

5

103

LAND DEPARTMENT.

FILE No.

of 19

673/69

Compilation No.

Subject

Previous Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation 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.

OF 193 .

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, _____ 193 .

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

The President, Jatta Amil cooperative Housing Society, Ltd.,

KARACHI.

Dear Sir,

With reference to your application dated.....193

I have to inform you that the plan submitted by you for building
lungelow on plot No. *12* sheet No. *Jm 2, Jamnu*

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.

Yours faithfully,

*[Signature]*B. Sc. A. M. Inst. C. E. 98/30
Land Manager & Architect.*Intimation to Mr. Res. letter with plan*
9/5

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



MISTRI & BHEDWAR

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

ARCHITECTS, L.T.C.,

D. H. Darwala, B. E.,

Representative.

Bombay Office, Esplanade Road.

Phone No. 675.

CENTRAL BANK BUILDING,

BUNDER ROAD.

KARACHI, 8th May 1930

To,

The Land Manager & Architect,
Karachi Municipality,
K a r a c h i.

Dear Sir,

With reference to your memo No.L.M.A./P.B.188
send you
dated 1st instant we beg to ~~return~~ here-with one more
copy of plot No.12, J.M.2, duly corrected, and shall
thank you to kindly return the plans approved by
your good-selves.

Yours Faithfully,

A. B. B.
For MISTRI & BHEDWAR
Architects.



Heritage
FOUNDATION

KMR.CDD.JmQ.1930.05

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. 38.P.15.188. OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 1/5 1930.

FROM

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. D. H. Darnwalla

(Architect) Karachi

Sir,

Gentlemen,

Re: Plot No. 12 . Sheet Jm-2 . James Qr.

With reference to your application dated 17th April 1930

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 duly corrected is/~~are~~ submitted, the plans cannot be disposed off.

I have the honour to be

Sir/Gentlemen,

Your most obedient servant,

[Signature]

30/4

B. SC., A.M. Inst., C.E.,
Land Manager & Architect.

*cc
1/5 2/4*



5

MISTRI & BHEDWAR

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

ARCHITECTS, LTC.,

D. H. Daruvala, B. E.,

Representative,

Bombay Office, Esplanade Road.

Phone No. 675.

CENTRAL BANK BUILDING,

BUNDER ROAD,

KARACHI, 17th April 1939.

To,

The Land Manager & Architect,
Karachi Municipality,
K a r a c h i.

Dear Sir,

Re: No. 12, J.M.2, Jamshed Qr.

With refence to your letter No. L.M.A.P.B.
188 dated 16th instant webeg to return ~~haxep~~ here-with
the plans duly amended.

Yours Faithfully,

*D. H. Daruvala*MISTRI & BHEDWAR
Architects.*70-attached/10.**24/4*

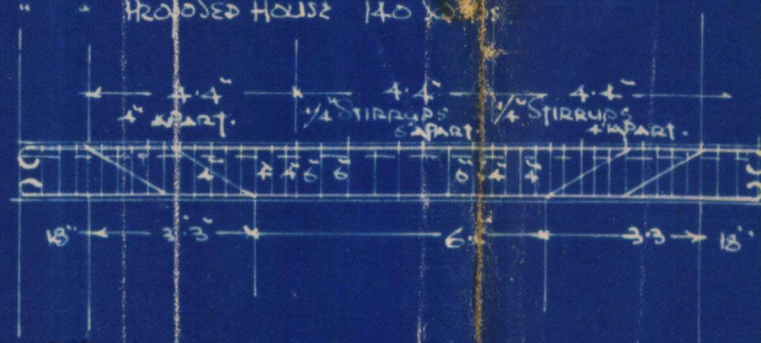
*submitted - objections complied with
Plans be app. used. P.L.
S.R.O. R.*

*P.S. R. R.**26/4**MP
26/4/39.*

Scale 8 ft. to an inch.

AREA OF PLOT $954\frac{1}{2}$ Sq. Yds

PROPOSED HOUSE 140 S. 15th St.

