

LAND DEPARTMENT.

FILE No.

of 192 8

2292

22

Compilation No. 82

Building plan.

Subject

43. M.P. 1. Napier St.

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



B.S. 7

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

No. L. M. A.

16160

OF 1928.

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 21/12 1928.

MEMO.

With reference to ^{his}~~their~~ application, dated 9th October 1928Mr. Kemalram Gordhandas is informed
Messrs. arethat the plan submitted by ^{him}~~them~~ for buildingon plot No. 43, Survey Sheet N. 1situate in Street, Nafis
Road

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

Executive Engineer,

Karachi Municipality.

19/12

20 DEC 1928

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 1/4
(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.

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

E.E.

20 DEC. 1928

500—1-28.
500—11-28.

Copy to
 Asst. 16161
 Ho 62
 Co. 63
 Som. 64

3

No. N.P.1/43 of 1928
Revenue Department,
City Deputy Collector's Office
Karachi, 16 December 1928

Memorandum,

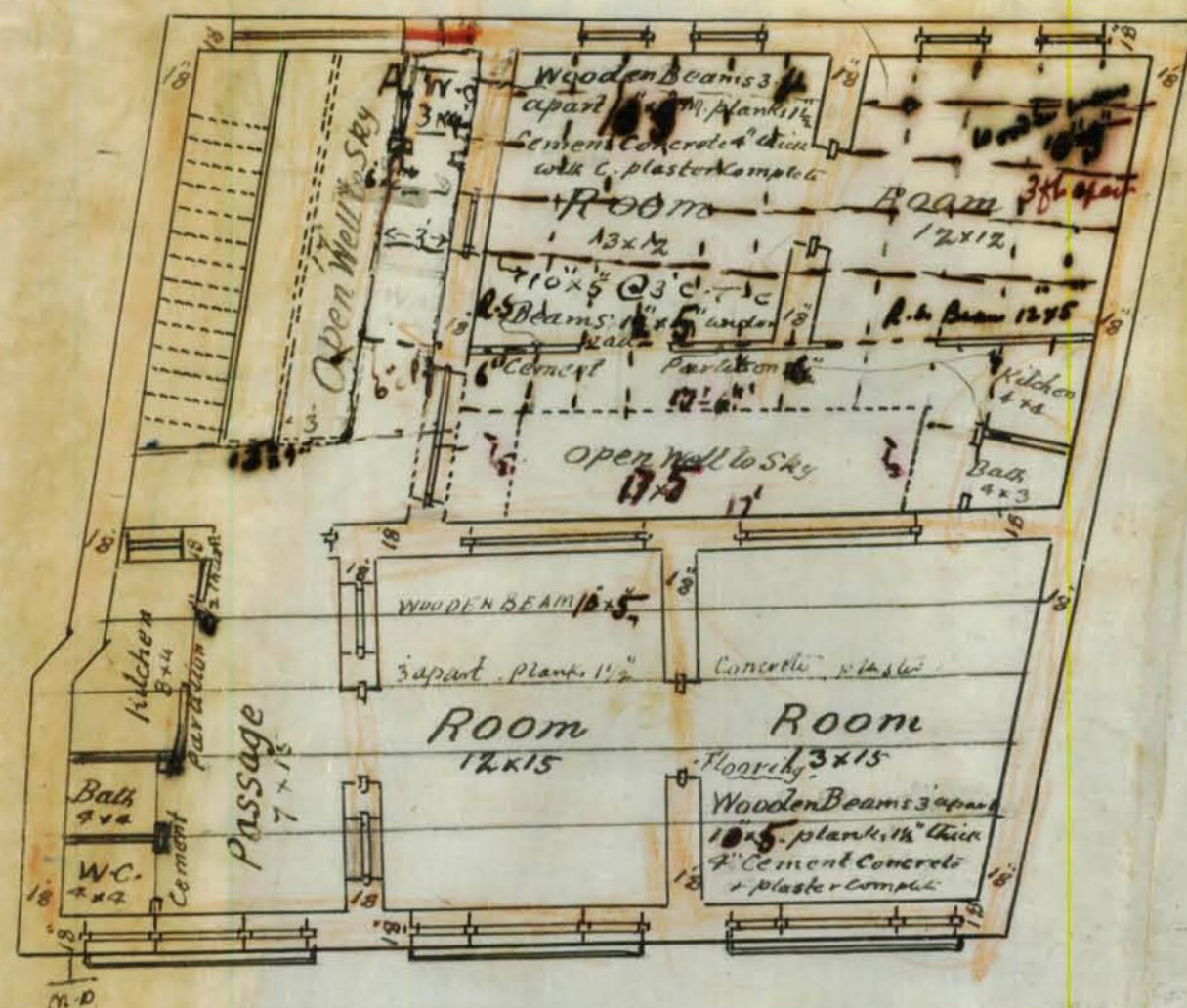
With reference to his application dated 30th November 1928 requesting permission to build on plot No. 43 Sheet No. 1 Napier Quarter in accordance with plan No. 169 approved by the Engineer Karachi Municipality Mr. Kewalram Goverdhandas Manager Hindu Joint Family is informed that the permission applied for is granted provided he obtains permission of the Karachi Municipality before commencing the work.

Plan No. 160 is returned herewith duly sanctioned.

