



Department.

FILE No.

of 1932.

SECTION

PART

Disposal No.

{ U. 116/34
P. 270/35 }

Subject 44, S. R. 9 Serai Dew

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.

2

Inspector Hemrajani reports that the landlord of the premises on plot No.S.R.9/44, Jeram street, Serai quarter, is carrying on additions and alterations in his building without submitting the plans.



No.H.4c/ 942 of 1934.
Municipal Office.
Karachi, 7th May 1934.

Copy forwarded with compliments to the Land Manager and Architect for favour of necessary action.

Copy to Inspector *Hemrajani* for report.

40
Inspector *Salto*
8/5

MS
ni
8/5

Mr. Hemrajani
Health Officer.

Mr. Hemrajani
at allance sketch
copy
11/5

B/S.
with a sketch of
copy
11/5

SKETCH OF STR. 9

Plot No. 111

FRERE ROAD

JEYARAM STREET

MILK STREET

HAZARAT MAHOMED FUTEALI ROAD

Old wall, removed.
Brick wall, put up.
No. removed.
Shed on lot 111.

38

39

no

11

12

13

14

15

16



Heritage

KMR.CDD.SeQ.1934.04

KARACHI MUNICIPALITY.

:0:

Office Telephone Nos. 1140 & 1141.
Residence " " 199.

REFERENCE No. B. S. U. 116/34

KUMBERALI BHALEDINO,
L. C. E.,
LAND MANAGER & ARCHITECT.Land Manager & Architect's Office,
KARACHI, 25 MAY 1934

NOTICE:—re-Unauthorized Construction under Section 96
186 of the City of Karachi Municipal Act 1933
(5) of the Bombay District Municipal Act of 1901.

To,

Mr. Abdul Hussain Bohadhy

KARACHI.

Whereas you are carrying out or have carried out, without
permission from the Karachi Municipality the following construction on Plot
No. 44. Sheet S.O. 9, Lera. Quarter:—

Unauthorized removal of rooms.

Notice is therefore hereby given to you to stop the work immediately
on receipt of this notice.

Prosecution is being filed against for this Unauthorized Construction,
but if you forthwith, upon receipt of this notice, begin to remove the
unauthorized construction, prosecution need not be filed.

B. S. 24
400-9-33.

Land Manager & Architect,
Karachi Municipality.

Case



Heritage

KMR.CDD.SeQ.1934.04

In the Court of

KARACHI.

No.

of

The Chief Officer for
the City of Karachi,

COMPLAINANT.

2 JULY 1934

~~Abdul Hussein Mahomed Bhoj~~

ACCUSED

Complaint under Section
Rule

136

of the City of

Karachi, Municipal Act, 1933.

Address of the Accused

The accused was served with a notice in which he was required:—

authorised construction from plot
Serai quarter.

The accused has not complied with requirements thereof. The Chief Officer requests that the witnesses herein below mentioned may be examined and the matter be investigated.

Names of the witnesses.

~~Liladhar P Kothari~~

*File
1/12*

7/12/34

*Page line to remove 1/12
acc. 1/12 work.*

[Signature]
Chief Officer,
for the City of Karachi.

ESTABLISHED 1885.

A. M. SODAWATERWALLA

CODES USED:

CARRIAGE MATERIALS

A. B. C. 5TH & 6TH

EDITIONS.

LAND MAN, GERO AND
ARCHITECT'S MOTOR ACCESSORIES DEALERS.

KARACHI MUNICIPALITY

27. JUL 1934

NAPIER ROAD,

No. 2806/287 KARACHI. 26th July 1934The Land Manager & Architect
Karachi Municipality
KARACHI.

Dear Sir,

Re: Plot No. 44/SR9 Serai Quarter.

Referring to your notice dated 25/5/34 we have to request you that we have not constructed any unauthorised work and we therefore ~~shall~~ shall thank you to come personally on the spot when we will satisfy you with regard to what we state.

Yours faithfully,

A. M. Sodawaterwalla

Int. in his
M. D. have seen
the site & find
the front walls
are new as also
roof
no flints have been
provided
8/8/34.

P.S.
pic
287P. L. L. L.
L. L. L.



16 AUG 1934

xxxxB. G.U. 116/34

Mr. A.M. Sodawaterwall a.
Karachi.

re:-Plot no. 44, S.M. 9, Seral q.r.

Dear Sir,

With reference to your letter dated 26-7-1934 re. above, I have to inform you that the site was seen by me and it is found that the front walls are new and also the roof, and further that no plinth has been provided.

Prosecution has been filed against you for unauthorized work which please note.

Yours faithfully,

Believed on 17/8.

WR
20/8

L. 16/8 11/8

/ LAND MANAGER & ARCHITECT.

11-3-34.

17/8/34

A. M. SODA WATERWALLA

CODES USED:

A. B. C. 5TH & 6TH

EDITIONS.

LAND MANAGER &
ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY
22. AUG. 1934
3115
No.

