Heritage KMR.CDD.JmQ.1933.05

# KARACHI MUNICIPALITY.

—— :o: ——

N. J. MODI.
B. Sc. Engineering (London)
A. M. Inst. C. E., L. C. E.,
A. M. I. S. E., M. S., San. I.
LAND MANAGER & ARCHITECT.

REFERENCE No. L. M. A. B. S. P. 92/33

Land Manager & Architect's Office,

KARACHI 8- JUN 1933

## Order under Section 96 (2) of Act III of 1901.

Mr. M/s. Kishnibai. C/o N. M. Gidwani.

Dear Sir,

With reference to your application with plan for First floor on plot No. 114 Sheet No. J. M1 , Jamshed Quarter submmitted by you _____ 193 , I have to inform you that the said plan is approved and permission to build in accordance therewith is hereby granted. The building must be erected in conformity with the Bye-laws and rules of the Karachi Municipality.

A copy of approved plan is attached herewith

Yours faithfully,

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

NOTICE, 1 :—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.

NOTICE, 2 :—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, 3 :—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.

| | | | | |
|---|---|---|---|---|
| (1) For the first 12 weeks, per square yard per diem | ... | Rs. | 0 | 0 3½ |
| (3) For the next 12 weeks, ,, ,, | ... | ,, | 0 | 0 7 |
| (3) For any subsequent time ,, ,, | ... | ,, | 0 | 1 2 |

NOTICE, 4:—Windows, steps and doors of the building will not be permitted to project on or overhang public street or Municipal land,

NOTICE, 5 :—Plinth cornice will not be allowed to project more than 2 inches on any Public street for ornametal purposes.

NOTICE, 6 :—You are required to give timely intimation to the Land Manager and Architect before filling in the foundation and before concrete is filled in for Re-inforced concrete work.

NOTICE, 7:—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.

B. S. 3—600—5-33

KMR.CDD.JmQ.1933.05

49

Bbd. 253/33

Re-klub-no. 117, Jmk

Jamshed

Heritage KMR.CDD.JmQ.1933.05

3-1

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,* 10th may *1933*..

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 117 Survey sheet Old/new JM1 situated in _____ street, Jamshed Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

Ground floor existing & proposed first floor.

It is intended for the purpose of Residence

†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 M/s Hassasing H. Advani & Co.

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 S. Advani

Address of the owner 117

HASSASING H. ADVANI & Co.
Architects & Surveyors,
NICOL ROAD.

See on the reverse.

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

NOTICE:—1 Printed copy of the extracts of the Bombay District Municipal Act and the rules and regulations framed ander Section 48, together with the form of notice under Section 96 (1) can be had from the Municipal Office at.....each.

NOTICE:—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.

KMR.CDD.JmQ.1933.05



Nature of soil in foundation Murrum

Nature of masonary in foundation Lime Concrete & Rubble stone masonry.

do Plinth Rubble stone masonry.

do Superstructure ~~do do~~ & C.B. masonry

Kind of woodwork in trusses, post, etc.,

Kind of Roof R-C-C. Roof

Kind of Floor Tiles over lime Concrete

Method of Drawing Sullage Water Connection with the municipal Drain

———:o:———

NONE:—Specification and nature of work should be correctly given against items of work mentioned above.

Karachi, dated 10-5-1933.

To

The Chief Officer,
Karachi Municipality,

Sir,

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

for the building at Jamshed Quarter.

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,

Khem Chand. Mr. Chand

Licensed Surveyor.

BS. 4. { 300—9-30. 300—1-30. 200—6-31.

4-1 Heritage KMR.CDD.JmQ.1933.05

# NOTES SECTION.

———:o:———

*Building Department.*

———:o:———

Case No. P/9 253 of 1933

Applicant's Name Jn S. Shrinder

Architect's Name M/s. H. H. Advani.

