



CORRESPONDENCE
FILE.

870/69

P. 680/35

①

6/2, sum - 2



FORM A.

NOTICE UNDER SCHEDULE VI CHAPTER XI, RULE 2 (I) OF
THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 10th October 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. 6/2 Survey Sheet M. D. 2 Situated in Harrie R^o street Machi Maini Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description,

Kufcha 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 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 K. T. Tuni

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

K. T. Tuni

Address of the owner

†See on the reverse.

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

Amended Plot 2-15
P. 180/25

B.S. M.
This is an Amended plan
as written by Archt. L. D. 20
The wished in sketch is
not in the exp. form.

Complete
report has
been already
put up for the
pl. This may
be treated as
new plan.
10/10



Nature of soil in foundation

Soft sandy.

Nature of masonry in foundation

R.C.C. & Knpcha

do

Plinth

Knpcha

do

Superstructure

Knpcha

Kind woodwork in trusses, post, etc.

Xil

Kind of Roof

R.C.C.

Kind of Floor

Cement

Method of Draining Sullage Water

Mudra from

:0:

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

Karachi

10th October 1935

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

Bodibai wife of Dyachand Chandmal

for the building

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

K. J. J. J.



KARACHI MUNICIPAL CORPORATION.

NOTES SECTION

BUILDING SECTION

Applicant's Name Badshah Case No P/C. 680/25
 Architect's Name R. T. Tinnin

EXTRACT FROM THE LAND REGISTER.

New plot No. 42 Sheet No. W. M. 2
 Old plot No. _____ Sheet No. _____ } W. M. 2 Quarter.

Whether under Govt. or Municipal Control ...		
Registered Holder of plot ...		
Area	Government ...	
	Municipal ...	
	Total ...	
Title and period of lease...		
Form of lease ...		
Any Special conditions of lease ...		
Remarks ...		<u>Date of plan finalising 8/11/25</u>

The above plan is forwarded with compliments to the Health Officer for favour of remarks, and return as early as possible :—

Date of despatch 11/10/25

for Land Manager and Architect.

HEALTH OFFICER'S REMARKS

Plan is incorrect

Date _____

Health Officer.

15/10
3/11

12/10/25
11/10

12595
12/10

Imp. Popat Lal
to show to the H.O.
11/10

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

Date of despatch

16/10/35

for Land Manager & Architect.

ENGINEER'S REMARKS.

Recd: on 23/10
MAR
24/10

There is no Municipal Drain on Harris Rd, ^{Passage} ~~connection~~ should be shown left on Jaffer Fudao Road for drainage purposes.

[Signature]
24/10/35

Date

ENGINEER.

LAND SURVEYOR'S REPORT.

MAR
24/10

- (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. yards?
- (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? yes

Received at 4 P.M.
MAR

Mr. Valaujee
to please check
these items -
MAR
25/10

Date 25-10-1935

[Signature]
Head Draftsman.

No objection

Date

Land Surveyor.

L.S.
Please verify this.

MAR
25/10

p-680 / 5

L-3-23

3

Plot No. 6/2

Sheet No. In 2m Madi' Mm Qr.

BUILDING SURVEYOR'S REPORT.

- (1) Height to be regulated according to the width of two roads + thickness of walls accordingly.
- (2) On site plan what is written as "Proposed Bld." as in original plan is not understood.
- (3) Balcony-projections to be limited to 9".
- (4) Space open to sky be fully dimensioned.
- (5) Position of W.C.'s are objectionable.
- (6) This is no longer an amended-plan, as the portion built up in the original plan is complete. This is to be treated as a new plan.

Bill Astor

31/10/35:

Date _____

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

No. E. E. & Mrs. Beecher

34/10

Date _____

Land Manager and Architect



KANAYALAL T. TINANI,

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.LAND MANAGER
ARCHITECT'S DEPT
KARACHI MUNICIPALITY

21 NOV. 1935

No.

4895

Karachi,

Bunder Road,

NEAR: DENSO HALL,

20th Nov. 35. 193

To,

The Land Manager & Architect,
Karachi Municipal Corporation,
Karachi.

Dear Sir,

Re:- Plot No 6/2 M.M. 2 Machhi Miani Gr.

With reference to your letter No B.S.P. 680/35 dated 5th Nov. 35, I beg to send you herewith the plans corrected and complied with your objections as under:-

1. The plan ~~shows~~ shows the proposed construction on the portion "A", the portion "B" is already built, originally plan had been approved for all the blocks A, B, C. & D.
2. Block B, has been connected to the line on the Jaffer Fadoo st, through the Harris road. This building on "A" will also be connected with the 6" line of Block "B".
3. Complied with.
4. The plan had been previously approved for all the blocks A, B, C. & D. The block "B" having been completed it seems that the original plans are filed. The plans for the portion C & D. may be therefore considered as cancelled for the time.
- 5 & 6. Complied with.

P.T.O.

KANAYALAL T. TINANI.

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.



KMR.CDD.MiQ.1926-1936.01(2-2) L

Bunder Road,

NEAR: DENSO HALL,

(2)

Karachi, 20th Nov. 35. 193

7. The Wcs are all abutting on open to sky.

I hope the plans will now meet your kind approval.

Thanking you in anticipation.

Yours faithfully,

Architect & Engineer.

Forwarded to H.O & E.E.
for favour of their reports.

Call Casteline.

14789

23/11/35

23/11

Popatlal
to show 5000

23/11



no objection -
 was desired
 26/11/38

17-99

Res. 26/11
 18/11

Forwarded to E.E. for
 forwarding of remarks.

for 6.12.38 26/11

The permission of the
 owner of plot no 6/14-12
 be obtained for connecting
 to with his private drain
 before plans can be
 approved.

3-12-38

Submitted

F.E.S. remarks as above. Rep. no 5 about
 the height of the drain to Harris Rd. is
 more than 50' wide and therefore by-law 233(3)
 should not apply. However your ideas are required
 this point.

Communicate
 these 17/12

The requirements that then remain are:-
 1. Site plan must be corrected
 2. More open space on the east end
 to be proposed.

I do not
 object 25/3/39
 applies 17/12

Res. 26/11
 18/11

L-6

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

KUMBERALI BHALEDINO,

L. C. E.,

LAND MANAGER & ARCHITECT.

**MUNICIPAL CORPORATION,
KARACHI.**

Reference No. B.S.P. 680/35

To,

20 DEC 1935

Mr. K. T. Tinani, architect

Dear Sir,

With reference to your application dated 21-11-35
with a plan for the proposed building/additions and alterations on plot
No. 6/2, Survey Sheet No. M.M.2 Machi M. Quarter
I have to request you to comply with the following requirements:—

1. The site plan must be corrected.
2. More open space on the east must be proposed.
3. The height of the Bldg. should be regulated in accordance with bye-law no 233 (3).

20-12-35.

The plans are returned herewith rejected.

Yours faithfully

*Kumberali Bhaledino**K* Land Manager & Architect.

KANAYALAL T. TINANI.

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.



Heritage

KMR.CDD.MIQ.1926-1936.01(2/2) 1

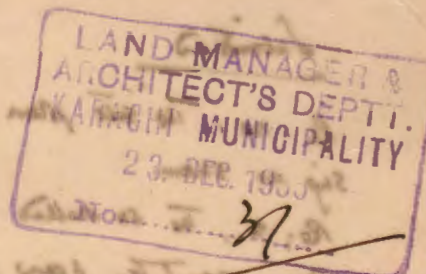
Bunder Road,

NEAR: DENSO HALL,

Karachi, 23rd, Dec. 35 193

To,

The Land Manager & Architect,
Karachi Municipal Corporation,
Karachi.



