



LAND DEPARTMENT.

118

FILE No.

of 19

658/69

Compilation No.

53 M.R. 2

Subject

119 letter

in case of work
by the
1919

NOTE:—For mer Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation 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. P. B. 86.

OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE.

KARACHI, 19/5 1930

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

From,

THE LAND MANAGER & ARCHITECT.

KARACHI MUNICIPALITY.

To,

Dear Sir,

With reference to your application dated Rec'd on 20.1.1930

I have to inform you that the plan submitted by you for building
Houses on plot No. 53 sheet No. 142 140/141 making

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.

Yours faithfully,

Intimation to 068

4. 425

401

401

Don

2

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 Manioipal land, at the following rates.

					Rs.	a.	p.
(1)	For the first 12 weeks, per square yard per week	...	0	0	3	1	
(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.

PLAN FOR PROPOSED BUILDING ON

PLOT N^o 53 SHEET N^o MR2

MARKET $\frac{Q}{P}$

SITE PLAN

11 GULLY
27.6

26.8
BUNDER ROAD

OPEN TERRACE

OPEN TO SKY

13 ROOM

Room

ELEVATION

OWNER

OWNER
 Murray G. G. G. G. G.
 Tykeali Tracy Lake

Ala. Ala.
Hed.

SECTION ON A.B.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Heritage

KMR.CDD.MaQ.1930.01

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. 86. OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 30th April 1930.

FROM

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. A. H. Alpha (Architect)
Karachi

Sir,

Gentlemen,

Re: Plot No. 53 . Sheet Sub-2 . Market Qr.

With reference to your application dated 4. 4. 1930
for the proposed building/~~additions and alterations~~ on the above plot, I have
the honour to inform you that unless two more copies of the plan
on one of them mounted on cloth & duly corrected is/are submitted, the plans cannot be
disposed off.

I have the honour to be
Sir/Gentlemen,
Your most obedient servant,

Sam 28/4

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



Heritage

KMR.CDD.MaQ.1930.01

5

Submits

Plans in approval

24/4.

P.S. R. R.

28/4/30



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

Ref. No. M.

WATERCOURSE ROAD,
NEAR GLOBE CINEMA

Karachi, 4. 4. 1930

To

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY,

KARACHI.

SIR,

With reference to your No. PB 86 dated 28th March 30
regarding the building plans of the plot No. 53.
Sheet No. MR 2. Market Quarter.

I beg to resubmit herewith the plans duly amended
as desired.

I hope you will find the same in order and therefore
request you to kindly approve the same at an early date so
that work may not suffer.

Thanking you in anticipation.

Yours faithfully,

A. H. Agha
Architect.

1. attchd for
11/14

h.c. attchd
11/14



KARACHI MUNICIPALITY.

7

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.

: o :—

REFERENCE No. L. M. A. / B. S. P.O. 86 OF 1930

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 29th March 1930

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

A. H. Agah. Esq.Karachi.

Sir,

Gentlemen,

With reference to your application dated 4-3- 1930,
with a plan for the proposed building/additions and alterations on plot
No. 53-, Survey Shee No. delivered March quarter
I have the honour to inform you that until the following requirements
are complied with plans cannot be passed:—

- (1) The drawing is badly made.
- (2) Staircase railing, section of beams
staircase etc. are required.
- (3) 16'x18" column must be drawn & scaled.
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

I have the honour to be,
Sir/Gentlemen,
Your most obedient servant.

B. S. A. M. INST. C. E.

Land Manager & Architect.



Heritage

KMR.CDD.MaQ.1930.01

Submitted -

Plans may be approved -

19/3

Please see remembrance Re
The drawing is done

made, stain can easily

20/3/30 Sheets of heavy drawing are required.

18 1/2 x 18 1/2 inches must be drawn to scale

^c
I write to the architect accordingly

19/3



A. H. AGHA,

ARCHITECT
AND
SURVEYOR.
++++

Ref. No. M.

WATERCOURSE ROAD,
NEAR GLOBE CINEMA

Karachi, 4. 3. 1930

To

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY,

KARACHI.

Sir,

With reference to your No. PB 86 dated 16th Feb. 1930
regarding the building plans of the plot No. 53

Sheet No. MR-2 Mushel - Quarter.

