

B. S. 7
500-12-80.

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. B. S. P. 320 of 1930.
LAND MANAGER & ARCHITECT'S OFFICE,
KARACHI, 7/3 1931.

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

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To, Mr. Shahnawaz : Sons of Ahmed
Ch. Durrani & Co. Sec. KARACHI.

Dear Sir,

With reference to your application dated 22/6/1931

I have to inform you that the plan submitted by you for building making
house on plot No. 30A sheet No. 1 Diagram
Quarter, is approved and permission to build in accordance therewith is
granted. The building must be erected in accordance with the approved
plans and deviations should not be made without previous sanction of the
Municipality.

This sanction holds good, provided the work of construction is com-
menced in earnest within a year from this date, whereafter the sanction will
be deemed to have lapsed.

Details of drainage and plumbers work must be settled with the
Superintendent of Machinery before construction.

Yours faithfully,

Intimation sent to Mr.
Shahnawaz
Ch. Durrani
Sec.
22/6/31

N. J. Modi
B. Sc. A. M. Inst. C. E. 1/3
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 week	... 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 and 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.



2-1

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
UP TO THE 1st MARCH 1915.Karachi, 27th June 1930

Date of delivery at Municipal Office.

To, From mail
THE CHIEF OFFICER,

KARACHI MUNICIPALITY.

Sir, 27th June 1930

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 36A & 36A Survey sheet Old/New K-5 situated in Miran Piri street, 1 lane Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

Resident's HouseIt 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 Darabchand

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 [Signature]Address of the owner [Signature]

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 EarthNature of masonry in foundation lime concretedo Plinth Rubble masonry.do Superstructure Do.Kind of wood work in trusses, post, etc., Pane woodKind of Roof beam Planks concreteKind of Floor Do.Method of Draining Sullage Water Consolidated main.

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

Karachi dated 27th June 19 30To,
The Chief Officer,
Karachi Municipality.Sir,
With reference to the notice under Sanction 96 of the Municipal Act submitted to you by Mr. Ibrahim & Mahomed SanoAhmed
for the building at 36A & 36A K-S by lane.
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,

Darshindas

Licensed Surveyor.

No/R. ✓ 251 of 19 30c/b, Jan 3
amended plans

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 24/6 1930

MEMO

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

4074
25.6
Mr Hemrajani
to show to H.O. Pl
24/6

M. H. S.
for Chief Officer. 24/6

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 _____

Date 26-6-1930

Health Officer.



No. L. M. _____ 19

Date of receipt: _____

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi _____ 19

Forwarded to the Building Surveyor and Land Surveyor for report.

for Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Plot No.

c/b

Sheet No.

gm-3

gambled in.

Applicant's Name

Mfr. S. R. Adnan

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

Plot under whose control

Mfr.

Whether it is permanent or temporary

Permit.

The work proposed

Amended plan.

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

Area of the plot: (newly Sold)

(1000)

area built

Building Surveyor's Report

1. Foundation is exposed for inspection.

2. Garage has already been constructed on site.

Date _____

Building Surveyor.



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? _____

Remarks _____

It's an ancient plan.

Date _____ 19 _____

Land Surveyor. *[Signature]*

Remarks of

LAND MANAGER AND ARCHITECT.

*10' Span on the left from the side, the
 Section line is long shown now I believe
 he is putting up a four floor on the kitchen.
 Why does he not give it a proper job, so he
 goes to build above the bed room also.
 Where is the Sand fly?*

