

LAND DEPARTMENT.

FILE No. 7 of 1928

22921

Compilation No. 83

Dunlop Plan.

Subject

4, 12, 8, Jail En

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.

Saturday.

8-45

To 4

Primer Sheet

J.L-8

Seen the rails were not brought to site.

3
3/xii/28B.S. (C)
3/xii/289/11 kept in Merc. section
Bo 17/12.B.S. (C)
Pulmonates for asphoral
6 7/1To be filed in building
file 71928.18
2374



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

No. L. M. A.

14398

OF 1928

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 19/11 1928.

MEMO.

With reference to ^{his}_{their} application, dated 21.5. 1928.

Mr. Muzamil Mohi is informed
 Messrs. are
 that the plan submitted by ^{him}_{them} for building _____

_____ on plot No. 4 Survey Sheet 228
 situate in _____ Street, Jail
 Road

Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected, in accordance with the By-laws and Rules of the Municipality.

Executive Engineer,
 Karachi Municipality.

KMR
 15/11

NOTICE 1.—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 three months, per square yard per diem	...	0	0 ½
(2) For the next three months	...	0	0 1
(3) For any subsequent time	...	0	0 2

NOTICE 2.—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE 3.—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

Notice 4.—You are required to give timely intimation to the Land Manager and Architect before concrete is filled in for Re-inforced Concrete work.

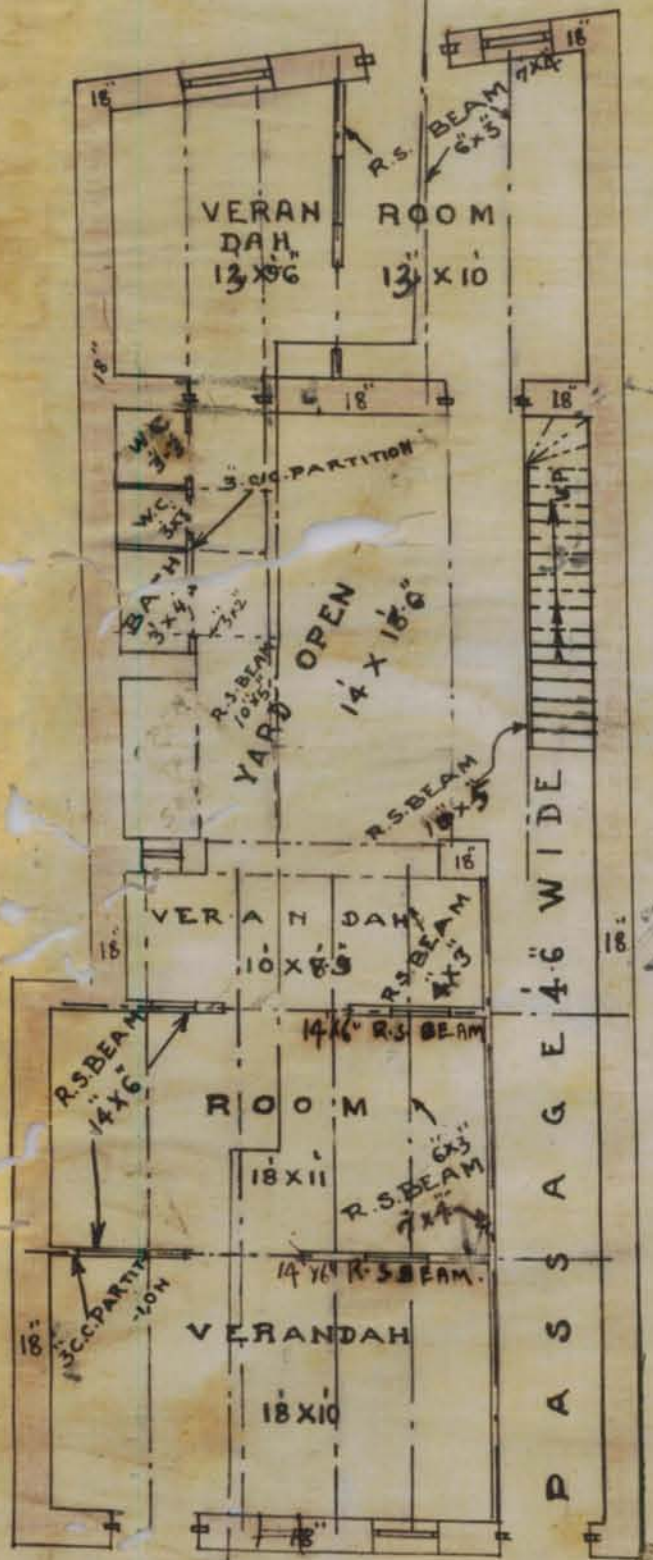
Copy to Rs. 14398
 No. 14400
 Som. 01
 Co. 02.

E.E.

