



LAND DEPARTMENT.

FILE No.

7

of 192 8

22 91

(21)

Compilation No.

87

Blog Plan

Subject

15, 8-13, Free Town Cr.

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



282

B. S. 7

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

No. L. M. A.

16323

OF 1928

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 22/12 1928.

MEMO.

With reference to ^{his}~~their~~ application, dated 24-9-1928.Mr. Pestonji Ardesher is informed
Messrs. arethat the plan submitted by ^{him}~~them~~ for buildingon plot No. 15 Survey Sheet J-113
situate in Street, Free Town
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.

for Executive Engineer, 29/12
Karachi Municipality.
21/12

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.

500—1-28.
500—11-28.

Copy to BS. 16324
Ho 25
Co. 26
Som. 27.

3

Rs 15 X 1 B Iron Tin

Submitted to L.M. & A. As all the requirements are Captured
with the plans may be passed

here
refy.

Please see Remarks in Review

I
21/XII
L.M. & A.



Heritage

4
KMR.CDD.FrQ.1928.01



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. L. M. A.

14742 OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 23/11 1928

MEMO :—

With reference to ^{his}~~their~~ application dated 14.11.28 with aplan for the proposed ^{Buildings}~~additions~~ on plot No. 15 Survey Sheet No. 10

Quarter Mr. D. H. Dharnwalla Architects informed that

until the following requirements are complied with the plans cannot be passed.

- (1) Requirement no(4) of this office no. 12700 of 15.10.28
- (2) is not fully complied with. The distances from the corners of the out house to the boundary of the plot is not marked on the side plan. According to land rules no construction should be proposed nearer the street than 10'
- (3) This correction could be done in this office by any
- (4) one deputed for the purpose
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

Plans corrected.

for D. H. Dharnwalla
18/11/28

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

Land Manager & Architect.



C

Pl. Show me the building file. I think
there is a M.C. Resolution Re. This Plot.

Uncl

12/10

Plot file

1927

Part ~~IV~~ IV



MUNICIPAL

Notice is hereby given under Municipal Act III of 1901, that the 8th February 1928, decided to declare Old Town Quarter, as delineated on which can be seen at the Municipal office hours.

Any one objecting to the above objection in writing to the Undersigned this notice.

Municipal Office,
Karachi,

1928.



Heritage

KMR.CDD.FrQ.1928.01

MISTRI & BHEDWAR

B. A's L.C. E's.
ARCHITECTS, ETC.,

19, L. Daruvala, B. E.,

Representative,

Bombay Office, Esplanade Road,

CENTRAL BANK BUILDING
BUNDER ROAD,

KARACHI, 10th November 1928



To,

The Land Manager & Architect,
Karachi Municipality,
Karachi.

B.S.
ne
14/11

Dear Sir,

With reference to your memo No.L.M.A.12700, dated 15th ultimo, we beg to return here-with the plans duly amended.

The plot stands in the name of the wife of Mr.P.A. Dubash and the plans are signed by her.

With reference to the objections referred in No.1 by you, we may point out to you that there are no restrictions in the conditions of building in sale deed as pointed out by you. Besides, this matter was finally decided by your Managing Committee and the Legal Advisor, and ^{certified} plans were passed giving our client the permission to build another block of building in the same compound in front of the tennis court. This has now been dropped and our client proposes to have the construction carried out according to the plans attached here-with.

We beg to remain,
Dear Sir,

Yours faithfully,

B.S. Bhedwar

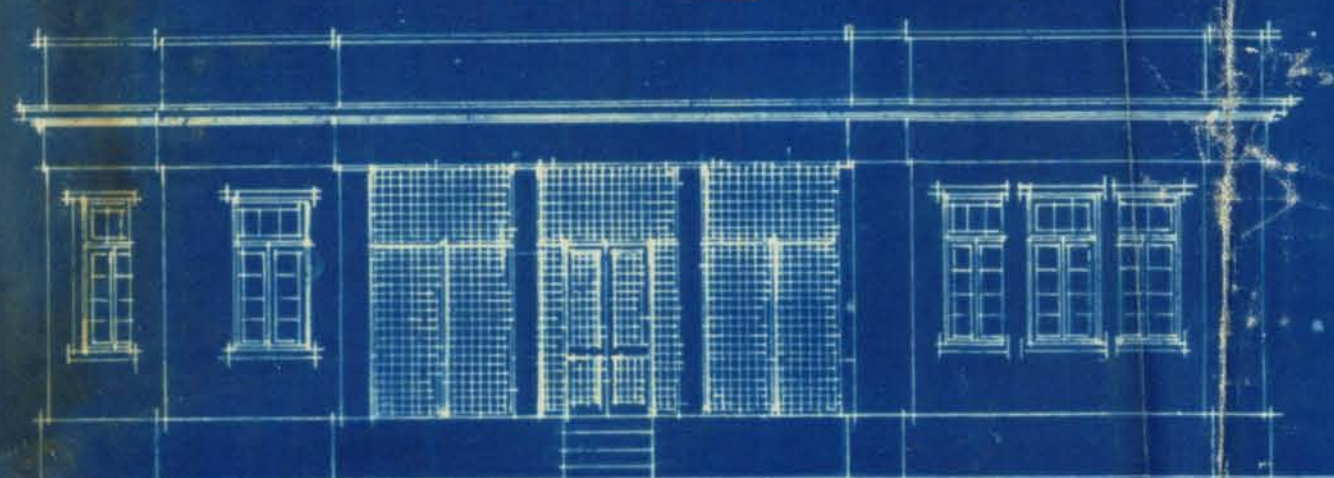
MISTRI & BHEDWAR
Architects.

PROPOSED BUNGALOW ON PLOT NO. 15 SHEET NO. J. I. B.

