



LAND DEPARTMENT

FILE No.

of 19

692/69

Compilation No.

Subject

NOTE:—For mer Correspondence filed in

file

Compilati

Subsequent Correspondence filed in

file

Compliat



KARACHI

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. 7105

LAND MANAGER & ARCHITECT

KARACHI,

17th April

1930

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mrs. Maroomal Paria Das
10 Mt. Gentibhadas (Architect)

KARACHI.

Dear Sir,

With reference to your application dated 24. 4. 1930

I have to inform you that the plan submitted by you for building making a Bungalow & outhouse on plot No. 115 sheet No. 4. 1. 2. Garden west 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.

Yours faithfully,

N. J. Modi
 B. Sc. A. M. Inst. C. E. 17/4/30
 Land Manager & Architect.

B.S.
 Pl. in this case the
 N.C. Agreement is
 not taken
 17/4

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 above the level of the Public street for ornamental purposes.

NOTICE. 5—You are required to give timely intimation to the Land Manager and 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 checked by the Land Surveyor.



*DS. with plan
1911/11/4/30*

No: G.W.

Revenue Department

City Deputy Collector

Karachi, 10 April 1930

Memorandum,

With reference to his application dated 8th March 1930 requesting permission to build bungalow on plot No: 115 sheet No: Garden West Quarter in accordance with plan No: 10 approved by the Engineer, Karachi Municipality, Mr: Naroomal Varioldas is 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: 10 is returned herewith duly sanctioned.

[Handwritten signature]

[Signature] City Deputy Collector, Karachi.

To,

- (1) Mr: Naroomal Varioldas C/o Devkishandas & Co: ~~Architects~~ Architects, Bunder Road, Karachi
- ✓ (2) 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-83/30 dated 5th March 1930.
- (3) The Income Tax Officer, Karachi for information.

Z.G.

*Approved for
[Signature]*





KARACHI MUNICIPAL

N. J. MODI.
E. 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. 83 of 19230.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 5th March 1930

To,

Mr. Narumal Narimal
of Mr. Venkishadas Karachi.

Sir,

With reference to your application with plan received on 24. 9. 1929,
for building on plot No. 115 sheet No. G.B. 2. Garden West 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.