Dear Sir,

Re:- Plot No 6/2 M.M. 2 Machhi-Miani Qr. Karachi.

With reference to your letter No B.S.P. 680/35

dated 20th Dec. 35, I am sending you the plans corrected and
complied with your ~~requirements~~ objections as under:-

1. Complied with.
2. In addition to the central open space ^{a further open} is shown at "A"
which makes the building very well lighted.
3. The frontage of the plot on the narrower street is only
39.5 Ft, hence the allowable height can be regulated according
~~now~~ to the width of the Harris Rd, and hence the proposed
height is permissible.

I hope the plans will meet your kind approval.

Thanking you in anticipation.

Yours faithfully,

K. Tinani
Architect & Engineer.



L-72

Submitted

Re. no. 1. The site plan must not confuse as shown.

Re. 2. The ~~to~~ called increase in the open court to be seen in the plan.

Re. no. 3. The architect's argument in his para 3 may be pursued.

Re architect's view is 4/1/38

Correct provided the given to us the correct width of internal open space as also the width of the private fully is made adequate

Re 2 - I am told in a previous letter. That we have accepted min open space means report

Dr. K. N. N. 7/1

Is it so? 4/1/38

P. put up comp. report file.
comp. was put in 1935.

Put up with 20/1 10/1

Submitted

Re. 2. The previous sanctioned plan is put up herewith. The shape and dimensions of the open space there are quite different from the present one.

Re. 1. The site plan must be corrected and made more clear.

Defense 11/1/38
6/2/1

6/2/1



Heritage

KMR.CDD.MiQ.1926-1936.01(2-2) L

2-8

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION,
KARACHI.

Reference No. B.S.P. 680/35

To,

Mr. K. T. Tinani, architect

24 JAN 1936

Dear Sir,

With reference to your application dated 23-12-35
 with a plan for the proposed building/additions and alterations on plot
 No. 6/2, Survey Sheet No. M.M.2 Machi M Quarter
 I have to request you to comply with the following requirements:—

1. The site plan must be corrected and made more clear.
2. The shape, & dimensions of the open space are quite different
 in the present plan ^{from} ~~than~~ those shown in the previous ^{affixed} plan.

More open space in the east must be provided

23x-1-36.

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino

K Land Manager & Architect.

KANAYALAL T. TINANI.



Heritage

KMR.CDD.MiQ.1926-1936.01(2-2) L

B. E.

Bunder Road,

ARCHITECT, ENGINEER
AND SURVEYOR.

NEAR: DENSO HALL,

ARCHITECT'S DEPT.
KARACHI MUNICIPALITY

31. JAN 1936

Karachi, 31st, Jan. 1936.

To,

The Land Manager & Architect,
Karachi Municipal Corporation,
Karachi.

Dear Sir,

Re: - Plot No 6/2 M.M.2 Machhi Miani Qr, Karachi.

With reference to your letter No B.S.P.680/35 dated
24th Jan.36, I beg to send you herewith the plans duly
complied with your objections and hope the same will meet
your kind approval.

Thanking you in anticipation.

Yours faithfully,

Submitted:

1. The width of private gully,
is to be narrowed-down by 4 ft. as
the platform obstructs the passage.
2. Objection 2 still remains to
be complied with.

3. The Architect must be written to
regulate the height to a distance of 40 ft. from
the wider street ^{according to the width of the street} as the widths of the plot varies
from 39.5" to 61 ft.

Architect & Engineer.

msmith jkl
7/2

Recd. 14/2/36

Inform him
50 to 65 ft ✓



Heritage

KMR.CDD.MiQ.1926-1936.01(2-2) L

L-70

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



**MUNICIPAL CORPORATION,
 KARACHI.**

Reference No. B.S.P. 630/35

To,

M. R. K. T. Tinsani, architect

18 FEB 1936

Dear Sir,

With reference to your application dated 31-1-36
 with a plan for the proposed building/additions and alterations on plot
 No. 6/2, Survey Sheet No. M.V.3 Wacht N. Quarter
 I have to request you to comply with the following requirements :—

1. The width of private gully is to be narrowed down
 by 4ft as the platform obstructs the passage.
2. Objection 2 still remains to be complied with.
 height
3. The ~~xxxxxxx~~ must be regulated to a distance of
 40ft from the wider street according to the width
 of the street as the width of the plot varies from
 39.5 to 61 ft.

17-2-36

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino

Kumberali Bhaledino
 Land Manager & Architect.



KANAYALAL T. TITANI

ARCHITECT, ENGINEER
AND SURVEYORLAND MANAGER &
ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY

19. FEB. 1936

No. 787

Bunder Road,

NEAR: DENSO HALL,

Karachi, 19th Feb. 36. 193

To,

The Land Manager & Architect,
Karachi Municipal Corporation,
Karachi.*Asmt. Fehls
w/2
P.H. file
w/2*

Dear Sir,

Re:- Plot No 6/2 M.M.2 Machri Miani Qr. Karachi

With reference to your letter No B.S.P. 680/35 dated 18th Feb. 36, I am sending you herewith the plans ~~my~~ complied with your objections as under:-

1. The gallery will be filled in with the earth-filling upto the level of the plat-form, as soon as, this building is constructed. This will remove the obstruction of the plat-forms.
2. The open has been further increased to 10'6" as against 8'-6" before.
3. Regarding the third objection I have to state that the rule regarding plots abutting on two roads allows of the proposed height along 40'-0" of the smaller street. Drawing a line at right- angles to this street at a distance of 40'-0" from the corner, (as shown in ~~the~~ green) it will be seen that the whole building is ~~available~~ allowable in accordance with the greater height. It will be rather queer

KANAYALAL T. TINANI,

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.



KMR.CDD.MiQ.1926-1936.01(2/2) L

Bunder Road,

NEAR: DENSO HALL,

(2). Karachi, 193

to built a building with a facing on the smaller road of the full greater height, while the interior, which in no way defects this small road, of a smaller height. Therefore considering the actual intention of the rule I hope you will be kind enough to approve the plans now.

Thanking you in anticipation.

Yours faithfully,

Architect & Engineer.

Submitted:-

Re. No. 2. The width of open has been increased from 8'6" to 10'6" on the East.

Re. No. 143. The Architects arguments may be perused.

25/2/36

Mr. Castleford
25/2/36

Reply that Byelaw 233(3) clearly speaks of 'wider' & not the 'smaller', therefore his reading of the Byelaw is not understood. - It is not understood from where he brings the word 'smaller' in place of 'wider'.

For a height of $44\frac{1}{2}$ the open space can not be less than 14 ft. in depth.

Please put up the black in the last line from the Table - It is expected

that the B.S. would study rules & put up an intelligent note instead of working only

26/2

Received from
25/2/36
at the
the f.p.

26/2



Heritage

KMR.CDD.MiQ.1926-1936.01(2-2) L

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION,
KARACHI.

Reference No. B.S.P. 680/35

To,

Mr. K. T. Finani, architect

3 - MAR 1936

Dear Sir,

With reference to your application dated 19-2-36
 with a plan for the proposed building/additions and alterations on plot
 No. 6/2, Survey Sheet No. V.M.2 W. M. 2 Quarter
 I have to request you to comply with the following requirements:—

1. Bye Law 233 (3) clearly speaks of "wider" and not the "smaller" of paragraph 3 of your letter ~~xxxxxxx~~ under reply and therefore your reading of the Bye Law is not understood. It is not understood from where you bring the word "smaller" in place of "wider".
2. For a height of 44' the open space cannot be less than 14ft

~~xxxxxx~~

The plans are returned herewith rejected.

Yours faithfully

Lambaree Bhaledeo

Land Manager & Architect.