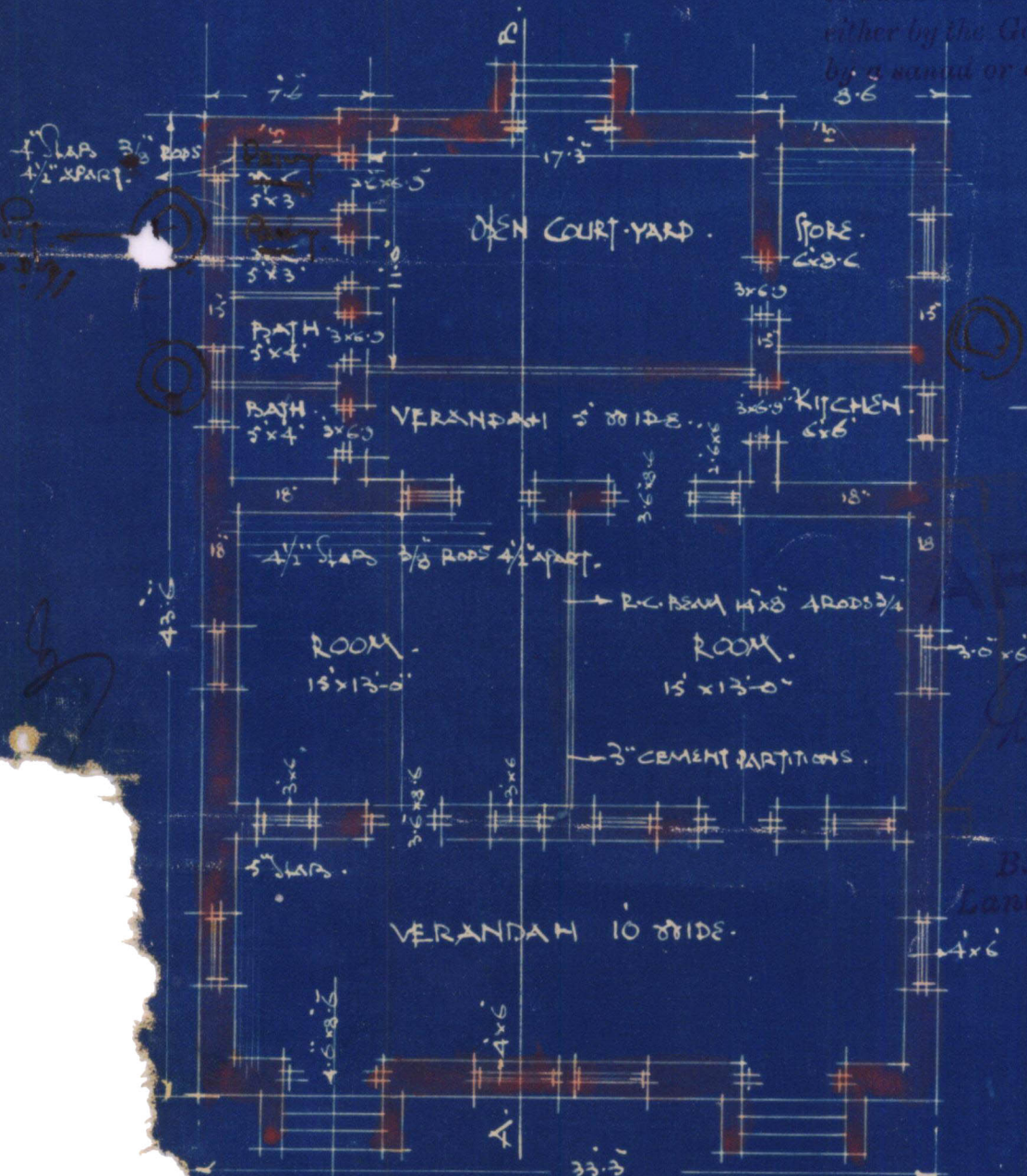


Extra Rods $\frac{1}{2} \times 3$

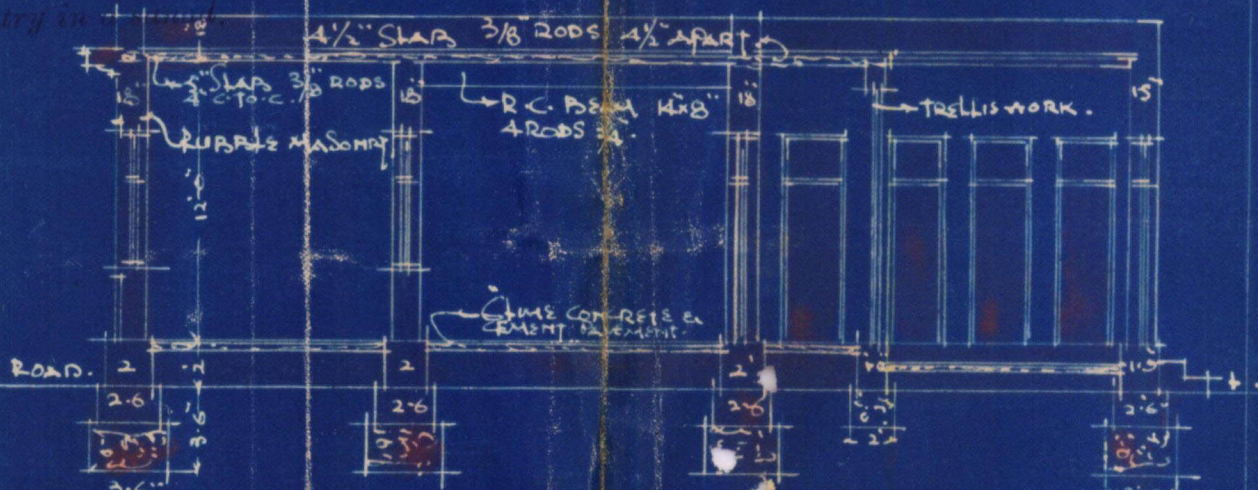
4 RODS³ AREA
2 BENT & 2 STRAIGHT

FRONT ELEVATION

ACTION & ELEVATION OF BEAM.



GROUND PLAN.



ACTION ON A.B

ROADWAY 40' or less. Sanction shall be good, provided
no work or construction is commenced
in earnest within a year from this date;
thereafter the sanction will be deemed
to have expired.

SITE PLAN.

Scale 40 ft. to an inch.

Plot No. 425

XIA STRI & PHEDDAR

ARCHITECT.

2.17.3.30



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. 188. OF 1930

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 16th April 1930

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. Shumam Dhamani (President Taluk Amil Coop. H. Socy.)
Up to Mr. H. D. Dhamani (Architect)

Sir,
Gentlemen,

With reference to your application dated received on 29.3.1930, with a plan for the proposed building/additions and alterations on plot No. 12, Survey Shee No. Jm 2, quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) Privies should be provided with catch pits.
- (2)
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

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

NJ
B. Sc. A. M. INST. C. E., 15/4/30
Land Manager & Architect.

12, gm-4
8-1

No/R. 128 of 1930

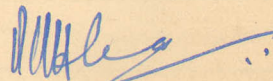
MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 2/4 1930

MEMO

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

2168
3-4-
Insp. Inmail
to show to ppl
2/4.


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

Prin's should be printed
with certificate

This is done
2
26/4

Date of disposal



Date 2-2- 1930

Health Officer.



Heritage
FOUNDATION

KMR.CDD.JmQ.1930.05

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. 12

Sheet No. Jm-1

Jamshed Dr.

Applicant's Name M. N. B. Shemaram

Heenanah (President Tattai A. Coop. Hsary.)

