



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. 164. OF 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 22nd April 1930.

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. Pissumal Tekchand
of Mr. Dertkishindas (Architect) KARACHI.

Dear Sir,

With reference to your application dated 12th March 1930

I have to inform you that the plan submitted by you for building making houses on plot No. 50 sheet No. N.P-5, Majra 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 B.S.
" L.S.
" G.S.
" H.S.
" S.S.
" A.S.

Yours faithfully,

11/5
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 3 1/2
(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 project on or overhang any public street or Municipal land.

NOTICE. 4—Plinths will not be allowed to project more than 2 inches on Public street for ornamental purposes.

NOTICE. 5—You are required to give timely intimation to the Land Manager and Archt before filling in the foundations and before concrete is filled in for Re-inforced concrete work.

NOTICE. 6—Incase of set back or set forward, the first course of Plinths must be laid the line is checked by the Land Surveyor.

DRAWING 673.



GROUND PLAN

This section of the plan, showing the south of the building, is contained in a separate sheet, 1930, this note, however, for the section, will be deemed to be correct.

APPROVED.

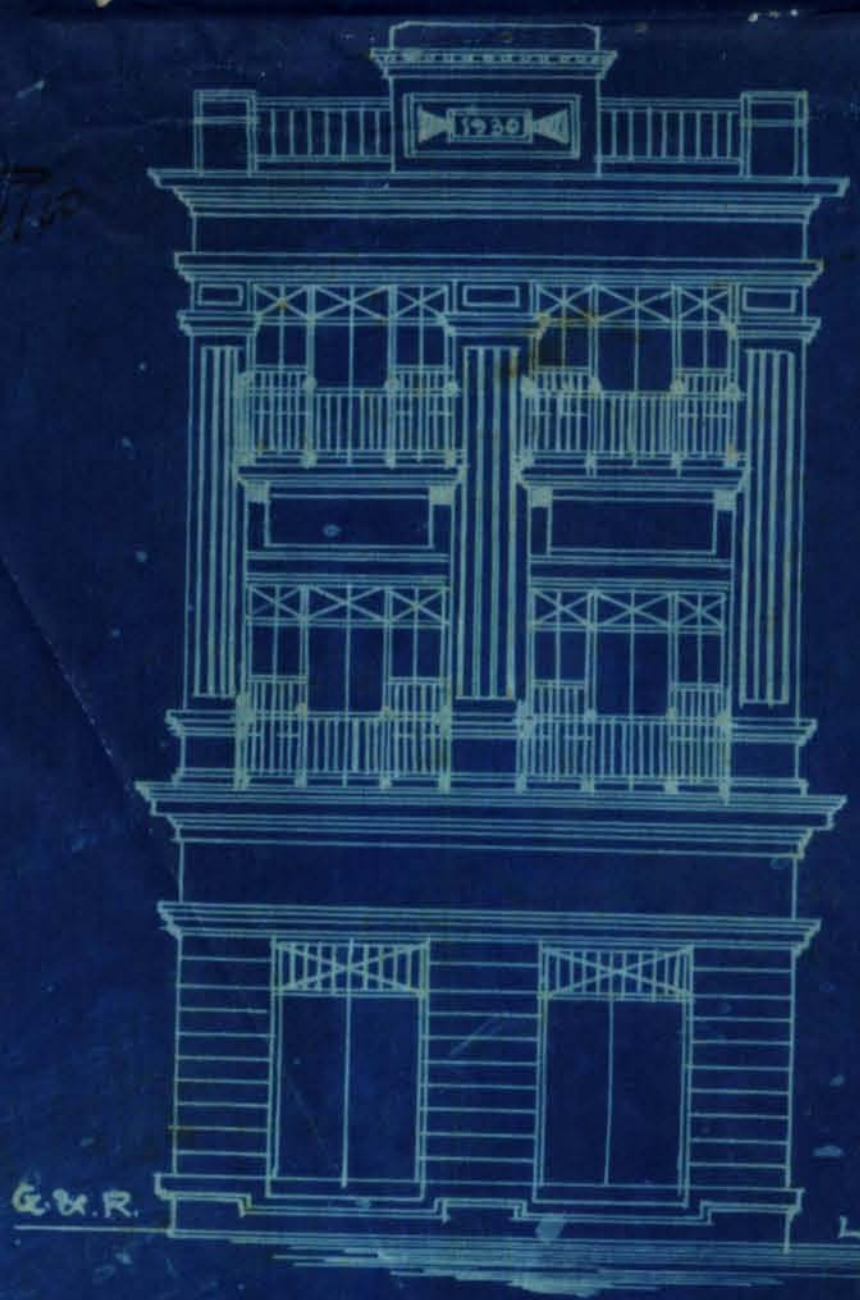
B. S. A. M. Ind. & B. Ind. Manager & Architect.