Plot No. 117 Sheet No. Jhil, Jamshed Quarter

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

3869
Insp Hemraj'ani
to show D.O. of
A
11/5

Date of despatch 11/5 1933

*for* Chief Officer,

## 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* _____

Rs 06

Date 12-5-1933

Health Officer.

B.S.I. 500—2-32. 600—8-32.

4-2 Heritage KMR.CDD.JmQ.1933.05



# BUILDING SUREYOR'S REPORT.

Plot No. 117 Sheet No. JM1 Quarter Jamshed

Name of owners as per Land Register

Shri S Shaudes

Name of Applicant S. Shaudes

Plot under whose control Municipal

Whether it is permanent or temporary Permanent

Lease

The work proposed

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

Area of the Plot (Newly sold) 505 area built

Whether there is any unauthorised works existing on the plot

Remarks

1. Continuous gallery at the rear and staircase landing must be taken as built up area, Dimensions are incorrect.
2. Front porch must also be taken as built up area
3. Front balconies must be disconnected from the terrace otherwise they must be taken as built up area.
4. Foundations are have to be exposed and intimation sent to this office for the purpose of examination.

Requirements complied with

E. 3/1

Date 27. 5. 33

Building Surveyor.

KMR.CDD.JmQ.1933.05



# LAND SURVEYOR'S REPORT

(1) Does the plot come under Alignment ?

(2) Is the Alignment Correctly Shown ?

(3) Are the Site Measurements correct ?

(4) Is there any encroachment ?

(5) Is the plot affected by T. P. Scheme ?

(6) Is the plot subject to any conditions of previous sub-division and Amalgamation ?

Remarks

Date _____ 19

Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

BBs of Gen Cap Parties should
Comment as Land up area. J
4/6/33
Plans attd J
6/7

*Date of disposal* _____

Land Manager and Architect.

5 Heritage KMR.CDD.JmQ.1933.05

# KARACHI MUNICIPALITY.

:o:

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. 253/33 OF 193

Land Manager & Architect's Office,

KARACHI, - 5 JUN 1933

To,

Mr. S. Shamdas, c/o M/s Hassasing H. Advani & Co.,
Architects & Surveyors, Karachi.

Dear Sir,

With reference to your application dated...10-5-33....193 with a plan for the proposed building/additions and alterations on plot No.....117...., Survey Sheet No..J.M.1, Jamshed.....Quarter I have to request you to comply with the following requirements:—

1. Continuous gallery at the rear and staircase landing must be taken as built up area, Dimensions are incorrect.
2. Front porch mu t also be taken as built up area.
3. Front balconies must be disconnected from the terrace otherwise they must be taken as built up area.
4. Foundati ns will have to be exposed and intimation sent to this office for the purpose of examination.
5. Covered porches must be considered as built up area.

The plans are returned herewith rejected.

Yours faithfully,

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

B. S. 2.
1000—10-32
1000—3-33.

Heritage KMR.CDD.JmQ.1933.05

HASSASING H. ADVANI & Co.
ARCHITECTS & SURVEYORS,

Office:—Near SIND MADRESAH,
NICOL ROAD,

Phone 920.

Karachi, 12.6.33

P.B. Rie
13/6.

J. 1934
12-6-33.

The Land Manager
Karachi Municipality
Re: Plot no. 117 Jhn-1

Dear Sir

With reference to your letter No. 253/33 dt. 5.6.33, we are returning herewith the plans & plate as follows.

1. The back Continuous Gallery is already calculated in built-up area.
2. Porch open on 3 sides should not in fact be counted as built-up area but I am showing the same as built-up area in protest.
3. Font hall comes have been disconnected from terrace.
4. Foundations have been exposed for your examination.

We shall thank you to pass the plans early

Yours faithfully
Khemchand Hemchand

Submitted
Requirements complied with.
C. 3/7
A.S. Rao
3
6/7

7 Heritage KMR.CDD.JmQ.1933.05

# KARACHI MUNICIPALITY.

——— :o: ———

N. J. MODI.
B. Sc. Engineering (London)
A. M. Inst. C. E., L. C. E.,
A. M. I. S. E., M. S., San. I.
LAND MANAGER & ARCHITECT.