Whether he is the owner of the plot on which it is proposed to build President

Plot under whose control Municipal

Whether it is permanent or temporary Permanent

The work proposed Building

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

Area of the plot: (newly Sold) 95 4/10 sq yds.

area built 140 sq yds.

Building Surveyor's Report _____

No objection.

No objection.

MD
26/4/30

Date _____

H. P. Jaisankar
Building Surveyor

Bo
P. sheet - No. 1 appears
to be wrong.
2/4



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? no
- (2) Is the Alignment Correctly Shown? no
- (3) Are the Site Measurements 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. Jadhav
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

12 June 2 is the correct no. & sheet

His objection

3

12/4/30

Plaz after

3
26/4

Date of disposal _____

Land Manager and Architect.



9-1

128
2.4.20
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

18/3/1920

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. ON/new 12. Survey sheet Old/New 1 situated in _____ street, near the Aerial Cooperative Society quarter as per Ground plan, Elvation and Section sent herewith in quadruplicate.

The said building will be of the following description.

Bungalow

It is intended for the purpose of

Living purpose

† 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 MR. D.H. Saravala.

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

Sheran Dikmal

Address of the owner

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.



2

9-2

Nature of soil in foundation Hard & Gravel
Nature of masonry in foundation Partly Lucco Concreted Partly
do Plinth Ruleed & ca only
do Superstructure do. art. C. plastered
Kind of woodwork in trusses, post, etc., _____
Kind of Roof _____
Kind of Floor R.C. Concreted floorings
• Method of Draining Sullage Water _____

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

Karachi dated 18/3/1930

To,
The Chief Officer,
Karachi Municipality.

Sir,
With reference to the notice under Sanction 96 of the Municipal Act submitted to you by Mr. the President, the H. A. Amie
Co-operative Housing Society Ltd
for the building at 12/1, H. A. Amie Society, Jamshed OR.
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.

D. H. Munn

Licensed Surveyor.



② 12

PLAN OF PROPOSED HOUSE ON PLOT No 12, HEE

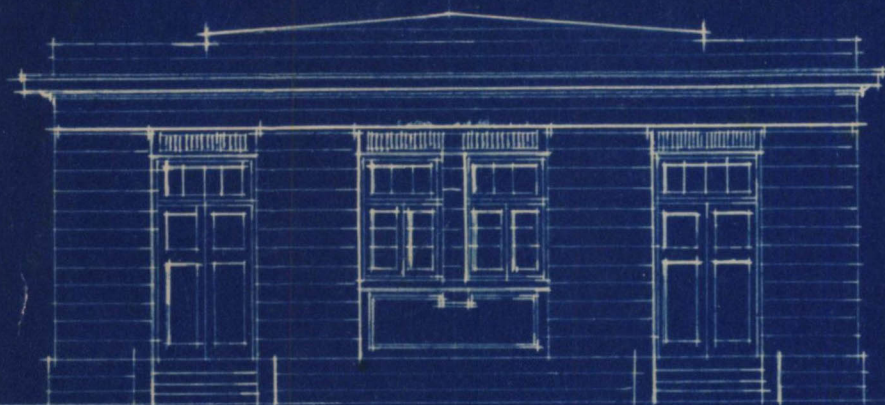
THATHAI AMIL CO-OPERATIVE HOUSING SOCIETY LTD.

SCALE 8 FT. TO AN INCH.

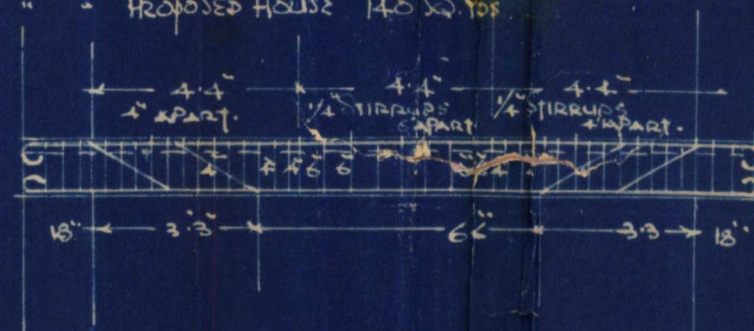
NOTE:

AREA OF PLOT 954 1/2 SQ. YDS

" - PROPOSED HOUSE 140 SQ. YDS

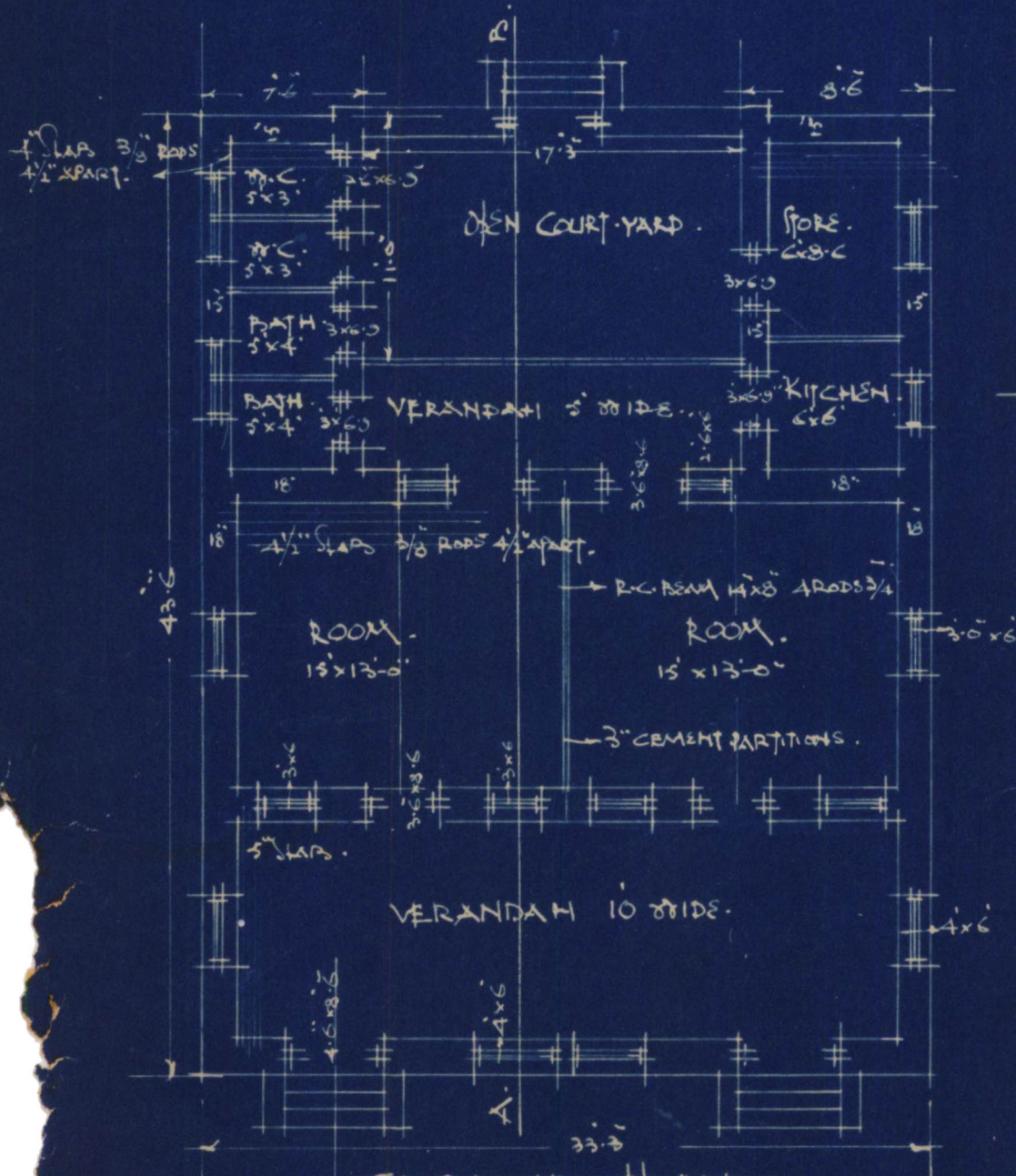


FRONT ELEVATION

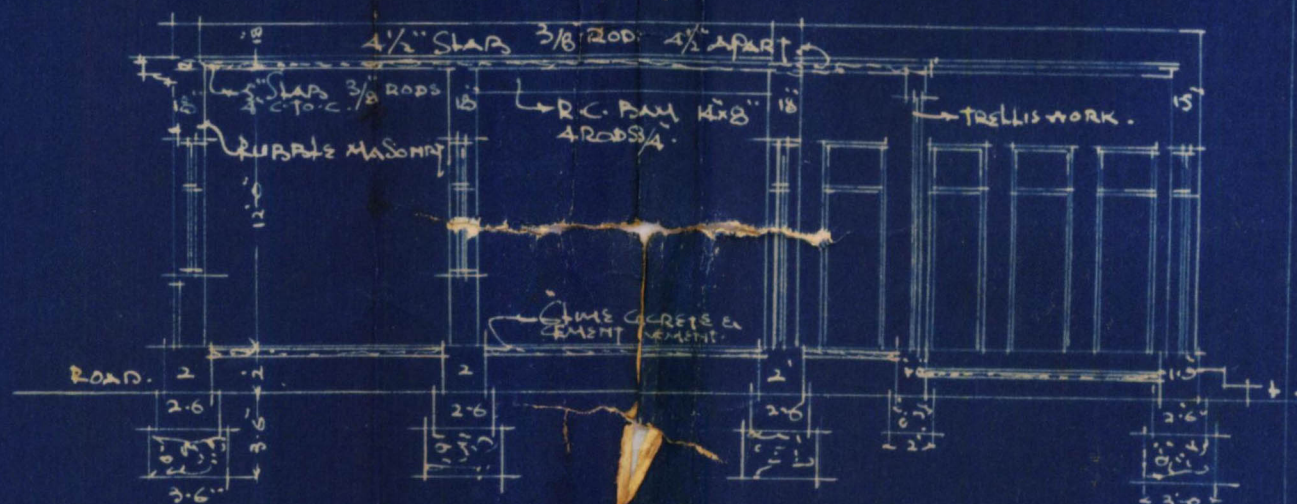


EXTRA REB 1/2" x 3"
4 REB 3/4" DIA
2 BENT & 2 STRAIGHT