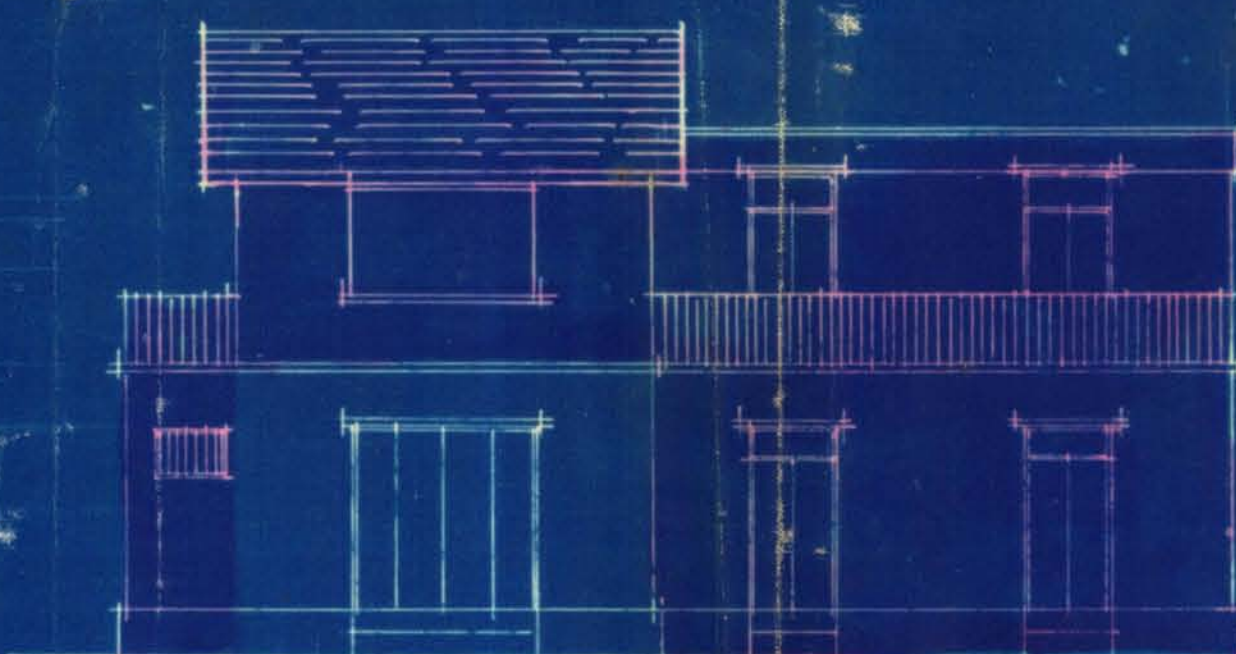
FRERE TOWN QUARTER.

SCALE 8 feet to an inch

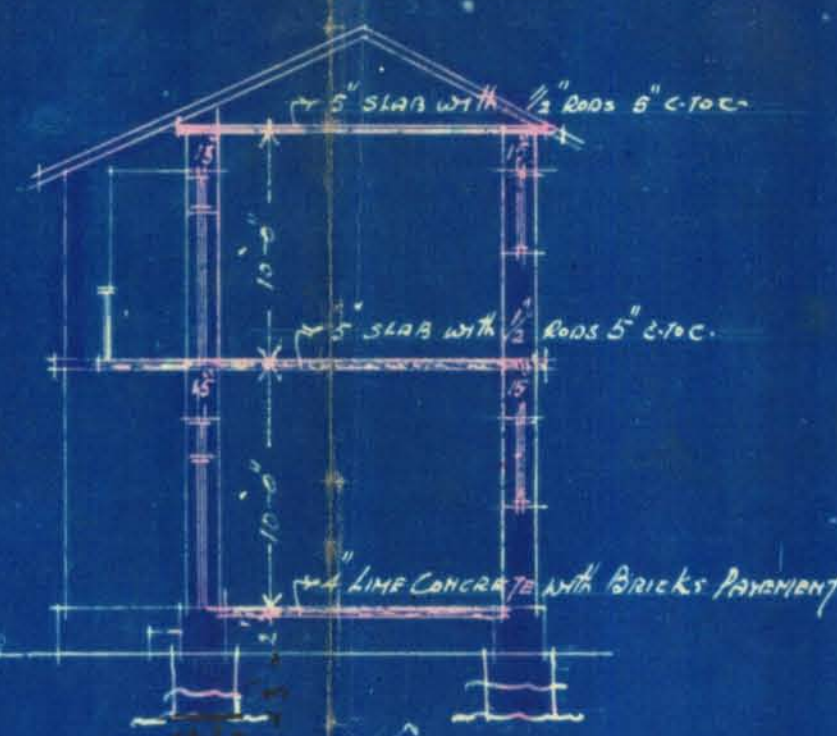
Area of the Plot 1518 Sq. ft.
Built upon 357 Sq. ft.
Proposed to be built upon 317 Sq. ft.
Total 674 Sq. ft.



