



01

87.

LAND DEPARTMENT.

FILE No.

of 19

685/69

Compilation No.

Subject

3 G J.M-2

NOTE:—For mer Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compliation 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. 173

OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 28/4 1930.

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mrs. Gulamali Z. Chagla President - Jena Khari Khopar's Coop. Hsg. Socy.
 To Mr. A. H. Azhar (Architect) KARACHI.

Dear Sir,

With reference to your application dated 26.3.1930
 I have to inform you that the plan submitted by you for building making
 Bungalows on plot No. 34 sheet No. 2, is approved.
 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 com-
 menced in earnest within a year from this date, whereafter the sanction will
 be deemed to have lapsed.

Intimation copy to
 " Ho.
 " Co.
 " Ho.
 " Som.
 " Ager

Yours faithfully,

N. J. Modi
 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 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.

ASNA ASHRI KHOJA HOUSING SOCIETY

PLAN FOR PROPOSED BUILDING ON

APPROVED.

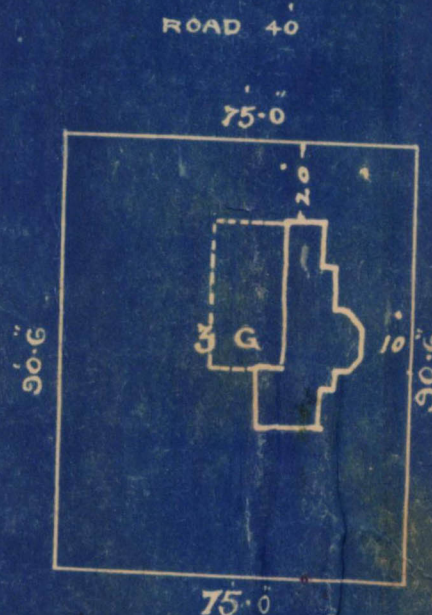
PLOT N^o 3G SHEET N^o 71 JM₂

JAMSHED Q^R

SCALE 8

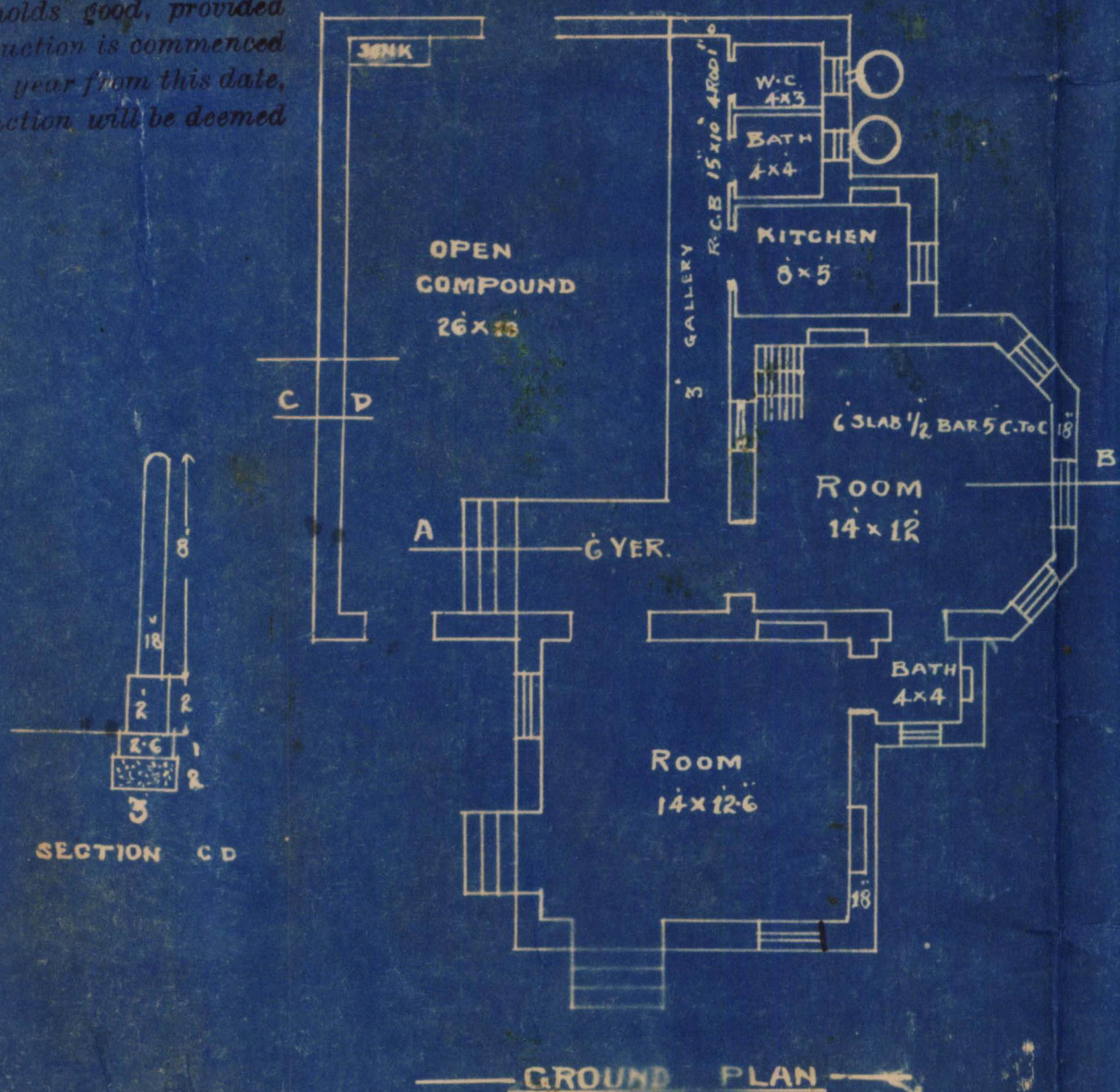
This sanction holds good, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