PLAN OF PROPOSED BUILDING
SHEET N. 50 SHEET N. P. 5.
PIPER QUARTER
SCALE 8:1 INCH

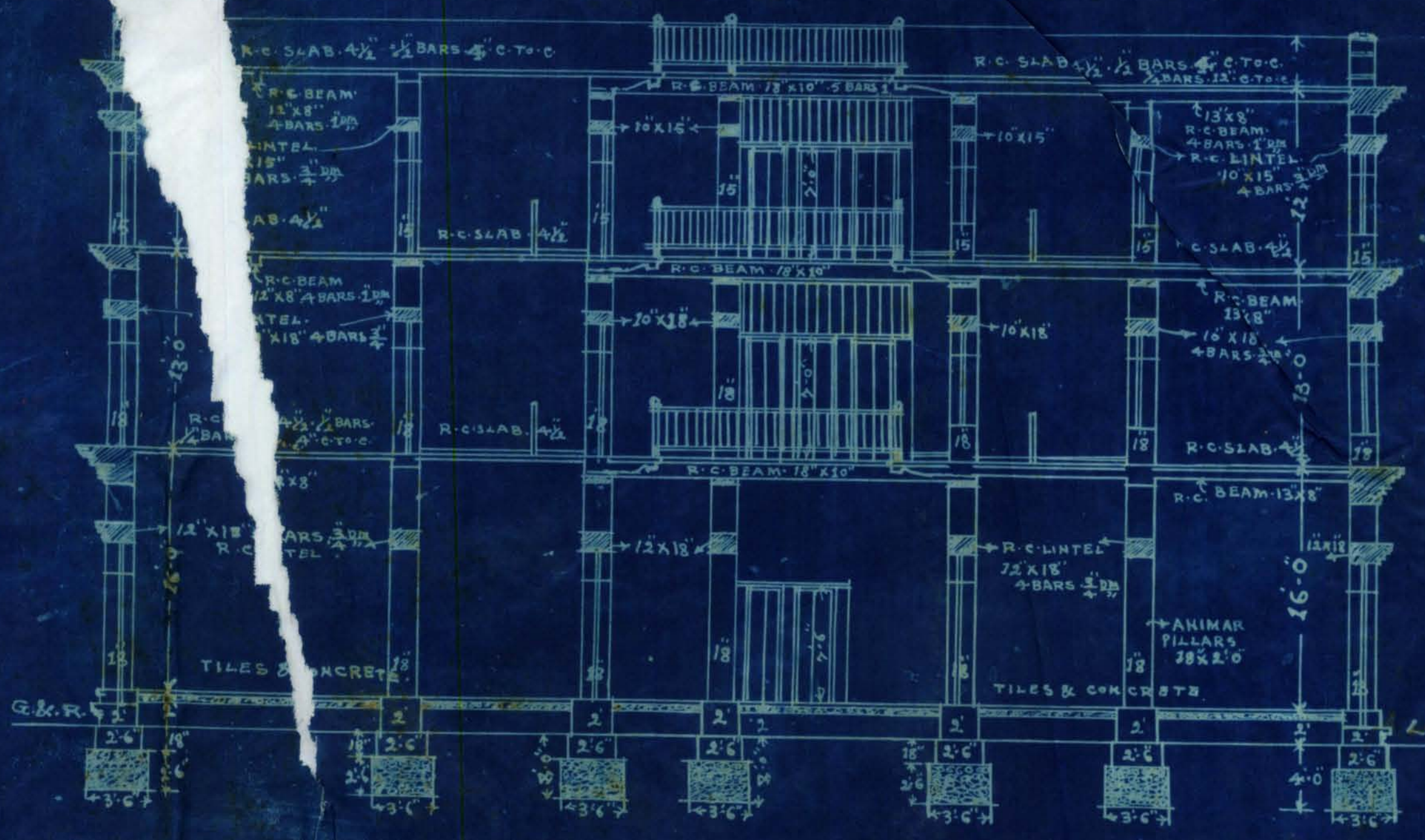
(A. 30)
31



1ST & 2ND FLOOR PLAN



FRONT ELEVATION



SECTION ON A. B.



SECTION ON C. D.



ELEVATION ON C. D.



DETAILS OF R.C. BEAM



ELEVATION ON E. F.



DETAILS OF R.C. BEAM



ELEVATION ON E. F.



BLOCK PLAN

JEHANGIR STREET 25 WIDE.
BULLA STREET 30 WIDE.

Buildings 20' high.

12th March 1930.

Pisamal Tekchand

Deen Kishinder



50, N.P.-

No/R. 104 of 1930

3-1

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 13th March 1930

MEMO

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

1672
Inspector Koor Mahie
to Show 5440. H
13/3.

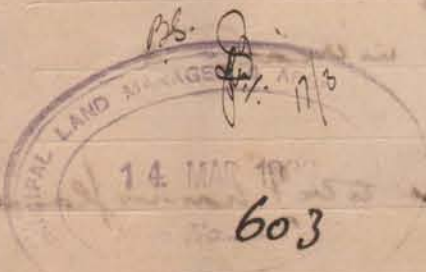
[Signature]
for Chief Officer. 13/3.

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



Date of disposal _____

Date 14-3-1930

[Signature]
Health Officer.



3-2

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. 50

Sheet No. M.P. 5 Napier's Av.

Applicant's Name Pisamal TekchandWhether he is the owner of the plot on which it is proposed to build yes.Plot under whose control Soul?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) 386. area built _____

Building Surveyor's Report _____

(1) central pillars should be of concrete.(2) 18"x10" A.C. beam should be increased to
20"x12" A.C. beams.(3) wall by the side of stair case to be of brick in plaster
material.

The beams must be provided to carry kitchen walls.

work done
2/11/4.

Date _____

Shree
Building Surveyor. 18/3.



3-3

3

LAND SURVEYOR'S REPORT.

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

Remarks _____

no report
11/4.

Date _____ 19 _____

Director 28/3
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

Ses
24/3

As 1, 3, letters to land manager
R.B. - by letter 15/15,
28/3/30

Plans approved
11/4/30

Date of disposal _____

Land Manager and Architect.

FORM A ¹⁰⁴ 13/3/30

[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 12th March 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 50 Survey sheet ~~Old~~/New NP-5 situated in Jehangir street, Napier Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

Godowns & ResidencesIt is intended for the purpose of Godowns & Residences.

† 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 (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 Devkishan.

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 Pisarnal TekchandAddress of the owner Devkishan

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.

4-2

2

Nature of soil in foundation LandNature of masonry in foundation lime concretedo Plinth Rubble masonrydo Superstructure DoKind of woodwork in trusses, post, etc., Ram woodKind of Roof RC roofKind of Floor R.C FloorMethod of Draining Sullage Water Connection with main

:O:

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

Karachi dated 12th March 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. Pisamal Tekchand

for the building at 50 N.R. 5 Napeen Q^r

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.

Darab Singh

Licensed Surveyor.