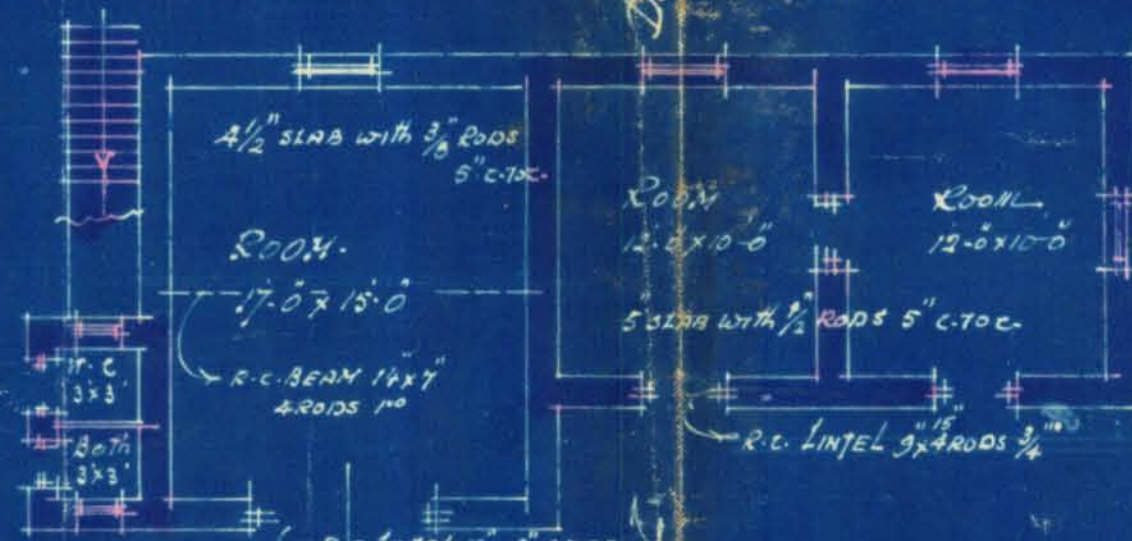
FRONT ELEVATION



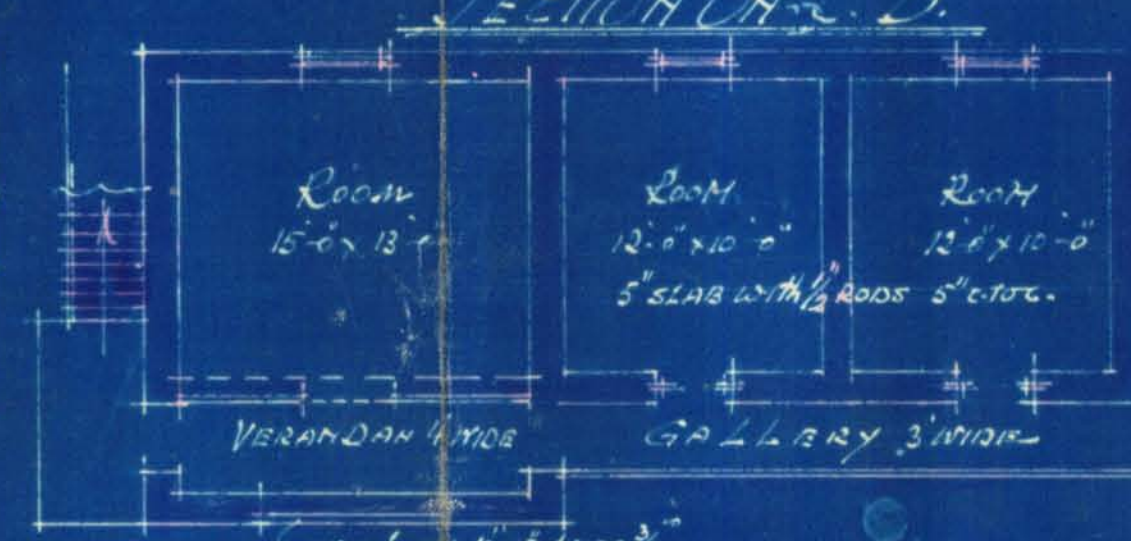
ELEVATION



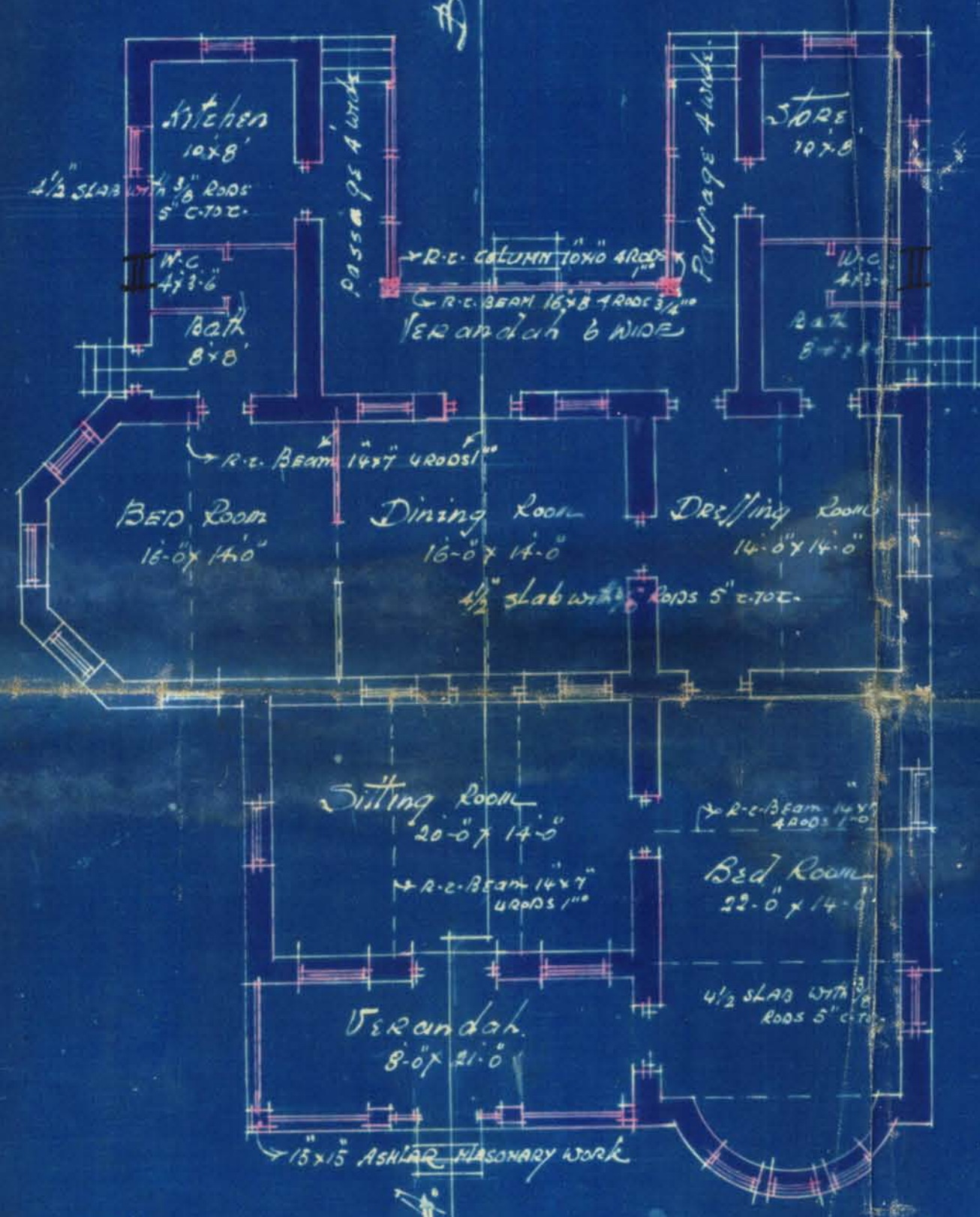
SECTION ON C.D.



