

04
97
LAND DEPARTMENT.

FILE No.

of 19

677/69
Compilation No.

Subject

27/4 J.M 3

NOTE:—For mer Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compiation 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. B. S. P. 8210.

OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE.

KARACHI, 1/5 1930.

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

From,

THE LAND MANAGER & ARCHITECT.

KARACHI MUNICIPALITY.

To,

Mr. Utharam Kewalram Hora, Sec. Cosmop. Corp. Bldg.
40 N. 8th St. Adman
KARACHI.

Dear Sir,

With reference to your application dated 22 4 1930

I have to inform you that the plan submitted by you for building
a Bungalow on plot No. 27/4 sheet No. 2m 3, Jan 1942 making
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.
 " " Ho.
 " " Ho.
 " " Ho.
 " " Ho.
 " " Ho.

Yours faithfully,

B. Sc. A. M. Inst. C. E.
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 Manioipal land, at the following rates.

						Rs. a. p.
(1)	For the first 12 weeks, per square yard per week	...	0	0	3	½
(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.

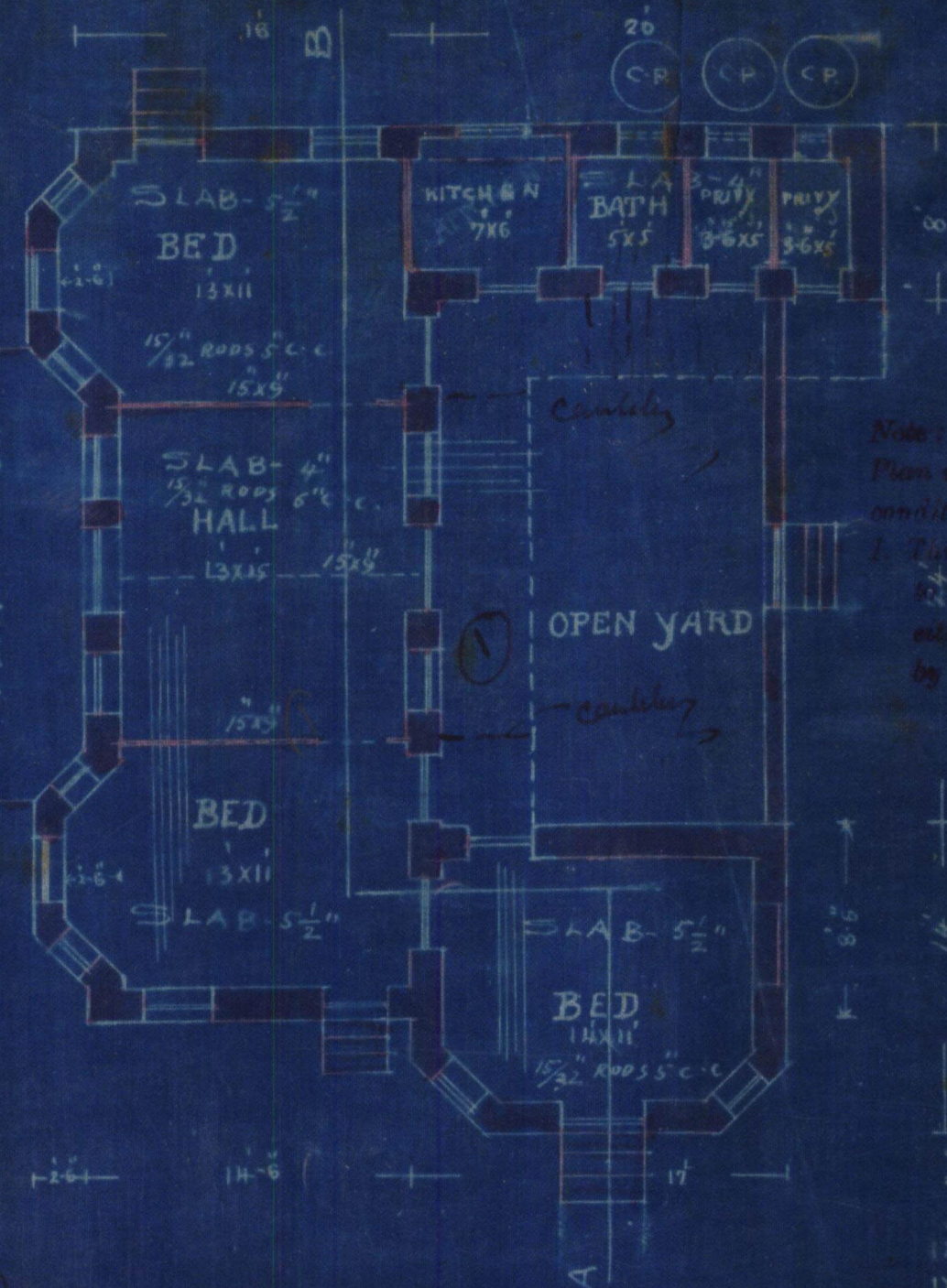
NOTICE. 4—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

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.



