KMR.CDD.JmQ.1932.04

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, 5. 9 1932

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

Mr. Pitambar S. Kewani
c/o Mr K. T. Tirumani

Dear Sir,

With reference to your application with plan for buildings on plot No. 18/2 Sheet No. Jm V, Jamshed. Quarter submitted by you on 29. 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. Staircase is allowed on ground floor only and is to be kept 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.

—200—7—32.

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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.
Kutcha 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 Kanayalal J. Tuani

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,

Siguature of the owner Pitmual P. Tuani

Address of the owner C/o K. T. Tuani

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.

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Nature of soil in foundation Hard murrum

Nature of masonry in foundation Kutcha

do Plinth - Do -

do Superstructure - Do -

Kind of woodwork in trusses, post, etc Nil

Kind of Roof R.C.C.

Kind of Floor Cement

Method of Drawing Sullage Water Underground

———:o:———

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. Pitumal Sukhramdas Keswani

for the building at Plot No 18 J.M.S. Jamshed Qu.

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,

Licensed Surveyor.

B. S. (A) } 200—10-31. 500—3-32.

Heritage FOUNDATION KMR.CDD.JmQ.1932.04

PLAN SHOWING THE PROPOSED BUNGALOW ON PLOT No. 18 J.M. 5 AMSHED QUARTER.

SCALE 8-1 INCH.

AREA OF THE PLOT = 8656 SQ YDS
ALLOWABLE AREA = 2922.13
AREA OF BUNGALOW No. 1 :-

2 × 7.25 × 23.6 = 1425.1 SQ FT
2 × 1.0 × 2.9 = 5.8
1 × 2.0 × 2.5 = 5.0
1 × 13.0 × 12.75 = 165.75
2 × 8.0 × 8.0 = 128.00
1644.65 = 182.76 SQ YDS.

BUNGALOW No. 2 :-

1 × 13.75 × 18.0 = 245.0 SQ FT
1 × 14.75 × 32.5 = 479.4
1 × 8.13 × 16.9 = 144.3
1 × 1.0 × 8.0 = 8.0
876.7 = 97.0

TOTAL AREA = 280.56 SQ YDS.

FIRST FLOOR PLAN

GROUND FLOOR PLAN

SITE PLAN
40' = 1"

ELEVATION

SECTION ON AB

ELEVATION

SECTION ON CD

'APPROVED.'

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

The Sketch Plan and Elevation is correct in every respect and I undertake to build the house strictly in accordance therewith.

I shall be glad to receive the Municipal Permit at your earliest convenience.

Yours faithfully,

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NOTES SECTION.

—:o:—

Building Department.

—:o:—

Case No. P/C 419 of 1932.

Applicant's Name Mr. Pitamal S Keswani

Architect's Name Mr K. T. Timani

Plot No 18 Sheet No. Jm. S., Jamshed. Quarter

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

6/32 Prop Hemrajani
to show to D.O.H
27/8

Date of despatch 27. 8 1932

Perreira
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

Insp Objection

Date of disposal

Date 29-8- 1932.

Health Officer.

B.S.I. 500—7-31.
500—2-32.

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BUILDING SURVEYOR'S REPORT.

Plot No. 18 Sheet No. Jm. 5 Quarter Jan to d.

Name of owners as per Land Register Late Sathuram . Sr. J .

Pitamal & Keswani

Applicant Pitamal & Keswani

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) area built.

Whether there is any unauthorised works existing on the plot

Remarks ① All the beams Joists shown and their dimensions, reinforcement etc to be given.

② Court Jaro wall be kept 8' height and not 10'.

③ Staircase to be fireproof

④ Pillar A to be increased as shown.

⑤ Balcony projection should be 4' maximum.

30/8/32

Date

Building Surveyor.

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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 plot should shown a whole/ph and the signature of the owner to obtain

3/11

Date 19 Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

BB & DS' Orders. Central Glacis should be consider as Open area but the check by Electricity ? Wall by the side of Glacis the 6" - Decision of Heg & only to begin by the Estate Officer Glacis

11/9/32

Plans after Glacis is allowed as per the orders & to be kept by.

3/8/32

Date of disposal

Land Manager and Architect.

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H.D.

Building
I. find out the area from Site Plan by
planimeter as desired by A.M.D.

2/9

B.S.

(worked out by planimeter)
The area of built-up portion is shown on the
attached paper. BMB.
2/9/32

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Submitted.

All objections have been complied with. There is no necessity of Subdivision as the Plot is shown as a whole. The area has been checked by Planimeter and it comes practically correct. There remains the question of whether the Staircase should be considered open or not. Orders are requested.

3/9

P.S. R & R

3/9/32

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Bungalow No. 1.

1st. reading 6.266

2nd. " 8.854

2.588 x10

64

10352

15528

165632 Sft = 184.03 Sq.yds

9

Bungalow No. 2

1st reading 7.876

2nd " 9.237

1.361 x10

64

5444

8166

87104 Sft = 96.78 Sq.yds.

9

No 1 —— 184.03 Sq.yds.

No 2 —— 96.78 " "

280.81 Sq.yds.

RWS

2/9/32