*Kull**Se*

KANAYALAL T. TINANI,

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.

Bunder Road,

NEAR: DENSO HALL,

Karachi, 9th March 36. 1936

1062

To,

The Land Manager & Architect,

Karachi Municipal Corporation,

Karachi.

Dear Sir,

Re:- Plot No 6/2 M.M. 2 Machhi Miani Qr.

With reference to your letter No B.S.P. 680/35 dated 3rd, March 36, I shall thank you to kindly grant me the permission of an interview when I would like to discuss the same.

2. As regard the second objection the rule regarding 14 ft, is meant for rooms abutting on internal open space only and not for those which abut on the road side. The above open space is only for cross ventilation..

Submitted to the L.M.C.

Both the requirements remain uncompleted

with

The site plan requires to be correctly drawn. The applicant requests an interview with you

Yours faithfully,

Architect & Engineer.

Which part
of 6/2 - free
Thursday at 4 P.M. 31/3/36



4-15

P. 689/35

Mr. K.T. Tinani, architect 25 MAR 1936
Karachi.

re: Plot no. 6/2, V.M.2, Pachi M. gr.

Dear Sir,

With reference to your letter
request
dated 9-3-36, I have to ~~inform~~ you again to
please call at the Municipal Officer on
Thursday the 26th instant at 4 p.m. in
connection with the above matter.

Yours faithfully,

L

L
LAND MANAGER & ARCHITECT

25-3-36

Submitted for order as a result of
the interview.

27/3

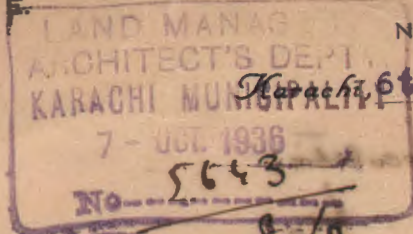
*This is needed as
no reply is needed
7/3*

*He is to submit
with proposals
h
28/3*

Kanayalal J. Jinani.

ARCHITECT, ENGINEER
AND SURVEYOR.

B. E.



BUNDER ROAD,
NEAR: DENSO HALL,

6th October 1936.

To,

The Land Manager & Architect,
Karachi Municipal Corporation,
Karachi.

Dear Sir,

Re:- Plot No 6/2 M.M. 2 Machhi Miani Qr. Karachi.

With regard to the plans for the above plot

I am sending you herewith the plans duly complied with
your objections and hope the same will meet your kind
approval.

Thanking you in anticipation.

Yours faithfully,

Architect & Engineer

*Submitted. The plans now sent are
except for the deletion of the top story, identical with those sent before which as per your
note of 28/3/36 he was to send fresh proposals.
for orders*

Please consult Mr. B. P. in the morning. I think it is all right except these 800 sq. ft. Commercial room. I shall be on Room reservation.

P.T.O.

N. sand in circulation

19+

(continued) The plates are not
 nearly so thick as the
 first and are not so
 dark. The color is a
 light brown. The
 surface is smooth.

**KARACHI MUNICIPAL CORPORATION.****BUILDING SECTION.****REVIEW FORM.**

Case No. P/C 640/35.

RE:—Plot no. 6/2, sheet no. mm 2 Maach Miani Qr.

A copy of plan is forwarded with compliments to the Health Officer for favour of remarks and to pass on directly to the Engineer for favour of his remarks.

10742 Inspr Patun to show to go on 12/10
12/10

FOR LAND MANAGER ARCHITECT.

HEALTH OFFICER'S REMARKS

Returned ofc. Plot no. is Plot no. is incorrect
quite correct. Kitchen have no Ventilation

Date

L. H. A.
12/10

13¹⁰
36

HEALTH OFFICER.

Forwarded with compliments to the Engineer for favour of disposal.

FOR HEALTH OFFICER.

ENGINEER'S REMARKS.

Permission of the owner of the
private drain is obtained therefore
plans can be approved.

Date

11/10 Inspr Patun to show to go on 16/10
16/10

no objection

11/10/36
M. Abdul Qamir
19/10/36

ENGINEER.

Returned with compliments to the Land Manager & Architect.

to show to go on
19/10

FOR ENGINEER.

19/10
19/10

L-17-a



Heritage

KMR.CDD.MiQ.1926-1936.01(2-2) L

LAND SURVEYOR'S Report

1. (a) Does the plot come under Alignment? _____
(b) If so, is the street line correctly shown? _____
2. (a) Does the plot come under the T. P. Scheme? _____
(b) If so, is the plot shown as finally re-constituted? _____
3. (a) Is there any encroachment? _____
(b) If so, state the nature and No. of sq. yards? _____
4. (a) Is the area of the plot stated on plan correct? _____
(b) If not give the correct area. _____
5. (a) Is the plot subject to any conditions of previous sub-division and amalgamation? _____
(b) If so state the conditions. _____
6. (a) Is the street width correctly shown? _____
(b) If not state the widths. _____

ENGINEER'S REMARKS

Head Draftsman

LAND SURVEYOR.

See separate sheet
12/10

LAND SURVEYOR'S Report

- P-680/35
6/2 mm-2
L-18-1
1. (a) Does the plot come under Alignment? Yes
(b) If so, is the street line correctly shown? Yes
2. (a) Does the plot come under the T. P. Scheme? Yes
(b) If so, is the plot shown as finally re-constituted? Yes
3. (a) Is there any encroachment? No
(b) If so, state the nature and No. of sq. yards? 18/10
4. (a) Is the area of the plot stated on plan correct? Not stated
(b) If not give the correct area. 820, 8275.
5. (a) Is the plot subject to any conditions of previous sub-division and amalgamation? Yes
(b) If so state the conditions. Width of Harris Road is 95' (by scale)
6. (a) Is the street width correctly shown? Yes
(b) If not state the widths. Width of Harris Road is 95' (by scale)

nos 4 & 6 to be complied.

(2) site plan requires corrections (as per corrections made on the site plan in red ink)

No objection

SDS
20/11/36

Head Draftsman
13/11/36

L.S.

6

Rev. 12/10
14/10

285-7

4-200132
Heritage
1/2 1/2 1/2 1/2

LAND SURVEYOR'S REPORT

1. (a) Does the plot come under Alignment?
(b) If so, is the street line correctly shown?
2. (a) Does the plot come under the T. F. Scheme?
(b) If so, is the plot shown as finally re-surveyed?
(c) Is there any encroachment?
(d) If so, state the nature and No. of sq. yards.
(e) Is the area of the plot stated on plan correct?
(f) If not give the correct area.
3. (a) Is the plot subject to any conditions of purchase, division and annual payments?
(b) If so state the conditions.
4. (a) Is the street width correctly shown?
(b) If not state the width.
5. (a) Is the plot shown as finally re-surveyed?
(b) If not state the width.

1/10

1/10

1/10

1/10

1/10

Plot No. 6/2Sheet No. 11-11-2Much. Survey

BUILDING SURVEYOR'S REPORT.

1. Site-plan is misleading. It is not understood as to why different portions are marked A, B, C etc. An enclosure shown within the 15'0 open yard cannot also be understood.

2. Heights of the existing buildings must be given and the width of the open yard regulated in accordance therewith.

3. The height of the building beyond the 40' line from the Harris Road cannot exceed twice the rear width of Jaffer Tundo Road.

A
3/11/36

Date 2nd Feb

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

No. 22, 4/20/35's' Beckman
except plot no.

40/10

Date _____

Land Manager and Architect



L-18-4

KARACHI MUNICIPAL CORPORATION.

:o:

BUILDING SECTION

REVIEW FORM.

Case No P/A

680/25

Applicant's Name

K. T. Tiham

Architect's Name

EXTRACT FROM THE LAND REGISTER.