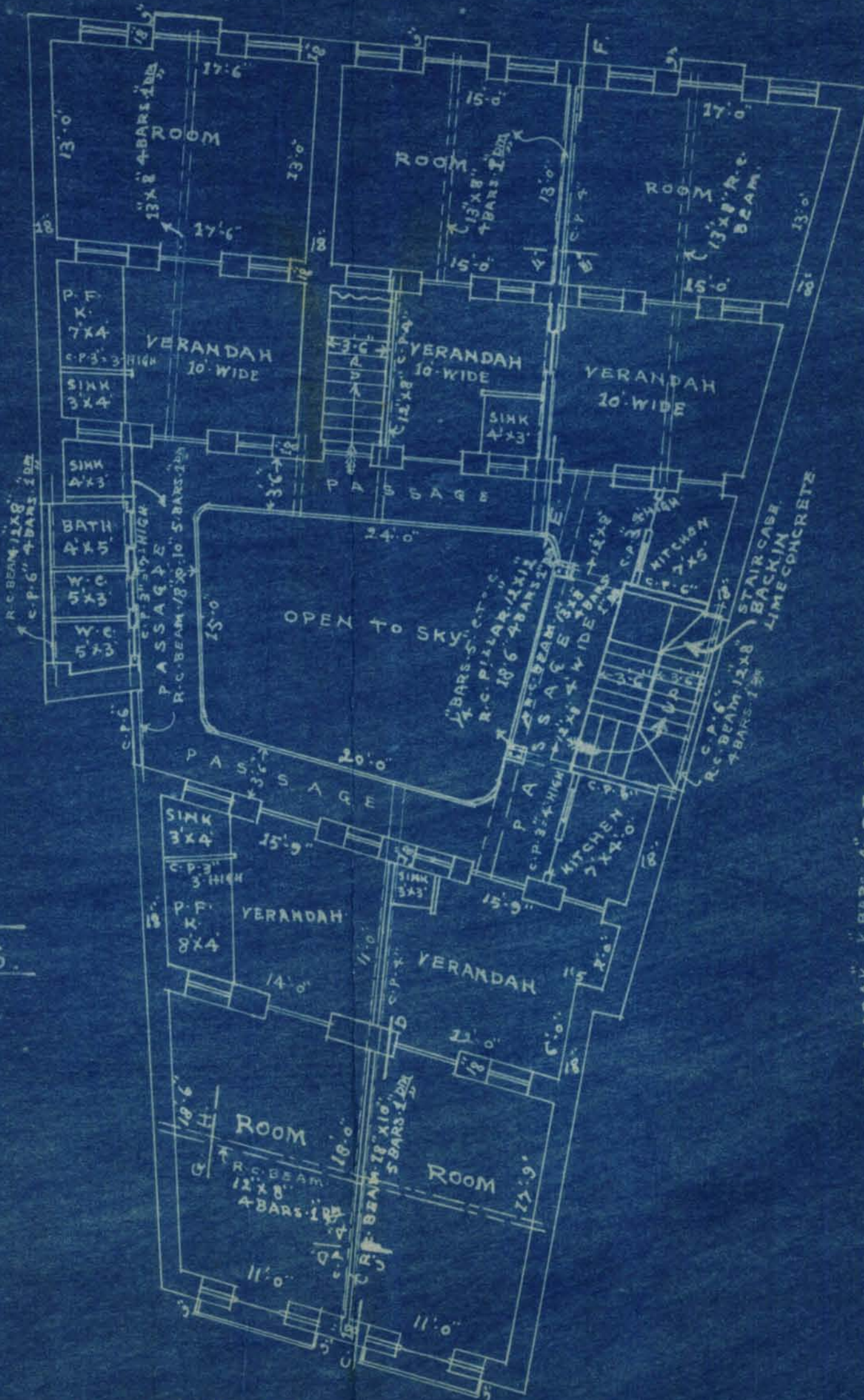
RAWING # 673



GROUND PLAN

PLAN OF PROPOSED BUILDING
ON N. 50 SHEET N. 50
PIER QUARTER
SCALE 8:1" INCH

A-30
31



1ST & 2ND FLOOR PLAN

SECTION ON C.D.

SECTION ON C
SCALE 1" = 1' INCH
R.C. SLAB 4 1/2"

SECTION ON G.H.
SCALE 4"=1' INCH

SECTION ON G. H.
SCALE 4=1" IN CH.

