



Department.

FILE No.

of 1932.

SECTION

PART

Disposal No. P. 195/25.

Subject 21, S. R-3 Serai Dec.

NOTE:—Former Correspondence filed in file Compilation No.

Subsequent Correspondence filed in file Compilation No.

No 1466
18/3/35

2-1

P. 195/35

FORM A.

NOTICE UNDER SCHEDULE VI CHAPTER XI, RULE 2 (I) OF
THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 14th March 1935

Date of delivery at Municipal Office

To,
THE CHIEF OFFICER,
MUNICIPAL CORPORATION,

Dear Sir, KARACHI.

Pursuant to the provision of Schedule VI, Chapter XI, Rule (1) of the City of Karachi Municipal Act 1933, I hereby give you notice that I intend within the meaning of that rule to erect a building on plot No. 21 Survey Sheet S.R. 3 Situated in Serai Road street Serai Quarter

as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description,

as shown on reverse

It is intended for the purpose of office

†Specification of the work will be as follows:--

*I also submit herewith a certificate from the Electrical Inspector to Government as required under Rule 92 (3) of the Indian Electricity rules.

I further beg to inform that the name of the person whom I intend to employ to supervise the erection of the said building is

I hereby under take to abide by the City of Karachi Municipal Act 1933, and all rules and bye-laws framed pursuant to the Act.

Yours faithfully,

Signature of the owner X Nabim Q. AlewAddress of the owner vice Chairman.
Sind Provincial Cooperative Bank, Ltd

†See on the reverse.

*This line to be struck off if there is no electric line passing by the plot.

P.S. whether this cable plan has to go for circulation to all. This is request please.
19/3

Yes
19/3



2

Nature of soil in foundation old ~~nil~~ foundations, heavy clay
 Nature of masonry in foundation of lime concrete
 do Plinth lime concrete
 do Superstructure Kapcha on ground floor
 Kind woodwork in trusses, post, etc. & cement block on upper floor
 Kind of Roof Reinforced cement concrete
 Kind of Floor do. do
 Method of Draining Sullage Water Flush

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

Karachi

To,

The Chief Officer,

Municipal Corporation,

Sir,

Karachi,

With reference to the notice under Schedule VI, Chapter XI, Rule (2) 1 of the City of Karachi Municipal Act 1933, submitted to you by Mr.

Hatim A. Alavi

for the building on office room to his building on plot 21 ^{S.R. 3}

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.

Enclosure:—

2 Prints

M. Nazareh

Licensed Surveyor.

S. S. (A) } 1000-10-34



3-1

Karachi Municipal Corporation.

NOTES SECTION.

Building Department.

Case No. P/C

195/25.

Applicant's Name

Hatem Q. Alawi Sg. (Sind Provincial Coop. Bank Ltd.)

Architect's Name

J. Nargess

EXTRACT FROM THE LAND REGISTER.

New plot No. 21

Sheet No. S.R-3

Old plot No.

Sheet No.

Serae Quarter.

Whether under Govt. or
Municipal Control ...

Govt.

Registered Holder of
plot

The Sind Central Coop. Bank Ltd.

Government ...

10/15

Area.

Municipal ...

nil

Total ...

10/15

Title and period of lease

99 years from 20-10-1858

Form of lease

H/2/2 with new clauses

Any Special conditions of
lease ...

Remarks, ...

Date of plan timbering 18-4-25

The above application with plans is forwarded with compliments to the Health Officer for favour of remarks, & returned as early as possible—

Date of despatch

27/3/1935

for Land Manager and Architect.

HEALTH OFFICER'S REMARKS.

office against rules.

no timeline can be permitted
over use, except where applicable

Date

Health Officer.

{ P-195/35 }
21, S.R-3

3-2



A copy of plan is herewith forwarded to Engineer for favour of remarks and return as early as possible.

Date of despatch 26/3/35 *MR*
for Land Manager & Architect.

ENGINEER'S REMARKS.

Office cannot be allowed
along w.c's

no objection for record room to be
constructed over w.c.

Mr. 25/4.

Date _____ ENGINEER.

LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? No -
- (2) If so, is the street line correctly shown. _____
- (3) Does the plot come under the T. P. Scheme? _____
- (4) If so, is the plot shown as finally re-constituted. _____
- (5) Is there any encroachment? no
- (6) If so, state the nature and No. of sq. yds. _____
- (7) Is the plot subject to any conditions of previous sub-division and Amalgamation? _____
- (8) If so, state the conditions. _____
- (9) Is the street width correctly shown? not shown -

Date 29-3-35

RM. Lunkar
Head Draftsman.

(1) *Side measurements require to be shown*

(2) *Street width must be correctly shown*

Date 29-3

Draw
29.3

Land Surveyor

with Compliance
with
Draw
29.4.35

Recd. on 27/3
MR

3-3

3

Plot No. 21Sheet No. S.R-3 Sera' Qr.

BUILDING SURVEYOR'S REPORT.

- (1) Office over the W.C. can not be allowed.
(2) The existing wall is not 15" thick
even with plaster. Upper story on that is
not permissible.

25/3

Date _____

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

L/s L/S' Obpahan

h
30/3

Date _____

Land Manager and Architect.

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION
KARACHI.

Reference No. B. S. P. 195/35

3 - APR 1935

To,

Hatim A. Alavi, Esq., Vice-chairman, Sind Provincial

Co. Operative Bank, c/o Mr. M. Nazreth, architect

Dear Sir,

With reference to your application dated _____
with a plan for the proposed building/additions and alterations on plot
No. 21, Survey Sheet No. S. R. 3 Serai Quarter
I have to request you to comply with the following requirements:—

1. Office cannot be allowed over w.c.s
- ✓ 2. Site measurements require to be shown.
- ✓ 3. Street width must be correctly shown.
4. The existing wall is not 15 thick even with plaster.
Upper storey on that is not permissible.

*Copied with
C. R. 15*

*sunrise
4/5/35*

2-4-35.

*seen with plaster
The wall is 14" with
on L.F. is 14" with
plaster i.e. about
12 1/2" with and it
Top floor can be
be allowed to*

*Pl. write to C.O. to give his sanction
for a record-room to be built over
as the same is not an office.
13/5/35*

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino

Land Manager & Architect.



No 1490

5-1

A. ELIJAH & Co.,

30 KOTHARI BUILDING,

ARCHITECTS, SURVEYORS,

BUNDER ROAD,

BUILDERS & CONTRACTORS,

LAND MANAGER &
ARCHITECT'S DEPTT
KARACHI MUNICIPALITY

9 - APR. 1935

No. 1158

5th April, 1935

To,
The Land Manager, & Architect,
Karachi Municipality. K a r a c h i.

Re. Plot No: 21 sheet No:S.R.3 Serai Qr.

Dear sir,

With reference to your letter No:
B.S.P. 195/35 dated the 3rd April 1935, I
have to reply as under:-

Objection No:1 It is a record room and not
office and will not be used
for clerks at all.

Objection Nos:2 & 3 complied with.

Objection No: 4 The existing wall is 15"
thick excluding plaster.

Under the circumstances I shall be
glad if you will now kindly pass the plan.

Yours faithfully,

M. Nazarete

Enclosure: -

One plan.

A. Elijah & Co:
Architects & Surveyors

P.T.O.



E.F.-

NO 140

552

W/a
 Passed on to H.O for favour
 of remarks.

RMC 13/4/35

3020

Supr. Travadi
 to show W/a

19/4

Same objection
 mislamin

17.4.35

Pl. send to E.E and
 L.S. for favour of remarks.

RMC

17/4

Return

Objection written
 on manager's letter
 and on
 mislamin

24/4/35

Land Surveyor
 his report

RMC
 26.4.35

Submitted:

The objection of L.S
 are not complied with, nor
 is the wall 15" in thickness
 as already intimated.

RMC

2/5/35

Supr.
 accepted
 6/5/35

Submitted
 measurements & width of the road
 are still wrong.

27/4/35

Submitted
 26.4.35
 Return
 not complied with
 29.4.35

Office Telephone Nos. 1140 & 1141,
Residence " " 199.

KUMBERALI BHALEDINO,
L. C. E.,
LAND MANAGER & ARCHITECT



Heritage

KMR.CDD.SeQ.1935.04

MUNICIPAL CORPORATION
KARACHI.

