



224/69

LAND DEPARTMENT.

2116

FILE No.

XII

of 192

9 42

Compilation No.

14

Subject

940-T1

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



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. B. S.

6715 of 1929

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 11. 11. 1929.

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Sir,

Sham Das Kalumal 908r
Gopal Denthin 100

KARACHI.

With reference to your application dated 31. 5. 1929

I have the honour to inform you that the plan submitted by you for building

house on plot No. 94 sheet No. 0.T-1, old Town

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.

I have the honour to be,

Sir,

Your most obedient servan

copy to 6716
" 17
" 18
" 19
" 20

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 diem	...	0	0 3½
(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 to project on or overhang any public street or Municipal land.

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

NOTICE 5—You are required to give timely intimation to the Land Manager & Architect 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 after the line is checked by the Land Surveyor.

Below H. su. building plan of Plot
No: 94 C.T.1 Old Town Dr.

Forwarded to the Building
Surveyor for further disposal.

The proposed exchange of land
has been sanctioned by the munic-
ipality vide their R. No: 576 of 21/10/28.
And the sanction of the C. in-land
is being obtained.

5/11/29

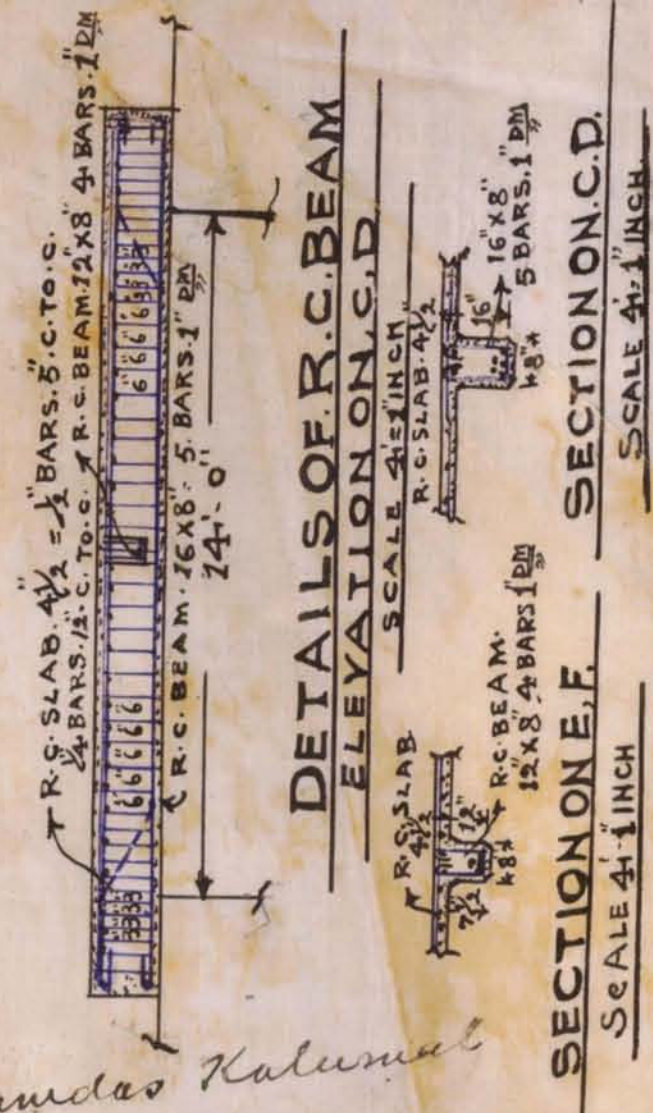
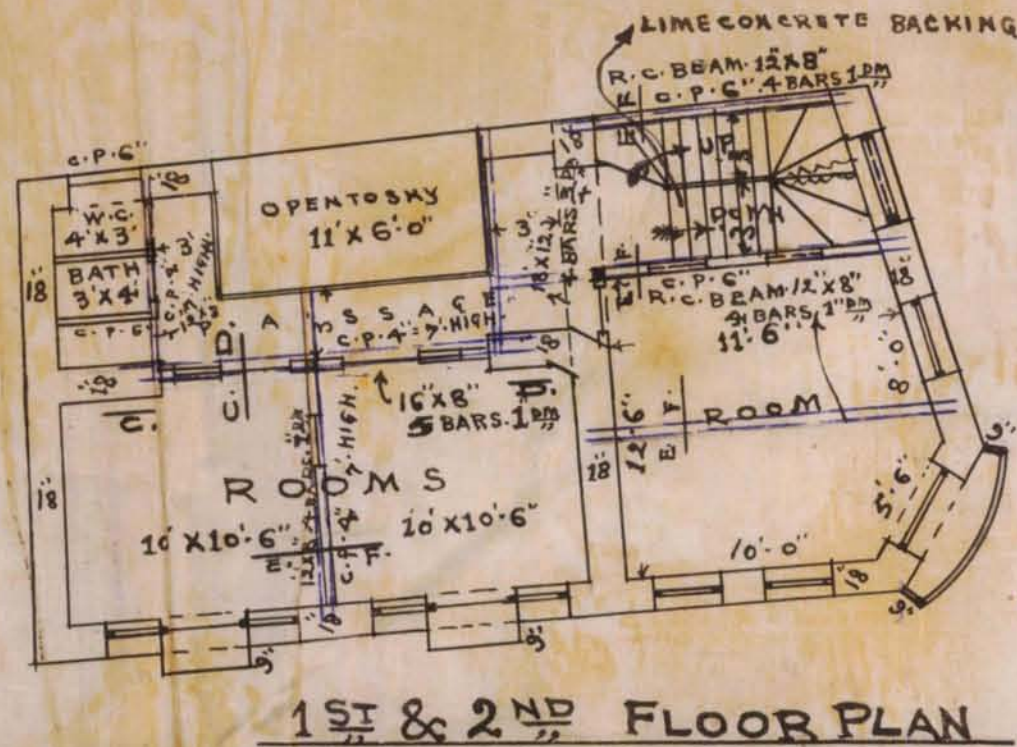
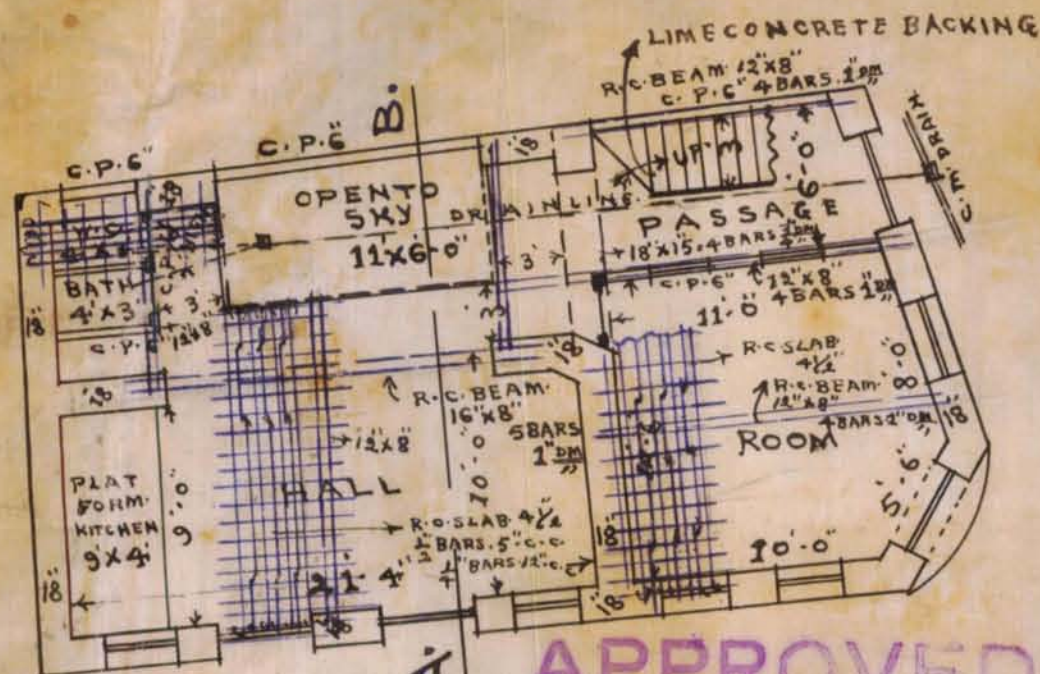
DR

Plans may be approved.

