

21



ARCHITECT'S OFFICE  
Inward No. 322  
20/1/25

626

B.S.  
Allocated to 7c.  
20/1/25  
L.W. A. 11  
R.W.  
19/1/25

17th Jany. 1925.  
19

Bulchand H., Esq.,

C/o Messrs. Forbes, Forbes,

Campbell & Co., Ltd.,

KARACHI.

Sir,

I have the honour to acknowledge the receipt of your letter, dated the 15th instant, and in reply to inform you that you do not know the whole situation. The enclosed copy of letter No.G.557, dated the 16th instant, to Dr. N. H. Mirchandani will explain the whole situation to you.

I am placing the subject again before the Managing Committee for their consideration, but I am afraid there will be no other way out but either for the Municipality to close the windows or for Mr. Chainrai to purchase the easement right. If the Municipality deal with this case in one way, they must deal in the same way in other cases also.

I have the honour to be,  
Sir,

Your most obedient servant,

(Sd.) Jamshed N. R. Mehta  
President,  
Karachi Municipality.

Municipal Office,  
Karachi, 17th Jany. 1925.

Copy forwarded to the Land Manager for information.

Ag. Chief Officer,  
Karachi Municipality.

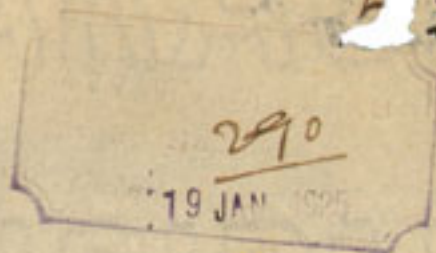
21/1/25 - L.A. 60, E.S.

P.T. in request file.  
No letter from him since 22/1/25

627



Reverend (A. P. D. S.)  
 allocated to 70.  
 19 JAN 1925  
 17/1/25



15th Jany. 1925.

16

Dr. Naraindas H. Mirchandani, M.B., B.S.,

Municipal Councillor,

KARACHI.

Sir,

I have the honour to acknowledge the receipt of your letter, dated the 14th instant, and it appears to me that you have not got full facts before you.

The Municipality has acted with great forbearance in Mr. Chainrai's case, and it appears to me that instead of the spirit of <sup>Vengeance</sup> forbearance which you allege on the part of the Municipality, the real position is that advantage is being taken by Mr. Chainrai of the forbearance on the part of the Municipality.

20/1/25  
 This plot was sold by the Municipality some years ago to a Mahomedan gentleman on condition that only one building will be allowed to be built. That gentleman sold it to another Mahomedan gentleman who tried his level best to get permission from the Municipality to build another house in the same compound. This permission was not granted to this gentleman, and he, therefore, sold the plot in disgust to Mr. Chainrai. In the ordinary course, Mr. Chainrai should not have been allowed to build this big house in the same compound. I was a Member of the Managing Committee at the time, and

I urged the Managing Committee to allow Mr. Chainrai to build a second house as there was a great shortage of houses in that Quarter. The Municipality allowed it, and thereby practically presented to Mr. Chainrai over a sum of Rs.30,000/- in the value of the land built upon. Mr. Chainrai's duty was to leave some feet of land from the Municipal plot, in order to give light and air to his building from the north side. Instead of that he built right up to the verge of the Municipal plot and opened windows on that side, which he had no right to do. The Municipality wanted to close those windows immediately, as on no account are windows allowed to be opened on another party's plot, no matter whether that party be a private individual or a public body like the Municipality. It intervened in the matter and suggested two or three alternatives to Mr. Chainrai, but he would not yield in this matter. He wanted bargains to be made as he wished and would not listen to any fair proposals. The Municipality would have closed the windows immediately, but somehow or other it was forgotten. Now when the Municipality is building the outhouses, this matter has come up for decision.

One important factor which has to be considered is that we cannot allow Mr. Chainrai to keep these windows open, because if we allow him to do so, there are hundreds of owners of lands in various Quarters of the City who are in similar situation, and who have, therefore, also to be allowed accordingly. This will mean that the Municipality will be compelled to leave roads on all their plots in such situation. This will mean a loss to the Municipality of lakhs of rupees, and not only of thousands, because once we give this concession to Mr. Chainrai, in due fairness we will have to give such concession to others. As a matter of fact, only those

month in Ramsani (Garrikhatta) we compelled a Borah gentleman to close his windows in the same way. There is a case pending now at Clifton of the same kind, and you will, therefore, see that we are not acting in a spirit of vengeance towards one individual only, but in the interests of the general taxpayer and in fairness to many others who are in the same situation.

This subject was placed before the Managing Committee at their Meeting held on the 10th instant, when they passed the following Resolution:-

"If Mr. Chainrai is willing to purchase the adjoining area as offered to him in letter No. L. 8274 dated 3rd August 1920, the Municipality will keep the offer open for 15 days hence for him to accept."

I have the honour to be,

Sir,

Your most obedient servant,

(Sd.) Jamshed N. R. Mehta

President,

Karachi Municipality.

----- 558  
Municipal Office,  
Karachi, 15th Jany. 1925.

76  
Copy forwarded to the Land Manager  
for information.

*R. Mehta*  
Ag. Chief Officer,  
Karachi Municipality. *am*



16b

6th

3rd Jaunary

5

Memo,

With reference to his personal interview with the President Mr. Chainrai Virbhandas is herewith informed that the two letters handed over by him personally to the President are returned herewith.

If he wishes the Managing Committee to reconsider the matter he may apply to the President & Members of the Managing Committee to do so making reference to the letters of the Land Manager and the President in question.

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

Land Manager &amp; Architect.

Keep record  
9/2/11



Mr Jaishankar,

Please Put up the old <sup>Sanction</sup> plans of 60  
E 3.

Am

26/XII/24

**URGENT**

Windows were shown on plans approved on  
Hospital side.

Am

C.O

Please Show this case to the President.

