



Form No. 17-400-4-7-19.

No. L. S. *1108* OF 1920.

MUNICIPAL OFFICE,

Karachi, *25th July* 19*20*.

Memo.

Mr. *Kheohaldas Mangatram*
Messrs.~~is~~
~~are~~ informed that it is observed that in building~~his~~
~~their~~ *Bungalow* on Plot No. *8/13*
*subhouse*Survey Sheet *712*, *Garden* Quarter,~~he is~~
~~they are~~ deviating from the approved plan, *in a much as sweeps*
panage has been done ^{not} *been provided to the privy*
and partition walls have been erected in the
stables without permission

Instructions are therefore given to ~~him~~
~~them~~ to at once stop the work and
make the building in conformity to the approved plan, or steps will be taken
under the Act.

M. M.

A.M. INST. C.E.

Engineer,

for Karachi Municipality.

2

1467



Heritage

KMR.CDD.GaQ.1920.04

To,

The Health Officer,

Karachi Municipality.

Karachi, 21.7.20.

Sir,

I respectfully report that Mr. Khushaldas Magatram owner of new premises under construction on plot No: 8/13 I-12 ~~Cinephatus~~ ^{Cinephatus} Town, Garden Quarter has constructed privies against the rules. There being no sweepers passage. I told his man yesterday to stop the work. Necessary action may kindly be taken.

I beg to remain,
Sir,

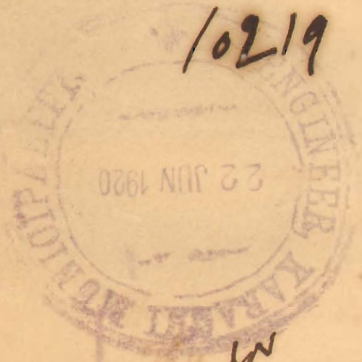
your most obedient servant,

Sd/- R.J. Byrne

Chief Sanitary Inspector,

Karachi Municipality.

10219



=====

No: H- 1666 of 1920.

Municipal office,

Karachi, dated the 21st July 1920.

Land surveyor for
early attention
and report.

Copy forwarded to the Engineer for favour of
necessary action.

Mr. Vora
forwarded
22/7

L.R.C.P. & S.E., D.P.H. (LONDON),

HEALTH OFFICER,

KARACHI MUNICIPALITY.

T.M.N.

To

The Engineer Karachi Municipality
Karachi.

Dear Sir

Re buildings on plot No: 8/13. 1-12. garden quarter.
with reference to your Memo No:L.S. 2747 dated 4th instant,
we beg to inform you that the original plan approved of by you
shows the area of the bugalow to be 216 yards & that of the
outhouses 98sq: yards, thus the total area permitted by you
to be built is 314yards. Now according to the increased ~~at~~
dimensions of the bugalow by 1foot in length& 1 foot in width
the area of the bunglow comes to 221 square yards. We have
therefore reduced the area of the outhouses by reducing the
length from 49 feet as shown in the plan to 45½ feet, which
works out the area at 91 square yards, so that the total ~~of all~~
area that is being built by us will be 312 Square yards
instead of 314as sanctioned by you. We trust this explanation
will fully satisfy you & that you will be pleased to permit
us to carry on our building operations on the said plot.

Yours Faithfully.

Sd. Khushaldas Manghatram.

No. L.S. 2902 of 1920.

Municipal Office,

Karachi, 20th May 1920.

Copy forwarded with compliments to the City Deputy Collector
with reference to his letter No: C.D.C. 619 dated 15th instant
for information. The facts reported by the owner are correct
& there is no objection to the ~~amendment~~ as proposed.

A.M. Inst., C.E

Engineer

Karachi Municipality.

Submitted and reported
 that the ^{20/6} reported by
 the applicant as correct.
 Copy of letter dated 17th inst
 may be sent to C. & C. as
 reply to his letter No. 619
 dated 15th inst. for information
 name of ~~the~~ ^{the} ~~applicant~~ ^{applicant}
 favourably affecting C.

Copy of letter dated 17th inst. from
 Mr. Khusaldas Mangatram

Copy forwarded with compliments to the
 City Deputy Collector with reference to his letter
 No. 619 dated 15th inst. for information.
 The facts reported by the ^{owner} ~~applicant~~ are
 correct & there is no objection to the
 amendments as proposed.

