



Form No. 9-500-18-5-25.

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

No. L. M. A.

276

OF 1926

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 18/1/1926

MEMO.

With reference to ~~their~~ ^{his} application, dated 18 December 1925.Mr. Adam Sumar is informedthat the plan submitted by ~~them~~ ^{him} for building his house on plot No. 58 Survey Sheet A-16situate in Street, Market
Road

Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected, in accordance with the By-laws and Rules of the Municipality.

E.E.
16 JAN. 1926

16 JAN. 1926

M. A. Engineer,
Karachi Municipality.Sms
13/1/26

NOTICE 1.—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 three months, per square yard per diem	...	0	0 ½
(2) For the next three months " " "	...	0	0 1
(3) For any subsequent time " " "	...	0	0 2

NOTICE 2.—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE 3.—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

277. Copy to B. S.

278. " B. S.

279. " H. S.

280. " S. S.



No. *M.R-7/44* of 1925.
Revenue Department.
City Collector's Office.
Karachi, *29th* December 1925. *2*

Memorandum:

With reference to his application dated 18th December 1925, requesting permission to build on plot No. 58 sheet A-16 Market Quarter in accordance with plan No. 181 approved by the Engineer Karachi Municipality, Mr. Adam Sumar is informed that the permission applied for is granted provided he obtains permission of the Karachi Municipality before commencing the work.

Plan No. 181 is returned herewith duly sanctioned.



B. S. C. 6/1/26

Flamingo

g City Deputy Collector Karachi.

1. Mr. Adam Sumar
c/o Mr. Beharilal Kewalram,
Architect & Surveyor, Bunder Road,
Karachi.
2. The Engineer, Karachi Municipality with one copy of plan for information with reference to his endorsement No. L.M.A. 12158 dated 14th December 1925.
3. The Income Tax Collector Karachi for information.

Sumar
2/1/26



Heritage

KMR.CDD.MaQ.1925-1926.05

Form No. 30-400-12-6-25

L. M. A. 12157 1925

MUNICIPAL OFFICE,

Karachi, 14 DEC 1925 192

MEMO:

With reference to ^{his}_{their} application with plan received on

192, for building on plot No. 58, A-16

Sheet

Marked

Quarter,

Mr.

Adam Sooman

Messrs.

^{is}_{are} requested to apply for permission to the City Deputy Collector with three

Copies of plans herewith returned duly signed and approved.

Permission to build will only be granted after the approval of the plans by the City Deputy Collector.

^{He}_{They} must not start any building operations until ^{he}_{they} hears further from this office.

Sd. J. N. Selvia

Executive Engineer,
Karachi Municipality.

L. M. A. 12158 of 1925

MUNICIPAL OFFICE,

Karachi, 14 DEC 1925 192

MEMO:

Copy to City Deputy Collector for information and with a request that copy of plan after approval may be sent to owner direct and the other to this office.

14 DEC 1925

Executive Engineer,
Karachi Municipality.

E. E.

14 DEC 1925



BIHARI LAL KEWAL RAM & Co.,

ARCHITECTS & SURVEYORS.

Undertaking all sorts of

Surveys,

Supervision of Buildings,

Estimating

Town-Planning

etc.

Please refer to

No. 239

To

The Executive Engineer,

Karachi Municipality.

NEAR GOVERDHANDAS MARKET,
BUNDER ROAD,

Karachi, dated 20-11-25

Dear Sir,

With reference to your letter No. L.M.A. 11244 of 1925 dated 16-11-25 re submission of fresh plans as amended, the same are submitted herewith, for your early and kind approval.

Yours Faithfully,

B.S. Kewal

per

24/11

Bihar Lal

Architect & Surveyor.

Heckl other for
from of report

Insp. Damarit
Shaw to Mr.

2/12

4/12

4-1

Returned with
Cooking with 4. 1/2.