NAPIER ROAD,

KARACHI, 22nd August 1934

The Land Manager & Architect
Karachi Municipality Corp;
Karachi

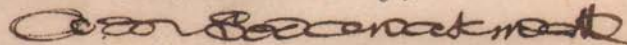
Dear Sir,

Re: Plot No. 44, S.R. 9 Serai Quater

We acknowledge your letter No. SU 116/34 of 16th inst and are surprised to note the contents. We are at a loss to understand why you repeat again the same thing, as we have already cleared the facts in our last letter of 5th June which we refer you once again, and we again repeat that no any unauthorised work have been constructed in our above plot.

Under the above circumstances in you take any further steps you will do so at your own cost and risk of which please take note.

Yours faithfully,



B.S. 12
22/8/34

13/8
23/8. P. litt line
we have nothing
to add to our last
letter. 9 then cc
the file with you.
29/8

Karachi. 10th.5/35.

19

To,

The Land Manager & Architect,
Karachi Municipal Corporation.

P.S.
me
14/5/35

Dear Sir,

Reg. Plot No. 44. S. R. 9. Serai Quarter.

As desired in your letter No. B. S. P.
270/35 Dated 8-May 1935. I am sending you here-
-with one more copy of plan on cloth in respect
of the above plot for favour of your approval.

LAND MANAGER &
ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY

13. MAY 1935

No. 1543

Yours faithfully,

P. G. G. G. G.

ARCHITECT & SURVEYOR.
Vishwanath B. Patil road,
Runnorez Line.
KARACHI.

P.S.

Verified.
Rue
15/5/35.



Heritage

KMR.CDD.SeQ.1934.04

KARACHI MUNICIPALITY.

— :O: —

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

REFERENCE No. B. S. U. 116/34

KUMBERALI BHALEDINO,
L. C. E.,
LAND MANAGER & ARCHITECT.

Land Manager & Architect's Office.

KARACHI, 12 MAR 1935

186 of the Act XVII of 1933.
NOTICE UNDER SECTION ~~186~~ (5) OF THE ACT XVII OF 1933.

To,

Mr. Abdul Hussein Mahomednoy.

KARACHI.

Whereas you have been convicted by the Court of the offence of _____

Unauthorized work on plot No. 44, S.R.9 Serai Qr.

you are therefore hereby required forthwith to _____

REMOVE THE ~~AN~~ UNAUTHORIZED WORK

If you fail to comply with the requirements of this notice within 15 days, after its receipt, the same will be carried out by the Municipality on the expiry of the above period, and all the expenses incurred there-with will be recovered from you in the manner as laid down in the ~~District~~ Municipal Act ~~XVII~~ of 1933.

*Shahid 14-3-35**Kumberali Bhaledino**14/3**14/3*
Land Manager & Architect,

Karachi Municipality.

B. S. 28

400-8-33.

Int. upld
P. rep. present after a
week.
28/3

Case



Heritage

KMR.CDD.SeQ.1934.04

In the Court of Bench of Honorary Magistrates, Bench " " Karachi,

No. of

The Chief Officer

for the City of Karachi,

COMPLAINANT.

Abdul Hussein Manomedbhoi ACCUSED.

Complaint under Section 186 & 256 of the City of Karachi Municipal Act, 1933.

Address of the accused

Offence:— Unauthorized constructional work carried out
in respect of plot no: 44, S.R.9 Seral Gr:
(OFFENCE FOR CONTINUED PENALTY)

The Chief Officer requests that the witnesses herein below mentioned may be examined and the matter be investigated.

Names of the witnesses.

Rozario M. Castellino
Attorney-at-Law

Chief Officer
for the City of Karachi.



Heritage

KMR.CDD.SeQ.1934.04

Case

In the Court of Bench of Honorary Magistrates, Bench " " Karachi,

No. of

The Chief Officer
for the City of Karachi,

COMPLAINANT.

Abdul Hussein Mahomedbhooy ACCUSED.

Complaint under Section 186 & 256 of the City of
Rule
Karachi Municipal Act, 1933.

Address of the accused _____

Offence:— Unauthorized constructional work carried out
in respect of plot No: 44, S.R.9 Seral Qr:
(OFFENCE FOR CONTINUED PENALTY)

The Chief Officer requests that the witnesses herein below mentioned may be examined and the matter be investigated.

Names of the witnesses.

Rizario M. Castelnio.
Alister. Rablindal.

*P. present after a week
if his plans are submitted
as asked by them before*

Ans.

Chief Officer
for the City of Karachi.

TELEGRAMS
"NULANI" KARACHI.

ON APPROVED CONTRACTORS' LIST.

ESTABLISHED 1885.

LAND MAN GER &
ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY

27. MAR. 1935

A. M. SODAWATERWALLA

LAND MAN GER &
ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY

28. MAR. 1935

No. 1001

DISTRIBUTORS FOR
CONTINENTAL "RED HORSE" BRAND
CARRIAGE TYRING
STOCKISTS OF CARRIAGE MATERIALS & MOTOR ACCESSORIES

Napier Road,

KARACHI, 26th March

1935

Land Manager & Architect
Karachi Municipal Corporation.
KARACHI.

Dear Sir,

Re: Plot No. 44 S.R. 9 S.rai Quarter

With reference to the personal interview with
you yesterday in connection of our above plot we are star-
ting plinth work and submitting plan as desired by you, so
now please do not take any action.

Thanking you.