*fly app.**27/8*

Date of disposal _____

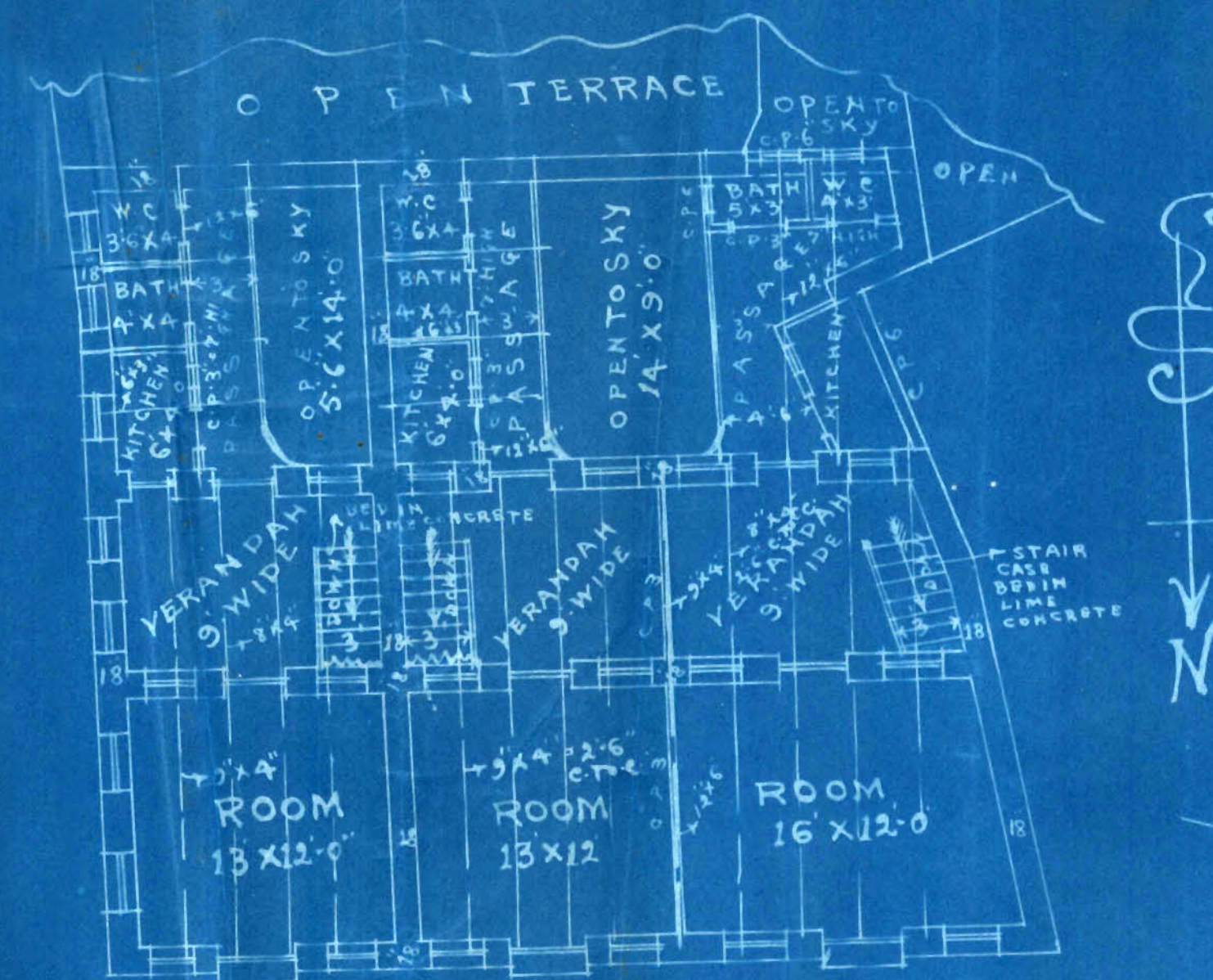
Land Manager and Architect.

R. DRAWING No 689

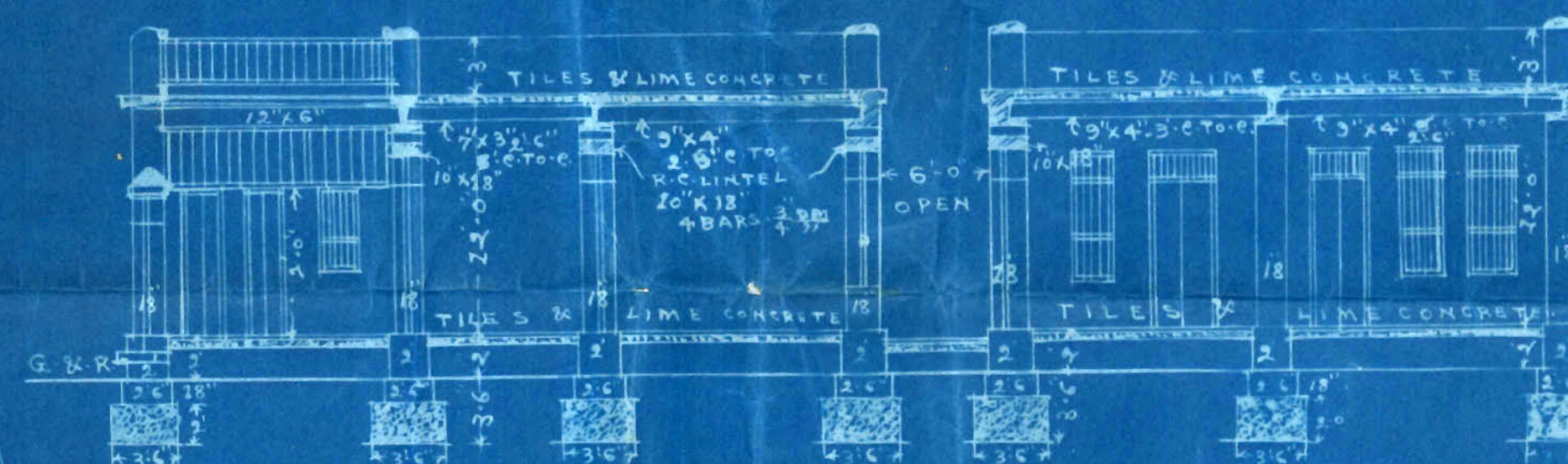
PLAN OF PROPOSED BUILDING TO BE BUILT
ON PLOT N^o 36A & 36A SHEET N^o K.5.
MIRAN PIR LYAREE Q.
SCALE 8=1" INCH