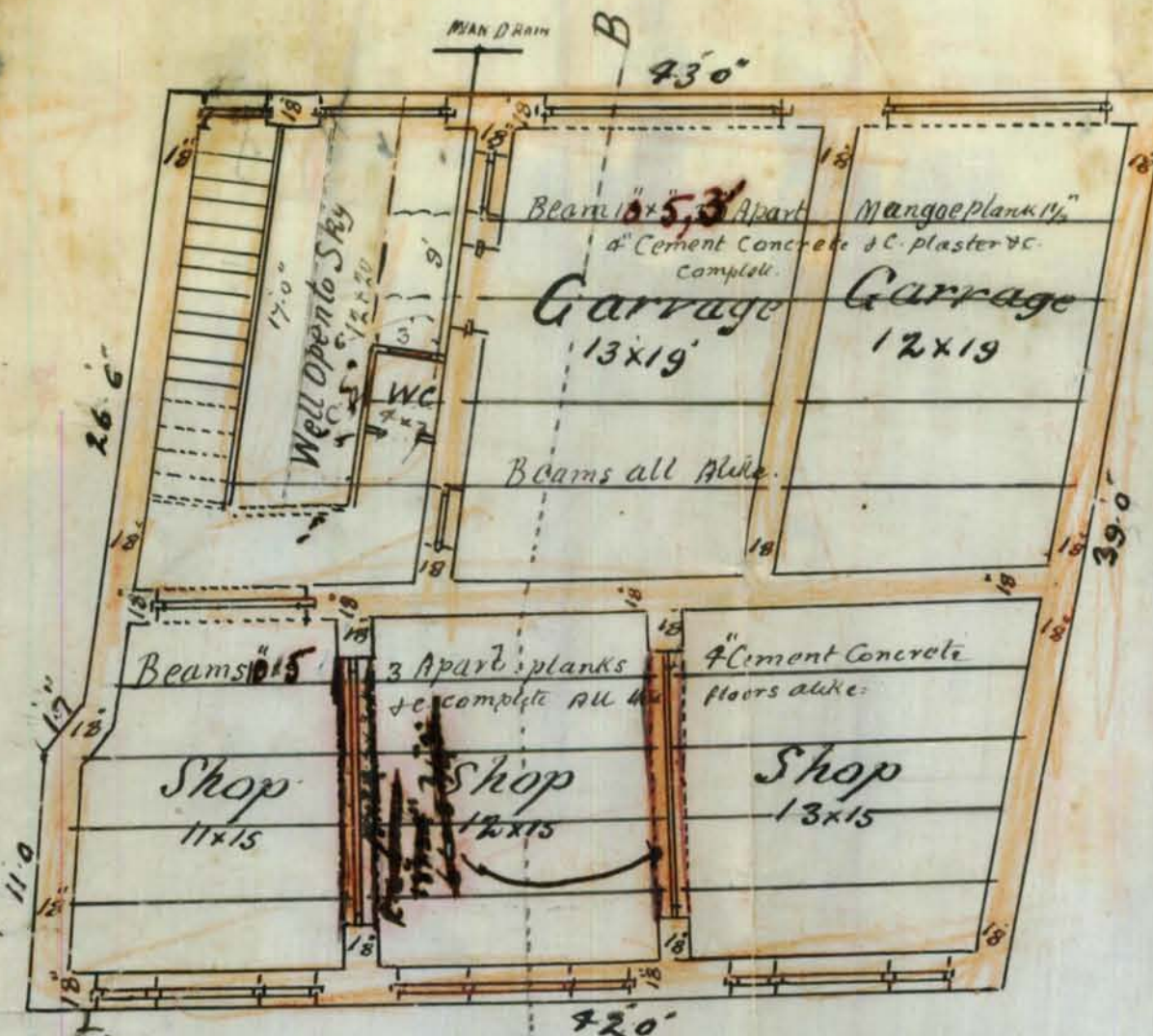


- Re...*
- City Deputy Collector, Karachi
- (1) Seth Kewalram Goverdhandas New Cloth Market Bunder Road.
 - (2) The Land Manager & Architect, Karachi Municipality with one copy of plan for information with reference to his endorsement No. L.M.A.14820 dated 28th November 1928.
 - (3) The Income Tax Officer, Karachi for information.

GTJ.

