



CORRESPONDENCE
FILE.

896/69

(7)

AS 537/36

the photo 54, in full

much too



R-2

FORM A.

NOTICE UNDER SCHEDULE VI CHAPTER XI, RULE 2 (I) OF
THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 22nd August 1936

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 2(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 54 Survey Sheet mm-4 Situated in Rampart street Machhiwara Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description,

Additions & alterationsIt is intended for the purpose of Residence

†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 Dumashinda

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

Phagwan Das
Hatechandra

Address of the owner

†See on the reverse.

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



R-2-2

2

Nature of soil in foundation _____

Nature of masonry in foundation _____

do Plinth _____

do Superstructure _____

Kind of woodwork in trusses, post, etc. _____

Kind of Root _____

Kind of Floor _____

Method of Draining Sullage Water _____

:O:

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. _____

Bhagwandas Hotchand

for the building 54 m m - 4

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.

Devkishin derv

Licensed Surveyor.

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

Case No. P/C

538/36

RE:—Plot no.

A

, sheet no.

Toby

Kharich

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.

FOR LAND MANAGER ARCHITECT.

HEALTH OFFICER'S REMARKS

No objection

Date

24/8/36

HEALTH OFFICER.

Forwarded with compliments to the Engineer for favour of disposal.

FOR HEALTH OFFICER.

ENGINEER'S REMARKS.

No objection

Date

ENGINEER.

Returned with compliments to the Land Manager & Architect.

FOR ENGINEER.



LAND SURVEYOR'S Report

1. (a) Does the plot come under Alignment? No
(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? - - - - - yes.
(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? yes.
(b) If not state the widths. -

Since there is encroachment in this plot, the same requires to be settled before the plans can be approved.

Al. G. S. S. S.
24/8/36.

AM. Canehan
Head Draftsman 26/8/36

LAND SURVEYOR.

28th August 1936.

En. 114/34.

To,

The City Deputy Collector,

KARACHI.

Re: Encroachment - Plots Nos. 52 & 54, M.M.4, Machi
Meani Quarter.

Sir,

With reference to your No. M.M.4/52, dated 21st August 1936, I have the honour to state that according to your letter No. M.M.4/52, dated 16th June 1936, the area of plot No. 52 is 92 square yards and that of plot No. 54, 173 square yards. As already informed vide my letters dated 6th May and 2nd June 1936, the Corporation have granted alignment lands measuring 12 square yards to plot No. 52 and 15 sq. yards to plot No. 54 in the year 1884, for which the owner has produced receipts Nos. 1847 and 1848, dated 5th April 1884.

It therefore follows that if these areas be taken into consideration as originally given, there should be no question of encroachment.

I have the honour to be,

Sir,

Your most obedient servant,

Sd/- Kumberali Bhaleedino,
Land Manager & Architect.

Copy forwarded to the Building Surveyor for information and considering the building plans on their own merits.