B. S. A. M. Inst. O. E.
Land Manager & Architect.

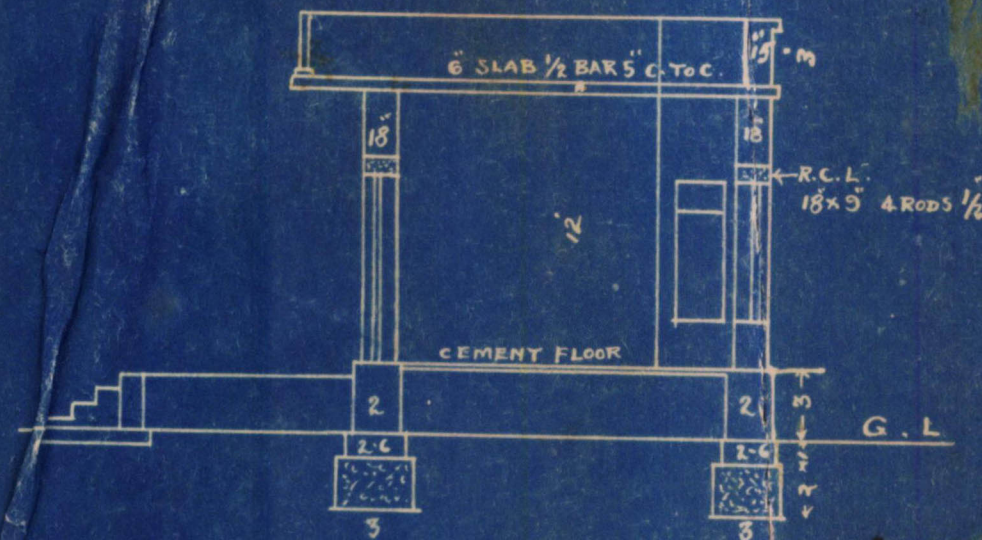


SITE PLAN

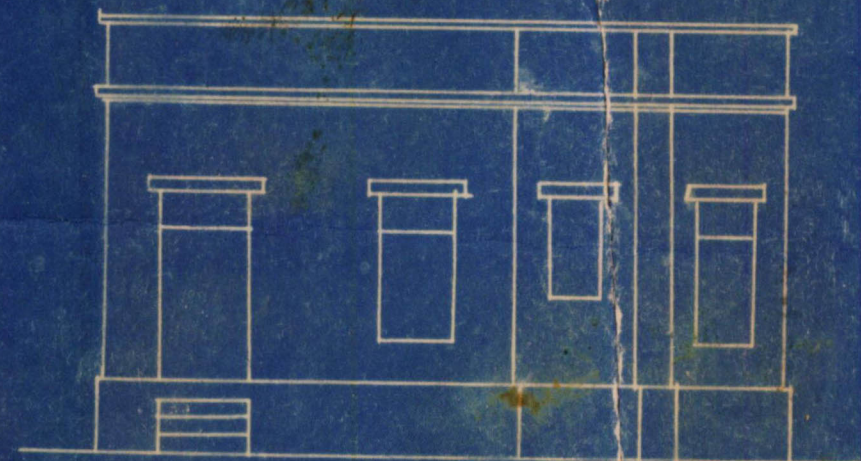
BUILT AREA - 80 58 YDS.
OPEN AREA - 675 58 YDS.
TOTAL AREA - 755 58 YDS.
OF PLOT



GROUND PLAN



SECTION ON AB



FRONT ELEVATION

Sanjay & Co. Architects

Abdul Karim

TRACED BY RAJESH K.



A. H. AGHA,
ARCHITECT
AND
SURVEYOR.
++++

WATERCOURSE ROAD,
NEAR GLOBE CINEMA,

Karachi, 14. 4. 1930

4

To

The Land Manager & Municipal
Karachi Municipal

Dear Sir,

With reference to your
letter no BS. PB. $\frac{173}{30}$ dated 9th April
reg. plot no 3 G. Jm 2. I am pleased to
say to enclose herewith
a copy marked on cloth of
the plan for the proposed bungalow
on the above plot. as desired
by you.

BS with plan
14/4/30

Yours faithfully
A. H. AGHA
Architect.



Approved
for
14/4/30



Heritage
FOUNDATION

KMR.CDD.JmQ.1930.08

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. 173 OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 9th April 1930.

FROM

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Gulamali Q. Chagla Esquire (President Isna Asheri Khopra Corp. Hary.)
Up m. A. H. Alga (Architect)

Sir,

Gentlemen,

Re: Plot No. 34. Sheet Jm-2. Jamshed Qr.

With reference to your application dated 26th March 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 mounted on cloth is/~~are~~ submitted, the plans cannot be
disposed off.

I have the honour to be
Sir/~~Gentlemen~~,

Your most obedient servant,

NJ
B. SC., A.M. Inst., C.E., 8/30
Land Manager & Architect.

ac
4. 8/4

34. Jan 2
6-1No/R. 119 of 19 30

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 25/3 19 30

MEMO

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

*2206
Inspr J. S. J. J. J.
to show to H.O. pl
2/4*

[Signature]
for Chief Officer. *2/3*

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

*w.e. cannot be permitted.
Munis should be permitted*

*308 health plan pl
B-414*

Pring Shun
2/4

4 APR 1930
