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112

LAND DEPARTMENT.

FILE No.

of 19

664/69

Compilation No.

Subject

NOTE:—For mer Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compliation No



Case No. *P.B. 216.*

Subject. *plans for luncheon*

Disposal No.

Plot No. 30/3, 9m. 3.

..... Jamshed 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. 216*

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,

*Mrs. Udharam Kewabram Hon: Sec. Cosmopolitan Coop. H. Socy;
40 Rfq. & Co. Adnam*

KARACHI.

Dear Sir,

With reference to your application dated *14th April* 1930I have to inform you that the plan submitted by you for building
Bungalow on plot No. *30/3* sheet No. *30-3*, *sanctioned*

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.**hs.
90.
Ho.
Som
Ape.*

Yours faithfully,

*[Signature]*B. Sc. A. M. Inst. C. E. *15/5/30*
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 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.

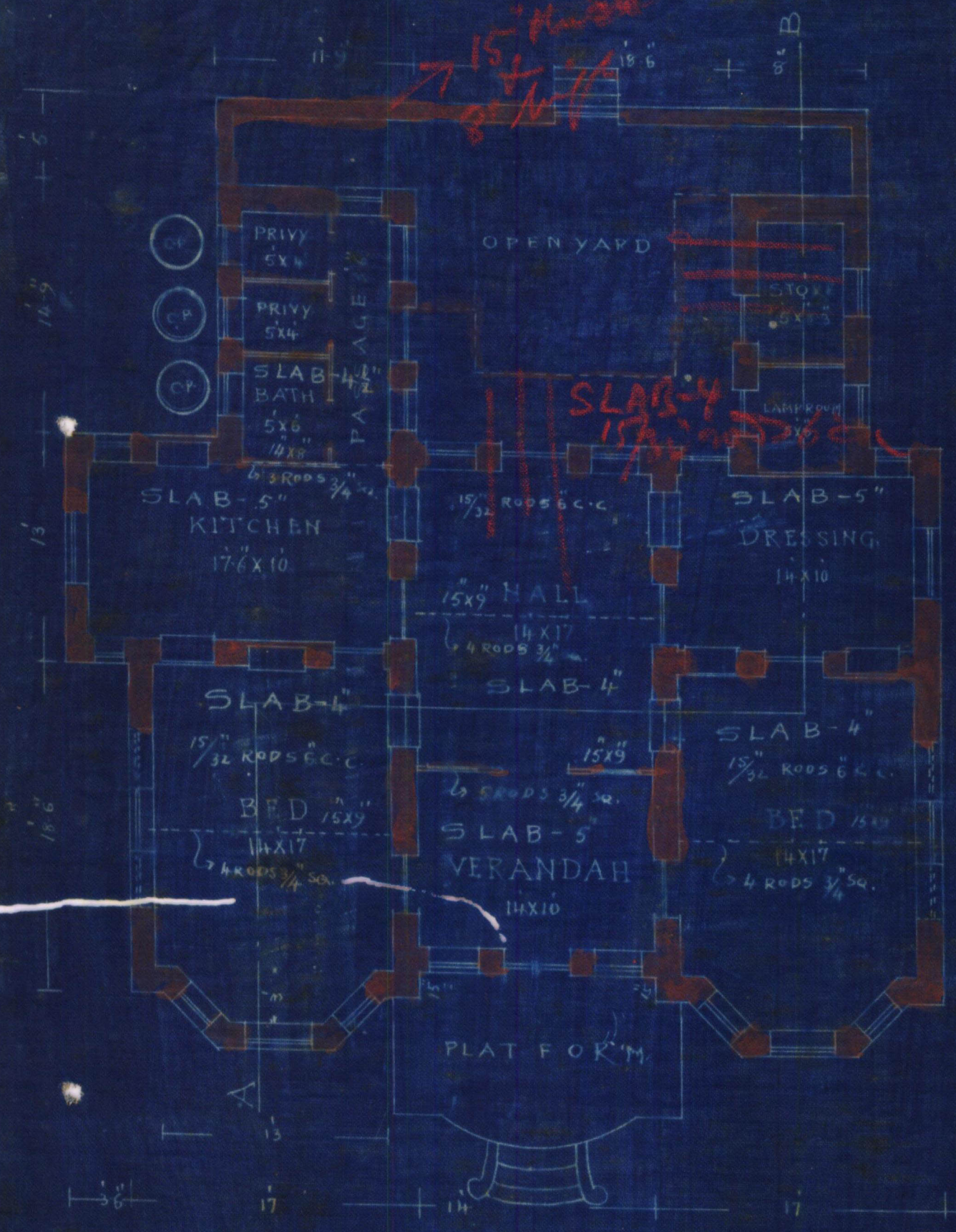
NOTICE. 4—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