Am

29/XII/24

With reference to his personal <sup>interest</sup> with the President

Mr Chairman Virbhadra is hereunto inform  
that the two letters handed over by him personally  
to the President are returned hereunto.

If he wishes the Managing Committee  
to reconsider the matter he may apply  
to the President & members of the M.C. to do so making  
reference to the letter of the D.M. & the President in question.

Am

30/XII/24

2/1/25

5297 924.

20th September 1924  
23rd

Memo.

With reference to his application dated 28th August 1924 with plans for building a 3rd storey on plot No. 60, E-3 Ranchore Quarter Messrs Durgdas B. Advani & Co., are informed that as this matter was disposed of by the President of this Municipality under his No. 12711 dated 29th August 1923, a copy of which is enclosed herewith.

The plans are ~~therefore~~ returned herewith disapproved.

Jelly 22/9  
B. Sc., A.M. I.C.E.,

Land Manager &amp; Architect.

P.S.  
23/9

Memo: \_\_\_\_\_.

with reference to his application  
of 28<sup>th</sup> August 24 with plans for building a  
3rd story on plot No. 60 E-3 Runcheon quarters.

29 Aug 23.

Mr. Chairman Kirkham is informed that as  
already informed ~~to the~~ under ~~the~~ president's letter Mr.  
The existing structure is not sufficiently strong  
enough to bear an additional story, and from  
Sanitary point of view that the plot is  
already overcrowded.

heavy surcharges.  
The matter was disposed of by the President  
of this month under his <sup>date</sup> to  
a copy of which is enclosed herewith. The  
Plans are therefore ~~of~~ <sup>of</sup> Lucas  
returned herewith. Atty  
disapproved.

15/9

of Luck

Ally

12/5/24

DURGDAS B. ADWANI & Co.,

ARCHITECTS ENGINEERS & AGENTS.



KMR.CDD.RuQ.1921-1925.01

478 BUNDER ROAD,

Karachi, 28. 8. 1924

|                                                                                    |
|------------------------------------------------------------------------------------|
| LAND MANAGER & D<br>ARCHITECT'S OFFICE KARACHI.<br>Inward No. 4406<br>Date 30.8.24 |
|------------------------------------------------------------------------------------|

To

The Land Manager & Architect  
Karachi Municipality

Sir,

With reference to your No: L.M.A 4601 of 1924,  
we have the honour to state that:-

1. Cement lintels have been provided to carry the additional weight of walls etc and they have accordingly been shown in the plan.
2. As a lot of open space has been provided on the top and there is a big compound already existing between the bungalow and the building and as there are roads on the three sides of the plot, there would be sufficient light and air in the houses and there would be no overcrowding.

We trust that on inspection you would be satisfied regarding this point.

The plans are returned herewith duly corrected which may kindly be sanctioned at an early date.

Mr. Sudar Sen for  
H.C. report.

Yours faithfully

N. M. J. D. Advani

DURGDAS B. ADWANI & CO.  
ARCHITECTS & SURVEYORS

L.M.A.  
30/8



Submitted to the Law Manager  
with 4. e.

Lawman  
1/9.

My Saderson please  
reply after seeing  
files if there is any possibility  
of the M.C prohibiting adding  
flour as mentioned  
by the H-02

John

2/5/24

Sir.

There is no such resolution of  
accepting the letter of president  
to the owners informing him  
that the present structure is  
not strong enough to take  
additional weight.

My President

Ask the architect Lawman  
to call + show  
designs of P+S + P+S 3/8.  
to carry the load. John  
10/9

4/5/24  
Inform interim of the  
President's letter 12/7/24

In these circumstances  
there is no objection  
5-9-24

John



## KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London).

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

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

REFERENCE No. L. M. A. 4601924

LAND MANAGER &amp; ARCHITECT'S OFFICE,

Karachi 16/8 - 1924

## MEMO:—

With reference to <sup>his</sup> application dated 4-7-24 with a <sub>their</sub>plan for the proposed <sup>Building</sup> additional on plot No. 60 Survey Sheet No. E-3

Rindore Quarter Mr. Chaimrai Kishandas is informed that the additional floor cannot be allowed & until the following requirements are complied with the plans cannot be passed, as there is no provision in the shape of beams, posts &c. to take up the additional weight.

- (1) This plan is already overruled
- (2)
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

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

Land Manager and Architect.

DURGDAS B. ADWANI & Co.,

ARCHITECTS ENGINEERS & AGENTS.



Her Majesty's

KMR.CDD.RuQ.1921-1925.01

478 BUNDER ROAD,

Karachi, 8. 8. 1924

To

The Executive Engineer

Karachi Municipality

Sir,

We have <sup>honour</sup> the to refer you to our plan dated 4th July 1924 regarding ~~plan for~~ proposed cabin on 3rd floor on plot No: 60 sheet E 3 Runchore Quarter and to request early permission for the same.

As the proposed structure will only be a cabin with a light structure with good open space on all sides, there should be no objection as regards its sanitation or strength.

The favour of early sanction is requested.

We have the honour to be

Sir

Your most obedient servants

Durgdas B. Adwani.

L. S. A for H. C. T.  
report  
17/8

17/8

July 11/8  
L. S. A  
9/8.



attach &c. req. original approval  
of plans. of the whole building.  
on plot No 60 E. 3. Runshawgs:

Runshawgs  
2/7.

F.C. in Redg File 1820  
Part VI Slip 180  
2/8 PR

Lis.

Dr. C. is Lianinthe Lubinette

2/8

Re.  
attach 4.c  
refer to by  
H.S. B.  
47



Form No. 1 A-500.6-4-24.

No. G. \_\_\_\_\_ of 192 *4 July 4*

MUNICIPAL CHIEF OFFICER'S OFFICE,

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

MEMO:

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

Chief Officer.