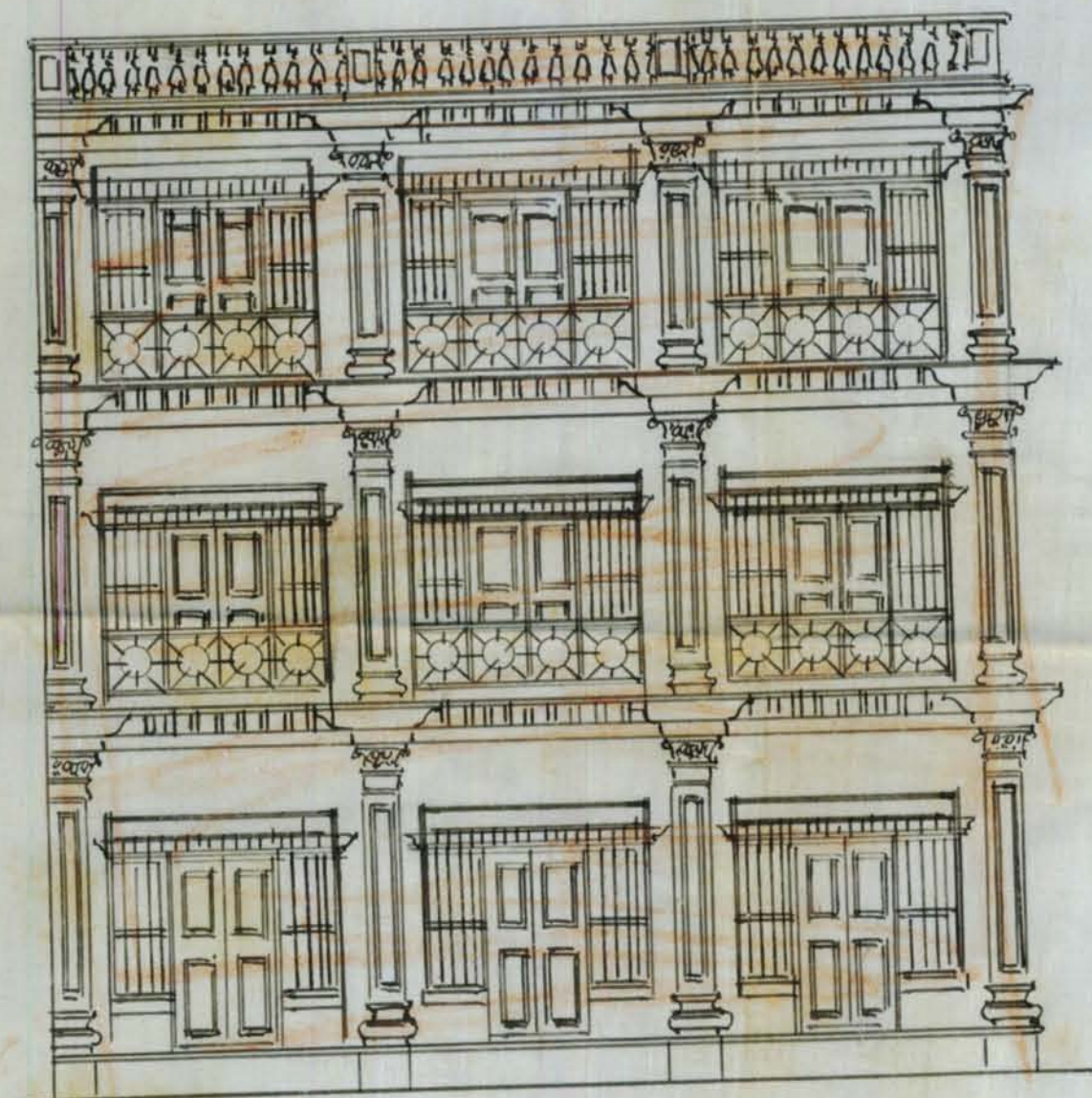
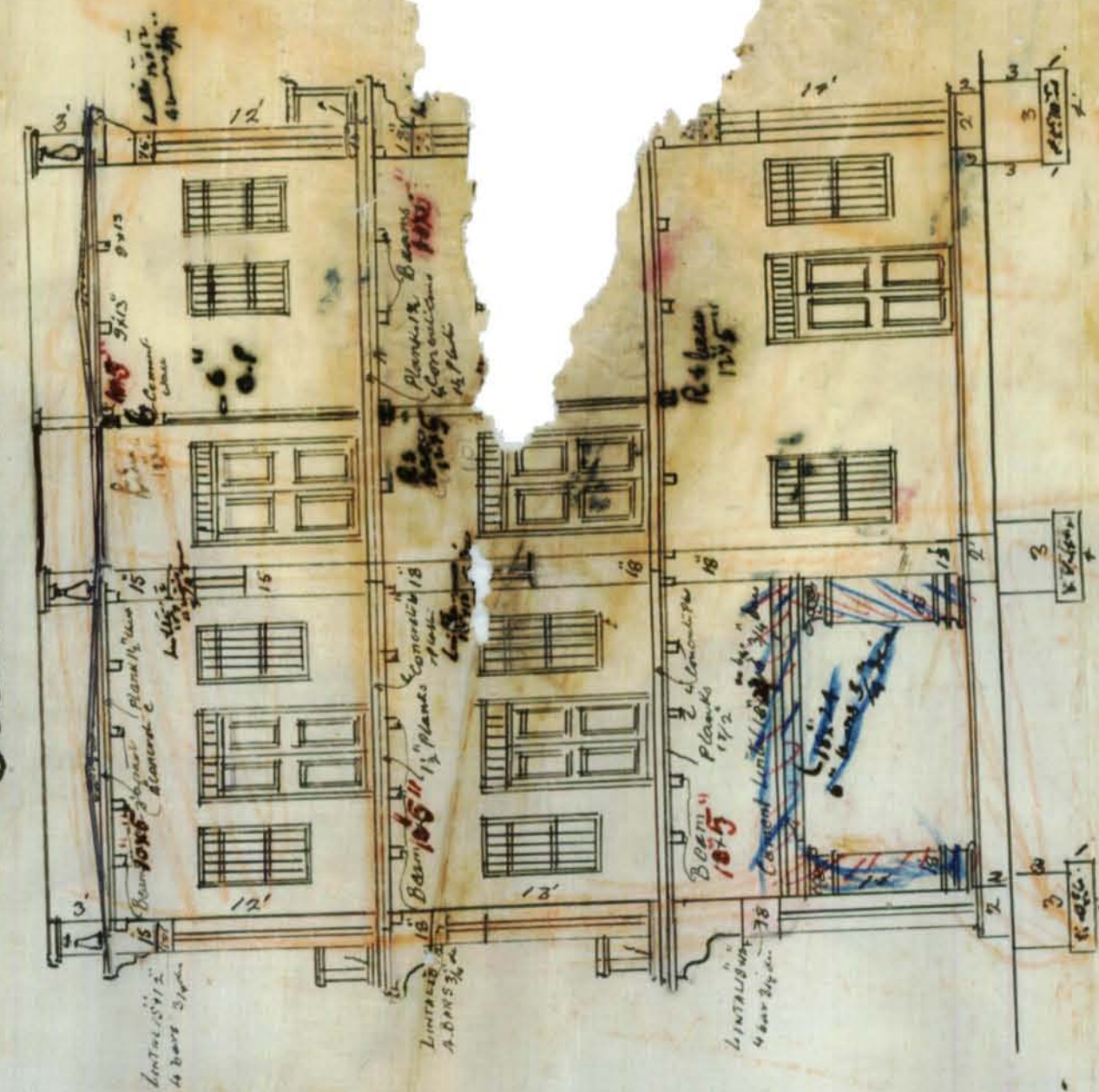