BLOCK PLAN

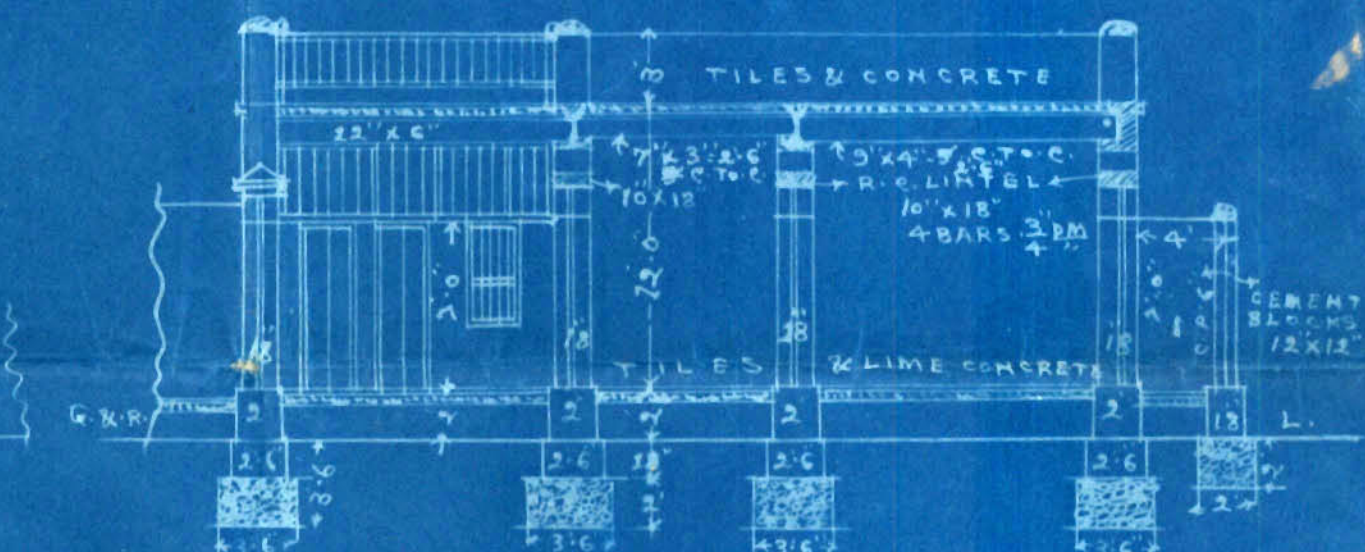
SCALE 40' = 1" INCH



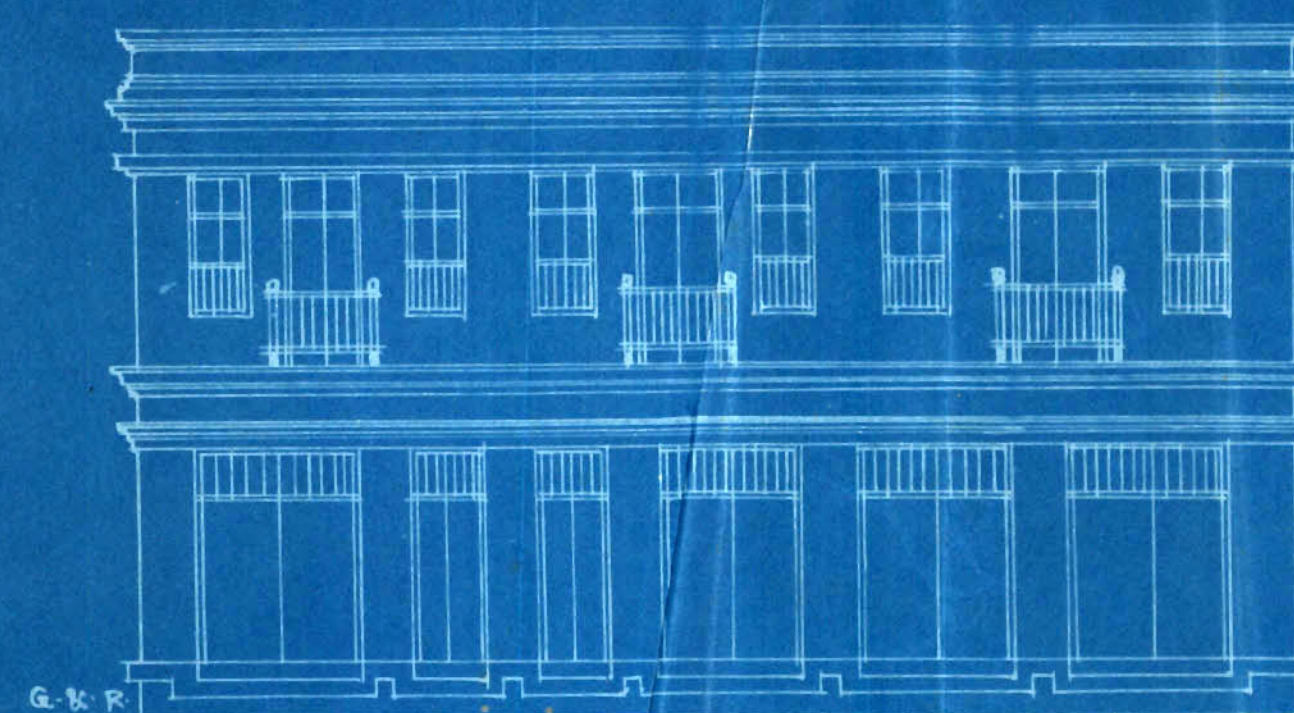
FIRST FLOOR PLAN



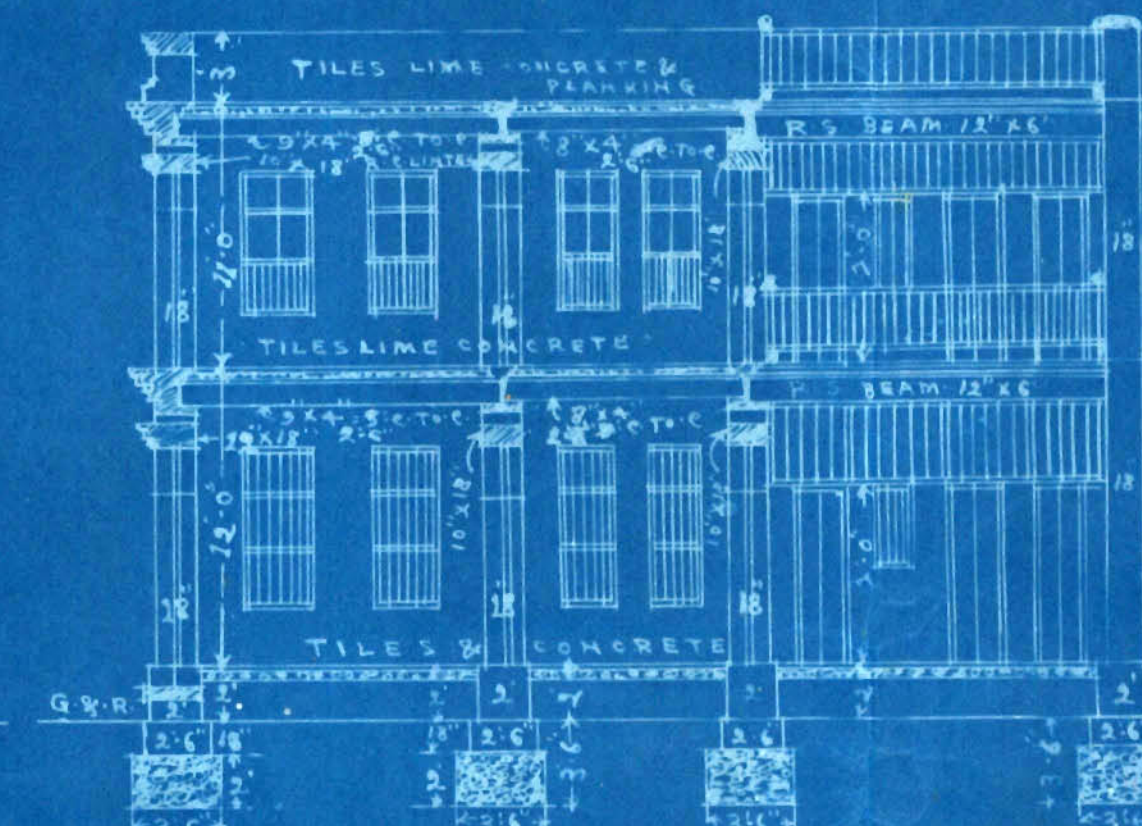
SECTION ON C. D.



SECTION ON E.F.



FRONT ELEVATION



SECTION ON A.B.

is left. Think impression
of Herat in the hands
Hamed

No/R. 258 of 1930

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, 27.6 1930.

MEMO

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

4166
Insp. Atty
to show to H.O. pl
27/6

P. P. Karon
for Chief Officer. *27/6/30*

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt

urgent
H.D. H. check the
site plan, give
L.S. columns as per
as possible. Put up
and skeletal view
measurements
Building is not well
ventilated. It is a bad
design plan

Mr. Parashram
Please check this measure
with field book measure
Report NUP
17/30

Use this No. of 4/5
21/11/30

Date of disposal

Immediate
H.D. where is
me & plan?
17/6
7-1930

Health Officer.



No. L. M. _____ 19

Date of receipt: _____

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi _____ 19

Forwarded to the Building Surveyor and Land Surveyor for report.

for Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Plot No. 36 A & 36A Sheet No. 65 Lyari Gr.Applicant's Name Ibrahim Mahomed No AhmadWhether he is the owner of the plot on which it is proposed to build NOPlot under whose control Gr.Whether it is permanent or temporary Permanent.The work proposed Building

