



07

111

LAND DEPARTMENT.

FILE No.

of 19

665/69

Compilation No.

Subject

27/6 J.M3

NOTE:—For mer Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compliation No

MOVEMENT CARD

Case No. P.B.97.

Subject... *Plan for Luncheon*

Disposal No.....

Plot No. 27/6 gm. 3

James Qr.

[illegible]



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. B. S. P. 97

OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 17th May 1930.

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

The Hon. Sec. Cosmopolitan Cooperative Socy.
C/o Mr. A. B. Adhami

KARACHI.

Dear Sir,

With reference to your application dated 22.1.1930

I have to inform you that the plan submitted by you for building making a Bungalow on plot No. 27/6 sheet No. Jm-3, Faushad Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected in accordance with the approved plans and deviations should not be made without previous sanction of the Municipality.

This sanction holds good, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

Intimation copy to B.S.

Yours faithfully,

h/s
Co.
Ho.
Som.
Age.

B. Sc. A. M. Inst. C. E. 155/20
Land Manager & Architect.

15/5

NOTICE. 1—This sanction does not entitle the owner to build on land not conveyed to him either by the Government or the Municipality by a Sanad or entry in a Sanad.

NOTICE. 2—This pass does not give permission to occupy Municipal land with building materials. This can only be allowed when the Street is wide enough to permit building materials being deposited on it without it being a source of danger to the public and only then on a hoarding being placed round the land to be occupied and on payment in advance, of fees for occupation of Municipal land, at the following rates.

	Rs. a. p.
(1) For the first 12 weeks, per square yard per week	... 0 0 3½
(2) For the next 12 weeks, " "	... 0 0 7
(3) For any subsequent time " "	... 0 1 2

NOTICE. 3—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE. 4—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

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

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



Heritage
FOUNDATION

KMR.CDD.JmQ.1930.01

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. BS. P. B. 97 OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 13th March 1930.

FROM

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mrs. F. B. Adnan (Architects)

Karachi

Sir,

Gentlemen,

Re: Plot No. 27/6. Sheet Jm-3. forwarded Qr.

With reference to your application dated 22. 1. 1930 for the proposed building/additions and alterations on the above plot, I have the honour to inform you that unless two more copies of the plan on one of them mounted on cloth is/are submitted, the plans cannot be disposed off.

I have the honour to be

~~Sir~~/Gentlemen,

Your most obedient servant,

cl- attach of forms
MP
5/5/30

MP 12 3/30
B. SC., A.M. Inst., C.E.,
Land Manager & Architect.

Oe
12/3



Heritage

KMR.CDD.JmQ.1930.01

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. P. B. 97. OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 13th February 1930.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

*The Hon. Secy,**Karachi Metropolitan Cooperative Housing Society. Ltd.*

Sir,

Gentlemen,

With reference to your application dated 22/1/1930, with a plan for the proposed building/additions and alterations on plot No. 27/6, Survey Shee No. 8m-3, Janshod quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

(1)

Sub-Division is not approved. Plan cannot be passed.

(2)

(3)

(4)

(5)

(6)

(7)

(8)

(9)

The plans are returned herewith for amendment.

submitted - Plans be approved. P.S.R.R.

I have the honour to be,

Sir/Gentlemen,

Your most obedient servant.

P.S. R. R. R.

B. S. 1

1000--1-3-29.

1000--9-12-29.

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

Land Manager & Architect.



61 27/6. gm-3

No/R. 38 of 19 30

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 23 1 19 30

MEMO

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

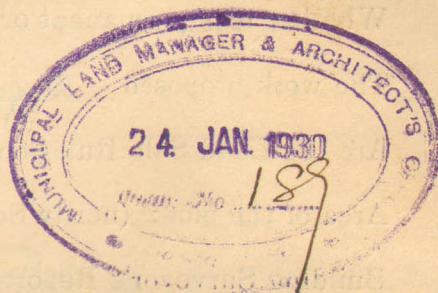
538
231
Insr Ismail
to show of the

[Signature]
for Chief Officer.

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____



no objection

BS 21/1/30

Date of disposal _____

[Signature]

Date 24. 1. 30 19 30

Health Officer.



6-2

2

No. L. M. _____ 19

Date of receipt : _____

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi _____ 19

Forwarded to the Building Surveyor and Land Surveyor for report.

for Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Plot No. 27/6

Sheet No. Jm-3 Jambhed Ch.