REFERENCE No. L. M. A. B. S. P. 253/33

Land Manager & Architect's Office,

KARACHI 12 JUL 1933

## Order under Section 96 (2) of Act III of 1901.

Mr. S. Shamdas c/o Mr. Khemchand Mulchand,

Dear Sir,

With reference to your application with plan for additions on plot No. 117 Sheet No. J.M.1, Jamshed Quarter submmitted by you _____ 193 , I have to inform you that the said plan is approved and permission to build in accordance therewith is hereby granted. The building must be erected in conformity with the Bye-laws and rules of the Karachi Municipality.

A copy of approved plan is attached herewith

Yours faithfully,

11/7

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

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| | | | | |
|---|---|---|---|---|
| (1) For the first 12 weeks, per square yard per diem | ... | Rs. | 0 | 0 3½ |
| (3) For the next 12 weeks, „ „ | ... | „ | 0 | 0 7 |
| (3) For any subsequent time „ „ | ... | „ | 0 | 1 2 |

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NOTICE, 5 :—Plinth cornice will not be allowed to project more than 2 inches on any Public street for ornametal purposes.

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B. S. 3—600—5-33

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# PLAN OF PROPOSED ADDITIONS ON PLOT 117
## SHEET J.M.1. JAMSHED QUARTER.
SCALE 8:1"

No 21 / 1933

## FRONT ELEVATION

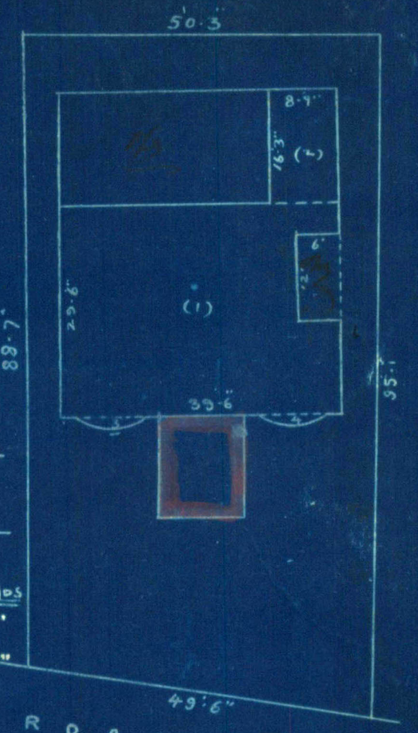
APPROVED.