The building is
is being constructed
is very dark and
so far I presume,
plans are not
approved. Immediate

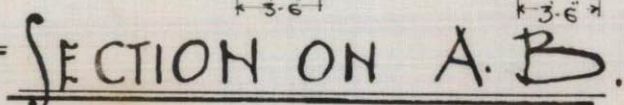
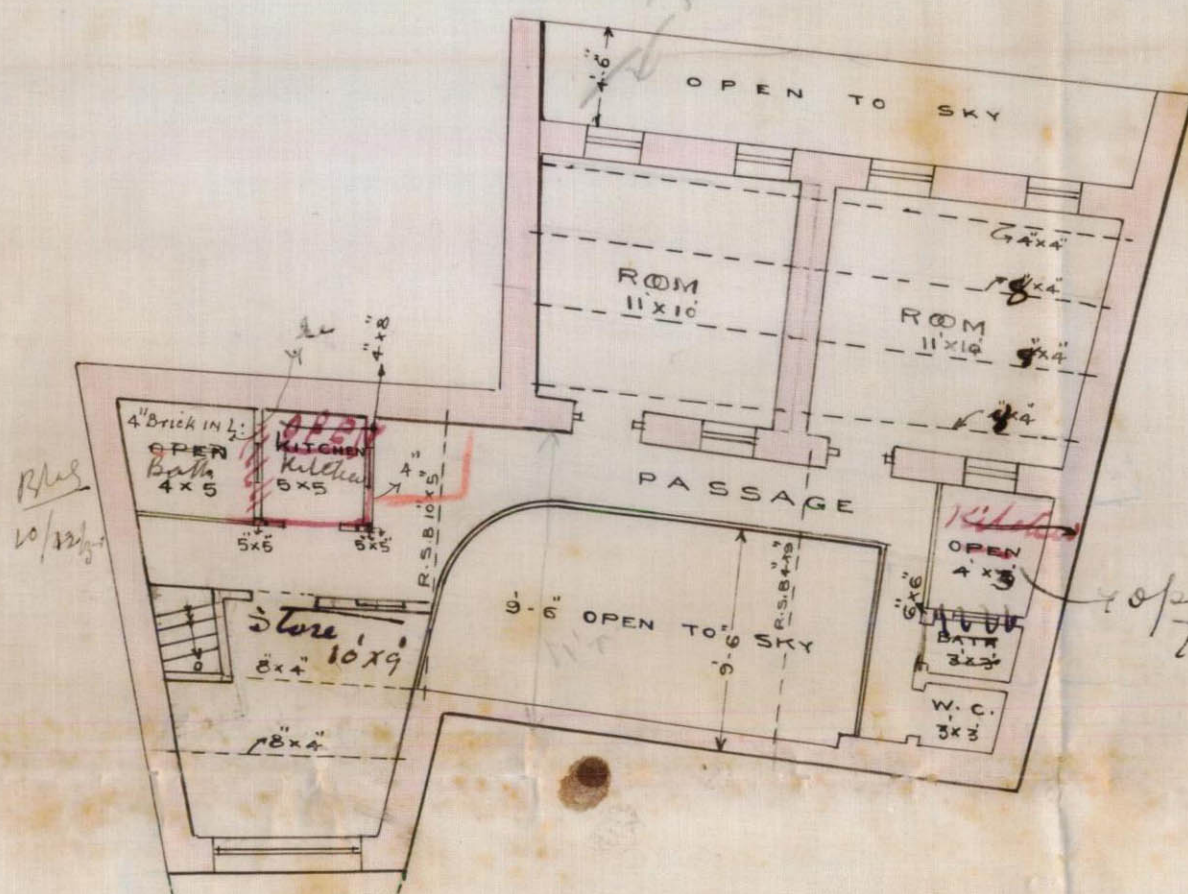
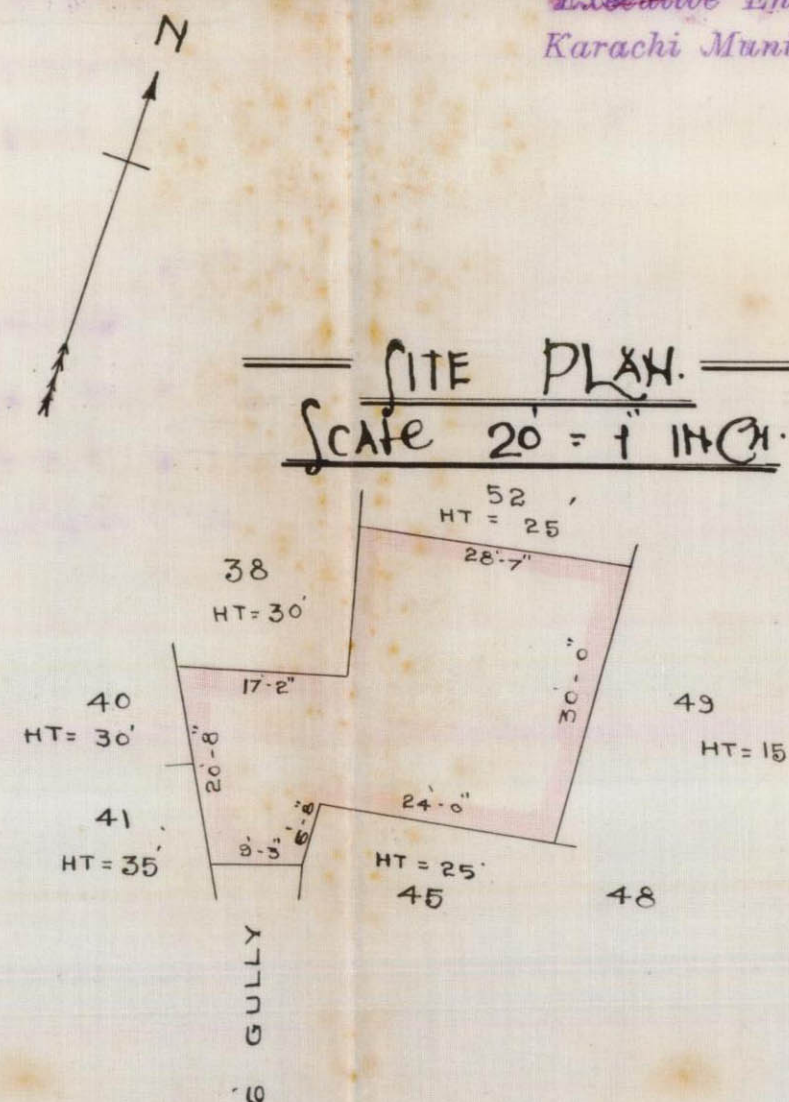
P. S. Since the above
 endorsement, ^{architect} there is
 no longer any
 objection to obtain
 the plan as amended
 12 3/4
 25