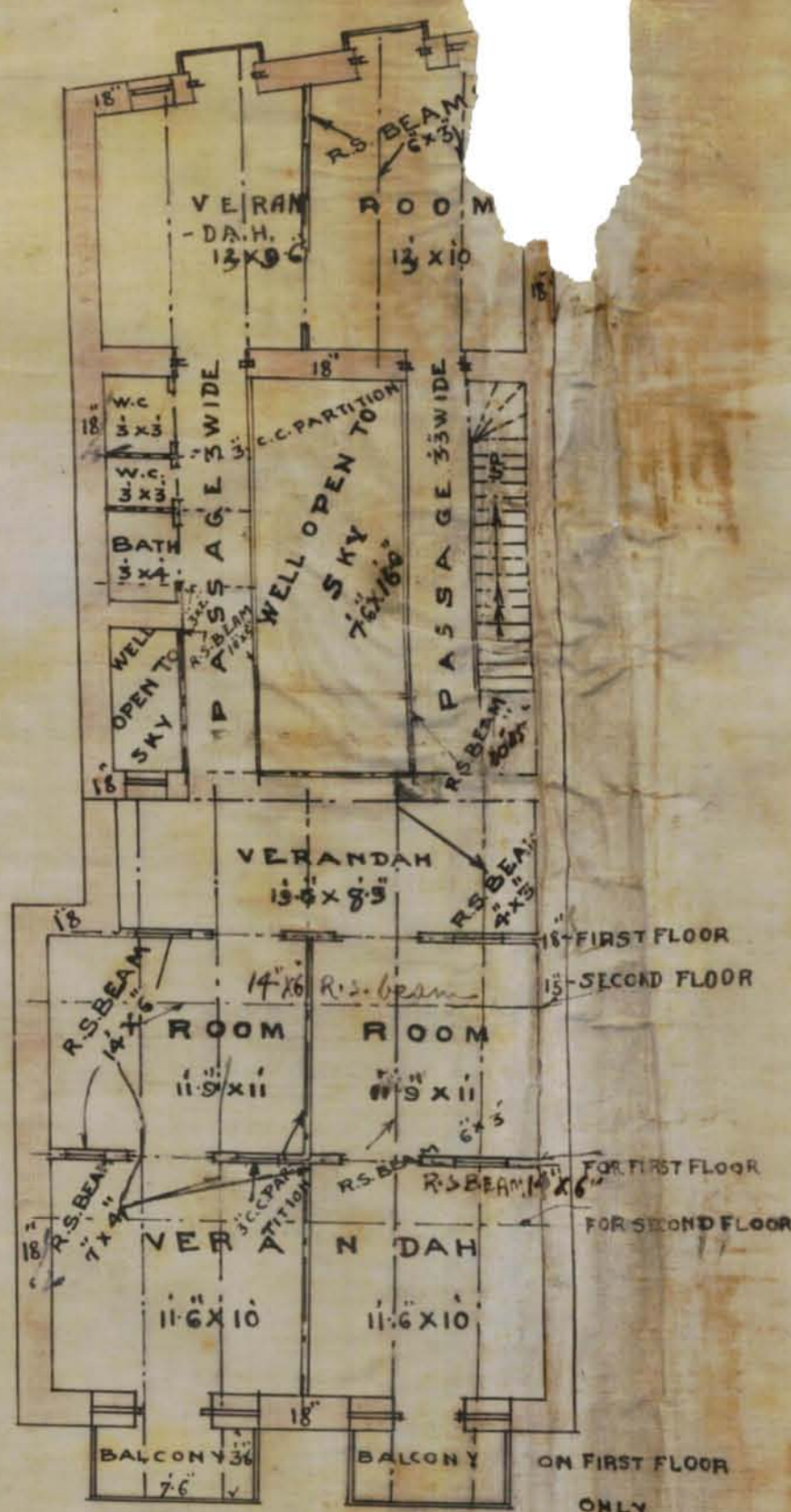
19 NOV. 1928

PLAN SHOWING PROPOSED BUILDING TO BE BUILT
ON PLOT NO 4 SHEET NO 18, JAIL QUART

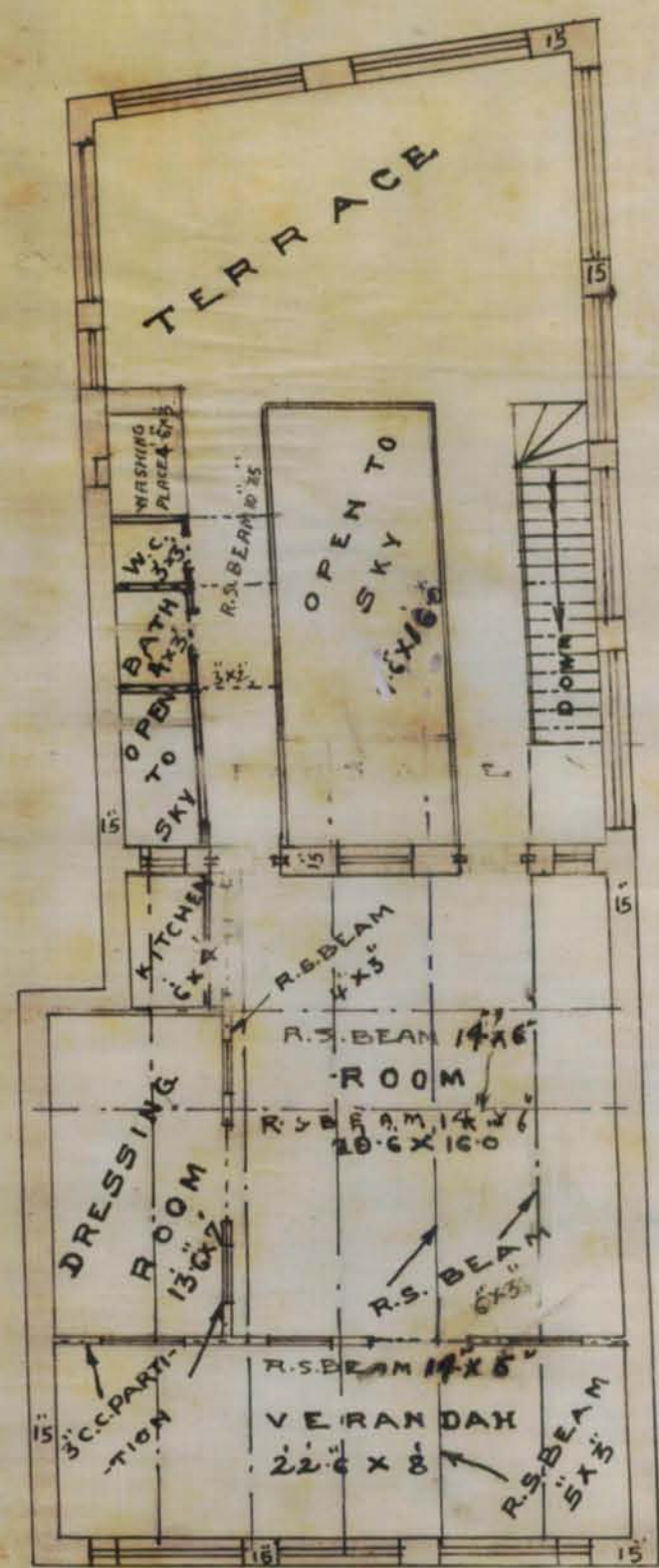
SCALE 8" = 1'



