



107



19

B.S. 18

200-3-29.

BUILDING COMPLETION REPORT.

LAND MANAGER AND ARCHITECT'S OFFICE,

Karachi, _____ 192

To

THE LAND MANAGER AND ARCHITECT,

KARACHI MUNICIPALITY.

SIR,

I beg to report that the building work on plot No. A/1 Sheet Jm.3.Jamshed Quarter owned by Mr. The Cosmopolitan Cooperative Housing Society Ltd.Some time back
has been completed according to plans approved by the Municipality. Orders
are requested to file the correspondence.

Yours obediently,

Mr. Jaghiani 377Building Surveyor "A" Section,
Karachi MunicipalityNo. L. M. A. 105-3905 of 192Karachi, 5/7 192

Copy to the Assessor & Collector for information

3/7B.Sc. A. M. Ints. C. E.
Land Manager and Architect.
Karachi Municipality.377/2

B8 3832

2-7-47

From,

The Land Manager & Architect,
Karachi Municipality

To,

Messrs Durgdas B. Advani & Co.,
Architects, Karachi

Gentlemen,

Re:-Plot No.A/1, J.M/3, Jamshed Qr.

With reference to your letter dated 9/4/29 re-Unauthorized thalla on the above plot, I have the honour to inform you that the Managing Committee at their meeting held on 17/6/29 allowed the thalla in question to remain.

I have the honour to be

Gentlemen,

Your most obedient servant



29/6

B.Sc., A.M. Ins. C.E.,

LAND MANAGER & ARCHITECT

29/6

Entered in
S.A. register
29/7

Completion report
blue put up
29/7



KARACHI MUNICIPALITY.

—:O:—

Extract from the Proceedings of the Managing Committee Meeting of the

Karachi Municipality held on the

17 JUN 1929

Subject.

32 Submitted papers relating to the unauthorised staircase erected on plot No. A/1, J M/3, Britto Road, Jamshed Quarter, by Mr. Udham Kewairam together with the Unauthorised Structures Sub-Committee's Resolution in connection therewith.

RESOLUTION No. 1058

Report of the Sub Committee

to be adopted

Completion report
due made.U.
28/6.

Carleton in 20. 9/25/26.



No.

1058
32

OF 1929.

Municipal Office,

Karachi,

25 June

1929.

MEMO:—

True extract forwarded to the

Land Manager

and Architect for disposal with D.C.

C

P. do the needful.
24/6/29

J. S. Manawad
For Chief Officer,
Karachi Municipality.

KARACHI MUNICIPALITY.

9308/4/6

Extract from the Proceedings of the Unauthorised Structure Sub-Committee

Meeting of the Karachi Municipality, held on the 21st May 1929

SUBJECT—

Submitted memo No.BS/2409 dated 29/4/29 re-unauthorized
 structure erected on plot No.A/1, J.M/3, Jamshed Cr., by Mr.
 Baharam Kesalram, for consideration.
 Deferred for inspection from the previous meeting.

for m/c
 4/6
 4/6
 RESOLUTION NO.

RESOLVED:—Such thallas may be allowed after obtaining
 Managing Committee's sanction in individual cases.

No. L. M. A. BS. 3223 of 1929.

Municipal Office,

Karachi, 31/5 1929

MEMO:

True extract^{with 78} forwarded to the Managing Committeefor favour of order.

K. J. Mohd
30/5/29

B. Sc., A. M. I. C. E.

Land Manager & Architect.

29/5.

29/5

9308 5

(6)

9

10/5/29
Deferred inspection

2.

21/5/29

Such thellas may be allowed after
obtaining M.C's Sanction in individual
cases.

Tilman's ^{has been}
21/5/29

L C. 74.

1000-22-12-28
1000-3-29.

KARACHI MUNICIPALITY.

REFERENCE No. L. M. A. / 248 OF 1929

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 27th April 1929

MEMO :-

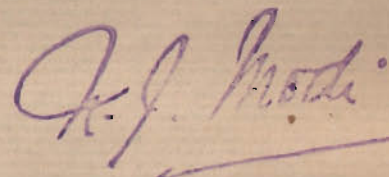
Re:-Plot No.A/1, J.M/3, Jamshed Qr.