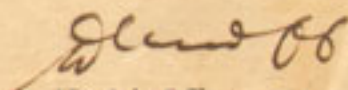
## MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt \_\_\_\_\_

*If this is not mistaken, the  
h.c. has <sup>previously</sup> ruled that no  
additional structure should be  
permitted on this plot, being  
surrounded. Please see P.C.*

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

Date *7-7-* 192 *4*
  
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 Chaurai Virbhawan

Whether he is the owner of the plot on which it is proposed to build

Plot under whose control Municipal

Whether it is permanent or temporary Permanent

The work proposed 3rd floor

Building Surveyor's Report

No objection

Date

Surman  
Building Surveyor.

## LAND SURVEYOR'S REPORT.

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

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

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

Remarks *The applicant has already been informed by the president under this office No 12711 of 29/8, the august 23 that the existing structure is not strong enough to bear the additional weight and the plot is over cranes*  
*It is deemed to be affected.*

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

*[Signature]*  
Land Surveyor.

Remarks of:

LAND MANAGER AND ARCHITECT.

*Show Site. [Signature] 29/7* The additional third floor cannot be allowed, as there is no provision in the shape of beams, posts etc up the additional weight, ~~but the resolution refers to~~ *seen there is no really about additional floor.*  
*Plans have been covered. [Signature] 30/7*  
Refer the applicant to the President's letter No 12711 of 29-8-23. Reply is a copy of it, stating that under such circumstances the undersigned is unwilling to recommend an additional storey.  
*[Signature] 9/8/24.*

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

12/11/21  
The Managing Committee has resolved that the request for the purchase of the land for the purpose of the construction of the new building for the Municipal Engineer's Office be referred to the Architect for his consideration and report.

12/11/21  
The Managing Committee has resolved that the request for the purchase of the land for the purpose of the construction of the new building for the Municipal Engineer's Office be referred to the Architect for his consideration and report.



7211

12711

23rd August 1923.  
24th

Chainrai Virbhandas, Esq.,  
Karachi.

Sir,

With reference to your letter dated 9th August 1923, the objection to your plan from an engineering point of view was that the existing structures is not sufficiently strong to bear an additional storey, and from a sanitary point of view that the plot is already overcrowded having two large buildings-- one a ~~big~~ chawl three stories in height, and there are also stables on the plot.

I have the honour to be,  
Sir,

Your most obedient servant,

*Ed. J. J. J. J. J.*  
President,  
Karachi Municipality.

*Contd. Survey  
Call  
24/8*

No. G. 12712 of 1923.

Municipal Office,  
Karachi, 23rd August 1923.  
24th

Copy with F.C. forwarded to the Executive Engineer for information.

*B.S. for  
information & guidance  
See*

*[Signature]*  
Chief Officer,  
Karachi Municipality.



Hyderabad

KMR.CDD.RuQ.1921-1925.01

60. E 3 Ranchore Q

Sir

I beg to submit herewith  
the D.C. of plot 60 E 3  
Ranchore Quarter and report  
the plan was disapproved  
on the objections of the  
Heads office.

Report Your orders.  
The President wants to know  
about this.

Yours obediently

P. H. J. J. J.

16/8

Co  
want objection and Ho.  
Please get the information  
and send a reply accordingly  
about the affairs of CE  
more  
to me

Ho.  
Plan sheet is full  
17/8

Sup. Bhatt  
Shree 17/8  
20/8

Submitted to Ho.  
mm  
21-8-25  
President for  
information with J/c  
17/8

Submitted for review.

Short plan was submitted by the  
applicant for the erection of  
an additional story on top of  
the existing 3 story building which  
was disapproved for the reason  
that the existing building is not sufficient  
strong enough to bear the weight of  
an extra story &c. D.C. is herewith attached

17/8  
16/8

For President  
17/8

21 23 *Alm*

Chavez

27/8 m  
Kontakte 4. 6. 7. 8  
wie 7. 8.



6760  
1998  
Karachi, 9th August 1923.

The ~~Chairman~~ President,  
Karachi Municipality,  
K a r a c h i.

8472  
13/8  
Dear Sir,

Re: E. 60 3. Runcjore Quarter. Old Buildings.

With reference to above, I had submitted a plan through Mr. Hassasing ~~pkasdar~~ artitech, but the same was not approved of. It appears that the plan does not meet with the requirements of Municipal Bye-laws. If it is a fact, I shall be much obliged if you kindly let me know to that effect so that I might <sup>submit</sup> ~~make~~ the necessary amended one instead.

CO  
Let me know  
M.R. 13.8.23  
I am, dear sir,

Yours faithfully,

*Chainrai Virbhandas*  
1.e. Chainrai Virbhandas.

Ch. Virbhandas

14/8

Let me know  
for report etc.

14/8

15.8.23

19



KARACHI MUNICIPALITY.

REFERENCE NO: L. S. 2574. of 1923.

Municipal Office,  
Karachi 27<sup>th</sup> MAY 1923.

MEMO: -

With reference to his letter dated the 27th  
Ultimo: in connection with plans for plot No. 60, E-3 Ranchore  
quarter Mr. Chainrai Virbhandas owner of plot No. 60, E-3 -  
Ranchore quarter is informed, the plans were returned disapproved  
under this Office No. 6888 dated the 25th October 1921 & 6198  
dated the 16th September 1923 to the address of Messrs Hassasing  
& Pathak respectively.

  
For: ENGINEER.

P.L.V.  
28.5.23.

KARACHI MUNICIPALITY.



Memo: —

With ref to Mr. <sup>letter</sup> dated the  
 27<sup>th</sup> ultimo, Mr. chairman. Birbhadra  
 owner of plot no 6883 Ranchore, <sup>in connection with the plan for plot No 6323 Kuchla Rn</sup>  
 informed. <sup>The plan was returned to him</sup> ~~he has been informed~~  
~~replied~~ under this office no. 6884  
 dated the 23<sup>rd</sup> Oct 21 again + 6196  
 dated the 16<sup>th</sup> Sept 22. ~~replied~~  
~~with ref to his plan sent by~~  
 to the address of Mr. Dassanig + Pathak respectively

25/5  
 28

1  
 By

Submitted with full com-  
pendium and report. The  
same has been already replied  
to his applications with  
plans submitted by Mrs  
Rousseau & Pathak. No

21/5

D. B. M.

The applicant may be  
informed accordingly.