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

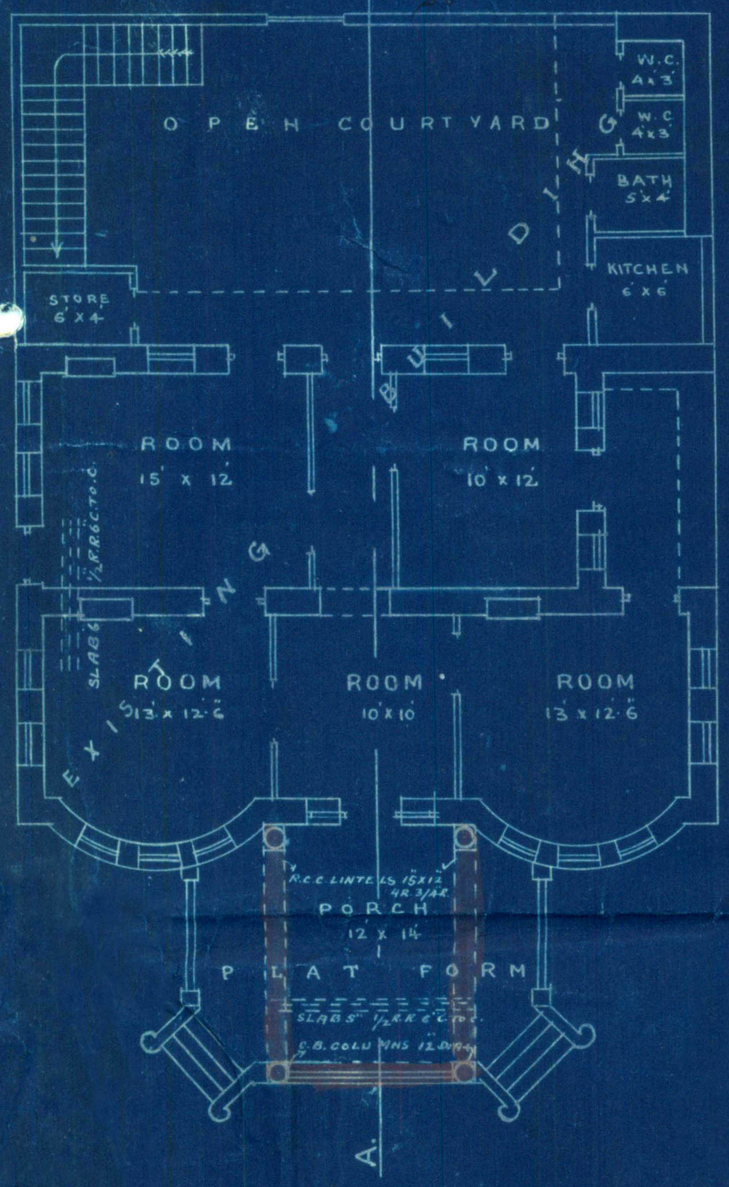
Note:—

| | | |
|---|---|---|
| TOTAL AREA OF PLOT | 505 S.Yds: | |
| AREA ALLOWABLE @ 33⅓% | 168·3 S.Yds: | |
| AREA BUILT:- | | |
| (1) 1 x 39·5 x 29·5 | 1165·25 S.Ft | |
| (2) 1 x 16·25 x 8·75 | 142 | " |
| (3 & 4) 2 x 10 x 1·5 / 2 | 15 | " |
| TOTAL | 1322 S.Ft | |
| LESS 1 x 12 x 6 : | 72 | " |
| NET TOTAL | 1250 S.F | |
| PORCH 1+12·m+14·5:1/4 | : 139 S.Yds | |
| | : 19·3 " | |
| TOTAL | 158·3 " | |