Yours faithfully,

A. M. Sodawaterwalla

V. attach to. I have

given for yesterday for

reproach
it is not a
yesterday

29/3

p. keep sending for
a well

29/3

Pub. up to
Plot not yet built
Pl. for 11/4



Continental

RED HORSE
BRANDCARRIAGE
TYRING.

DO NOT RUN RISKS

RUN 'CONTINENTAL'

PRICES & DISCOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



Submitted.

Plans have been received
to day, orders are requested, if action
be stayed, pending approval of plan.

Recd.

11/4

Stay for the present
to Consider Plans on
its own merits

6
11/4



Received
on 11/4/35

P. 27 of 25

FORM A.

NOTICE UNDER SCHEDULE VI CHAPTER XI, RULE 2 (I) OF
THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 11-4-35

Date of delivery at Municipal Office

To,

THE CHIEF OFFICER,

MUNICIPAL CORPORATION,

Dear Sir,

KARACHI.

Pursuant to the provision of Schedule VI, Chapter XI, Rule (1) of the City of Karachi Municipal Act 1933, I hereby give you notice that I intend within the meaning of that rule to erect a building on plot No. 44 Survey Sheet 3.R.9 Situated in Gairan street Sirai Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description, _____

It is intended for the purpose of _____

†Specification of the work will be as follows:--

*I also submit herewith a certificate from the Electrical Inspector to Government as required under Rule 92 (3) of the Indian Electricity rules.

I further beg to inform that the name of the person whom I intend to employ to supervise the erection of the said building is Mr. Y. L. L. L.

I hereby under take to abide by the City of Karachi Municipal Act 1933, and all rules and bye-laws framed pursuant to the Act.

Yours faithfully,

Signature of the owner J. R. BodanawatAddress of the owner Napier Rd. KARACHI
c/o Y. L. L. L.

†See on the reverse.

*This line to be struck off if there is no electric line passing by the plot.

Pl. is this plan for plan
to go for circulation as usual
to Ho. E.E. & L.S.
yes. for
since story is 11/4
to be provided

Nature of soil in foundation loistingNature of masonry in foundation dodo Plinth R.R. masonrydo Superstructure loistingKind woodwork in trusses, post, etc. doKind of Roof doKind of Floor enrich TilesMethod of Draining Sullage Water loisting

:o:

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

Karachi 11-4-35

To,

The Chief Officer,

Municipal Corporation,

Sir,

Karachi,

With reference to the notice under Schedule VI, Chapter XI, Rule (2) 1 of the City of Karachi Municipal Act 1933, submitted to you by Mr.

Savamatha Wallu.

for the building on plot No. 44. S.R.I. S. S. G. S. S. G. S. S. G.
I beg to inform you that I have agreed to supervise the erection of building work mentioned therein.

I beg to remain,

Sir

Your most obedient Servant.



Licensed Surveyor.

S. S. (A) } 1000-10-34

{ P. 270/25
44, S. R. 9 }

14-3



Heritage

KMR.CDD.SeQ.1934.04

2

A copy of plan is herewith forwarded to Engineer for favour of remarks and return as early as possible.

Date of despatch

12/4/25

for Land Manager & Architect.

ENGINEER'S REMARKS.

No objection

Recd. on 16/4

16/4

13/4/25

Date

ENGINEER.

LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? Yes.
- (2) If so, is the street line correctly shown. —
- (3) Does the plot come under the T. P. Scheme? —
- (4) If so, is the plot shown as finally re-constituted. —
- (5) Is there any encroachment? no
- (6) If so, state the nature and No. of sq. yds. —
- (7) Is the plot subject to any conditions of previous sub-division and Amalgamation? —
- (8) If so, state the conditions. —
- (9) Is the street width correctly shown? yes.

For Valangil for
report please.
17/4

Date

17/4/25

ag.

Head Draftsman.

no objection

Date

17.4.25

Land Surveyor



Karachi Municipal Corporation.

NOTES SECTION.

Building Department.

Case No. P/Q 270/25

Applicant's Name

A. M. Sodanatare & Co.

Architect's Name

V. S. Sodanatare

EXTRACT FROM THE LAND REGISTER.

New plot No. 44

Sheet No. S.R-9

Old plot No.

Sheet No.

Jejai Quarter.

Whether under Govt. or
Municipal Control

Govt.

Registered Holder of
plot

Alisal Hassan Mahomed Ali

Government

236

Area.

Municipal

nil

Total

236

Title and period of lease

99 years from 2-1-1854

Form of lease

H/3/1 with no new clauses.

Any Special conditions of
lease

Remarks

Date of plan transmission 11/5/25

The above application with plans is forwarded with compliments to the Health Officer for favour of remarks, & returned as early as possible—

Date of despatch

11/4/25

for Land Manager and Architect.

HEALTH OFFICER'S REMARKS.

no objection

no objection

Health Officer.

P. 270/25



Heritage

KMR.CDD.SeQ.1934.04

14-5

3

Plot No. 44

Sheet No. S.R-9 Seran Qr.

BUILDING SURVEYOR'S REPORT.

- ✓ 1. Steps of doors abutting on the street in front be shown and they should be in owner's limit.
2. Width of street be shown.

RMC
13/4

Date

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

Plan approved Subject
to App. no. 1 - width of street shown
is shown
27/4.

