

LAND DEPARTMENT.

FILE No. III of 1928

25

2295Compilation No. 84

Subject

28. M. 2, N. 12, N. 12, N. 12.

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



176

Form No. 9-500-12-1-28.

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

No. L. M. A.

11158.

OF 1928.

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 9th Sep: 1928.

MEMO.

With reference to ^{his}~~their~~ application, dated 9th August 1928.Mr. Viroomel utamchand. is informedthat the plan submitted by ^{him}~~them~~ for building Shopon plot No. 28 Survey Sheet N.P. 2situate in Street, Napier
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.

Executive Engineer, 7 SEP 1928

Karachi Municipality.

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.

Noti 4.—You are required to give timely intimation to the Land Manager and Architect before concrete is filled in for Re-inforced Concrete work.

Copies to B.S. 11158.
E.O. — 60
E.O. — 61
S/m. — 62.

E.E.

5 SEP. 1928

3

No. ~~XXX~~ N.P.2/28 of 1928.

Revenue Department.

City Deputy Collector's Office,

Karachi, 1 August 1928.

Memorandum,

With reference to his application dated the 13th August requesting permission to build on plot No. P.O. 28 Sheet No. N.P. 2 Napier Quarter in accordance with plan No. 122 approved by the Engineer Karachi Municipality Mr. Viroomal Utamchand is informed that the permission applied for is granted provided he obtains permission of the Karachi Municipality before commencing work.

2/- The plan No. 122 is returned herewith duly sanctioned.



City Deputy Collector, Karachi.

To,

Mr. Viroomal Utamchand.

C/o Devkishandas and Co. Architect
near Khorri Garden Karachi.

(2) The Land Manager and Architect Karachi Municipality
with one copy of plan for information with reference to
his letter No. 10006 dated the 13th August 1928.

(3) The Income Tax Officer, Karachi for information.

M.Y.30.8.28.

P.S. 3/5

10718

28th August 1928

From,

Land Manager & Architect,
Karachi Municipality.

To,

Virumal Utamchand Esquire,
Karachi.

Sir,

Re. Plot No. 28, N.P.2, Napier Quarter.

I have the honour to inform you that the building plans must be signed by all co-owners on whose names the plots stand in the records of this Office as they can not recognize any individual party when the land in the records, stands in the name of several parties.

I have therefore the honour to request you to do the needful at an early date.

I have the honour to be,

Sir,

Your most obedient servant,



B.Sc., A.M.Inst. C.E.,

LAND MANAGER & ARCHITECT.

M₂ Thawanda

Please put up the ²⁸10/11/28 where the
legal adviser gave his opinion that one
party may sign. S

28/8/28

Shown to Mr. H. H.
02
3/9

Mr. Vincent Utamchand
Rasadi.

Plot 25 N.P.2 Napier O.

Sir,
I have the honor to inform you that
building plans must be signed by the Co-owners
in whose name the plot stands in the
records of this office as they cannot
recognise any individual party when the
land in the records stands in the name
of several parties.

I have thus far the honor to reply
you to kindly do the needful
at any early date.

Per
M. J.

Thank you.

L. 201



6

500-18-6-28

KARACHI MUNICIPALITY.

REFERENCE No. G.

10704

MUNICIPAL OFFICE,
KARACHI.

27 August 1928

From,

JAMSHED N. R. MEHTA, Esquire.,

PRESIDENT,

KARACHI MUNICIPALITY.

To,

The Land Manager & Architect.

I have seen the City Deputy Collector on the subject. His point of view is that ~~either~~ the subdivision plans must be signed by all the parties on whose name the plot stands in the Municipal Register and if the Sub-division is not sanctioned and the sub-division is not made, the plans for the buildings must also be signed by all the owners as they cannot recognise any individual party when the land in the records stands in the name of several parties. Please inform Mr. Virumal accordingly. All the papers are sent herewith.

(Sd) Jamshed N.R. Mehta
PRESIDENT

For Karachi Municipality.