Executive Engineer,
Karachi Municipality

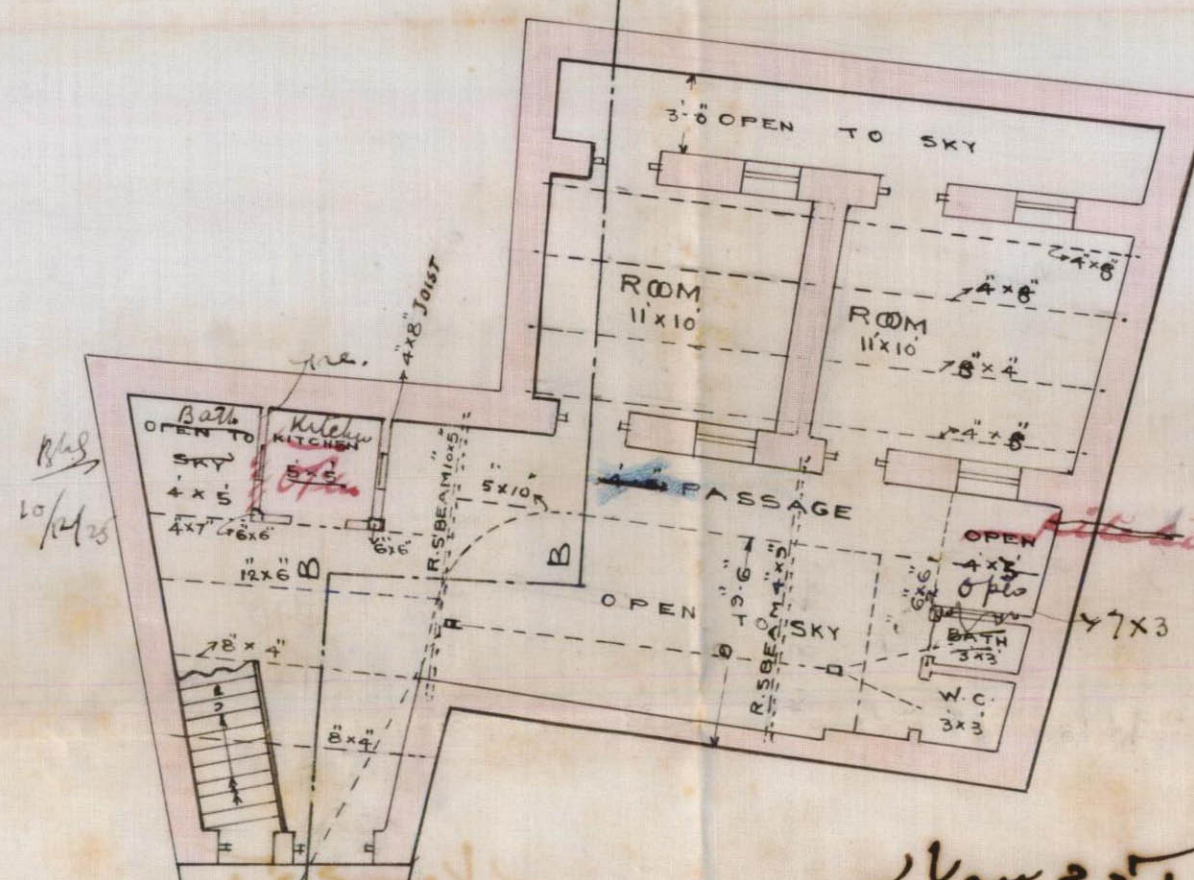
ON PLOT NO. 44. SHEET NO. 7.