I beg to resubmit herewith the plans duly amended
as desired.

I hope you will find the same in order and therefore
request you to kindly approve the same at an early date so
that work may not suffer.

Thanking you in anticipation.

Yours faithfully,

*T. call the architect in
office.*

2/3

Abdul Jaffer
Architect.



PLAN FOR PROPOSED BUILDING ON

PLOT N^o 53 SHEET N^o MR 2

MARKET Q

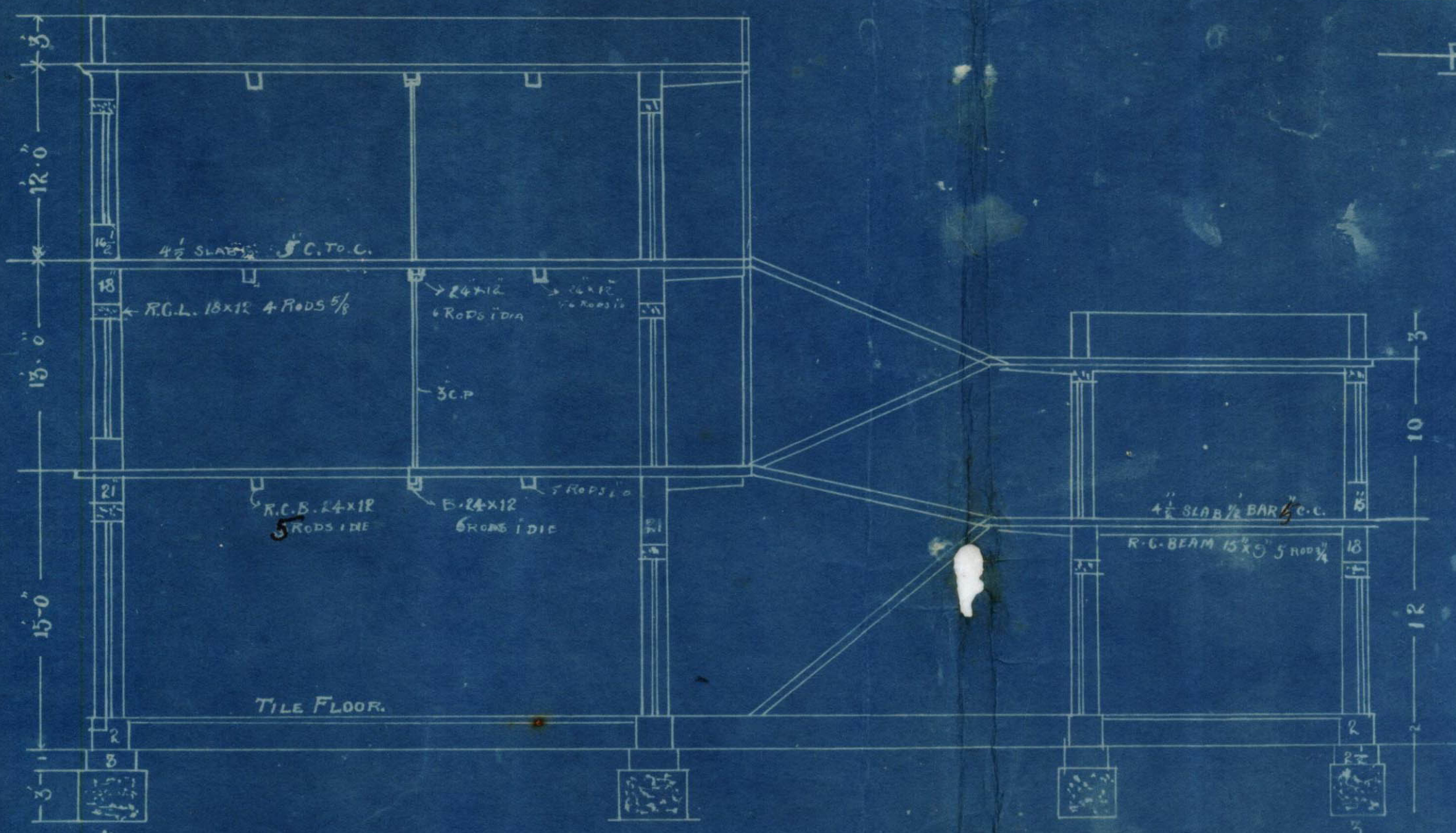
420

SITE PLAN

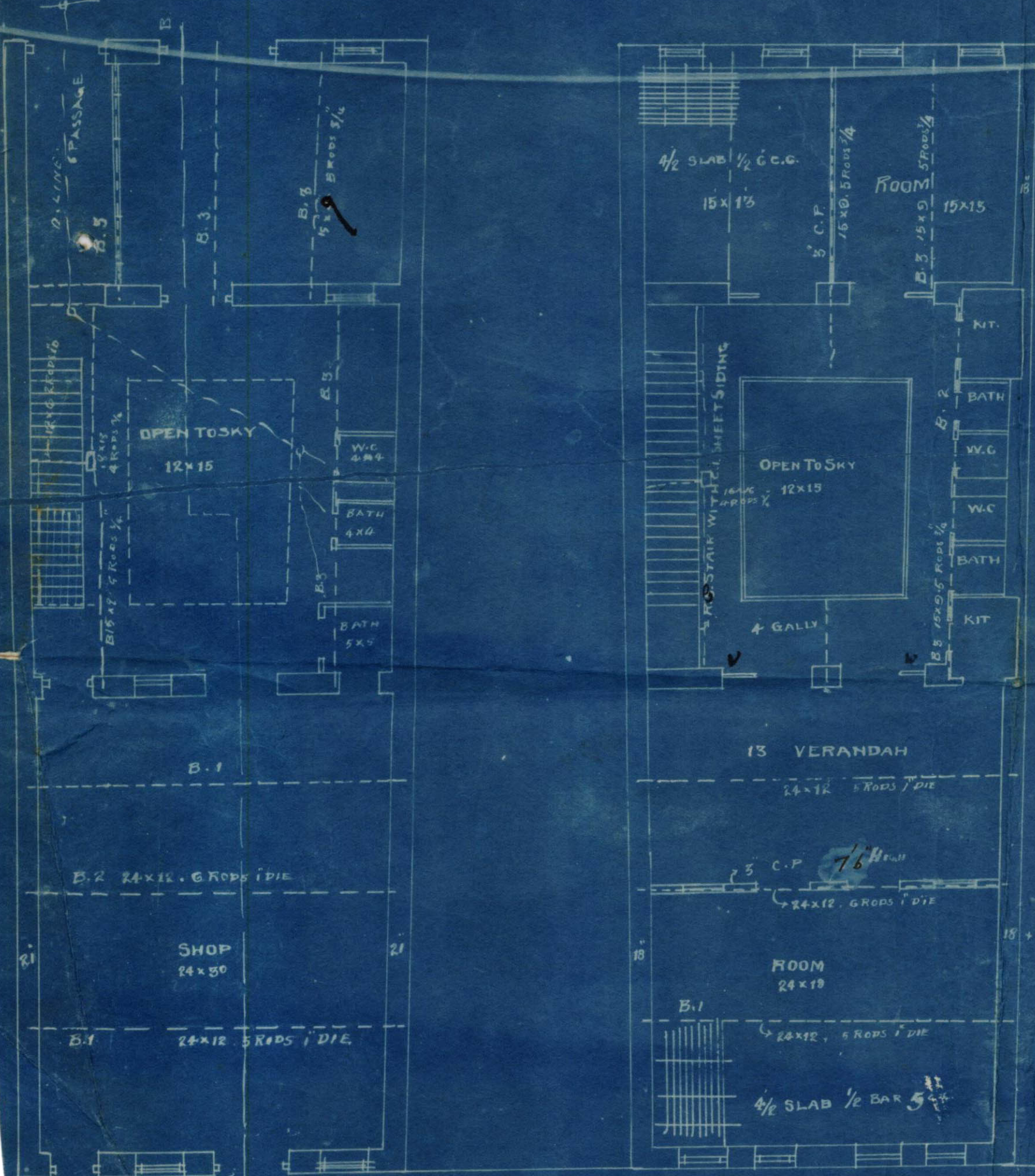
11 GULLY
27.6

82.0