Through — Chief Officer

Karachi Municipality

L. M. A. :- to note & to
Inform Mr. Virumal accordingly -

27/8

m



Heritage

KMR.CDD.NaQ.1928.03

7

No. N.P.2/28 of 1928
Revenue Department,

From,

F. E. Cumming, Esquire,
City Deputy Collector, Karachi.

To,

The President,
Karachi Municipality.

City Deputy Collector's Office
Karachi, 18th August 1928.

Subject:- Proposed building on part of plot No. 28 Sheet N.P.2
Napier Quarter.

Sir,

In continuation of our discussion this morning I

have the honour to return as requested the plan of the
proposed building received with the Municipal Executive
Engineer's No. L.M.A. 10005 of the 13th August 1928.

I have the honour to be,

Sir,

Your most obedient servant,

F. E. Cumming

F. E. Cumming
City Deputy Collector, Karachi



L.M.A

The accompanying
plans have been
given to the owner
Mr. Virumal who
will return them
duly signed by all
parties.

mmg
23/8

*I have dictated
letter to
concerned
2/8*



From No. 30-300-28.6-27.

L. M. A. 10005. 1928.

MUNICIPAL OFFICE,

Karachi, 13/8. 1928.

MEMO:

With reference to ^{his}~~their~~ application with plan received on 9th
August 1928, for building on plot No. 28
Sheet N.P. 2 Napier Quarter,
Mr. Virumal Ullamchand
~~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.

Executive Engineer,
Karachi Municipality

11/8

L. M. A. 10006. of 1928.

MUNICIPAL OFFICE,

Karachi, 13/8. 1928

MEMO:

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

Executive Engineer,
Karachi Municipality.

11/8

E.E.
13 Aug 1928

9.
M Thawms

How did we pass
the plan of the plan & the
of M Vermon

7-cis
to
file
comp
11/8

Please put up the necessary
plans at once. They may be in
1926 Building file. The
10/8

10/8/28



Form No. 1A-1000-11-10-27.

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.

Shawarida. B. *[Signature]*
for Chief Officer. 10/8

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

No objection

Date of disposal _____

Date 10-8-1928

[Signature]
Health Officer



10-2

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.

Plot No.

Sheet No.

Applicant's Name Mr Virumal Ullamchand.Whether he is the owner of the plot on which it is proposed to build Yes. +Plot under whose control Govt.:Whether it is permanent or temporary Permanent.The work proposed Shop.

Building Surveyor's Report The roof of the present structure must be immediately removed & replaced with the same. Reinforcement is all right.

There is no other objection.

+ Mr Virumal Ullamchand is one of the owners of the plot. Vide Extract from the Property Register of the City Survey of Napier Quarter Taluka Karachi District Karachi. Copy supplied to the applicant by Head City Surveyor on 3/8/28.

Shir
11/8

Date 10/8/28.

Shawoodas B M
Building Surveyor.



10-3

3

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment yes.

Area of plot _____

Area under Alignment _____

It is applied by T. P. Scheme _____

Remarks Site measurements are correct.

no objection to the M/S
 * The ~~plot~~^{shop} forms a part of the plot 28 NP2 and in itself it does not come under alignment.

There is no objection if the portion comprising shop is not subdivided officially.

* As per registered No 411 at page 9 to 12 Volume 364 of Book No I dated 28th May 1928, the portion of plot having shop occupied by this date by Kabeul Mohamed measuring $28\frac{3}{4}$ sq ft bearing facing Kundan chut Mr. Veronah Ulaichand is the absolute owner. Shawardas. N. M.

Date 10/8 1928

Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

Plans may be affirmed
 To

11/8/28

Date of disposal _____

Submitted to Ex. Engineer :

Land Manager and Architect.



10-4

No. E.

of 192

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 192

Ex. Engineer's Orders

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

Ex. Engineer.

Karachi Municipality.

