



LAND DEPARTMENT.

FILE No.

I

of 19 29

Has passed but work not done.

Compilation No.

186

Subject

NOTE:—For mer Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compliation No.

KARACHI MUNICIPALITY.

N. J. MODI.
B. Sc., (Engineering London.)
A. M. INST., C. E., L. C. E.
A. M. I. S. E., M. R. San. I.
Land Manager & Architect.

REFERENCE No. L. M. A.

of 19 .

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 19

M E M O :-

Undersigned has the honour to forward herewith papers re-plot No.2/J,I-2, Garden Qr., and to state as follows :-

1. Original plan for main bungalow & outhouses was passed on 15/10/28.
2. On 13/2/29, the architect submitted amended plan for approval showing only outhouses built and the main bungalow left unbuilt and the site marked "Future developments".
3. Objection that mere outhouses without main bungalow cannot be allowed to remain was communicated on 8/3/29, to which no reply has as yet been received.

Orders of the Managing Committee are therefore requested to compel the owner to either build the main bungalow or demolish the ~~main bungalow~~ outhouses built; for if outhouses are allowed to remain like that, it will lead to the practice of letting them out to separate lodgers and then turning them into chawls which is undesirable in the Garden Quarter.

P.J.
If the owner has no money
what should he do, we can just
ask a little pressure to expedite
the construction of the Bungalow.

B.Sc., A.M. Inst. C.E., 23/1/29

LAND MANAGER & ARCHITECT

24/1/29

M E M O :-

Undersigned has the honour to forward herewith papers re-plot No.2/J,I-2, Garden Qr., and to state as follows :-

1. Original plan for main bungalow & outhouses was passed on 15/10/28.
2. On 18/2/29, the architect submitted amended plan for approval showing only outhouses built and the main bungalow left unbuilt and the site marked "Future developments".
3. Objection that mere outhouses without main bungalow cannot be allowed to remain was communicated on 8/3/29, to which no reply has as yet been received.

Orders of the Managing Committee are therefore requested to compel the owner to either build the main bungalow or demolish the ~~main bungalow~~ outhouses built; for if outhouses are allowed to remain like that, it will lead to the practice of letting them out to separate lodgers and then turning them into chawls which is undesirable in the Garden Quarter.

M.B.Sc., A.M.Inst.C.E., ^{23/2/29}

LAND MANAGER & ARCHITECT



M E M O :-

Undersigned has the honour to forward herewith papers re-plot No.2/J,I-2, Garden Qr., and to state as follows :-

1. Original plan for main bungalow & outhouses was passed on 15/10/28.
2. On 18/2/29, the architect submitted amended plan for approval showing only outhouses built and the main bungalow left unbuilt and the site marked "Future developments".
3. Objection that mere outhouses without main bungalow cannot be allowed to remain was communicated on 8/3/29, to which no reply has as yet been received.

Orders of the Managing Committee are therefore requested to compel the owner to either build the main bungalow or demolish the ~~xxxxxxx~~ outhouses built; for if outhouses are allowed to remain like that, it will lead to the practice of letting them out to separate lodgers and then turning them into chawls which is undesirable in the Garden Quarter.

M.B.Sc., A.M.Inst.C.E., 23rd 2/29

LAND MANAGER & ARCHITECT

мемо

Re :- Plot NO 2/5, IZ, Garden quarter.

I have the honor to ^{place the papers} ~~inf~~ inform the ~~managing~~

Re above plot before managing committee with the following facts:-

- 1) Original plan for main Benglow & out-houses was passed on 15-10-28.
- 2) On 18-2-29, Architect Submits ~~his~~ amended plan for approval, showing only out-houses built & the main Benglow left un-built & ^{its place marked} ~~shown~~ as "Future developments."

~~This plan cannot be pursued~~

- 3) A physician that more art-houses within main hospital can not be allowed to remain was communicated to him on 8-3-1929, to which no reply is received as yet.

Orders are requested to compel the
owner either to build the main bungalow or ~~to~~
to build the out-houses built; for, if out-
building that demoralize the out-houses allowed to remain like that, it will lead to the
practice of letting them out to separate lodgers & thus
turning them into chawls which is undesirable in
Cantonment.

21.11.51

No. CDC 360 of 1929.

Revenue Department,
City Deputy Collector's Office,
Karachi, 20th April 1929.

Memorandum,

In continuation of this office memorandum No. CDC 252 dated 22nd April 1929 Mr. Bhayannal Devomal is informed that it is left to the discretion of the Municipality to ^{require} ~~refuse~~ completion of buildings according to plans previously approved before allowing any portions of the buildings being occupied. In the case of the applicant, the Municipality has already approved of a plan including the main building as well as out houses and the same plan has been confirmed by this office also.

In this office memorandum No. CDC 1169 dated 1st November 1928 the applicant was informed that he could pay reduced altered assessment based on the assumption that he would build outhouses only during the current year. But it is left to the Municipality to refuse building permission when it is intended by the applicant to construct, for the present, outhouses only for the residence of lower classes of people and defer indefinitely the construction of the main building.



Sd/- Hotchand Chandumal
City Deputy Collector, Karachi.

Submitted for further disposal.

No. CDC 361 of 1929.

Karachi, 20th April 1929.

Copy forwarded with compliments to the Land Manager and Architect with reference to the correspondence ending with his letter No. L.M.A.BS/2058 dated 13th April 1929.

Sd/- Hotchand Chandumal
City Deputy Collector, Karachi.

The Land Manager & Architect,
Karachi Municipality.

H. Shah

c
P. attached 7k.
11/4 23/4/29.