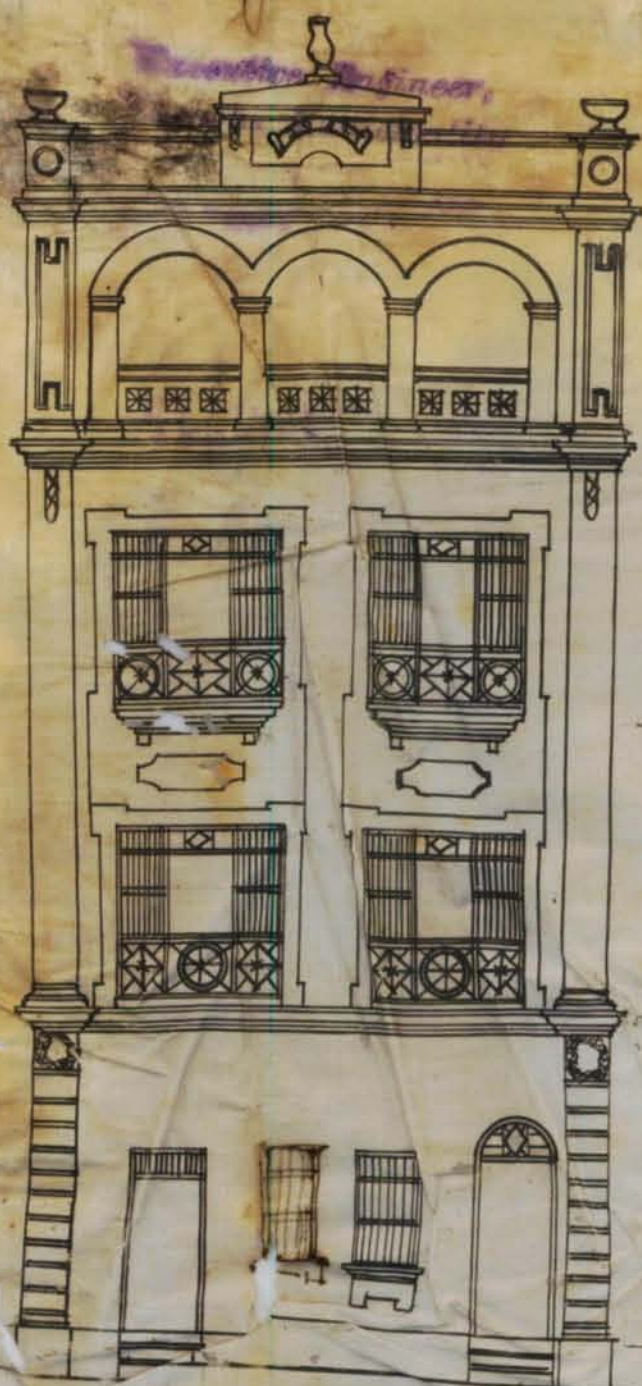
GROUND FLOOR PLAN



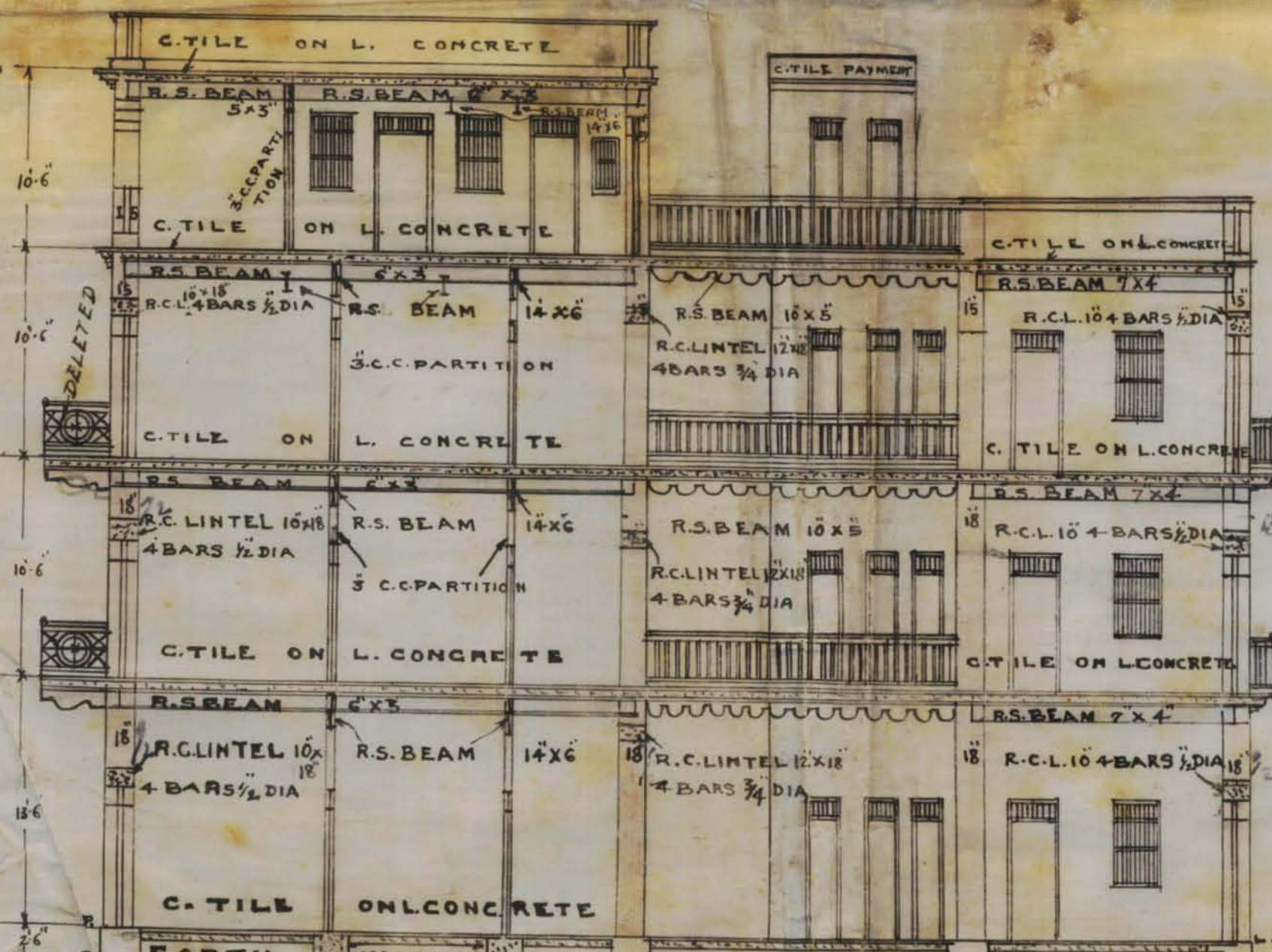
1st FLOOR PLAN



THIRD FLOOR PLAN



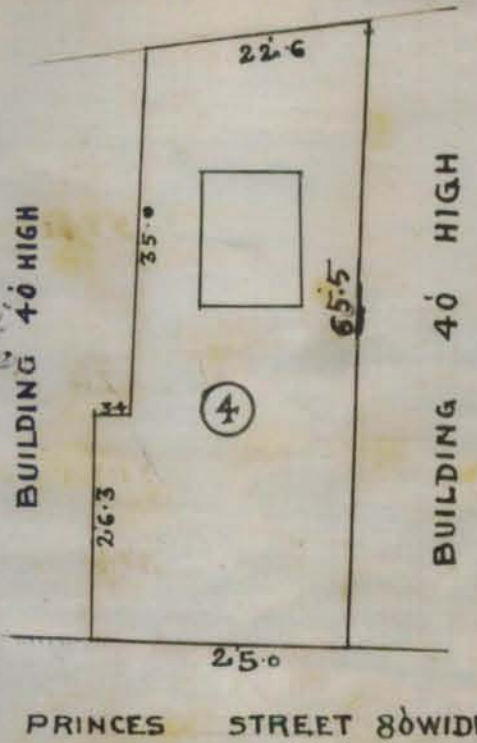
FRONT ELEVATION



SECTION ON LINE A. B.

SITE PLAN
SCALE 20" = 1'

ROAD 40' WIDE



OWNER *Balram Mahantlal Mahajan*

PATHAK & CO.
ARCHITECTS & SURVEYORS
BUNDER ROAD KARACHI
DATE 20 9 - 1928



5-1

9
Thacin copy supplied as
required. Pl. attach
affidavit forms.

KLP
FD/21/24



Heritage

KMR.CDD.JaQ.1928.01

ugh the Land Manager for immediate action.

Executive Engineer.
Karachi Municipality.



500-1-4-26.

KARACHI MUNICIPALITY.

N. S. 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. 13874 OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 9/11 1928.

MEMO.

Re: Plot No. 4 Sheet J.D-8 Quarter Jail

With reference to his application dated 13-X-28

for the proposed building on the above plot Mr. H.P. Pathak for owners
is informed that unless one more copy of the plan on tracing
is submitted, the plans cannot be disposed off.

KSR 8/11
B. Sc., A. M. I. C. E.,

Land Manager & Architect.



500-11-10-27.

KARACHI MUNICIPALITY.

:O:

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. 13364 OF 1928

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 28.2.1928

To

H. P. Pattak Esq.

Architect & Surveyor

SIR,

Re Plot No. 4 Sheet No. 248 Jail Quarter.

With reference to the plans for proposed.....

.....submitted for the

above plot, I have the honour to request you to see the undersigned at the
Municipal Office any week day from 2.30 p. m. to 4.30 p. m. when the
requirements of this Office will be pointed out to you.

I have the honour to be

Sir,

Your most obedient servant,

RJR
26/2/28

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

for Land Manager & Architect,
Karachi Municipality.

Please see remarks on Plan

6/2/28



Heritage

KMR.CDD.JaQ.1928.01

PATHAK & Co.ARCHITECTS, SURVEYORS
AND
GENERAL CONTRACTORS.

Bunder Road,

SWAMINARAYAN BUILDING.

KARACHI, Dated 19/10/1928.

To,
The Land Manager & Architect
Karachi Municipality

Sir,

On behalf of my client Mrs. Bahu
Magarwal I have the honour to send you
herewith plan of the above mentioned plot comply-
ing with your objections as follows:—

- (1) Kitchen & additional bath room provided.
- (2) Entrance passage is made 5'0" wide.
- (3) Width of staircase is shown on plan.
- (4) Door ~~A~~ is closed & window ~~W~~ is opened on 2nd floor.
- (5) Wall C is to be carried on lintel which is supported by pillars below it.
- (6) For 16' span beam beam 15" x 9" x 4' are suffi-
cient.
- (7) Balcony D is deleted.
- (8) Ground floor front Verandah is shown similar
to upper floor Front Verandah.

Submitted.
all objections complied with.
There seems no objection
to approve the plans.

KMR
B.S. to be seen 19/10
P.S. beam are
not shown clear
on plan. Drawing
of room
must be drawn
24/10/28

I have the honour to be
Your most obedient servant
Hirashanker P. Pathak



500-1-4-26.

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. 12959. OF 1928

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 18/10. 1928.

MEMO :—

In continuation of this office No. 8914 dated 21.7.1928.

in connection with a plan for the proposed Building on plot No. 4additionalSurvey Sheet No. for Jail Quarter Mr. Babu Maganlal Kishoreji

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

- (1) Kitchens and additional bath rooms are necessary
- (2) Entrance passage should be made 6 feet
- (3) Width of staircase should be shown on plan
- (4) Door A must be closed and window W must be provided
- (5) How will wall C be carried
- (6) For 18' span 9"x4" beam would not do; 12"x5" beam is required
- (7) Balcony must be removed
- (8) Ground floor front verandah must be similar to the upper floor verandah
- (9)

The plans are returned herewith for amendment.

16/10

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

Land Manager & Architect.

No objection
17/10/28

For communication
objection. The letter
must be forwarded
the H. D. Officer's May
be taken care of
16/10



10

Amended plans for bldg on plot
no 4 H. 8 Jail Gr

Householder's Compliments to
Health Officer for favor of remarks
in connection to his review
dated 25/5/28.

4286

Jusfr Bhall
to show to H. 8/10/28
KSR 6/10/28

Kitchens & additional
Bathrooms are
necessary.

B.S. 9/4

10
9 28

B.S. Review.

- ① Entrance passage should be made
6 feet.
- ② width of staircase should be shown on
plans

KSR 13/12/28

Submitted to H. 8 for favour of his
remarks so that all of them can be
communicated at no time.

