



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 419 OF 1932

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 3- 9 1932

Order under Section 96 (2) of Act III of 1901.Mr. Pilornal S. Kerwan
c/o Mr K. T. Tuman

Dear Sir,

With reference to your application with plan for buildings on plot No. 18/2 Sheet No. 505, Janak Quarter submitted by you on 27. 8 1932, 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.

Stair Case is allowed on ground floor only and is to be left open to sky.

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,

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

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

NOTICE 6 :—You are required to give timely intimation to the Land Manager & 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.



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, 20th August 1932.

Date of delivery at Municipal Office.

To,

THE CHIEF OFFICER,

KARACHI MUNICIPALITY.

Dear 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 18/2 Survey sheet ~~Old~~/new J.M.5 situated in Clayton Rd street Jamshed Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

Kupcha masonry with R.C.C. Roof.It is intended for the purpose of Residential Convenience.

†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 Kanayabhai P. Tani

I hereby under take 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

Pitruval P. Tani

Address of the owner

C/o K.T. Tani

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 under 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.

2

Nature of soil in foundation Hard muriumNature of masonry in foundation Kupchado Plinth - do -do Superstructure - do -Kind of woodwork in trusses, post, etc. NilKind of Roof R. C. C.Kind of Floor CementMethod of Drawing Sullage Water Under ground

—:0:—

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

Karachi, dated 20th August 1932.

To

The Chief Officer,

Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Pitmal Sutchramdas Keswanifor the building at Plot No 18 J. M. S. Jamshed Co.
I beg to inform you that I have agreed to supervise the erection of building work mentioned therein.

I beg to remain,

Sir,

Your most obedient servant,

Lajpat J. Durrani

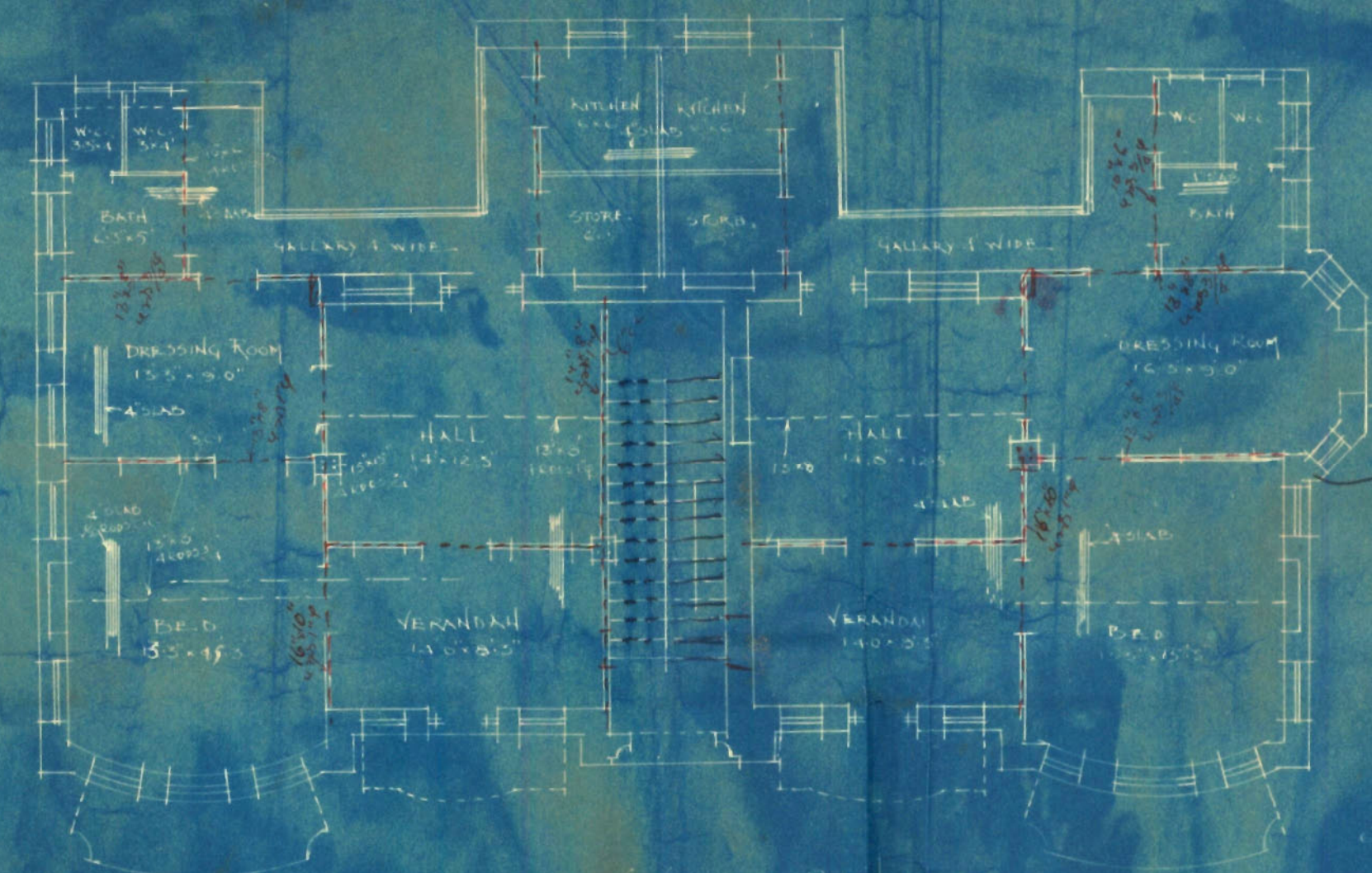
Licensed Surveyor.