MARKET QUARTER

SCALE 8 FT. TO AN INCH

ELEVATION:

FIRST FLOOR PLAN



GROUND FLOOR PLAN

آدم سوهار

Biba Lal

BEHARILAH KEMALRAM.
ARCHITECT & SURVEYOR



11244
16/11/25

M e m o : 2

Re: Plan of proposed building on plot No. 58,
A#16, Market Quarter.

Letter dated 23-10.

Mr. Beharilal Kewalram, Architect is hereby informed that he should remove all unnecessary lines from the plans of the above plot, specially from the open space and show the beams wherever required.

The ferro-prints must be submitted afresh.

[Signature]

Executive Engineer,

Karachi Municipality.

G.T.G.12-12- 25

[Signature] 12/11/25

[Signature] 12/11/25



Heritage

KMR.CDD.MaQ.1925-1926.05

KARACHI MUNICIPALITY.

Telephone No. 6,

J. N. SETNA,

B. Sc, (GLAS) ETC.

EXECUTIVE ENGINEER,

MUNICIPAL OFFICE,

KARACHI.

Dated November 192 5.

REFERENCE No. L. M. A. _____ of 192 5.

M e m o :-

Re: Plan of proposed building on Plot No.58.
A-16, Market Quarter.

Mr. Beharilal Kewalram, Architect is hereby informed that he should remove all ~~un~~ unnecessary lines from the plans of the above plot, specially from the open space and show the beams wherever required.

be submitted

The first print must be submitted.

As to be "

Executive Engineer,

KARACHI MUNICIPALITY.

G.T.G.7/11/25.

7/11/25

26/11/25



8

Re: Plan of proposed building
on Plot No 58, A-16, Market

November 5

Memo

5

M e m o :-

Re: Plan of proposed building on Plot No. 58.
A-16, Market quarter.

Mr. Beharilal Kewalram, Architect is hereby informed
that he should remove all ~~un~~ unnecessary lines from the plans
of the above plot, specially from the open space and show the
beams wherever required.

Executive Engineer,

KARACHI MUNICIPALITY.

G.T.G.7/11/25.

9/11/25

42/9/11

Re: Plan of proposed building
on Plot no 58, A-16, market

Memo

Mr. Behari Lal Kewal Ram
architect is hereby informed
that he should remove all
unnecessary lines from the
above plan of above plot
especially from the open space
& show the beams wherever required.

Ex. Engineer
D/25 6¹¹/₂₅



Plan of proposed building
in Plot no 58 A-16, Market
Please call for architect
for making necessary
Correction in plan as
desired by Land manager.

P/28 28 ¹⁰/₂₅

Submitted to Land manager
for favour of approval.
The architect has corrected
plan as desired.

P/28 2/11/25

The B.S to please write to the architect
to remove all unnecessary lines from
the plan especially from the open space
+ show the beams wherever required.