Reference No. B. S. P. 195/35

7 - MAY 1935

To,

General Manager,

c/o M. Nazreth, architect

Dear Sir,

With reference to your application dated 9-4-35
with a plan for the proposed building/additions and alterations on plot
No. 21, Survey Sheet No. S. R. 3, Serai Quarter
I have to request you to comply with the following requirements:—

1. Requirements no. 2.3. already communicated
must be complied with.
2. Requirement no. 4 regarding thickness of wall
stands good.

4-5-35

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino

K Land Manager & Architect.

7

M. NAZARETH,
B.A., L.C.E.
ARCHITECT, ENGINEER & SURVEYOR.



KOTHARI BUILDING
BUNDER ROAD.

Karachi, Dated 10th May 1935

To,

The Land Manager & Architect,

Karachi Municipality, K a r a c h i.

Dear sir,

Re. Plot No: 21 Sheet No: S.R.3 Serai Quarter.

With reference to your letter No: B.S.P.195/35 dated the 7th May 1935, I am herewith returning the plan after complying all your objection and now request you to kindly ~~may~~ pass the plan.

Yours faithfully,

M. Nazareth

A. ELIJAH & CO;
ARCHITECTS & SURVEYORS,

Pl. file 11/5

Pl. file 16/5.

I remember L.R.A.'s orders were to write to C.O. for granting permission for construction of a record-room over W.C. Pl. find these papers.

Pl. 16/5/35.



MUNICIPAL OFFICE.

23 MAY 1935

B. S.P. 195/35

23 MAY 1935

CHIEF OFFICER.

RE:-Plot no. 21, S.R.3, Serai gr.

The authorities of the Sind Provincial Co-Operative Bank, Ltd., have submitted a plan for constructing a record room over w.c. on ground floor.

The proposed room is to be used as a ^{only} Record Room/and not as an Office room or for habitation as per letter of their General Manager dated 30-4-1935.

Your orders are requested whether permission applied ~~for~~ for constructing a record room over w.c. be given.

LAND MANAGER & ARCHITECT.

19-5-35.

(Accomplish - Fe. plan).

Submitted:

As C.O. has given his sanction for a record-room to be built over W.C. The only other objection is the question of thickness of the G.F. walls, which has been taken by you on 13/5/35, which is less than 15' feet.

Request orders.

Rue. 13/6/35

It has been allowed as the height is not much less than 13'6".

L. M. & A.
This cannot be allowed.
Please refer to Schedule VI, Chapter I, Rule 17.

Submitted to L.M.A. A reply is sent to the party accordingly.

Submitted.

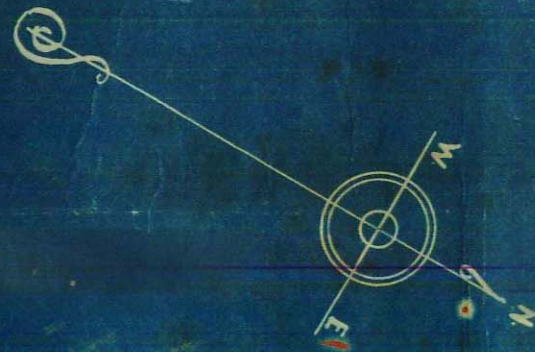
Rue. 28/5/35.