Date

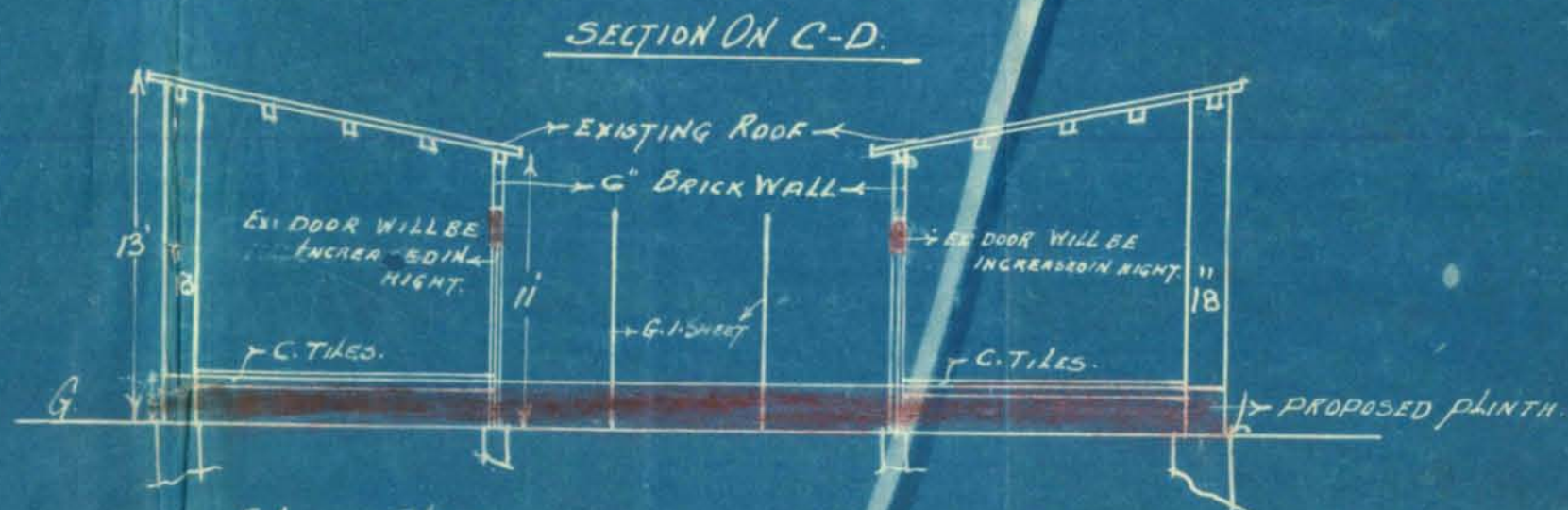
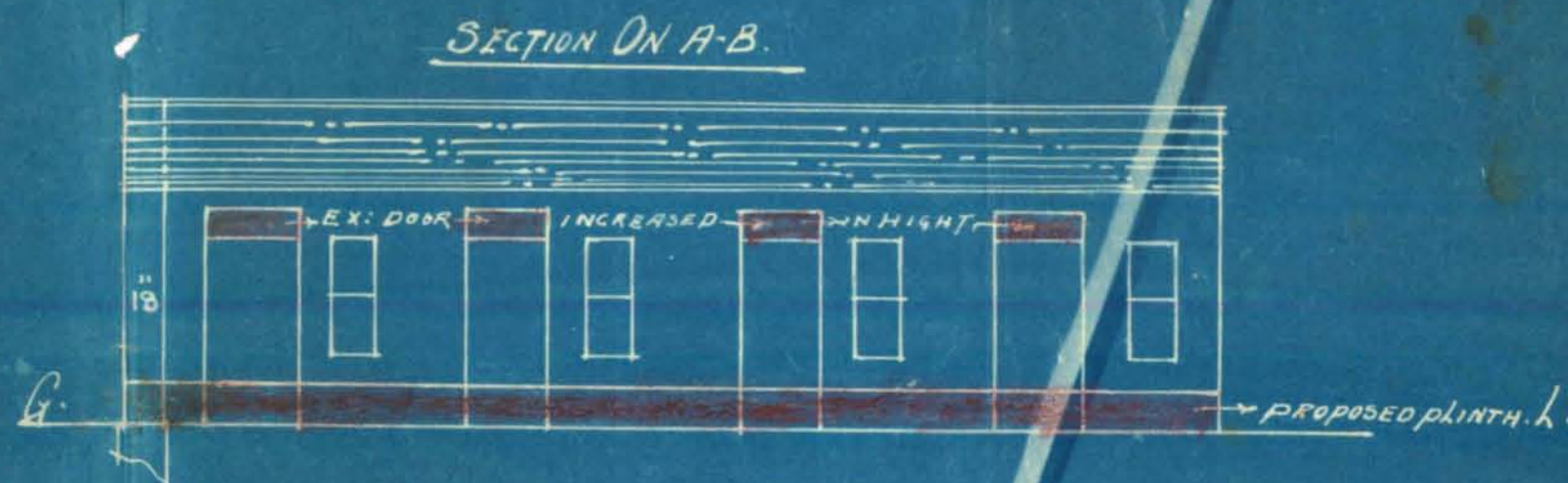