Applicant's Name Ms. Udharam Kewalram Hon. Sec. Cosmopolitan Corp. H.Soy.

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

Plot under whose control Appl.

Whether it is permanent or temporary _____

The work proposed Bungalow.

Are the Land Sale Rules observed (in case of Municipal plots only.) yes

Area of the plot: (newly Sold) 1000 Sq. Yds. area built 1412 Sq. Yds.

Building Surveyor's Report _____

Date _____

M. P. Jalehamani
Building Surveyor. 27/30



3

LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? _____
- (2) Is the Alignment Correctly Shown? _____
- (3) Are the Site Measurements correct? _____
- (4) Is there any encroachment? _____
- (5) Is the plot affected by T. P. Scheme? _____

Remarks Sub division not decided upon. Plans can not be considered.

No align line

*100
10 8/30*

Date _____ 19 _____

M. P. Jadhav
Land Surveyor. 27 1/30

Remarks of

LAND MANAGER AND ARCHITECT.

28/11/30

31 1/30

*Plans passed Subject to the Subdivision
being sanctioned by the M.C. & C.A.S.D.*

11/3

Date of disposal _____

Land Manager and Architect.



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 22/1/1930

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. ~~Old~~/new 27/6 Survey sheet ~~Old~~/New 723 situated in _____ street, _____ Quarter as per Ground plan, Elvation and Section sent herewith in quadruplicate.

The said building will be of the following description.

It is intended for the purpose of Residence

† Specification of the work will be as follows:—

* I also submit herewith a certificate from the Electricity 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 S. A. Advani

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 Dr. The Cosmopolitan Co-operative
Housing Society, Ltd.

Address of the owner

H. K. Kewani
Honorary Secretary.

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.



FORM A

[Vide Rule 238/A(1)]

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Address of the owner

K. K. K. K. K.
Honorary Secretary.

See on the reverse.

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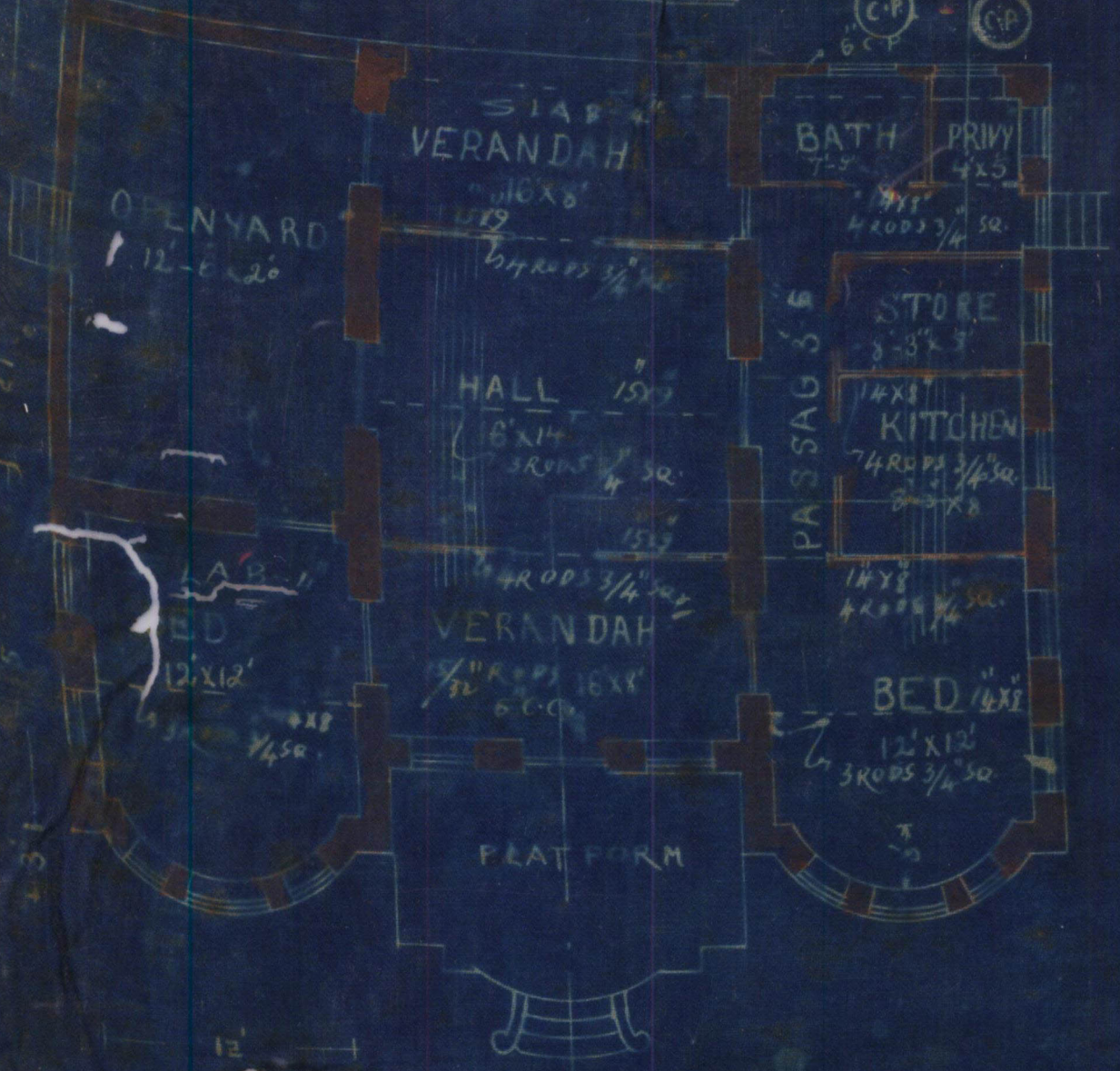
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Heritage
FOUNDATION