Lawrence  
21/5

Quote the nos of letters &  
inform the Applicant accordingly

23/5

M.

This is addressed to the  
President & the should  
be sent to a.c.s. as  
ordered ~~etc~~

28/5

Dr



Hindi

KMR CDD RuQ 1921-1925 01

516.

22

10

4737

3634

8/5

Kavachi Municipality

Dear Sir,

We beg to inform you  
 that about twenty months hence  
 we have forwarded one plan for a  
 Summer house and ~~my~~ our new  
 Building on plot No: 60. E. 3 Ranchore  
 quarter drawn by Mr. Hussabing  
 architect and the other plan of  
 Servants Quarters drawn by Mr. Vallab  
 has also been sent by us since  
 to the Municipality.  
 seven months. We are now at  
 a loss to understand why so much  
 time has been taken in Ranchore,  
 the same, and we therefore request



Vithandai Chaimai Jomank

You to kindly see your  
 way in getting the  
 same amount as  
 early as possible & oblige.  
 Thanking you for  
 the trouble.

We are

Dear Sir

Yours faithfully

Wm Wm

Wm Wm

ie Chaimai Vithandai

Cholli market

Mr. Muthu to be  
 referred to 7/5/23

17/5/23



NO: L. S. 6868 of 1921.

Municipal Office.

Karachi 25<sup>th</sup> October 1921 .

From,

THE ACTING ENGINEER .

KARACHI MUNICIPALITY.

To:

HASSASING . M. ADVANI ESQUIRE .

KARACHI .

Dear Sir,

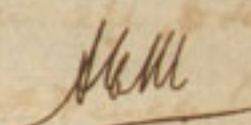
In reply to your letter dated the 18th Instant with a plan for the proposed additions & alterations on the building on plot No. 60, E-3 Ranchore Quarter I have to inform you that the plan is very unsatisfactory & certainly would not be safe to build as shown .

The plan requires revising .

The foundation of the existing building should be shown to Building Surveyor .

The plans are returned herewith for amendment.

Yours faithfully .

  
M. T. M. E.

ACTING ENGINEER.

KARACHI MUNICIPALITY.

P.L.V.  
22.10.21

82



Hosseing M. Adawani Esq.

Karachi

Dear Sir,

In reply to your letter dated the 18<sup>th</sup> inst. with a plan for the proposed Add salt on the building on plot No 60 S. 3 Ranchoregr. I have to inform you that the plan is very unsatisfactory and certainly would not be safe if to build as shown. The plan requires revising. The foundation of the existing building should be shown to B.S.

The copies of plan are returned herewith for amendment.

21/10

V. J. L.

H. M.

B. M.



Submitted with the.

Received 1/10/21  
 J. H. B. M.

Dear Sir,  
 The plan is very unsatisfactory  
 and certainly would not be  
 safe if built as shown.

The plan requires revising  
 the foundations dimensions  
 of the existing building  
 should be given on plan.

Yours faithfully,  
 H. M.  $\frac{20}{10}$

I inform you that the plan is very  
 unsatisfactory and certainly would  
 not be safe if built as shown.

The plan requires revising

the foundations dimensions of the existing

building should be shown on plan.

The copies of plan are returned

herewith for amendment.

Yours

H. M.

Enc.

**HASSASING H. ADVANI**  
ARCHITECT; CIVIL ENGINEER  
& AGENT.

S. N. 4862

27

Office: opp. Old Forbes Office,  
BUNDER ROAD.Residence: 6, CANNAR CASTLE,  
GARIKHATA.

Karachi, 17-10-1921.

To;

The Engineer Karachi Municipality.

Dear Sir,

With reference to your No; L.S.  
8615 dated 14th September 1921 I have the  
honour to request you on behalf of the owner  
to place the matter before the Managing  
Committee for their orders.

Yours Faithfully.

*Hassasing H Advani*  
ARCHITECT.

*Land Surveyor.*  
*18.10.21*  
*Mrs. Bhutto*  
*Gujranwala*  
*18/10*

25/10



NO: L. S. 5615 of 1921.

Municipal Office.

Karachi 14<sup>th</sup> Sep: 1921.

MEMO: -

With reference to his letter dated the 19th  
Ultimo: with plan of plot No. 60, E-3 Runchore Quarter Under-  
-signed has the honour to inform Mr. Massasing. H. Advani, the  
permission as asked for can not be granted as the existing -  
building on the above plot contains a large number of tenements  
and the provision of another storey would be prejudicial to the  
health of the occupants of the building. Moreover the existing  
building not having been designed to carry such an additional  
storey is not sufficiently strong to support the additional  
weight safely.

The plans are returned herewith disapproved.

M. C., A. M. I. C. E.

ENGINEER.

KARACHI MUNICIPALITY.

P.L.V.  
7.9.21

Memorandum —

With ref to his letter dated the 19th ultimus with plan of plot no 60 E-3 Ranchore gr. Lf has the honour to inform Mr. Harsing H. Adwani, the permission as asked for can not be granted as the existing building on the above plot has been overcrowded.

The plans are returned herewith disapproved

~~2/3~~ 2/3

6/9/11

Eng

Contains a large number of documents & the provision of a most. story would be prejudicial to the health of the <sup>occupants</sup> of the building. Moreover the existing building not having been designed for a 10. story such an additional story is not sufficiently strong to support the additional weight. 5/9

Submitted with the for favour  
of order.

29/8/21

Yours ob  
Ben Bhatt

Copy submitted  
cannot be granted

1/9

Deems:—

With ref to his letter dated the 13<sup>th</sup>  
1921. E/S has the honour to inform Mr  
Bhassani M. Adani, the papers are  
returned herewith disapproved as the  
existing building on plot no 8-3 Panalore  
is too crowded.