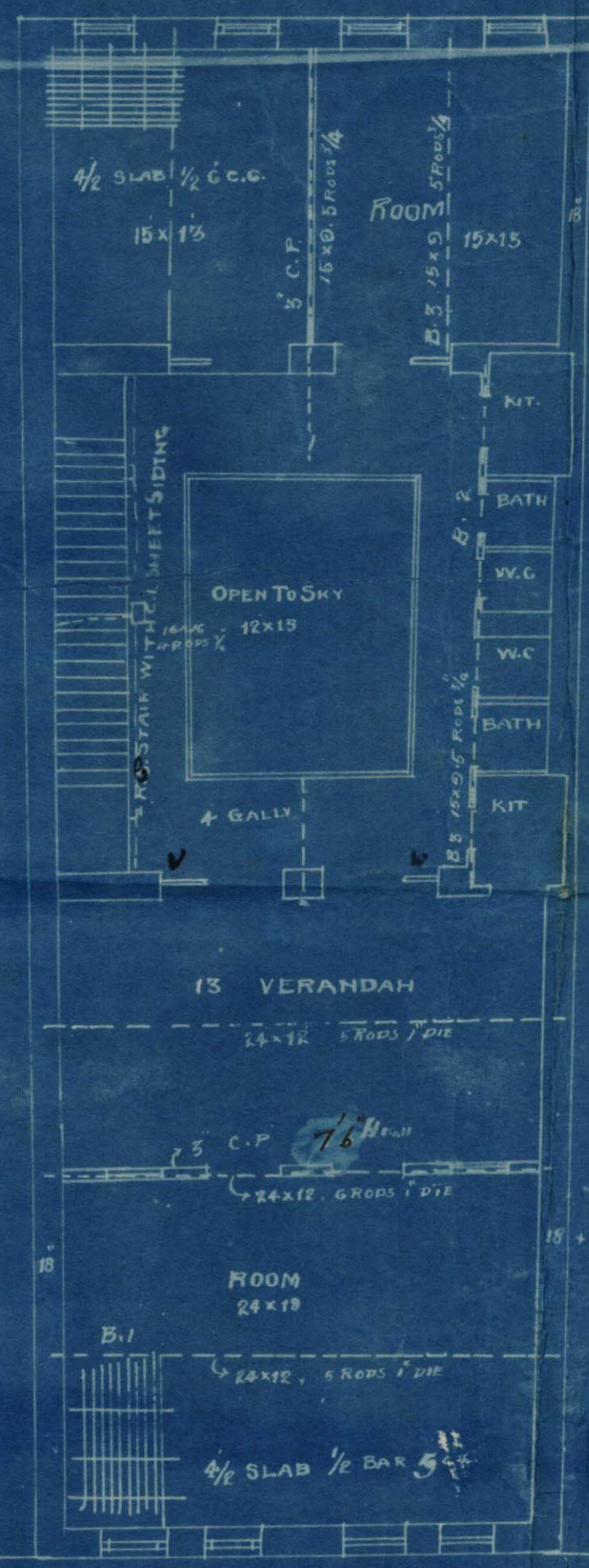
26.8
BUNDER ROAD



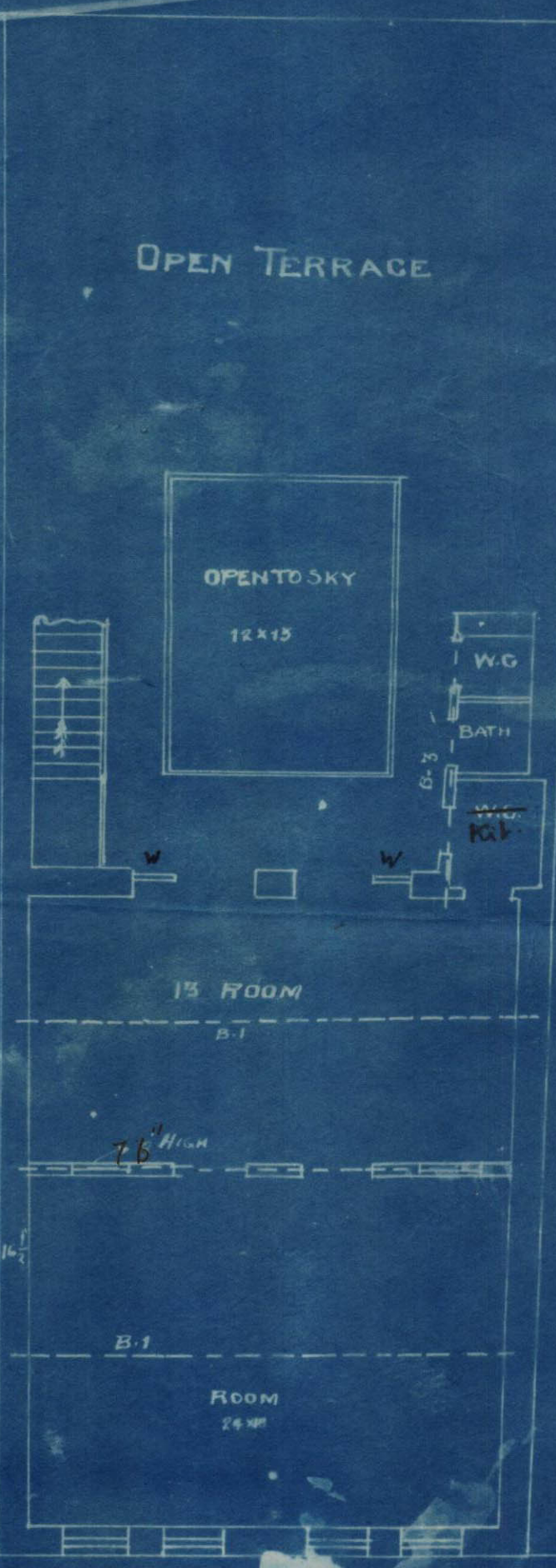
SECTION ON A.B.



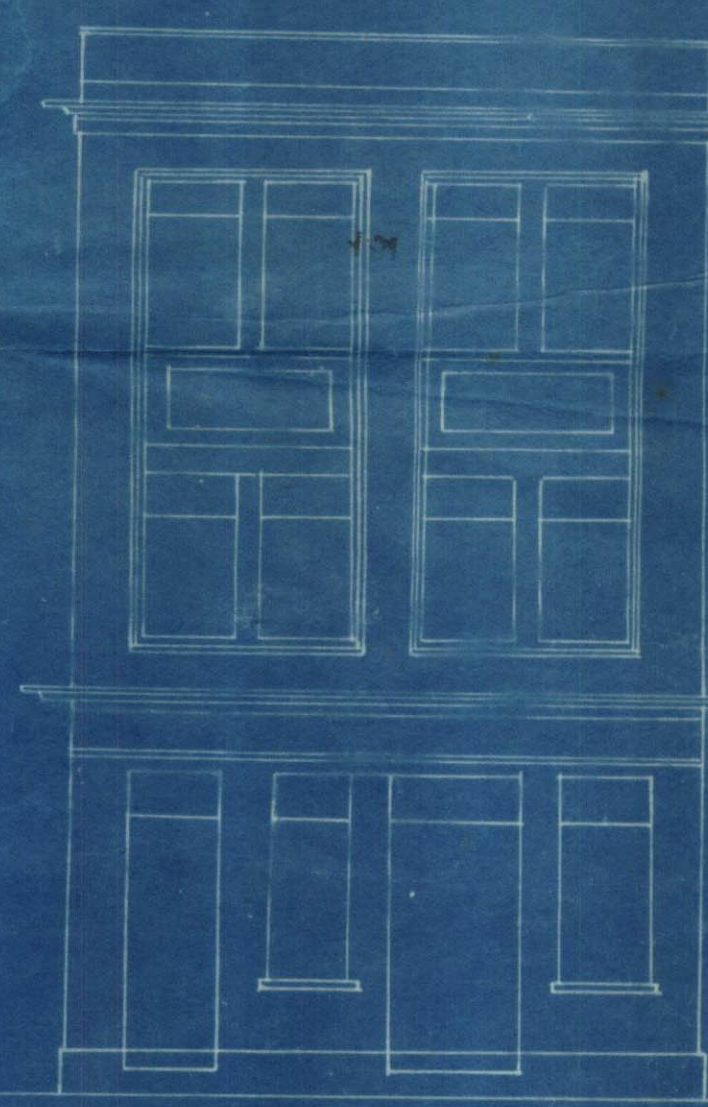
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ELEVATION

OWNER

Mrs. Sanyal
Tyndale Street, Lahore

Architect



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.B. 86 OF 1930

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 10th February 1930.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. Jayshali Issaji Doshi,
Karachi.