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.

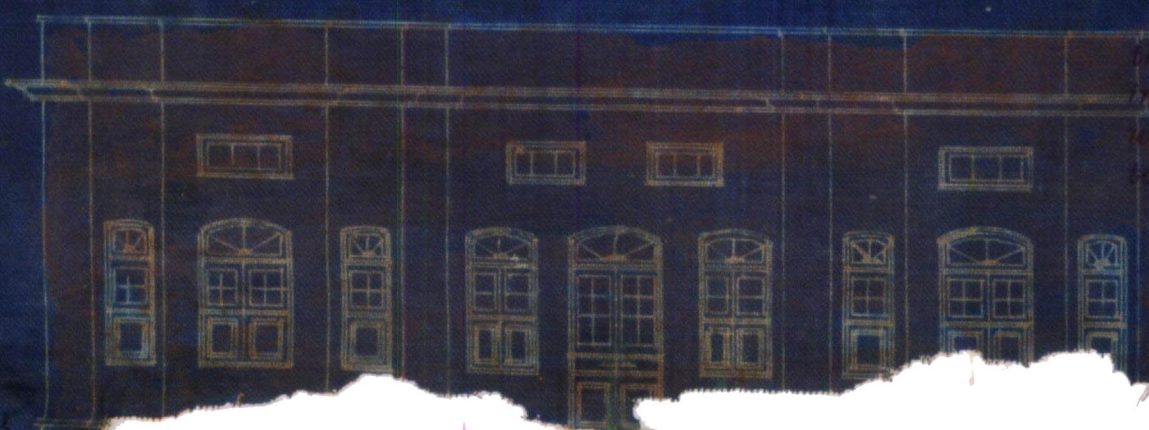
NOTICE. 6—Incase of set back or set forward, the first course of Plinths must be laid after the line is checked by the Land Surveyor.