New plot No. 6/2

Sheet No. 222

Old plot No. Sheet No.

Kasdu Main Quarter.

Whether under Govt. or
Municipal Control ...Registered
plot

Holder of

of

(1) Mrs. Poothai Jijichand (2) Mrs. Rachmideai Khurshid (3) Sitakai 1/10

Government ...

820

Area

Municipal ...

nil

Total ...

820.

Title and period of lease...

Form of lease ...

1/10 kullat conditions

Any Special conditions of
lease ...

Remarks

Rent Free

Date of receipt of plan

7.10.36.

Date of expiry of 30 days

5.11.36.

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



**MUNICIPAL CORPORATION,
KARACHI,**

Reference No. B. S. P. 680/35

To,

5 - NOV 1936

~~Mr. K. T. Tinani, architect~~

~~for owner,~~

Dear Sir,

With reference to your application dated 7-10-36
with a plan for the proposed building/additions and alterations on plot
No. 6/2, Survey Sheet No. M.M.2, Machi Meani Quarter
I have to request you to comply with the following requirements:—

1. Site-plan is misleading. It is not understood as to why different portions are marked 'A' 'B' 'C' etc. An enclosure shown ~~in~~ within the 15'-0 open yard cannot also be understood.
2. Height of the existing building must be given and the width of the open yard regulated in accordance therewith.
3. The height of the building beyond the 40' line from the Harris Rd. cannot exceed twice the width of Jaffer Fudoo Rd.
4. Kitchens have no ventilators.
5. Permission of the owner of the private drain be obtained before plans can be approved.
6. ^{plan} site/requires corrections (as per corrections made on the site plan in red ink).

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino
4 - NOV 1936

Land Manager & Architect.

4-11-36

Manayalal T. Jinani.

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.



Heritage

KMR.CDD.MIQ.1926-1936.01(2-2) L

BUNDER ROAD,
NEAR: DENSO HALL.

Karachi, 10th Nov. 1936.

To,

The Land Manager & Architect,
Karachi Municipal Corporation,
Karachi.

Dear Sir,

Re: - Plot No 6/2 M.M. 2 Machhi-Miani Quarter.

With reference to your letter No B.S.P.680/35
dated 5th Nov. 36, I am sending you herewith the plans
duly complied with your objections as under:-

1 to 4 Complied with.

5. The owner is the same the plot being one whole *one*.
Both the owners have signed the Plans.
6. Complied with.

I hope the plans will meet your kind approval.

Thanking you in anticipation.

Yours faithfully,

Architect & Engineer.

7c
11/11
PS with 2nd 11/11

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



**MUNICIPAL CORPORATION,
KARACHI,**

Reference No. B. S. P. 680/35

To,

Mr. K. T. Tinani, architect
for owner,

5 - NOV 1936

Dear Sir,

With reference to your application dated 7-10-36
with a plan for the proposed building/additions and alterations on plot
No. 6/2, Survey Sheet No. M.M.2, Machi Meani Quarter
I have to request you to comply with the following requirements:—

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2. Height of the existing building must be given and the width of the open yard regulated in accordance therewith.
3. The height of the building beyond the 40' line from the Harris Rd. cannot exceed twice the width of Jaffer Fudoo Rd.
- ✓ 4. Kitchens have no ventilators.
5. Permission of the owner of the private drain be obtained before plans can be approved.
6. Site/^{plan}requires corrections (as per corrections made on the site plan in red ink).

The plans are returned herewith rejected.

Yours faithfully

*no objection
missile
10/11/36*

*Submitted to the L.M.A.
the E.E.*

4-11-36 The L.M.A. & the E.E. have no objection. This comprises requirements nos. 4, 5 & 6.

Man approved

*Re: requirement no. 1, 2 Complied with
Re: requirement no. 3, the height proposed is 38'0, but the
back by 2'0 on Jaffer Fudoo Road.
are requested.*

Land Manager & Architect

7 - NOV 1936



Heritage

KMR.CDD.MIQ.1926-1936.1(2-2) L

No. B. S. P. 680/35

MUNICIPAL CORPORATION,
KARACHI.

27 NOV 1936

From

KUMBERALI BHALEDINO Esq., L.C.E.
Land Manager & Architect,ORDER UNDER SCH. VI CHP. XI, RULE 5 (1) OF
ACT XVII OF 1933.

To,

Mrs. Bodiben W/o Dipchand Chaudhmal

KARACHI.

With reference to your application with plan for building
on plot 6/2 Sheet No. 1222 Karachi Quarter received in this
office on 10-11-36, 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.

Land Manager & Architect,

Karachi Municipal Corporation.

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.

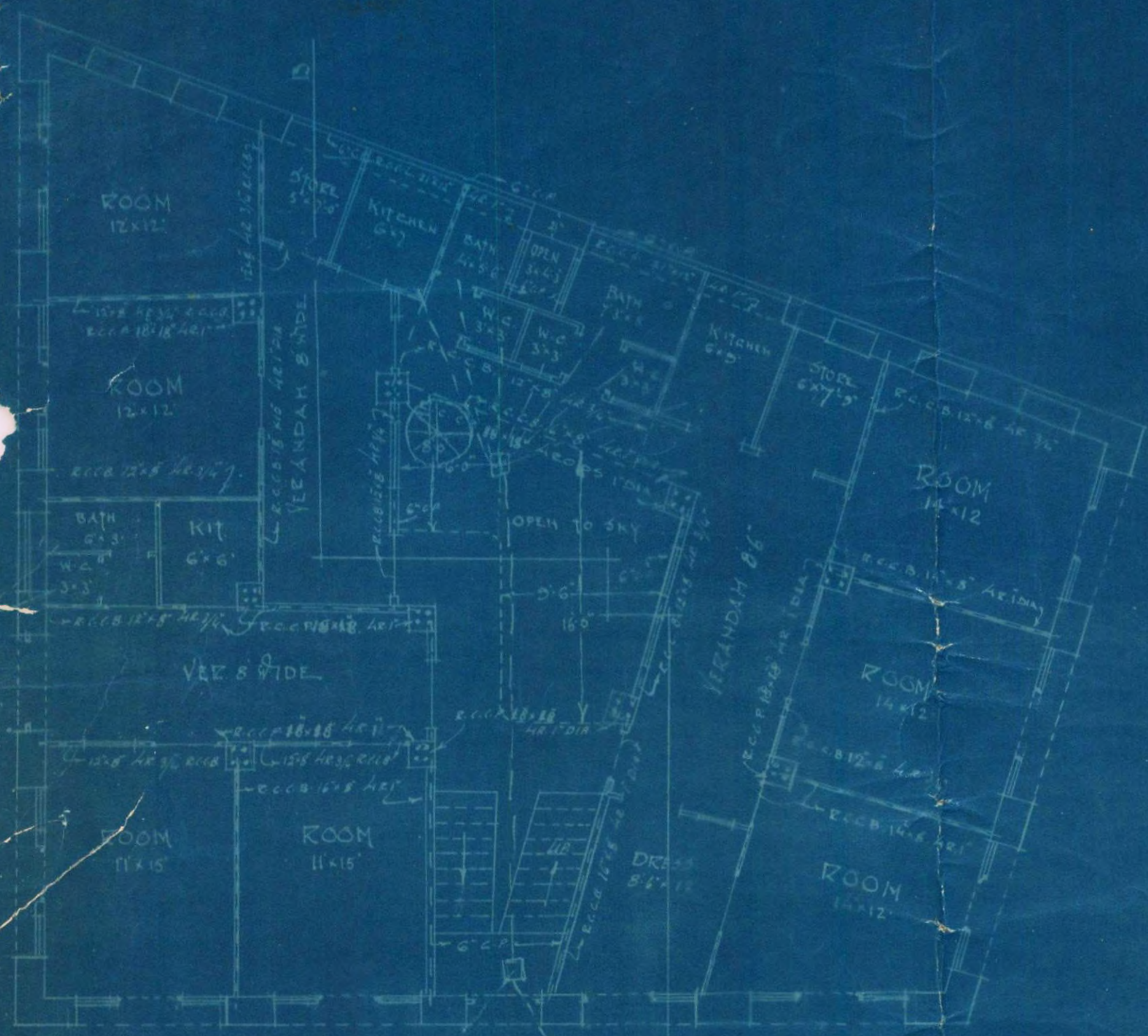
NOTICE, 3:—This pass does not give permission to occupy Municipal land with
building materials. This can only be allowed when the Street is wide enough to permit
building materials being deposited on it without it being a source of danger to the
public and only then on a hoarding placed round the land to be occupied and on pay-
ment in advance, of fees for occupation of land.