To,
7. C. attached 29. 9-2.
11/4 24/4

P. forwarded
Copy to
owner

11/4 24/4 29
already seen
sent by the
CDC. as the
letter is addressed
to the owner & copy
it is to us.

c
P. kept pending
11/4 25/4/29.



Heritage

KMR.CDD.GaQ.1929.01

7

BS/2058
13/4/29

From,

The Land Manager & Architect,
Karachi Municipality.

To,

The City Deputy Collector,
Karachi,

Sir,

Re:-Plot No. 2/J, I-2, Garden Qr.

With reference to your No.CDC/251 dated 22/3/29 forwarding thereunder a copy of letter dated 16/3/29 from Mr. Bhojanmal Devoomal, I have the honour to inform you that some people get their plans passed for outhouses only and then let them out to separate lodgers ~~in~~ and turn them into chawls. This frustrates our object of allowing bungalows only in populated parts of Garden Quarter and restricting the chawls to a particular area only.

I have the honour to be

Sir,

Your most obedient servant

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

LAND MANAGER & ARCHITECT

9/4
MB 9/4



L C. 74.

1000-22-12-28
1000-3-29.

KARACHI MUNICIPALITY.

REFERENCE No. L. M. A.

OF 192

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 192

From,

The Land Manager & Architect,
Karachi Municipality.

To,

The City Deputy Collector,
Karachi.

Sir,

Re:-Plot No.2/J, I-2, Garden Qr

With reference to your No.CDC/251 dated 22/3/29 forwarding thereunder a copy of letter dated 16/3/29 from Mr. Bhojammal Devoomal, I have the honour to inform you that some people get their plans passed for outhouses and ~~while building the outhouses they take them into chawls which are not allowed.~~ *and then let them out to separate huts & turn them into Chawls. This fulfils our object of*

I have the honour to be

Sir,

Your most obedient servant

allowing Bungalows and imputed plots & garden plots & restoring the chawls to a park area

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

LAND MANAGER & ARCHITECT

18/8/4



Heritage

KMR.CDD.GaQ.1929.01

C

P put up a letter
that some people get
their plans passed with
outhouses and main Bungalows.

but build only outhouses like
chawls which are not allowed.

ref no CDE 505 of 28.12.28.

11/2/29

To.

The CDE.

Karachi.

Sir,

Re: Plot no. 2 of I-2,
Garden

With ref. to your no. CDE 257,
of 22-3-28, forwarding therewith
a copy of letter of 16-3-28 from
Mr. Shojanmal Senoornal, I
have the honour to inform you that
some people get their plans

passed with outhouses and while building ^{the bungalows} ~~then~~ ^{not} allowed.
they make them like chawls. which are

Yours truly
S. I. I. 1/4.

I have
2/4



Karachi, 12/16th March 1929.

To,

The City Deputy Collector, Karachi.

Dear Sir,

Re: Plot No.2-J Sheet I-2 Garden Quarter.

I informed you in my letter dated 25th October 1929 that I propose building only the out-houses on the above plot and I have paid assessment also for that portion only.

The accompanying plans were submitted to the Municipality showing unbuilt portion as "future developments".

The Land Manager & Architect Karachi Municipality informs me that the bungalow must also be built.

I cannot understand under what law the Municipality can insist upon my building the bungalow.

The plot is a government plot, I therefore beg to submit the final plans for your approval.

If I am not able to build the portions shown as future developments within 12 months from the date of your approval, I will submit fresh plans when I intend building thereafter.



Yours faithfully,

Sd/- Bhojanmal Devomal.

U R G E N T .

No. CDC 251 of 1929.

Karachi, 22nd March 1929.

Copy forwarded to the Land Manager & Architect, Karachi Municipality with the request that he will be so good as to state the rule or order under which he requires the applicant to build the house at the same time as the outhouses.

C

Pattach 7/2

18/3/29

F.C. attached
18/3/29

To,

The Land Manager & Architect,
Karachi Municipality.

H. Shah 20-3-29.

Bhojanmal Devomal

City Deputy Collector, Karachi.

B. Shah
20/3/29



Heritage

KMR.CDD.GaQ.1929.01

1000-11-10-27.

KARACHI MUNICIPALITY.

:0:

N. J. MODI.

B. Sc., (Engineering London.)

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

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

Land Manager & Architect.

REFERENCE No. L. M. A. / 885 1402 OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 8-3-1928.

MEMO:—

With reference to ^{his}~~their~~ application dated 15-2-1929 with a ^{revised}~~new~~plan for the proposed ^{Building}~~additions~~ on plot No. 2J..... Survey Sheet No. I-2.....

Garden..... Quarter Mr. Haasasing H. Adnan..... is informed that

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

- (1) Bungalow must be built. Amended
- (2) Plans for more outhouses cannot be
- (3) passed.
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

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

Land Manager & Architect.

7/3

7/3

op.
ver.
7/3

(1)

500-20-1-27.

12

(10)

Karachi Municipality.

:O:

Reference No. L. M. A.
E. E. G. Dated 192 .Re. Survey No. 25 Sheet No. I 2 Garden QuarterName of applicant Hy/Hassam H. Aduni.

Purport of Application:—

- ① The owner has built only the out houses at present and ~~wishes~~ asks for permission to leave the main house as 'Future development'.

Remarks of L. S., B. S.
L. I., E. O.

The applicant has sent the amended plan as the outhouses now built differ from the approved plan. They are made quite strong.

The plan may be approved.
orders are requested in the matter.

Mg 2/3.

Land Manager and Architect's remarks:—

Upon his the Byelaw in the
line, amended for more
at hand can be found

7/3/28.



