

07

116

LAND DEPARTMENT.

FILE No.

of 19

660/69

Compilation No.

Subject

23 J.M. 1

NOTE:—For mer Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compliation No



2

Case No.....

Disposal No.....

Subject. Plan for additions & alterations

Plot No. 23, Gm. 1

..... James H. 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. B. 227

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,

Mr. Mangharam G. Chahilani
C/o Mr. Harsing H. Adnan

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 making additions & alterations on plot No. 23 sheet No. 1, 1st sheet

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 22.

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Yours faithfully,

B. Sc. A. M. Inst. C. E. 15/10
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 3 1/4
(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.



Note:

Plan is approved subject to the following conditions:

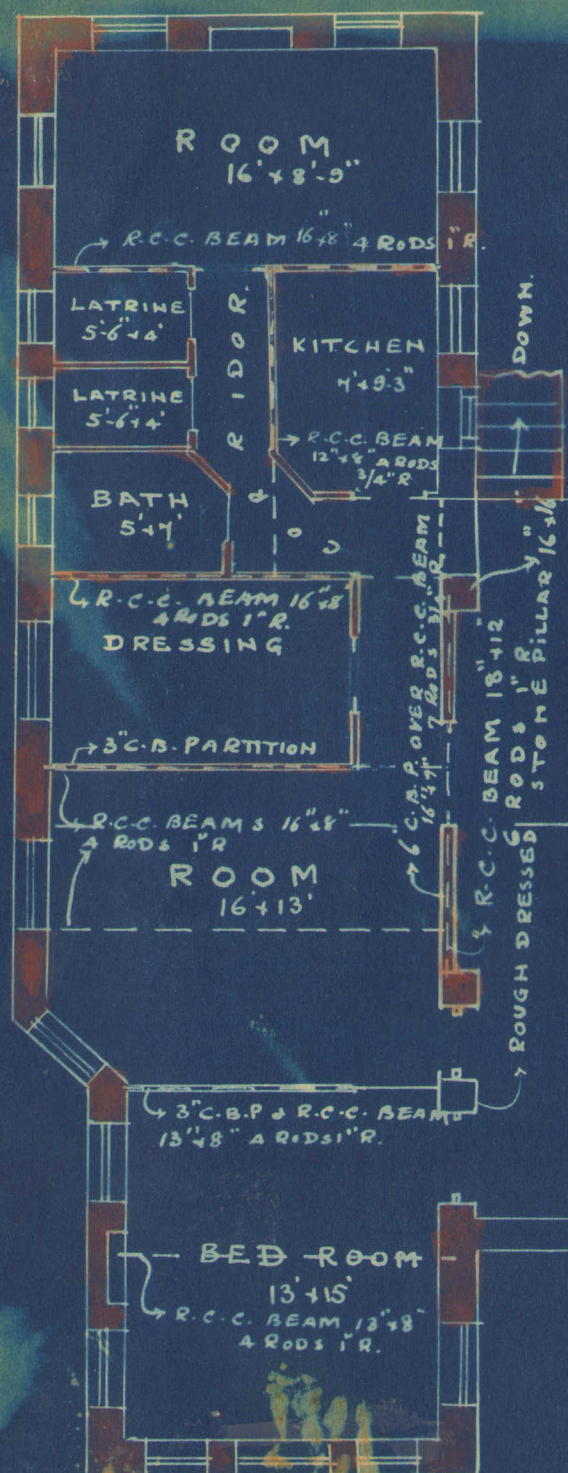
1. This sanction does not entitle the owner to build on land not conveyed to him either by the Govt. or the Municipality by a deed or entry in a sanad.

FIRST FLOOR APPROVED.

B. J. Modi

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

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.



M. H. Chablan

OWNER

HASSASING H. ADVANI & Co.
Architects & Surveyors,
NICOL ROAD



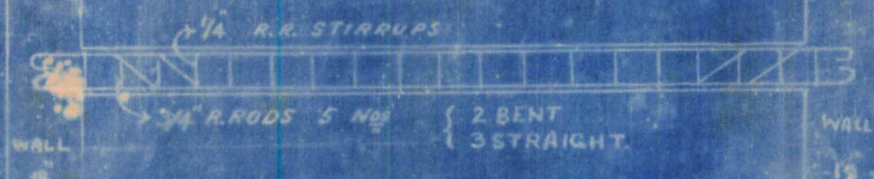
PLAN OF PROPOSED BUILDING ON PLOT No 23.

JAMSHED QUARTER

SCALE 8"=1'

LONGITUDINAL SECTION OF T-BEAM (A)

SCALE 4"=1'



TOTAL AREA OF PLOT 1021 6 S.YDs
AREA ALLOWABLE FOR CONSTRUCTION 1/3 340 5

PROPOSED BUILDING AREA:-

- (1) 1 x 15 x 20 = 300 S.F.
- (2) 1 x 15 x 11 = 203 "
- (3) 1 x 70 x 24 = 1715 "
- (4) 2 x 16 x 16 5 = 536 "
- (5) 1 x 32 x 7 = 224 "

TOTAL 3064 S.F.

TOTAL AREA UNDER CONSTRUCTION 340 5 S.YDs

FRONT ELEVATION

SCALE 4"=1'



Note:

Plan is approved subject to the following conditions:-

1. This sanction does not entitle the owner to build on land not conveyed to him either by the Govt. or the Municipality by a sanad or entry in a sanad.

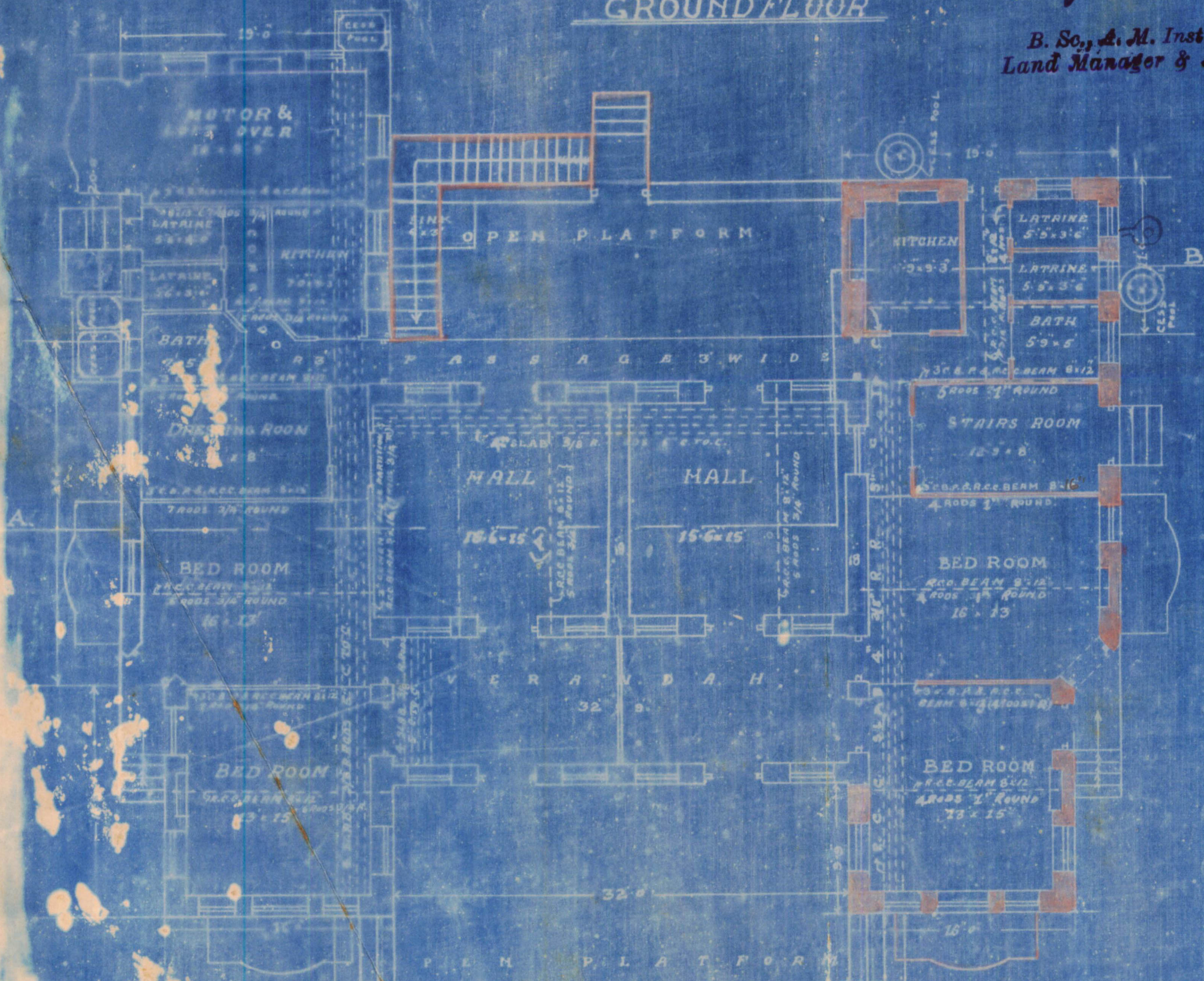
This sanction holds good, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

APPROVED.

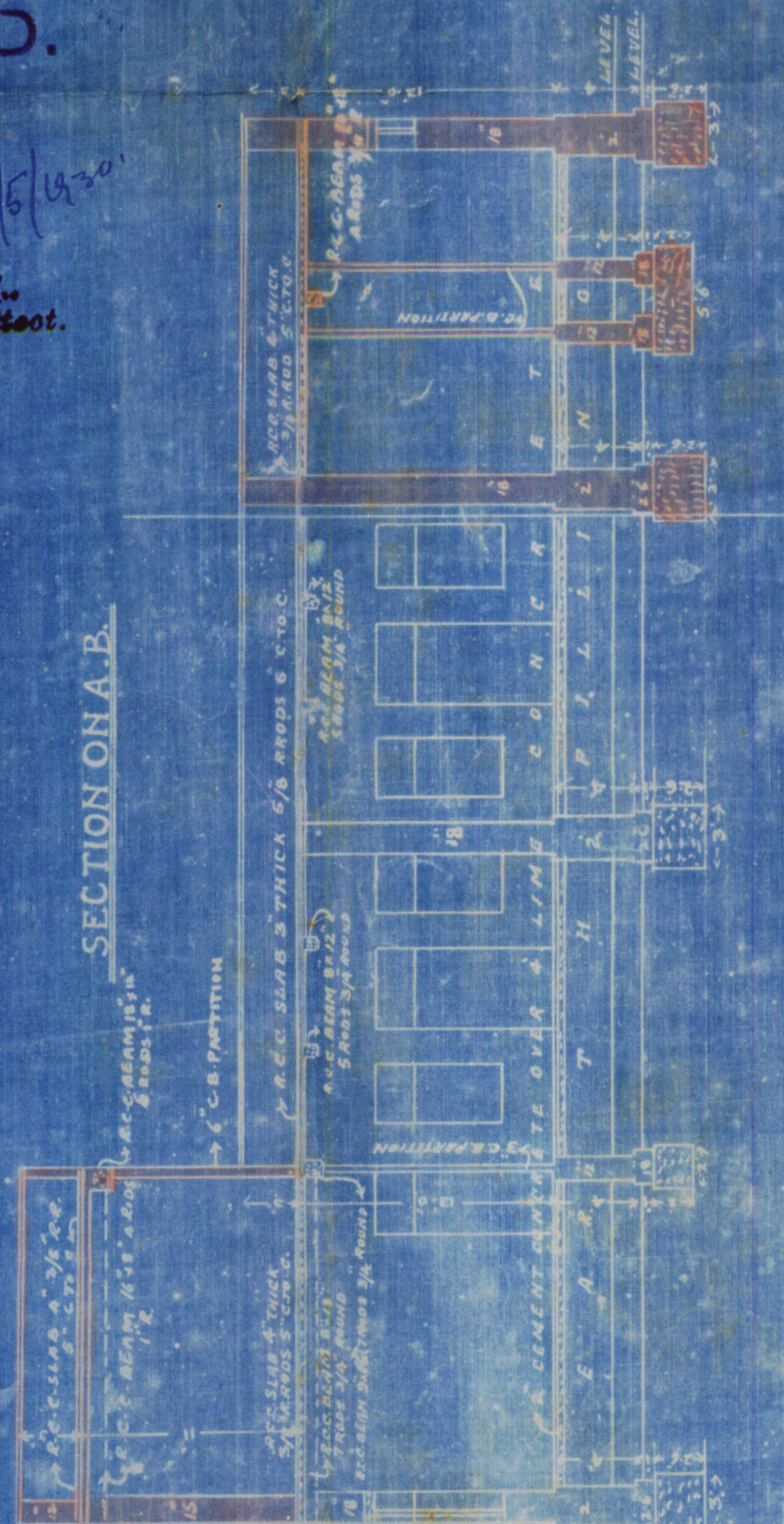
J. J. Modi. 15/5/1930

B. Sc., A. M. Inst. A. E.
Land Manager & Architect.

GROUND FLOOR



SECTION ON A.B.





No/R. 155 of 19 30

23, gm-1
6-1

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 22/4 19 30

MEMO

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

25/4
Insp. Ismail
to show to H.O. pl
[Signature]
22/4

[Signature]
for Chief Officer. *22/4*

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

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

[Signature]
7th/30

Date of disposal _____

Date 23-4-1930

[Signature]
Health Officer.



Heritage

KMR.CDD.JmQ.1930.07

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. 23

Sheet No. Jm-1 jamshedpur.

Applicant's Name Mangharan L. Chaklani

Whether he is the owner of the plot on which it is proposed to build No.

Plot under whose control Municipal

Whether it is permanent or temporary Permanent.

The work proposed Addition & alterations.

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

Area of the plot: (newly Sold) (1021 1/2) area built

Building Surveyor's Report

1) Calculations for beams ① & ② be given.

no objection.

Date _____

Mr. P. Sahibkhan
Building Surveyor. 7/5/30

6-3

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

Detailed calculations Re. new area of new addition along with total area built already be given.

As you have the old record add to the area the area of new addition
4/5

Date _____ 19 _____

M. P. Jatinbhai
Land Surveyor. 26/4/30.

Remarks of

LAND MANAGER AND ARCHITECT.

In 1st spec 12' x 8' beam is a mistake it
should be 16' x 8', also objects if any.

4/5

Plg att
5/5/30

Date of disposal _____

Land Manager and Architect.