S
5/11/25

Submitted to
P.C. & approved
Plan submitted to
P/28



BIHARI LAL KEWAL RAM & Co.,

ARCHITECTS & SURVEYORS.

Undertaking all sorts of
 Surveys,
 Supervision of Buildings,
 Estimating
 Town-Planning
 etc.

NEAR GOVERDHANDAS MARKET,
 BUNDER ROAD,

Karachi, dated 23-10-25

Please refer to

No. 234

To

The Land Manager & Architect
 Karachi Municipality.

Dear Sir,

With reference to your Memo No 10507 dated 23¹⁰/25

The Plans are returned herewith corrected as desired,

✓ The Tracing is not received with the letter which
 may please be returned for correction.

Yours Faithfully,

Bihari Lal

Architect & Surveyor.

D.S. for F.C. & dis put
 clean.

[Signature]
 d. M. a M

Submitted L.M. & A.
 F.C. is herewith.
 Plan corrected as desired.
 27/10/25

Return the plans for correction
 + ask the architect to make
 the points of R.S. Bees
 clean
[Signature]
 27/10



12

300-1, 10-1924,

LAND MANAGER AND ARCHITECT'S OFFICE,

KARACHI MUNICIPALITY.

Dated.....^{2nd November}~~10-764~~.....1925

Reference No. L. M. A. 10764 of 1925.

To

Beharilal Kewabram Esq.
.....*architect*.....

SIR,

Re. Plot No. 58 Sheet No. A16 Quarter. *Market.*

With reference to the plans for proposed.....*building*.....
.....submitted for the
above plot, I have the honour to request you to see the undersigned at the
Municipal Office any week day from 1-30 to 4-30 p. m, when the requirements
of this Office will be pointed out to you.

I have the honour to be,

Sir,

Your most obedient servant,

K. J. Modi
30710

B. Sc., A. M. INST. C. E.,
Land Manager & Architect,
Karachi Municipality.

90/10329/25

Ag.



Heritage

18
KMR.CDD.MaQ.1925-1926.05

300-1, 10-1924,

LAND MANAGER AND ARCHITECT'S OFFICE,

KARACHI MUNICIPALITY.

Dated.....2...../11.....1924⁵

Reference No. L. M. A. 10764 of 1924⁵

To

Biharidul Husain Esg.
Architect

SIR,

Re. Plot No. 58 Sheet No. A16 Quarter Market.

With reference to the plans for proposed *building*
..... submitted for the
above plot, I have the honour to request you to see the undersigned at the
Municipal Office any week day from 1-30 to 4-30 p. m, when the requirements
of this Office will be pointed out to you.

I have the honour to be,

Sir,

Your most obedient servant,

[Signature] 30710
B. Sc., A. M. INST. C. E.,
Land Manager & Architect,
Karachi Municipality.

P/105 29/10

[Signature]