GR 2 = 1-2

R2. 2-J

GR 2

87

2-J
(67)

Hussain Kasim Road

Lawrence Road

G. Garden



The Hk is with attached
as written by you.
I look in your paper.
20/2.

Have seen my
inspector plan
and it is with me
H. Lee if you know
in my paper.
20/2

Hd.

0 put up inspection
Sketch
20/2

Need on
26/2/29 at 4-10 P.M.
Mr. Trimbakal
Phase supply

123

Confidential
27/2

26/2/29

Urgent:

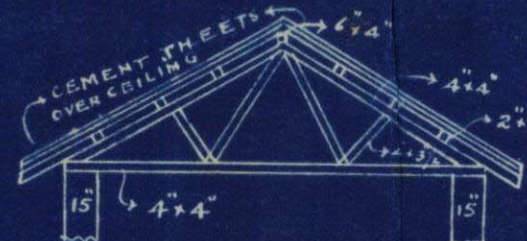
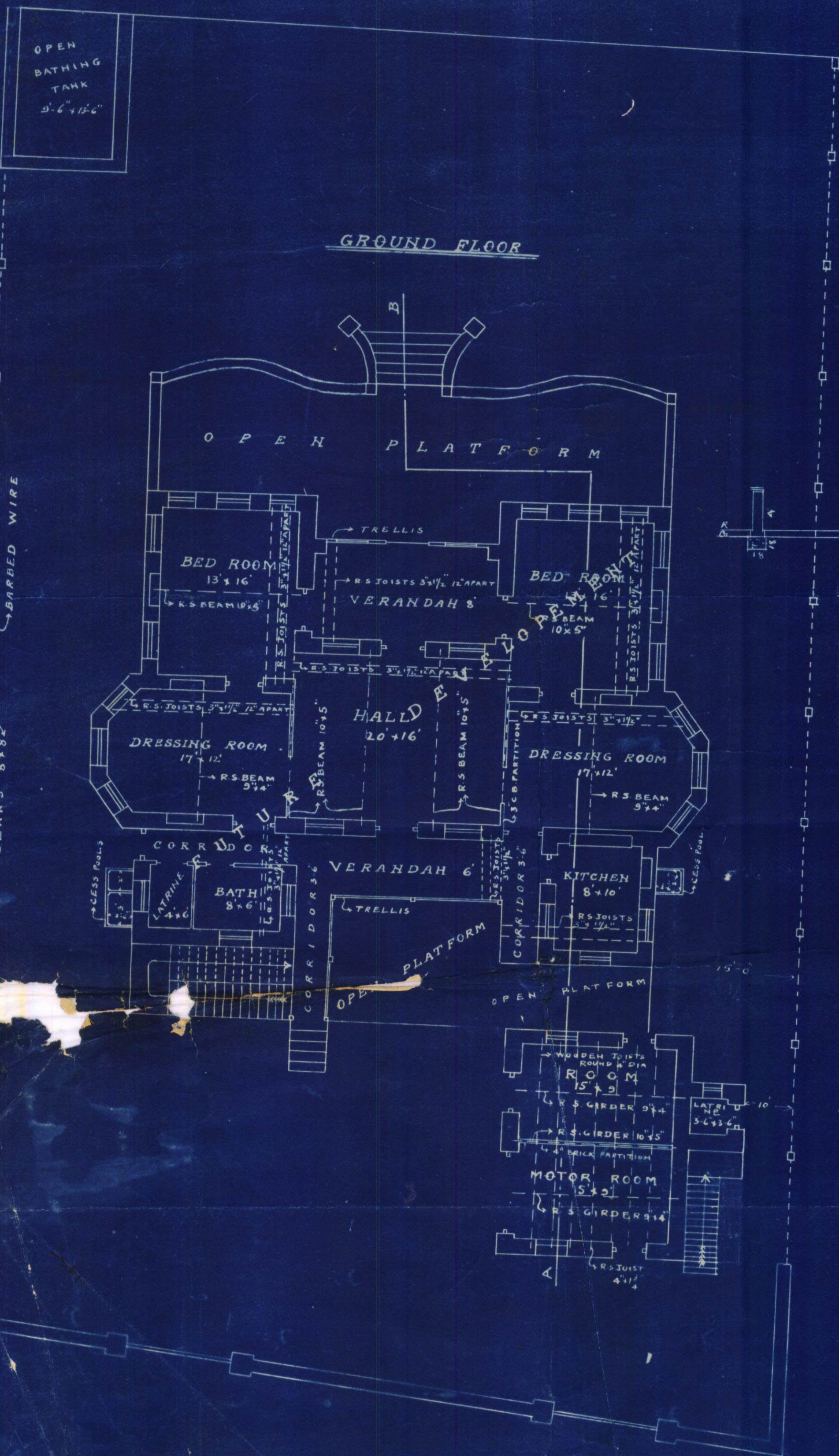
I ask the architect
when the plan was
approved.
28/2.