Enquiries

(5)

Submitted with the report
that the facts reported by
the applicant are correct.
Copy of letter dated 17th inst
may be sent to C.D.C. in
reply to his letter D.C.D.C. 619
dated 15th may for information
In view of the letter dated 17th
for favour of approval.

Copy of letter dated 17th inst
by Mr. Bhupendras Naugatran

The forwarded letter is forwarded to the
C.D. Deputy Collector with reference to his letter
D.C.D.C. 619 dated 15th inst for information.
The facts reported by the applicant are
correct & there is no objection to the
proposed as proposed.

(6)

Wagon.

From,

F. E. Cumming, Esquire.

City Deputy Collector, Karachi.

No. CDC/ 619 of 1920.

Revenue Department.



To,

The Engineer,

Karachi Municipality, Karachi.

City Deputy Collector's Office.

Karachi. 15th May 1920.

Sir,

With reference to the correspondence ending with your endorsement No. L.S. 1681 dated the 17th March 1920, regarding the occupant of survey No. 8/13 (sheet I-12) Garden Quarter having increased the building area by about 9 square yards by increasing 1 foot in the outer dimensions of the Main building i.e. to 47'-6" X 37'-6" instead of 46'-6" X 36'-6" as shown on the approved plan No. 130, I have the honour to forward herewith copy of letter dated the 29th April 1920 received from Messrs. Khushaldas Mangatram & Co. occupants of the above survey No. and to inquire whether the facts stated by the occupants are correct.

The favours of a very early reply is requested.

1590
185
20

I have the honour to be,

Sir,

Your most obedient servant.

Remun

City Deputy Collector, Karachi.

AS



(7)

Arreue

me rassurer, please accoch

J.C. & reposti

Nathiel

19/5/20



Khushaldas Mangatram & CO.

Joria Bazar.

Karachi. 28/29th April 1920.

To,

The City Deputy Collector,
Karachi.

Sir,

We are in receipt of your memorandum No. 475 dated the 21st instt and in reply thereto beg to state that we have infact erected our main building on plot No. 8/13 sheet I-12 Garden quarter according to the correct dimensions as per sanctioned plan, but the dimensions appear increased owing to your measuring the ejected portion of the stones called the " BUD " as well, about which we were under the impression,, that the ejected portions of stones will not be taken into consideration. our attention was drawn by the Municipality also in this matter by their letter dated 16/17th March last & we then explained this matter to the Municipal authorities as well, whereupon we were asked by the Municipality personally to reduce the area of outhouses, to conform with the area sanctioned to be built according to the plan & we have done so accordingly, It will thus appear to you that the deviation from the approved plan is not great, & that is also due to misunderstanding on our part. We have also not used more total area in building than what is sanctioned. We therefore trust you will pass this slight deviation this time.

Thanking you in anticipation.

We beg to remain,

Sir,

Your most obedient seravnt.

sd/- Khushaldas Mangatram.

(ESTABLISHED 1865)

Khushaldas Mangatram & Co.

SUGAR MERCHANTS & AGENTS.

Head Office:—KARACHI.

Branches:—

BOMBAY & LARKANA.

Telegraphic Address:—

Karachi "VISHAVPUTE."

Bombay "WATERPROOF."

Telephone No. 578.

Codes Used—

A. B. C. 5th Edition, Bentley's & Private.

Joria Bazar,

No. _____

Karachi, 17th May 1920



To,

The Engineer

Karachi Municipality

Karachi.

Dear Sir,

Re buildings on plot no: 8/13, I-12 Garden Quarter.

With reference to your Memo no: L.S. 2747 dated 4th instt, we beg to inform you that the original plan approved of by you shows the area of the bungalow to be 216 yards & that of the outhouses total 98 sq: yards, thus the ^{total} area permitted by you to be built is 314 yards. Now according to the increased dimensions of the bungalow by 1 foot in length & 1 foot in width the area of the bungalow comes to 221 square yards. We have therefore reduced the area of the outhouses by reducing the length from 49 ft as shown in the plan to 45½ ft, which works out the area at 91 square yards, so that the area that is being built by us will be 312 square yards instead of 314 as sanctioned by you. We trust this explanation will fully satisfy you & that you will be pleased to permit us to carry on our building operations on the said plot.