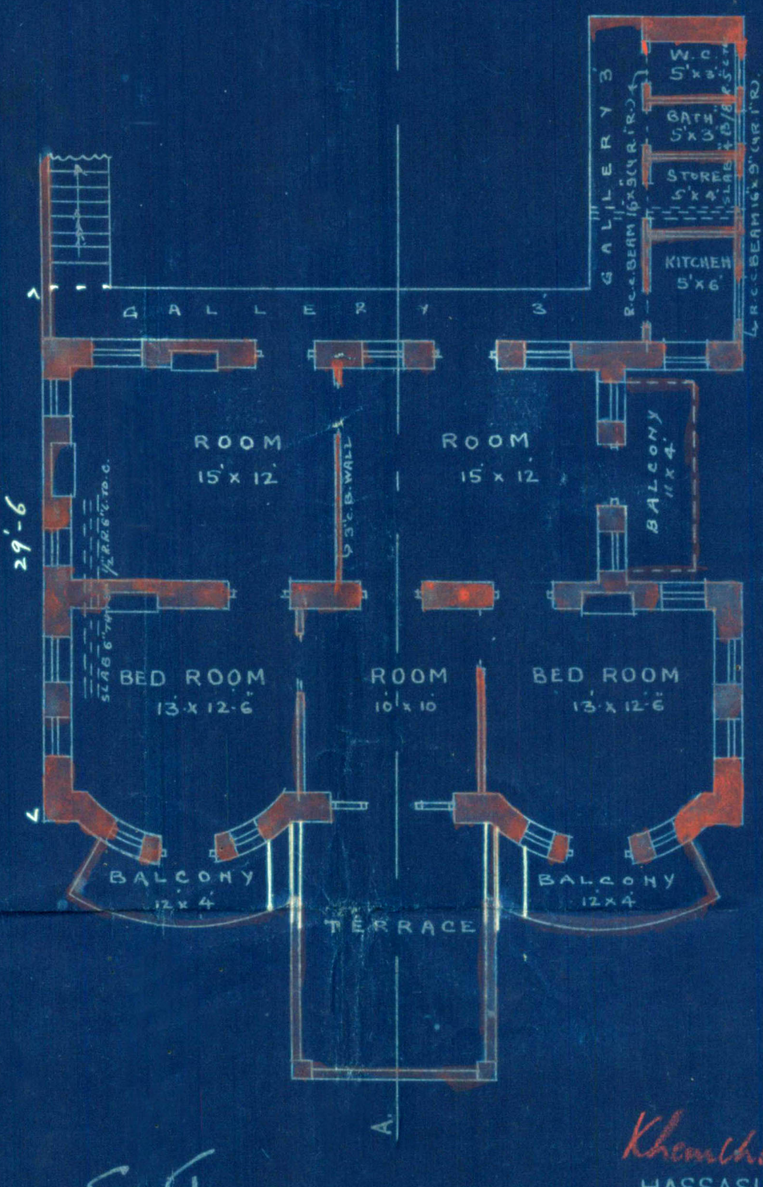
## BLOCK PLAN
SCALE 20:1



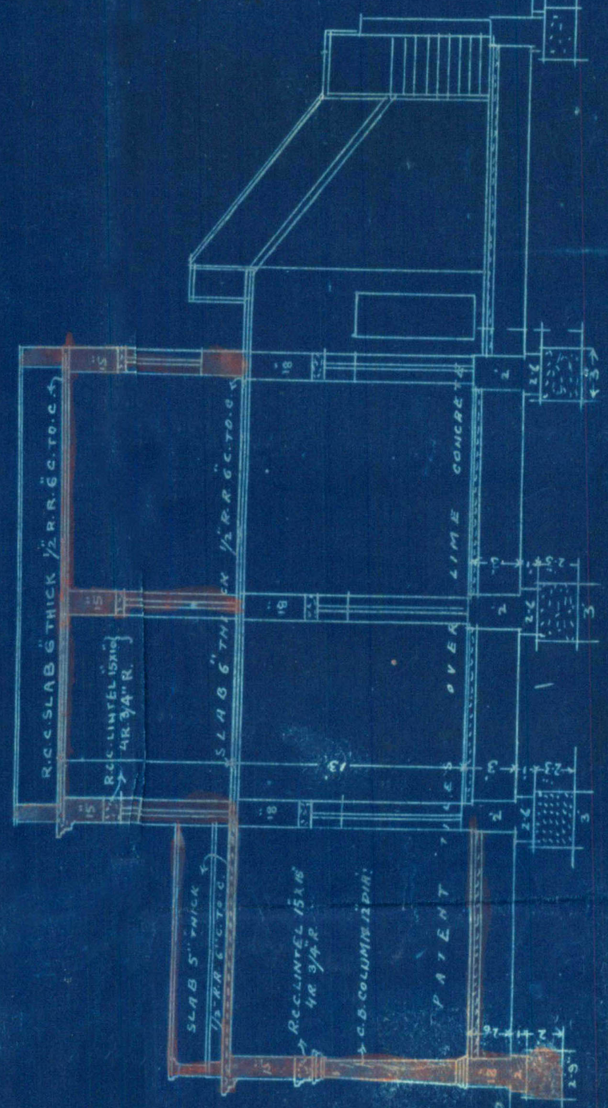

## GROUND FLOOR




## FIRST FLOOR




## SECTION ON A.B.




S. Shamsi
OWNER

Khemchand Mulchand
HASSASING H. ADVANI & Co.
Architects & Surveyors,
NICOL ROAD.