PLAN SHOWING PROPOSED BUILDING

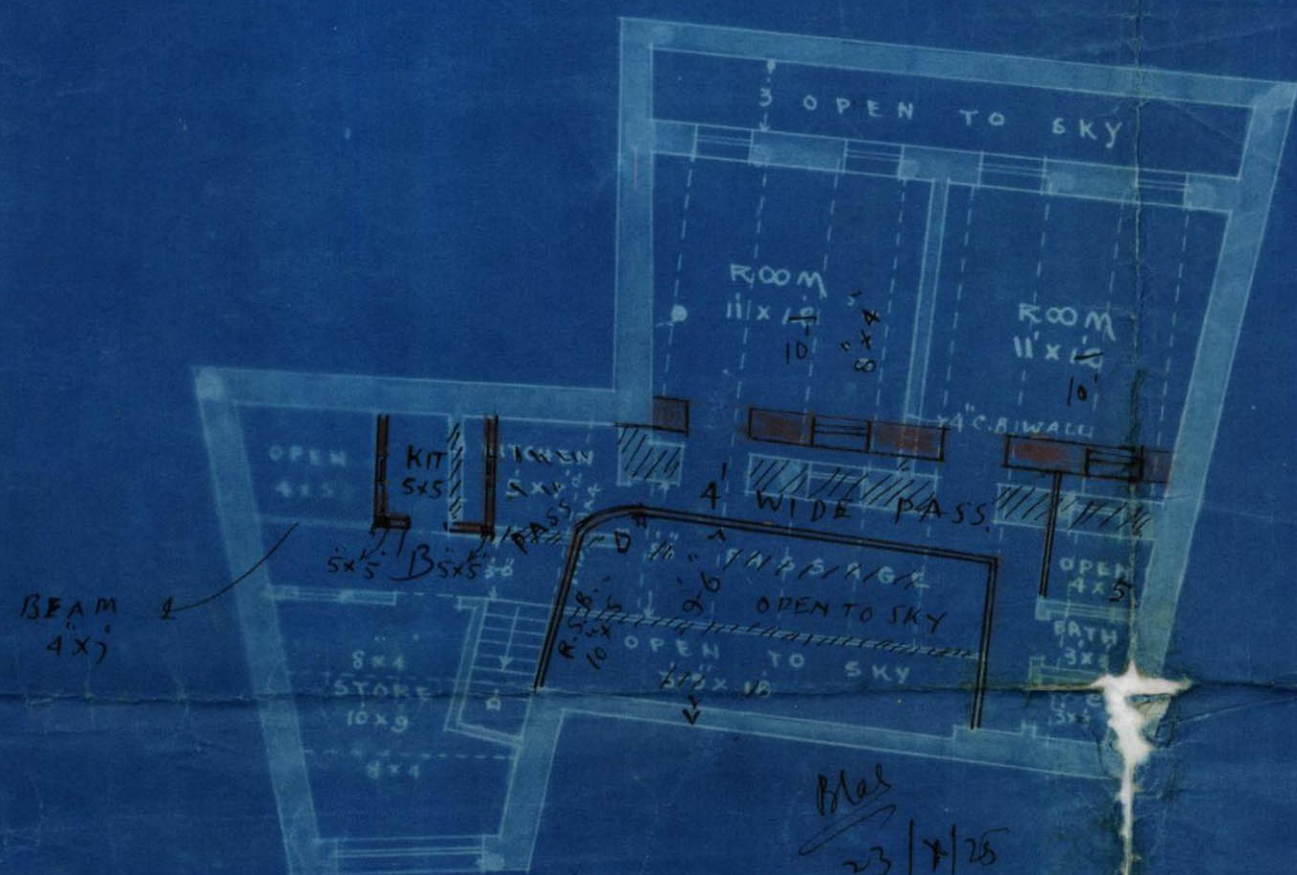
ON PLOT NO 44. SHEET NO 7.

MARKET QUARTER

Scale 8 ft. to an inch

SECTION ON A.B

ELEVATION =



FIRST FLOOR PLAN

GROUND FLOOR PLAN



Heritage

15
KMR.CDD.MaQ.1925-1926.05

10507
28/10/25

Re: Plans of plot No.53, A-16, Market Cr:

With reference to his letter dated 13th instant,
Undersigned has the honour to return herewith the plans of the
above plot for correction.

To,

Beharilal Kewalram. Esq,

A r c h i t e c t .

G.T.G.21/10/25.

[Signature]
23/10
B. Sc., A. M. Inst. C. E.,
Manager & Architect. *[Signature]*



BIHARI LAL KEWAL RAM & Co.,

ARCHITECTS & SURVEYORS.

16-1

Undertaking all sorts of

Surveys,
Supervision of Buildings,
Estimating
Town-Planning
etc.

NEAR GOVERDHANDAS MARKET,
BUNDER ROAD,

Karachi, dated 13-10-25

Please refer to

No. 231

To

The Land Manager & Architect
Karachi Municipality.

Re. 58, A-16, Market Ch.

Dear Sir,

With reference to your Memo L.M.A. No 9095 dated 12th October, 1925, it is hereby pointed out that the rooms are already designed with the purpose of through ventilation in the front aswell as at the back inasmuch as it is consistent with the local situation. I also refer to Bye-law 235 for ventilation of buildings which is in our favour. Both the spaces in front and back of the rooms occupy a width of $4'-6'' + 3'-9'' = 8'-3''$ which may be increased to entire $9'-3''$ without altering the above plan if so desired. But the entire rejection of the plan with the alternate suggestion of single room tenement in the ample area of 113 sq. yds is again a suggestion of unhealthy and inconvenient habitation which has been so much condemned by the President in the Local papers.

I think you have lost the opportunity of giving me an interview on the subject when much time and correspondence would have been curtailed. The Plans are not received with the letter for correction.