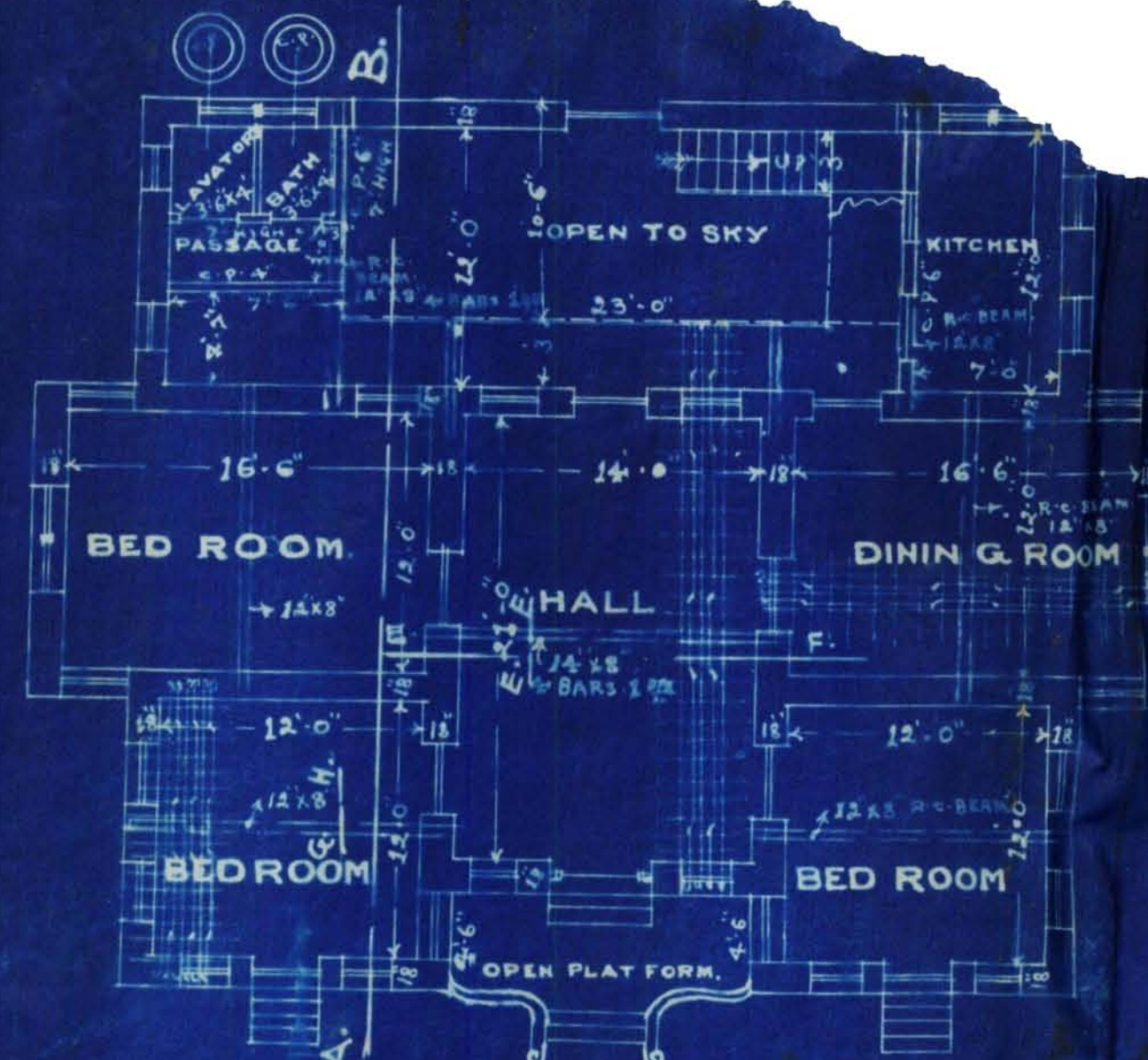
L. M. A/B. S. P.B. 83 of 19230.

Municipal Office,

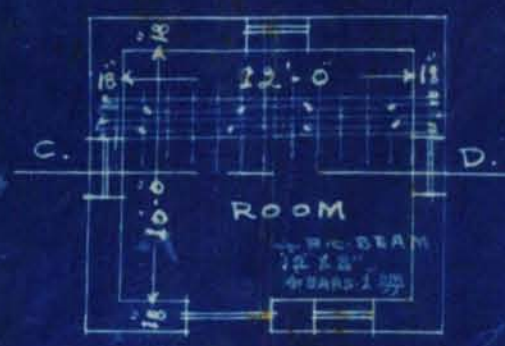
Karachi, 5th March 1930

Copy to City Deputy Collector for information and with a request
one copy of plan after approval may be sent to owner direct and the other
this office.

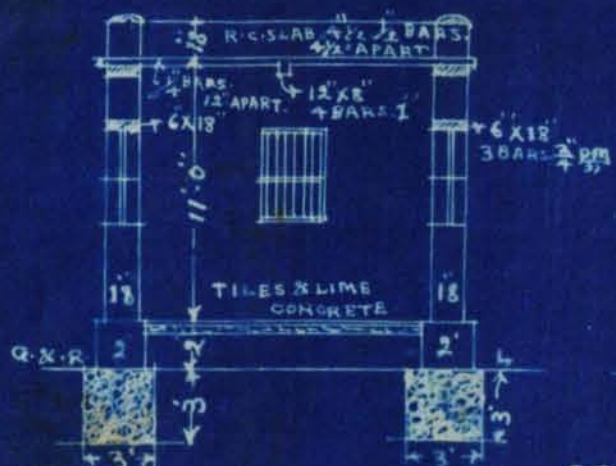
B. Sc., A. M. Inst. C.
Land Manager and Ar