1st & 2nd Floors



Ground Plan

Section On A.B.



FRONT ELEVATION

The plan showing the Shops with
upper stories to be built on plot
No. 26. A 20 Napier Qr
after leaving the alignment portions
of both of the Streets as desired
Scale 8 Feet to One Inch.
Kamalram Goudandas

Mathan
architect & Surveyor
8-10-28

APPROVED
Executive Engineer,
Karachi Municipality



BLOCK PLAN
OF
PLOT No. 26A20
NAPIER QUARTER
Scale 20' = 1 inch



L. M. A. 14819 1928.

MUNICIPAL OFFICE,

Karachi, 28/11 1928

MEMO:

With reference to ^{his}_{their} application with plan received on 9th Oct: 28

192, for building on plot No. 26

Sheet A-20 Napier Quarter,

Mr. Kewahram Gordhandas

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.

19/11

L. M. A. 14820 of 1928.

MUNICIPAL OFFICE,

Karachi, 28/11 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.

19/11

E.E.

20 NOV. 1928



6

L.M.A

Sir,

No architect has removed
all the objections excepting
the one regarding the new shops which
may be waived as was done in similar
case (Plot No 52 MR 6)

Yks
10/11

L.M.A

Sir,

The architect
has removed all the
objections. The plan
may be approved
16/11

B.S

The 4' x 3' joist runs on the blue
prints from East to West as they do in
the house. W.C. near the stairs may be made
near the West wall

R.S.T.
19/11

10/11/24

Please see remarks on Plan

16/11/28

Calculations for R.C beam

Load

$$(1) \text{ Wall load} = \left(\frac{3}{2} \times 12 \times 13\right) \times 150 = 35100 \text{ lb.}$$

$$(2) \text{ Floor load including live load} = \left(\frac{12+13}{2} \times 15\right) \times 140 = 26250 \text{ lb.}$$

$$(3) \text{ Beam wt} = 12 \times \frac{3}{2} \times 2 \times 150 = 5400 \text{ lb.}$$

$$\text{Total load} = 66750 \text{ lb.}$$

$$\text{Subtracting load for door opening} = 3.5 \times 8 \times 1.5 \times 150 = 6300 \text{ lb.}$$

Say 6000 lb. after making allowance for door itself

$$\text{Hence the net load carried by the beam} \\ = 66750 \text{ lb} - 6000 \text{ lb} = 60750 \text{ lb.}$$

$$B.M = \frac{60750 \times 12 \times 12}{10} = 6075 \times 12 \times 12 \text{ in lb.} \\ = 874800 \text{ in lb.}$$

$$\therefore d = \sqrt{\frac{B.M}{956}} = \sqrt{\frac{6075 \times 12 \times 12}{95 \times 18}} \\ = \sqrt{\frac{1215 \times 6}{19}} = \sqrt{\frac{9720}{19}} = \sqrt{511.6} \text{ inches} \\ = 22.6 \text{ inches}$$

Hence the 24" depth assumed is quite all right

Steel required

$$A_c = \frac{B.M}{14080 \times d} = \frac{874800}{14080 \times 24} \text{ sq inches.} \\ = \frac{3645}{1408} \text{ sq inch} \\ = 2.6 \text{ sq inch.}$$

Which is equivalent to the area of 6 bars $\frac{3}{4}$ " diameter

Hence steel to be used = 6 bars $\frac{3}{4}$ " diam

Tharanda R. M.

9/11

B. S. I.

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. 13430 OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 31/10 1928.

MEMO:—

With reference to ^{his}~~their~~ application dated...10/X/28...with aplan for the proposed ^{Building}~~additions~~ on plot No. 26...Survey Sheet No. A-20

Napier Quarter Mr. Karamchand G. G. is informed that until the following requirements are complied with the plans cannot be passed.

- ✓ (1) Open to sky space must be dimensioned
- (2) W.C. over shop cannot be allowed
- ✓ (3) Joint arrangement of passages must be shown on plan and so also of kitchen & sanitary block.
- ✓ (4) Section must be corrected.
- ✓ (5) Lintels must be provided.
- ✓ (6) Calculations for R.C.C. beams marked 'R' must be given. Also size & reinforcement required to be increased.
- ✓ (7) Drainage connection must be shown on plan.
- (8)
- (9)

The plans are returned herewith for amendment.