L. M. & A.
On reconsideration, I am of opinion that the plan be allowed for record room over w.c.
13/6/35

— ON PLOT NO 21 S.R.3 —

SCALE 8' = 1" INCH

NOTE:- PROPOSED WORK COLOURED RED



SITE PLAN

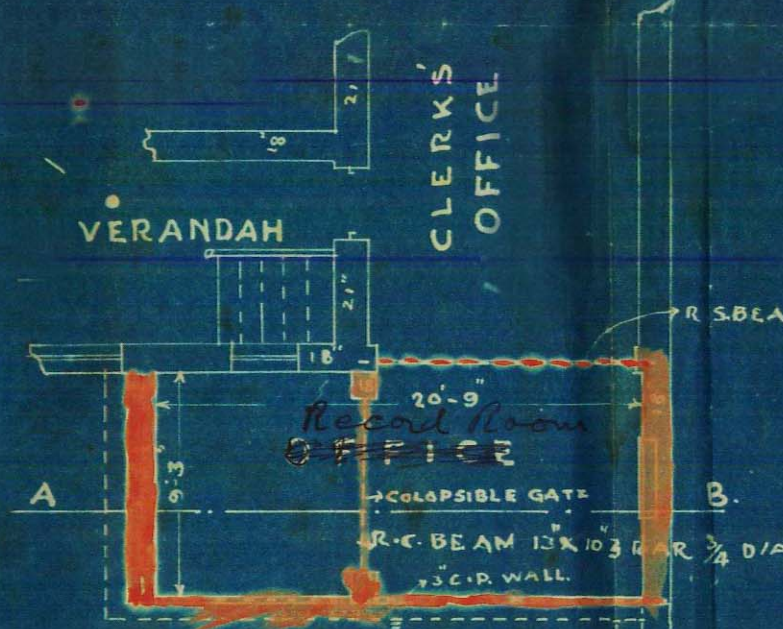
SCALE 40' = 1"

BERAI ROAD.
ROAD 50' FT WIDE
(59' 8")