SECTION ON E. F.
SCALES = 1" INCH

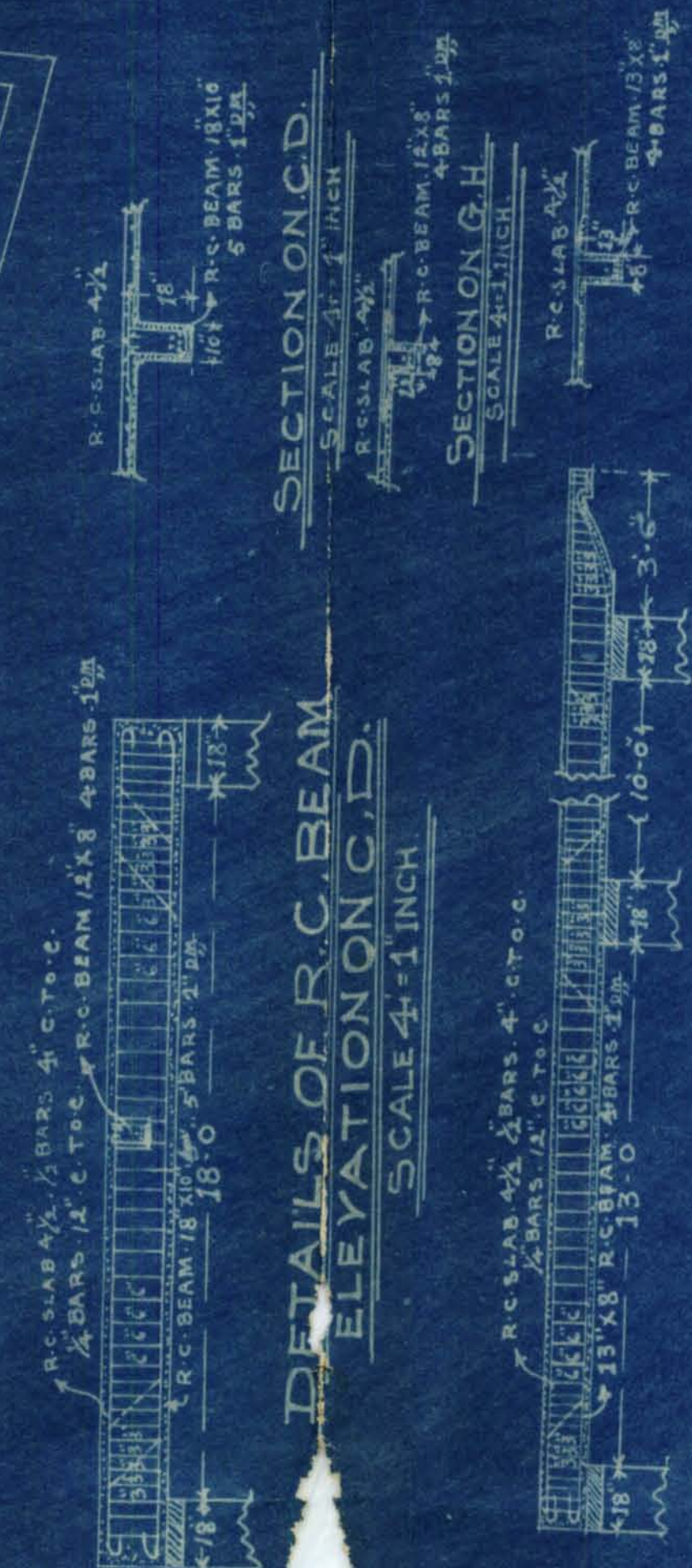
SCALE 4 = 1"

DETAILS OF R.C. BEAM
ELEVATION ON C.D.