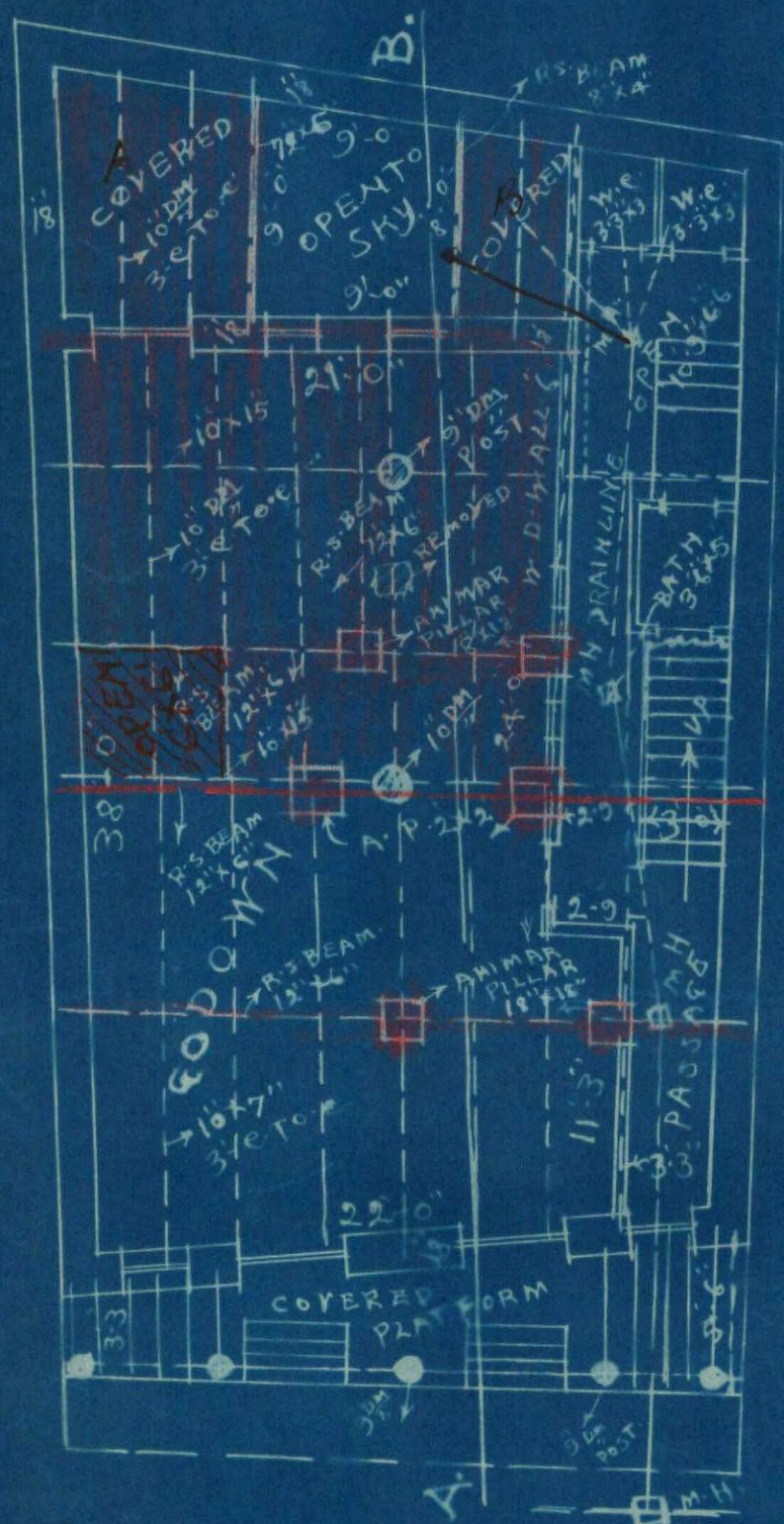
Kumberali Bhaleedino
27/8
Land Manager & Architect.