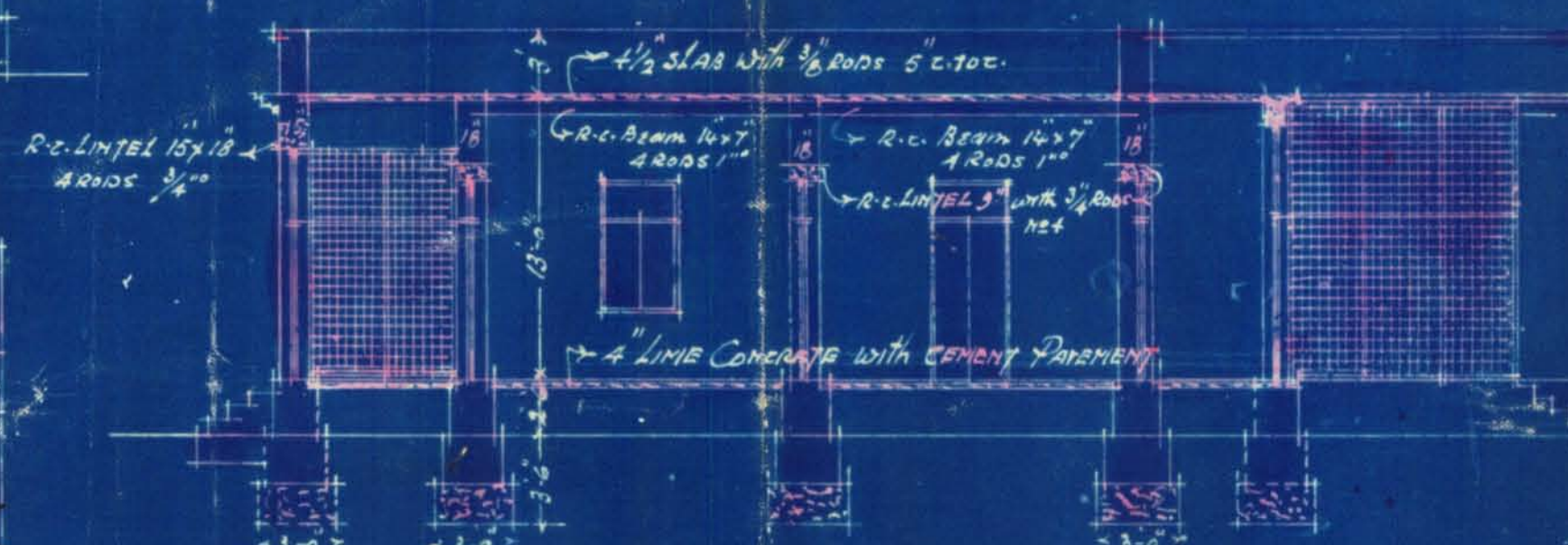
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



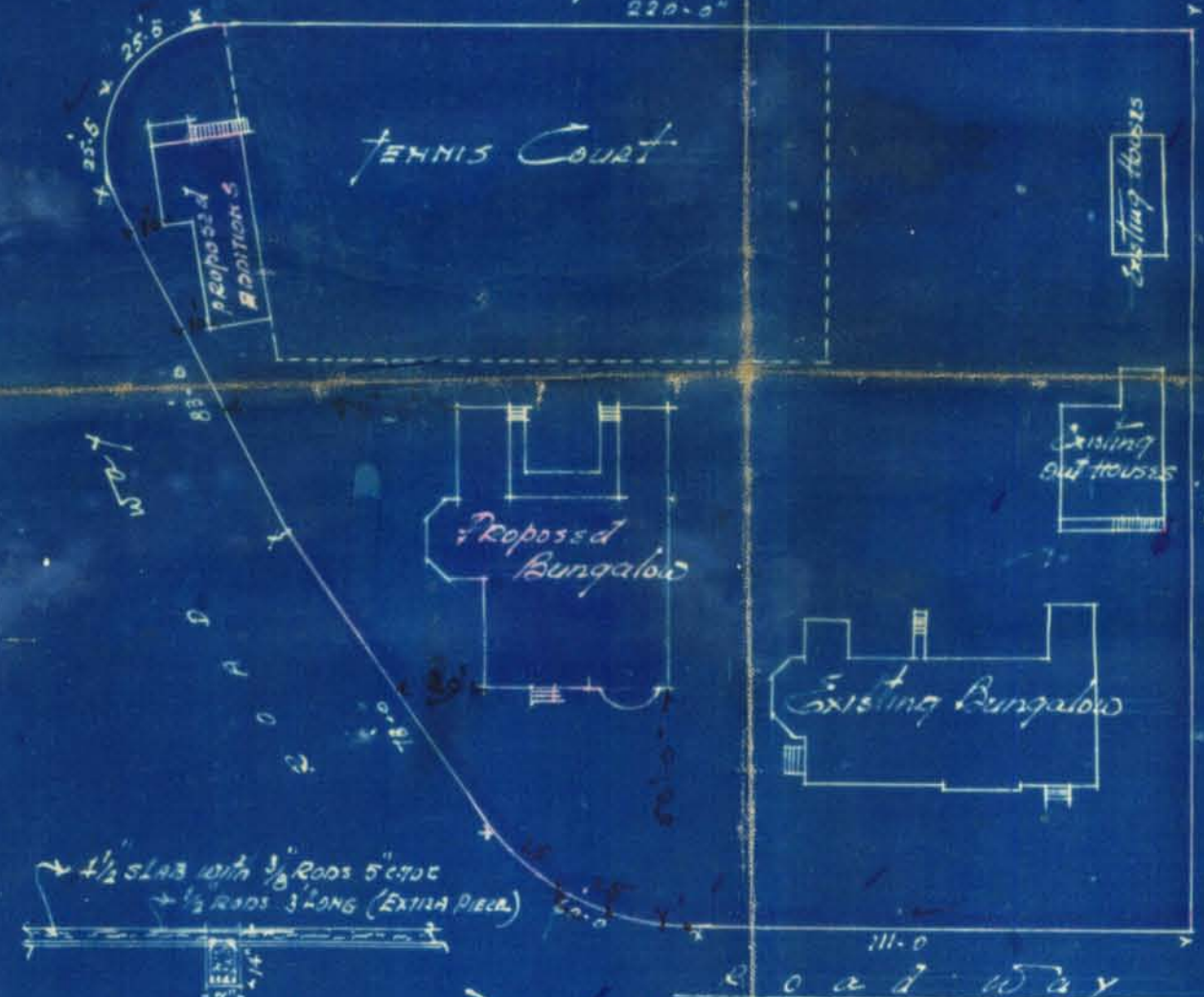
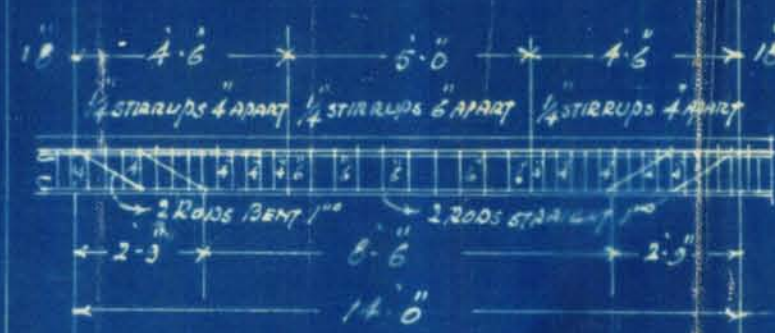
SECTION ON A.B.

SCALE 40 feet to an inch
M.A.R. 220-0"

APPROVED.

ELEVATION OF BEAM

SCALE 1 FEET TO AN INCH



SECTION OF BEAM

Architects & Civil Engineers
M. S. K. S. S.

Soonabai P. Dubash - P. S. J. A. S. S.

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London.)

A. M. INST., C. E., E. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A. 12700 OF 1928

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 15/10. 1928.