With reference to Managing Committee's resolution No.494 dated 16/3/29 deciding to remove the portion of the thalla coming within the 10' space, Undersigned has the honor to report that the above resolution was communicated to the owner, who has submitted an appeal, stating that only corner is coming within 10' of the compound wall, whereas Mr.Purtab D. Punwani, pleader, on plot No.14,J.M/1, Has been allowed to have thalla abutting against the compound wall.

He under the circumstances requested for reconsideration of the Managing Committee's resolution mentioned above.

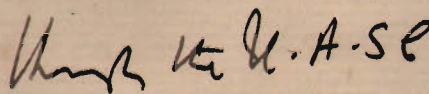
Mr. Purtabrai's thalla is also unauthorized and notice is given to him as usual for unauthorized work.

Orders of the Managing Committee are requested
The object of the side
about these thallas. / Open spaces is that people should leave space for garden, green or for play. These thallas and things of the kind ^{are} ~~be~~ allowed, the human greed will again assert itself to the detriment of the peoples welfare.

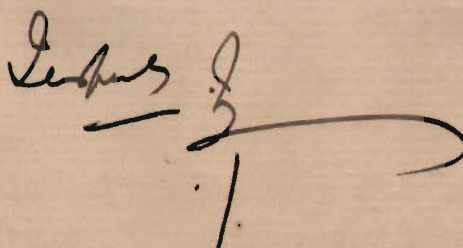


B.Sc., A.M. Inst. C.E.,

LAND MANAGER & ARCHITECT



27/4/29



KARACHI MUNICIPALITY.

REFERENCE No. L. M. A.

OF 192

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 192

M E M O :-

Re:-Plot No. A/1, J.M/3, Jamshed Qr.

With reference to Managing Committee's resolution No. 494 dated 16/3/29 deciding to remove the portion of the thalla coming within the 10' space. Undersigned has the honour to report that the above resolution was communicated to the owner, who has submitted an appeal, stating that only corner is coming within 10' of the compound wall, whereas Mr. Purbabrai D. Punwani, Pleader, on plot No.14, JM/1, Jamshed Qr., has been allowed to have thalla abutting against the compound wall. ~~Mr. Punwani has been served with the notice also.~~ He therefore requested for reconsideration of the Managing Committee's resolution mentioned above.

~~Orders of the Managing Committee are requested in the matter.~~

Mr Punwani's thalla is also mentioned & Notice is given to him. so as to be in compliance with the rule. We are regretful about these thallas. The object of the rule is to give space to the people. People should have space for garden, grass or for playing. These thallas & the kind of the kind be allowed the human good will again assert its self to the detriment of the people's welfare.

B.Sc., A.M. Inst. C.E.,

LAND MANAGER & ARCHITECT

18/4/29

24/4/29

M E M O :-

Re:-Plot No. A/1, J.M/3, Jamshed Qr.

With reference to Managing Committee's resolution No. 494 dated 16/3/29 deciding to remove the portion of the thalla coming within the 10' space Undersigned has the honour to report that the above resolution was communicated to the owner, who has submitted an appeal, stating that only corner is coming within 10' of the compound wall, whereas Mr. Purtabrai D. Punwani, Pleader, on plot No.14, JM/1, Jamshed Qr., has been allowed to have thalla abutting against the compound wall. Mr. Punwani has been served with the notice also. He therefore requested for reconsideration of the Managing Committee's resolution mentioned above.

.Orders of the Managing Committee are requested in the matter.

^{19/4.}
B.Sc.,A.M.Inst.C.E.,

LAND MANAGER & ARCHITECT
19/4

memo



Heritage

KMR.CDD.JmQ.1928-1929.04

9

Re: plot no. A/1 Jm. 3, Jamsudpur.

With ref. to me's Rs. no. 494, D-16-3-28,
deciding to remove the portion of the shells
coming within the 20' space, I, as the
honour to report that the above Resolution was
communicated to the Queen, who he submitted
an appeal, stating that ~~there is~~ only corner
is coming within 10' ~~of~~ the compound wall, where no
my Partabram D. Jamsudpur 14
Please in that Jm. 1, Jamsudpur. has been allowed
to have his shells abutting against the compound wall. He has been
my Jamsudpur has
been served
with this notice also.
He therefore requests for reconsideration
of me's Rs. mentioned above.

Orders of the me. are upheld in the
matter.