5/11

att 3
8/11

DRAWING NO. 621

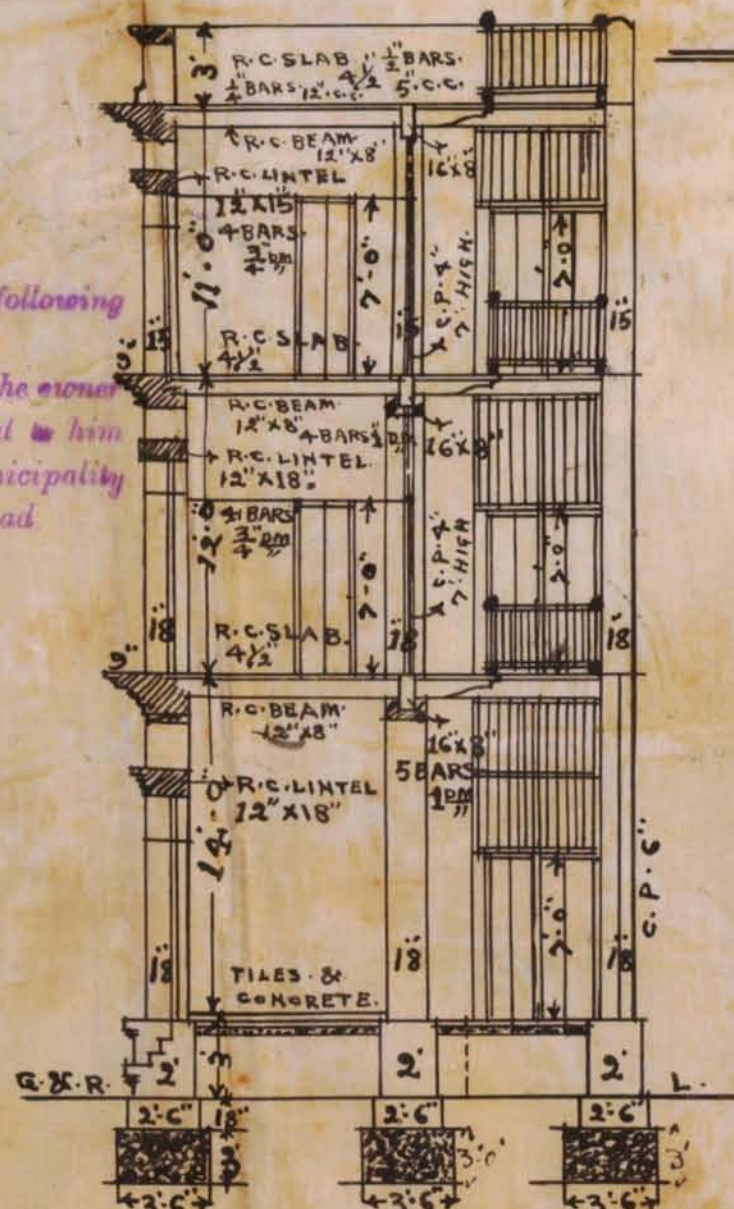
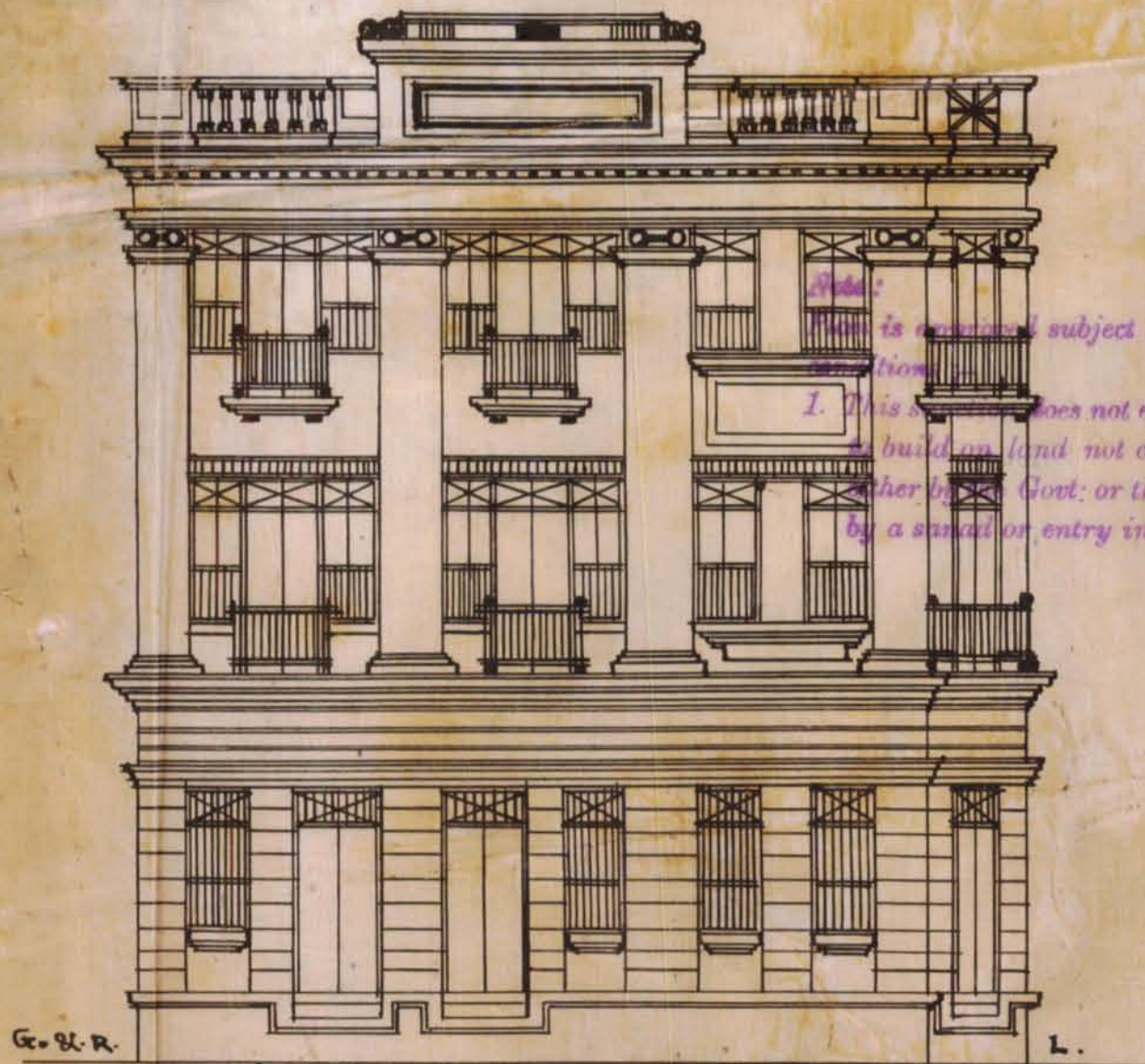