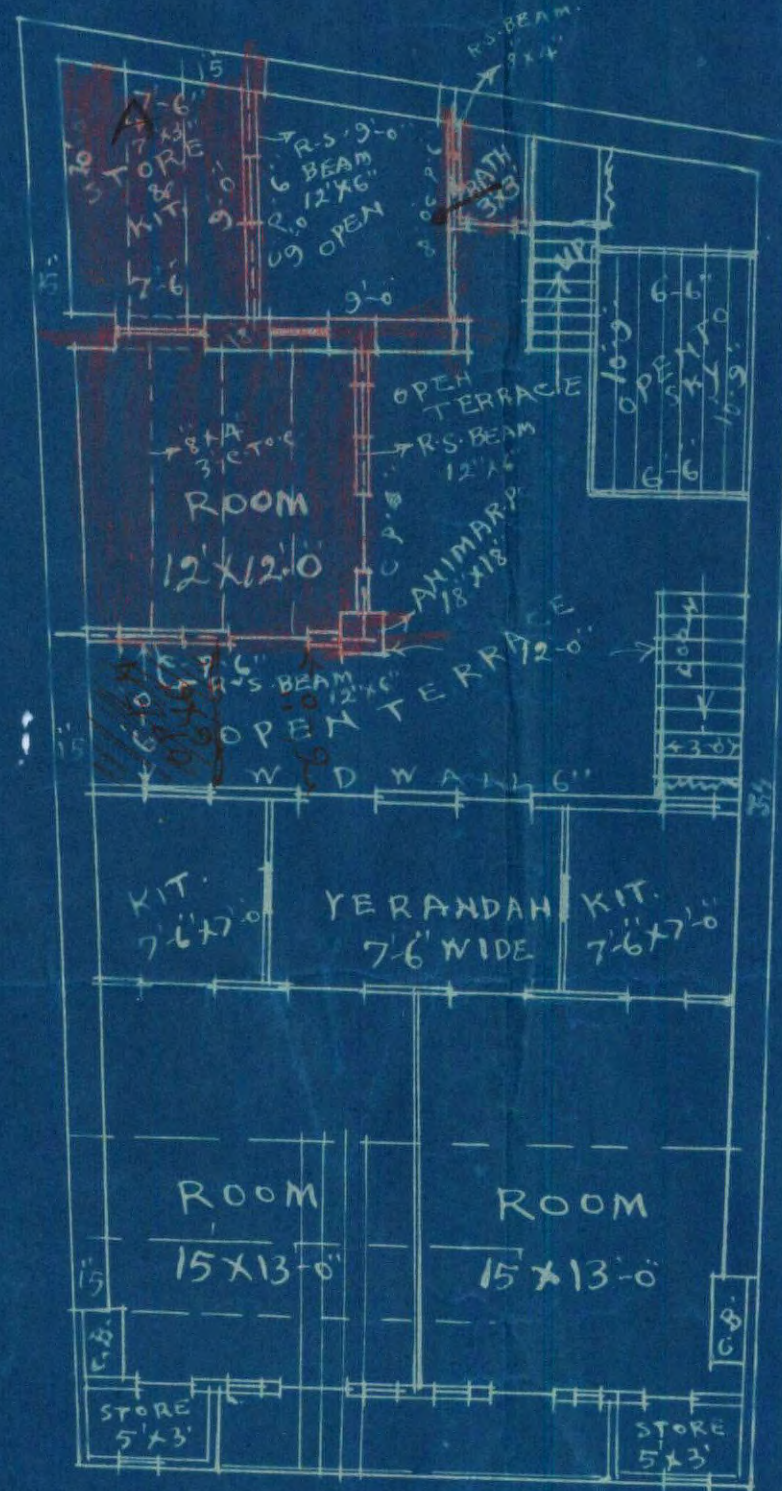
PLANSHOWING ADDITION'S & ALTERATION'S
ON EXISTING BUILDING PLOT N^o 54.