KMR.CDD.JmQ.1930.01

GROUND FLOOR



ELEVATION



APPROVED.

By *Singh M. Patel, C.E.*
Local Engineer & Architect.

PLAN

SHOWING PROPOSED BUNGALOW
ON PLOT NO 27/5 SHEET NO J.M. 3

FOR
THE CO-OPERATIVE HOUSING SOCIETY
SCALE 1" = 1'

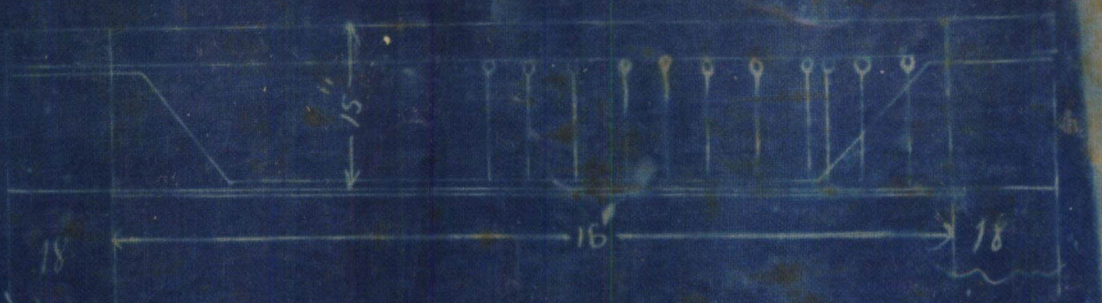
TOTAL AREA OF PLOT 1000 SAYS

1X 22' x 15'	540
1X 32' x 15'	560
1X 15' x 15'	222

CEMENT LINTELS

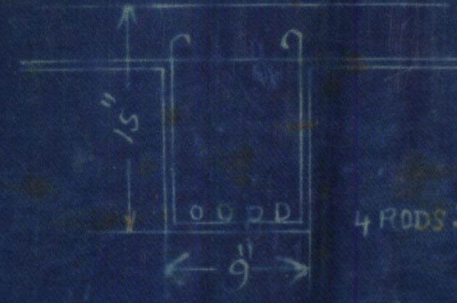
SPAN 3'-6" TO 4'-0"	4 RODS 3/4"
2 1'-6" x 2'-0"	2-5-5
1'-6" x 2'-0"	2-5-5
4'-6" x 5'-4"	1/2
5'-0" x 5'-4"	1/2
1'-0" x 5'-4"	1/2
1'-0" x 5'-4"	1/2
1'-0" x 5'-4"	1/2

LONGITUDINAL SECTION OF T.BEAM A



CROSS SECTION OF

T.BEAM A (14' x 9')



SECTION OF COMP. WALL



Plan is approved subject to the following conditions:

1. This sanction does not entitle the owner to build on land not owned by him, either by the Govt. or the Municipality, by a grant or otherwise a grant.

This sanction holds good, provided the work of construction is commenced in earnest within a period from this date, when after the sanction will be deemed to have lapsed.

BLOCK PLAN

SCALE 2" = 1'