AREA OF THE PLOT = 216.50 SQ. YDS.
ALLOWABLE AREA = 232.15
AREA OF BUNGALOW NO. 1:
2 x 27.25 x 23.25 = 1257.19 S.F.
2 x 16.0 x 24.0 = 768.00 S.F.
1 x 2.0 x 2.5 = 5.00 S.F.
1 x 15.0 x 12.75 = 191.25 S.F.
2 x 8.0 x 8.0 = 128.00 S.F.
TOTAL AREA = 2307.14 S.F.

BUNGALOW NO. 2:
1 x 13.75 x 15.0 = 125.62 S.F.
1 x 14.75 x 32.5 = 480.62 S.F.
1 x 8.75 x 14.5 = 126.87 S.F.
1 x 1.5 x 8.0 = 12.00 S.F.
TOTAL AREA = 745.11 S.F.

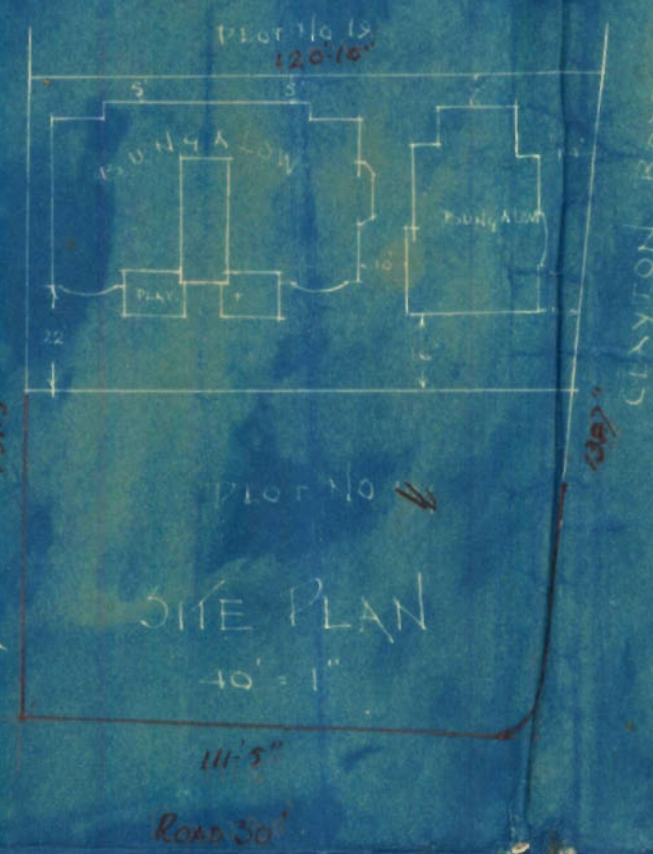
TOTAL AREA = 280.50 SQ. YDS.