2/9

Eng.

Pratap Rao.  
Please send me  
the plan after  
signature for  
disapproval.

HASSASING H. ADVANI.

ARCHITECT.

785, BUNDER ROAD,

Karachi, 17-8-1921.

19

To,

The Engineer Karachi Municipality

Dear Sir,

With reference to your No: L.S. 4950 dated 10th instant

I have to state that the plot is practically open on all the four sides and I see no reason why the Municipality should object to the raising of an additional floor. You have personally seen the site when you came the other day with the managing committee.

I shall thank you to reconsider the plan and give me permission applied for.



2845  
Land survey  
for go. report  
by 19/8/21. Jy  
20/8/21

Yours Faithfully.

Hassasing H. Advani  
Architect.



31-1

# PLAN OF PROPOSED ADDITIONS & ALTERATIONS ON PLOT N<sup>o</sup> 5-60, E-3.

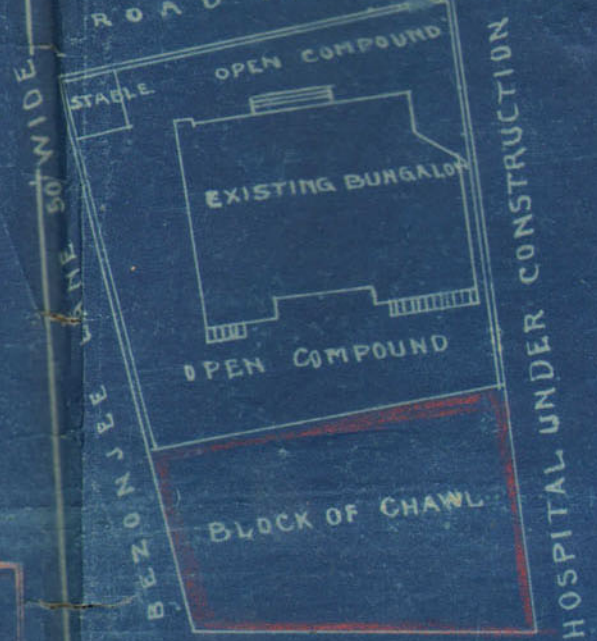
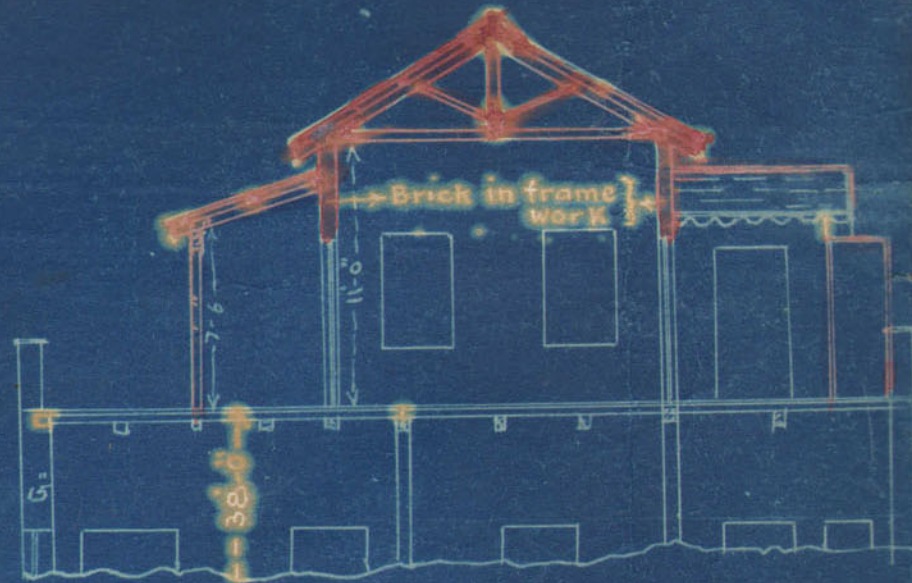
RUNCHORE QUARTER.  
scale 8"=1'

SITE PLAN

scale 40"=1'

N<sup>o</sup> 64

ROAD 50' WIDE.



*Handwritten signature*

ARCHITECT



Heritage

KMR.CDD.RuQ.1921-1925.01

31-2

(1)

BASSASINGH ADVANI  
ARCHITECT  
BUNDEL KHAND SARANGI



BASSASINGH ADVANI  
ARCHITECT  
BUNDEL KHAND SARANGI



NO: L. S. 4950 of 1921.

Municipal Office.

Karachi 10th August 1921.

MEMO: -

With reference to his application dated the 21st  
Ultimo: Mr. Chainrai Virbhandas owner of plot No.S.60, E-3  
Runchore quarter is informed, that the existing building  
on the above plot has been over crowded & no more storey can  
be allowed to be built upon.

The plan is returned herewith disapproved.

M.G., A. M. I. C. E.

ENGINEER.

KARACHI MUNICIPALITY.

P.L.V.  
5.7.21

11

64

Memor.—

With ref to his app dated the 21<sup>st</sup> ultimo.— Mr Chaimai Nibhandas owner of plot on S.6..S.3. Rauchka 9<sup>th</sup> is informed that the existing building on the above plot has been overcrowded & no more storey can be allowed to be built upon.

The said plans are returned herewith disapproved.

48



Enf.

No. E. 19 of 1921.

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 21st July 1921.

MEMO.

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

1526  
23/7  
Mr. Allap  
Shaw & Co.  
23/7  
M

*[Signature]*  
A. M. H. O.  
Engineer,  
Karachi Municipality.

# MUNICIPAL HEALTH OFFICER'S REPORT.

Returned to the Engineer, Karachi Municipality, with the following

Remarks:—

This place is overcrowded. Opinion of the C. O. ref. should be obtained if any further structure on this plot is to be commenced. The subject of providing so many tenements on this plot was discussed carefully by the M.C.

*[Signature]*

D. P. H. (London),  
Health Officer,  
Karachi Municipality.

Date 28-7-1921.