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

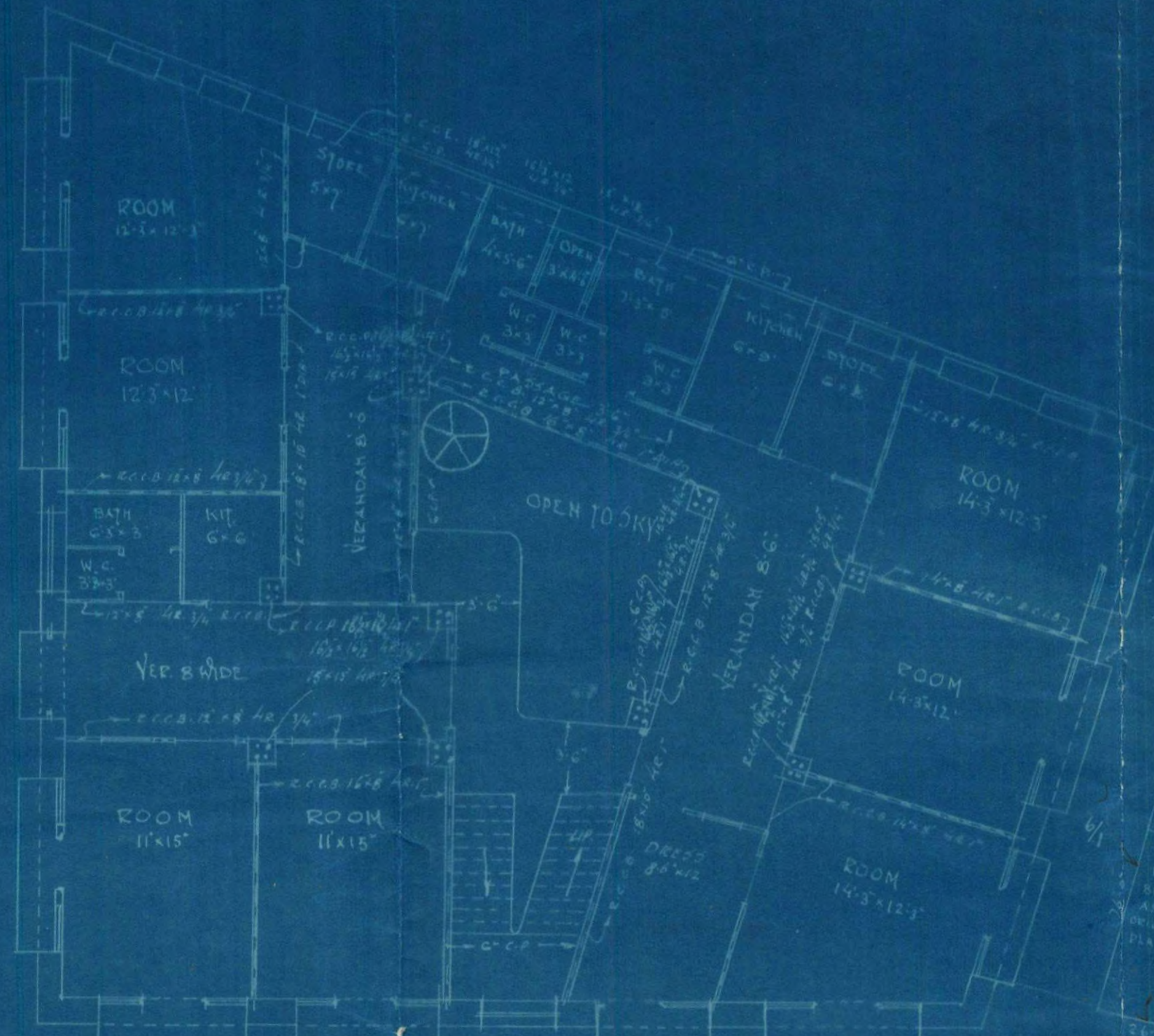
NOTICE, 5:—Plinth cornice will not be allowed to project more than 2 inches
on any Public street for ornamental purposes.

NOTICE, 6:—You are required to give timely intimation to the Land Manager
and Architect before filing in the foundation and before concrete is filled in for Re-
inforced concrete work.

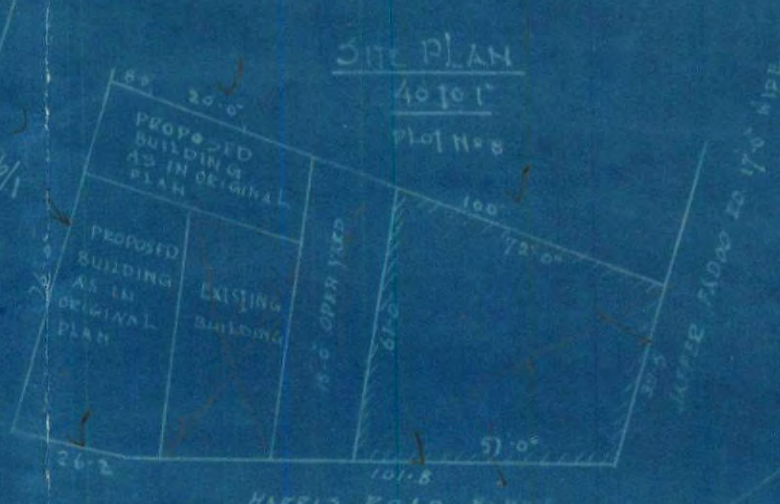
NOTICE, 7:—In case of set back or set forward, the first course of Plinths must
be laid after the line is checked by the Land Surveyor.