SHEET M.M. 4.
MUCHI MIANEE QUARTER

SCALE 8=1" INCH



GROUNDPLAN

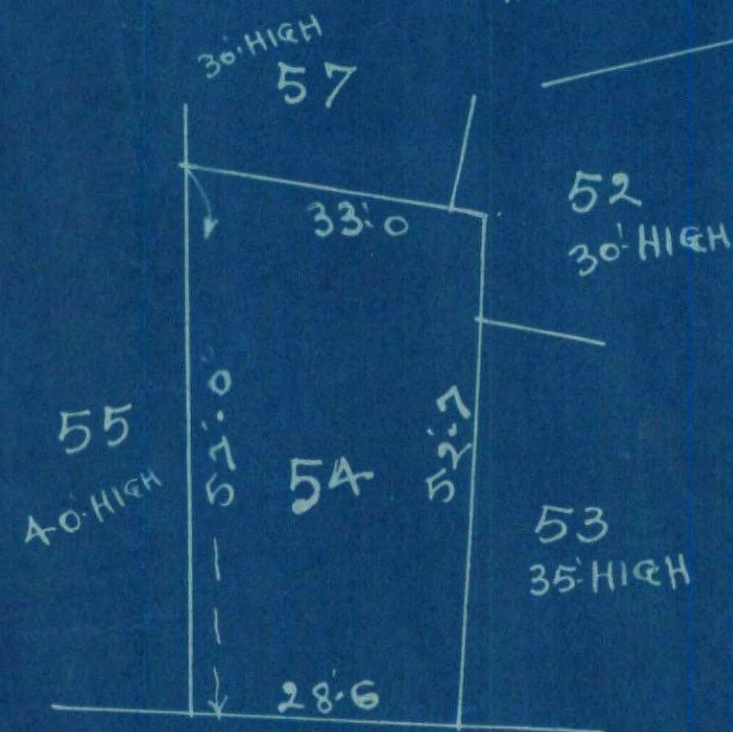


FIRST FLOORPLAN

Bhagwandas Nitchand

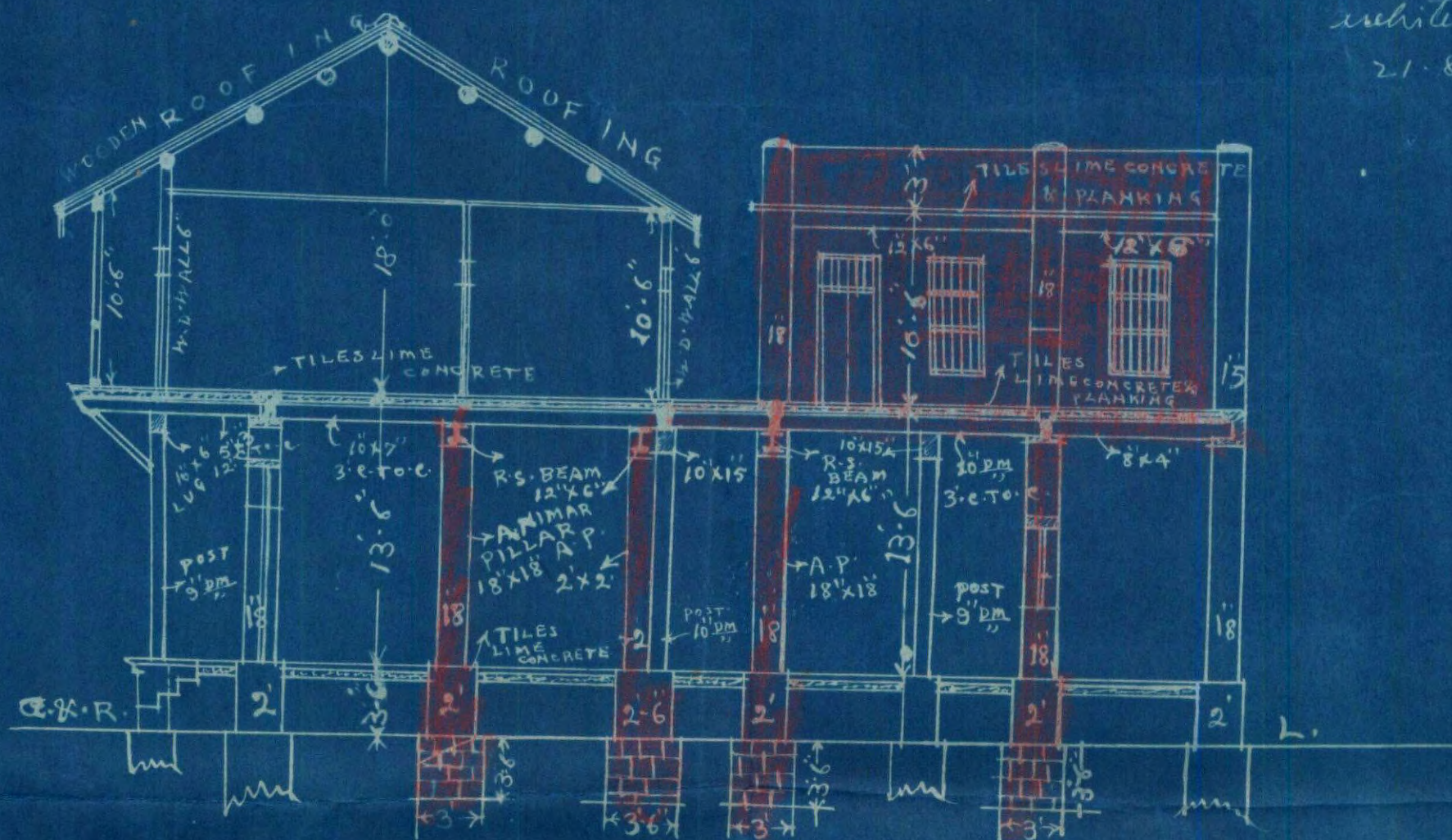
BLOCKPLAN

SCALE 20=1" INCH



RAMPARTROW 45' WIDE

Dev Kishindas 2nd
revised
21.8.36



SECTION ON A.B.