MEMO:—

With reference to ^{his}~~their~~ application dated 25.9.28 with a plan for the proposed ^{Building}~~additions~~ on plot No. 15 Survey Sheet No. J.1.B. Free Town Quarter Mr. P. S. T. Ardeshi is informed that until the following requirements are complied with the plans cannot be passed.

- (1) Managing Committee's sanction will have to be obtained
- (2) for allowing two bungalows on one plot, for according to the land sale rules ^{this is} ~~they are~~ not allowed.
- (3) The applicant's name does not appear in the Land Registry ~~But that of~~. He will have to produce the title deed.
- (4) The area covered up by buildings and that left open must be given on the plan.
- (5) The distances of the proposed structures from the boundary of the plot must be marked on the site plan, and also the area of the plot.

The plans are returned herewith for amendment.

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

Land Manager & Architect.



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

J. M. Ramchandani
+ Chief Officer. *25/9*

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 *28-5-1928*

[Signature]
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. 2 (15) Sheet No. F.T.I. Free Town

Applicant's Name Mr. Postmaji Cordeshir

Whether he is the owner of the plot on which it is proposed to build No.

Plot under whose control Municipal

Whether it is permanent or temporary Permanent

The work proposed A main Building and out house (additional)

Building Surveyor's Report

(1) The registered owner of the plot is Mai Sonabai Postmaji Dubarkar
The applicant must establish his ownership by any recognised document.

(2) According to the land sale rules, Two separate bungalows
cannot be allowed on the above plot.

(3) No building or part of a building will be allowed to be used for
shop purposes according to Land Sale Rules

(4) The distances of the proposed structures from the boundary of the plot
must be marked on the site plan.

Requirements Complied with No objection

Date 8.10.28

2/12

Building Surveyor.



LAND SURVEYOR'S REPORT.

Does the plot come under Alignment No.Area of plot Area under Alignment nilIt is applied by T. P. Scheme noRemarks The measurements of the plot on the site plan are correctDate 4th Dec 1928
Land Surveyor

Remarks of.

LAND MANAGER AND ARCHITECT.

Mc's Quarters is hereafter for allowing two
bungalows, to be an allowed two bungalows
in case of 24 & 25 J.B. Total two on B.R.
and the land by build & less of 2 are
hereby B.S. 2, 4

10/12/28Plan may be approved21/XII/28
 Date of disposal

Submitted to Ex. Engineer :

Land Manager and Architect.



Heritage

KMR.CDD.FrQ.1928.01

10-4

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 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

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 15
Survey sheet Old/new 15 situated in Mary Rd street,
here shown Quarter as per Ground plan, Elevation and Section
sent herewith in quadruplicate.

The said building will be of the following description.

1st floor only with additions in out. Hauls.It is intended for the purpose of Living

† 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 Mr. S.H. Darwala.

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

Pestonji Ardesir

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

Hard Soil.

Nature of masonry in foundation

Partly lime concrete & partly rubble

do

Plinth

rubble masonry with cement plaster

do

Superstructure

rubble masonry do.

Kind of woodwork in trusses, post, etc.,

Kind of Roof

Reinforced cement concrete

Kind of Floor

do.

Method of Draining Sullage Water

flushing

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

Karachi, dated

14/12/1928

To,

The Chief Officer,

Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Pestonjee Ardesheer,

for the building at

No. 15, 1st St. here town Qr.

I beg to inform you that I have agreed to supervise the erection of the building work mentioned therein.