No. L. M.

of 192

Submitted to the Managing Committee through the Chief Officer.

Land Manager and Architect.

RESOLUTION OF THE MANAGING COMMITTEE.

Resolution No.

Dated

1926
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

August 9th 1928.

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 28 Survey sheet Old/new N.P-2 situated in Kundlan street, Napier Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

Shop
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 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 Chandras.

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.

11-2



Heritage

KMR.CDD.NaQ.1928.03

2

Nature of soil in foundation Earth

Nature of masonry in foundation lime concrete

do Plinth Dressed masonry

do Superstructure — Or —

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

Kind of Roof —

Kind of Floor R. P. Floor

Method of Draining Sullage Water — not required

—:O:—

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

Karachi, dated 9th August 1928

To,

The Chief Officer,

Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Vincent Wamshaw

for the building at 28 N.P. 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.

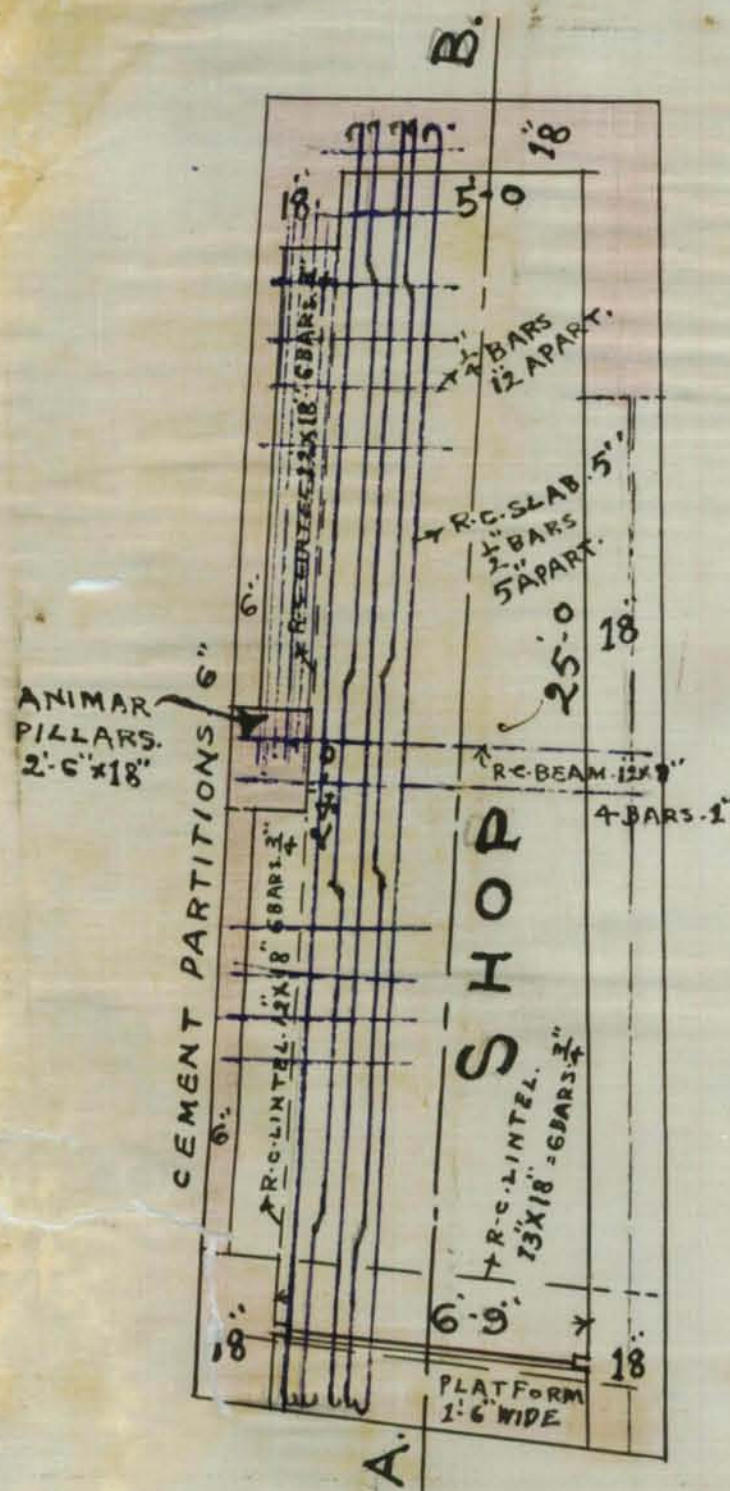
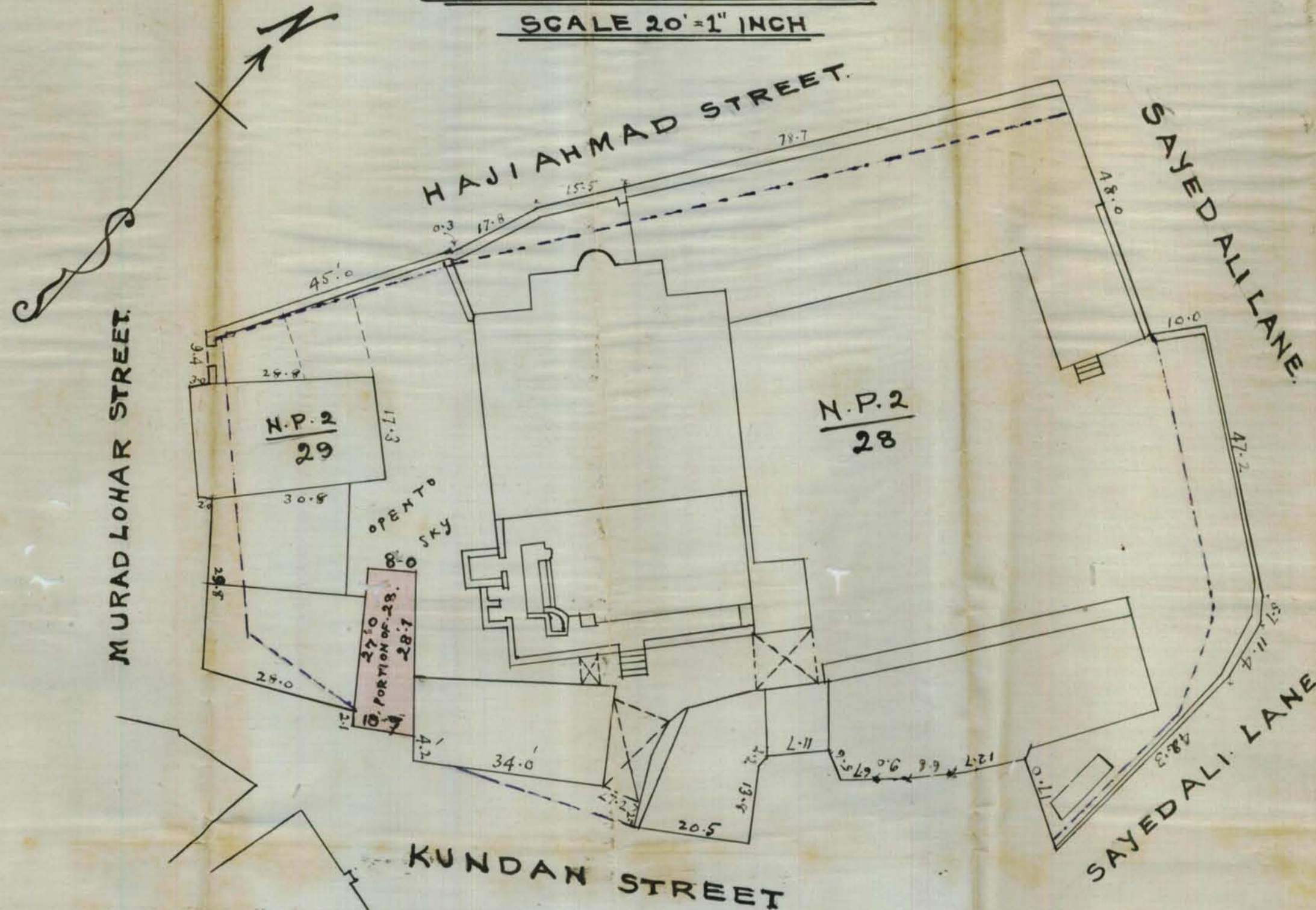
Vankishidhar