Sir,
Gentlemen,

With reference to your application dated 20th 1930, with a plan for the proposed building/additions and alterations on plot No. 53, Survey Shee No. MR 2, Market quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) Sanitary arrangements must be shown on ground plan.
- (2) Partition wall between room & verandah to be only 7'-6" high. One cannot have a verandah & then a more than 3'-6" gallery. 13' verandah is really a room. Posts or columns are required to support the p. wall of sanitary block & the staircase passage. Sections of the R.C. beams to be given.
- (3) Reinforcement of beams do not tally in plan & section. Reinforcement of staircase to be shown.
- (4) Passage to be marked 6' 1/2" clear to be placed 5' c to c.
- (5) Section line A-B must be marked.
- (6) R.C. post & beam to be given under the stairs platform.
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

I have the honour to be,
Sir/Gentlemen,
Your most obedient servant.

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

53, Dml-2
12-1No/R. 35 of 1930

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 20.1 1930

MEMO

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

450
Inspr. has shown to a ppl
20/1

[Signature]
for Chief Officer. *20/1*

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____



No sanitary arrangements shown on the first floor

No objection

15/3/30

Date of disposal _____

Date 21-1-30 19

Health Officer.



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. 53Sheet No. Ind-2 Market BnApplicant's Name M. Fayalaki Essaj's LotiaWhether he is the owner of the plot on which it is proposed to build Coornas.Plot under whose control Govt.Whether it is permanent or temporary PermanentThe work proposed Bldg.

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

Area of the plot: (newly Sold) (188+56) area built _____

Building Surveyor's Report _____

- (1) Sections of the R.C. beams be given.
- (2) Reinforcement of beams does tally in plan & section.
- (3) Reinforcement of staircase be shown.
- (4) Passage be marked 6'.
- (5) $\frac{1}{2}$ " bars be placed 5' c/c.
- (6) Section line A.B must be marked.
- (7) R.C. Posts and beams be given under the stair platform.

Date _____

no sign
1/12/13S. Kothar. 28/1
Building Surveyor.



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? No.
- (2) Is the Alignment Correctly Shown?
- (3) Are the Site Measurements correct? Yes.
- (4) Is there any encroachment? No.
- (5) Is the plot affected by T. P. Scheme

Remarks Alignment of Chada Lane is abandoned
vide. M.C.R. No. 161 of date 20th Feb. 1916

no objection
d
9/3

Date 19

W. R. Othman 28/1
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

Ho, B88, P. Wall between Room & Verandah to be 7' 6" high
one can have a Verandah & thereafter have then 3' 6"
gallery - 13' Verandah is really a room. Port a window
are required to stop the P. Wall of Sanitary Block
& the Staircase Passage - 2

6/2

Plans appd

28/4/30

Date of disposal

Land Manager and Architect.



35
20.1.30
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 18.1.1930

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 53 Survey sheet Old/New MA.2 situated in Machul 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 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 82 (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 A.H. Ghas

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

Address of the owner

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 Sand
Nature of masonry in foundation lime cement
do Plinth Kopcha
do Superstructure Kopcha
Kind of woodwork in trusses, post, etc., _____
Kind of Roof R.C. ft
Kind of Floor R.C. ft
Method of Draining Sullage Water Drain

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

Karachi dated 18-1 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. Tyuleali Isayev

for the building at 53. MR-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.

A. H. G. Lee

Licensed Surveyor.

420

PLAN FOR PROPOSED BUILDING ON
PLOT N#53 SHEET N#MR2

SECTION ON A.B.

GROUND FLOOR

1ST FLOOR

2ND FLOOR

ELEVATION

OWNER

OWNER
Yusuf Sany Wani,
Tyzali 3rd, Lake