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

Area of the plot: (newly Sold) 989 area built _____Building Surveyor's Report H.O's Remarks. (2) Pillars A shouldbe masonry (3) Limit B be specified (4) Bressures & cshould be specified (5) Room D is less than 100 sq ft area6) 9' open space E is less (7) Is space F open?8) Passage G should be fully specified 9) all theBressures below Partition & curtain walls of out-housesblacks H & should be put down 10) at I, there shouldbe pillar provided. 11) Passages J too small 12) Cansub-does not have black & rest? Details be givenfor it. 13) Out-houses to be razed away 14) Presentthis living structure to be entirely removed.

Date _____

Handwritten signature
 On - P. Jaintraman
 Building Surveyor. 17/7



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? no
- (2) Is the Alignment Correctly Shown? yes
- (3) Are the Site Measurements correct? yes
- (4) Is there any encroachment? no
- (5) Is the plot affected by T. P. Scheme. no yes.

Remarks

no objection.Date 19M. P. Jaitil-cumain

Land Surveyor.

17/7

Remarks of

LAND MANAGER AND ARCHITECT.

Plot 10/12 - also area plot & area proposed for
bein in the given 135 2, ③ ④ 6' 1/2 188
on the land 10, 12, 14 1' No work

agreed with1/3 in the title15/7

Date of disposal

Land Manager and Architect.



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. P.B.320 OF 19 .