12/8/28

over 200

11/8/28

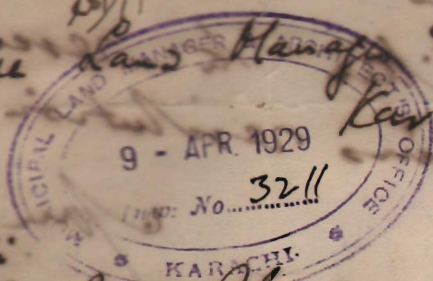
Const

16/4

DURGDAS B. ADVANI & Co.

478, Bunder Road,

Karachi, 9/4/1929



The Manager of Architects
Karachi, my.

Dear Sir:

Re: Plot No: A/ J. 4.3

With reference to your letter
No. L. M. A. M/1647 dated
23/3/29, we have the honour
to state that:-

There is only corner coming
within 10 ft from the boundary
line. Besides Mallahs have
been allowed to plant
on the compound wall
without leaving any open
space between Mallah and
compound wall, such as in
the long wall belonging to
Mr. Parbhrai. S. Puri Wari

Pleaser in T.M.I.

We shall therefore thank
you to move the Managing
Committee to rescind its
previous resolution.

Yours truly
N.M. Giovanni

C
Pick up a new
to the C. per the
letter 18/10/28

KARACHI MUNICIPALITY.

Ref. No. L. M. A. 65/164 of 1929

MUNICIPAL OFFICE,

Karachi, 23/3/1929

MEMO:—

In continuation of notice No. 217, dated 14-1-1929,

Mr. Sudharan Kamalram, the owner of plot No. A/1Survey Sheet No. Jm. 3, Jamshed Quarter is informed that the Managing Committee at their meeting held on 16-3-1929, passed the following resolution:—

"Portion of the Thalle coming within 10' space to be removed."

He is hereby required to ^{remove} ~~after~~ ^{demolish} the ^{mentioned} Thalle ^{as} within 10

days and failing compliance a prosecution under section 96 Clause 5 and Section 155 of the Act III of 1901 will be instituted against him.

B. Sc., A. M. Inst. C. E.,

Land Manager & Architect.

Karachi Municipality.

C
P. P. up at 10 days. 27/3

C
Prattach.

27/3

Please report gate of plot 27/3

delivered on 26/3/29
28/3/29



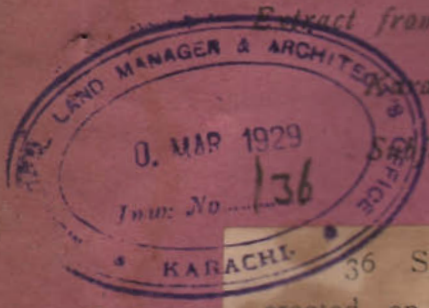
Heritage

KMR.CDD.JmQ.1928-1929.0

500-1-20.

KARACHI MUNICIPALITY.

:O:

Extract from the Proceedings of the Managing Committee Meeting of the Karachi Municipality held on the 15th March 1929.

Subject.

36 Submitted papers relating to an unauthorized structure erected on plot No. A/1, J. M/3, Jamshed Quarter, by Mr. Udham Kewalram together with the report of the Sub-Committee appointed to inspect such structures.

RESOLUTION No. 494.

The report of the Sub Committee to be adopted.

(a) B.S. 20/3

No.

494
36

OF 19

Municipal Office,

Karachi,

20.3

1929

MEMO:—

True extract forwarded to the Land Manager and Architect
for disposal with F. C.

For Chief Officer,
Karachi Municipality.

c
Original in file
accordingly
20/3.



KARACHI MUNICIPALITY.

Extract from the Proceedings of the Unauthorized Structures Sub-Committee

Meeting of the Karachi Municipality, held on the 21-2 1929

SUBJECT:—

11. Submitted memo No. 347 dated 15/2/29 re-unauthorized works on plot No. A/1, P.O. 1/3, Jinnah Rd., for consideration.



*2nd a/c
6/3 Rm*

RESOLUTION NO.

Resolved:—Removal of the Thalla coming within the 10' space to be removed.

No. L. M. A/38. 1369 of 1929

Municipal Office,

Karachi, 6-3 1929

MEMO:

True extract forwarded to the with re managing
Committee for sanction

J. J. Mork

B. Sc., A. M. I. C. E. 5/4

Land Manager & Architect.

5/4



11

21/4/4

Parties of the Thalla Coing, within the
10' space to be secured,
nick
upps RAR

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London.)