Heritage

KMR.CDD.RuQ.1921-1925.01

2

No. E. 11 of 192 .

MUNICIPAL ENGINEER'S OFFICE,

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

Forwarded to the Building Surveyor for report.

A.M.I.C.E.,

Engineer,

Karachi Municipality.

Through

THE LAND SURVEYOR,

Karachi Municipality.

### BUILDING SURVEYOR'S REPORT.

Applicant's Name Chaimrai Kothandas

Whether he is the owner of the plot on which it is proposed to build Yes

Plot under whose control Municipal

Whether it is permanent or temporary Permanent

The work proposed 10 hatched floor over the chawl.

Building Surveyor's Report See

Health Officer's view is quite correct &

no more structures must be permitted

Date 24/7/21

Submitted through the Land Surveyor.

L. J. Chaudhary  
Building Surveyor.

## LAND SURVEYOR'S REPORT.

Does the plot come under Alignment ho

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

Area under Alignment hil

Remarks Lis.

*Health officers views may times  
be favourable to C.O.S.C.C. for favour  
of opinion.*

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

*[Signature]*  
Land Surveyor, 29/7

## ORDER OF THE ENGINEER.

*Disapprove plan*

*[Signature]*

30/7

A. M. INST. C. E.,

Engineer,

Karachi Municipality.

No. L. S. \_\_\_\_\_ of 192

MUNICIPAL ENGINEER'S OFFICE,  
Karachi, \_\_\_\_\_ 192

Submitted to the Managing Committee for information.

*Health Officer's Office  
to forward to Govt. for  
information*

A. M. I. C. E.,  
Engineer,  
Karachi Municipality.

Through

THE CHIEF OFFICER & CHIEF ENGINEER,  
Karachi Municipality.

RESOLUTION OF THE MANAGING COMMITTEE.

Resolution No. \_\_\_\_\_ dated \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



500-1-2-1921.

FORM No. 1.

1794  
Karachi, 19.7.2 1921

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 Calvin  
on plot No. 5-60

Survey Sheet No. 8-3 situate in \_\_\_\_\_

Street, Ranchore 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: Epo



*Chaiurai Virbhandas*  
Signature of the Applicant.

No. G 75/2 of 1921.

MUNICIPAL CHIEF OFFICER AND  
CHIEF ENGINEER'S OFFICE,

Karachi, 21st July 1921

Forwarded to the Municipal Engineer for favour of disposal.

*Leone de audio*  
for Chief Officer and Chief Engineer,  
Karachi Municipality.

37-1



Karachi 22nd December 1922

To,

The President

Karachi Municipality

Sir,

I beg to state that about 20/25 days ago my firm received a letter from the Municipality, while I was absent from Karachi, calling upon me to demolish the kutchra landhi standing on my plot no: 8 Sheet E-60 Runchore Quarter & my men had it demolished immediately but they omitted to inform the Municipality about it. I have returned from Shikarpur now & have learnt that the Municipality have instituted a suit against me for non-compliance of the said order. As I had demolished the landhi long before, I shall be obliged if you kindly have this suit withdrawn.

Thanking you in anticipation,

I have the honor, to be

Sir,

Your most obedient servant,

i.e Chainrai Virbhondas.

*L/S*  
*Mr. Khunt for the return*  
*28.12.22*



1700

KMR.CDD.RuQ.1921-1925.01

Submitted with the  
and report, the unauthorized  
structure has been removed  
by the owner

11/1 Des

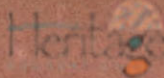
File

Mall  
Eng

1-1-1921-1925

11/1

11/1



## KARACHI MUNICIPALITY.

Extract from the Proceedings of the Managing Committee Meeting of the  
Karachi Municipality held on the 23 DEC 1922 192

SUBJECT—

30. Submitted papers with the Acting Engineer's endorsement No. 7764, dated 6th December 1922, in connection with an unauthorized structure on plot No. 60, E-3, Runchore Quarter, owned by Mr. Chainrai Virbhandas.

RESOLUTION No.

1416 (a) Written Notice under Section 96 clause 5, Sub Clause (b) to be served on Mr. Chainrai Virbhandas owner of plot No. 60, E-3, Runchore Quarter, requiring him within one month from the date of this resolution to demolish the unauthorized structure erected by him in contravention of the provisions of Section 96.

(b) Sanction is also given to prosecute <sup>him</sup> ~~them~~ under Section 96, Clause 5, for having commenced the structure on the above plot without obtaining permission of the Municipality but the prosecution need not be filed if within 30 days of the date of this resolution the owner ~~demolish~~ the unauthorized structure.

(c) Sanction is also given under Section 155 to file a separate prosecution against <sup>Mr. Chainrai Virbhandas</sup> ~~them~~ for failure to carry out the order under Section 96, Clause 5, Sub Clause (b) if the said order is not carried out within the specified time.

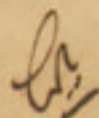
*Kant Singh*  
4/1/23

*Mr. Bhutta for compliance*  
20/1/23

*T. Bhopwani*

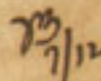
For Chief Officer,  
Karachi Municipality.

Submitted to the Managing Committee for sanction  
to prosecute the owner of plot No. 60, E-3, *Rumchore Ex*  
under Section 96. Notice to be served to demolish the un-  
authorized structure and on failing to comply the owner to be  
prosecuted and a continuing penalty under section 155 to be  
applied for.



Acting Chief Officer,

Karechi Municipality.





Heritage

KMR.CDD.RuQ.1921-1925.01

## KARACHI MUNICIPALITY.

REFERENCE NO: L. S. 7466 of 1922.

Municipal Office,

Karachi <sup>22nd</sup> November 1922.

MEMO:-

In continuation of this office No. 7008 dated the 27th ultimo: Mr. Chalmrai Virbhandas owner of plot No. 60, failed to remove the unauthorized shed, action is being taken under the Municipal Act.