PLAN OF PROPOSED BUILDING
ON PLOT NO. 94 SHEET NO. O.T. 1.
OLD TOWN QUARTER
SCALE 8"=1" INCH.

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

Shamdas Kalamul

BLOCK PLAN
SCALE 20"=1" INCH



SECTION ON A.B.

1. This plan does not entitle the owner to build on land not conveyed to him by the Govt. or the Municipality by a sanad or entry in a sanad.

Dev Kishor



5

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. B. S. 3710 OF 1929

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 25/6 1929.

FROM,

THE LAND MANAGER & ARCHITECT,
KARACHI MUNICIPALITY.

TO,

Mr. Chandas Kelumel,
Karachi:

Sir,

~~Gentlemen~~

With reference to your application dated 31.5.1929, with a plan for the proposed building/additions and alterations on plot No. 94, Survey Sheet No. O.T.1, old Town quarter, I have the honour to inform you that until the following requirements are complied with, the plans cannot be passed:—

- (1) Staircase should connect back.
- (2) The owner must take the land granted in exchange, failing which he cannot be
- (3) allowed to open windows on municipal
- (4) alignment land.
- (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.,
Land Manager & Architect.

Submitted

The owner is not going to
take the land to be granted
to the plot, as per Mr. Tharion's
verbal report.

The papers regarding sections
7 & 8 have gone to the

doe
20/6
If the owner doesn't take the
land in exchange he could
be allowed to pay winding or
rumped land. J

20/6/28



7-1

215

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

No. G. _____ of 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 31/5 1929.

MEMO:

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



1916

*Inspr has Mr. Mohie
to show to the H*

[Signature]
31/5

[Signature]
Chief Officer. 31/5

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

No objection

Bo. No. 4/6

Date of disposal _____

Date 1-6-1929

[Signature]
Health Officer



7-2

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. 94. Sheet No. Old Town. 1.Applicant's Name Shamaldas Kalamet.Whether he is the owner of the plot on which it is proposed to build he is the managerPlot under whose control Govt.Whether it is permanent or temporary for leaseThe work proposed erection of new building.

Building Surveyor's Report _____

- 1) Open space to sky must be 12'.
- 2) Stair case to be of fire proof materials.
- 3) Calculation for the re-inforced slab and beams be given.

no objection
13/6/17

Date _____

Shamaldas
Building Surveyor. 13/6



3

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment Yes.Area of plot 120 sq. mts.