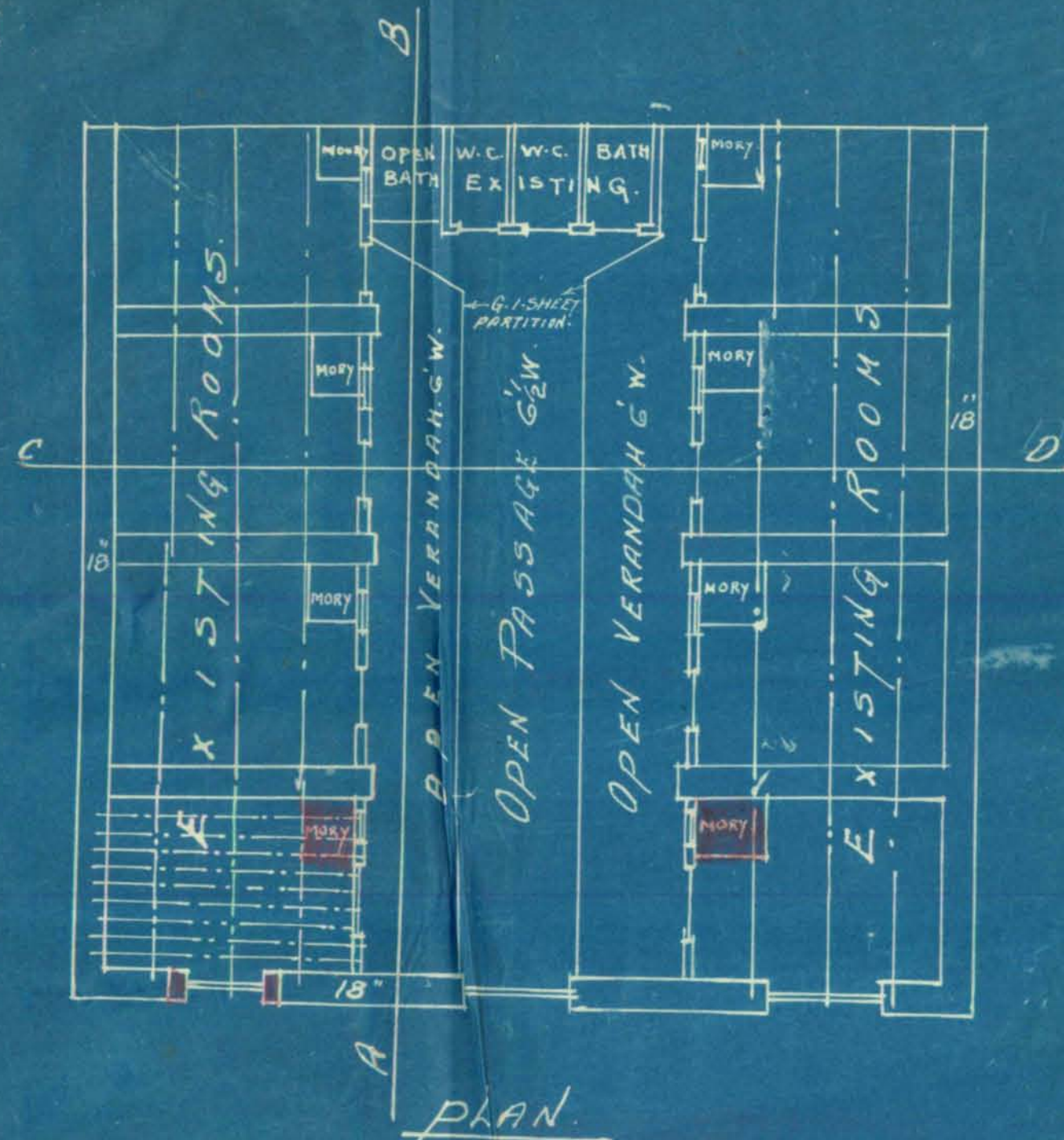
Land Manager and Architect.