PLAN SHOWING THE PROPOSED
BUNGALOW ON PLOT NO. 18 J.M. 5
AMSHED QUARTER
SCALE 8-1 INCH.

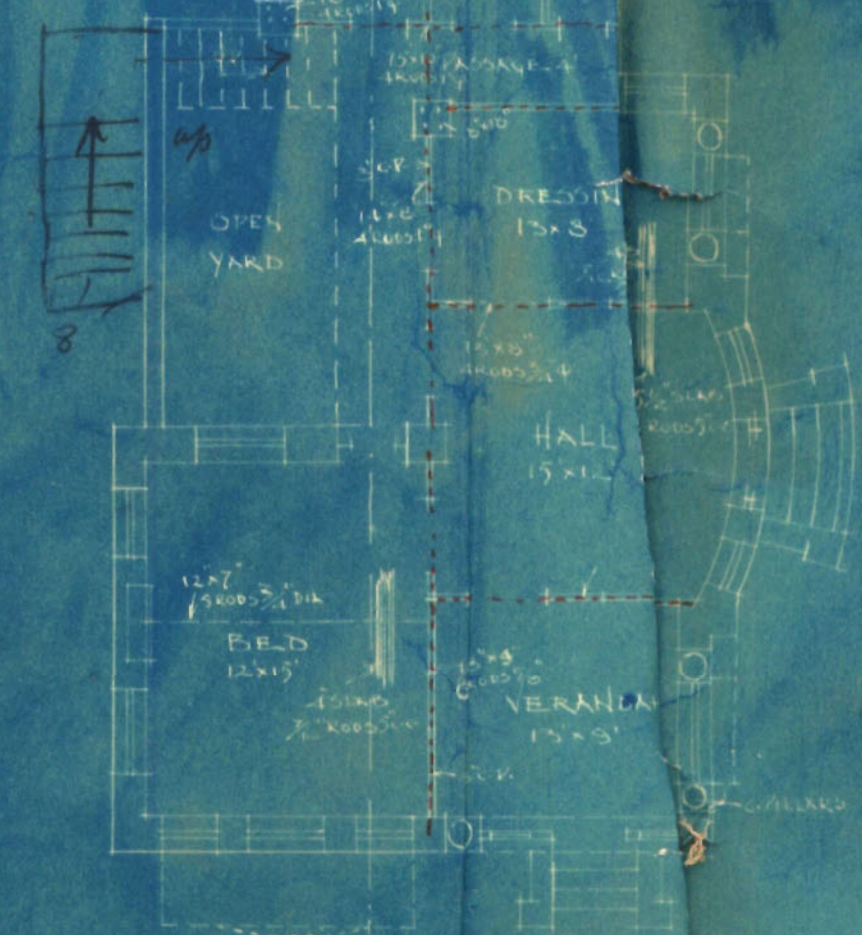


FIRST FLOOR PLAN

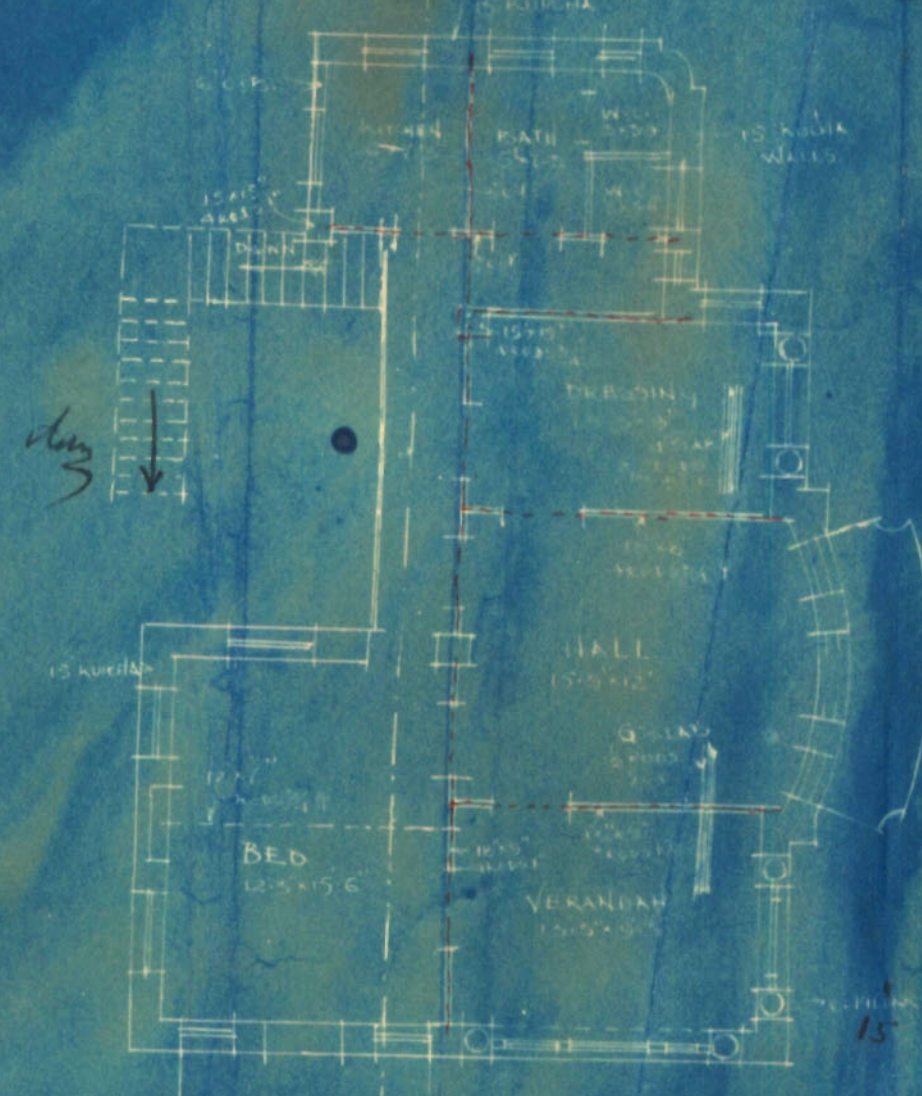
APPROVED.
B. S. A. M. Inst. C. E.
Town Manager & Architects.