GROUND FLOOR



APPROVED.

A. J. Modi
2/4/30.
B. Sc., A. M. Inst. C. E.
Landscape Manager & Architect.

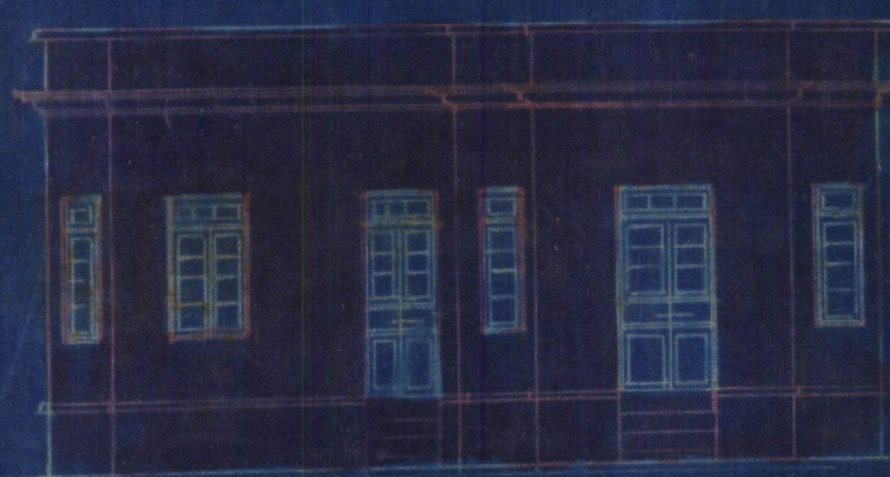
Note:
Plan is approved subject to the following conditions:
1. This sanction does not entitle the owner to build on land not owned or to be owned by the Govt. or the Municipality by a canal or entry in a canal.

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

TOTAL AREA OF PLOT 1007 Sq Yds

BUILT AREA	118 1/2 Sq Yds
1X 40.5 X 15	= 608.0
1X 20 X 8	= 160.0
1X 17 X 14	= 238.0
2X 11 X 2.5	= 55.0
PERIMETER	1101.00
2X 25 X 2.5 = 125	342.5
1X 25 X 1.5 = 37.5	1066.75
1X 3 X 3 = 9.0	1066.75 = 118 1/2
	34.25