I beg to remain,

Sir,

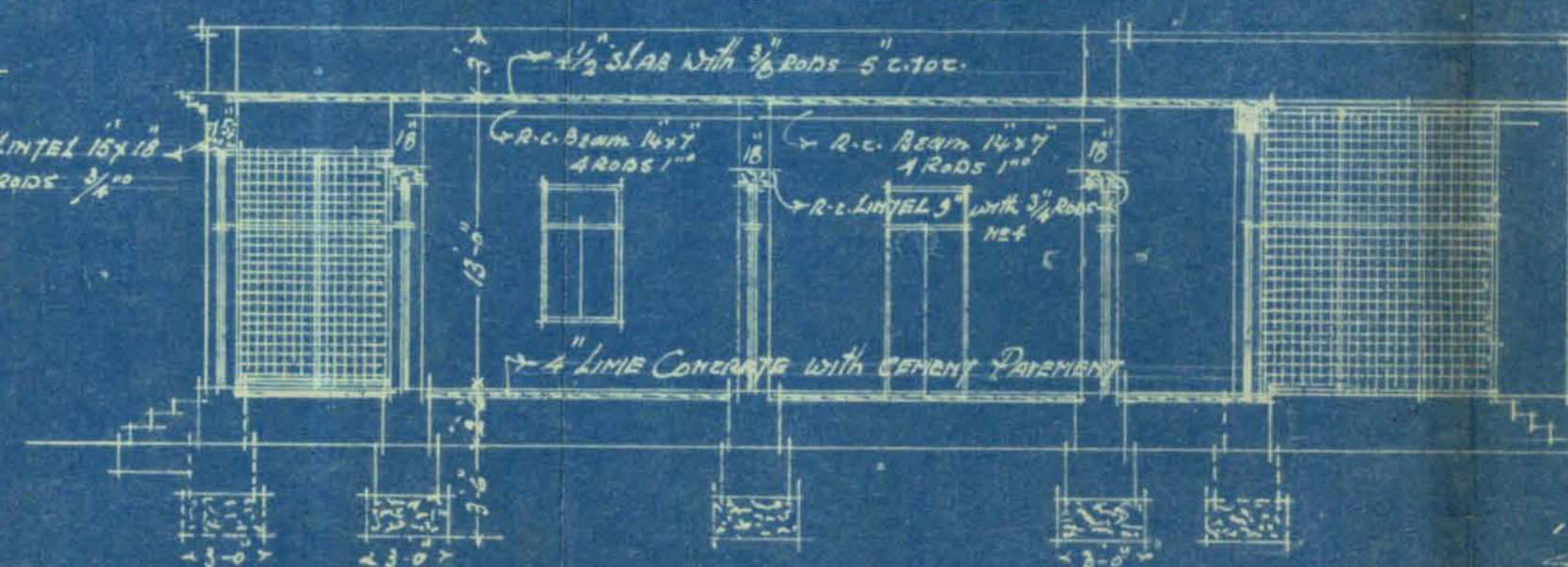
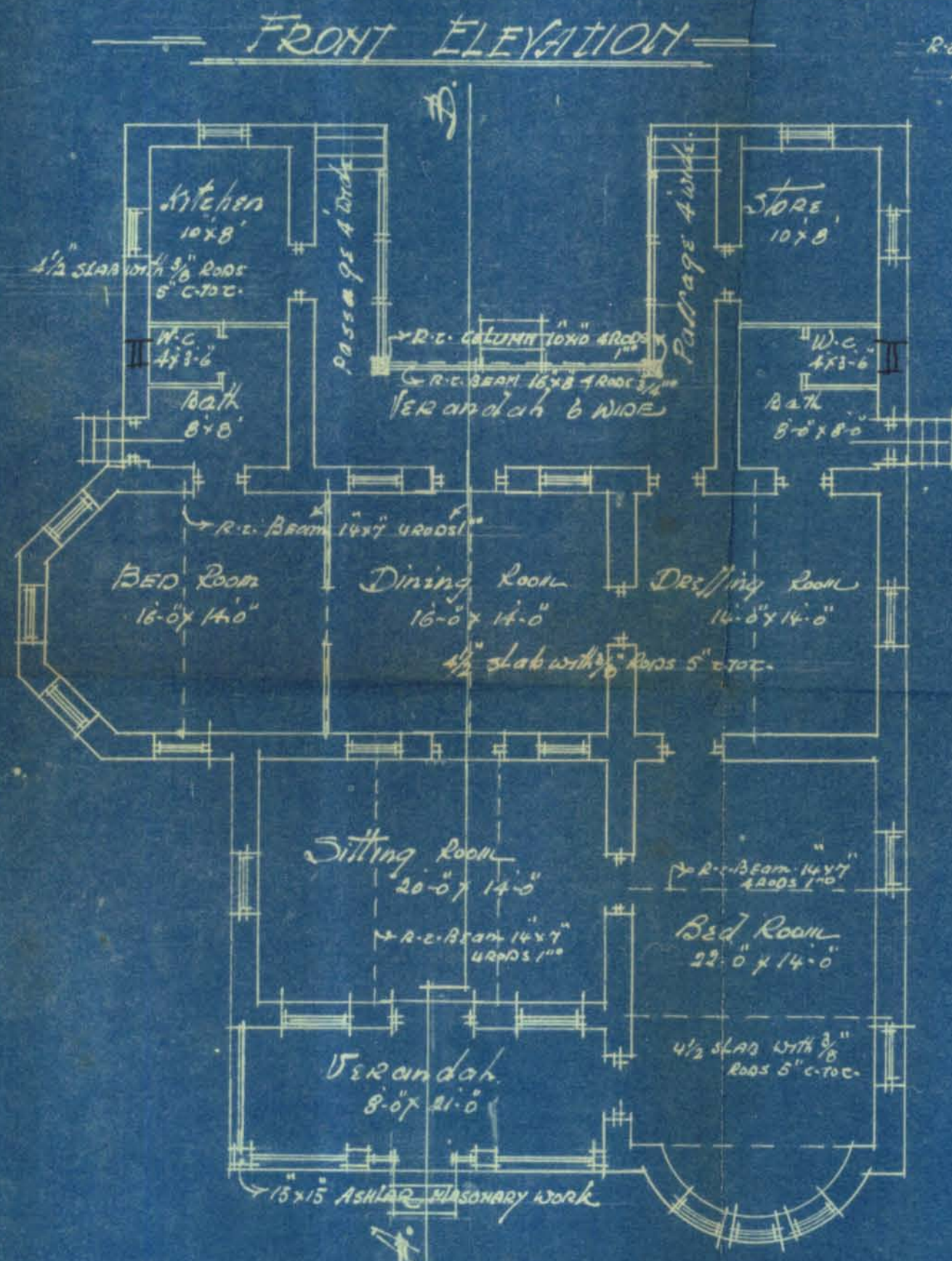
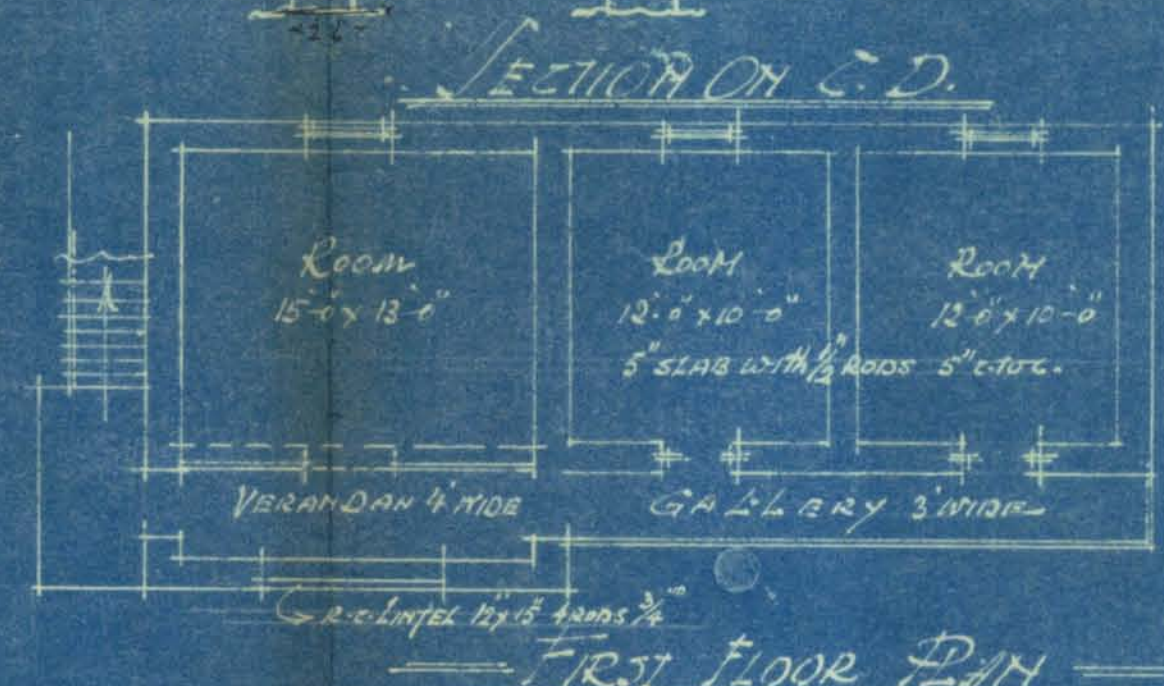
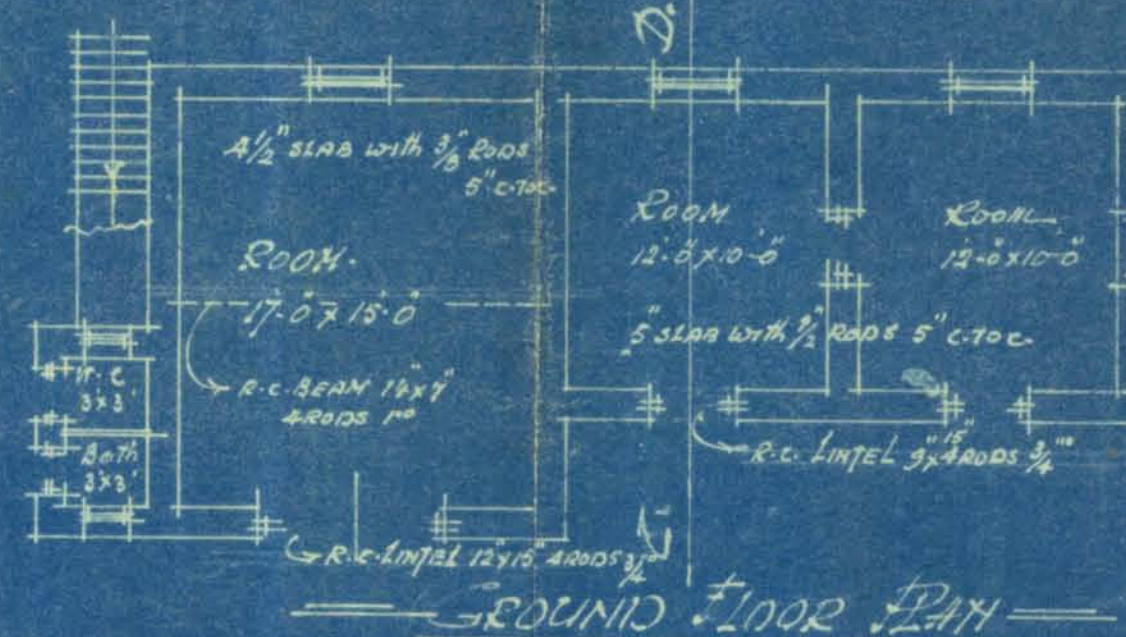