I, therefore request you to please recommend for its approval and oblige, as the case is an ordinary one of a two ^{building} storeyed ~~one~~ of shallow heights.

Yours faithfully,

Bihari Lal K.

B. S. for early disposal
Hess.

14/10
d. m. a

5904

15/10/25



ARCHITECTS & SURVEYORS

NEAR GOVERNMENT MARKET
BRINDEN ROAD.

Sole in the W.L.M. & A. for
for firm of order. The
architect does not want
to omit one room entirely
as suggested. He has increased
open space 7-3. without altering
in front & back of room.

20/12/25

Re: the plan

20/12/25

for ventilation of buildings which is in our favour. But
spaces in front and back of the rooms occupy a width of
which may be increased to entire
altering the above plan if so desired. But the entire
tion of the plan with the alternate suggestion of single
room tenement in the ample area of 17 sq. yds is again a
section of unhealthy and inconvenient habitation which has
been so much condemned by the President in the local papers.
I think you have lost the opportunity of giving me an
interview on the subject when much time and correspondence
would have been curtailed. The plans are not received with the
letter for correction.
I, therefore request you to please reconsider and for the
approval and oblige, as the case is an ordinary one of a two
storeyed one of shallow heights.

Yours faithfully,

Dear Sir,

10.2 for early 1926

29/12/25



9095
12/10/25
58 A 16

M e m o :-

With reference to their application dated 15-9-25, Messrs: Beharilal Kewalram & Co., are informed that the planning must be changed to give proper air & light. The plans cannot be passed unless this is complied with. Undersigned would suggest him to omit one room and make the other a little bigger. The least open space must be 10 feet.

G.T. ~~Chandani~~.
8/10/25.

10/10

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

Memorandum.

With reference to ^{their} application
dated 15.9.25 Messrs Bihari
Lal Kewal Ram & Co., Architects
are informed that the planning
must be changed to give pro-
per air & light. ^{the plan} ~~the plan~~ cannot
be passed unless this is com-
plied with. I ^{will} ~~shall~~ suggest
them to omit one room
and make the other a
little bigger. The least
open space must be 10 feet.

30/9
L. M. A.
29/9/25



BIHARI LAL KEWAL RAM & Co.,

ARCHITECTS & SURVEYORS.

Undertaking all sorts of
Surveys,
Supervision of Buildings,
Estimating
Town-Planning
etc.

NEAR GOVERDHANDAS MARKET,
BUNDER ROAD,

Karachi, dated 15-9-25

To

The Land Manager & Architect
Karachi Municipality.

Dear Sir, re, plot No. 58. A-16. Market Quarter.

With reference to your letter No. L.M.A. 8465 dated 12th Sept. 25, the requirements are complied with as follows.-

Seen

Title Deed is attached herewith.

Rear wall in G.F. Plan has been inserted.

Side measurements are shown

12"x6" beams are already inserted under walls where necessary.

Posts 6"x6" on G.F. and 5"x5" on 1st Floor placed at A

Beam at B about 14"x7" are also inserted, joists spread properly.

As regards open space on the South it is hereby pointed out that in case an attempt is made to leave an open space of width equal to half the height of the building, ^{viz 11'-6"} the area of the room enjoying such open space is reduced to one below 80 sq. ft. as against the Building bye-laws, whereas the utility of the building is killed forthwith.

Open spaces in various places have been opened duly and even now Rooms enjoy open spaces on both sides of total width of 8'-3", which ^{are compatible} is enough with regard to the shape and width of the building, which is only 2 storeys high.

Yours Faithfully,

Bihari Lal

Architect & Surveyor.

Submitted to the Land Manager with F. C. & plans for further orders.

to send to the Land Manager a little higher & the other side of the plot.

attached 3/9/25

Encl. for proper Report.
B.S. The further be informed that the plan is changed & light is being given to the Council. Permit is being given. This is correct. I will supply one more plan to the Land Manager.

D.S. for J.C. & deposed. Mean. 16/9 M. a 22/9



KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London.)

A. M. INST., C. E., L. C. E.

M. R. San. I., A. M. I. S. E.

Land Manager & Architect.

REFERENCE No. L. M. A.