ONE PLAN



GROUND FLOOR PLAN

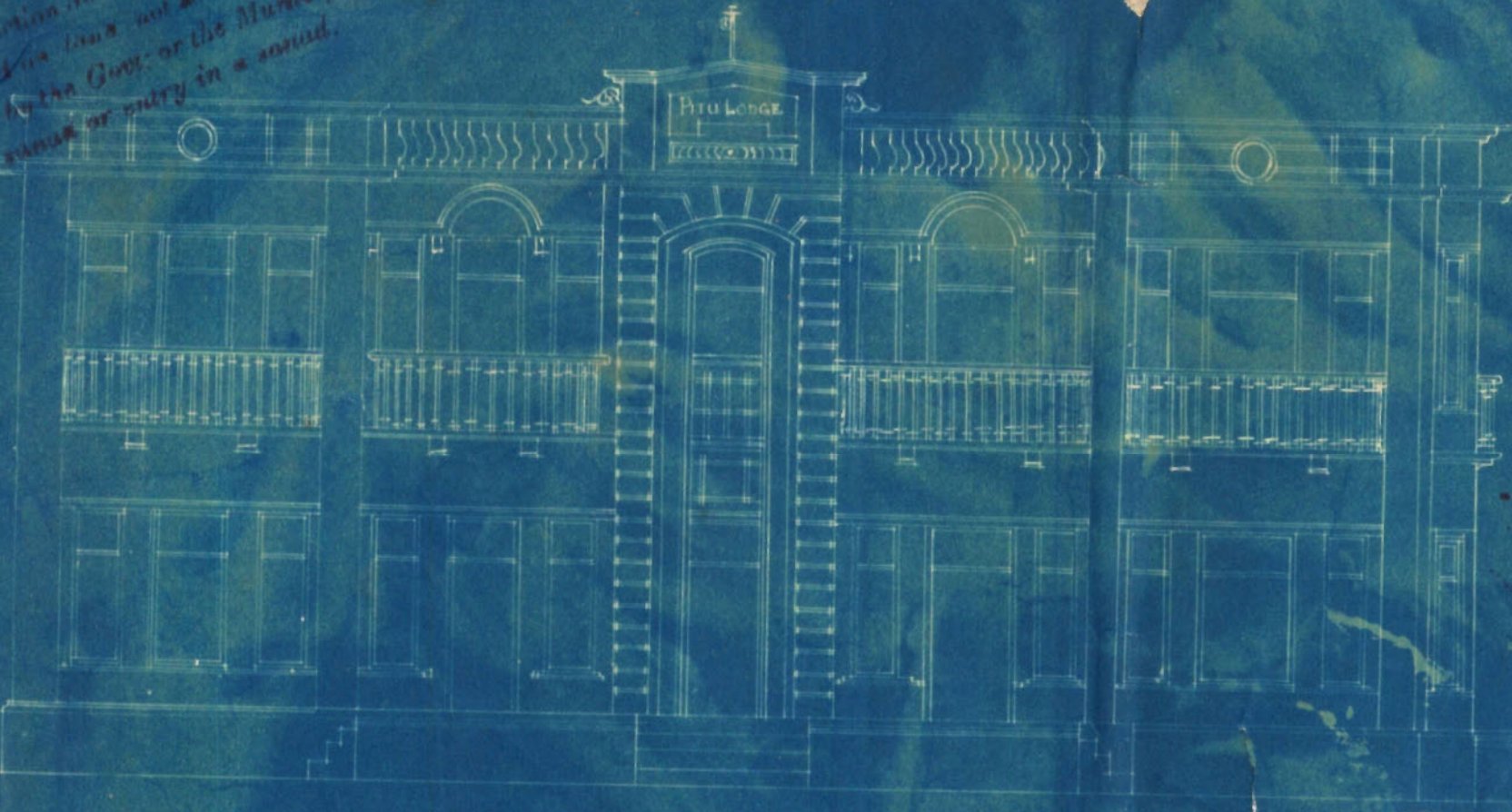


FIRST FLOOR PLAN

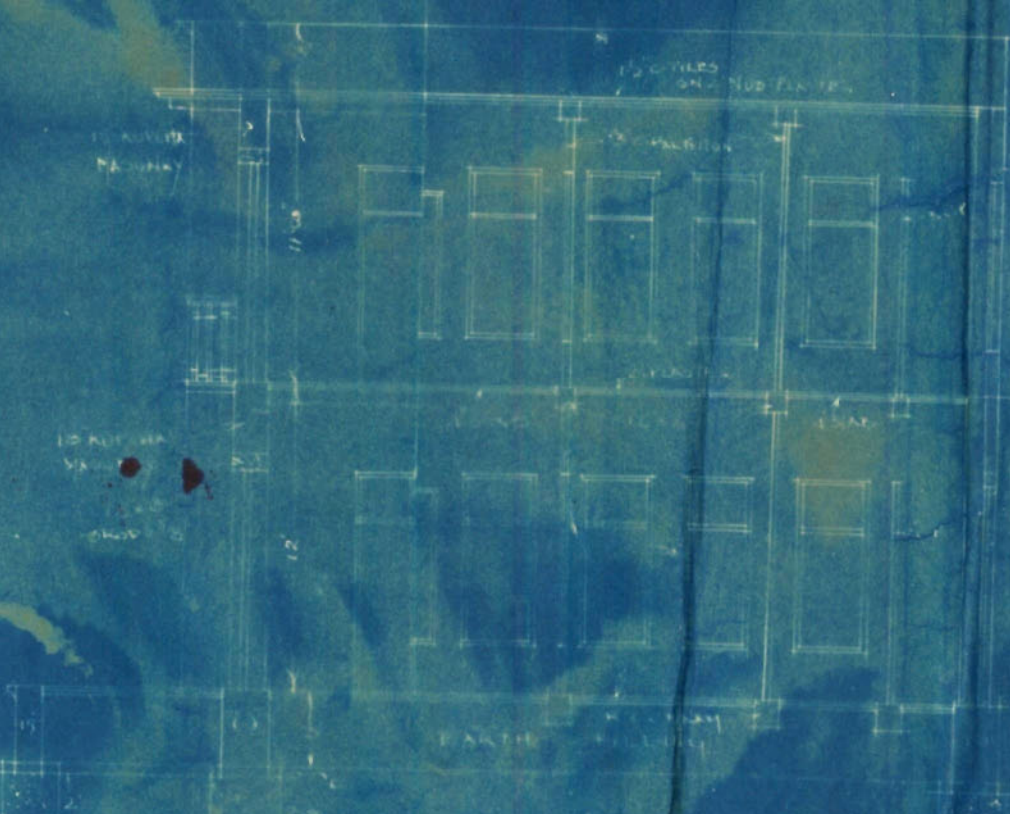
This section has been prepared
in view of construction is somewhat
different from the plan shown on this sheet,
to have layout.