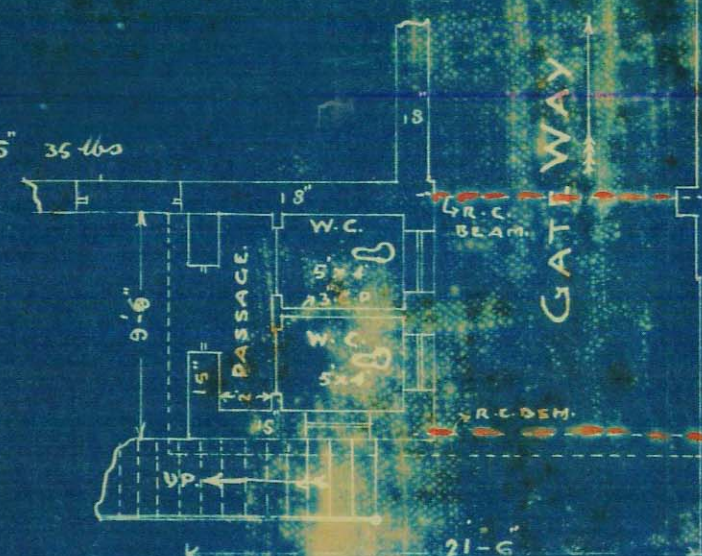
PLOT No 20

PLOT NO 22

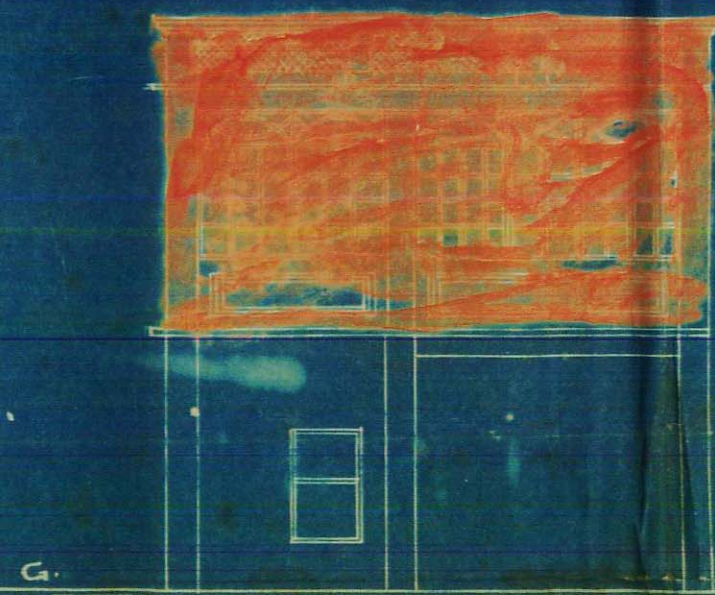
PLOT NO 25



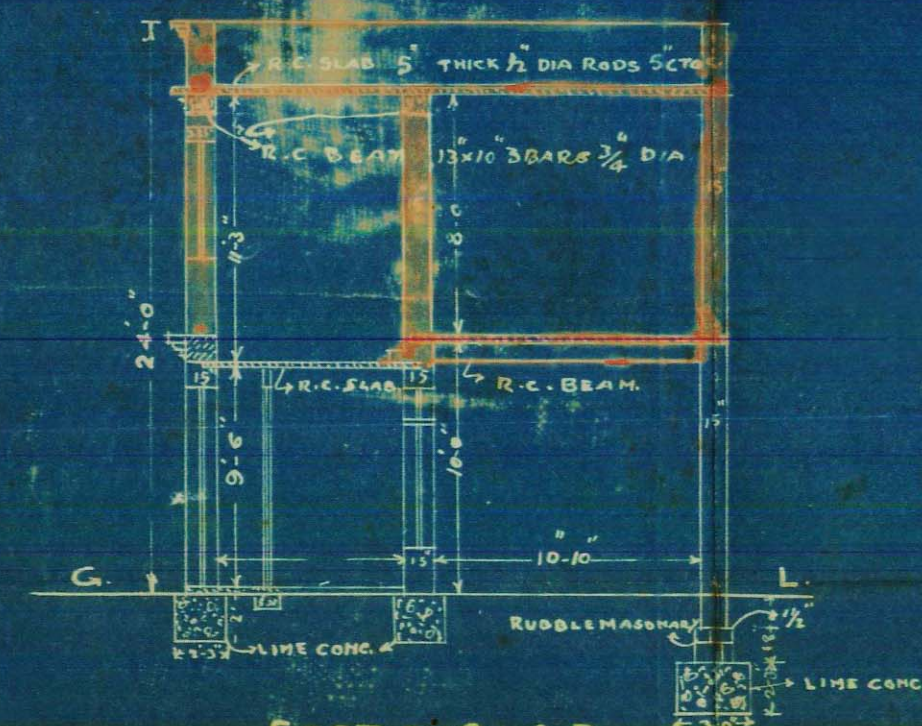
FIRST FLOOR PLAN



GROUND FLOOR PLAN



ELEVATION.



SECTION ON A.B.

M. Nazaretti 6/2/35
A. ELIJAH & CO.
ARCHITECT & SURVEYOR

CHAIRMAN
SI SIND PROVINCIAL CO-OPRETIVE BANK
KARACHI.

DRAWN BY-
RAJAB ALI

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION
KARACHI.

Reference No B. S. P. 195/35

4 - JUN 1935

To,

Mr. M. Nazreth, architect

Dear Sir,

10-5-35

With reference to your application dated _____
with a plan for the proposed building/additions and alterations on plot
No. 21, Survey Sheet No. S. R. 3, Serai Quarter
I have to request you to comply with the following requirements:—

1. The matter was reported to the Chief Officer who decided that a record room over w.c. cannot be allowed under Schedule VI, Chapter I Rule 17 of the City Municipal Act.

31-5-35.

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino

Land Manager & Architect.

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT



KMR.CDD.SeQ.1935.04

MUNICIPAL CORPORATION
KARACHI.

Reference No B. S. P. 195/35

4 - JUN 1935

To,

Mr. M. Nazreth, architect

Dear Sir,

10-5-35

With reference to your application dated _____
with a plan for the proposed building/additions and alterations on plot
No. 21, Survey Sheet No. S. R. 3, Serai Quarter
I have to request you to comply with the following requirements:—

1. The matter was reported to the Chief Officer
who decided that a record room over w.c. cannot
be allowed under Schedule VI, Chapter I Rule 17
of the City Municipal Act.

*L. M. & Co
Please send
8/6 31-5-35.*

*Mr. P. S. S. S.
20.10.1935
to see me
10/6.*

*Submitted with
1/6 Received on
2/5/35
[Signature]*

*Recd. on 11/6
11/6*

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino
Land Manager & Architect.



Heritage

KMR.CDD.SeQ.1935.04

Office Telephone Nos. 1140 & 1141.
 Residence " " 199.
KUMBERALI BHALEDINO,
 L. C. E.
 LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION
 KARACHI.**

Reference No. B. S. P. 195/35

To,

Hatim A. Alavi Esqr: (2 Vice Chairman)
c/o M/s A. Elijah & Co: (Architects) KARACHI.