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 24.7. 1930

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Sir,

Gentlemen,

With reference to your application dated _____ 19____, with a plan for the proposed building/additions and alterations on plot No. 31A-31B, Survey Shee No. _____, _____ quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) Building not well ventilated & badly designed.
- (2) Area of plot & area proposed to be built - must be given
- (3) Pillars A should be circular masonry
- (4) Pillar B be specified
- (5) Bressmer C should be specified
- (6) Chapter space must be 10'
- (7) All the Bressmer's below partition & contain walls of int. house Black H should be put down
- (8) An int. door int. house Black & red - Details be given for it.
- (9) Present existing structure to be entirely removed.
- (10) No compensation agreement to be taken
- (11) 1/3 rd should be left open

The plans are returned herewith for amendment.

I have the honour to be,
Sir/Gentlemen,
Your most obedient servant.

Karachz.

193

28 AUG. 1930

Env. No. 2032

The Land Manager & Architect ^K make Minneapolis

Sn.

Re plans 36A & 36A. ^{Dispos} Sheet K-5 has Q² section on

In compliance with your objection memo
no P.B. 320 dated 24.7.30 I have complied
with your objections as follows
The plan has been redesigned
to show the new space

- P.B. 320 and 321 as follows.
2. Your objections as follows.
- (1) The building has been redesigned and every living room abuts on open space.
 - (2) The area of plot and building area has been shown.
 - (3) Pillars A have been shown to be of masonry.
 - (4) Detail B has been specified.
 - (5) Braces C has been specified.
 - (6) 6' open space has been increased to 10'-0"
 - (7) All the braces below partition and curtain walls of out house Block H have been put.
 - (8) The block rests on 12"x5" R.S. and 8"x4" R.S.
- Details shown. -
- (9) The present structure will be removed on the approval of plans.
 - (10) There is no necessity of no compensation agreement as the owner is building in accord with the Town planning scheme sanctioned a copy of the map has been sent to the arbitrator to get his approval.
 - (11) 1/3rd area have been left open.
- Yours faithfully
Sanku Chandra

Below Amended Plan of
Building on Plot no:

36 A & $\frac{36A}{1}$ K5 Lyan V

Re. plans 56A & 36A sheet K
Michigan

Re. Plans 5670
Compliance with your objection under
P.O. 320 dated 24.7.39 I have complied
with your objection as follows
Forwarded with compliments

Forwarded with compliments
to the Hon. Secy. for
favorable remarks.

5451 / 100
9870

20
Latter to the
to show to the

319

No objection to
engaged place

(9) The present situation will be recommended to the approval of the no objection place

(10) There is no necessary agreement as the owner is hiring with the Town planning otherwise a copy of the map has been sent to the arbitrator.

(11) $\frac{1}{3}$ rd area have been left open.



Forwarded with compliments
to the Health Officer for
favour of remarks.

MD
18/9

Submitted. on the objections complied with except
n.c agreement which he says is not
necessary as it is according to the
T.P. scheme.

MD
18/9

P. Smith M2 Decm 1919

8
18/9



10-1

B.S. N.W. 320

30

24 September 1930

To,
The Asstt. to the Consulting
Surveyor to the Govt. of Bombay,
KARACHI.

Sir,
Re: plot No. 36A & 36A, K-5 Lyari Qr.
-----1

I have the honour to inform you that Municipality have received building plans for the above plot and before passing the same, I had pressed the owner to give no-compensation agreement.

The owner objects to this on the ground that the plan is drawn according to the Town Planning scheme and no agreement is necessary.

I have therefore the honour to request you to please give your opinion whether in this case no-compensation agreement is necessary.

A copy of plans is sent herewith for perusal which may please be returned alongwith your reply early.

I have the honour to be,
S I R,
Your most obedient servant

26/9

m/ Land Manager & Architect



Tape No. 6. 2011

Long Kennedy & Associates



11
Ulu 320/30

8th October

To,

The Asstt. to the Consulting
Surveyor to the Govt. of Bombay,
Karachi.

Sir,

Re: plot No. 36A & 36A/1, K-5, Lyari Qr.

I have the honour to invite your attention
to this office No.B.S.U.W.320 dated 27th September
1930 re: above and to request you to kindly
dispose of the reference at an early date.

I have the honour to be,

S i r,

Your most obedient servant,

[Signature]

*Tyler M.
initials removed
20/10/30*

MB.Sc., A.M.Inst., C.E., 74

Land Manager & Architect.



Heritage

KMR.CDD.LyQ.1930.01



Heritage

KMR.CDD.LyQ.1930.01

B.S. 320/30
[Signature]

24th November 1930

To,
The Asstt. to the Consulting
Surveyor to the Govt. of Bombay,

K A R A C H I.

Sir,

Re: plot No. 36/A/1, K-5 Lyari Gr.

I have the honour to invite your attention
to this office No. B.S.U.W. 320 dated 27th
September 1930 & subsequent reminder dated
8th October 1930 and to request you to kindly
dispose of the above reference at a very early
date.

I have the honour to be,
S i r,
Your most obedient servant,

[Signature]

m B.Sc., A.M. Inst., C.E., *17/11*
Land Manager & Architect.



2135. 14

No.A-308

TOWN PLANNING SCHEME, Karachi No.I.
Miran Pir.

From

T. H. G. STAMPER, Esqr., F.S.I.,

ARBITRATOR.

Revenue Offices,

Telegrams—Consurveyor.
 Telephone—552.

KARACHI, 26th November 1930.

To

The Land Manager & Architect,

Karachi Municipality,

Karachi.

Sir,

Re: plot No.36/A/1, K-5, Lyari Qr.