GROUND PLAN



OUT HOUSE GROUND PLAN



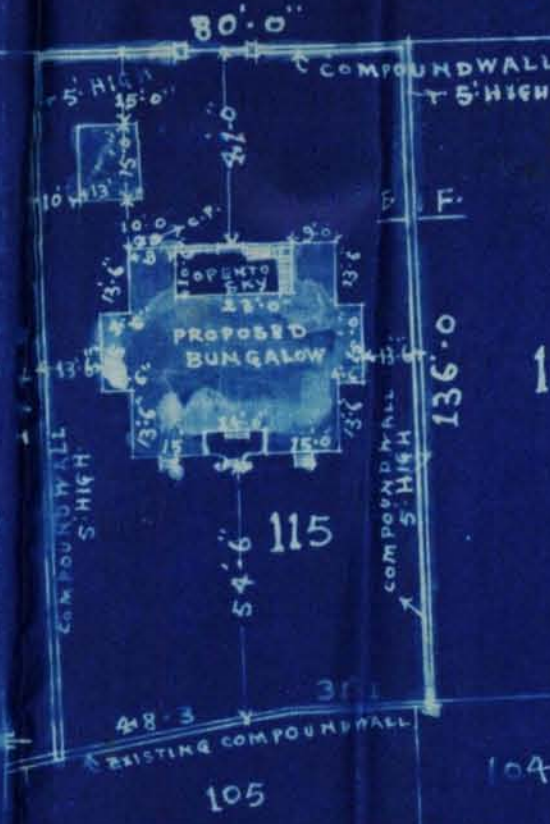
SECTION ON C.D

SECTION ONE E.F.

BLOCK PLAN

SCALE 4'-1" INCH

OODHARAM ROAD



PLAN OF PROPOSED BUNGALOW & OUT HOUSE TO BE BUILT ON

PLOT NO. 115 SHEET G.R. 2
GARDEN QUARTER WEST

SCALE 8'-1" INCH

NOTE

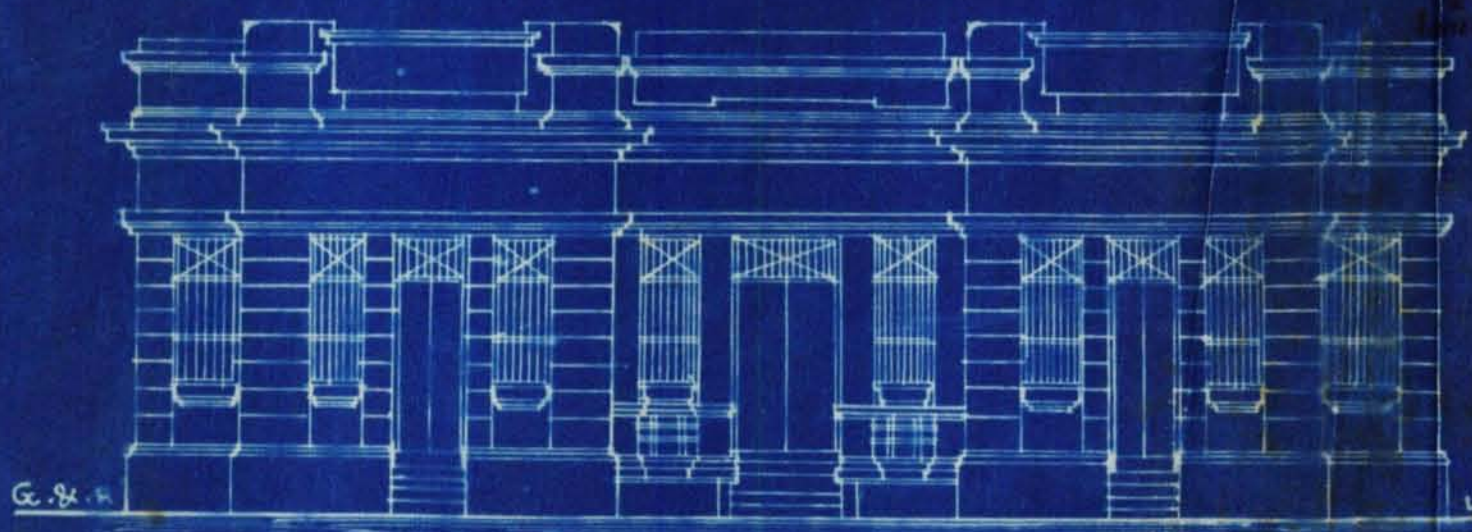
TOTAL AREA OF THE PLOT = 1256 S.Q.YDS
BUNGALOW AREA 188 S.Q.YDS
OUT HOUSE AREA 22 S.Q.YDS
OPEN AREA 1046 S.Q.YDS
TOTAL AREA 1256 S.Q.YDS