KSR 13/12/28

9
18 x 12
20
10

H. 8's reply BS D + 2, door & window
closed & window to north porch, How
will wall be carried, for 18' span 9' x 4'
beings under 12' x 5' by 6' span.

belong to north roomed gr. Porch
Veranda must be similar to the upper floor
Veranda.

14/12

**PATHAK & Co.**ARCHITECTS, SURVEYORS
AND
GENERAL CONTRACTORS.

Bunder Road,

SWAMINARAYAN BUILDING,

KARACHI, Dated 21st Sept. 1928.

To,

The Land Manager & Architect.

Karachi Municipality

Sir,

Re: — Plot No 4, J.Y.S. Gail Quarter

With reference to your letter No 8914 of 21st July I have the honour to send you herewith plans complying with your objections as follows: —

- (1) Plan is drawn again as required.
- (2) Recesses in walls are made less than half the elevation of the walls.
- (3) The Balcony on the second floor is deleted & that on the 40' wide road is dropped.
- (4) open space dimensions are corrected.

I hope you will kindly approve the plans at an early date & oblige.

I have the honour to be,

your most obedient servant,

Nivashankar P. Pathak

Subm. S. & with
the architect has
copies made
to requirements.
KMP
28/9

Pl. attached &c.

KMP
24/11/28

7-00 attached
Pathak
20/9.



KARACHI MUNICIPALITY.

N. S. 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.

8984

OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 21-7-1928.

MEMO :—

In continuation of this office No. 7437 dated 18/6/28

in connection with a plan for the proposed Building additional on plot No. 4

Survey Sheet No. 348 Jail Quarter Mr. Babu Maganlal Mohanji

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

✓ (1) Plans must be neatly drawn.

✓ (2) Recesses in walls cannot be allowed more than half the elevating wall.

✓ (3) Free balconies can be allowed on 1st floor only for the upper floor balcony projection will have to be made paid. Balconies cannot be permitted on 40' road.

✓ (4) Open space dimensions are incorrect.

(6) :

(7)

(8)

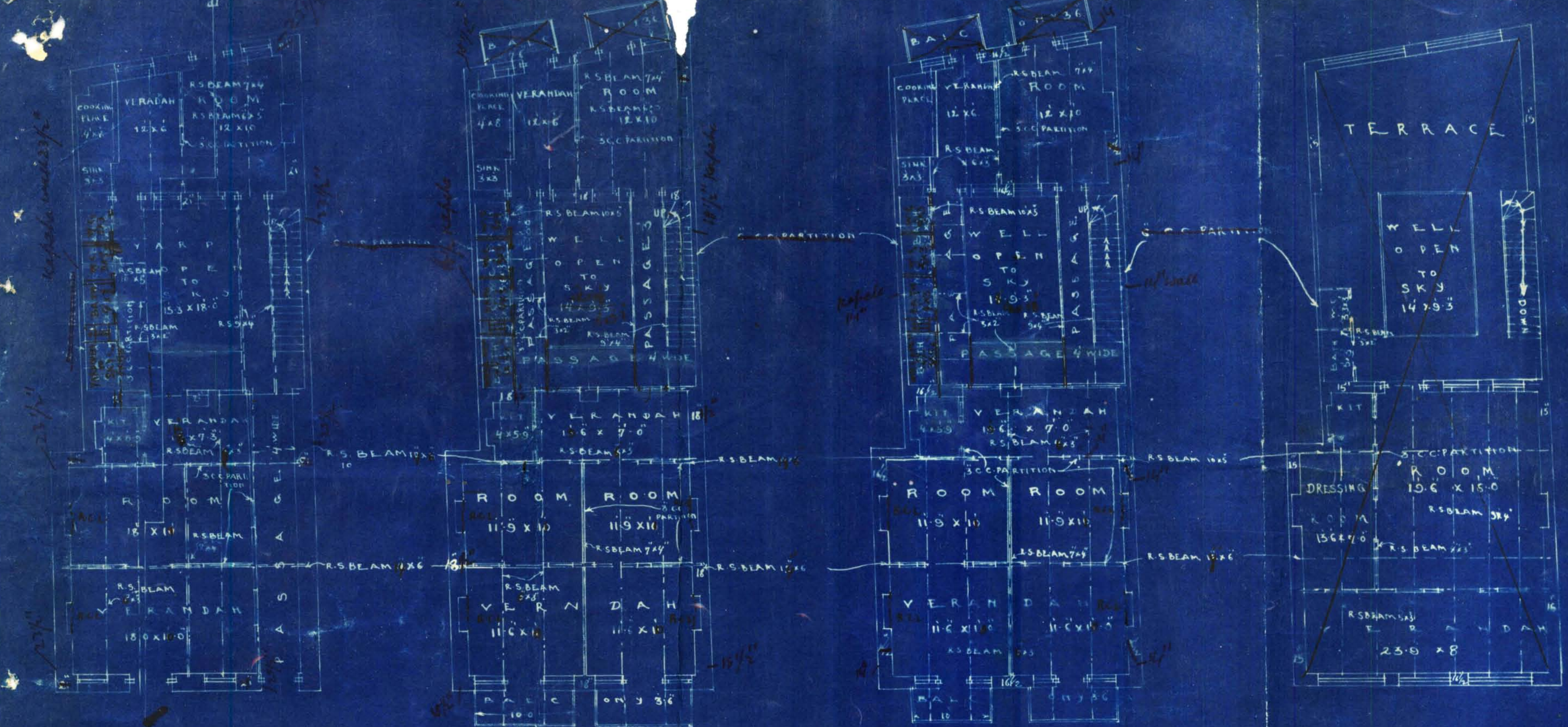
(9)

The plans are returned herewith for amendment.

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

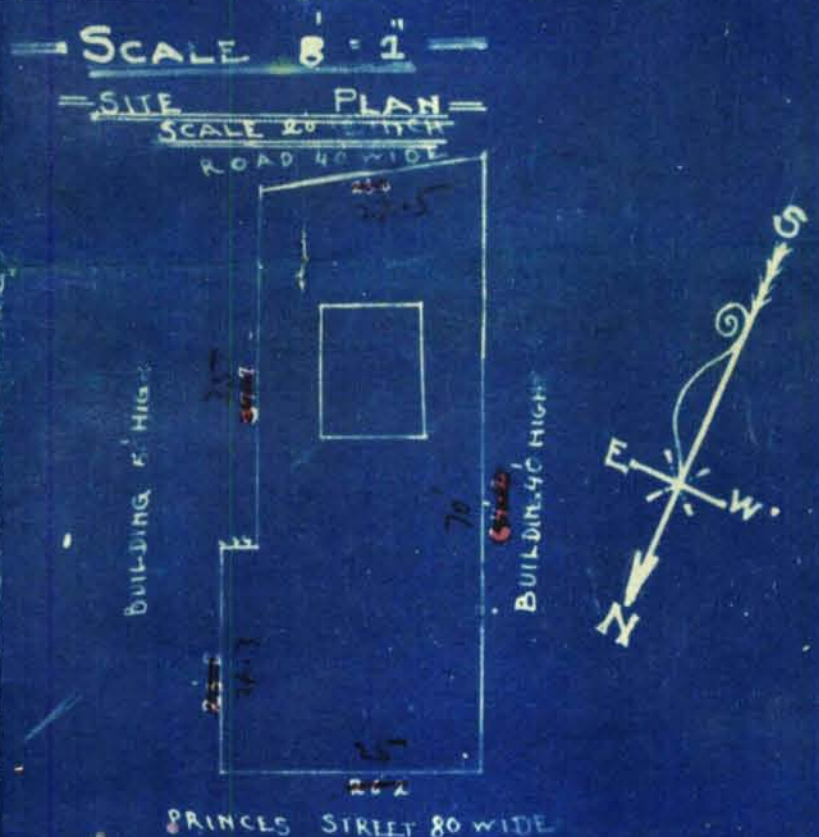
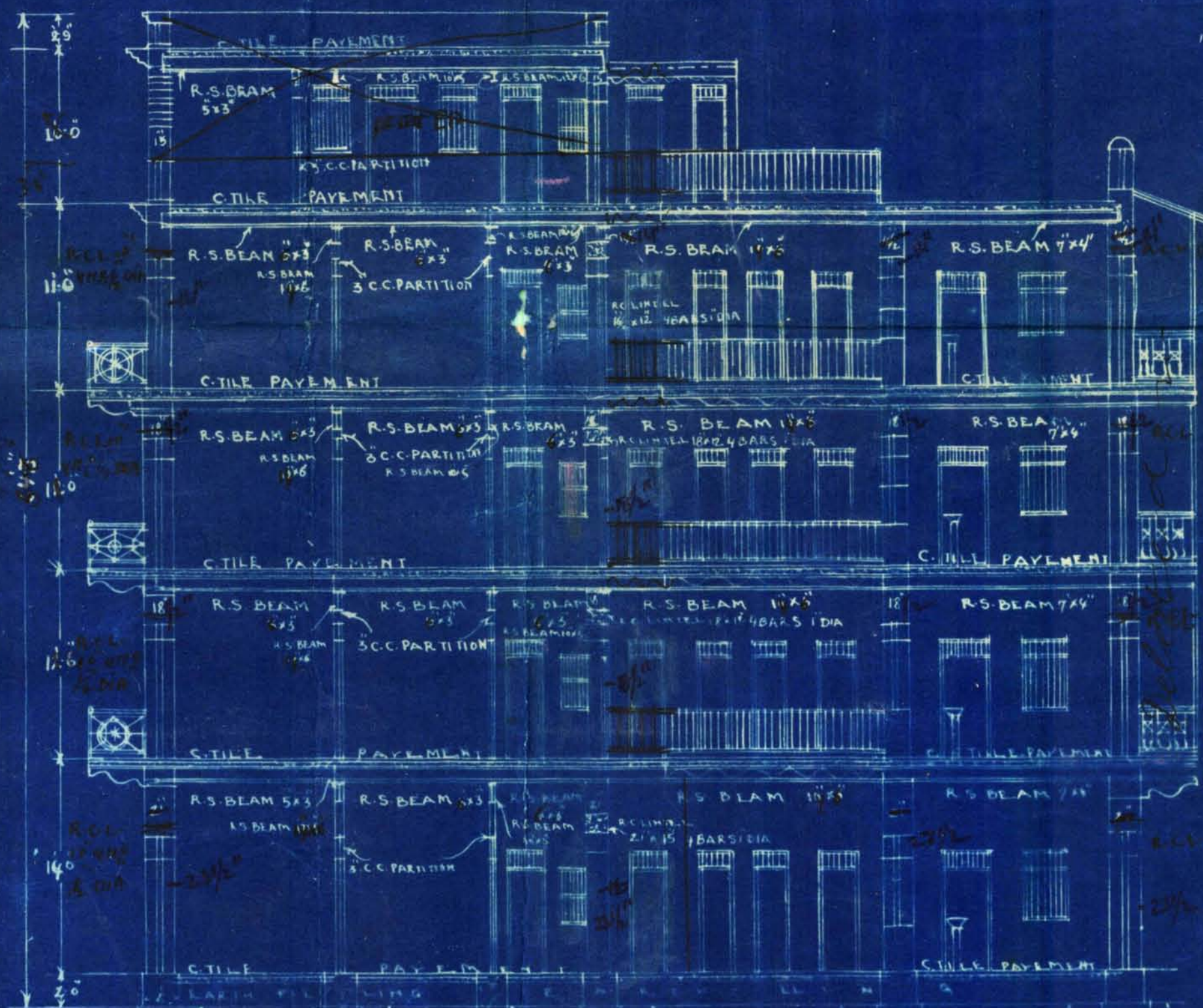
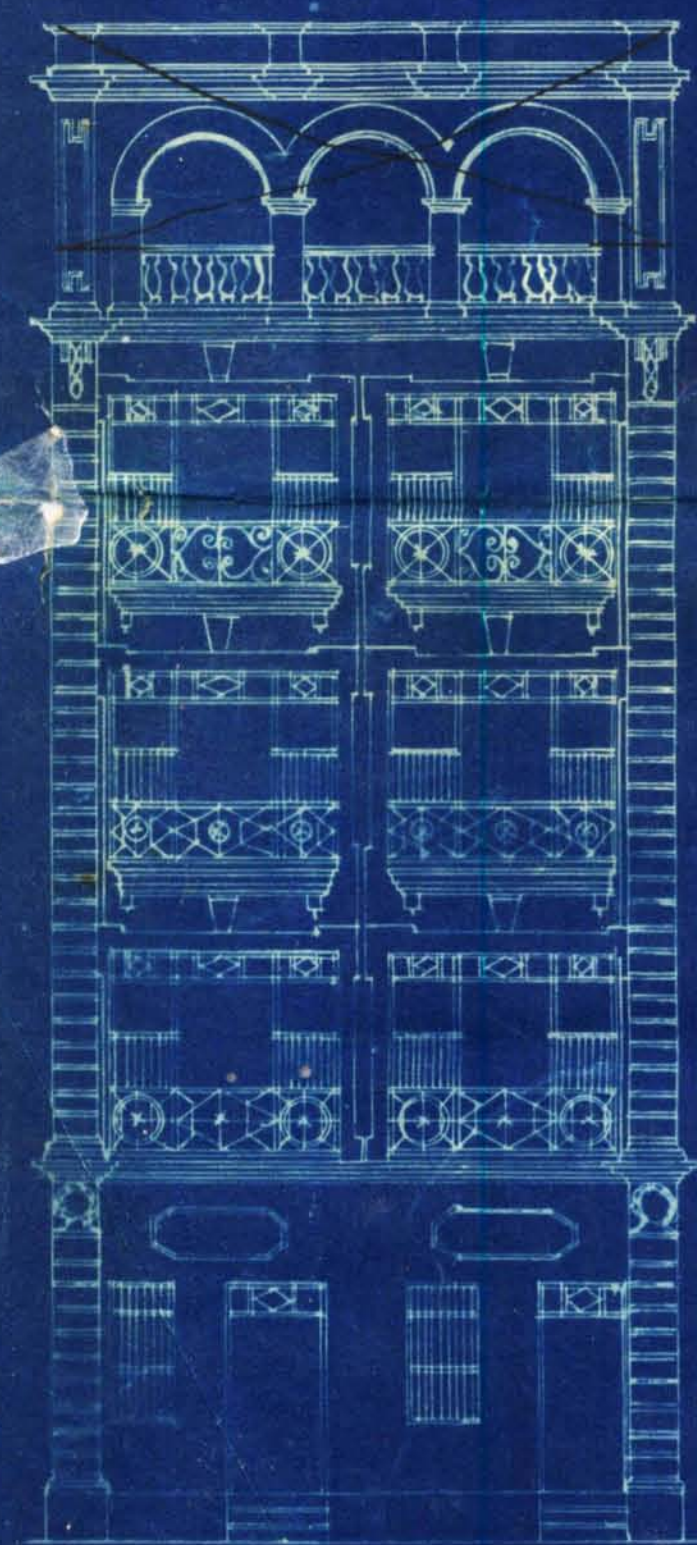
Land Manager & Architect.

KSR



GROUND FLOOR PLAN 1 & 2ND FLOOR PLAN THIRD FLOOR PLAN CABIN PLAN

PLAN SHOWING PROPOSED BUILDING
TO BE BUILT ON PLOT NO 4
SHEET NO J.L.8.JAIL QUART



FRONT ELEVATION

SECTION ON LINE A.B.

OWNER

Babu. Rajendra. Mahanji

27/5/1928

ARCHITECT SURVEYORS
BUNDER ROAD KARACHI



PLEASE ADOPT REINFORCED BRICKWORK IN YOUR FLOOR, ROOF AND PAVEMENT.

Chimanlal N. Lala,

B.A. Arc S.T.A. (Lond.)

ARCHITECT

AND

SURVEYOR.



Sole Agent for:-
A. K. DATTA, Esquire,
B.E.C.E.A.M.I.E.
PATENTEE
Reinforced Brickwork,
DESIGNS.

SWAMI NARAYAN BUILDING,

BUNDER ROAD,

KARACHI, 25/6/28

The Land manager & Architect
Karachi Municipality
Karachi



URGENT

Dear Sir,

Re - Plot 4 - J.L.S. Tailor

I inform the Plans must be made in walls ^{as per the elevation of} reference to your letter NO 7437
drawn. ^{Recesses in walls have the elevation of} to my client, I have now removed
allows of more than 10 ft. ^{the elevation of} your objections and therefore hope that the
the walls. ^{the elevation of} plans will be approved at an early date.
for the future ^{the elevation of} 16/7/28.

(1) Plans have been signed by the undersigned.

(2) Cross walls ~~have~~ 28" thick have been
provided at 9' apart and then 6" cement
concrete walls have been provided in
between and I believe the municipal
byelaw has ^{therefore} been fully observed.

C. K. Fe.
K. R. 28/7

Fe. attached
11/2/7



15

Building.

Re plot no 4. JE-8 Jail gr

Submitted to ~~archt~~

The architect has complied with all requirements.

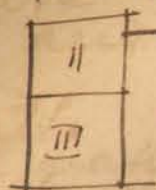
The following still require to be complied with.

(1) The open space dimensions are incorrect. The calculations for the same should be given.

(2) Clear new plans may be asked to be submitted as these ones are ~~are~~ spoiled with corrections made.(3) The architect never claims the easement right for balconies which already exist at ^{the} ~~the~~ ^{Princes} street.

Requesting further orders —

Princes Street



Chatter Street

the main balcony
existing balcony on 1st floor the balcony
being for 1st or 2nd floorPSS
10/7

16/7/28

P. Infirm as per my remarks
of 16/7/28 + PSS (1)

balconies cannot be permitted on 4th floor,

J
16/7/28pl. do the necessary
as per the EA order of 16/7/28PSS
17/7

Hyderabad

17/7



PLEASE ADOPT REINFORCED BRICKWORK IN YOUR FLOOR, ROOF AND PAVEMENT.

Chimanlal N. Lala,

M. A. ARC S. T. A. (LOND.)

ARCHITECT

AND

SURVEYOR.



Sole Agent for:—
A. K. DATTA, Esquire,
B. E. C. E. A. M. I. E.
PATENTEE
Reinforced Brickwork,
DESIGNS.

SWAMI NARAYAN BUILDING,
BUNDER ROAD,

KARACHI,

- 16
- (3) only Ground and 3 above floors are provided and ~~so~~ Top floor has been deleted. The roads are 80' and 40' wide in front and rear respectively.
- (4) R. S. beams are kept of larger sizes.
- (5) & (6) passage is removed and portion E is made open to sky. This arrangement thus is in accordance with municipal rules. The room also on front Verandah whose facing is open ~~more than half~~ ^{7' wide only}. The rear Verandah is ~~also~~ ^{7' wide only} which is made through and abuts on open ~~are~~ air well and portion marked E.
- (7) Thickness of walls are made sufficient
- (8) separate plans shall be submitted for balconies on rear but on front the old balconies are already standing and are 30 years old and therefore the Landlord has easement right on this land.
- Yours faithfully
L. N. L.



Heritage

KMR.CDD.JaQ.1928.01

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. R. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A.

7437

OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI,

18/6

1928.

MEMO:—

With reference to ^{his} ~~their~~ application dated ~~18/5~~ ²⁵ May 1928 with aplan for the proposed ^{Building} ~~additions~~ on plot No. 4 Survey Sheet No. 31-8

Jail Quarter Mr. Babu Maganlal Mohanji is informed that until the following requirements are complied with the plans cannot be passed.

- (1) Plans must be submitted by a licensed Surveyor.
- (2) External walls should be throughout of full thickness. More than ground and 3 upper cannot be allowed.
- (3) R.S. Beams shall be of large size.
- (4) Inner rooms are not well ventilated; whole of one side at least should abut on open space.
- (5) Verandah and beyond that passage cannot be allowed.
- (6) D.R.E. must be left open to sky; passage must be omitted.
- (7) Thickness of walls are insufficient.
- (8) Separate plans should be submitted for balconies.
- (9) _____

The plans are returned herewith for amendment.

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

Land Manager & Architect.

KES
18/6



Form No. 1 A-500-20-2-27.

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 _____

Inner rooms are not well ventilated
whole of one side at least should
be on open space

Placed to H.O.
No. 17/1/28.

B.S. Me
Mys

Date of disposal _____

6/11/28,

Date 25-5-1928.

Health Officer



No. L. M. 192 .

Date of receipt :

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi, 192 .

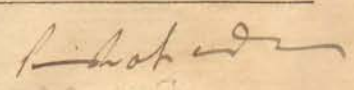
Forwarded to the Building Surveyor and Land Surveyor for report.

Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Applicant's Name Babu Megantlal MohanjiWhether he is the owner of the plot on which it is proposed to build noPlot under whose control municipalWhether it is permanent or temporary PermanentThe work proposed building

Building Surveyor's Report

(1) External walls should be throughout of full thickness(2) Cabin on top of 3rd floor cannot be allowed(3) Thickness of walls is insufficient. It should be as follows 23 1/2" for one storey 18 1/2" for next two and 14" for the rest.(4) R. S. Beams shall be of larger size(5) Plans must be signed by an architect holding licence from the Municipality.Date 13-6-28
Building Surveyor.no objection
KMR
19/11/28



Heritage

KMR.CDD.JaQ.1928.01

18-B

3

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment no

Area of plot -

Area under Alignment -

Remarks measurements are incorrect.

No objection
KMR
19/10

[Signature]

Date 13-6- 1928.

Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

1) Plans must be submitted by a licensed Surveyor
BS 1, more than 30 ft apart can be allowed;
BS 4 + 5 H.O's of 10 ft. Vandalia & Bay
then passage can be allowed D & E must be
left 10 ft to 8 ft, passage must be 10 ft. thick
if the walls are in a straight line

16/6/28

Plans may be allowed

6/11/28

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 _____



Heritage

KMR.CDD.JaQ.1928.01

Form No. 1—1000.11-10-27.

Karachi, 21st May 1928.

NOTICE UNDER SECTION 96 OF ACT III OF 1901.

To,
THE CHIEF OFFICER,
KARACHI MUNICIPALITY.

SIR,

I beg to inform you that I intend building a
building on plot No. 4, G. 2. 8.
Survey Sheet No. Situate in Minicini
Street, Jail Quarter.

As required by the Rules of the Municipality I beg to submit herewith a plan of the same for your approval. I also submit herewith a certificate from the Electric Inspector to Government as required under rule 62 (3) of the Indian Electric Rules.

Address:—

C/o Messrs Pothakotw
Architects
Bunder road Karachi

I beg to remain,
Sir,
You most obedient Servant,

Babu. Maganlal Mohanji
Parvatibhai wife Mohanji
Signature of the Applicant

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

No. OF 192 .

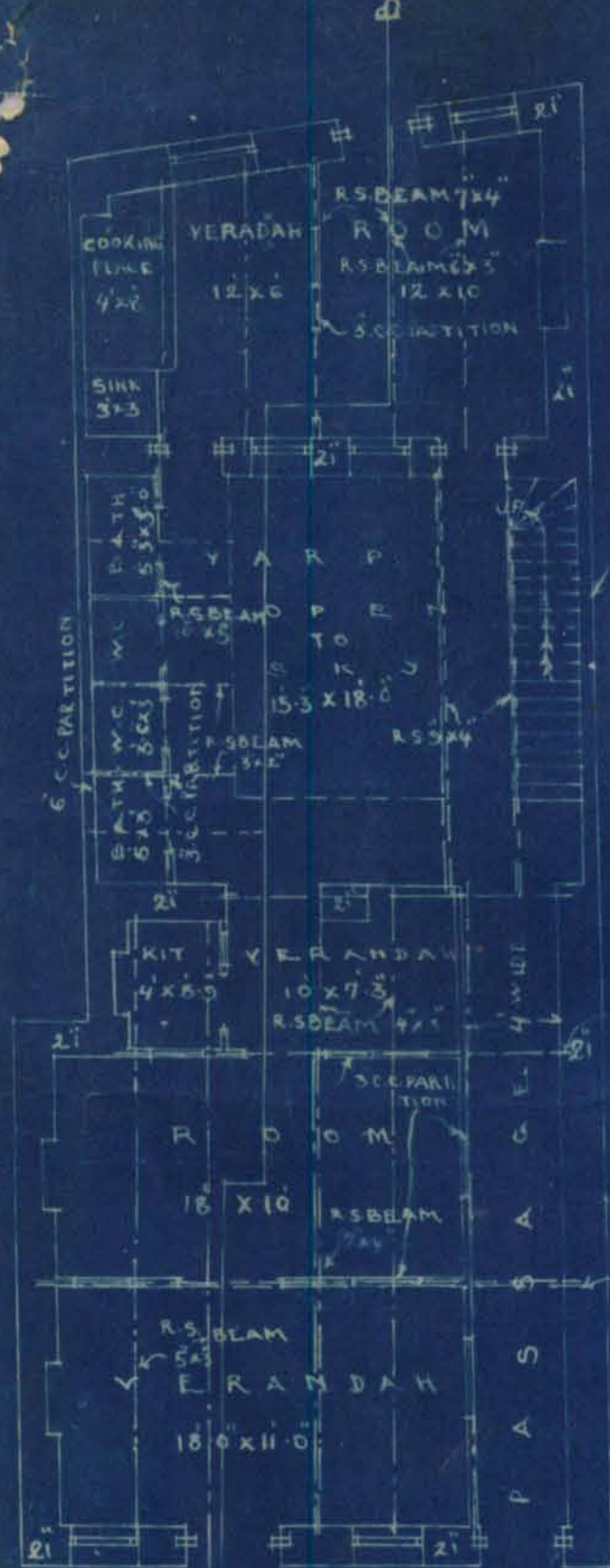
MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 26 - 5 - 1928.

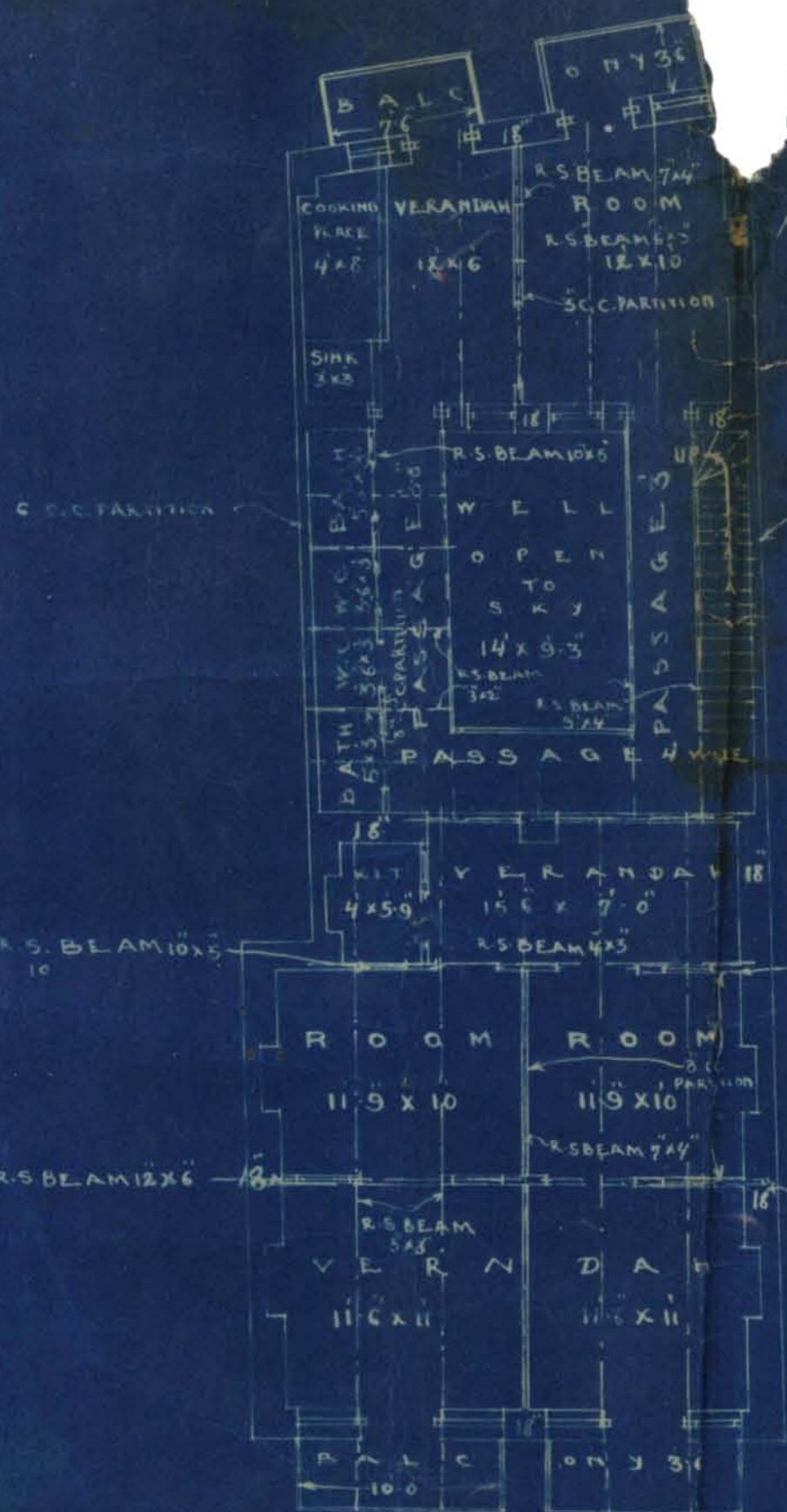
Forwarded to the Health Officer for favour of passing on to the Land Manager and Architect after putting his remarks.

1156
Insp. Atty
Show to H.O. R.
24/5

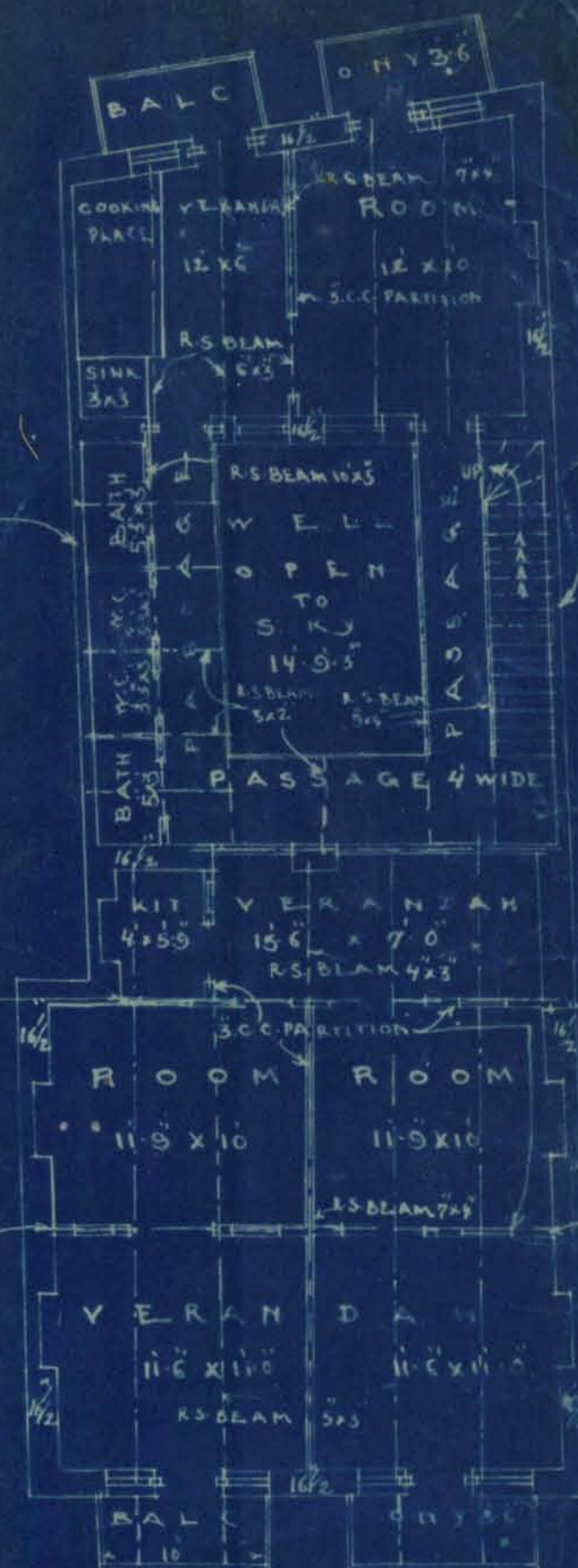
Caution
For Chief Officer,
Karachi Municipality.