Heritage

KMR.CDD.SeQ.1934.04

PLAN SHOWING PROPOSED PLINTH TO
EXISTING BUILDING ON PLOT NO. 443 R. 9
SERAI Q.R.
SCALE 8' FEET TO 1"



LAND-LORD.

ARCHITECT & SURVEYOR.



Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION
KARACHI.

Reference No. B. S. P. 270/35

26 APR 1935

To,

Mr. A. E. Sodawaterwalla,

c/o Mr. Suderson, architect

Dear Sir,

With reference to your application dated 11-4-35
with a plan for the proposed building/additions and alterations on plot
No. 44, Survey Sheet No. S.R.2, Serai. Quarter
I have to request you to comply with the following requirements:—

1. Steps of doors abutting on the street in front be shown
and they should be in owner's limit.
2. On your complying with the above requirement the plan
will be approved.

24-4-35.

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino

all Land Manager & Architect.
S/:



Heritage

KMR.CDD.SeQ.1934.04

VISWANATH PATIL ROAD.

V. SUDARSAN,

Architect & Surveyor.

Karachi, 23rd. April 1935

To,

The Land Manager & Architect,

Karachi Municipal Corporation.

Dear Sir,

Re: Building on Plot No. 44.S.R.9.Seral Qr.

With reference to your letter No.B.S.P.270/35 Dated 26th. April 1935. I herewith resubmit the copies of blue prints reg. the said plot, duly complying with your requirements and request the same be approved at your earliest convenience and oblige.

Thanking you in advance.

Yours faithfully,

ms me 1/5

V. Sudarsan

ARCHITECT & SURVEYOR.

Objections
Complied with.

RUE. 1/5/35.

Main approved
1/5Dis. of with J.C. P.
1/5



Heritage

KMR.CDD.SeQ.1934.04

Office Telephone Nos. 1140 & 1141.
Residence " " 199.

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION
KARACHI.**

Reference No. B. S. P.270/35

To,

Mr. V. Suderson (Architect)
for owner.

8 - MAY 1935

KARACHI.

Dear Sir,

Re : Plot No. **44, S.R.9** Sheet No. **Serai** Qr.

With reference to your applications dated **23rd. April 1935**
for the proposed **plinth** on the above plot, you
are required to submit **one** more ^{copy}~~copies~~ of the
correct plan on **cloth**.

Yours faithfully,

1000-8-34

Kumberali Bhaleedino
for Land Manager & Architect.

ee

4.5.35



Karachi. 10th.5/35.

19

To,

The Land Manager & Architect,
Karachi Municipal Corporation.

Ph.
me
14/5

Dear Sir,

Reg. Plot No. 44. S. R. S. Serai Quarter.

As desired in your letter No. B. S. P.
270/35 Dated 8-May 1935. I am sending you here-
-with one more copy of plan on cloth in respect
of the above plot for favour of your approval.

LAND MANAGER &
ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY

13. MAY 1935

No. 1543

Yours faithfully,

P. G. Guwarra

ARCHITECT & SURVEYOR.
Vishwanath B. Patil road,
Runnorez Line.
KARACHI.

BS

*Verified.
Rue
15/5/35.*



Heritage

KMR.CDD.SeQ.1934.04

No. B. S. P. 270/35

27 MAY 1935

MUNICIPAL CORPORATION
KARACHI.

From

KUMBERALI BHALEDINO Esq., L.C.E.

Land Manager & Architect,

ORDER UNDER SCH. VI CHP. XI, RULE 5 (I) OF
ACT XVII OF 1933.Mr. A.M. Sodawaterwallac/o Mr: V. Suderson (Architect)
KARACHI.

With reference to your application with plan for plinth
on plot No. 44 Sheet No. S.R.9 Serai Quarter received in this
office on 11th. April 1935, I have to inform you that the said plan is
approved and permission to build in accordance therewith is hereby granted.
The building must be erected in conformity with the Bye-laws and rules of
the Karachi Municipal Corporation.

A copy of approved plan is attached herewith.

Kumberali Bhaleedino
Land Manager & Architect,
Karachi Municipal Corporation.

NOTICE, 1:—This sanction holds good, provided the work of constuction is
commenced in earnest within a year from this date, whereafter the sanction will be deemed
to have lapsed.

NOTICE, 2:—This sanction does not entitle the owner to build on land not conveyed
to him either by the Government or the Municipality by a Sand or entry in a Sanad.

NOTICE, 3:—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 placed round the land to be occupied and on payment in
advance, of fees for occupation of Municipal land, at the following rates.

- | | |
|--|----------------|
| (1) For first 12 weeks, per square yard per diem | ... Rs. 0 0 3½ |
| (2) For the next 12 weeks, „ „ | ... „ 0 0 7 |
| (3) For any subsequent time „ „ | ... „ 0 1 2 |

NOTICE, 5:—Windows, steps and doors of the building will not be permitted to
project on or overhang public street or Municipal land.

NOTICE, 5:—Plinth cornice will not be allowed to project more than 2 inches
on any Public street for ornametal purposes.

NOTICE, 6:—You are required to give timely intimation to the Land Manager
and Architect before filling in the foundation and before concrete is filled in for Re-
inforced concrete work.