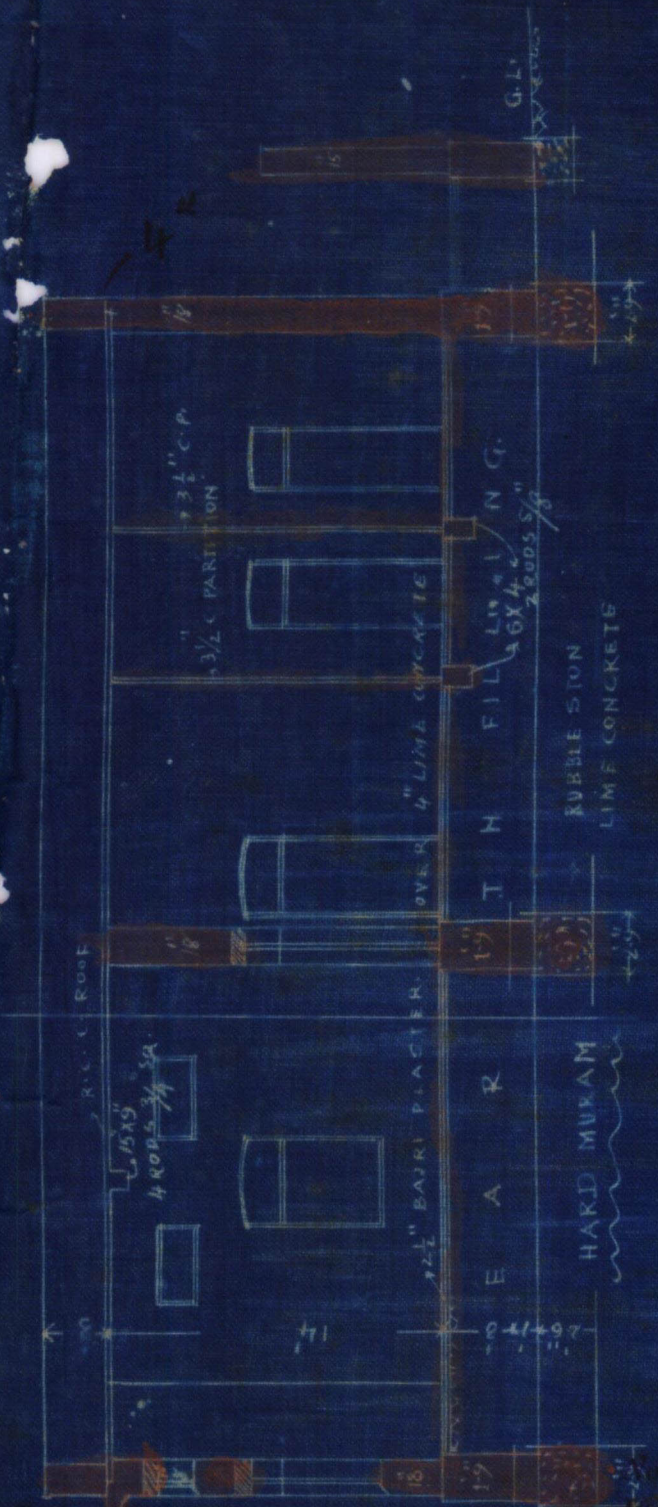
GROUND FLOOR



ELEVATION



SECTION ON A-B



APPROVED.

B. Sen. A.M. Inst. A.E.
Land Manager & Architect.

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

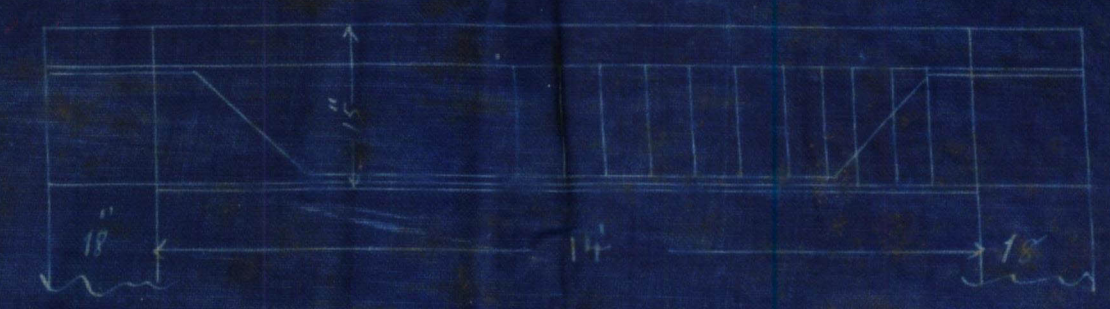
DRAWING PROPOSED BUNGALOW.

ON PLOT N: 30/3 SHEET J.M.3.

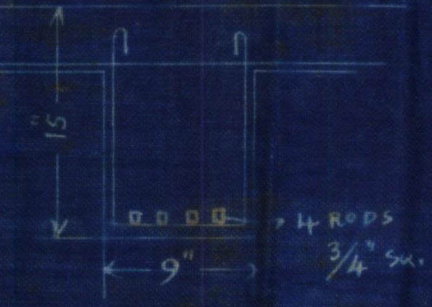
FOR
THE COSMOPOLITAN CO-OPERATIVE
HOUSING SOCIETY.