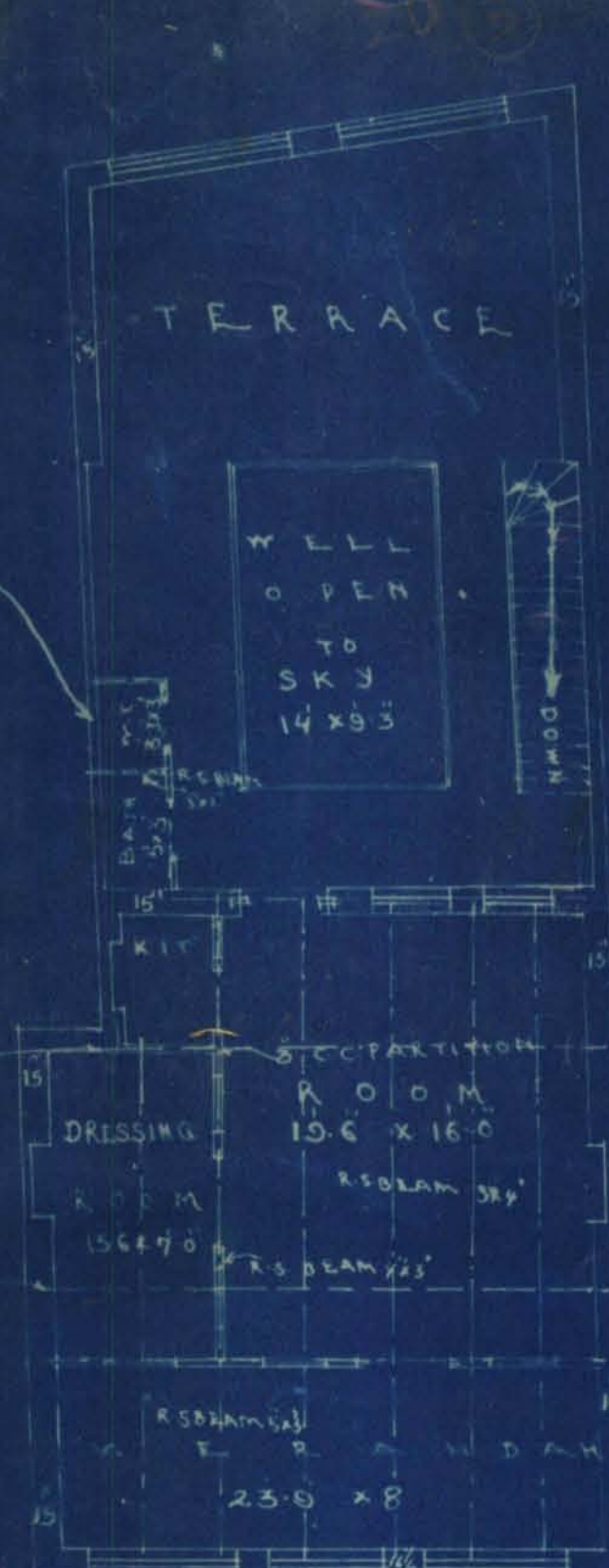
= GROUND FLOOR PLAN =



= 1 & 2ND FLOOR PLAN =



= THIRD FLOOR PLAN =



= CABIN PLAN =

= PLAN SHOWING PROPOSED BUILDING =

= TO BE BUILT ON PLOT NO 4 =

= SHEET NO J.L.8. JAIL QUART =

= SCALE 8' = 1' =

= SITE PLAN =

= SCALE 2' = 1' =

= ROAD 40' WIDE =

= BUILDING 20' HIGH =

= BUILDING 20' HIGH =

= BUILDING 20' HIGH =

= BUILDING 20' HIGH =

= BUILDING 20' HIGH =

= BUILDING 20' HIGH =

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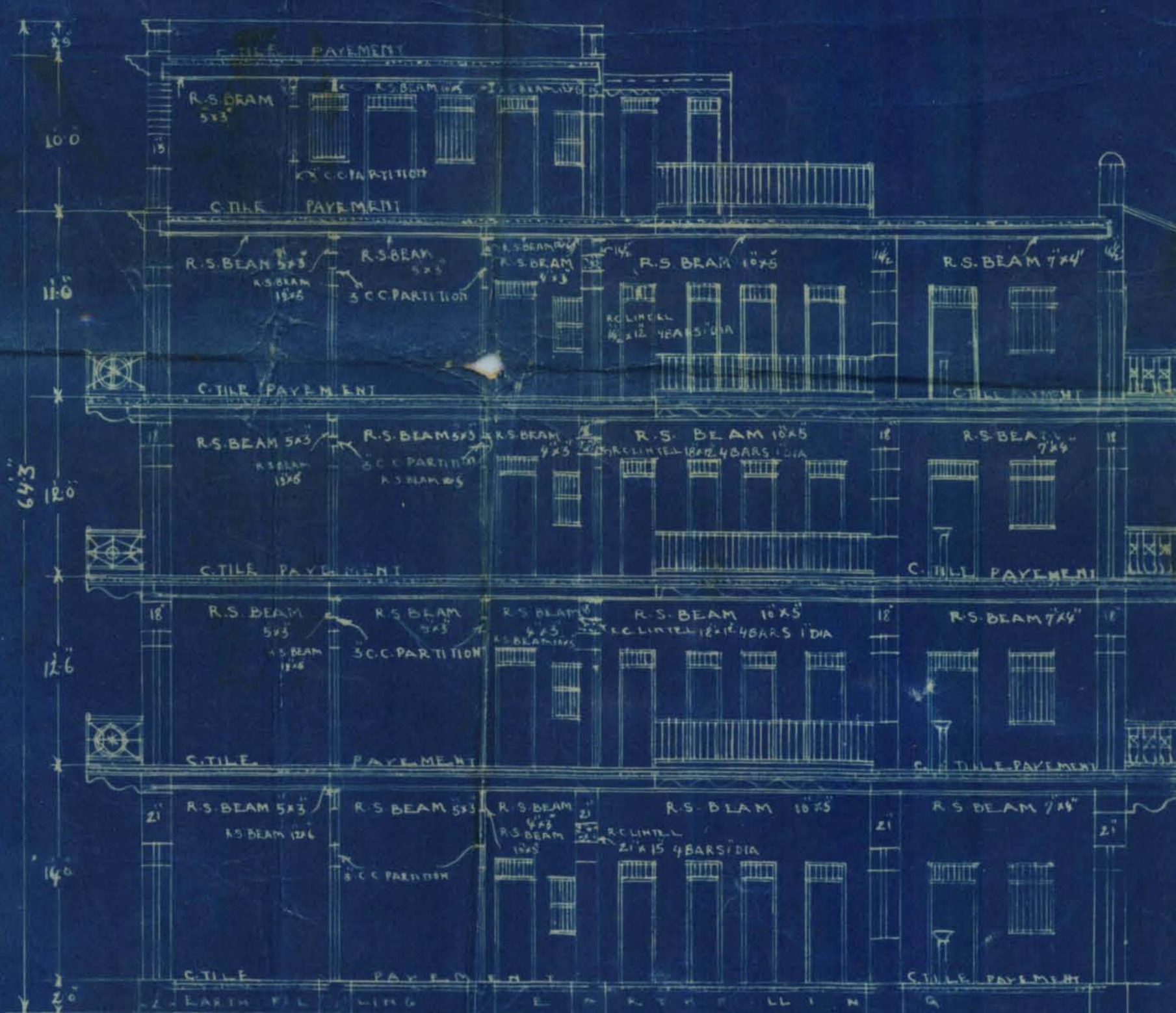
= BUILDING 20' HIGH =

= BUILDING 20' HIGH =

= BUILDING 20' HIGH =



= FRONT ELEVATION =



= SECTION ON LINE A.B. =

OWNER

Babu. Rajendra. Mahanji

ARCHITECTS & SURVEYORS

BUNDER ROAD KARACHI