Yours Faithfully,

Landour memo for J.C. report.

1536
17/5/20



No. L.S. 2747 of 1920

Municipal office

Karachi 4th May 1920

Memo,

(10)

In continuation of this office letter No. L.S. 1680 dated 17th March 1920 Mr. Khushaldas Mangatram owner of plot No. 8/13, I-12 Garden Quarter is referred to the City Deputy Collector's No. 475 dated 21st ultimo and informed that he must state in writing or by an amended plan how he proposes to reduce the buildings so as to comply with the regulations.

He must stop the building operations till he has complied with the requirements.

J. A. M. Inst. C. E.

A. M. Inst. C. E.,

Engineer,

Karachi Municipality.

W/S M 847

(11)

Memo.

In continuation of the office letter No. L. S. 1680 dated 16/17th March 1920 Mr. Chushaladas Mangatram owner of plot No. 8/12 J. 12 Garden. Co. is referred to the C. D. letter No. C. D. 475 dated 21st ultimo and informed that ~~he~~ he must state in writing or by an amended plan how he proposes to reduce the building so as to comply with the regulations.

Stop

If he must ~~stop~~ the building operation till he has complied with the requirements.

82
3/5



*Land surveyor
for C.C. attention
21/4/20*



No. C.D.C. 476 of 1920.

Revenue Department.

City Deputy Collector's Office,
Karachi 21st April 1920

Memorandum.

With reference to this office memorandum No. 87 dated the 31st January 1920 sanctioning conversion of 314 square yards of his plot No. 8/13, sheet No. I-12, Garden Quarter Karachi to non-agricultural purposes and erection of a bungalow and outhouses as per plan No. 130 approved by the Engineer, Karachi Municipality, Mr. Khushaldas Mangatram is informed that it has been brought to the notice of the Collector of Karachi that he has erected the main building 47'-6" x 37'-6" instead of 46'-6" x 36'-6" as per the sanctioned plan and that he has also reduced the area covered by the outhouses from 98 square yards to 81 square yards and the distance between his house and the adjoining plot by one foot.

These deviations from the sanctioned plan amount to breach of the conditions of his lease. Mr. Khushaldas is hereby required to show cause why action should not be taken in respect of them.

Sd. E. E. Cumming.

City Deputy Collector, Karachi.

To,

Mr. Khushaldas Mangatram, Joria Bazar, City Karachi.

No. C.D.C. 476 of 1920.

Karachi 21st April 1920.

Copy forwarded for information to the Engineer, Karachi Municipality, with reference to his endorsement No. L.S. 1680 dated 16/17 th March 1920.

E. E. Cumming

City Deputy Collector, Karachi.

(13)

Submitted with the
report that the explanation of
the owner to the C. de may
be awaited.

23/4/20

Submitted per order

Nathaniel

old Surveyor

due up with the 27th or 28th

V. 1/5/20

The owner must
state in writing or
by an amended plan
how he proposes to
reduce the building
as to comply
with the regulations.

V. 3/5/21

Mr. V. 1/5/20
23/4/20
1/5

(14)

Sir,

With reference to this I beg to report, that I had made an appointment with the owner this morning & the measurements were taken in the presence of his representatives:-

The ~~out~~ outer dimensions were $47'-4"$ & $37'-4"$ instead of $46'-6"$ & $36'-6"$. The owner had corrected the dimensions of the central rooms of the Bungalow ^{on plan} reducing the width from $15'$ to $14'-6"$, whereas he has ^{actually} kept ~~dimen~~ $14'-11"$.

If the owner comes personally in the office, he will be ^{shown} ~~shown~~ the manner to reduce the dimensions of out-houses, so as to bring the total area to 314 sq yds.

Yours obediently
24/3. Browne
B

Submitted for order.

A

The owner had been to office & the matter has been settled. Please see to it over. ^{is} Nash

62-150

26/3

Submitted with Report that as for the building area is concerned there is no objection, as to the increase of area of the Bungalow, an equal area & even more has been reduced in out-houses corresponding.

24/3



(15)

994

15 JUN 1920

1360

No. CDC 954 of 1920,
Revenue Department,
City Deputy Collector's Office,
Karachi. 14/12 July 1920.

Memorandum.

With reference to his explanation dated 29th April 1920, regarding deviation from the sanctioned plan No. 130 of the proposed buildings on plot No. 8/13 (sheet I-12) Garden Quater, Seth Khushaldas Mangatram is warned that in future sanction of the Collector of Karachi is necessary and should be obtained before making any changes in the sanctioned plan.

Landsurveyor
for the report.

Mr. Vansari for
reference
J.M. 16/7

City Deputy Collector, Karachi.

- (1) Seth khushaldas Mangatram, Karachi.
- (2) ✓ The Engineer Karachi Municipality for information with reference to the correspondence ending with his letter No. L.S. 3254 dated the 12th June 1920.

It is herewith attached.
~~There~~. This ^{now} ~~is~~ be ~~for~~.

2/7 Lee

Submittal for order igle
 the paper

Nathⁿ
 22¹⁰
 7

file
Mall

61
 2/7
 no Vovai
 oile
 23/7

(16)

No. CDC 1404 of 1920.

Revenue Department.

City Deputy Collector's Office.

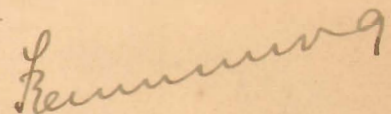
Karachi. 12th October 1920.

Memorandum,

In continuation with this office Memorandum, No. CDC 951 dated the 14th July 1920, Seth Khushaldas Mangatram occupant of survey No. 8/13 (Sheet I-12) Garden Quarter, is informed that it is observed that he has made on unauthorised addition to the building on the plot in the shape of a stair case connecting the upper floor of the building with the out houses, and by doing so, he has exceeded the maximum area on which he can build by 9 $\frac{1}{2}$ square yards.

He is therefore called upon to show cause within 7 days of the receipt by him of this Memo, why the above plot should not be forfeited, and why the unauthorised additions should not be pulled down.

12576



City Deputy Collector, Karachi.

- (1) Seth Khushaldas Mangatram, Karachi.
- ✓(2) The Engineer Karachi Municipality for information with reference to his endorsement No. L.S. 5518 dated the 28th September 1920.

Land Surveyor

13 $\frac{10}{20}$ Mr. Vanshi for
info JHR. 12/10

I/c is herewith attached:.
This may be kept pending
for further instructions
from the C. D. C.

14/10/80

Submitted for review to keep
this finding as suggested.

Nachtr.

R1

16 20.

1st Law

Unit instructions
from CDC

Sum $\frac{20}{10} 20.$

Mr. Norva
or wife

13
213

1870
1871



No. CDC 971 of 1920.
Revenue Department.

From,
F.E. Cumming. Esquire.

City Deputy Collector, Karachi.

To,
The Engineer,

Karachi Municipality, Karachi.

City Deputy Collector's Office
Karachi. 19th July 1920.

Sir,

In continuation of this office endorsement No. CDC 951 dated the 14th July 1920, I am directed by the Collector of Karachi to request that in future intimation may kindly be given to this office whenever any amendments are permitted by you in sanctioned plans, and that you will kindly also warn the applicant that the Collector's previous sanction is necessary to an amended plan before he puts the work in hand. If this is done it will save a lot of unnecessary correspondence such as has taken place in the present instance.

I have the honour to be,

Sir,

Your most obedient servant,

F. E. Cumming

City Deputy Collector, Karachi.

Ho



*Land surveyor
for J. & report.*

*M. Vasa for
ref. 172
N. 24/7*

Specimens attached.
and the Containers have
been noted.

26/7/12

Submitted for order and in
future such intimations to
Naship
—
26 20

26 20
7

Inform C D C so
in acknowledging his
letter

Stall $\frac{29}{7}$

Mr. Vassar
p. 307

In the asked
upon & filed
Hamm $\frac{3}{8}$



3843

1474

No. CDC of 1920.
 Revenue Department,
 City Deputy Collector's Office.
 Karachi. 27th October 1920.

Memorandum.

In reply to his petition dated the 19th October 1920, Seth Khushaldas Mangatram occupant of survey No. 8/13 (Sheet I-12) Garden Quarter is informed that the calculations sent by him are incorrect.

2. The correct calculations and the measurements that exist on the spot are as under.

Bungalow	47'-6" X 37'-4"	=	1773 square feet.
Steps		=	47 " "
Cook room	15'-6" X 12'-6"	=	193 " "
passage	5'-6" X 4'-6"	=	24 " "

out houses including

Privy and stair case	45'-6" X 18'	=	819 Sq; Ft
unauthorized stair case	22'-4" X 2'-6"	=	55 " "

Total 2911 square feet or 323 $\frac{1}{2}$ Sq; yards.

Area of plot = 1256 square yards.

$\frac{1}{2}$ area allowable $\pm$ 314 " "

Actually built over $\pm$ 323 $\frac{1}{2}$ " "

Excess area 9 $\frac{1}{2}$ square yards as already communicated to him in this office memorandum No. CDC 1404 dated 12th October 1920.

City Deputy Collector, Karachi.

(1) Seth Khushaldas Mangatram, Karachi.

(2) The Engineer Karachi Municipality for information in continuation of this office endorsement No. CDC 1404 dated the 12th October 1920.



Landsurveyor
[Signature]

M. Vaswan
 27/10/20

12940

[Signature]



20-2

P201

It is herewith attached
 The owner is already
 informed accordingly
 from this office

3/11 Bo

Submitted for review. The
 owner's ~~off~~ may be
 advised.

Nathaniel

21

4/10

2/11

Keep for the present

Nathaniel 4/11

Mr. Garrison
 21
 2/11

NO. L.S. 6269 of 1920.

Municipal office.

Karachi 28th October 1920.

29

Memo,

Referring to his letter dated 19th instant, Mr. Khushaldas Mangatram owner of plot No. 8/13 I-12 Garden quarter is informed his statement is incorrect. He has very clearly managed to bring the building area to 314 Square-yards, by simply deleting the area covered by steps and by the overhanging gallery etc, but unfortunately all these items are to be included in the area.

The building area is as under.---

Bungalow	1 x 37'4" x 47'4"	--	1767
Cook room	1 x 15'3" x 12'3"	--	186.8
Passage	1 x 5 x 5 4'9"	--	23.95
--Do--	1 x 5 x 5	--	25.00
Gallery	1 x 6'3" x 3'	--	18.75
Steps	1 x 3' x 4'	--	12.00
Front steps	1 x 1'6" x 6'9"	--	10.12
Stair-case	1 x 5 x 9'6"	--	47.50
Out-houses	1 x 40'6" x 18	--	729.00
Priory	1 x 18 x 5	--	90.00
Stair-case	1 x 10 x 2'6"	--	25.00
for O.houses			<u>29334.9 -- 326 Square-yards.</u>

He is there-fore requested to remove all the unauthorized work at-once, failing which steps will be taken as laid down in the City Deputy Collector's letter NO. 1404 dated 12th October 1920.

M. I. M. E.
M. I. M. E.

Ag. Engineer.

Karachi Municipality
XXXXXXXXXXXXXXXXXXXXXXX
NO. L.S. 6270 of 1920.
Municipal office.
Karachi 28th October 1920,
29

Copy to City Deputy Collector for information & necessary action.

M. I. M. E.
M. I. M. E.
Ag. Engineer.
Karachi Municipality.

26/10.

Memo.

Referring to his letter dated 19th inst,
 Mr. Khushaldas Mangatram owner of Plot No.
 8/13 I/2 Garden Rd is informed his
 statement is incorrect. He has very
 cleverly managed to bring the building
 area to $3\frac{1}{4}$ sq yards, by simply deleting
 the area covered by steps & by the overhanging
 gallery etc, but unfortunately all these
~~the things~~ items are to be included
 in the area. The true ^{building} area is
 as under:-

Bungalows	1 x 37'4" x 47'4" =	1767
Cook room	1 x 15'3" x 12'3" =	186.8
Passage	1 x 5 x 4'9" =	23.95
Do	1 x 5 x 5 =	25.00
outhouse gallery	1 x 6'3" x 3' =	18.75
Steps	1 x 3' x 4' =	12
Front steps	1 x 1'6" x 6'9" =	10.12
Staircase	1 x 5 x 9'6" =	47.50
outhouse	1 x 40'6" x 18 =	729.00.
Privy	1 x 18 x 5 =	90
Staircase for outhouse	1 x 10 x 2'6" =	25
		<hr/>
		29334.9 = 32689.75

$$\begin{array}{r}
 91) 29334.92(326 \\
 \underline{27} \\
 23 \\
 \underline{18} \\
 52 \\
 \underline{54} \\
 18
 \end{array}
 = 326.8975$$



No. L. S. ³⁴¹⁶ of 1921
Municipal Office
Karachi ²⁶ 24th February 1921.