Plans and section suggest the following
provisions:
1. This section does not include the corner
in which the land was donated to him
other to the Govt. or the Municipality
by a grant or entry in a deed.

GROUND FLOOR PLAN



ELEVATION



SECTION ON ND



ELEVATION

SECTION ON CD



NOTES SECTION.

Building Department.

Case No. P/C 419 of 1932.Applicant's Name Mrs. Pitomal S KeswaniArchitect's Name M. K. T. KeswaniPlot No 18 Sheet No. Jan. 5, Jan. 5 Quarter

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

Date of despatch 27 8 1932

Pers. cum
for Chief Officer,

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt

No objection

Date of disposal

Date 25-8- 1932.

W. B.
Health Officer.

BUILDING SURVEYOR'S REPORT.

Plot No. 18 Sheet No. gm. 5 Quarter JanakName of owners as per Land Register Mr. Sathuram. M. J.Pilomat S. KowariApplicant Pilomat S. KowariPlot under whose control MunicipalWhether 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) _____ area built. _____

Whether there is any unauthorised works existing on the plot _____

Remarks ① All the beams must be shown and

their dimensions, reinforcement etc. be given.

② Court Yard wall be kept 8' height and

not 10'.

③ Staircase to be fireproof

④ Pillar at the entrance as shown.

⑤ Balcony bracket should

be 4' maximum.

30/8/32

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? _____
- (6) Is in plot subject to any conditions of previous sub-division and amalgamation? _____

Remarks

the plan must show a whole plan
and the signature of the owner is obtained

3/1/32

Date _____ 19

Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

B8 & D8's O'ring. Central staircase should be covered as per
area built to be checked by planimeter. I Wall by the side of staircase
the 6" - Section of being a copy to give to the Sub-division
is not done.

1/9/32

Plans attached staircase is altered as per
only 1/2 is left after
to be.

3/8/32

Date of disposal _____

Land Manager and Architect.



H.D. Building
I find out the area from site plan by
planimeter as desired by d.m.d.

B.S.

26
219
(worked out by planimeter)

The area of built-up portion is shown on the
attached paper.

RMP

2/9/32



Submitt:

All objections have been complied with. There is no necessity of subdivision as the H&S is shown as a whole. The area has been checked by planimeter and it comes practically correct. There remains the question of whether the stair case should be considered open or not. The orders are requested.

P.S.R or R
3/5/32

36
36



Bungalow No. 1.

1st reading 6.266

2nd " 8.854

$$\begin{array}{r} 2.588 \times 10 \\ 64 \end{array}$$

$$\begin{array}{r} 10352 \\ 15528 \end{array}$$

$$\begin{array}{r} 165632 \\ 9 \end{array} \text{ Sft} = 184.03 \text{ Sq. yds}$$

Bungalow No. 2

1st reading 7.876

2nd " 9.237

$$\begin{array}{r} 1.361 \times 10 \\ 64 \end{array}$$

$$\begin{array}{r} 5444 \\ 8166 \end{array}$$

$$\begin{array}{r} 87104 \\ 9 \end{array} \text{ Sft} = 96.78 \text{ Sq. yds.}$$

No 1 ——— 184.03 Sq. yds.

No 2 ——— 96.78 " "

$$\begin{array}{r} 280.81 \text{ Sq. yds.} \end{array}$$

RUP

2/9/32