R-6



Heritage

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

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



MUNICIPAL CORPORATION,
KARACHI.

Reference No. B. S. P. 539/36

To.

29 AUG 1936

Mr. Bhagwandas Botchand,C/o Mr. Devkishindas Architect,

Dear Sir,

With reference to your application dated 22nd. August 1936
with a plan for the proposed building/additions and alterations on plot
No. 54, Survey Sheet No. M.K.4, Machi Tiani Quarter
I have to request you to comply with the following requirements:—

1. The open spaces in front of the W.C.s must be ^{unobstructed} ~~constru~~
and according to rules, and should be at least 100 sq. ft.
with the least width of 10'.
2. Neater plans must be submitted.
3. Plans will not be approved till the question of encroachment is settled.
4. Room A is less than 100 sq ft. cannot be allowed. To ensure through ventilation area B should also be open to sky.

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino

Land Manager & Architect.

28/8

ec

DEVKISHINDAS & CO.

ARCHITECTS
AND
SURVEYORS.

NEAR KHORI GARDEN,

KARACHI, 1st Sep 1936

To
The Land Manager & Architect
K. M. C.
Sir,
Re plans plot no 54 m m. 4

With reference to your letter 532/36 dated 29th August 1936 I have to state as under.

1. The open space in front of the house is an old structure which is not shown in this plan and request that it may be allowed as it exists which is more than 64 sq ft according to rule as was explained to you personally this day and as suggested by you the back open space is increased by 210".
2. Heater plans will be submitted when this plan is approved personally.
3. As decided by C. O. the plans may be approved.
4. Room A is kitchen and is not a living room hence it may be less than 100 sq ft. The open space is increased at the back as suggested by you. The plans be approved.

Yours faithfully
Devkishindas



R-7-2

Submitted to Mr. X-1

no. 1

Re: requirement, to state
that he saw you personally &
that you have agreed to a 2'
increase in the open space
as shown in the plan

Re: no. 2 complied with.

Re: no. 3 he states that
the C.O. has personally ^{decided} this
which means "no question of
encroachment" though there is
nothing in writing re: the same.

Re: no. 4. he states that
the room in question is a
kitchen and hence 100 sq ft
disputed area should not
be insisted upon.

For orders.

no. 1 is correct. 1/9
no. 3 also but in
-from C.O. that the
fact being what they
are. This was decided
by yourselves.

Re: 4 let the man be
corrected accordingly
& then pass the case
b. l. r.

R-8



Heritage

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

No. 1111.

P-539/36

7 - SEP 1936

MUNICIPAL CORPORATION,
KARACHI.

7 SEP 1936

GENERAL ADMINISTRATION

Chief OfficerRe:- Plot No. 54, M.M.4, Machi Miani Qr.

The owner of the above plot has submitted the attached building plans in respect of the above plot. An encroachment to the extent of 16 sq. yds. was reported to have been existing on the said plot by the City Deputy Collector. Reply has been sent to him explaining the circumstances (vide. this office No. En. 114/34 dated 28-8-36).

It would thus be seen that taking into account the area granted in 1884, no question of encroachment arises.

But as no reply has been received from the City Deputy Collector and the party is anxious to get the plans approved. While discussing the question with you and after having seen the entries of 1884, you decided to treat the plan which is for the renewal of the roofs, on its merits.

This is being done. Your orders to confirm this are requested.

Accomp. - 72. Plans.

LAND MANAGER & ARCHITECT.

4-9-36

Shown to d. h. A
27/9.

2 more copies M
8/9

Confirmed
1/9

Copies sent are correct.

R-9



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



**MUNICIPAL CORPORATION,
KARACHI.**

Reference No B. SP. 539/36

To,

Messrs. Devkishindas & CO. Architects,
KARACHI,

Dear Sir,

Re: Plot No. 54 Sheet No. M.M., 4 Machi mean Qr.

With reference to your application dated 1-9-36 x193
ations
for the proposed additions & Alter/ on the above plot, you
are required to submit two more copy of the
correct plan on including one of them mounted on cloth.

Yours faithfully,

Kumberali Bharedino

for Land Manager & Architect

R-10



Heritage

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

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



**MUNICIPAL CORPORATION,
KARACHI.**

Reference No B. S.P. 539/36

To,

Messrs. Devkishindas & CO. Architects,
KARACHI,

Dear Sir,

Re: Plot No. 54 Sheet No. M.H. 4 Machi meanr.