O. let me know

Mr. Hassan
says building
plan finished 1928
5/2/29



PLAN OF PROPOSED BUILDING ON
PLOT No 2-J SHEET 1-2 GARDEN QUARTER
Scale 8"=1"



TOTAL AREA OF PLOT = 1138.5 YDS
AREA ALLOWABLE 1/4" = 284.5 "
AREA UNDER CONSTRUCTION

MAIN BUILDING -

(1)	49.5 x 32.5	= 1608.75 S.FT.
(2)	2 x 15 x 1.00	= 30.00 "
(3)	2 (15 x 6) x 3.5	= 73.50 "
(4)	1 x 15.5 x 10.75	= 165.93 "
(5)	1 x 18.0 x 3.5	= 63.00 "
(6)	1 x 16.0 x 6.0	= 96.00 "
(7)	1 x 14.5 x 11.5	= 166.75 "
TOTAL		= 2201.93 "

DEDUCT 1 x 17.5 x 4.0 = 70.00 "

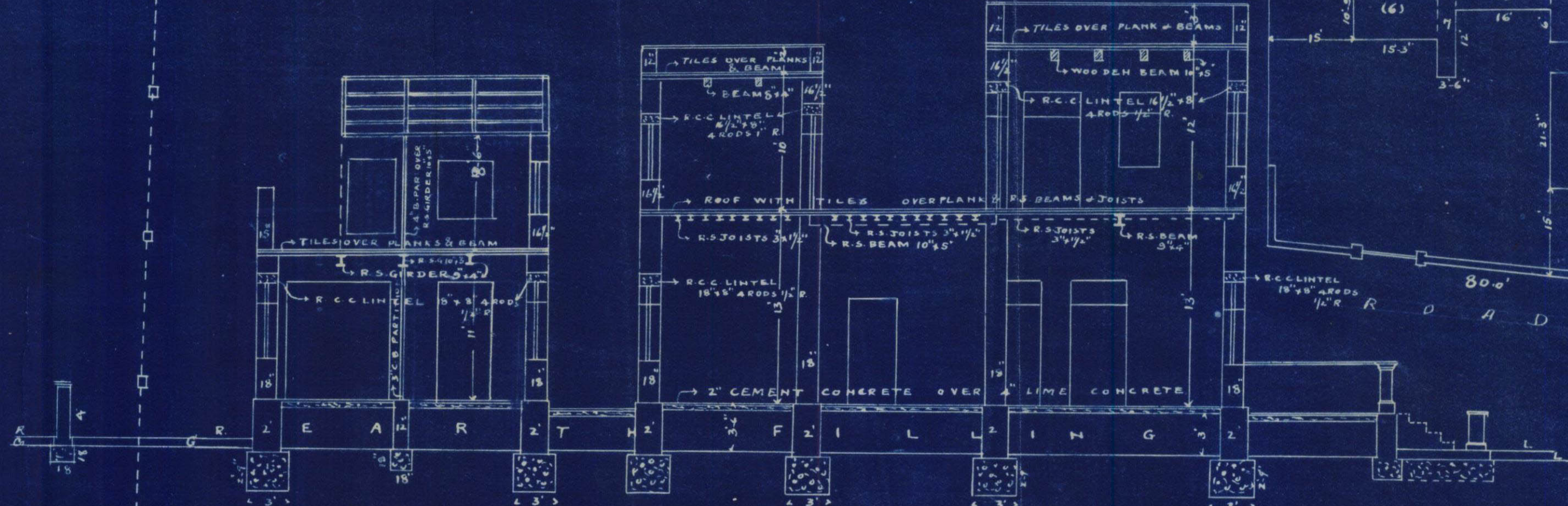
NET TOTAL = 2131.93 "

OUT. HOUSES -

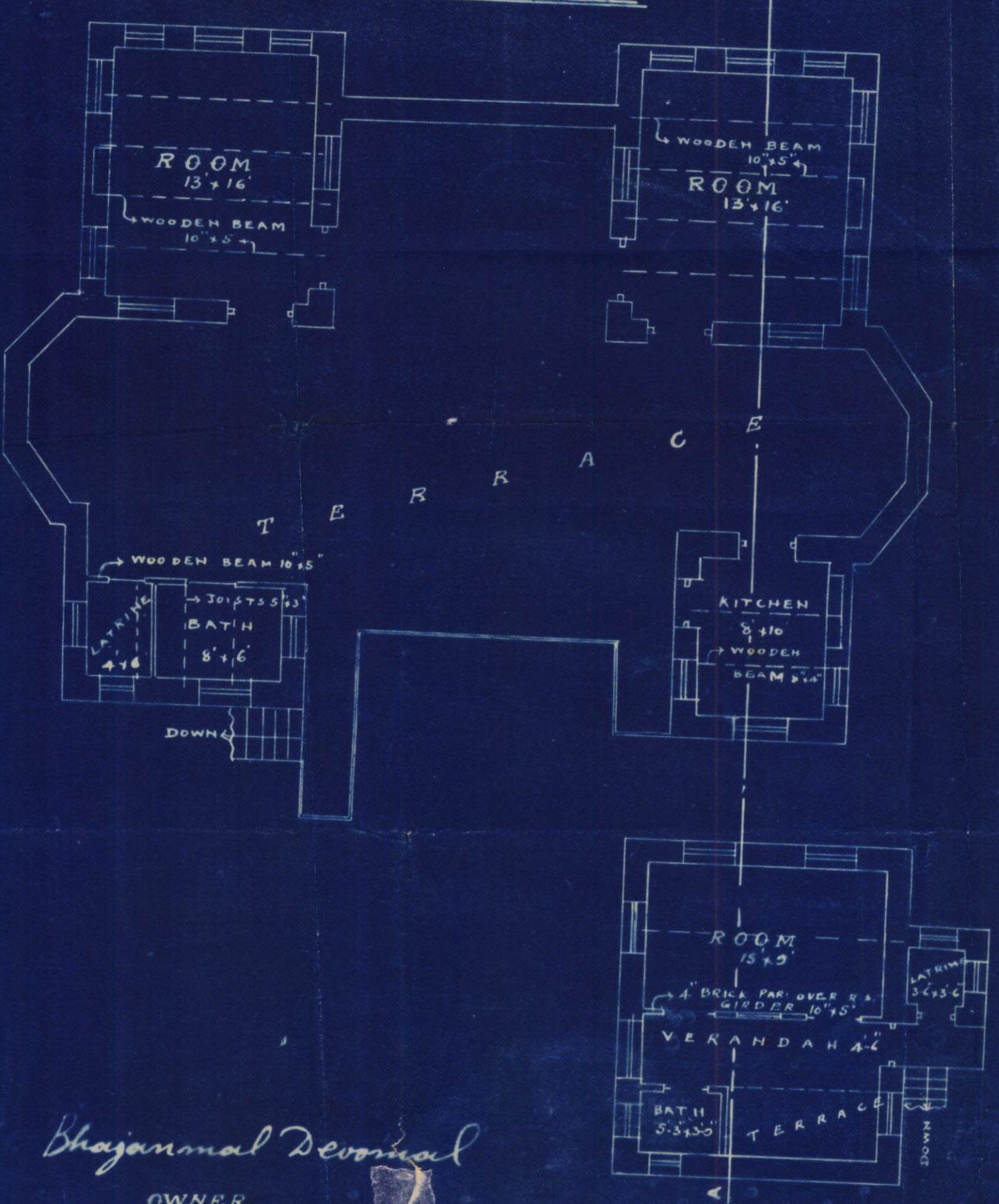
(1)	1 x 18.0 x 21.25	= 382.50
(2)	5.0 x 6.5	= 32.50
TOTAL		= 415.00