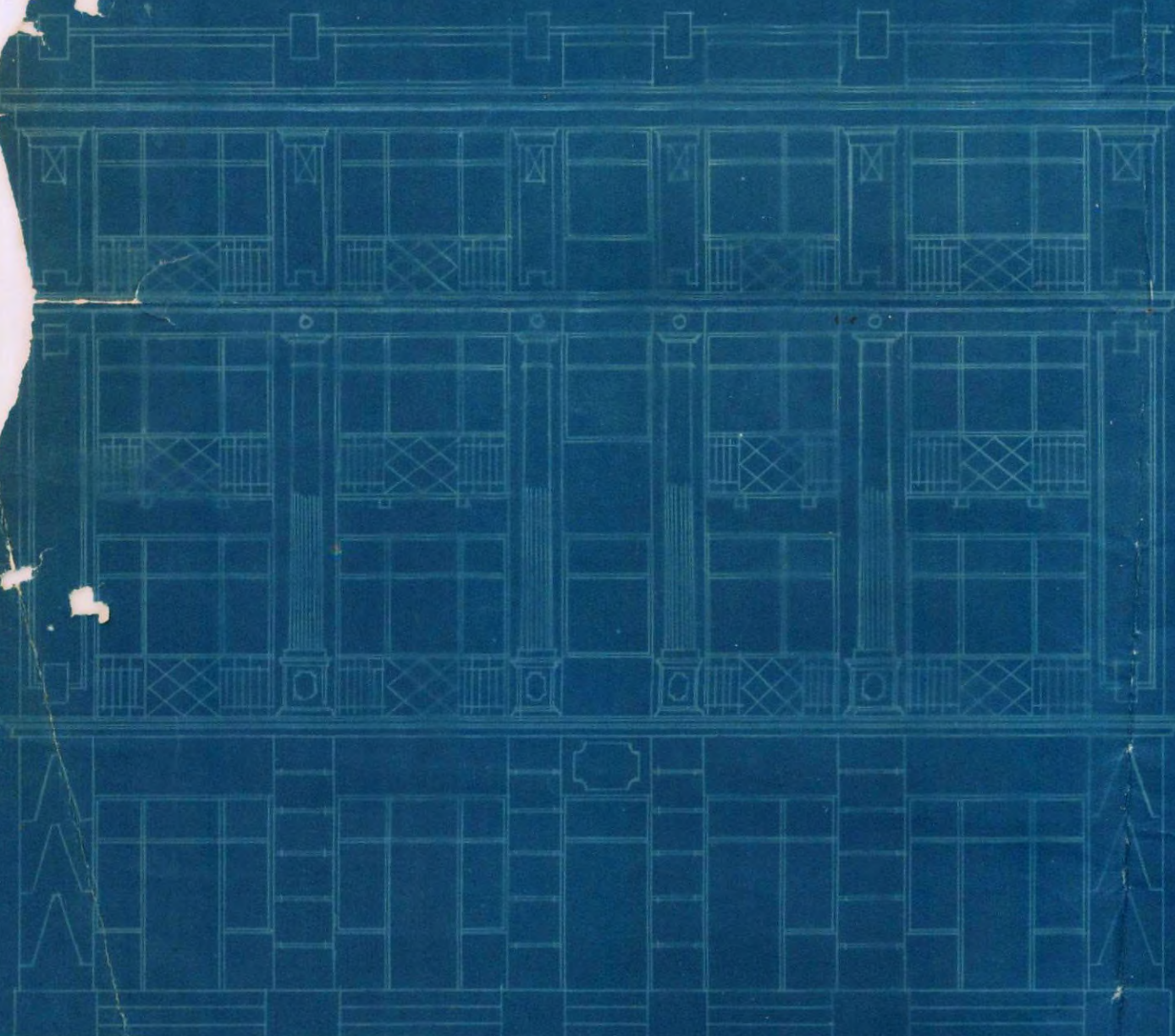
GROUND FLOOR



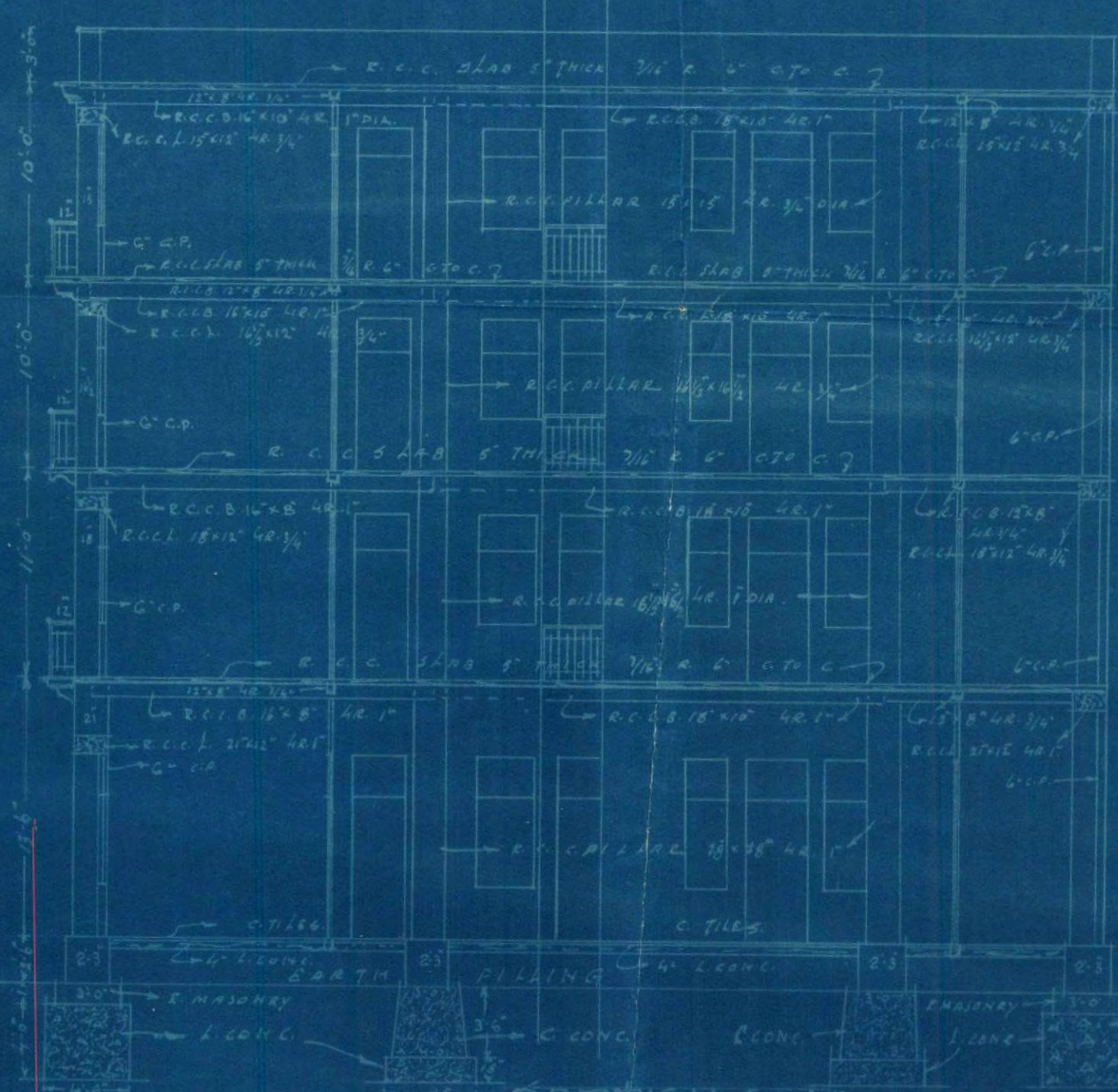
1ST, 2ND & 3RD FLOOR



SITE PLAN



ELEVATION



SECTION ON AB

PLAN SHOWING THE PROPOSED BUILDING
ON PLOT NO. 6/2 M.M.2 MACHI MAINI Qr

SCALE 8' to 1"