Area under Alignment _____

It is applied by T. P. Scheme _____

Remarks _____

No objection.100
01

Date _____ 192 _____

13/6
Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

Valuing the land granted
will have the desired effect
of 183 which is to be
the same as 13/6

to
Please find the
re-appearing 18301
20/6

Stair case whose concrete base
the owner must take the land to grant
in exchange for the which he can then
allow to be building a number
aligned land.

20/6/25.100
21/6Plans are approvedd.d. 18/1/25

Date of disposal _____

Submitted to Ex. Engineer :

Land Manager and Architect.



7-4

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 _____

1/31

10/2/20
10/2/20
10/2/20



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 31st May 1929

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 94
Survey sheet Old/new OT-1 situated in street,
Old Town. Quarter as per Ground plan, Elevation and Section
sent herewith in quadruplicate.

The said building will be of the following description.

Residential House.It is intended for the purpose of Residence.

† 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 Shankar Das

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 Shankar Das KalwarAddress of the owner Co Me Bombay City
Karachi

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.



8-2

2

Nature of soil in foundation EarthNature of masonry in foundation lime concretedo Plinth Rubble masonrydo Superstructure - do -Kind of woodwork in trusses, post, etc., Pine woodKind of Roof R.C. FloorsKind of Floor doMethod of Draining Sullage Water Connection with municipal main

:O:

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

Karachi, dated 31st May 1929

To,

The Chief Officer,

Karachi Municipality.

Sir,

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

for the building at on S.no 94 OT-1

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

I beg to remain,

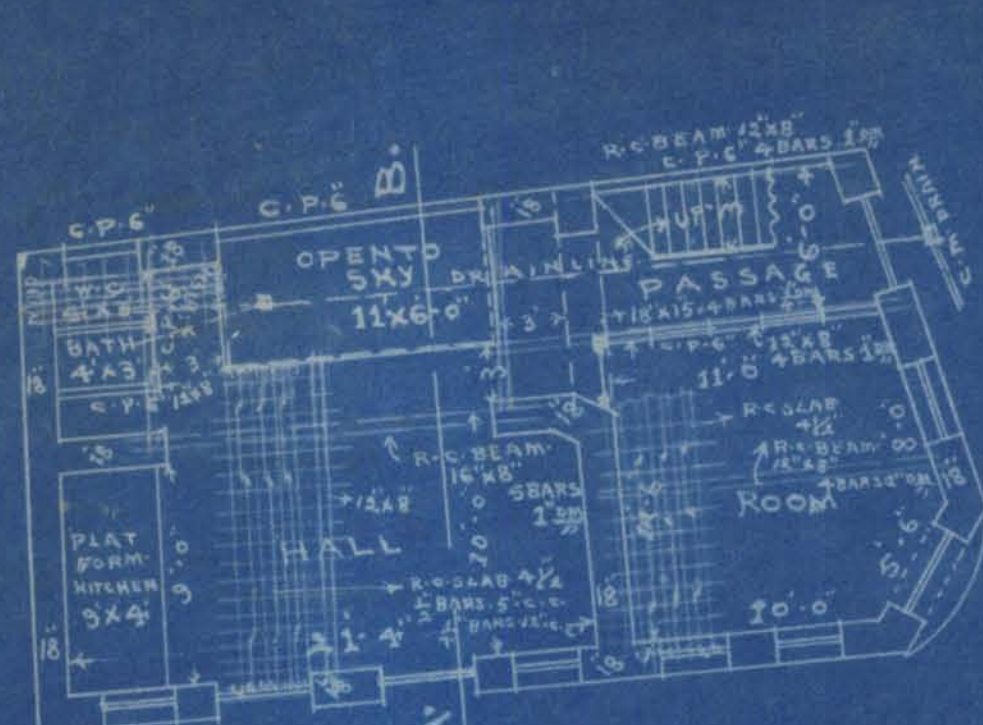
Sir,

Your most obedient servant.