APPROVED.

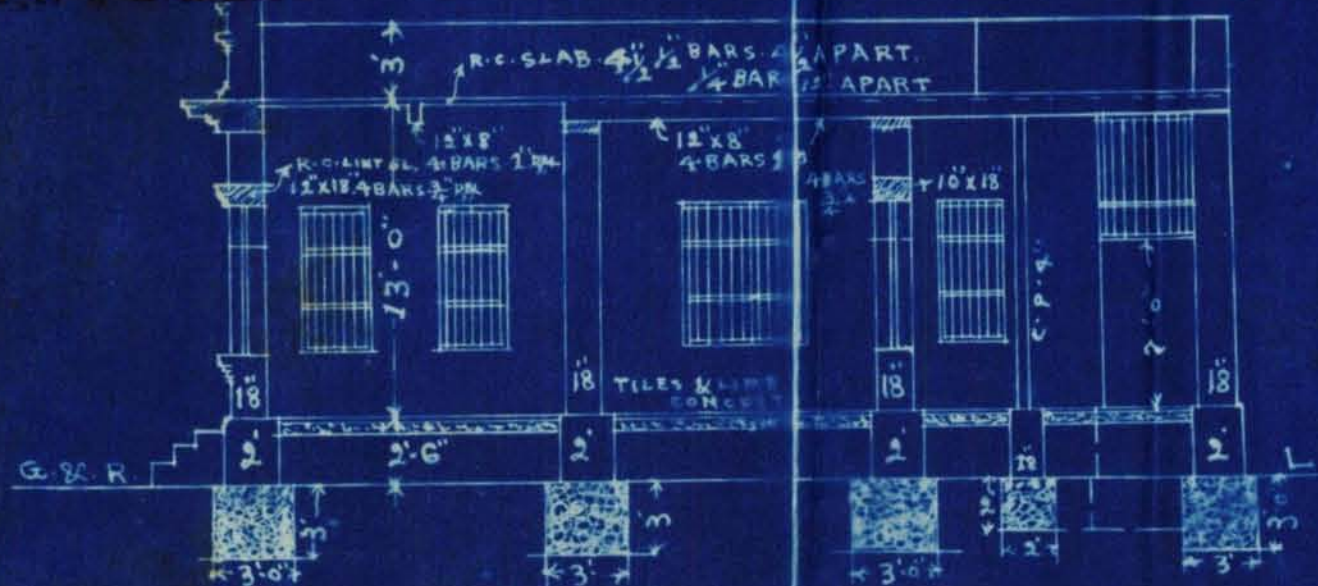
Handwritten signature

2/2/30

Handwritten text



FRONT ELEVATION



SECTION ON A.B

DETAILS OF R.C BEAM 14"x8"

ELEVATION ON E.F.

SCALE 4'-1" INCH



SECTION ONE E.F.
SCALE 4'-1" INCH

DETAILS OF R.C BEAM 11"x8"

ELEVATION ON G.H.

SCALE 4'-1" INCH



SECTION ON G.H.
SCALE 4'-1" INCH

Handwritten signature

Handwritten signature
24th Sep 1929

6-1

B20

Pl: attach the copy of plan mounted
on cloth received from the owner to
per Architects' letter below when all the
plans will be put approval Stamps.

13/2

copy attached -

MD
15-2/20



6-2

B.S.