19 JUN 1935

Dear Sir,

Re : Plot No. 21 Sheet No. S.R.3 Serai Qr.

With reference to your applications dated 14th. March 1935
 for the proposed cabin on the above plot, you
 are required to submit two more copy of the
 correct plan ~~xx one of them mounted on cloth .~~

Yours faithfully,

Gumti Labeer

1000-8-34

for Land Manager & Architect.

*Verified.
 R. M.
 20/6*

see

18.6.35

No. B. S. P. 195/35

22 JUN 1935

MUNICIPAL CORPORATION
KARACHI.

From

KUMBERALI BHALEDINO Esq., L.C.E.

Land Manager & Architect,

ORDER UNDER SCH. VI CHP. XI, RULE 5 (I) OF
ACT XVII OF 1933.Mr. Hatim A. Alavi (Vice Chairman)c/o Mr: A. Elijah & Co: (Architects)
KARACHI.

With reference to your application with plan for cabin
on plot No. 21 Sheet No. S.R. 3 Serai Quarter received in this
office on 18 th. March 1935, 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 Municipal Corporation.

A copy of approved plan is attached herewith.

Kumberali Bhaledino
Land Manager & Architect,
Karachi Municipal Corporation.

NOTICE, 1:—This sanction holds good, provided the work of constuction 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 Sand 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 placed round the land to be occupied and on payment in
advance, of fees for occupation of Municipal land, at the following rates.

(1) For first 12 weeks, per square yard per diem	... Rs. 0 0 3½
(2) For the next 12 weeks, „ „	... „ 0 0 7
(3) For any subsequent time „ „	... „ 0 1 2

NOTICE, 5:—Windows, steps and doors of the building will not be permitted to
project on or overhang public street or Municipal land.