With reference to your letter No.BS/UW-320 dated 27th September 1930, I have the honour to return herewith the plan for S.No.36/A/1, K-5, with a remark that the applicant has according to the Town Planning Scheme to set back the north east corner of the proposed building to a line shown in yellow on the plan.

This will be communicated to the owner.
 1/12

How much area have they to leave open according to Municipal regulations in this Qr?

I do not think a no-compensation agreement is necessary in this case.

I have the honour to be,

Sir,

Your most obedient servant,

Assistant to Arbitrator.

Encl:-1 plan.

O.

BS.
 -12
 28/11

So, 9 is there any rule for this also.

Incurs if objection be raised.
 3/12

Then this is the rule for this
 1/12
 5/12/30

KARACHI MUNICIPALITY.

15

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. / LB-380 of 1930.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 12/11 1930

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

Ibrahim and S/o Ahmad Beg
S/o Benir Khan Beg.Achilbhai NaichaiSir,
Gentlemen,

With reference to your application dated _____ 19____, with a plan for the proposed building/additions and alterations on plot No. 36A, 36H, Survey Sheet No. K5, Lyari quarter I have the honour to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) now the east corner to be set back according to Town planning scheme
- (2) 1/3 area of the whole plot is to be left open.
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

I have the honour to be,
Sir/Gentlemen,
Your most obedient servant.

B. Sc. A. M. INST. C. E., 11/12
Land Manager & Architect.

B. S. I

1000—1-3-29.

1000—9-12-29.

1000—20-8-30.



Heritage

KMR.CDD.LyQ.1930.01

CHETNANI
SURVEYOR

NEAR KHORI GARDEN,

Karachi, 15th Dec 1930

To

The Land Manager & Architect
Karachi MunicipalitySir. Re plans 36A & ~~36A~~ sheet K-5 byam OpWith reference to your no PB 320
dated 12th Dec 1930. I have complied
with your requirements as follows.(1) North east corner has been shown
to be set back in accordance with the
Town plan scheme.(2) $\frac{1}{3}$ area of the whole plot is left
open.Yours faithfully
D. K. ChoudharySubmitted - all
the objections
complained were
Plans be approved.

P. S. R. O. R

A. L. A

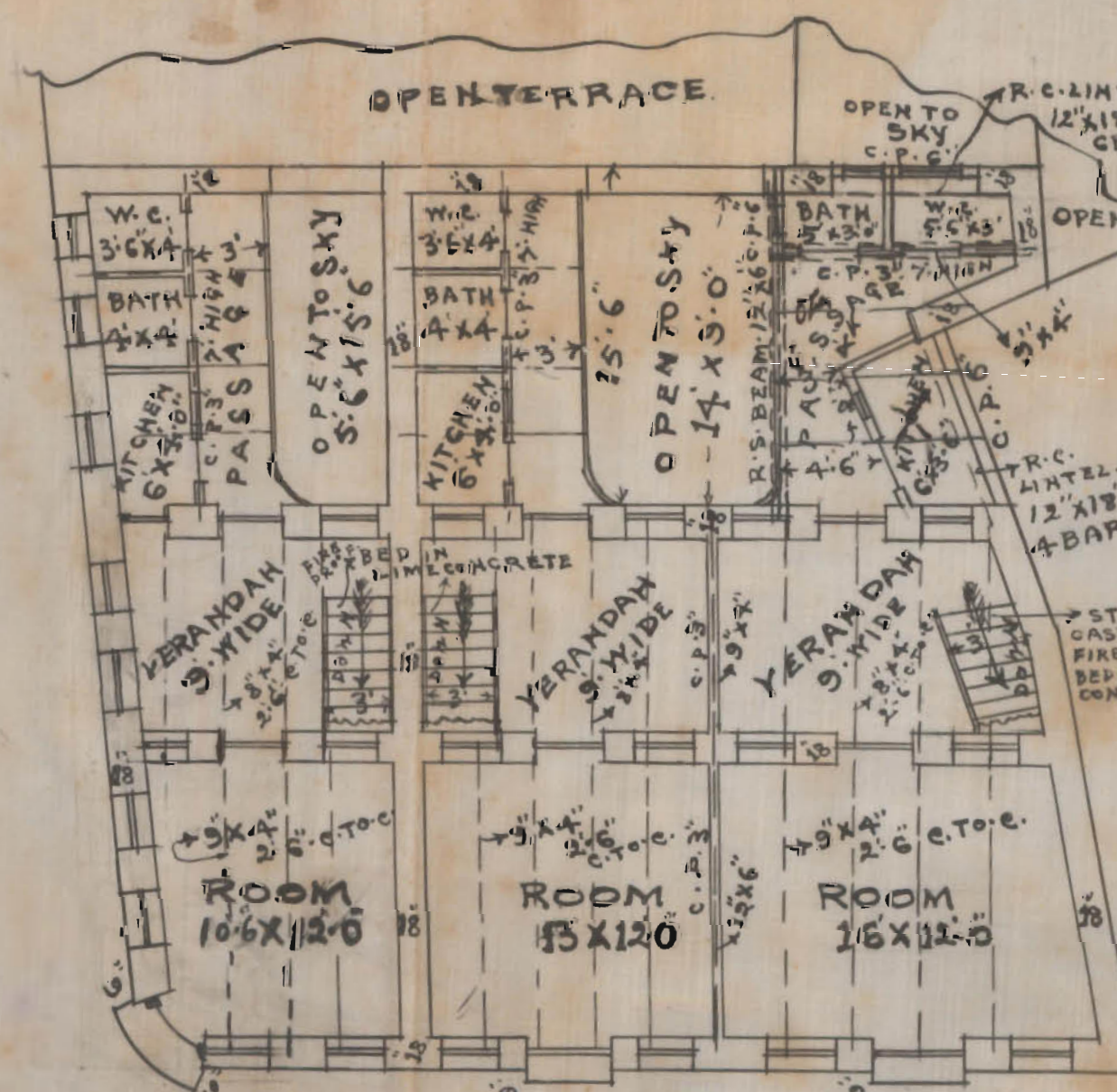
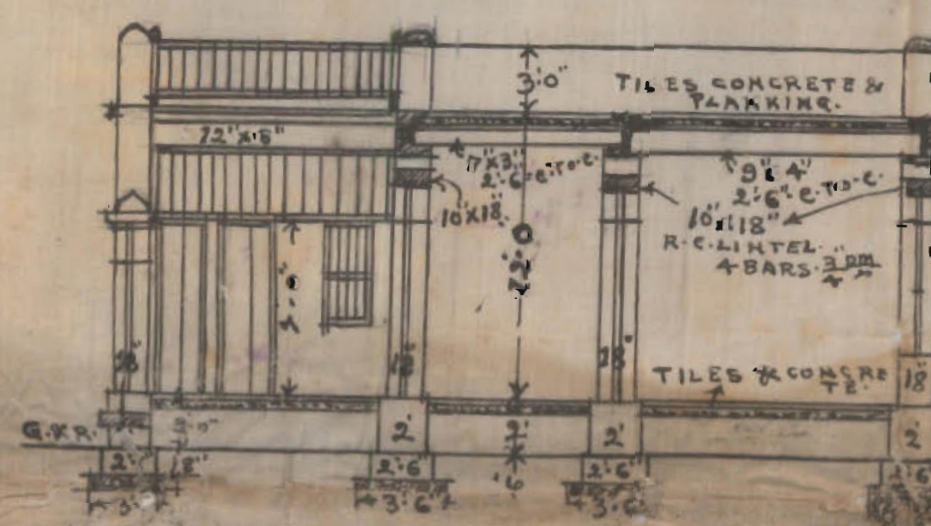
P.S.
Re: herewith
attached
by
15/12P.S.
me
15/12