TOTAL AREA UNDER CONSTRUCTION = 2546.93 S.FT. = 283 S.YDS

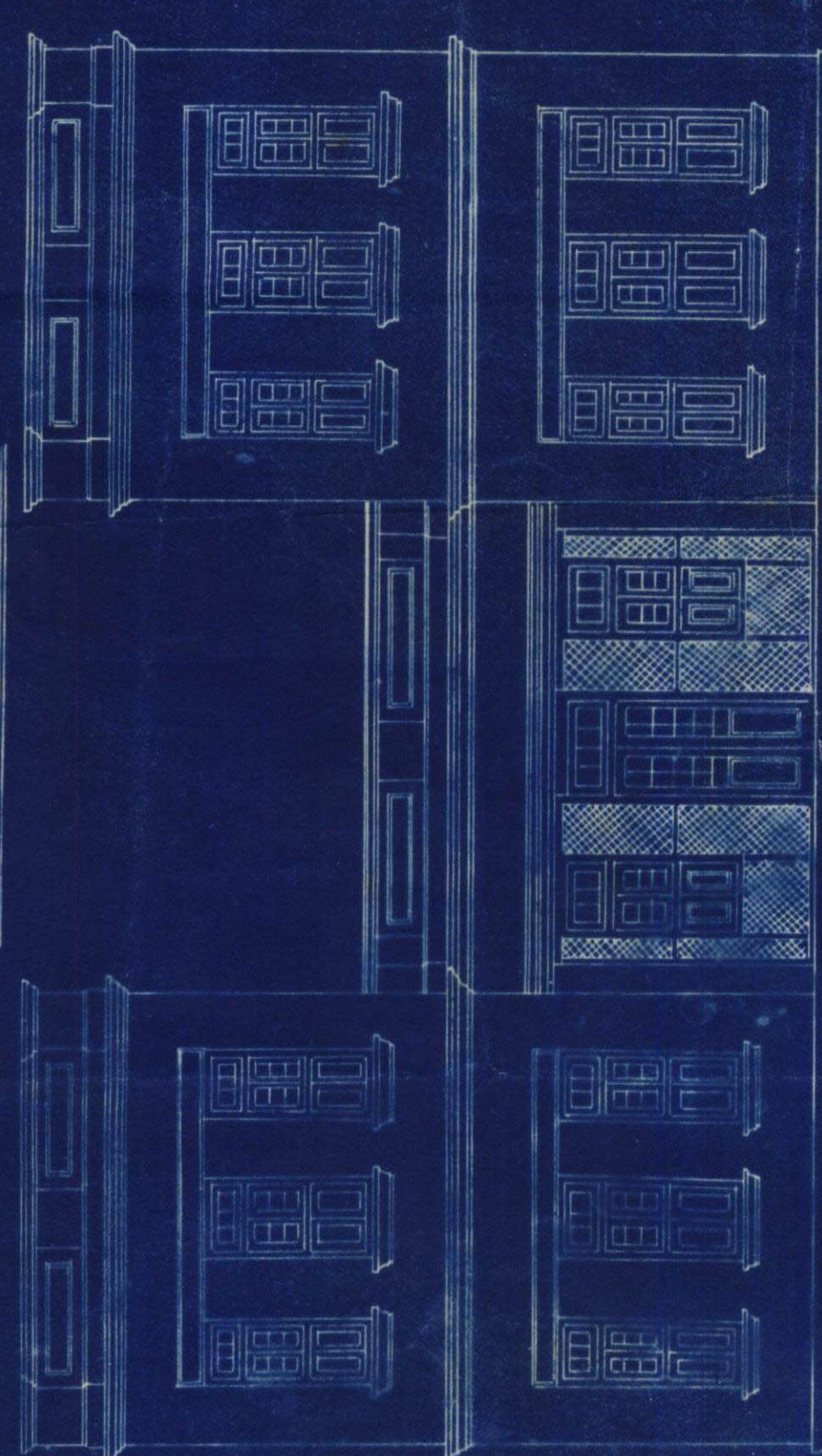
SECTION ON AB



FIRST FLOOR



FRONT ELEVATION



Bhajanmal Devnmal
OWNER

HASBASING H ADVANI
ARCHITECT & SURVEYOR
MIGOL ROAD



17

Form No. 6-300-28-6-27

No. L. M. A. 12739. of 1928.