1766

Date of disposal _____

Date 25-4-1930

Health Officer.



Heritage

KMR.CDD.JmQ.1930.08

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. 34. Sheet No. pm-2 Jamshed

Applicant's Name Gulamab' q. Chagha President Dabir Khajja Socy.

Whether he is the owner of the plot, on which it is proposed to build land :

Plot under whose control Municipal

Whether it is permanent or temporary Permanent

The work proposed Bungalow.

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

Area of the plot: (newly Sold) 755. area built _____

Building Surveyor's Report _____

no objection.

Date _____

U. P. Dalibhawan
C 4/3 Building Surveyor.



LAND SURVEYOR'S REPORT.

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

6/4/80 M. P. Jalil Amari
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

Plans approved

8

6/4

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 19

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 3 G Survey sheet Old/New Jm 2 situated in _____ street, Jaunshed 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

Residential

† 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 (5) 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 A. H. Agha.

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 Gulam Ali KhanAddress of the owner Prasadi
Sna Dheri Khayal to Prashvi
Household Limited

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.



Nature of soil in foundation Sandy Soil

Nature of masonry in foundation Thin Concrete

do Plinth R. R. Masonry

do Superstructure R. R. Masonry

Kind of woodwork in trusses, post, etc., _____

Kind of Roof R. C. Roof

Kind of Floor Cement Floor

Method of Draining Sullage Water Cesspool

:O:

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

Karachi dated 26. 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. Junee Tuleh

for the building at 3 G. Jm 2

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.

Awaly Kes

Licensed Surveyor.