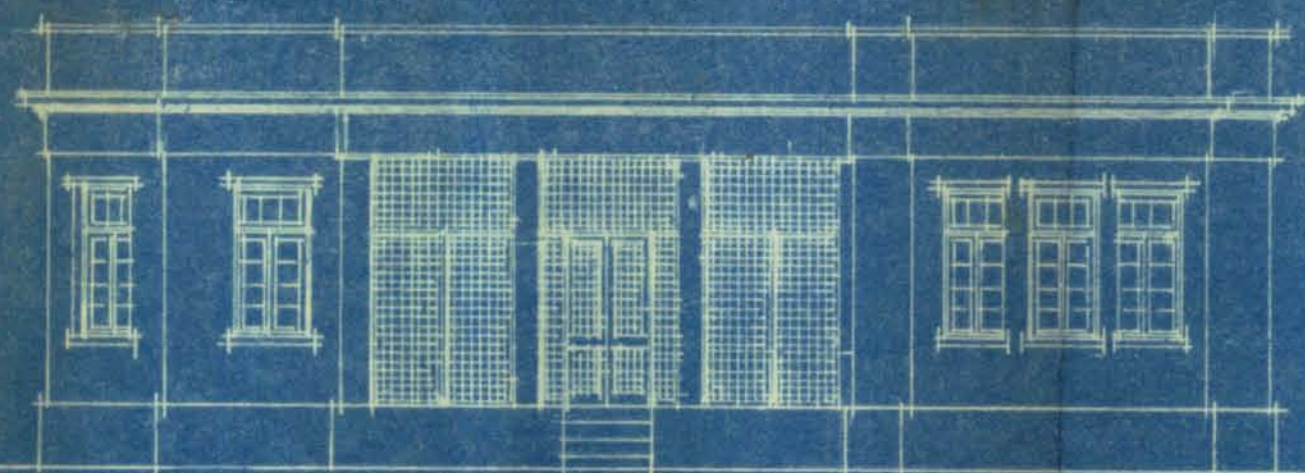
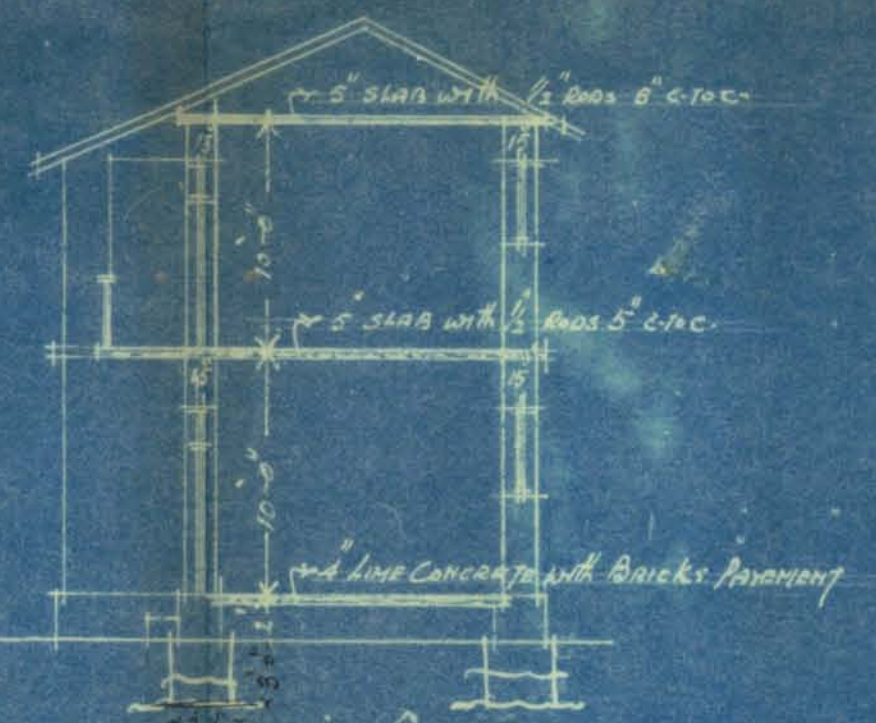
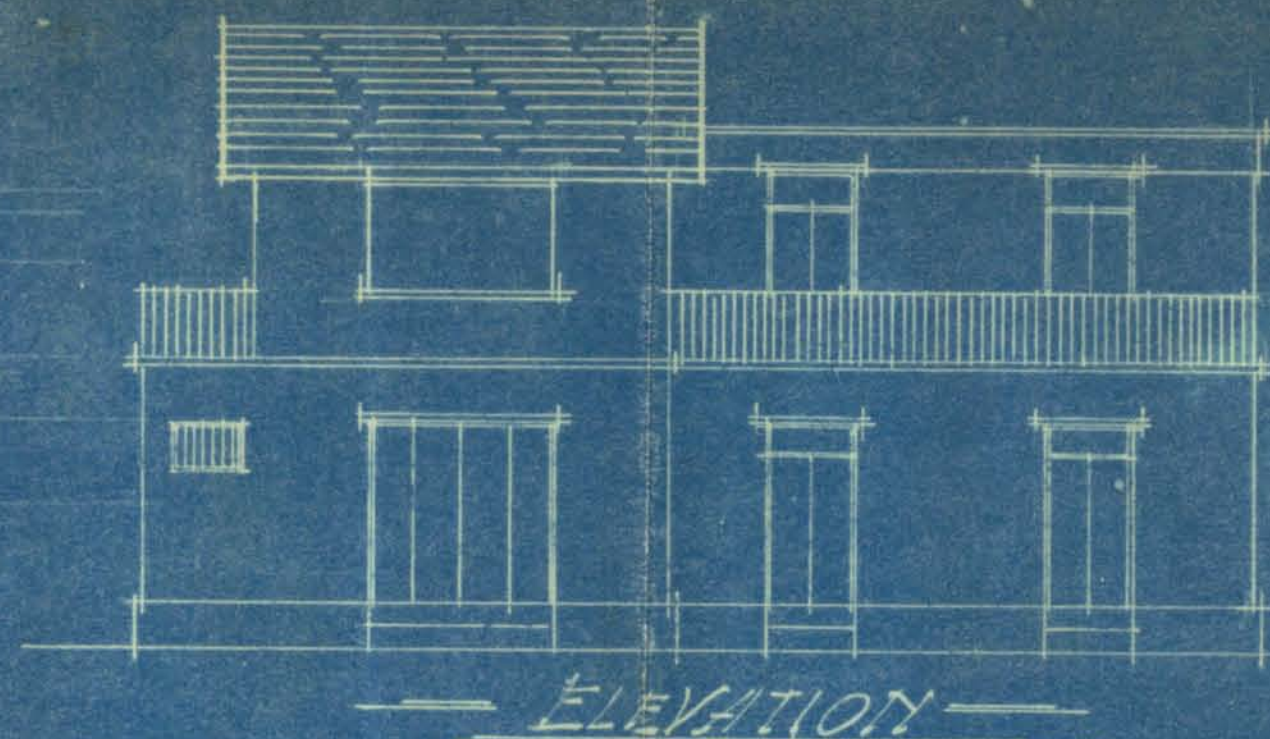
Your most obedient servant.