AMENDED PLAN OF PROPOSED BUILDING TO BE BUILT ON PLOT N^o 36 A & 36A SHEET N^o K.5 MIRAN PIR LYAREE Q^o SCALE 8-1" INCH

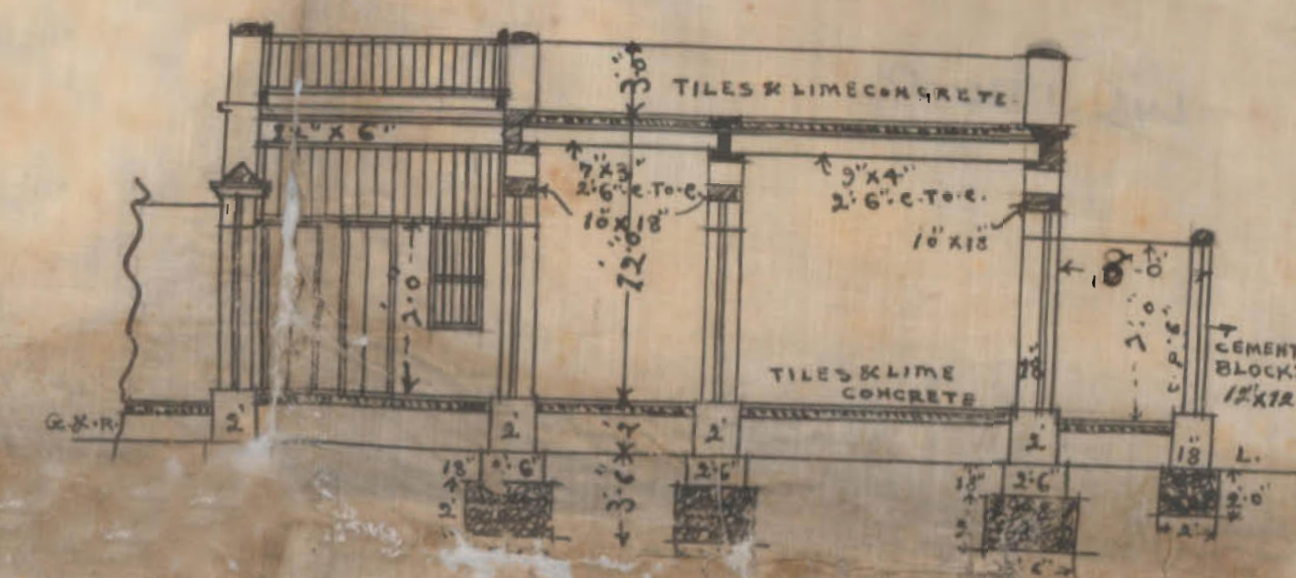
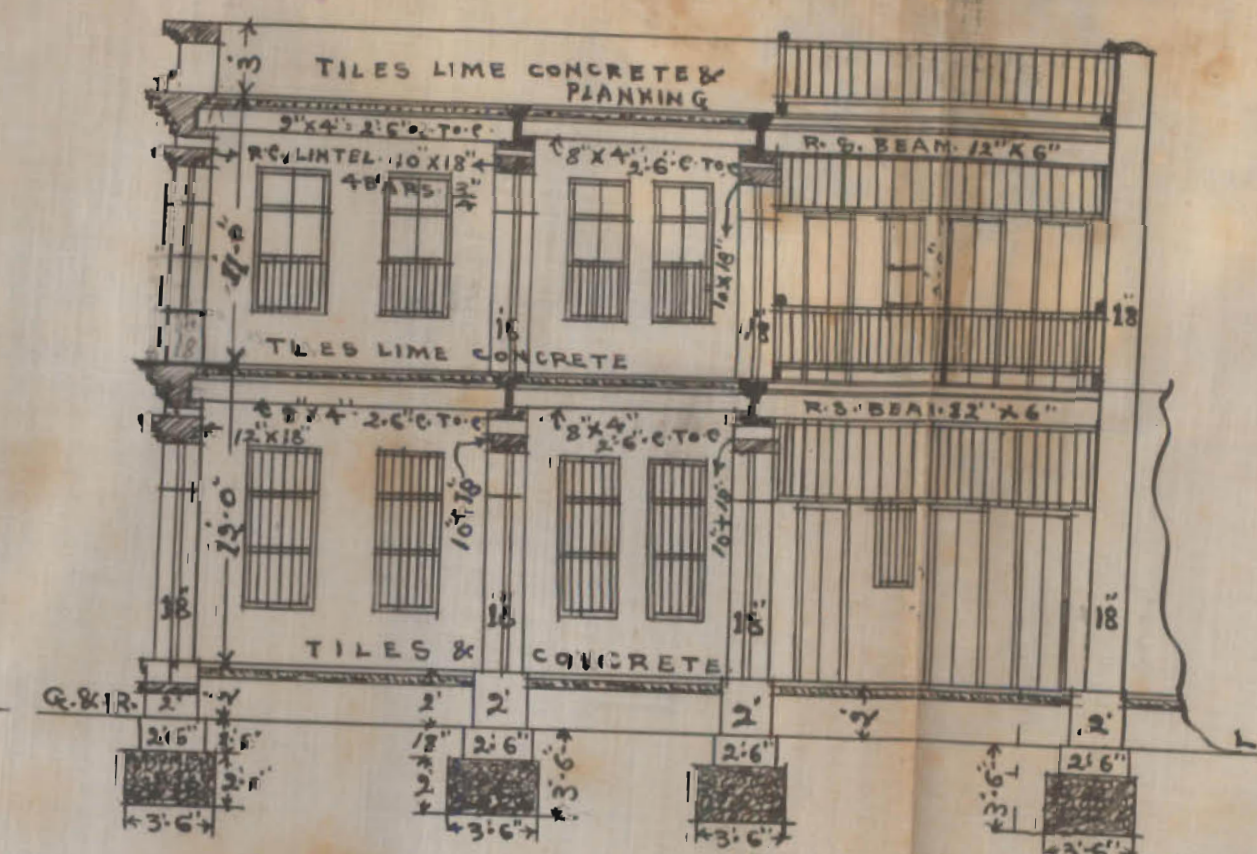
BLOCK PLAN

NOTE
TOTAL AREA OF THE PLOT. 970. S.Q.Y²
BUILDING TO BE BUILT AREA 646. S.Q.Y²
OPEN AREA 324. S.Q.Y²
TOTAL AREA. 970.

SCALE 40-1" INCH



Note:
1. Plan is approved subject to the following conditions:-
2. This section does not include the owner to build on land not covered by a plan or other by the Govt. or the Municipality by a permit or entry in a map.



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

i left think impression
Ibrahim makes sons
of Ahmed

Devkishindas
architect
19th August 1930



KARACHI MUNICIPALITY.

:0:

P.B.320

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. of 1920.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 24.12.1920.

To,

Mr. Ibrahim ul: 87. Phul:

C/o Sheikhina as Esq:

architect, Karachi.

Sir,

With reference to your application with plan received on 27.6.1920
for building on plot No. 36A sheet No. 4.8, Lyari Quarter,
you 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 be granted after the approval of the plans by the
City Deputy Collector.

You must not start any building operations until you hear further from this
office.

I have the honour to be,

Sir,

Your most obedient servant,

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

:0:

P.B.320

L. M. A/B. S.

of 1920.

Municipal Office,

Karachi, 24/12/1920.

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.

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



No. 155/66 of 1931.
Revenue Department,
City Deputy Collector's Office,
Karachi, 23 February 1931.

Memorandum,

4075
With reference to his application dated 9th January 1931 on the subject of permission to build on plot No. 36A - 36A/1 Sheet K-5 Lyari quarter in accordance with plan No. 3 approved by the Engineer Karachi Municipality Messrs Ibrahim Ahmed & others are informed that the permission applied for is granted but before the work is started due intimation should be sent to the Karachi Municipality.
2. Plan No. 3 is returned herewith duly sanctioned.

[Signature]
City Deputy Collector, Karachi.

1. Messrs Ibrahim Ahmed & Others C/O Mr. Devkishindas.
- ✓ 2. The L.M.A. Karachi Municipality with one copy of plan for information with reference to his No. LMA/BG.PB 320 dated 24th December 1930.
3. The Income Tax Officer Karachi for information.
4. The C.D.C's Office Rev: Branch for information.

Shah.