With reference to your application dated 1-9-36 ~~xxx~~
ations
for the proposed additions & Alter/ on the above plot, you
are required to submit two more copy of the
copies
correct plan ~~xx~~ including one of them mounted on cloth.

Yours faithfully,

Kumberali Bhaledino
For Land Manager & Architect

8-9-36

No. B. S. P. 537/36

MUNICIPAL CORPORATION,
KARACHI.

8/9/36

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,

Mr. Bhupendra Hotchand

KARACHI.

With reference to your application with plan for Additions & alterations on plot 54 Sheet No. 114, Karachi Quarter received in this office on 22-8-36, 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.

Kumberali Bhaleddino
Land Manager & Architect,

Karachi Municipal Corporation.

8/9/36

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 boarding placed round the land to be occupied and on payment 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 Reinforced 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.

Received plan with thanks
Shm

8/9/36



PLANSHOWING ADDITION'S & ALTERATION'S
ON EXISTING BUILDING PLOT N^o 54,
SHEET, M. M. A.
MUCHI MIANEE QUARTER
SCALE 8=1" INCH



GROUNDPLAN

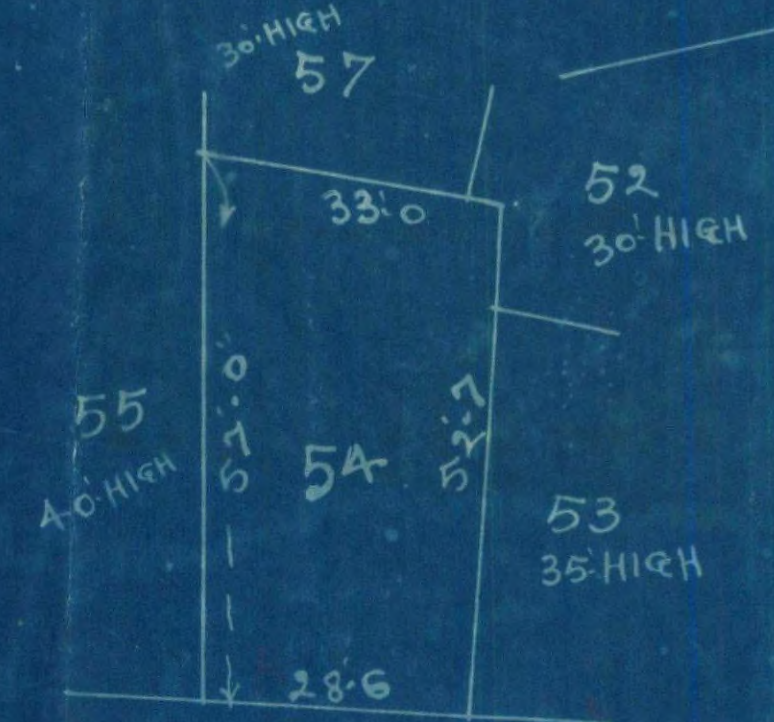


FIRST FLOORPLAN

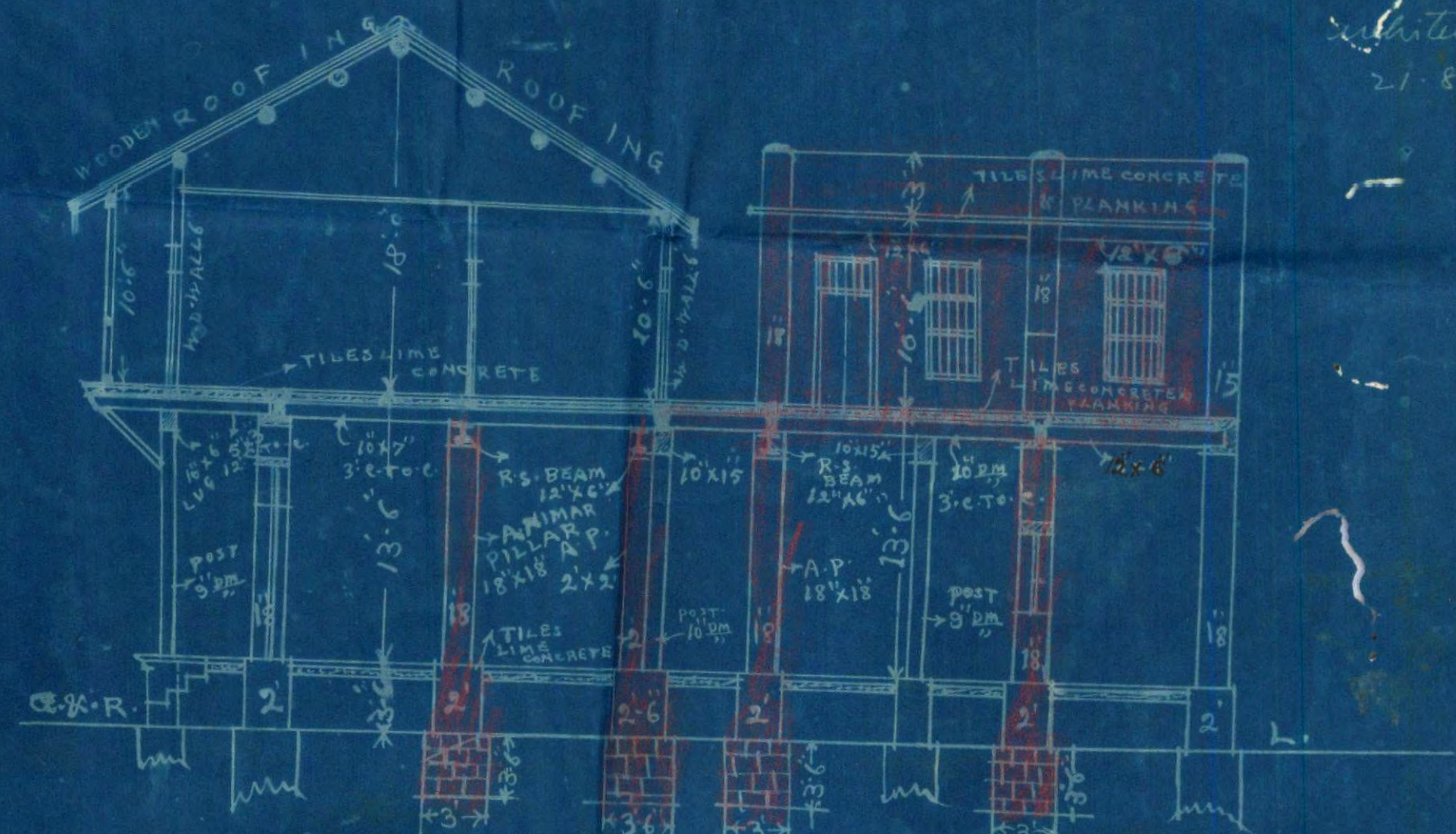
Bhagwan Das Hitechand

BLOCKPLAN

