



NARAINAS M. GIDVANI & Co

ARCHITECTS & ENGINEERS

LAND MANAGER & ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY
19. JUN 1935
2063
No.-----KARACHI.

478, BUNDER ROAD,

17th. June 1935

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

*Put up with chd
B.S. file
206.*

Dear Sir,

Re: Plot No.13. A.M.2.
Artillery Maidan.

With reference to your letter No.
B.S.P. 309/35 dated 5th. June 1935, we have
the honour to state that :-

Objections Nos. 2, 3, 4, 9, 10 and
11 are complied with.

Re: Obj. No.1.

The rear rooms have got a 25' Road
now in addition to the open space left in the
plot.

Re: Obj. No.5.

There is no projection in the
compulsory open spaces except balconies which
are always allowed in such open spaces when
they are adjoining the road.

Re: Obj. No.6.

The width of the open space in the
P.T.O.

*Please
send the
plans to
Sgo
24/6*



Room in the
Verandah can be
be approached
the Central
are done & will
ventilated.

With reference to your letter No. B.S.P. 302/35 dated 5th June 1935, we have the honour to state that :-
Objections Nos. 2, 3, 4, 9, 10 and 11 are complied with.
Re: Opt. No. 1.
The rear rooms have got a 25' