



Heritage

KMR.CDD.JmQ.1929.04

LAND DEPARTMENT.

231/69

FILE No. ~~XII~~ of 192 ⁹

2109

40

Compilation No. ⁹

Subject

18 J. M. 2

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



377

KARACHI MUNICIPALITY.

N. J. MODI.
B. Sc. Engineering (London).
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. 6625 of 1929

LAND MANAGER & ARCHITECT'S OFFICE,
KARACHI, 6. 11. 1929.

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

From,

THE LAND MANAGER & ARCHITECT,
KARACHI MUNICIPALITY.

To,

Sir, *Mr. Shamsan Dewamal (President of T.A.C. Boy)*
Co. Mr. Mubin & Ahmed KARACHI.

With reference to your application dated 25. 7. 1929

I have the honour to inform you that the plan submitted by you for building
a Bungalow on plot No. 18 sheet No. 2, Janabad
Quarter, is approved and permission to build in accordance therewith is granted.
The building must be erected in accordance with the Bye-laws and Rules of the
Municipality.

Copy to
Mr. 6626
Mr. 27
Mr. 28
Mr. 29
Mr. 30

I have the honour to be,
Sir,
Your most obedient servan

cc
2/11

B. Sc., A. M. Inst. C. E. 54/29
Land Manager & Architect.

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 diem	...	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 on any Public street for ornamental purposes.

NOTICE 5—You are required to give timely intimation to the Land Manager & Architect before filling in the foundations and before concrete is filled in for Re-inforced concrete work.

NOTICE 6—Incase of set back or set forward, the first course of Plinths must be laid after the line is checked by the Land Surveyor.



Heritage
FOUNDATION

KMR.CDD.JmQ.1929.04

PROPOSED BUNGALOW ON PLOT NO 18 JM2

THATHAI AMIL CO-OPERATIVE HOUSING SOCIETY LTD

JAMSHED QUARTER

SCALE 3 FT. TO AN INCH

NOTE:-

PLOT AREA. 793 SQ. YDS.

AREA OF THE BUNGALOW. 175 SQ. YDS.

" " OUTHOUSE. 23 "

TOTAL AREA. 198 SQ. YDS.