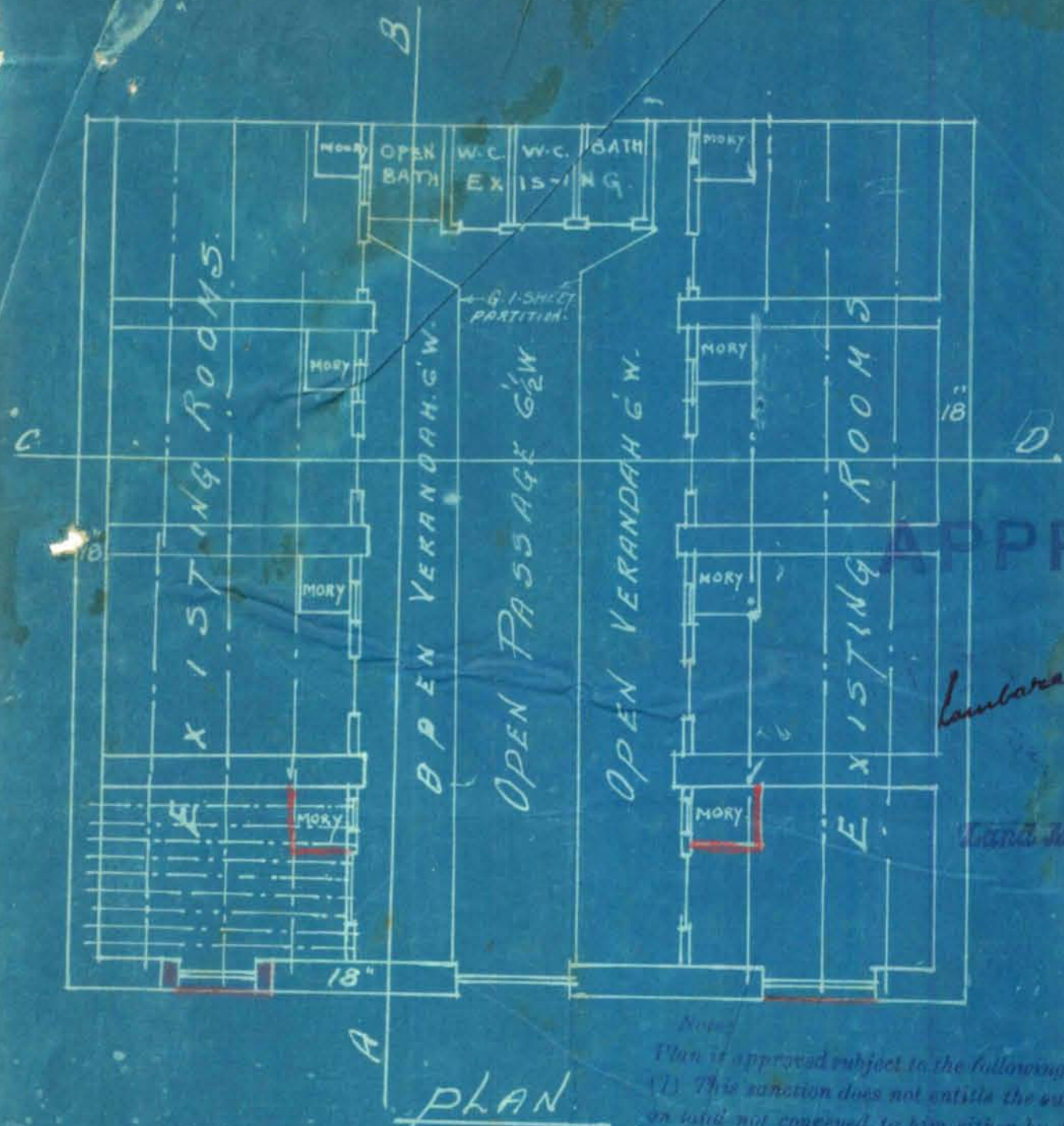
NOTICE, 7:—In case of set back or set forward, the first course of Plinths must
be laid after the line is checked by the Land Surveyor.

600—4-34
1000—1-35.

22.5.35

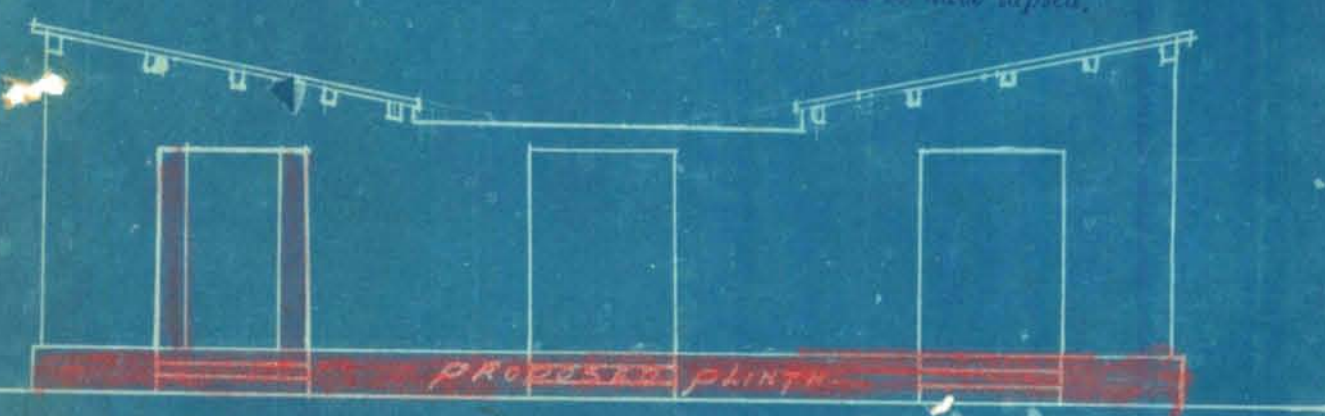


PLAN SHOWING PROPOSED PLINTH TO
EXISTING BUILDING ON PLOT NO. 443.R.3.
SERAI Q.R.
SCALE 8' FEET TO 1"



PLAN

Notes
 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 deed.
 (2) 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.