M. I. M. E.,

Engineer,

Karachi Municipality.

P.L.V.  
16.11.22.

\*\*\*\*\*

NO: L. S. 7764 of 1922.

Municipal Office,

Karachi <sup>6th December</sup> November 1922.

Copy with F/C forwarded to the Acting Chief Officer for favour of obtaining sanction of the Managing Committee to issue notice upon the owner of the above <sup>plot</sup> to demolish the unauthorized shed under Section 96 of the Bombay District Municipal Act III of 1901 & in case of non-compliance, to prosecute him under Sections 96 & 155.

M. I. M. E.,

Engineer,

Karachi Municipality.

R.

41 (2)

RUNCHORE QR.

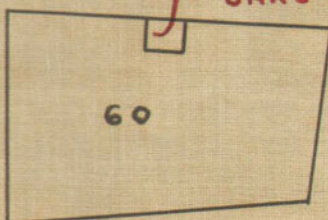
SHEET NO E.3.

SCALE 80' = 1"


*[Signature]*

42  
PLAQUE  
HOSPITAL

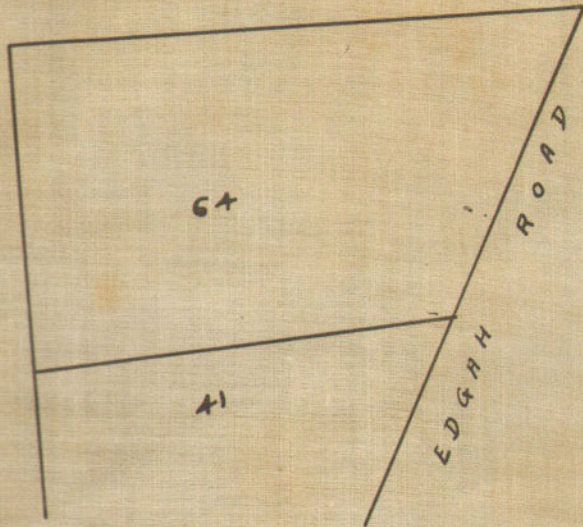
ROAD



UNAUTHORIZED SHED

LANE

YACOOBKHAN



ROAD

EDGAH

19

8

*[Signature]*  
3/12



To,

42-1

The Municipal Engineer,  
Karachi Municipality,  
Karachi.

60 E. 3

Dear Sir,

I beg to refer you to letter No: H. 1893 dated 8th. instant from the Health Officer, Karachi Municipality, who writes, in reply to my application dated 3rd. idem regarding the construction of a shed by the Landlord Seth Chainrai without the permission of the Municipal authorities "that the matter is brought to the notice of the Engineer, Karachi Municipality, as it is under his jurisdiction to take action

21- I may inform you, for your information, [in the matter.

that the shed in question had before also been constructed by the Seth, but it was <sup>pulled</sup> brought down by the Municipal authorities on the report of late Dr. E. B. Gidwani, who was the occupant of this house. Dr. Gidwani at last succumbed to consumption and expired in March last. Taking advantage of the death of the late Dr. Gidwani, the Seth has again constructed the landhi in the compound in front of my house for <sup>his</sup> gharry & cow to stand inside the Landhi and has also placed heaps of stones which have given rise to mosquitoes which trouble all the residents at night time especially; a report

7600

13 AUG 1922

Land Survey  
attached  
sacred in  
me

19/8

to that effect has already been made to the Health Officer, who must have intimated the fact to you. The long & short of the matter is that this Landhi has become a nuisance for all the residents. I may further add that the shed in question also obstructs the fresh breeze from coming direct into our house, which would otherwise come.

Under the circumstances, I would request you to kindly see your way to get the Landhi mentioned above pulled down and the Seth be ordered to remove his cows & the stones at once, for which act of kindness, I shall feel very much obliged.

An <sup>immediate</sup> early action in the matter will be highly obliged.

Yours faithfully

Hiranand L. Punwani,  
9, Seth Chaurai Virbhandas  
Building,  
Behind Plague Hospital,  
Near Municipal Tuberculosis  
Dispensary,

Karachi

Karachi  
17th. August 1922

Be attached  
3/2  
2/10/22

Enc.  
Papers are sent  
to you for inspection  
of the Enc. De  
2/1/22

Mr. Bhat  
These papers are  
with you attached  
with the plan sheet by  
the owner.

12-2

43



HathiTrust

KMR.CDD.RuQ.1921-1925.01

(10)

Health

KARACHI MUNICIPALITY.

REFERENCE NO: L. S. 7008 of 1922.

Municipal Office,  
Karachi 27<sup>th</sup> October 1922.

MEMO: -

With reference to his application dated the 25th Ultimo: with plan for the proposed servant's shed on plot No. 60, E-3 Runehore Quarter, Mr. Chainrai Virbhandas is informed: -

In the opinion of the Health Officer the plot is thickly congested & permission therefore cannot be granted.

The plan is returned herewith disapproved.

The unauthorized shed must therefore be removed within 7 days of receipt hereof or action will be taken under the Municipal Act.

*Mall*

M. I. M. E.,

Acting Engineer,

Karachi Municipality.

P.L.V.  
23.10.22.

82

*So*  
This requires to be sent  
to the h.c. now.

8/11

*Submitted for note to  
apply to h.c. for  
note to remove the  
shed. 8/11*

*to apply  
Mall 13/11*

hence:—

With refs to his app dated the 23<sup>rd</sup> ult  
with plan for the proposed servants' shed  
on plot no 60 & 3 Ranchoregr by Chand-  
ee Virbhandas is informed,

In the opinion of H.O. the plot is  
~~has been made~~ thickly congested  
& permission therefore cannot be  
granted

The plan is returned herewith  
disapproved.

The unauthorized shed must  
therefore be removed within  
7 days of receipt hereof or  
action will be taken under the  
act.

Mall

Secy.

16/10  
18

46

Submitted with the and report  
 that objection may be coupled  
 with 8/11 Wm. B. H.