MUNICIPAL OFFICE,

Karachi, 15/10. 1928.

MEMO:

Building Surveyor Section A is informed
that Mr. Bhojimal Sewanmal has been permitted
to build

_____ his house
on plot No. 87 G. W. Street
Garden Quarter, report should be made to the
undersigned when house is completed.

M. S. T. N. A.
Executive Engineer,
Karachi Municipality.

12/10

Khalid



Form No. 6-300-28-6-27

No. L. M. A. 12739 of 1928.

MUNICIPAL OFFICE,

Karachi, 15/10 1928.

MEMO:

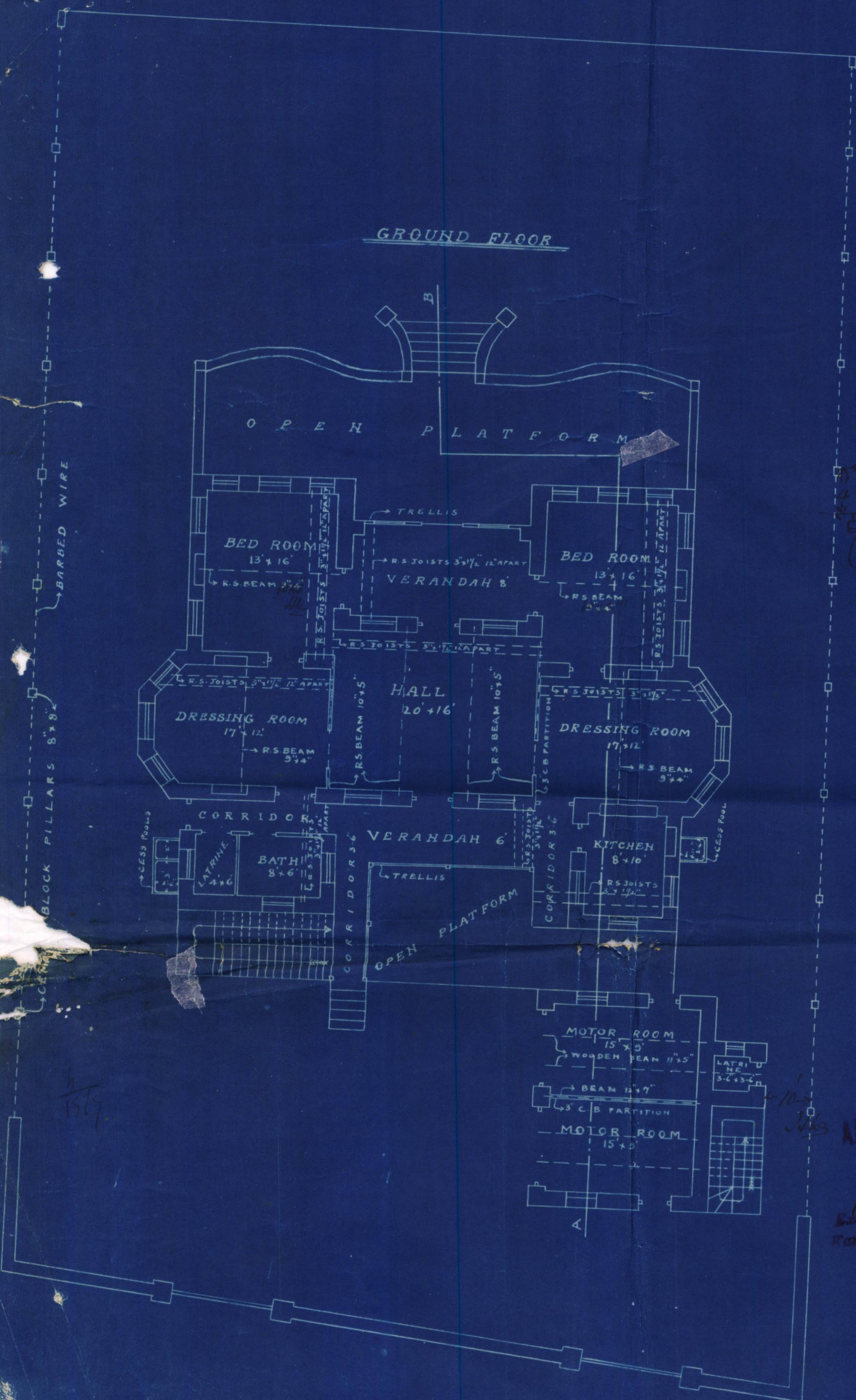
Building Surveyor Section A is informed
that Mr. Bhojimal Sewanmal has been permitted
to build
_____ his house
on plot No. 87 G. W. Street
Garden Quarter, report should be made to the
undersigned when house is completed.

Inc. tra
Executive Engineer,
Karachi Municipality.