M. Tatta

MEMO:

Mr.

premises standing on Plot No.

Quarter

on

at



Architect
&
Surveyor.

Devkishindas N. Chetnani,

7

Near Khori Garden,

Karachi, 11th Feb 1930

To

B.S.
mb 11/✓

The Land Manager & Architect
Karachi Municipality

Sir,

Re plans for no 115 GR-2
garden Qn

With reference to your
no P.B 83 dated 8th inst. I enclose
herewith one fair copy of the plans
and mounted copy of the plans
has been handed over to
the B.S. by the owner personally.
The Plans to be now approved

Yours faithfully
Devkishindas



Approved
J. N. S.
11/2



From,

The Land Manager & Architect,
Karachi Municipality.

To,

Mr. Deukeshund as (Architect)
Karachi

Sir/Gentlemen,

Re. Plot No. 115, Sheet 9.12-2, Garden West or

With reference to your application dated
 1930 for the proposed building/~~additions~~
~~and alterations~~ on the above plot, I have the honour
to inform you that unless two more copies
of the plan ~~on~~ one of them mounted on cloth ~~is~~ / are
submitted, the plan cannot be disposed off.

I have the honor to be,

Sir/Gentlemen,

Your most obedient servant,

W. Deukeshund 24/30.
B.Sc., A.E. Inst., C.E.,
Land Manager & Architect.



The Land manager. (K. municipal)

Dear Sir,

The president desires to
see the previous papers in
re. the attached letter.

M. Valangi

Please attach fy.

B. Ramakrishna

A.c. attached. $17\frac{1}{30}$

17/1



Revenue Offices
Karachi,
15th January 1930.

10

Dear Janshed,

T.P.Scheme, Garden Qr.
Building permission.

Your D.O.letter dated 19th December
1929 re:plot No.115,G.R.2 Garden Qr.,

Yes, the decision given was on
behalf of the Arbitrator and the plot
would remain unaltered in the T.P.
Scheme.

I regret the delay in replying.

Janshed
Mehta

To

Janshed N.R.Mehta, Esqr.,
President, Karachi Municipality,
Karachi.



Heritage
FOUNDATION

KMR.CDD.GaQ.1929-1930.01

Arumdas . V.

Mr. Desai to be written to, to give
his decision
3 bps

Papers sent returned
ca.
10/12

115 R.R.

11



Dear Mr. Desai,

With reference to your letter No.K-604 dated 25th ultimo to the Land Manager & Architect in connection with plot No. 115, G.R.2- Garden Qr., where in you state that the boundaries of the plot would remain unchanged in the Town planning Scheme, will you kindly let me know whether this is your final decision as an arbitrator because unless you decide this way, you will agree, the Municipality cannot do anything. If you decide as an arbitrator, of course, we will act accordingly.

Yours sincerely,

To,

G. R. Desai, Esqr., B.C.E.,

Karachi.

See the President grant Permission
4/2



NO. 13

TOWN PLANNING & VALUATION

HEAD OFFICE—POONA.

Telegrams—Consurveyor,
Telephone—552, Karachi.

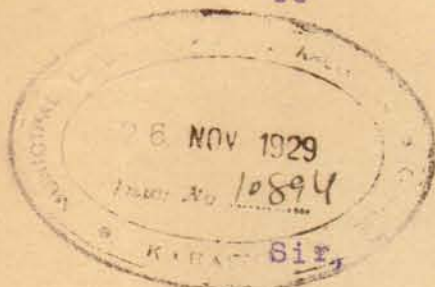
Revenue Offices,

KARACHI, 25th November 1929.

From

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

To

The Land Manager & Architect,
Karachi Municipality,K a r a c h i.Plot No. 115, G.R. 2, Garden West.

I have the honour to forward herewith plan and papers in connection with this plot received from the owner and have to state that the boundaries of this plot would remain unchanged in the Town Planning Scheme. The plan also fulfils the other conditions. There is therefore no objection to approving the same so far as the Town Planning Scheme is concerned.