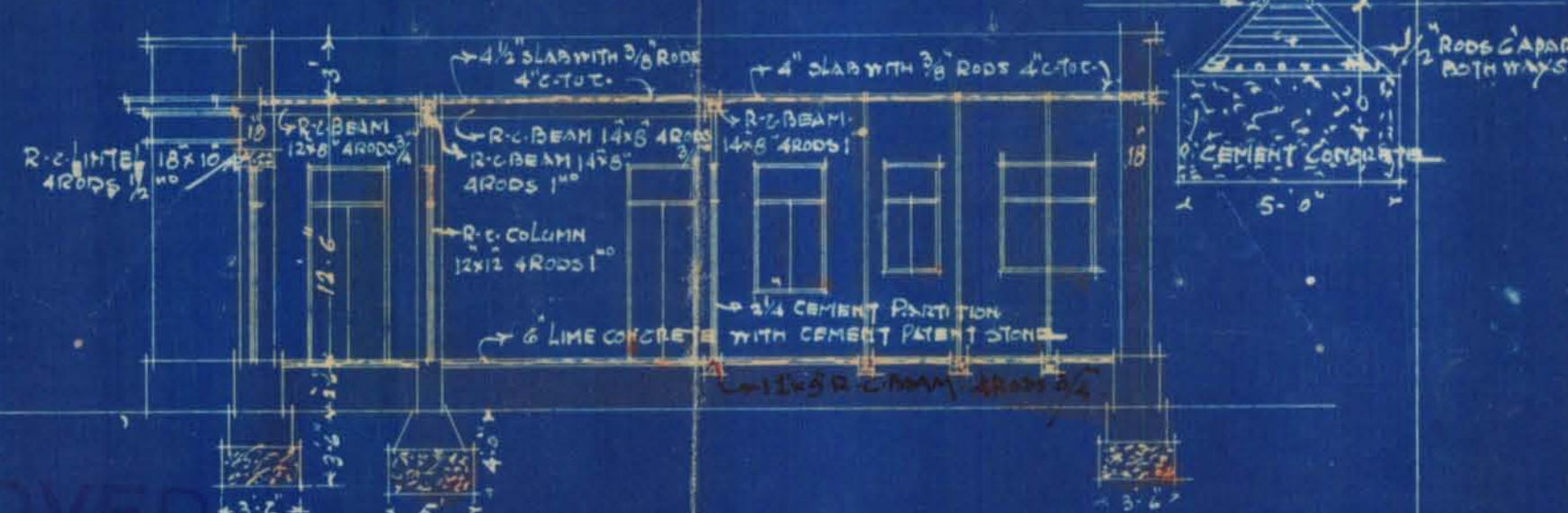
SCALE 4 FT. TO AN INCH

SECTION OF R.C. BEAM & COLUMN.

GROUND LEVEL



FRONT ELEVATION



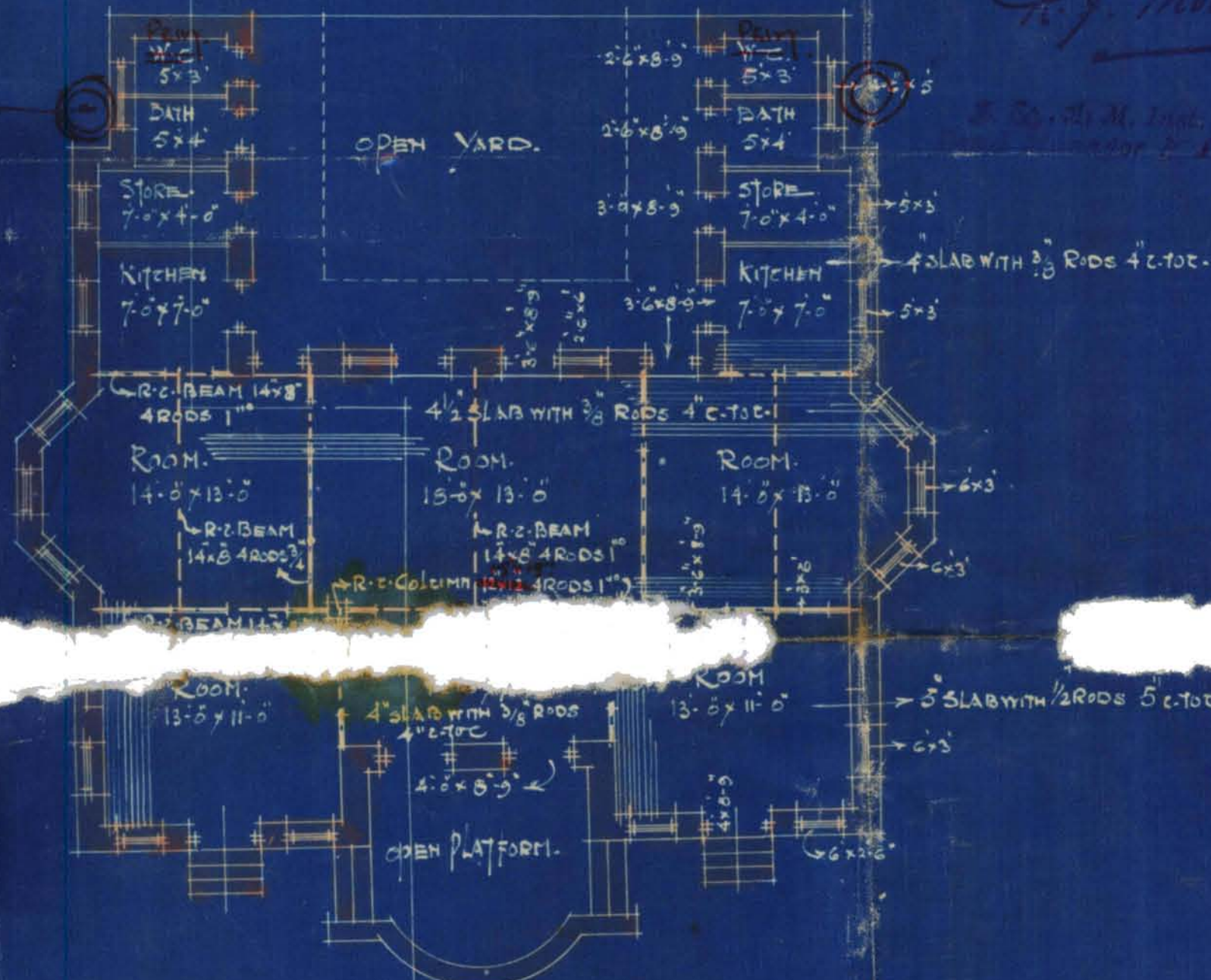
SECTION A-B.

APPROVED

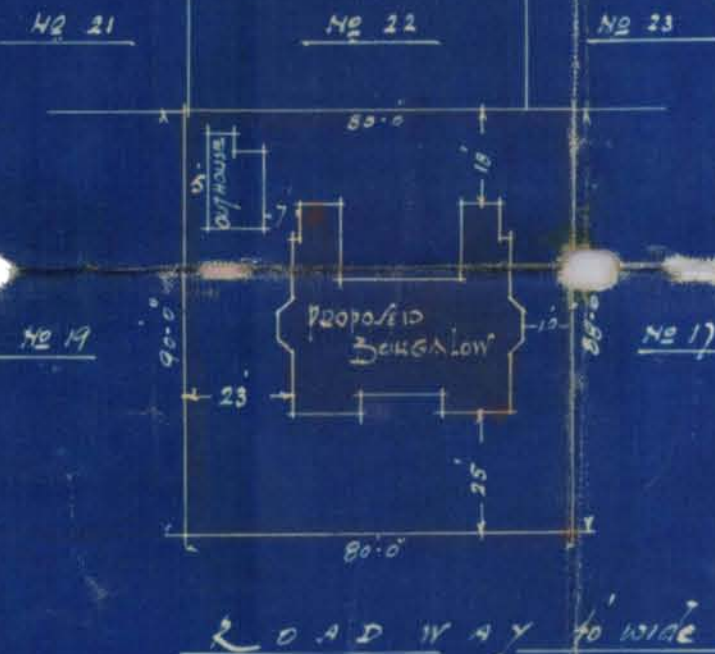
A. J. Modi

SITE PLAN

SCALE 40 FEET TO AN INCH.



PLAN OF GROUND FLOOR



Notes:
Plan is approved subject to the following conditions:
1. The structure shall be built in accordance with the approved plan and shall be built within the limits of the plot and shall not be extended beyond the boundaries of the plot.

M. S. D. & P. D. W. A. R.
B.A.S.I.C.E.S.I.

ARCHITECTS & CIVIL ENGINEERS



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/33.4915 OF 1929

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 30.8.1929.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mrs. Janki & Bhedwar (architects)
Karachi

Sir,

Gentlemen,

Re: Plot No. 18, Sheet 2, Jamshed Qr.

With reference to your application dated 23.8.1929
 for the proposed building/additions and alterations on the above plot, I have
 the honour to inform you that unless one more copy of the plan
 on blue print (not corrected) is/are submitted, the plans cannot be
 disposed off.

I have the honour to be,

Sir/Gentlemen,

Your most obedient servant,

Blue print received on 2/10/29.
M. P. 2/10

M. P. Talibamam
 for B. SC., A.M. Inst., C.E., 29/8/29
 Land Manager & Architect.

cc
M. P. 2/2

**MISTRI & BHEDWAR**

B. A's L C. E.'s.

ARCHITECTS, ETC.,

D. H. Daruvala, B. E.,

Representative,

Bombay Office, Esplanade Road.

Phone No. 675

CENTRAL BANK BUILDING,

BUNDER ROAD,

KARACHI, 23rd August 1929

To,

The Land Manager & Architect,

Karachi Municipality,

K a r a c h i.

Dear Sir,

Re: Plot No. 18, J.M.B. Jamshed Quarter.

With reference to your memo No. L.M.A.B.S. 4650 dated the 13th instant, we beg to return here-with the plans duly amended and shall feel obliged if you will kindly return the same duly approved.

We beg to remain,
Dear Sir,

Yours faithfully,

*D. H. Daruvala***MISTRI & BHEDWAR**
Architects.

8356

*P.S. Mr. Daruvala
24/8*

Pl. is attached herewith.
Mr. 26/8

Sub to L.M.A.

Objections completed since - Pl see Remarks on review. Plans be approved.

after P. & B. M. M. M. M. M.
2/27/8

MD
26/8/29.



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. B. S.

4650

OF 1929

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI.

13/8

1929.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

D. H. Desaiwalla Esq.

Sir,

Gentlemen,

With reference to your application dated 25.7 1929.,
with a plan for the proposed building/additions and alterations on plot
No. 18, Survey Sheet No. Sec 2 quarter,
I have the honour to inform you that until the following requirements are
complied with, the plans cannot be passed:—

- (1) W.C should be substituted by Privy with catch-pit.
- (2) Plot should be numbered 18 Sec 2.
- (3) 12"x12" column be made 15"x15" to take floor in future.
- (4) Size of beam below Partition wall to be specified.
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

I have the honour to be,
Sir/Gentlemen,
Your most obedient servant,

B. Sc., A. M. INST., C. E., 12/8/29.
Land Manager & Architect.



Form No. 1 A-1000-11-10-27.

No. 6. _____ of 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, _____ 192

MEMO:

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



2/6/29
Insp. Hemrajan
to show to H.O.
3/8

[Signature]
Chief Officer. *2/6*

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

yes should be. substantiated
by him with calculations

Date of disposal _____

Date

5-8-1929

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.

Plot No. 106Sheet No. Yanked.Applicant's Name Mr. Shamsur Rahman (President)Whether he is the owner of the plot on which it is proposed to build PresidentPlot under whose control Self:Whether it is permanent or temporary Permit:The work proposed Blog:

Building Surveyor's Report

H.O. objection to be complied withNo objection
26/8/29Date 8-8-29M. P. Talib / Rahman
Building Surveyor.

3

Does the plot come under Alignment

Area of plot _____

Area under Alignment

It is applied by T. P. Scheme

Remarks _____

no objection.

Date *4. 4* 192*9*

M. P. Talbot
Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

Has also, BE three magnis Subdivis of Stalls
 But the Planks are here are Disordered Properly & truly.
 12th Coly between 15th & 15th State after above signature
 Signs of her below P. Walls be Deceitful.

$\frac{9}{11/8}$

Plan, aff

27/8

Date of disposal _____

Submitted to Ex. Engineer :

Land Manager and Architect.



4

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 _____



FORM A

[Vide Rule 238/A (1)]

NOTICE UNDER SECTION 96 (1) CHAPTER IX OF THE BOMBAY
DISTRICT MUNICIPAL ACT III OF 1901 AS MODIFIED
UPTO THE 1ST MARCH 1915.

Karachi

25th July 1929.

Date of delivery at Municipal Office.

To,

THE CHIEF OFFICER,
KARACHI MUNICIPALITY.

Sir,

Pursuant to the provision of Section 96 of the Bombay District Municipal Act III of 1901. I hereby give you notice that I intend with the meaning of that Section to erect a building on plot No. 18 Old/new Survey sheet Old/new Shethai Amie Cooperative Housing street, 18 street, 18 street. Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

one ground floor only.It is intended for the purpose of Dwelling.

† Specification of the work will be as follows:—

* I also submit herewith a certificate from the Electrical Inspector to Government as required under rule 62 (3) of the Indian Electricity rules.

I further beg to inform you that the name of the person whom I intend to employ to supervise the erection of the said building is Mr. D. D. Darwala.

I hereby undertake to abide by the Bombay District Municipal Act and all rules and bye-laws framed pursuant to the Act.

Yours faithfully,

Signature of the owner Shethai Amie DarwalaAddress of the owner C/o. Mitri & Bhedwar, Architects.
Central Bank Building.

See on the reverse

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

NOTE:—1 Printed copy of the extracts of the Bombay District Municipal Act and the rules and regulations framed under Section 48, together with the form of notice under Section 96 (1) can be had from the Municipal Office at..... each

NOTE:—2 It is requested that all notices and plans should be delivered to the Office Clerk of the Land Manager and Architect from whom a receipt can be obtained.



Nature of soil in foundation Hard Soil with gravels.

Nature of masonry in foundation Partly lime concrete Partly Rubble

do Plinth Rubble Stone masonry with concrete

do Superstructure do - do -

Kind of woodwork in trusses, post, etc.,

Kind of Roof

Kind of Floor Reinforced Concrete Concre.

Method of Draining Sullage Water Backet system

—:O:—

NOTE:—Specification and nature of work should be correctly given against items of work mentioned above.

Karachi, dated

25th July 1929.

To,

The Chief Officer,
Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Rao Bahadur Shewaram Dewarwal

Shahai Civil Co-operative Housing Society Ltd.

for the building at Plot No. 18, Society of I.A.C. Housing Society, near Shewar

I beg to inform you that I have agreed to supervise the erection of the building work mentioned therein.

I beg to remain,

Sir,

Your most obedient servant.

S. S. Durrani

Licensed Surveyor.



Heritage

KMR.CDD.JmQ.1929.04

2 10

PROPOSED BUNGALOW ON PLOT No 18

THATHAI AMIL CO-OPERATIVE HOUSING SOCIETY LTD

JAMSHED QUARTER

SCALE 3 FT. TO AN INCH

NOTE:-

PLOT AREA: 793 SQ. YDS.

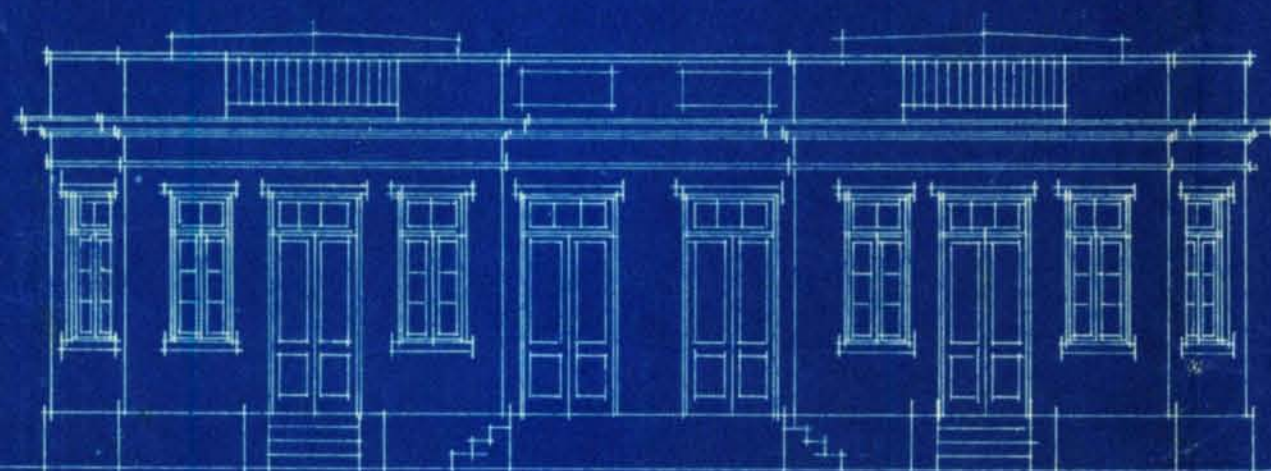
AREA OF THE BUNGALOW: 175 SQ. YDS.

" " OUTHOUSE: 23 "