This is the structure suspected  
 by you in your last  
 one reasons. where the new  
 premises to some plan.  
 for the unauthorized work  
 Request orders.

3 8  
Wm. B. H.  
 9/11

In case applicant  
 the plan is disapproved  
 & the shed cannot be  
 permitted as the St. O  
 affirms the plot is already  
 has completed

14  
10 Wm. B. H.

Karachi.  
23<sup>rd</sup> Sept. 1922.

T.

The Engineer

Municipality

Karachi

Sir.

With reference to your letter No. 2  
6198 of the 16<sup>th</sup> inst regarding a servants  
room on plot No 60, sheet No B-3. Punch  
Quarter I have the honour to send herewith  
a plan of servants room as required  
by you, which please approve at your  
earliest convenience & oblige.

Land Survey  
for road

2,  $\frac{26}{9}$  - 1111

I have the honour to be  
Sir,

your most obedt servant

Wm. Blunt for report  
of 24/11

Have not a pen for you

1-c. *Ghainui* <sup>in</sup> *Vithandas*.

1870

Submitted with the  
and reports. This may  
be sent to the first.

2819. Dec 24

Forwarded with Compliments  
to the B.O. for favour  
of opinion.

2819

Mall

Insp. Bhattach.  
Show to the  
2/9.

2520

2/10/22

Proposed work cannot  
be permitted and as the  
must be taken to  
demolish it. This point  
is seriously suggested &  
the M. C. also know  
about its suggestion  
& immediate action is  
necessary.

3<sup>10</sup>  
22

DS

Leahy  
4/10/22

M. Bhattach. for immediate  
action. R.R. Bhattach.  
- 2/10



PLAN OF PROPOSED ROOM FOR SERVANT TO BE  
BUILT ON PLOT NO 60 SHEET E-3, RUNCHORE Q<sup>E</sup>

SCALE 8"=1'



PLAN



SECTION ON A-B



FRONT ELEVATION

SITE PLAN

SCALE 20"=1'

O P E N P L O T



YACOUB KHAN ROAD 50' WIDE

88'-2"

OPEN COMPOUND

EXISTING  
BUILDING

OPEN COMPOUND

EXISTING  
BUILDING

72'-9"

125'-0"

B E Z O N J E E L A N E 50' WIDE

*Niaz Hussain P. Pathak*

PATHAK & Co.  
ARCHITECTS & SURVEYORS  
BUNDER ROAD KARACHI.

49

NO: L. S. 6198 of 1922.

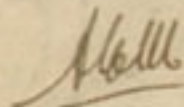
Municipal Office,

Karachi 16<sup>th</sup> September 1922.

M E M O : -

In continuation of this office No. 5478 dated the 10th Ultimo: Mr. Chaurai Vishindas is informed, it is observed, he has not yet removed the unauthorized shed.

He is therefore directed to either remove the said unauthorized shed or submit a plan within 15 days of receipt hereof, failing which, steps will be taken under the Act.



M. I. M. E.,

Acting Engineer,

Karachi Municipality.

P.L.V.  
13.9.22.

50

In response:—

In continuation of the office No 5478 dated the 10th ultimo Mr. Chairman Vishnudas is informed, it is observed he has not yet removed the unauthorized shed.

He is therefore directed to either remove the said unauthorized shed or submit a plan within 15 days of receipt hereof, failing which, steps will be taken under the act.

M. M. M.

D. S.

11/3  
12

NO: L. S. 5478 of 1922.

Municipal Office,

Karachi 10th AUGUST 1922.

MEMO: -

Mr. Chainrai Vishindas owner of plot No. 60, S-3  
 Runchore quarter is informed that he has erected two  
 sheds on the above plot without obtaining permission of the  
 Municipality.

Instructions are hereby given him to remove the  
 said unauthorized work within 7 days of receipt hereof, failing  
 which, steps will be taken under the Act.

P.L.V.  
 8.8.22

M. I. M. E.,

Acting Engineer,

Karachi Municipality.

NO: L. S. 5479 of 1922.

Municipal Office.

Karachi 10th AUGUST 1922.

Copy forwarded to the Health Office for information,  
 with reference to his letter No. H/1669 dated 26th Ultimo:.

M. I. M. E.,

Acting Engineer,

Karachi Municipality.

*See*  
 The place may  
 kindly be inspected  
 20/8 Dr

*Show at site*  
*M. I. M. E.*

15

St. John's  
Hospital

lie.

The site has been inspected  
by your R.O.

7/9

Inform owner to submit  
plans for the unauthorized  
shed.

W. H. H.

1000

1000

W. H. H.

W. H. H.

W. H. H.

Memo: —

The chainrai Nairdas owner of plot no 60 S.3. Ranchore 92 is informed it is noticed that he has erected two sheds on the above plot without obtaining permission of the hulk.

Instructions are hereby given him to remove the said unauthorized work within 7 days of receipt hereof failing which, steps will be taken under the act

9/8

Mall  
Eng.

Copy forwarded to H.O. with ~~complaint~~ for information with ref to his letter no 1669 dated the 26<sup>th</sup> ult.

Wf  
1.8.20

Mall  
Eng

И

To,

The Health Officer,

Karachi Municipality.

Sir,

I beg to report that Mr. Chainrai Vishindas owner of the plot No: 60, E-3, on Yakoobkhan Road, Runchore Quarter has erected a shed on this plot without permission of the Municipality. I therefore request that needful may be done in the matter.

I beg to remain,

Sir,

your most obedient servant,

Sd/- V. J. Bhatt.

00007700000000000000000000000000000000000000000000000

No: H/- 1669 of 1922.

Municipal office,

Karachi, dated, 26th July 1922.

Copy forwarded to the Engineer for favour of necessary action.

*musculina*

For Health Officer,  
Karachi Municipality.

*Lacey Lamp*  
*7/7*

*P.S. for entry report -*  
*on ~~the~~ notice show he served*  
*8/2 28/9*