A. M. INST., C. E., L. C. E.

A. I. S. E., M. R. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A. 133.947

OF 1928

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 15-2-1929.

Report to Managing Committee re unauthorized Structures.

MEMO:—

Re. Plot No. A/1 Sheet No. Im. 3, Jamshid Quarter

Undersigned has the honour to report to the Managing Committee that Mr. Redharam kemalgam, Hon. Secy., C.E. H.S. L.S. has erected unauthorized thalla within 10' on the above plot without the permission of the Municipality.

If the open thalla is deemed to be a construction or structure, it cannot under the rules be allowed nearer the road than 10'.

Usual notice under No. 16390, dated 29th December 1928 and subsequent reminders Nos. 217, dated 14th Jan. 1929 respectively were also sent to the party to remove the structure but no action has been taken as yet.

Orders of the Managing Committee are therefore requested to prosecute the party under Section 96 & 155 and to remove the structure under Section 154 (6) of the Act.

Condition of Sale rules in J. Quarter are altered for reference -

J. J. Modi

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

Through,

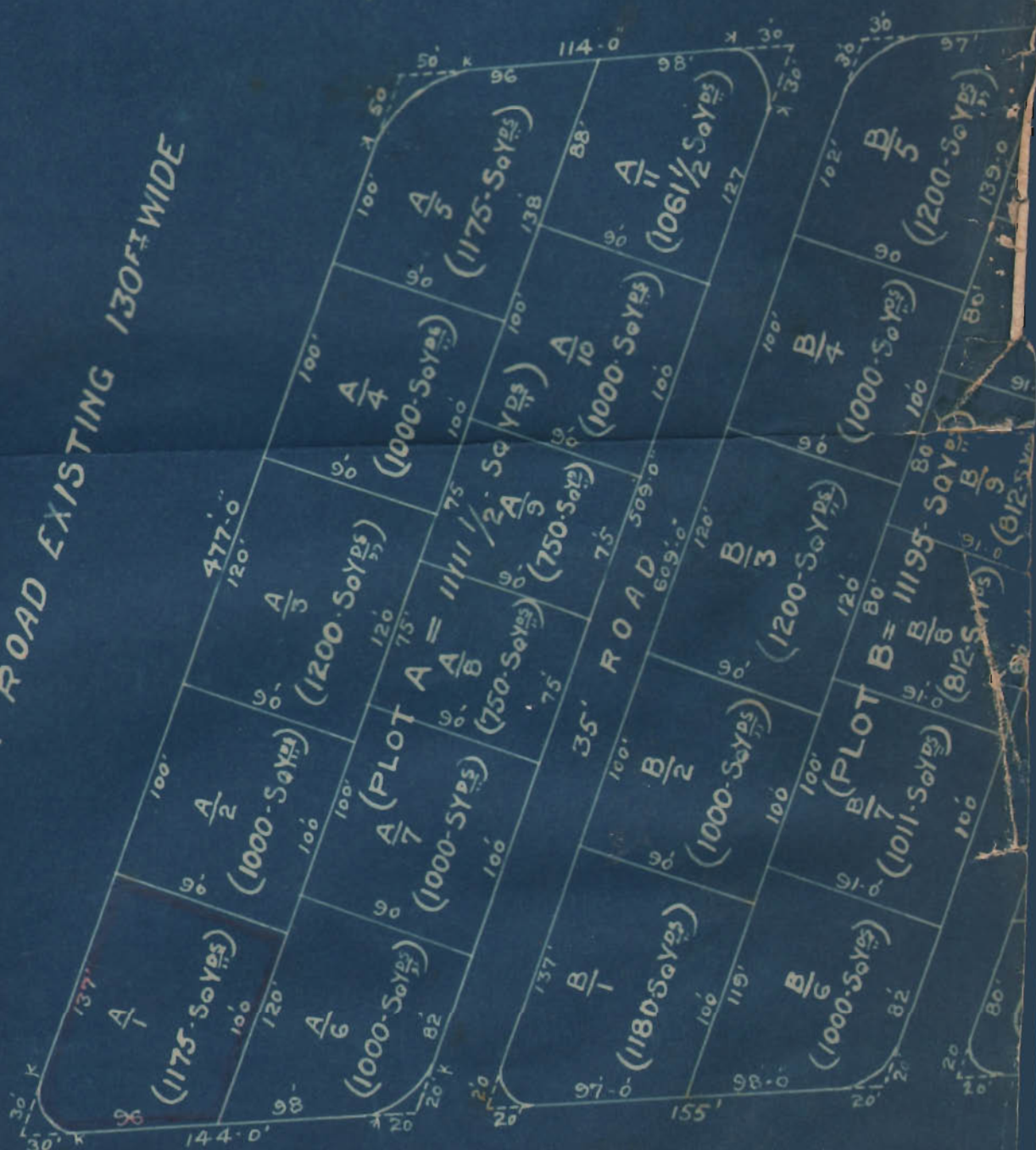
U. A. S. Sube.