I have the honour to be,

Sir,

Your most obedient servant,

Assistant i/c,
Town Planning & Valuation Deptt
Karachi Branch.

Encl:- 1 plan.

BS. Me 27/11

O.

*Submitted - Objections complied with. Accord the above letter N.C. agreement unnecessary**S. R. O. R.*

Supra the Part 5 that 29/11
the ho compensated your 22.
is for some improvement changes
for which the work is only 1 Rs in 100.
if he wishes to execute the work again, he should
the me. 30/11



The Arbitrator,
Town Planning Scheme, Garden quarter,
KARACHI.

Sir,

14
Re: Plot No. 115 Sheet G R 2 Garden quarter West.

I beg to inform you that I submitted my plans to the Municipal authorities for building on the above plot who write to my Architects Messrs. Devkishandas & Co., that I am required to sign no compensation agreement in this respect before they would pass my plans. As you are appointed the Arbitrator I shall be much obliged if you will kindly look into the matter whether there is a possibility of a further alignment in my plot. If there is no possibility I shall be much obliged if you will kindly write to the Municipal authorities that you have no objection to the Municipality's granting me permission to build on the plot without getting from me no compensation agreement. Two copies of the Plan of the proposed bungalow are herewith sent.

Thanking you in anticipation and apologizing for the trouble.

I have the honour

Sir,

Your most obedient

Narainlal Var

C/O Messrs. Devkishandas

Architects & Surveyors

KARACHI

Enclosures :-

(1) Letter N^o 5696 8/3¹⁰/₂₉
from the Municipality
to my Architects

(2) 2 Copies of Plan

no objection
all



KARACHI

:0:

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. 3.

LAND MANAGER & ARCHITECT'S OFFICE

KARACHI, 3-10-1929.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

TO,

Seni Kishindas. Chetani Esq.

Sir,

Gentlemen,

With reference to your application dated 24.8.29 1929, with a plan for the proposed building/additions and alterations on plot No. 115, Survey Sheet No. 9A2, _____ quarter, I have the honour to inform you that until the following requirements are complied with, the plans cannot be passed:—

(1) ☒ no compensation agreement to be signed.(2) section of R. beams be given(3) Plans will have to be sent to the Land Manager's office & the City Dept's Collection.

(4)

(5)

(6)

(7)

(8)

(9)

The plans are returned herewith for amendment.

I have the honour to

Sir/Gentleman

Your most obedient

N. J. Modi
B. Sc., A. M. INST.
Land Manager

**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.

LAND MANAGER & ARCHITECT

KARACHI, 3-10-

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

TO,

Devki Kishor Das. Chetani Esq.

Sir,

Gentlemen,

With reference to your application dated 24.9.29, 1929, with a plan for the proposed building/additions and alterations on plot No. 115, Survey Sheet No. GR2 quarter, I have the honour to inform you that until the following requirements are complied with, the plans cannot be passed:—

- (1) no compensation agreement ✓
- (2) section of R. Beams be given.
- (3) Plans, to be sent to C. D. & L. Acquisition Officer. ✓
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

*Recd: the letter
with plans & agreement form
Devki Kishor Das
3/10/29*

I have the hono

Sir/Gent

Your most obed

MP B. Sc.
Land M



No. G. _____ of 192

MUNICIPAL CHIEF OFFICER

Karachi, _____ 25/9 _____ 1929.

MEMO:

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

*Indr Palni
to show to HOPL*

*5315
25/9
Pbnie
30/9*

M. H. A.
Chief Officer. *25/9*

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

objection

*9351
30/9*

Date of disposal _____

Date *28.11.1929*

Health Offi



L. M. 192

17-2

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.

Plot No. 115

Sheet No. 41-2 Garden road.

Applicant's Name Nasrimal Nasrimal.Whether he is the owner of the plot on which it is proposed to build NOPlot under whose control Gout.Whether it is permanent or temporary —The work proposed Bungalow & outhouses.

Building Surveyor's Report

1 section of 2 beams each 12"x8" x 16"x8" the givenNo objection.

Date

M. P. Talibkhan
Building Surveyor.