D. H. Darnowah.

Licensed Surveyor.

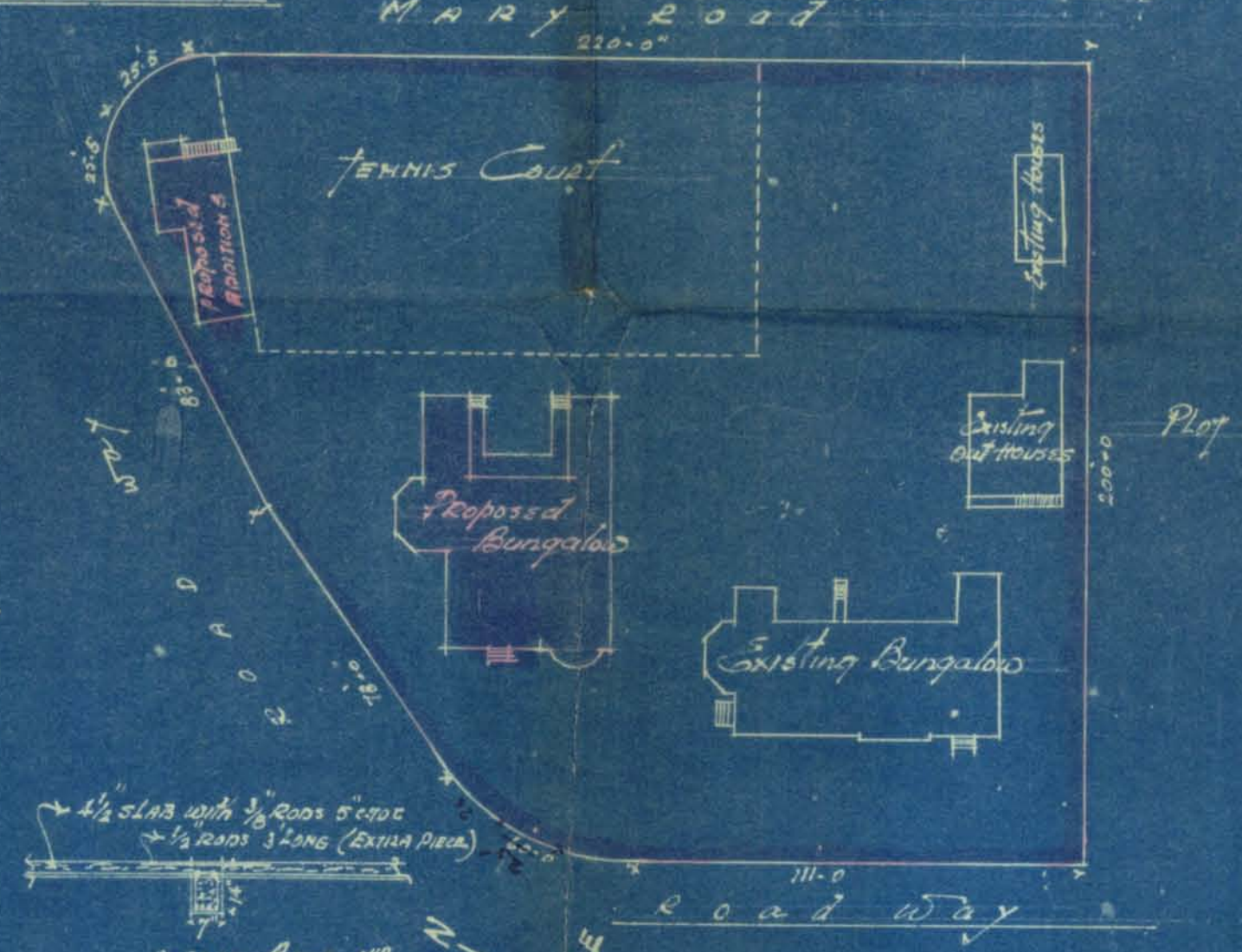


PROPOSED BUNGALOW
ON PLOT NO 15 SHEET NO J. I. B.
FRERE TOWN QUARTER.
SCALE 8 feet to an inch



SECTION ON A.B

SITE PLAN
SCALE 40 feet to an inch



ELEVATION OF BEAM

SCALE 4 feet to an inch



SECTION OF BEAM

GROUND FLOOR PLAN

Pestonji Andeshwar

Architects & Civil Engineers



Heritage

KMR.CDD.FrQ.1928.01