KARACHI MUNICIPALITY

PART PLAN OF COSMOPOLITAN CO-OPERATIVE HOUSING
SOCIETY LTD.

SCALE 80-1

BUNDER ROAD EXISTING 130 FT WIDE

TRACED BY. *Abdulsher*
13/12/28CHECKED BY. - *AWP* 15/12-28



Del.
 Pl attach Site Plan.
 9/2

Mr. Tripathi

Please comply

MP
 11/2/29

Compld
 12/2

26. Please attach Sale contracts for
 Jankar plots Jan. 8

a copy of the
 condition is attached
 herewith

12/11/28

for 13/2/29

CONDITIONS OF BUILDINGS ON PLOTS Nos. 39 to 44
SHEET Jm/1 JAMSHED QUARTER.

The Building or buildings to be erected shall be of the style, class and nature herein specified.

(1) The building shall be of masonry construction of approved design suitable for residential purposes only

(2) Only 2 storeys (ground and one upper floor) will be allowed. The building shall be used for residential purposes only. No shops, godowns or lofts of any kind shall be permitted, on any portion of the plots.

(3) Only one main building and the necessary servants' quarters and out-houses may be built upon the plot. They may be semi-detached houses.

(4) The design of the building shall be equal to the standard of the houses in the neighbourhood, as regards accommodation, appearance and materials of construction. The opinion of the Managing Committee shall be binding in this respect.

(5) Not more than $1/3$ rd of the area of the plot shall be occupied by buildings.

(6) The orientations of the out house buildings shall be such that their length shall be parallel to the direction of the prevailing breeze that is approximately east and west.

(7) No building shall be erected nearer any street than 10 feet or nearer the adjoining plot than 5 feet.

(8) Damp proof course of approved materials shall be laid through out the plinth area

(9) Height of the plinth should be of 2 ft. above the ground level of the proposed road to which the plot abuts and the plot to be filled up with earth upto a level not less than the level of the road, within 12 months from the date of the Commissioner in Sind's sanction.



Municipal Land Sale Notice.

:0:

Notice is hereby given that the right occupancy for a fixed term of years subject to the payment of annual land rent, of building sites situated in the Jamshed Quarter (Bunder Road Extension area) will be offered for sale by Public Auction at the locality, where the Plots are situate, on Sunday the 10th June 1928 commencing at 10 a. m.

Serial No.	Survey Sheet.	Survey No.	Quarter.	Area in square yards.	Upset price per square yard.	Land rent per square yard per annum.	Locality where the plot is situated.	Time of Sale.
1	J/m 1	39	Jamshed	1239	2 0 0	0 1 3	North by:—50 ft. Road South by:—Plot No. 40 East by:—50 ft. Road West by:—Plot No. 38	Commencing at 10 A.M.
2	"	40	"	1347	2 0 0	0 1 3	North by Plot No. 39 South by:—Plot No. 41 East by:—50 ft. Road West by:—Plot No. 37	
3	"	41	"	1347	2 0 0	0 1 3	North by Plot No. 40 South by:—Plot No. 42 East by:—50 ft. Road West by:—Plot No. 36	
4	"	42	"	1347	2 0 0	0 1 3	North by:—Plot No. 41 South by:—Plot No. 43 East by:—50 ft. Road West by:—Plot No. 35	
5	"	43	"	1348	2 0 0	0 1 3	North by:—Plot No. 42 South by:—Plot No. 44 East by:—50 ft. Road West by Plot No. 34	
6	"	44	"	2054	2 0 0	0 1 3	North by:—Plot No. 43 South by:—Bunder Road East by:—50 ft. Road West by:—Plot No. 33	

Particulars as to conditions & etc., can be ascertained on application at the Municipal Office between the hours of 10-30 a. m. to 5-30 p. m. (Sundays and Holidays excepted.)