ELEVATION



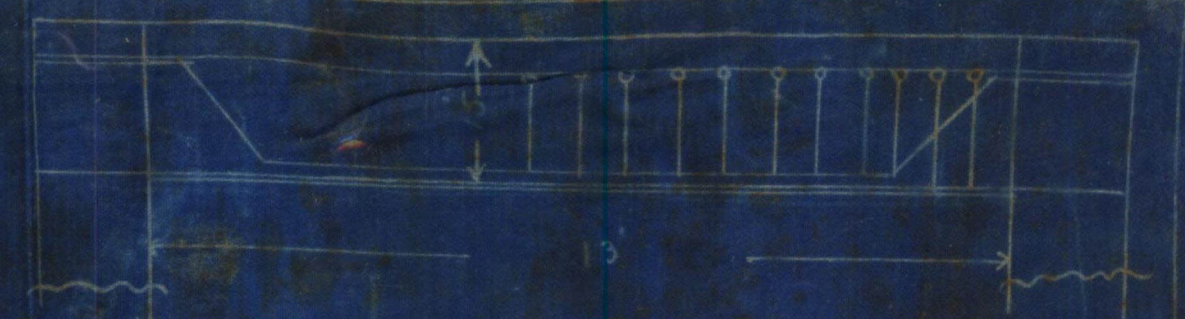
PLAN

SHOWING PROPOSED BUNGALOW
ON PLOT N^o 27/4 SHEET J. M. 3
FOR
THE COSMOPOLITAN - CO-OPERATIVE
HOUSING SOCIETY LTD

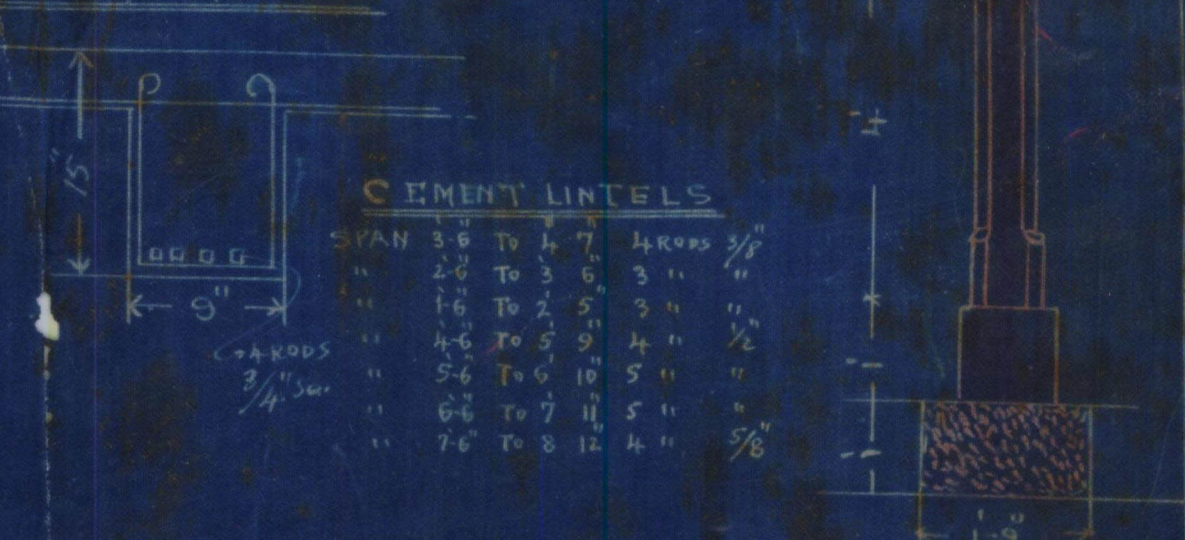
SCALE

DURGDAS B. ADWANI
Karachi

LONGITUDINAL SECTION OF T.BEAM A (15x9)



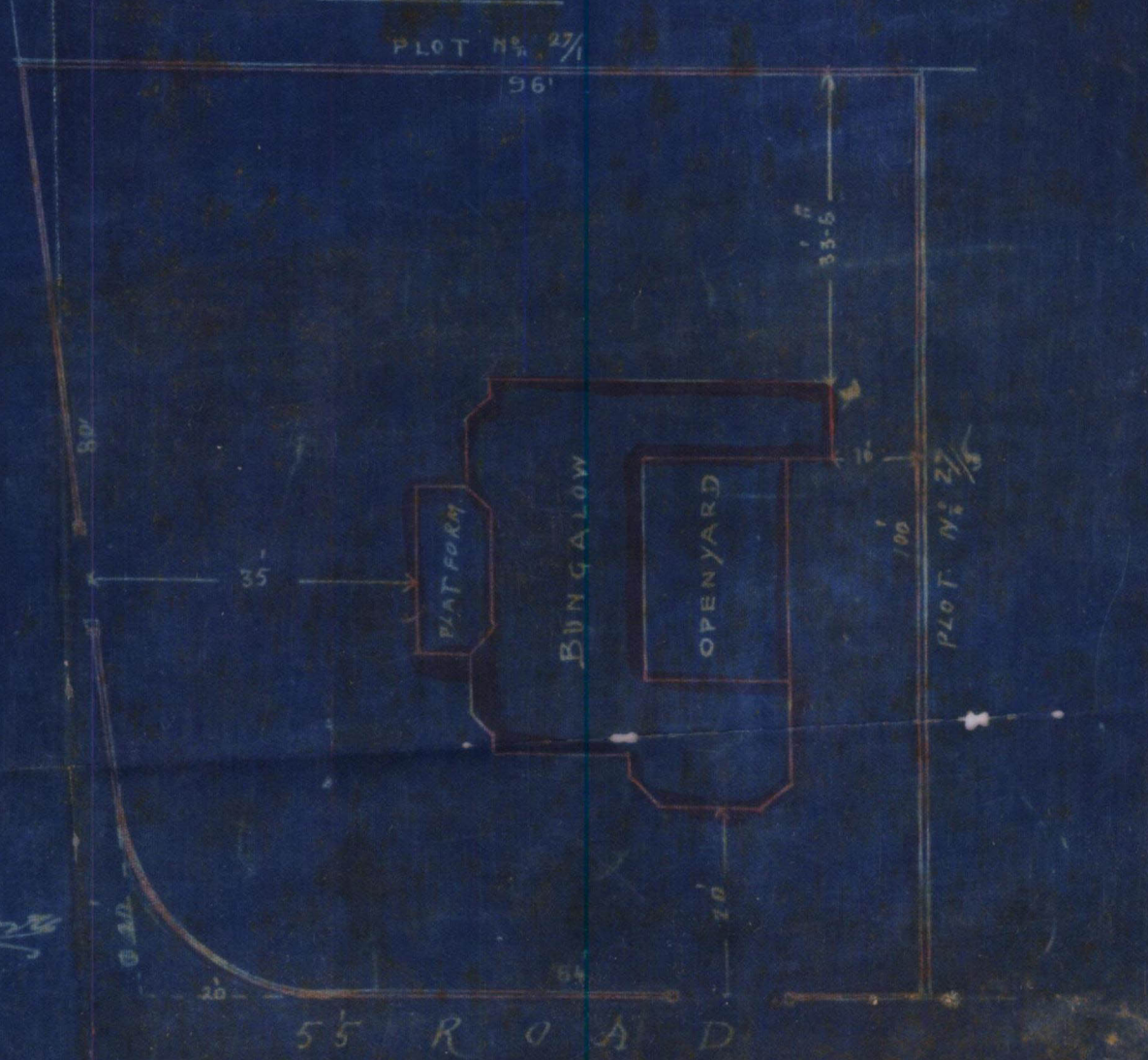
CROSS SECTION OF T.BEAM A (15x9)