B. SC., A. M. I. C. E., 31/10

Land Manager & Architect

9-1

Form No. 1 A-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

44.3
Insp. Bhall
to show to H.O. pl
11/10

Shawar. K. M.
for Chief Officer. 10/x

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt

No objection

1. attached also
yes 10/10

Then 7 is re attached to
the paper res: alignment
to your for small 1374

Date of disposal

2. c required & you
is issued from 10/10
today 10/10

Date 12-10-1928

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.

Plot No. Sheet No.

Applicant's Name: Kewaham Ewertham as

Whether he is the owner of the plot on which it is proposed to build yes.

Plot under whose control Gosh.

Whether it is permanent or temporary Permanent.

The work proposed Building.

Building Surveyor's Report (1) open to my spaces to be diminished.

(2) WCs on all floors require to be rearranged. It is suggested that they may be shifted to the position marked A.

W.C over Shop cannot be allowed. I comment

(3) Joint arrangement of passages must be shown on plan. And so also of Kitchens & Sanitary block.

(4) Section must be corrected.

(5) Drills must be provided.

(6) Calculations for R.C. beams marked 'B' must be given. The size of reinforcement to be increased.

(7) Drainage connection must be shown on plan

Date 24/10/28

Thawanda K M
Building Surveyor.

no objection
24/10/28



9-3

3

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment

Yes but the same
is shown set back in the plan.

Area of plot

Area under Alignment

It is applied by T. P. Scheme

Remarks

All measurements are correct.

The land under alignment to be left on file

No objection
10/11

Shawarda. R. M.

Date

24/11

1928

Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

B8 ① ② W.C. on ship canal bottom, ③

④ ⑤ ⑥

29/11

Plans may be approved.

16/11/28.

Date of disposal

Submitted to Ex. Engineer:

Land Manager and Architect.

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



10-1

KMR.CDD.NaQ.1928.04

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,

19 .

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 26 survey sheet Old/new A 20 situated in Haji Abuda street, Napier 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 Shops and residential

† 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 Mr. Nathan Abuda

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 Kamuran GordhandasAddress of the owner Indha Sur.

† 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.





2)
Nature of soil in foundation Hard sand

Nature of masonry in foundation Chunam Concrete, Rubble stone

do Plinth Rubble stone

do Superstructure Chunam & Block in course

Kind of woodwork in trusses, post, etc., Flat iron

Kind of Roof Flat Terrace with post beams, planks &c.

Kind of Floor Katcha bit with Concrete & Bricks

Method of Draining Sullage Water _____

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

Karachi, dated 19

To,
The Chief Officer,
Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Hewatram Goverdham Das

In the dar

for the building at Napier Road on plot No 26 & 20

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.

Nathan Hosham

Licensed Surveyor.

11
 Manus neg: Fot. no: 26 a. 20 N. 1912
 attached to the papers of: alignment of
 Haji Abdullah Shah N. 1912

B.S. Alignment Scheme papers
 have been separated from the
 Building permission papers
 of the time as they sent
 to you for final review

C.
 P. attached the same
 which is with me
 30/11

12

1000-11-10-27.

KARACHI MUNICIPALITY.

:0:

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.

8075

OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 3-7-1928.

MEMO:—

With reference to ~~their~~ ^{his} application dated 13th June..... with a

plan for the proposed ^{Building} ~~additions~~ on plot No. 26..... Survey Sheet No. A-20..

Rajpur..... Quarter Mr. Keesabram Ganesha is informed that until the following requirements are complied with the plans cannot be passed.

- (1) For 15' span wooden beam may be 11" x 5" as 14" x 8" beams are too big.
- (2) Alignment on Haji Abdullah Street is under consideration.
- (3) The application to build must be made on new form (A) under section 26 modified.
- (4) Zero points must be distinct.
- (5) Beam arrangement must be shown on 1st and 2nd floor plan.
- (6) Lintel must be fully detailed.
- (7) Area left under alignment will be checked after it is left therefore the area of 37-86 sq yds must be deleted.
- (8) Open yards must be at least 8' clear in width free from any obstruction.
- (9)

The plans are returned herewith for amendment.

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

Land Manager & Architect.

BS
Please plan before the
about 9-30 AM
min at 3/7/28.

3/7.

3/7

13-1

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

No. 6. of 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 192

MEMO:

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

16/3/22
Jagjit Bhatt
Show to H.O. Pl
16/6.

Lawrence B. M.

for Chief Officer. 14/6.

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt

No objection

2/6
B.S.
[Signature]

Date of disposal

Date 15-6-1928

Health Officer



13-2

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. Kewaham SardhandanWhether he is the owner of the plot on which it is proposed to build yesPlot under whose control GovernmentWhether it is permanent or temporary permanentThe work proposed BuildingBuilding Surveyor's Report (1) The application to build must be made under new form (A)(2) Ferro print must be distinguish.(3) Beam arrangement must be shown on 1st-2nd floor plan.X (4) For 15' span size of R.S. piers must be 12x5" instead of 10x5"(5) Details must be fully detailed.Date 25/6/28

Shawar K. M.

Building Surveyor.

13-3

3

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment yes.

Area of plot _____

Area under Alignment 37.86 sq yds.

It is applied by T. P. Scheme _____

Remarks Site measurements are correct.Alignment must be kept on site.Thawar Das. K. M.Date 25/6 1928.

Land Surveyor

Remarks of.

LAND MANAGER AND ARCHITECT.