SCALE 4" = 1" INCH

DETAILS OF R.C. BEAM
ELEVATION ON E, F

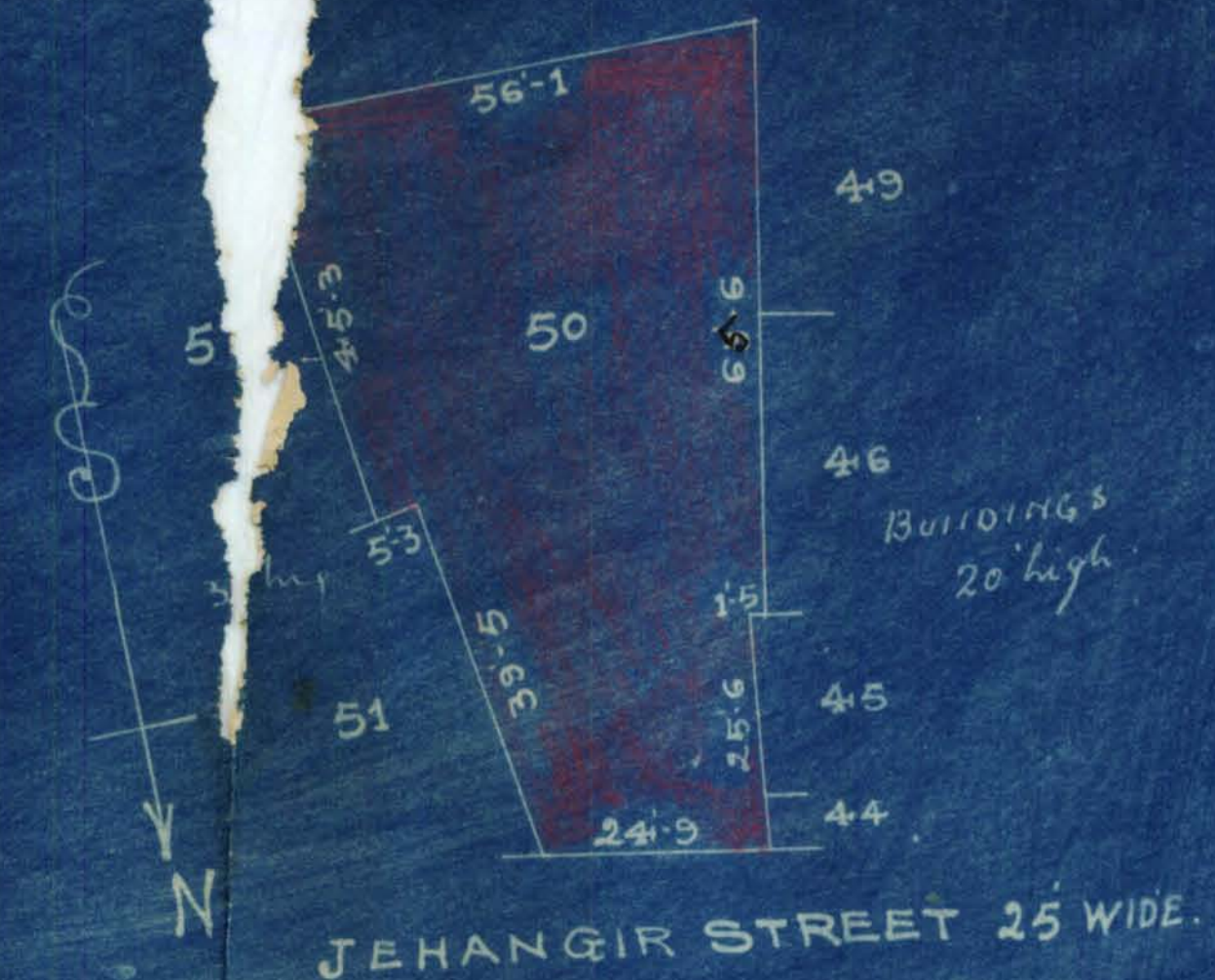
SCALE 4" = 1" INCH



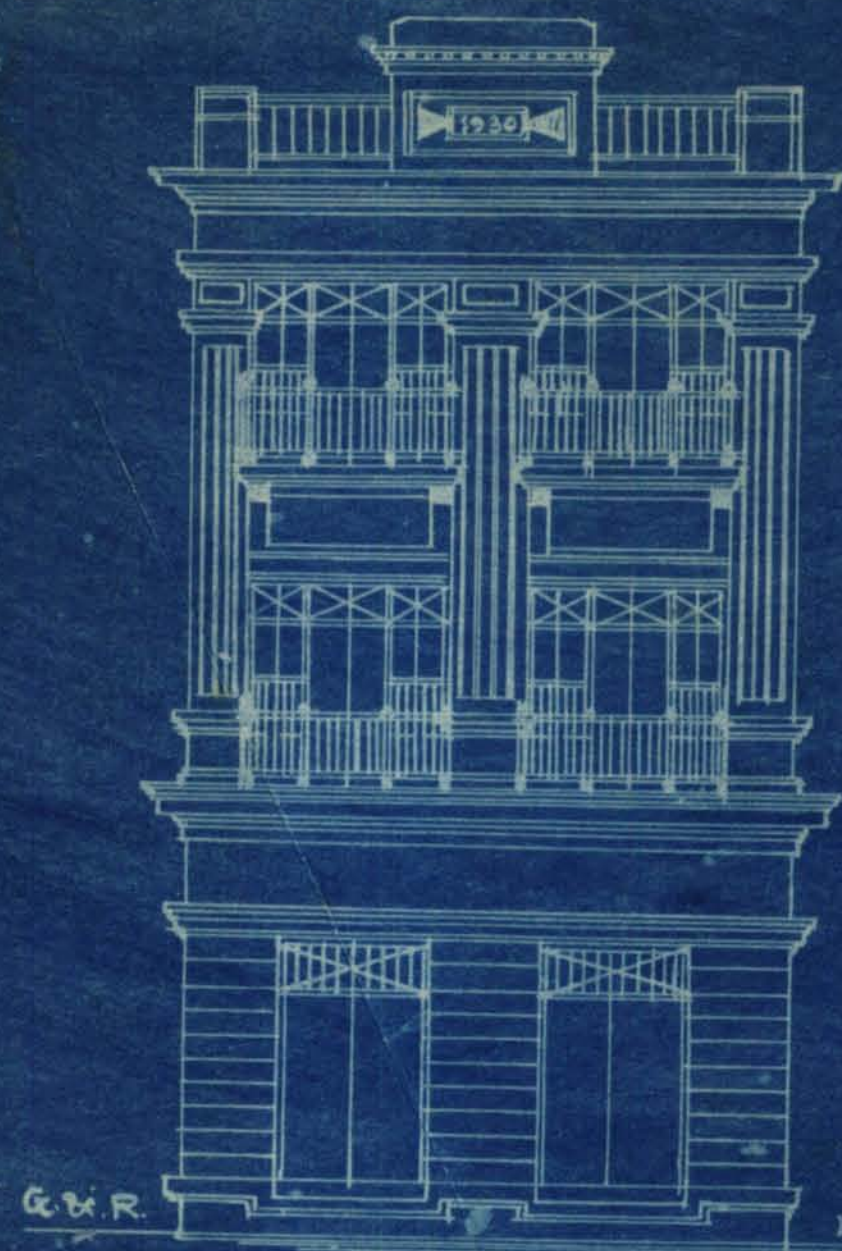
BOOK PLAN

SCALE 20=1" INCH

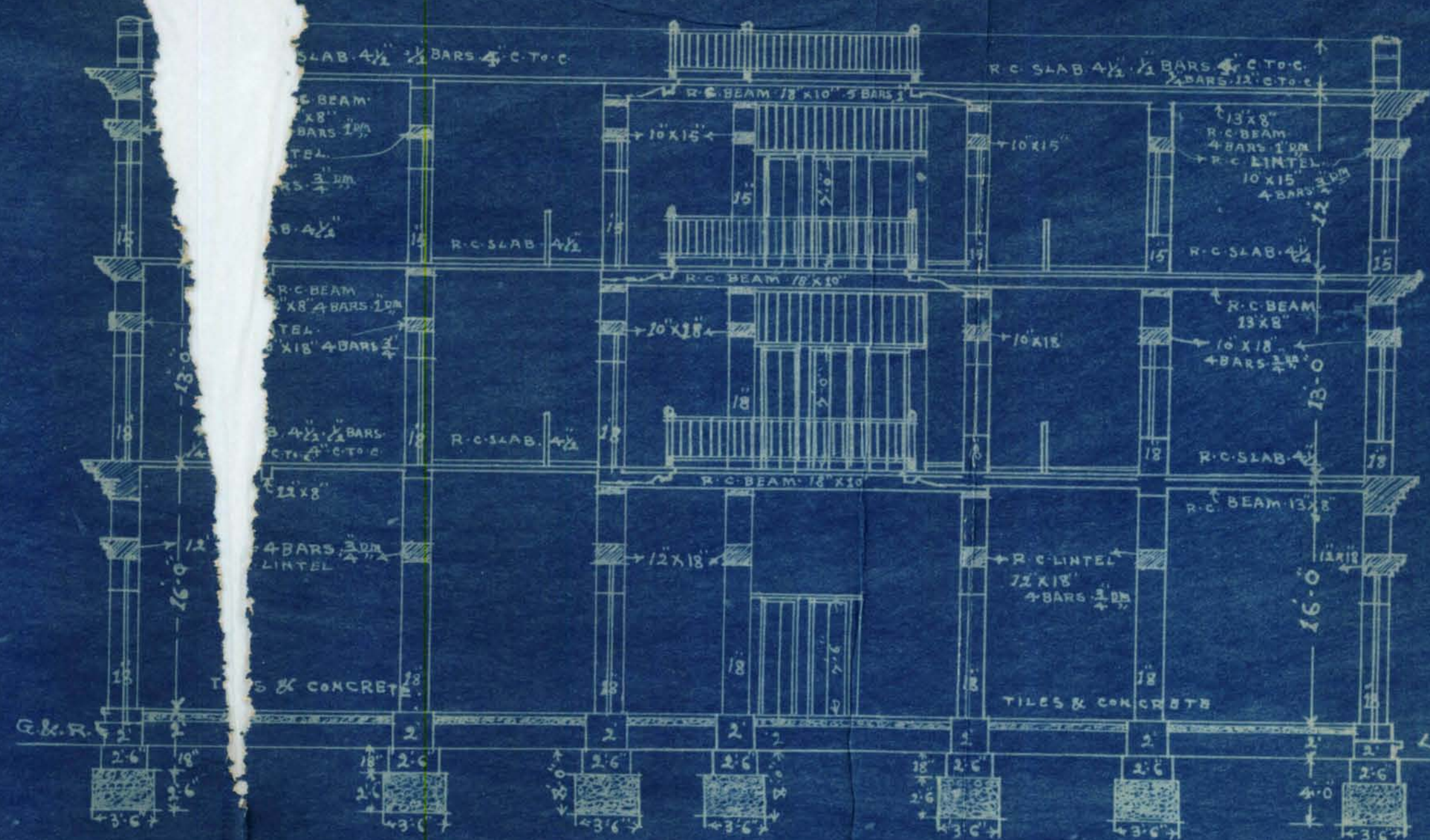
ALLA STREET 30' WIDE



JEHANGIR STREET 25' WIDE.



FRONT ELEVATION



SECTION OF A.B.

27. 7. 1930
Pisani Tekkand
Denkshinder
in March 1930



4th April 1930
BS with plan
924/4

To

The Land Manager & Architect
Karachi Municipality

Sir

Re Plot no 50 NP-5 Napier

In compliance with your memo
no PB 164 dated 2nd April 1930 addressed
to my client Pissamal Tekchand I
have complied with your requirements
as follows.

- (1) Central Pillar will be of similar
masonry as shown
 - (2) There will be no wall by the
side of staircase only there will be
railing with balustrade of non inflammable.
 - (3) Kitchen K has been deleted.
 - (4) R.C column C has been shown 15" x 15"
- The Plans to be approved.

Yours faithfully,
S. K. Kishore

Submitted

twelve plans
in approval

11/4.

P. Sec R.M.R.

re-attached
11/4

3
11/4/30



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.

REFERENCE No. L. M. A. / B. S. P. No. 164. OF 1930

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 2nd April 1930.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Mr. Hussain Jickchand,
 40th. Genl. Indus Karachi

Sir,
 Gentlemen,

With reference to your application dated 12-3-1930, with a plan for the proposed building/additions and alterations on plot No. 50, Survey Shee No. 115, 11th quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) Central pillar should be of Amman wall by the side of staircase to be of non-inflammable
- (2) material.
- (3) kitchen k. cannot be allowed.
- (4) Re column c must be 15" x 15"
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

I have the honour to be,

Sir/Gentlemen,

Your most obedient servant.

[Signature]
 B. Sc. A. M. INST. C. E., 1/4
 Land Manager & Architect.