(37)
From,

The Engineer,

Karachi Municipality.

To,

The City Deputy Collector,

Karachi.

Sir,

I have the honour to request a reference being made
in this office letter No. 7355 dated 22nd. December 1920, and
to request a reply thereto.

I have the honour to be,

Sir,

Your most obedient servant,

SS

M. C., A. M. I. C. E.,

Engineer,

Karachi Municipality .

G.G.J

h

Re.

The c. d. l. has not replied

Request orders.

To

10/3.

See I. union
11/3

24



No. L. S. 277 of 1917 . Form No. 19 (400-2-7-19.)

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 11th March. 1921

17

MEMORANDUM.

This office letter No. L. S. 7533 dated
22nd Dec 20 & one reminder therefor
L. S. No. 8916 dated 24th Feb 21.

Requests the
favour of an
early reply to
this Office re-
ference noted
in the margin.

A.M. INST-C.E.,

Engineer,

Karachi Municipality.

To

Mr. The City Deputy Collector

52 10/1

(27)

In view of the fact,
as no letter is received
from the C.D.C. in reply to
the office letter No. 7355
dated 22nd Dec 20, it
appears, he intends to take
no further steps in the
matter. Hence this to be
fited.

23/2

I have the honour to
request a reference being
made to ^{this office} letter No. LS 7355
of 1920 and to request a
reply thereto.

24/2

DS



(28)

X L.S. 7355 of 1920

20th DECEMBER 1920.
22

To,

The City Deputy Collector.

K A R A C H I : -

Sir,

I have the honour to refer you to your letter No. 1704 dated 8th December 1920, and inquire, whether you propose to take any further action for the demolition of the area covered with-out permission, beyond the fine of Rs. 95/- inflicted.

I have the honour to be ,

Sir.

Your most obedient servant.

M. I. M. E.

Ag. Engineer.

Karachi Municipality.

21/12

29

~~From~~

From

The Engineer
Karachi Municipality.

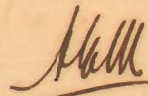
To,

The C.D.C. Karachi

Sir,

I have the honor to refer you
to your letter No 1704, dated 8th Dec 20
and enquire, whether you propose to
take any ^{further} action for ^{the} demolition of
the area covered without permission,
beyond the line of ~~the~~ 95 notified

I have the honor etc



M. I. M. E.

Acting Engineer,
Karachi Municipality.

4343

30

No. CDC 1704 of 1920,
Revenue Department,
Collector's Office,
Karachi. 8th December 1920.

Read petition dated the 17th November 1920, from Seth Khushaldas Mangatram regarding unauthorized additions to the building on plot No. 8/13 (Sheet I-12) Garden Quarter.

Order of the Collector of Karachi.

Under the provisions of section 66 of the Land Revenue Code, Seth Khushaldas Mangatram is fined Rs 95/-/- rupees ninety five for unauthorizedly converting a portion of his agricultural plot No. 8/13 (Sheet I-12) Garden Quarter Karachi, to non-agricultural purposes. Unless the fine is paid within ten days of the date of this order the amount will be recovered as an arrear of land revenue.

13951

Land Revenue

M. K. Bhowmik
8/12/20

(M. K. Bhowmik)

Collector of Karachi.

- (1) Seth Khushaldas Mangatram, Karachi.
- (2) The Engineer Karachi Municipality for information, with reference to his endorsement No. L.S. 6270 dated the 29th October 1920.

It is herewith attached.

The C. & C. does not ~~inform~~
state whether the unauthorized
work is to be demolished.

10/12 ~~10/12~~

Submitted to the Engineer for
order. This to be kept ~~open~~
till the further reference is
received from the City Deputy
Collector.

Nathl

10
12

Await C & C's reply

10
12

Nathl

M. V. V. V.
8/12 14/12

32

Q/3 I/2 Garden Q

He is herewith attached.
 C. D. C. reply to the owner
 must be awaited.

20/11 1897

Submitted for order to

Nathaniel

23/11

Await C.D.C.'s reply

M.H. 28/11

m. Vansa.
 27/11
 29/11