P. Sharm align26/6Shown
27/6.BS - plan put up
align
29/6/28

for 15' span work been made 11' x 5'
14' x 8' beams are too big & will probably be
never used in actual construction
Alignment on Hapi Abree should be
under consideration, BS 1.65 has 4' x 4'
area under aligner which checked after
it is less than the area of 37.86 must be
deleted. Open yard must be at least 8' clear
in width from any obstructions

29/6/28.**URGENT**

Date of disposal _____

Submitted to Ex. Engineer :

Land Manager and Architect.



13-4

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



Form No. 1-500-20-1-27.

Karachi, 13th June 1928.

NOTICE UNDER SECTION 96 OF ACT III OF 1901.

To,
THE CHIEF OFFICER,
KARACHI MUNICIPALITY.

SIR,

I beg to inform you that I intend ^{re} building a house
on plot No. 26

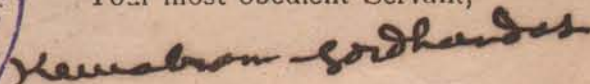
Survey Sheet No. A 20 Situate in Napier AbdullaStreet, Napier Quarter.

As required by the Rules of the Municipality I beg to submit herewith a plan of the same for your approval. I also submit herewith a certificate from the Electric Inspector to Government as required under rule 62 (3) of the Indian Electric Rules.

Address :—

I beg to remain,
Sir,

Your most obedient Servant,



Signature of the Applicant

P.S. The form to
application should
be sent to me
14/6.



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

No. G. OF 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

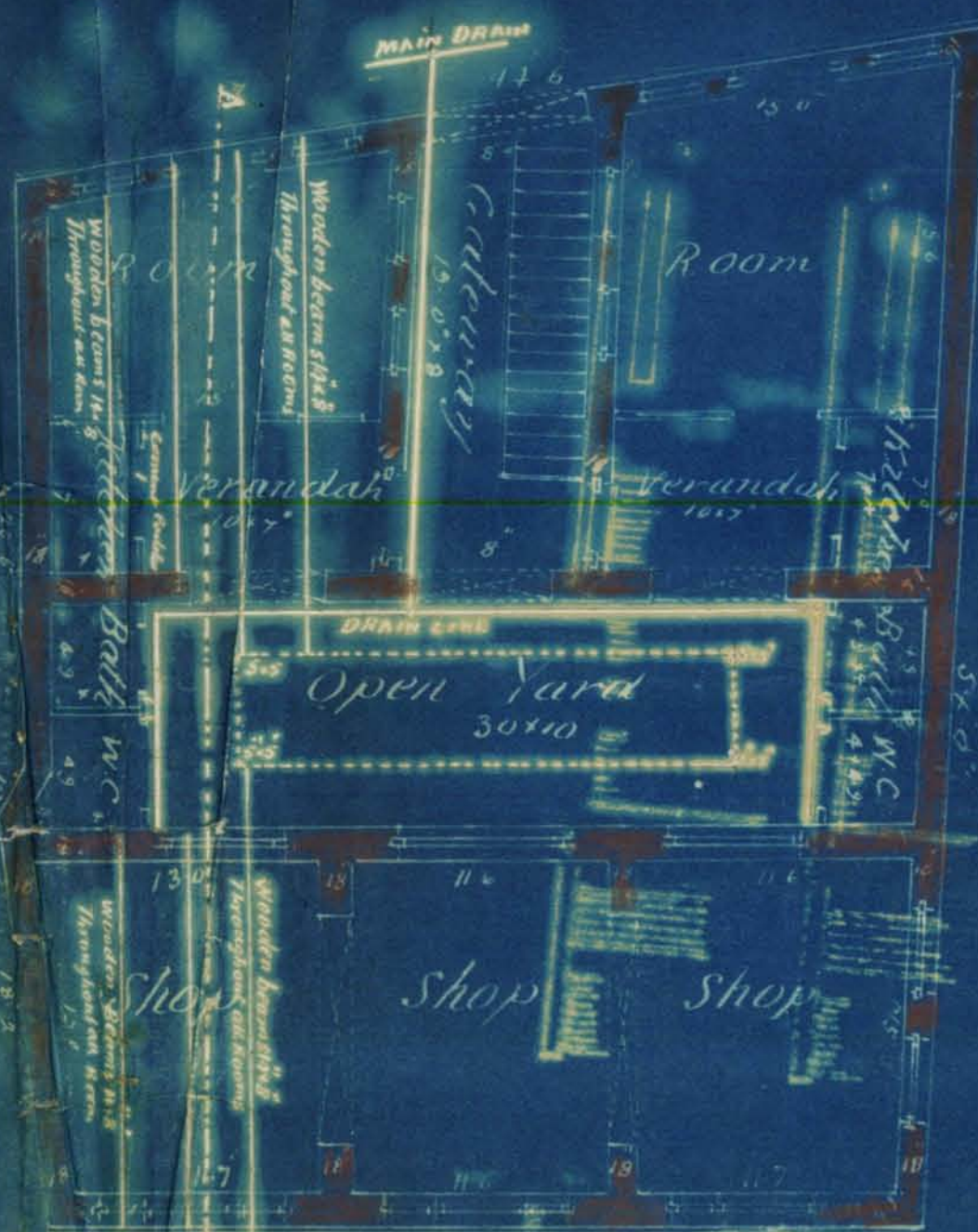
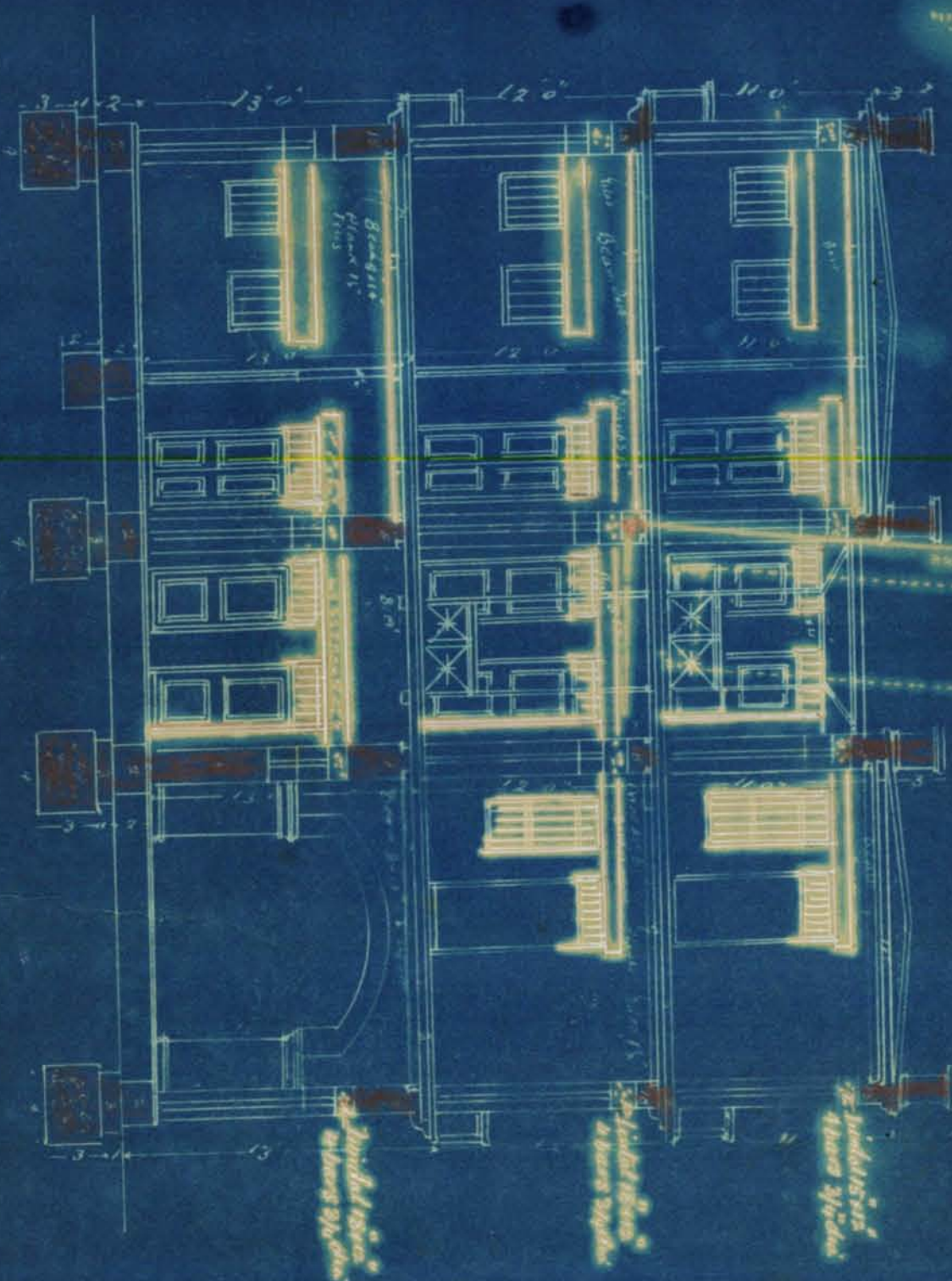
Karachi, _____ 192