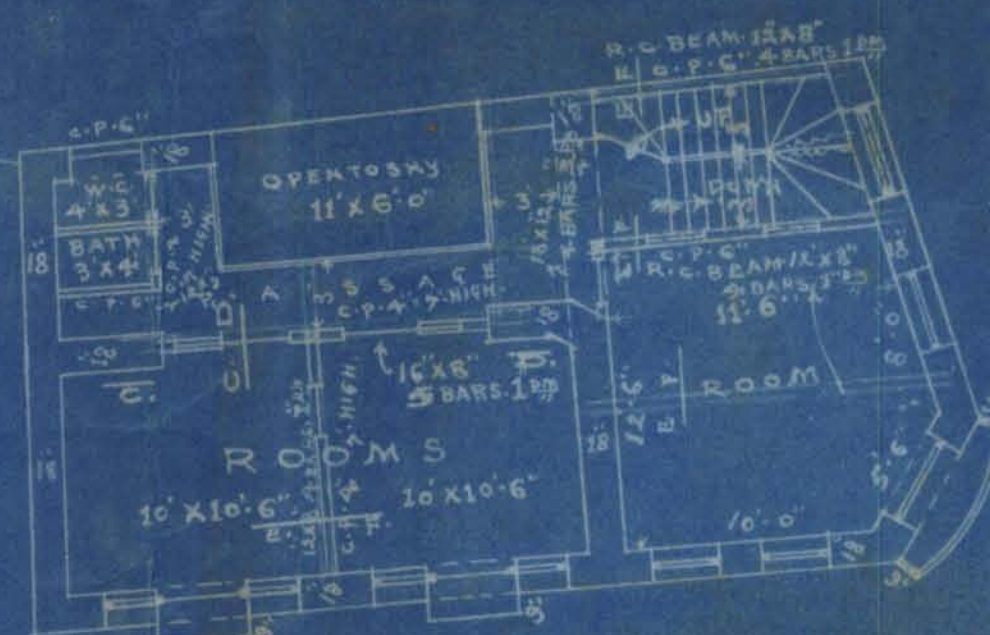
Denkishindas L
Architect

Licensed Surveyor.

DRAWING NO. 621



GROUND PLAN



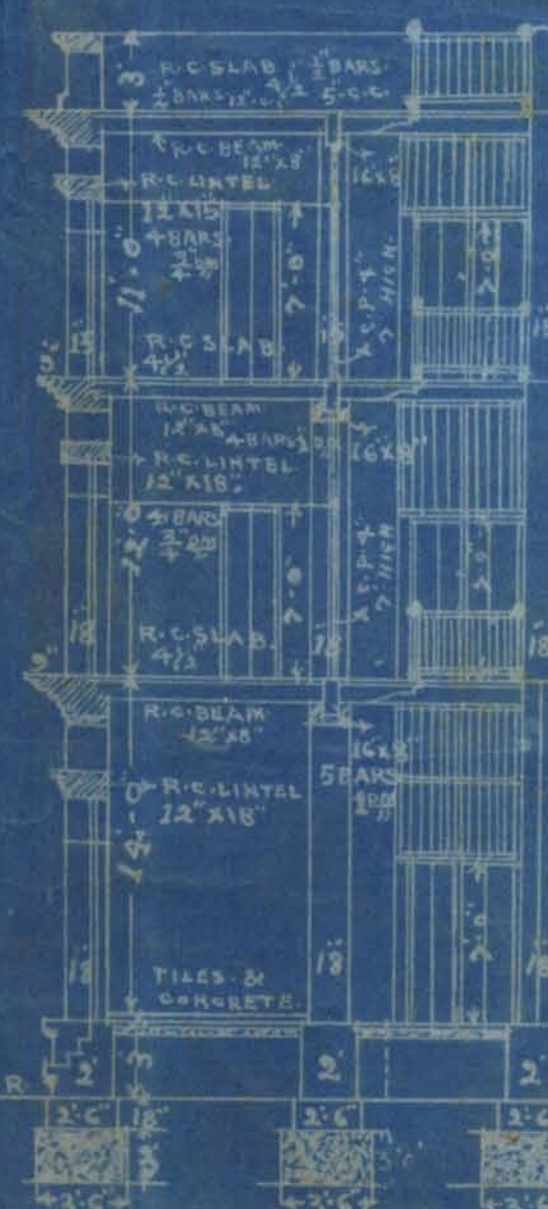
1ST & 2ND FLOOR PLAN

PLAN OF PROPOSED BUILDING
ON PLOT NO. 94 SHEET NO. T.1.
OLDTOWN QUARTER
SCALE 8=1" INCH.


DETAILS OF R.C. BEAM
ELEVATION ON C.D.
SCALE 4" INCH

SECTION ON E.F.
SCALE 4" INCH
SECTION ON C.D.
SCALE 4" INCH


FRONT ELEVATION



SECTION ON A.B.

BLOCK PLAN
SCALE 20' INCH



Shamir Kalan

Shamir Kalan