12/10



PLAN OF PROPOSED BUILDING ON
PLOT N° 2J SHEET 1-2 GARDEN QUARTER
Scale 8" = 1"



TOTAL AREA OF PLOT = 1138.5 YDS
AREA ALLOWABLE $\frac{1}{4}$ = 284.5
AREA UNDER CONSTRUCTION

MAIN BUILDING -

(1)	49.5 x 32.5	= 1608.75 S.FT.
(2) & (3)	2 x 15 x 1.00	= 30.00 "
(4) & (5)	2 (15 x 6) x 5.5	= 73.50 "
(6)	1 x 75.25 x 10.75	= 163.93 "
(7)	1 x 18.0 x 3.5	= 63.00 "
(8)	1 x 16.0 x 6.0	= 96.00 "
(9)	1 x 14.5 x 11.5	= 166.75 "
TOTAL		= 2201.93 "

DEDUCT 1 x 17.5 x 4.0 = 70.00 "

NET TOTAL = 2131.93

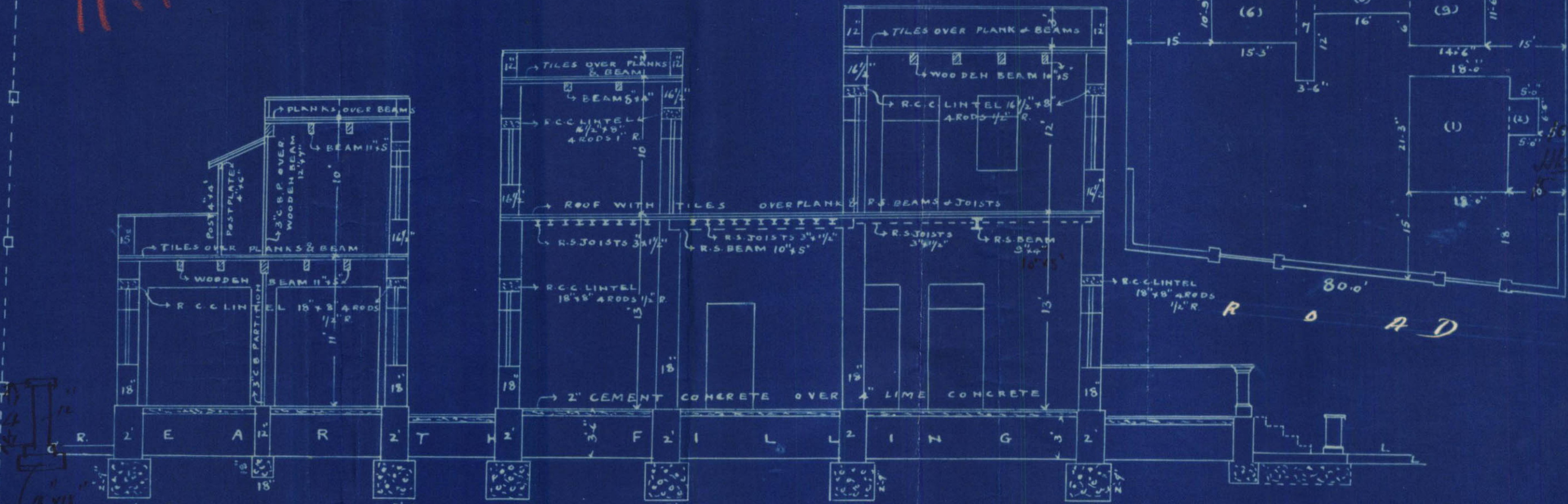
OUT. HOUSES -

(1)	1 x 18.0 x 21.25	= 382.50
(2)	5.0 x 6.5	= 32.50
TOTAL		= 415.00

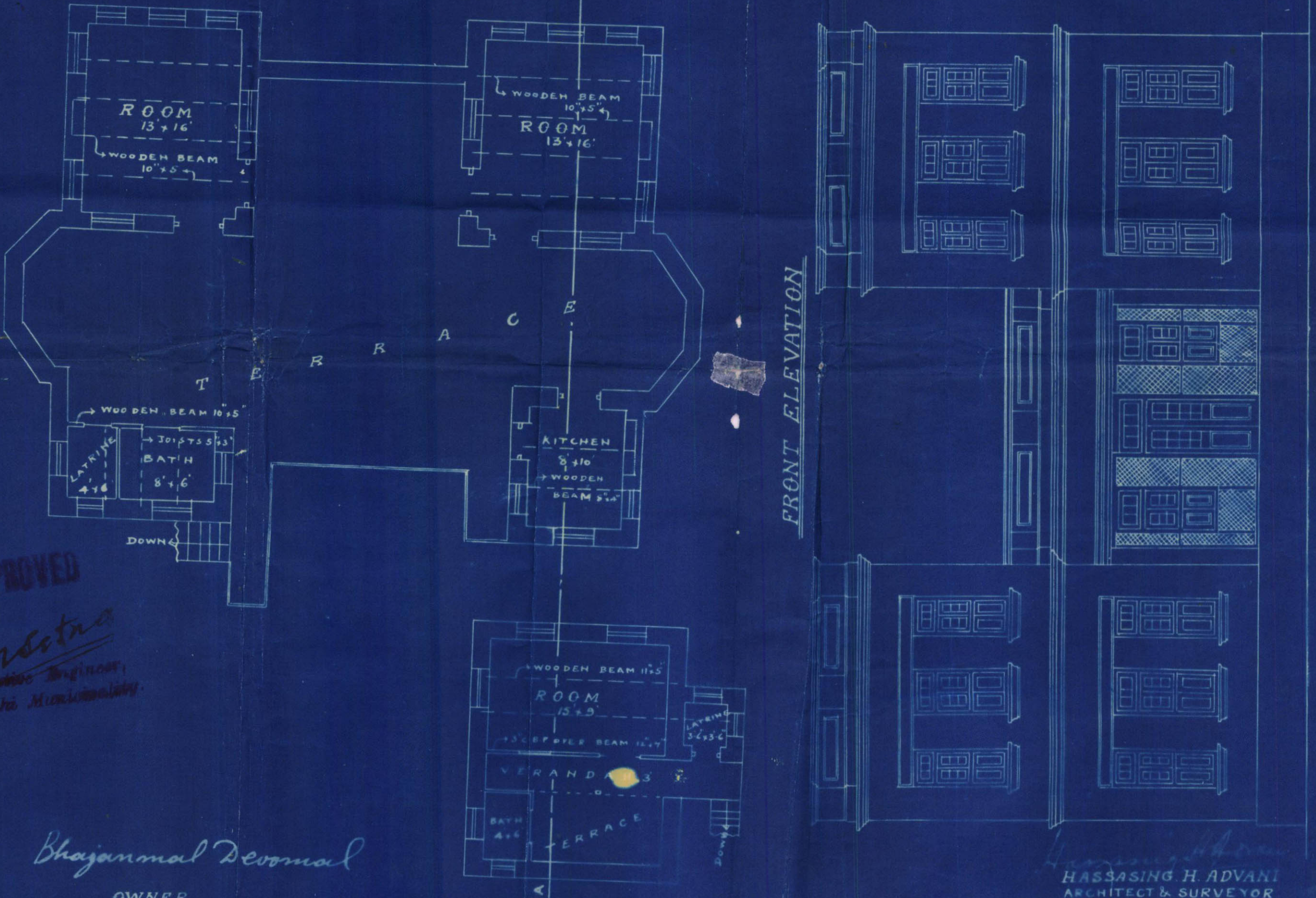
TOTAL AREA UNDER CONSTRUCTION = 2546.93 S.FT. = 283.5 YDS