8465

LAND MANAGER & ARCHITECT'S OFFICE,

12 SEP 1925

Karachi, 192

MEMO:—

With reference to ^{his}~~their~~ application dated 19-8-1925 with aplan for the proposal ^{a double storied} Building ~~additional~~ on plot No. ~~44~~ 58 Survey Sheet No. A.16~~Market~~ Quarter Mr. Adam Soomar is informed that

until the following requirements are complied with the plans cannot be passed.

- (1) Title deed must be produced.
- (2) Building is not wall ventilated, the open space on Scaff must be increased to half the height of the building.
- (3) Rear wall open to sky should be shown on ground plan.
- (4) Side measurements must be shown as in the site plan as shown in pencil figures.
- (5) 12" x 6" beam must be provided below P. wall for 12 ft span
- (6) the joists must be spanned properly. 6" x 6" post on ground & 5" x 5" on 1st floor must be provided at A.
- (7) Beam B. must be 14" x 7"
- (8)
- (9)

The plans are returned herewith for amendment.

B. SC., A. M. I. C. E.,

Land Manager and Architect.

JMP.
10/9

11/9.



Form No. 1-1-10-1924.

Karachi, 19-8-1925

NOTICE UNDER SECTION 96 OF ACT III OF 1901.

THE CHIEF OFFICER,

KARACHI MUNICIPALITY.

SIR,

I beg to inform you that I intend building

a double storied
Building

on plot No.

44/0658

Survey Sheet No.

7/A-6

Situate in

Street,

Market

Quarter.

As required by the Rules of the Municipality I beg to submit herewith a plan of the same for your approval.

Notes should be produced.

I beg to remain,

Sir.

Your most obedient Servant,

Adam Soomro
Kam PT

Signature of the Applicant

Address:—



No. G. 9676 of 192.

MUNICIPAL CHIEF OFFICER OFFICE,

Karachi, 19.8.1925

Forwarded to the Health Officer for favour of passing on to the Land Manager and Architect after putting his remarks.

Info Ismail Show to HQ. 20/8

for Chief Officer
Karachi Municipality.



22-1

Form No. 1 A-500-15-5-25,

No. G. _____ of 192 _____

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, _____ 192 _____

MEMO:

The above application is forwarded to the Municipal Health Officer for favour of report.

Chief Officer.

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

Building is not sufficient ventilated

- (1) Little check should be provided
- (2) Open gate must be increased
- (3) Rear wall open to sky should be shown on drawing plan

Date of disposal _____

Date 24-8-1925
25

Health Officer.

No. L. M. 192

Date of receipt:

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi, 192

Forwarded to the Building Surveyor and Land Surveyor for report.

Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Applicant's Name Adam SumarWhether he is the owner of the plot on which it is proposed to build No.Plot under whose control Government.Whether it is permanent or temporary PermanentThe work proposed Proposed Building.

Building Surveyor's Report

- (1) Title deed should be provided
- (2) Open galli must be increased.
- (3) Rear wall open to sky should be shown on ground plan.

Date 26-8-1925AMPunchar.

Building Surveyor.



3

22-3

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment NoArea of plot —Area under Alignment —

Remarks Submitted to me with the report that
some side measurements have been omitted
in the site plan as shown in pencil & this
the applicant must correct the plans accordingly.

Date 192

Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

Inspected 10' See
by 4/9/25 E

- ① Tith deed must be provided
 ② Building is not well ventilated the
 space on S. must be increased to
 half the height of the building, ③
 Beam to 3, ④ do's other, ⑤ 12' x 6' beam
 must be provided below P. Wall for 12' spans.
 the joists must be spaced properly 6' x 6" Post
 on floor + 5' x 5" on floor must be provided
 at A. Beam B must be 14' x 7"

Date of disposal 7/9/25

Submitted to Ex. Engineer :

Land Manager and Architect.

No. E. of 192 .

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 192 .

Ex. Engineer's Orders

Please pass

Returned to Land Manager and Architect for necessary action and submission to Managing Committee.

E.E.

22 JAN. 1926

22 JAN. 1926

Ex. Engineer,
Karachi Municipality.

No. L. M. 594 of 192 6.

26-1-26

Submitted to the Managing Committee through the Chief Officer.

*for m.c.
26/1/26*

Land Manager and Architect.

RESOLUTION OF THE MANAGING COMMITTEE.

Resolution No.

dated

(Faint handwritten text, likely bleed-through from the reverse side of the page)