Karachi Municipality.

:O:

Reference No. L. M. A./BS. 217 Dated 14.1 1929
E. E. G.Re. Survey No. A/1 Sheet No. Jm. 3 Jambh QuarterName of applicant Mrs Durgdas B. Advani + Co

Purport of Application :-

That the construction of the Thalla does not in any way interfere with the air + light of the Council, + that is neither against any bye-law of the Municipality - or any section of the Municipal Act.

Remarks of L. S., B. S.
L. I., E. O.

The case is concerning an unauthorized open to sky platform with balustrades constructed on the plot no A/1 Jm 3, of the Corporation Cooperative Housing Socy. Ltd.

If it is to deemed as a construction or structure it cannot under the rules be allowed nearer the road than 10'.

W.D.B.

Lank Manager and Architect's remarks :-

Please attach the conditions of building re-levy for spans etc + refer to M.C.

26/1/29

L.C.

Please attach building conditions of the plot. Seen the L.C.

Submitted:
that there is no building condition for Housing Socy. order requested.
M. S. R.

This is the plot granted to C.C. Housing Society Ltd., and not sold by public auction. There is no building condition for Housing Society. Same condition for construction applies to plots as do to S.W. plots. 2.812 1/2



20

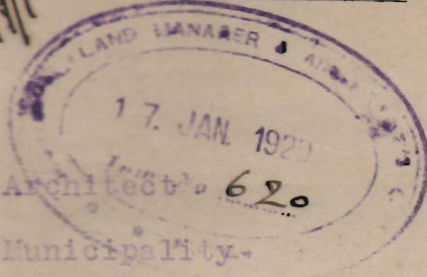
DURGDAS B. ADVANI & Co.

478, Bunder Road,

ARCHITECTS.

Karachi, 16. 1. 1928

B.S. 17/1



The Land Manager & Architect 620

Karachi Municipality.

Sir,

Your letter No: L.M.A 16390 of 29th December to the address of the Secretary Cosmopolitan Cooperative Housing Society regarding a thala on plot No: A/1 has been put into our hands. We have been instructed to point out that this Thala in no way interferes with the light and air of any building, nor does it militate against any bye-law or section of the Municipal Act. It is only a platform with ~~only~~ a perforated cement parapet 2ft high and no enclosing wall even; and we trust you will not object to such structures as neither the spirit ~~nor~~ letter of the Municipality Act or the byelaws require that such platforms be not constructed. On the contrary they afford opportunity to the residents to remain in the open air longer than they would otherwise do.

Yours faithfully,

Sd/- Durgdas Advani

C. Rallidhe
Attended
17/1

500-9-28.

21

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. / 28. 277 OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 14-1-1928.

MEMORANDUM.

REMINDER

Letter No. L. M. A. 16390 dated 27-12-1928.

Plot No. 4/1 Sheet J. to 3, pushed Or.

Subject Requests to remove

unauthorized work done.

on the above plot.

The undersigned requests the favour of an early compliance to this Office reference noted in the margin.

To,

Mr.

Ghoharam Kumbhar

Hon. Secy. The C. P. H. Soc.:

KARACHI.

D. Sc., A. M. I. C. E.

Land Manager & Architect.

22

500-20-9-28.

KARACHI MUNICIPALITY.

:O:

N. J. MODI.

B. Sc., Engineering (London)

A. M. INST., C. E., L. C. E.

A. M. I. S. E., M. E. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A.

16390

OF 192

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI,

29th Dec 1928.

MEMO:—

Usharam Karamaram

Mr. ~~Vishindas Jaramaram~~, the Hon. Secy. the C.C. H. Secyhaving begun or made ~~unauthorised~~ Thalla ~~in~~ ^{from the road} 10' on Plot No. A/1Survey Sheet No. J.M. 3, ~~located~~ quarter, is herewith requiredto stop the work and to ~~remove~~ ^{the same} within 7 days,

failing which, action will be taken against him.

Received on

B. S. A.

for further action
19/11+ one more
of Me. B
9/11/28

B. SC., A. M. I. C. E.,

Land Manager & Architect.



①

23

Form No. 37/A-200-28-5-28.

BUILDING COMPLETION REPORT.