SCALE 3/4"=1'

LONGITUDINAL SECTION OF T BEAM A (15' x 9') - SECTION OF COMP WALL



CROSS SECTION OF T BEAM A (15' x 9')



C LINTELS

SPAN	3'-6" To	4'	7'	4' RODS	3/4"
"	2'-6"	3'	6'	3	"
"	1'-6"	2'	5'	3	"
"	4'-6"	5'	4'	4	"
"	5'-6"	6'	10'	5	"
"	6'-6"	7'	11'	5	"
"	7'-6"	8'	12'	4	5/8"

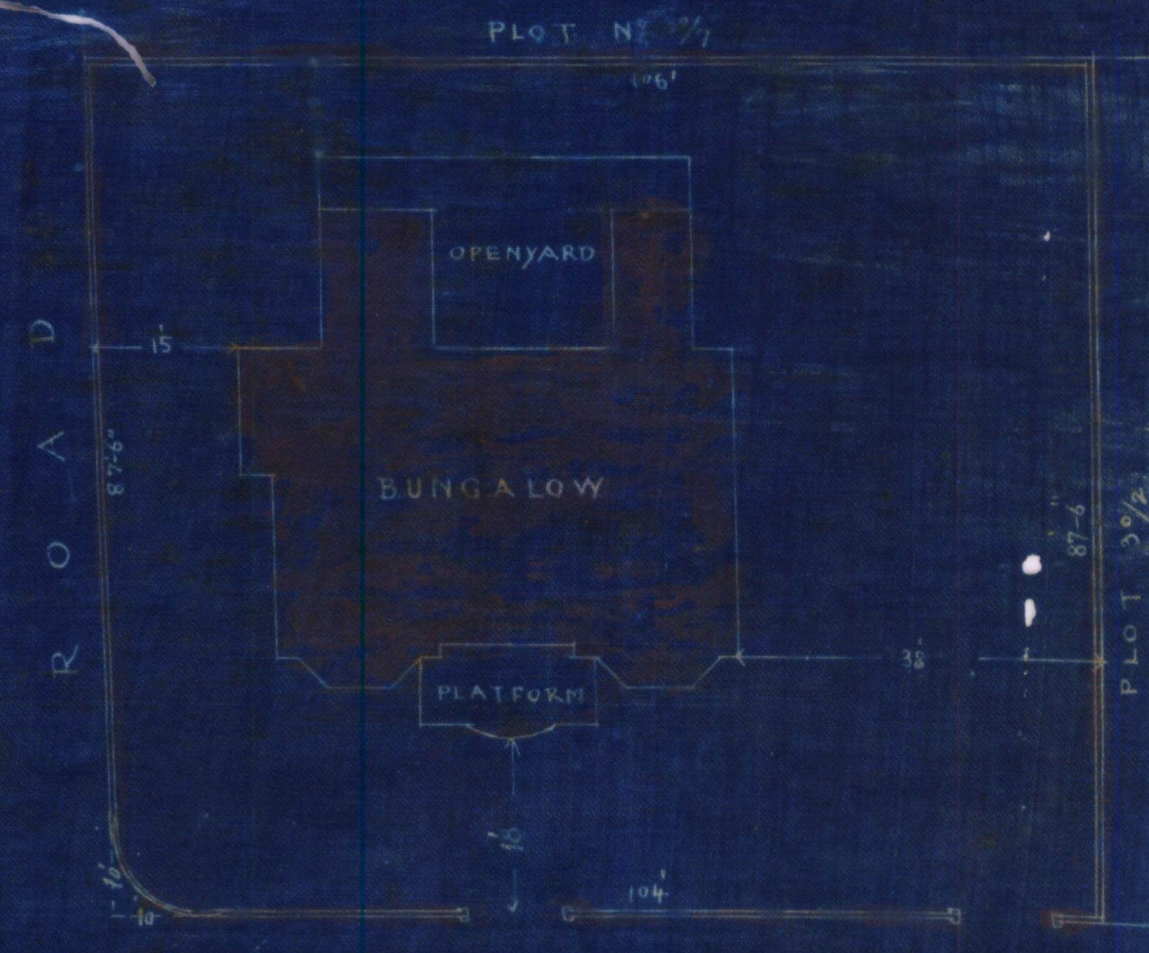
TOTAL AREA OF PLOT 10175 sq. yds.