SCALE 20=1" INCH



RAMPARTROW 4'5" WIDE



SECTION ON A.B.

Deu Kishindas D.
21.8.36



KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION

REVIEW FORM.

Case No P/C.

Applicant's Name

Architect's Name

EXTRACT FROM THE LAND REGISTER.

New plot No.

Sheet No.

Old plot No.

Sheet No.

Quarter.

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

Government ...

Area Municipal ...

Total ...

Title and period of lease...

Form of lease ...

Any Special conditions of
lease ...

Remarks ...

Date of receipt of plan

Date of expiry of 30 days

Plot No. 54Sheet No. M.M.4 Machi. Machi. Qr.

BUILDING SURVEYOR'S REPORT.

1. The open spaces ^{in front of the WC's} must be unsubdivided and according to rules & should be at least 100 sq ft with the least width of 10'

2. It is not understood why so many 'ornamental' pillars are proposed. A simpler construction be adopted -

3. Neater plans must be submitted

4. Plans will not be approved till the question of encroachment is settled.

5. 3'3" width of the main passage is inadequate. It will be increased

Date _____

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

B/S objections 1, 3 & 4 —

Rooms A is less than 100 sq ft can not be allowed — To ensure through ventilation area B should also be open to sky

Date _____

Land Manager and Architect