N° 132

SECTION ON AB



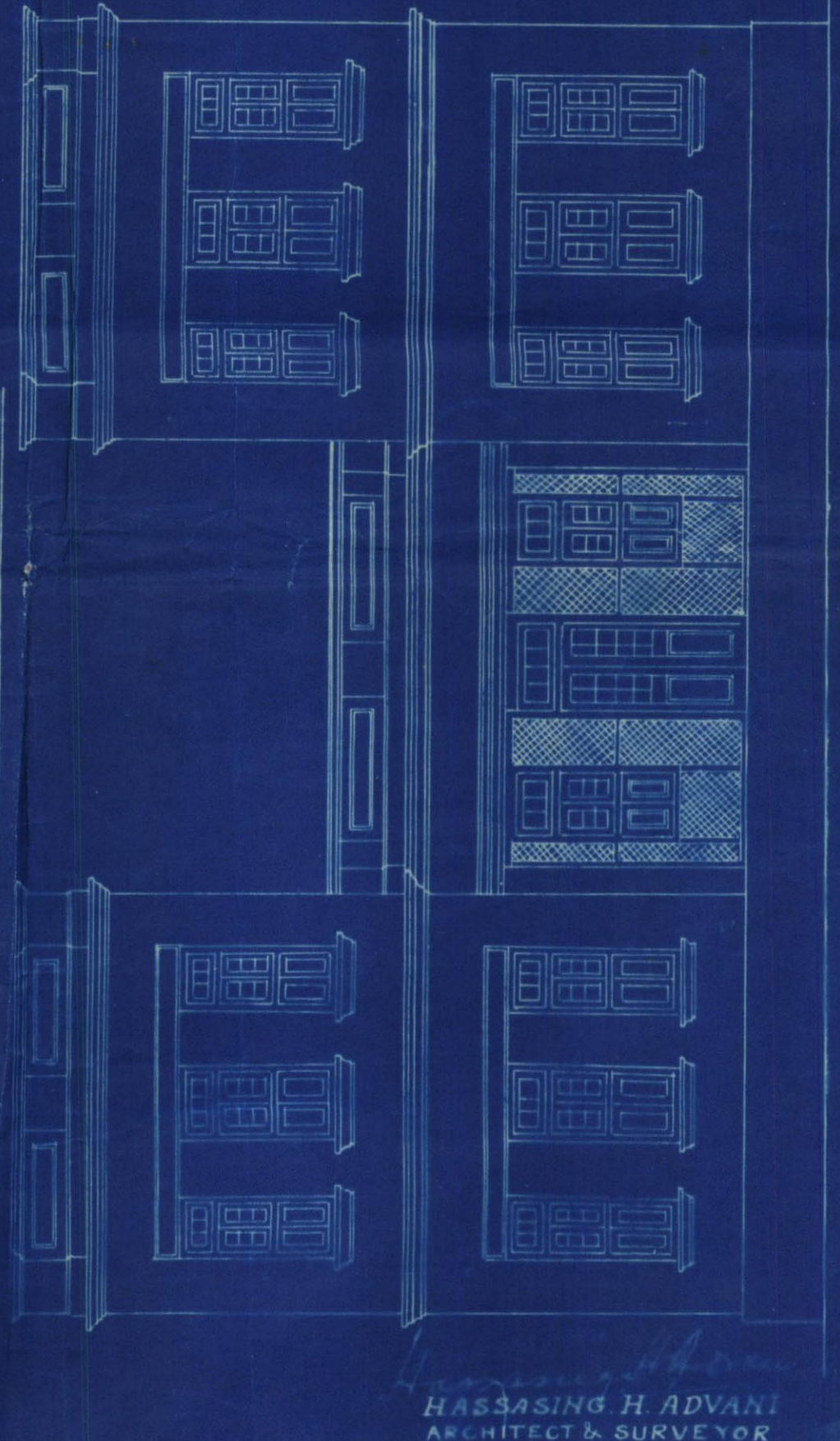
FIRST FLOOR



APPROVED
meeta
Executive Engineer,
Karnataka Milk Producers' Cooperative Societies Union Ltd.

Bhajanmal Devnmal
OWNER

FRONT ELEVATION



HASSASING H. ADVANI
ARCHITECT & SURVEYOR
NICOL ROAD

SANCTIONED.