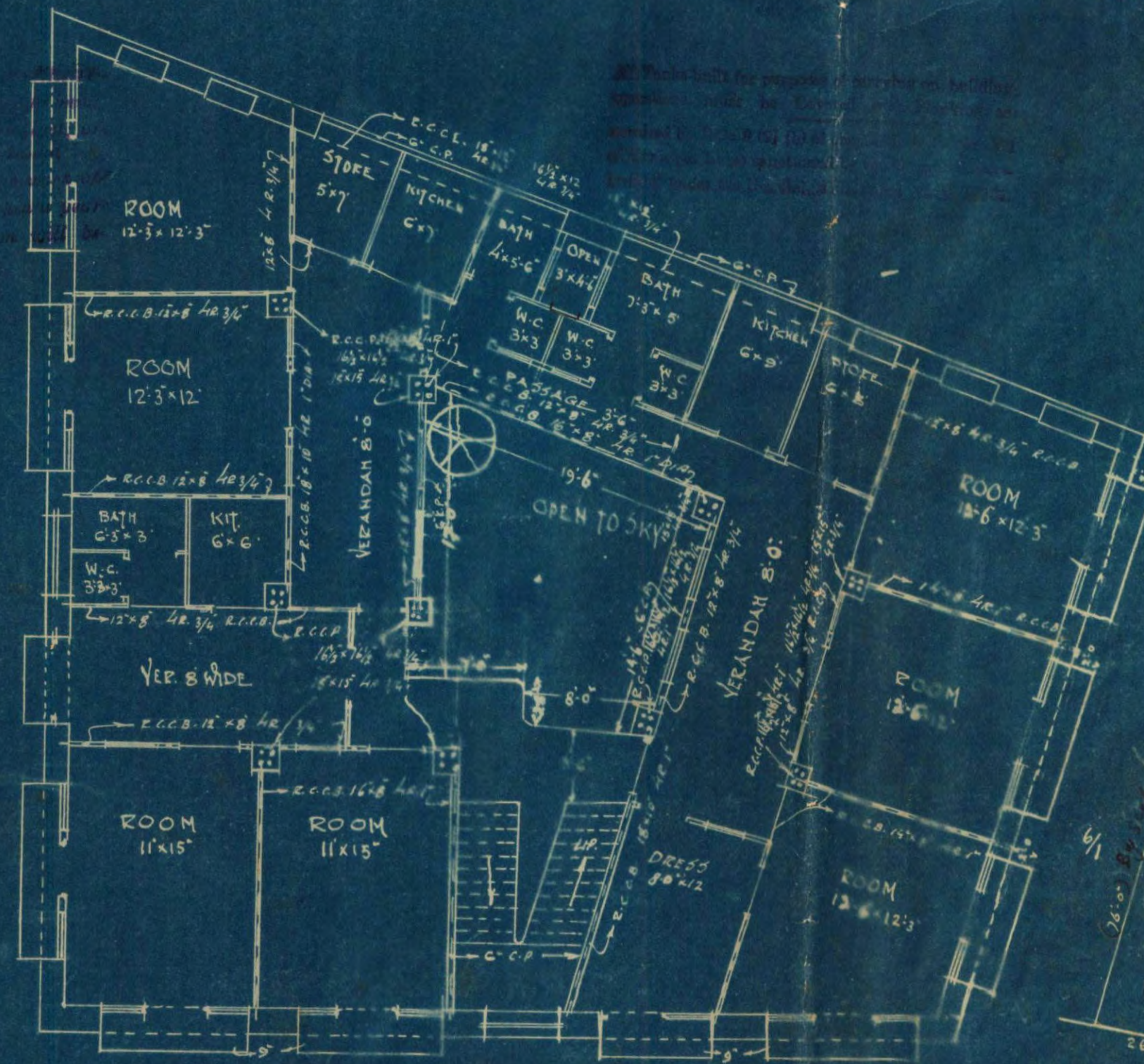
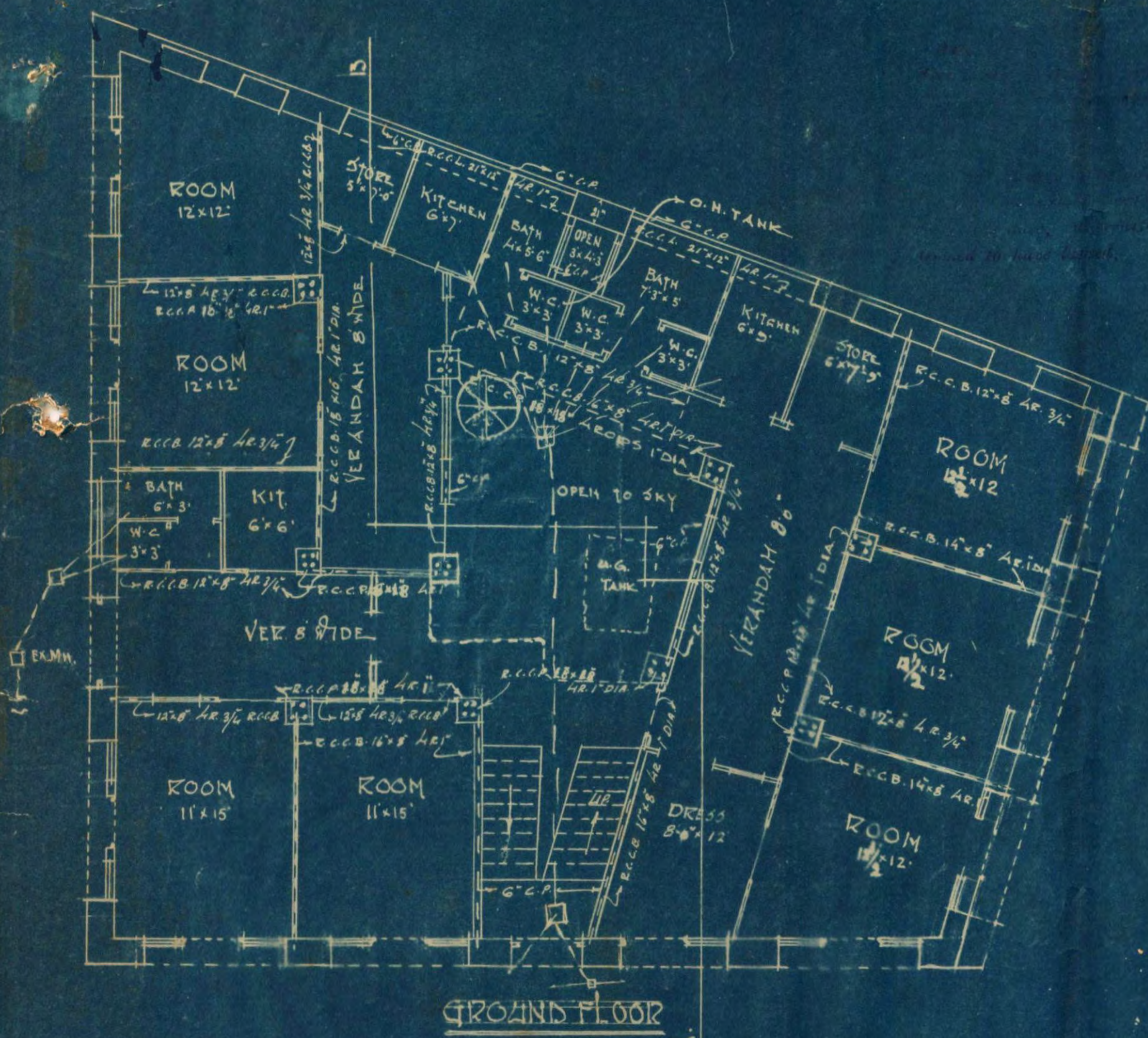
OWNER