CEMENT LINTELS

SPAN	To	Reinforcement
3-6	To 4	4 rods 3/8"
2-6	To 3	3 " "
1-6	To 2	3 " "
4-6	To 5	4 " 1/2"
5-6	To 6	5 " "
6-6	To 7	5 " "
7-6	To 8	4 " 5/8"

BLOCK PLAN
SCALE 20-1





4-1 27/4, gm-3.

No/R. 153 of 1930

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 22/4 1930

MEMO

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

2542
In reply to mail
to show to people
27/4

M. H. A.
for Chief Officer. 27/4

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

Date of disposal _____

Date 23-4-1930

H. O. A.
Health Officer.



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.

27/4

Sheet No.

Jm - 3 Jamshedpur

Applicant's Name

Mr. Mohan Kewalram Hon. Sec. Cosmopolitan Coop. H. Socy.

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

Plot under whose control _____

Whether it is permanent or temporary _____

The work proposed

Bungalow

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

Area of the plot: (newly Sold)

1007

area built

118.5.

Building Surveyor's Report _____

~~Area~~ slab (1) be specified

Date _____

M. P. Jadhavani
Building Surveyor.

25/6/30.

no entry is
made in the register.
27/4



4-3

3

LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? no
- (2) Is the Alignment Correctly Shown? ye
- (3) Are the Site Measurementr correct? yes
- (4) Is there any encroachment? no
- (5) Is the plot affected by T. P. Scheme. no

Remarks no objection.

Date _____ 19 . . .

M. P. Dattaraman
Land Surveyor.

25/4/30.

Remarks of

LAND MANAGER AND ARCHITECT.

Plans approved
26/4/30

Date of disposal _____

Land Manager and Architect.



5-1

153

22.4.30.

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 22/4/1930.

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 22/4
Survey sheet ~~Old~~/New 2 m 3 situated in _____ street,
Jamshed 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 for, The Cosmopolitan Co-operative
Housing Society, Ltd.

Address of the owner

W. S. K. K. K.
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.



Heritage

KMR.CDD.JmQ.1930.04

2

Nature of soil in foundation Sandy

Nature of masonry in foundation R.I. masonry

do Plinth S

do Superstructure S

Kind of woodwork in trusses, post, etc., P. Teak

Kind of Roof R.C. Cement.

Kind of Floor C. Naji

Method of Draining Sullage Water

:0:

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

Karachi dated 22/4/1930.

To,
The Chief Officer,
Karachi Municipality.

Sir,
With reference to the notice under Sanction 96 of the Municipal Act submitted to you by Mr. W. H. Khan Kewahar

for the building at Joshi
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.

M. H. Khan

Licensed Surveyor.



Heritage

KMR.CDD.JmQ.1930.04

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