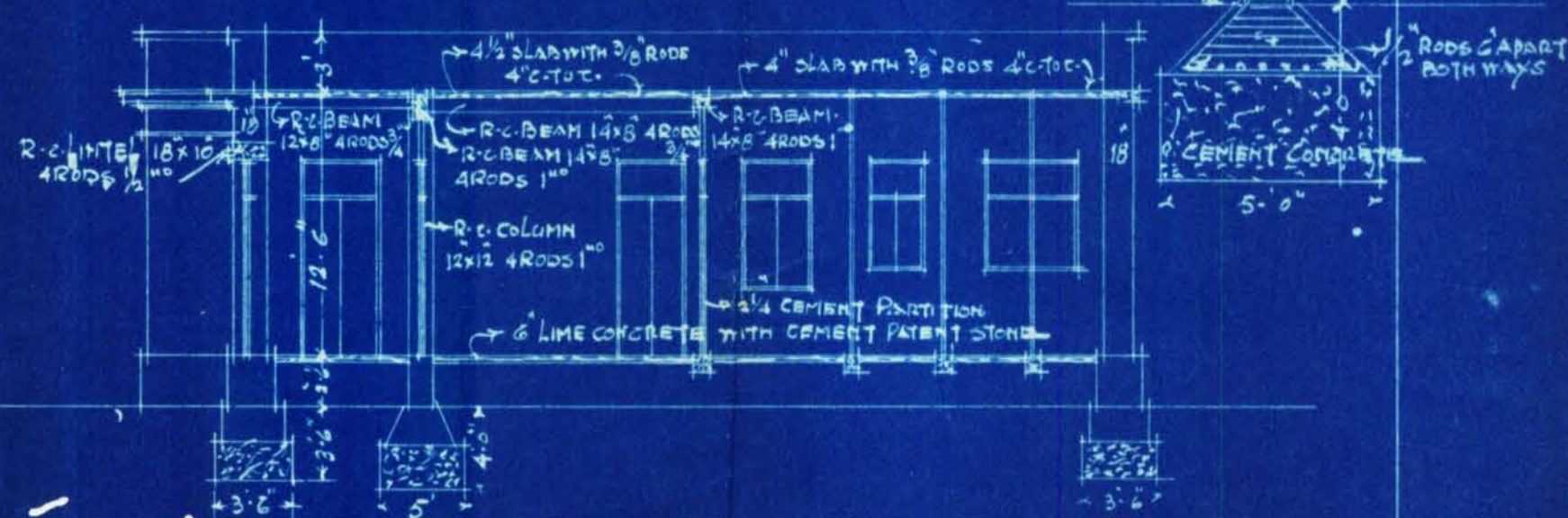
TOTAL AREA: 198 SQ. YDS.

