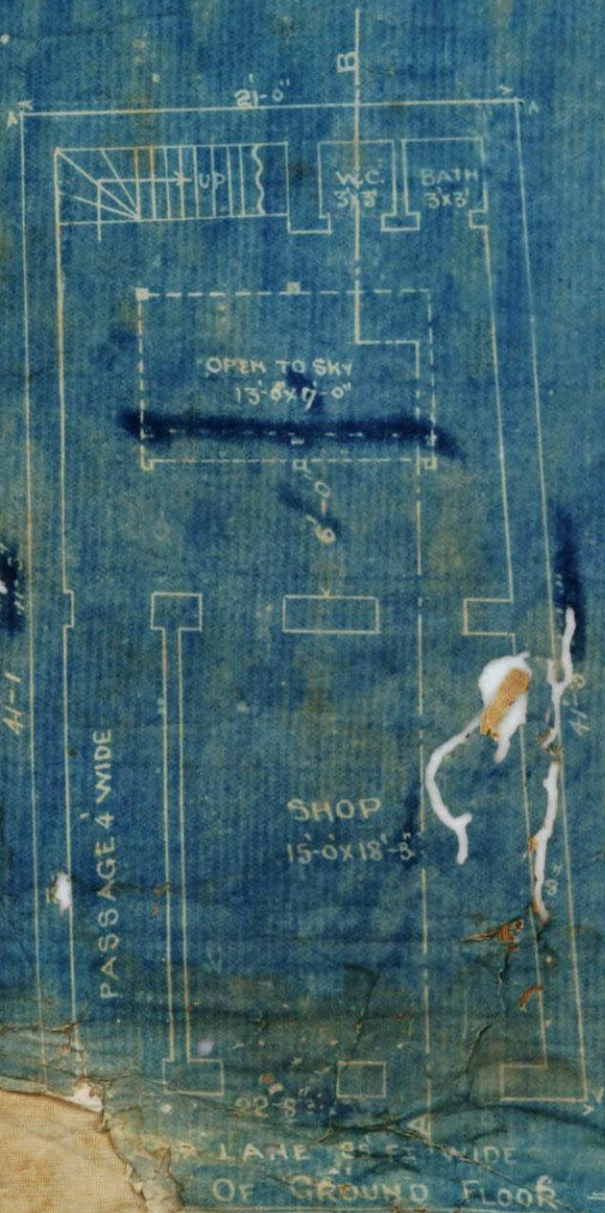
PLAN SHOWING PROPOSED BUILDING  
ON PLOT N<sup>o</sup> 32 B.C.6  
MARKET QUARTER  
SCALE 8"=1"

BLOCK PLAN  
SCALE 20"=1"

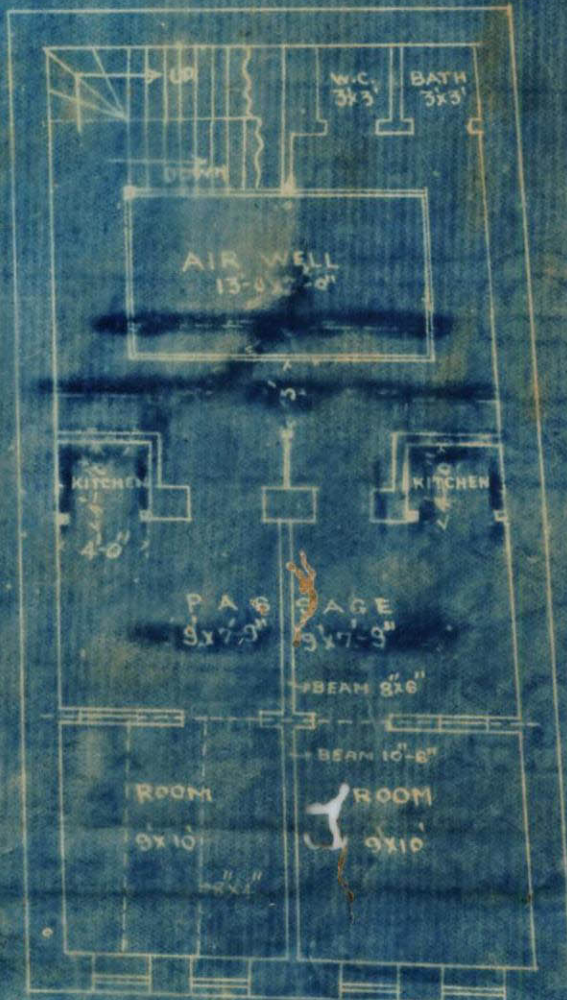


2322. 30/11/1924

M. Nazareth  
27th Sept. 1924



PLAN OF GROUND FLOOR



PLAN OF UPPER FLOORS