MUNICIPAL ENGINEER'S OFFICE,

Karachi, _____ 192

To

THE ENGINEER,
KARACHI MUNICIPALITY.

SIR,

I beg to report the building work on plot No. 4/1 Sheet Jm. 3Grounded Quarter owned by Mr. Dharamanand K. Han. Sany.

completed according to the plan approved by the Municipality. Orders are requested to file the correspondence.

Yours obediently,

Building Surveyor
Building Surveyor "A" Section,
Karachi Municipality.

N. L. S. of 192

Karachi, _____ 192

Copy to the Assessor and Collector for
informationP. ask him to remove the thala
coming within 10' of the road.

URGENT

URGENT

B. SC., A.M. INST. C. E.,
Land Manager & Architect.
Karachi Municipality.



Form No. 37/A-200-2S-6-2S.

BUILDING COMPLETION REPORT.

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 14-12 192

To

THE ENGINEER,
KARACHI MUNICIPALITY.

SIR,

I beg to report the building work on plot No. A/1 Sheet J.M.3
Quater owned by Mr. Dhananish K. Sen, Esq.
completed according to the plan approved by the Municipality. Orders are
requested to file the correspondence.

Yours obediently,

[Signature] 27/12/28
Building Surveyor "A" Section,
Karachi Municipality.

N. L. S. of 192
Karachi, _____ 192
Copy to the Assessor and Collector for
information

B. SC., A M. INST. C. E.,
Land Manager & Architect.
Karachi Municipality.

Form No. 6-500-1-4-26.

No L. M. A. 13634 of 1927

MUNICIPAL OFFICE,

Karachi, 14-17-1927

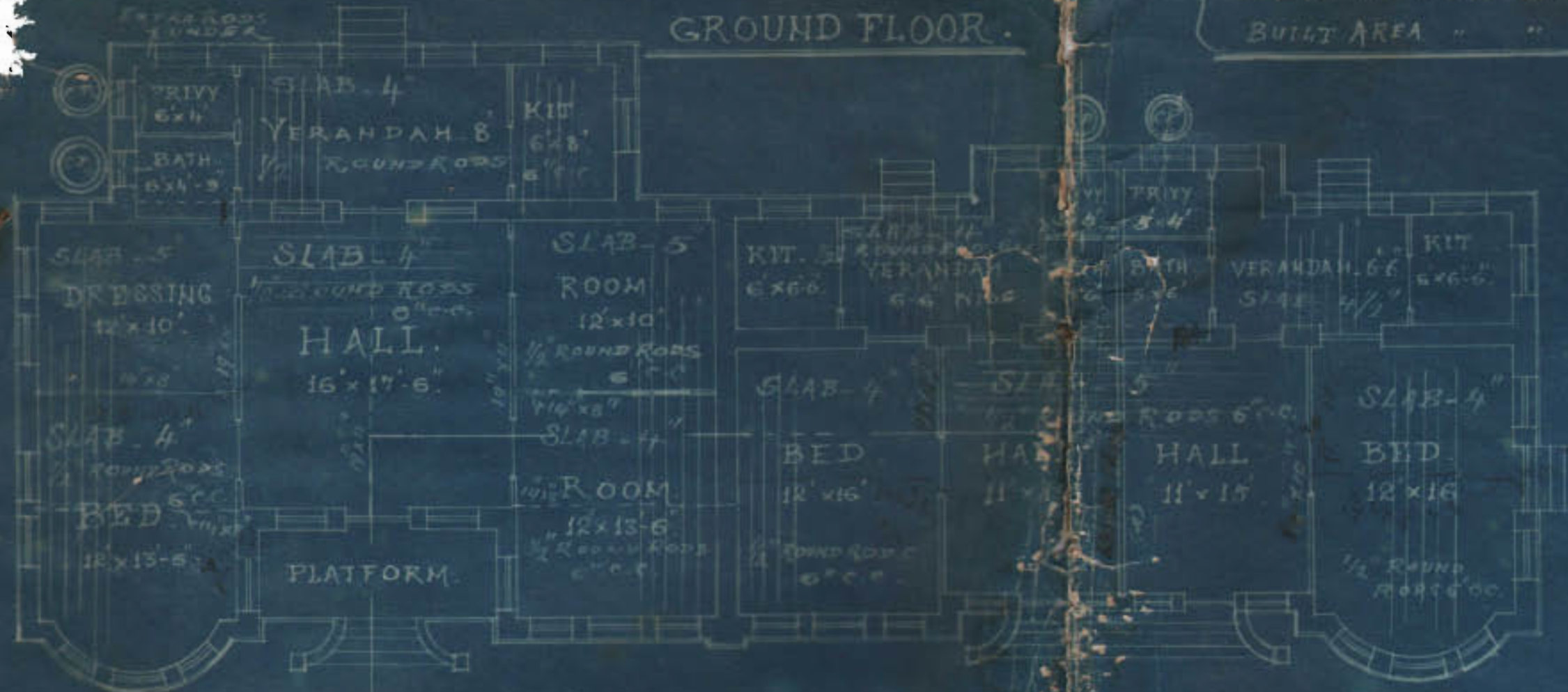
MEMO:

Building Surveyor Section A is informed
that Mr. Shamoon K. has been permitted
to build
his house
on plot No. A/1 Street
Bunder Road Extension Quarter, report should be made to the
undersigned when house is completed.

K. J. Modi.
Executive Engineer,
Karachi Municipality.

NOTE:
TOTAL AREA OF PLOT: 1175 SQ. YDS.
BUILT AREA " " 234 " "

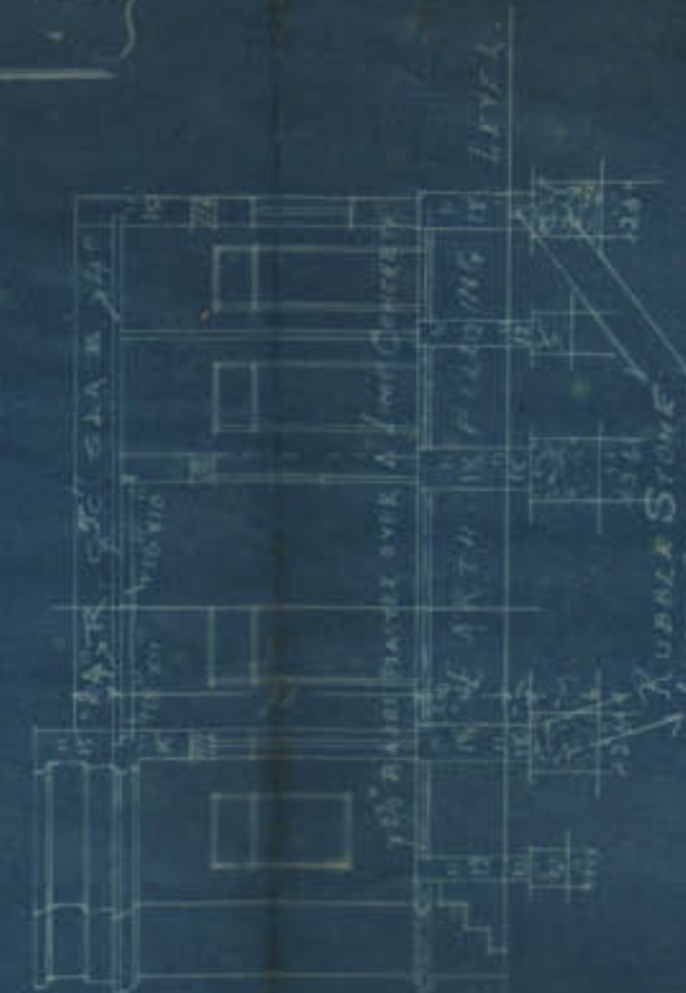
GROUND FLOOR.



WEST ELEVATION.



SECTION ON A.B.



LONGITUDINAL SECTION OF T.BEAM A. (6'6")



BLOCK PLAN.

SCALE: 20'-1"

PLOT NO. 4/6
100'-0"

CROSS SECTION OF T.BEAM A. (6'6")



SECTION OF COMP. WALL

SCALE: 4'-1"



AMENDED PLAN.

SHOWING PROPOSED BUNGALOW
ON PLOT NO. 4/1 SHE. TNO

FOR
"THE COSMOPOLITAN CO-OPERATIVE
HOUSING SOCIETY, LTD

JURGDAS B. ADWANI & CO.
ARCHITECTS & SURVEYORS
KARACHI 15, 11-27

PLOT NO. 4/6



BUNDER ROAD 130' WIDE