SCALE 4 FT. TO AN INCH

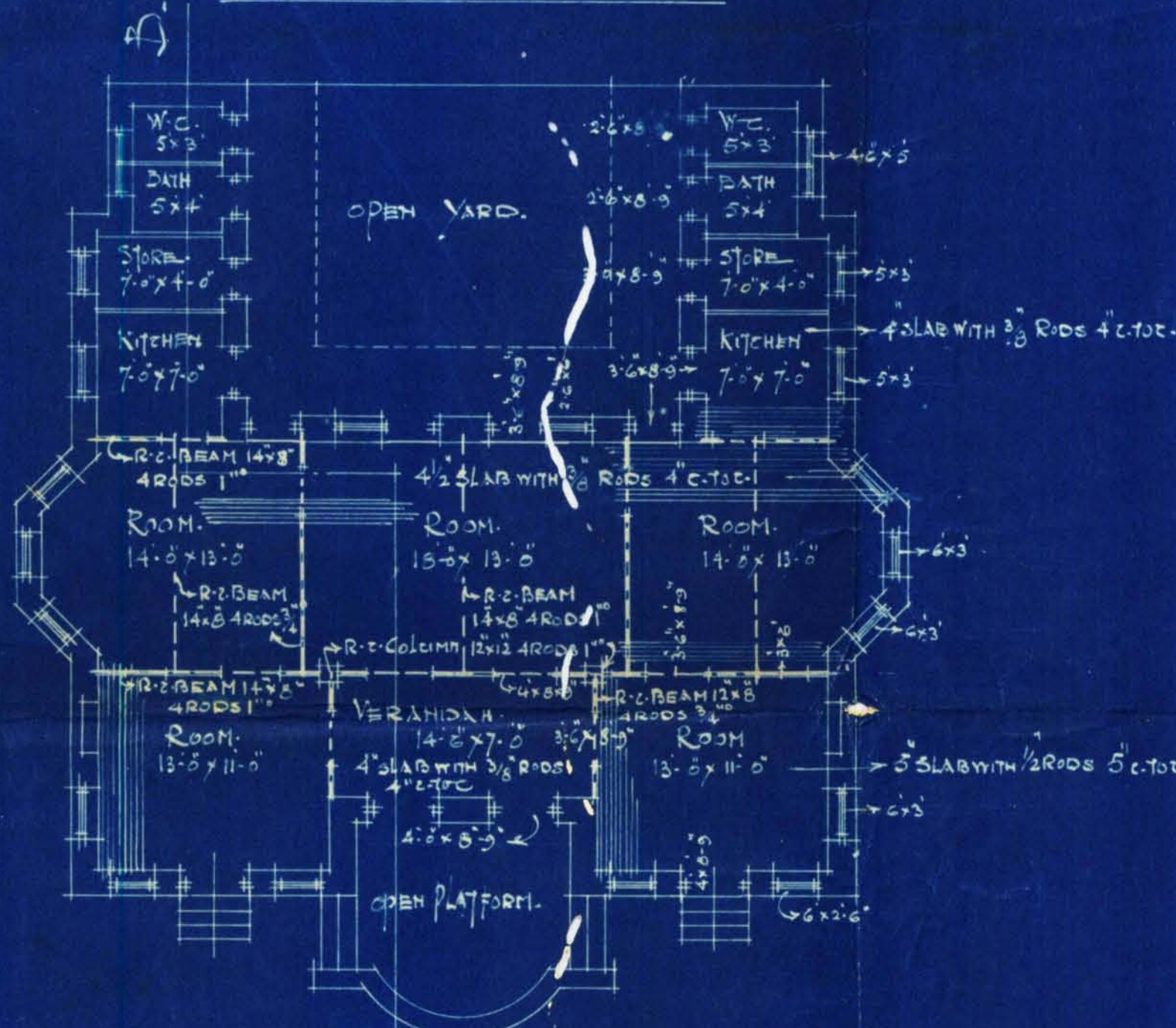
SECTION OF R.C. BEAM & COLUMN.



FRONT ELEVATION



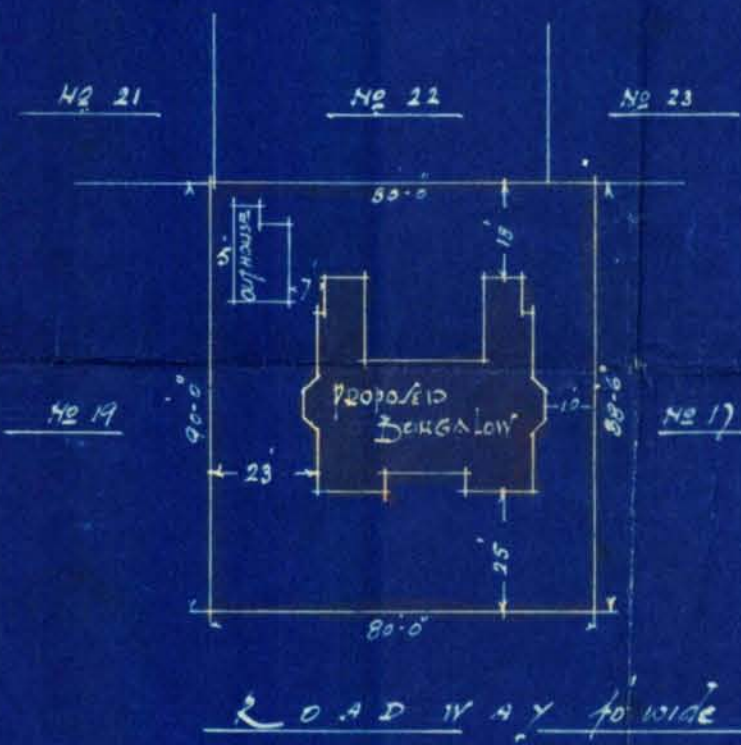
SECTION A-B.



PLAN OF GROUND FLOOR

SITE PLAN

SCALE 40 FEET TO AN INCH.



MISTRI & BHEDYAR

B.A.S.L.C.E.S.I.

ARCHITECTS & CIVIL ENGINEERS