BUILT " 210 sq. yds.

1 x 31-5	x	4-5	=	1512-00
1 x 13	x	5-5	=	71-25
1 x 14-5	x	11-5	=	175-31
1 x 14-5	x	8	=	116-00
2 x 13	x	3	=	78
DEDUCT				1926-31
1 x 31-5	=	15		35-50
1 x 14-5	=	17-5		18-90
		35-5		10175-00

BLOCK PLAN

SCALE 20' = 1"



Durgadas B. Adwanee
Karachi



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. 216. OF 1930

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 5/5 1930

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

*The Hon Secretary**Cosmopolitan Cooperative Housing Society, Ltd.*Sir,
~~Gentlemen,~~*Yours & Co. Adm.*

With reference to your application dated 14/4 1930
 with a plan for the proposed building/additions and alterations on plot
 No. 3013, Survey Shee No. Im. 3, Jamshed quarter
 I have the honour to inform you that until the following requirements
 are complied with plans cannot be passed:—

(1) *He of small building*(2) *Slab casters be specified*(3) *Prints are badly drawn*

(4)

(5)

(6)

(7)

(8)

(9)

(10)

*Submitted - objections complied with. Plans
be approved.*

mp
15/5
P. S. R. R.
10/5

The plans are returned herewith for amendment.

I have the honour to be,

Sir/Gentlemen,

Your most obedient servant.

*[Signature]*B. Sc. A. M. INST. C. E., 5/5/30

Land Manager & Architect.



30/3. gm-3

No/R. 144 of 19 30

6-1

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 14/4 19 30

MEMO

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

2424
In order to show to the people
14/4

[Signature]
for Chief Officer. 14/4

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

17/4

[Handwritten signature]

17 APR 1930
#79

Date of disposal _____

[Signature]

Date 17-4-1930

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.

30/3

Sheet No.

gm - 3 Jamshed Ali,

Applicant's Name Mrs. Udharan Kewalram Hon. Sec. Co-mopolitan Corp. Bazar.

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

Plot under whose control Municipal

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) 1017 area built 210

Building Surveyor's Report _____

- 1) Ht. of c. wall be given.
- 2) Slab (2) be specified
- 3) Slab (3) be specified.

No objection.
MD
15/30.

Date _____

224/30 M. P. Jadhav
Building Surveyor.



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? no
- (2) Is the Alignment Correctly Shown? yes
- (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

22/4/30 M. P. Jatin
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

attention of the architect that their blueprints
either get overexposed or from the Paddy
require looking after.

pleg after.

10/5/30

Date of disposal

Land Manager and Architect.

144
14.4.30.
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 14/4/1930

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~~ 30/3 Survey sheet ~~Old/New~~ 222 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. Adnan

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 Adharam KwahamSecretary

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.1930.06

2

Nature of soil in foundation Sandy

Nature of masonry in foundation R. S. Mason

do Plinth D.

do Superstructure S.

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

Kind of Roof R. C. Cement.

Kind of Floor C. Sign.

Method of Draining Sullage Water 1. 2. 3.

:0:

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

Karachi dated 14/4/1911

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

for the building at John Arch.

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.

W. H. Khan

Licensed Surveyor.



Heritage

KMR.CDD.JmQ.1930.06

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