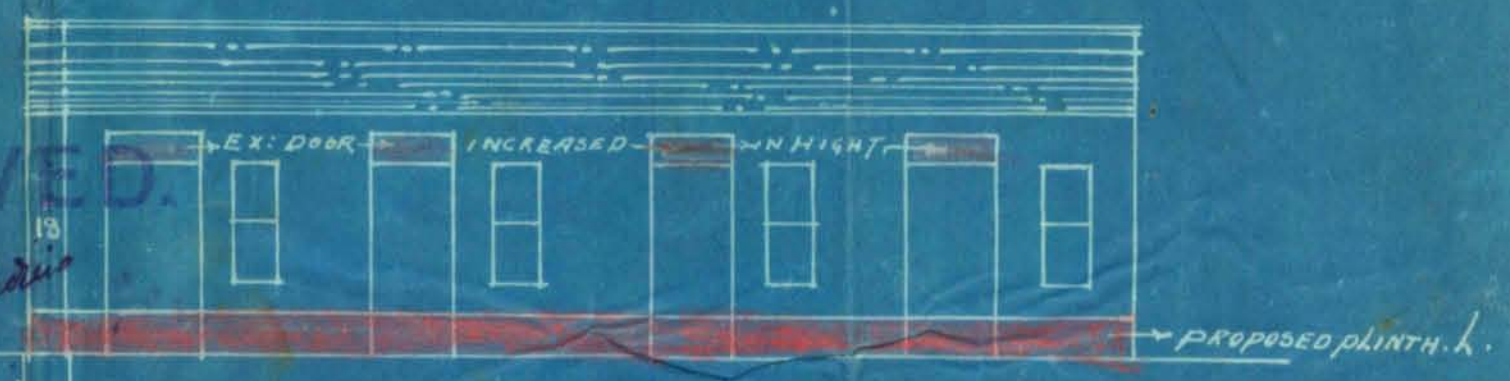
ELEVATION

APPROVED.

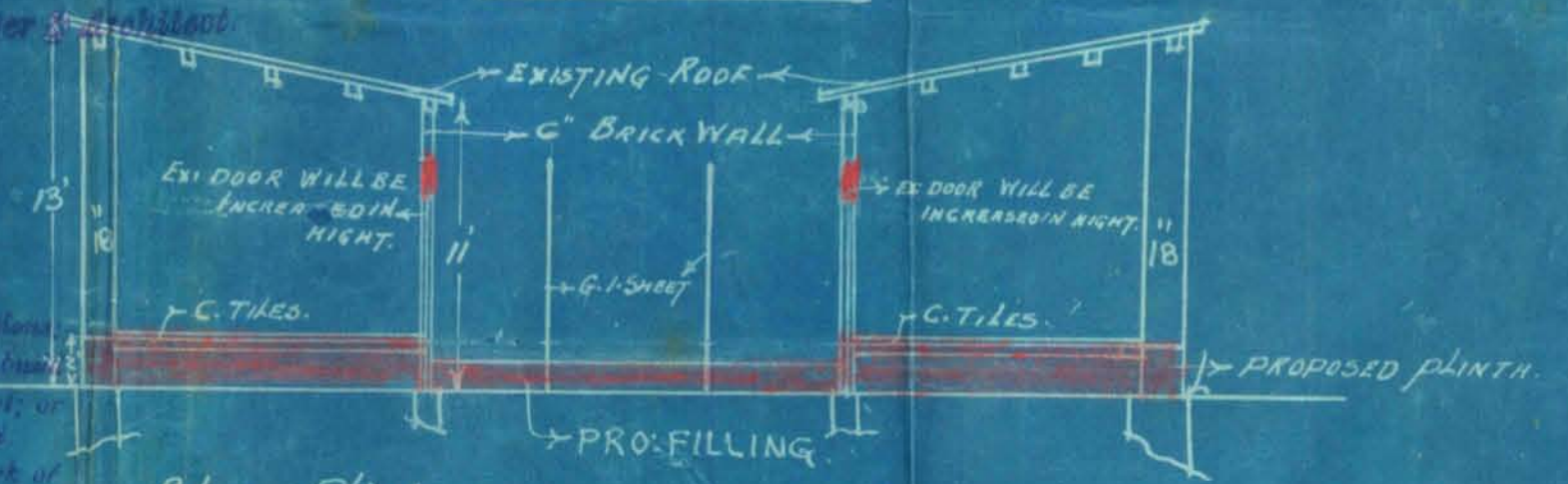
Land Manager & Architect

Land Manager & Architect

SECTION ON A-B.

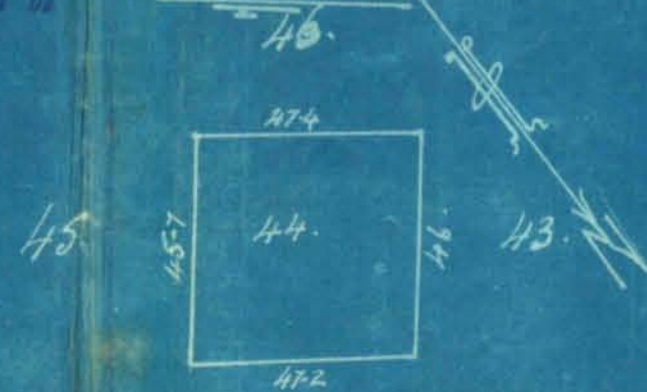


SECTION ON C-D.



Block PLAN.

SCALE 40' TO 1"



JEYARAM ST.

LAND-LOG

ARCHITECT & SURVEYOR