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

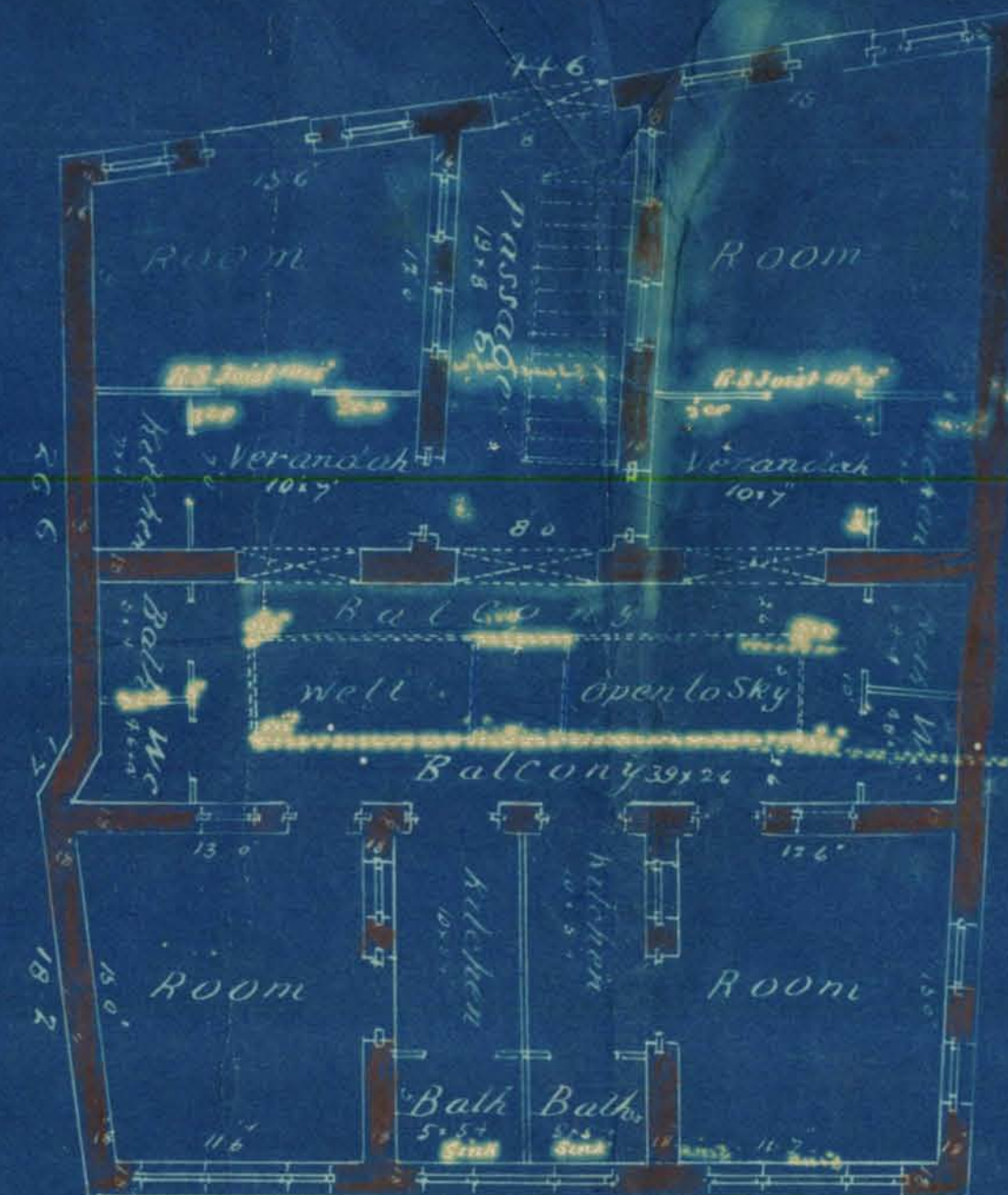
For Chief Officer,
Karachi Municipality.

② 15

CROSS SECTION ON A B



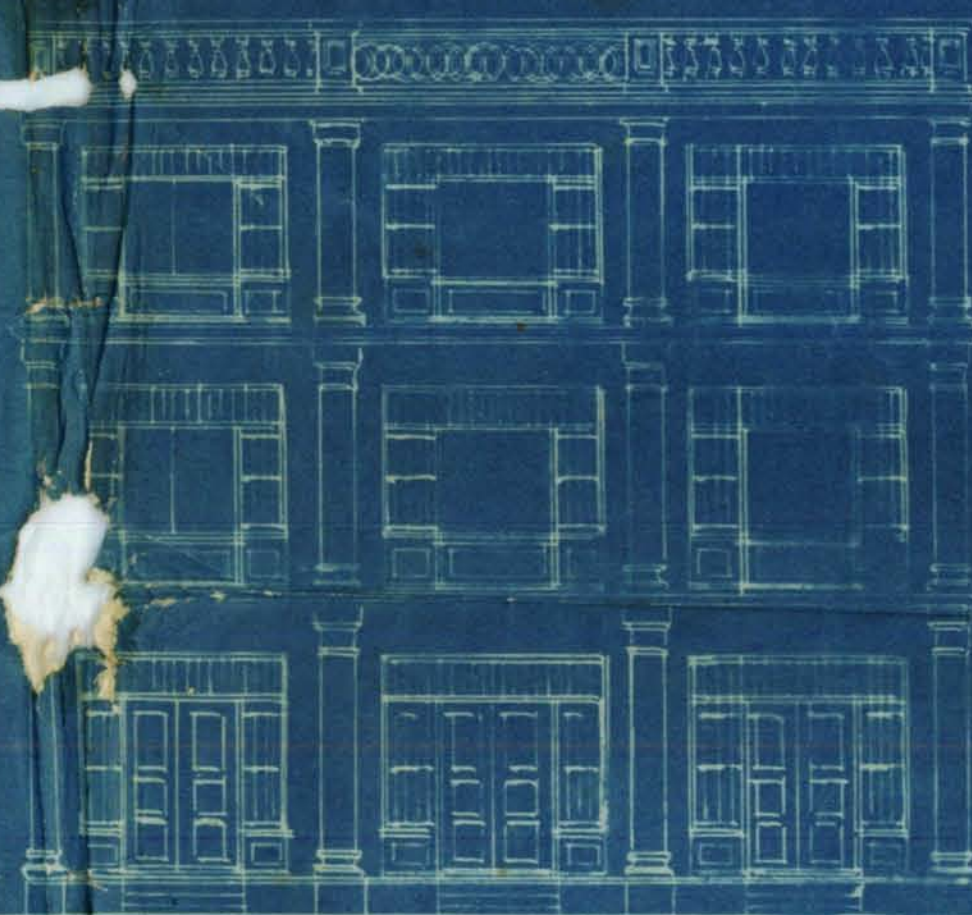
Ground Plan



1 and 2 Floor Plans

—The plan showing the shops—
 —and houses are to be rebuilt on—
 —plot No 26. Surrey Sheet N^o A 20—
 —NAPIER QUARTER—
 —Scale 8 feet to One inch—

Handwritten notes:
 Napier Quarter
 6/20



FRONT ELEVATION