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

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

PLAN NO 37 OF 1935

PLAN SHOWING PROPOSED CABIN

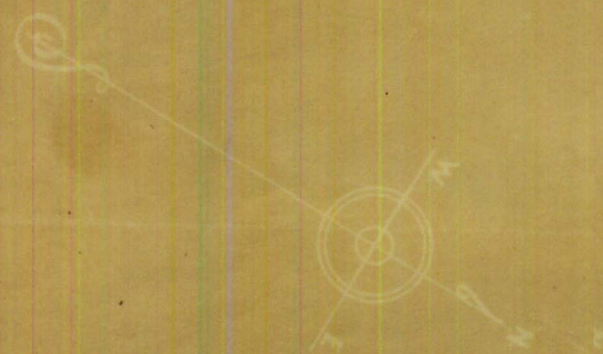
ON PLOT NO 21 S.R.3

SEPAI QUARTER

SCALE 5=1 INCH

NOTE

PROPOSED WORK COLOURED



SITE PLAN

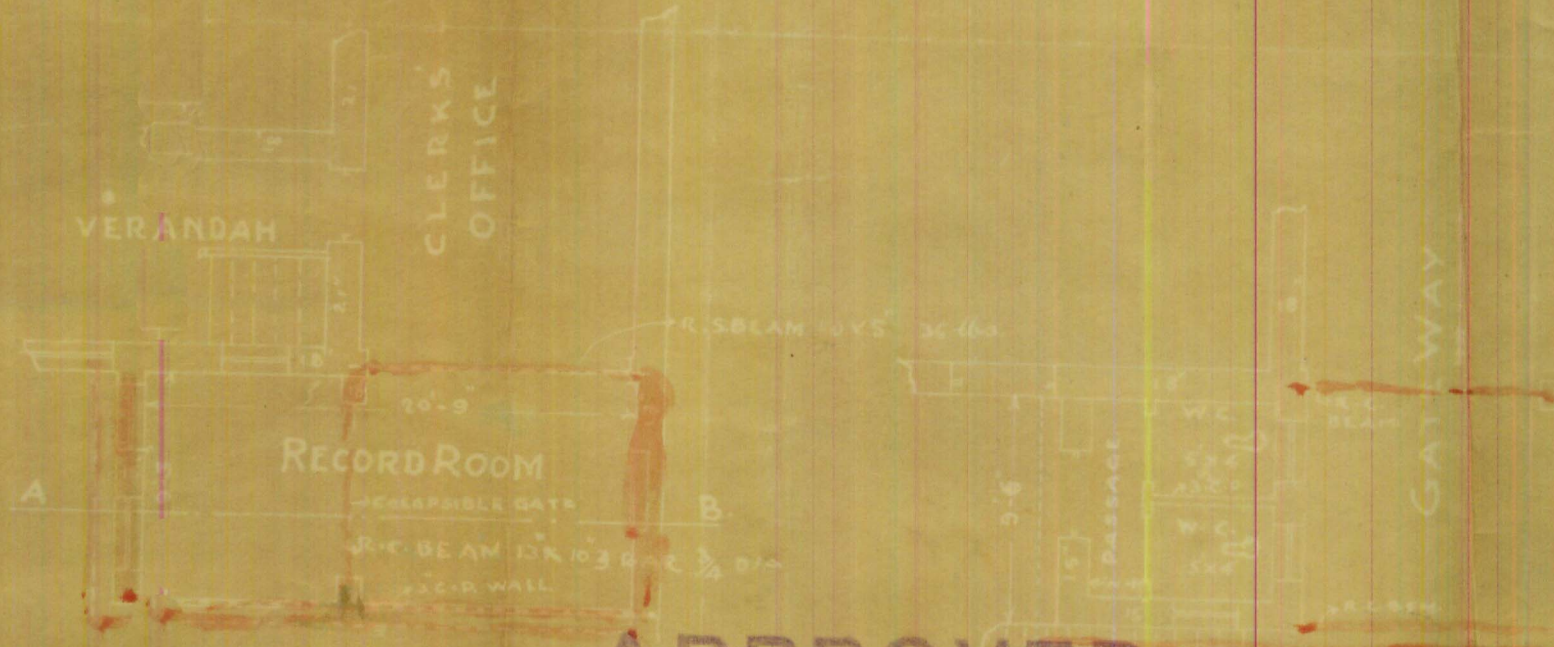
SCALE 40=1

SEPAI ROAD
50 WIDE
(53-3)

PLOT NO 20

PLOT NO 22

PLOT NO 25



APPROVED.

FIRST FLOOR PLAN

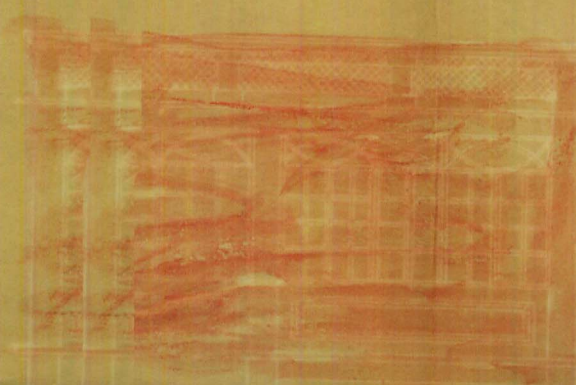
GROUND FLOOR PLAN

Lambert, Architects

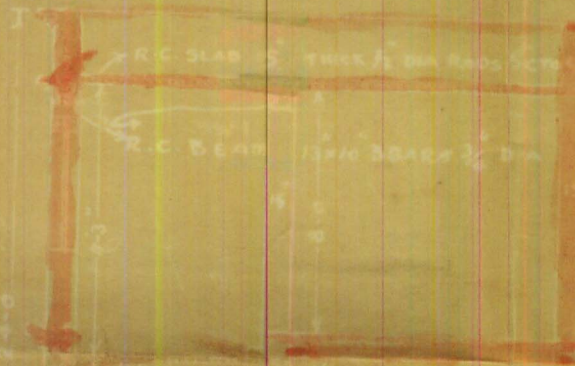
Land Manager & Architect

Note:

Plan is approved subject to the following conditions:-
(1) This sanction does not entitle the owner to build on land not conveyed to him either by the Govt; or the Municipality by a sanad or entry in a sanad
(2) 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.



ELEVATION



SECTION ON A-B

M. Nazareto 6/3/35

A. ELIJAH & CO.
ARCHITECT & SURVEYOR

Chairman

CHAIRMAN
SINDH PROVINCIAL CO-OPERATIVE BANK
KARACHI.

DRAWN BY
RAJAB ALI