KANAYALAL J. JINANI S.E.
ARCHITECT & ENGINEER
KARACHI



Heritage
FOUNDATION

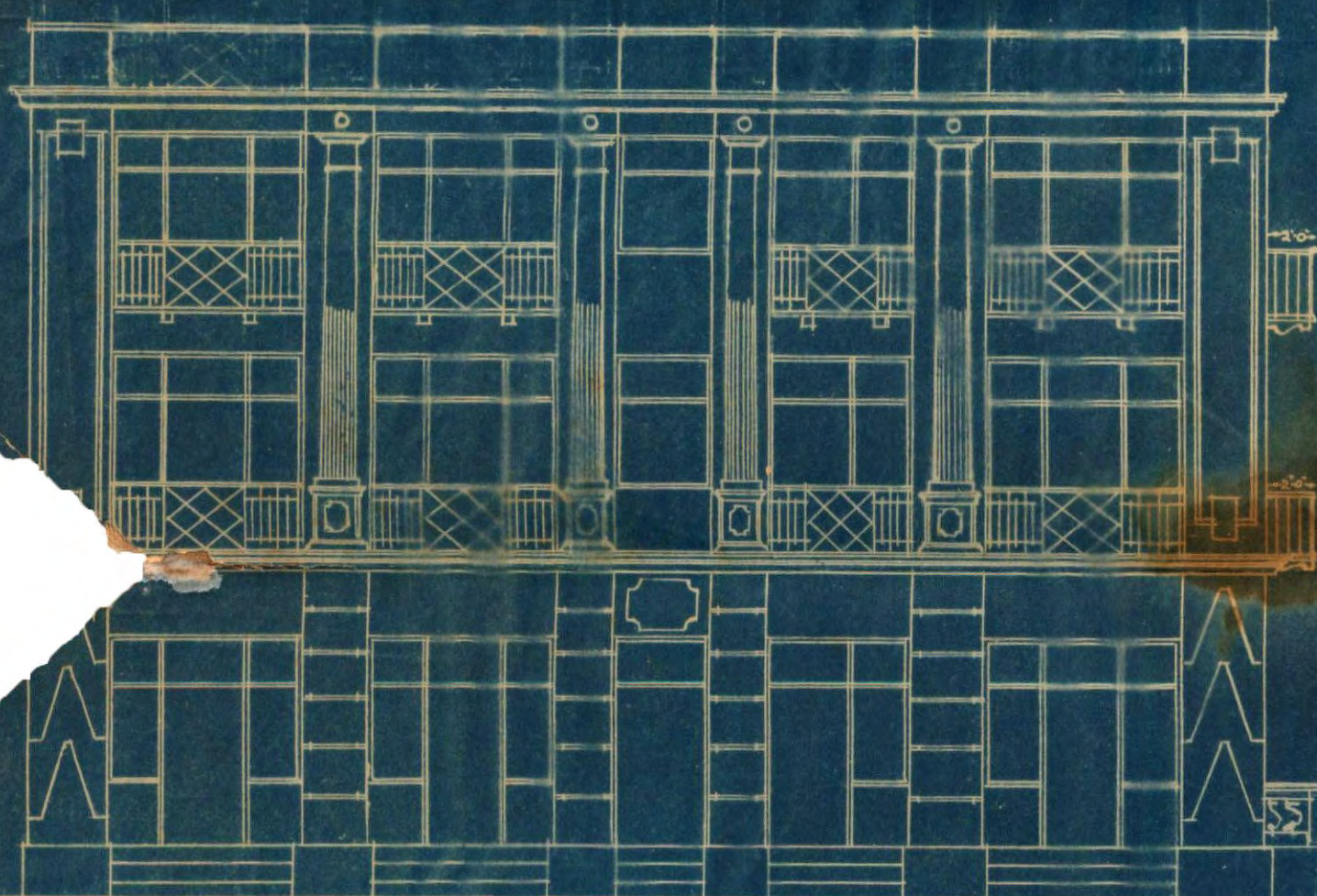
KMR.CDD.MiQ.1926-1936.01(2-2) L



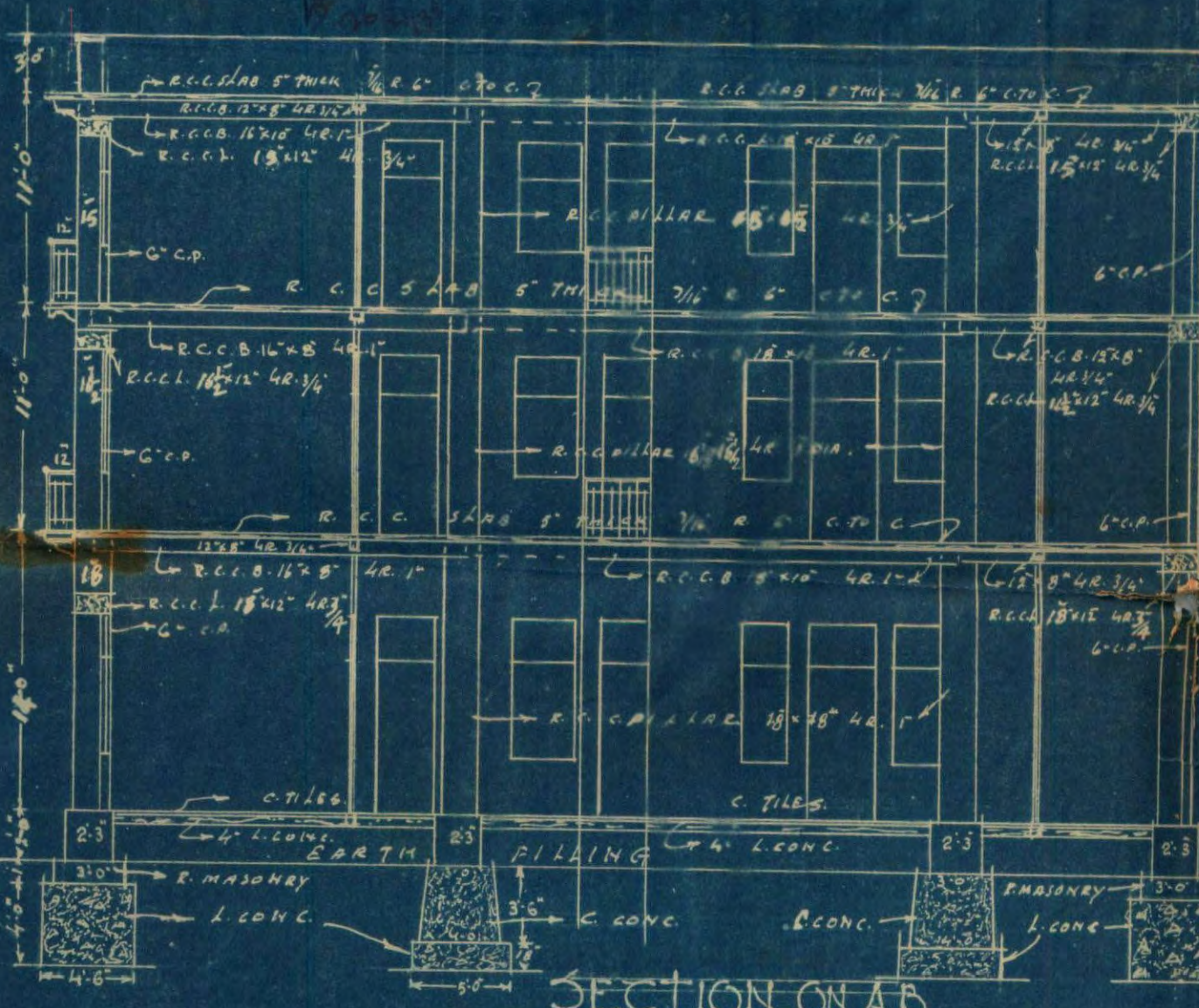
APPROVED.

26 NOV 1936

Land Manager & Architect



ELEVATION



SECTION ON A-B

PLAN SHOWING THE PROPOSED BUILDING
ON PLOT NO 6/2 M.M.2 MACHMIANI Q/R
SCALE 8' TO 1"

OWNER

KANAYALAL J. JINANI, B.E.
ARCHITECT & ENGINEER
KARACHI