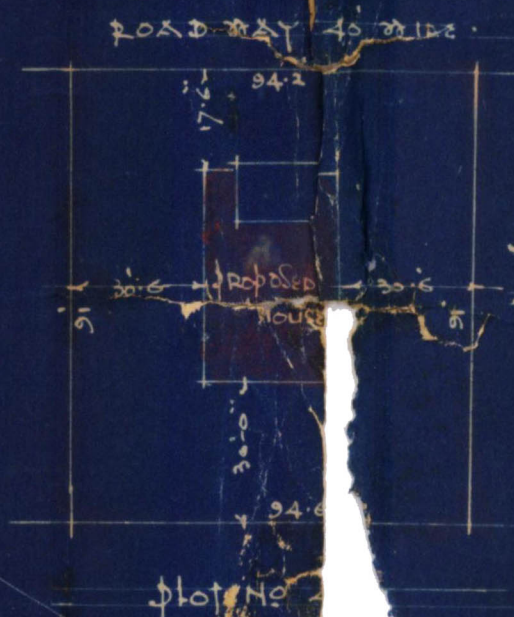
SECTION & ELEVATION OF BEAM.



GROUND PLAN



SECTION ON A.B.



SITE PLAN.

SCALE 40 FT. TO AN INCH.

Plot No

S. S. Srinivas
XISTRI & PHEENAR
ARCHITECT.
17.3.30