Licensed Surveyor.

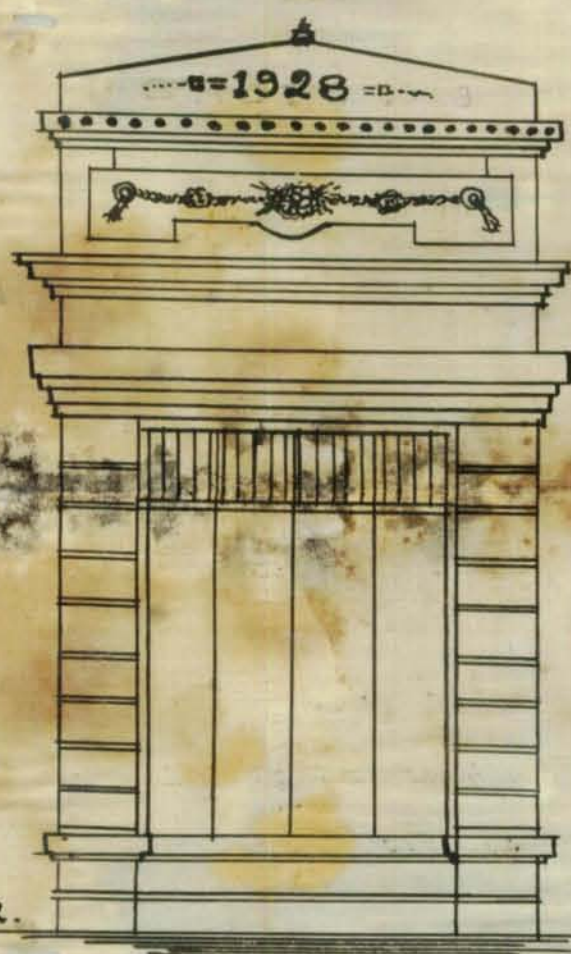
DRAW. No. 555

BLOCK PLAN

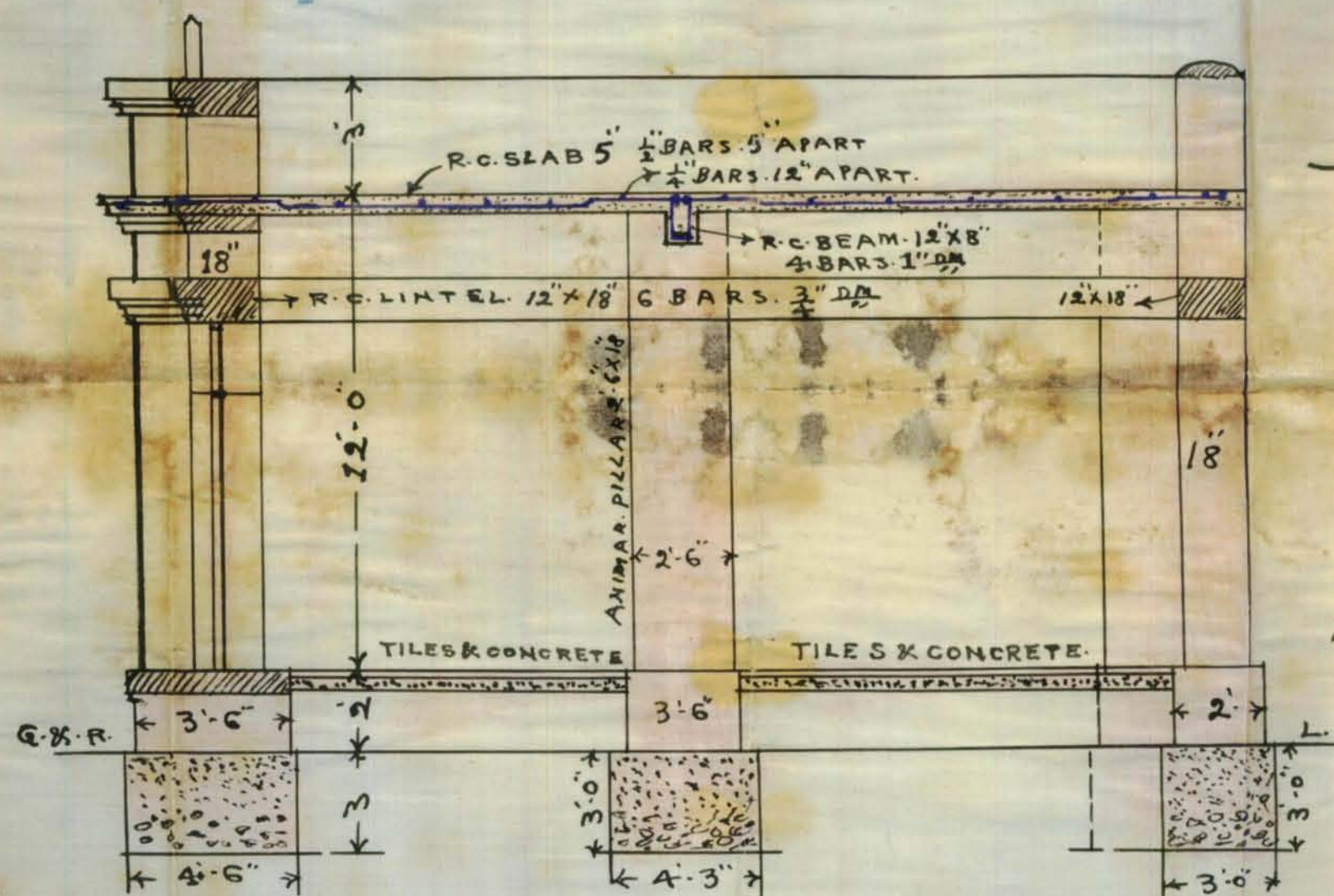
SCALE 20' = 1" INCH



GROUND PLAN



FRONT ELEVATION.



SECTION ON A.B.

APPROVED

Executive Engineer,
Karachi Municipality.

PLAN OF PROPOSED SHOP ON
PORTION OF PLOT No. 28
SHEET No. N.P. 2
NAPIER QUARTER
SCALE 4" = 1" INCH.

Krunal Khanchand

Devi Kishor Das
architect
9.8.28.

Karachi Municipality.

—:O:—

Reference No. L.M.A.
E. E. G.

Dated 4th Aug 1928.

Re. Survey No. 35 Sheet No. A-21 Kapier Quarter

Name of applicant Mr Virumal Mainchand

Purport of Application :—

Shop. Asking permission for repairs to his

Remarks of L. S., B. S.
L. I., E. O.

*Remarks
The roof
is rotten & walls
Kulich
4/8.*

The building consists of gr floor and is a shop which forms a part of masjid plot. It is not under alignment and permission for repairs may be granted after the title deed is produced.

Shawood & Co.
4/8.

Lank Manager and Architect's remarks :— Plans for a new building must be submitted as the existing structure is almost dangerous & rotten

2
28 | A21

5/8/28



21 = 14.02

Plot 35 = (17)

14-1

Haji Ahmed street

Haji Ahmed street

Haji Ahmed street

35
(17)

Muhammad Khan street

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37. A

133

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(30)

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14-2



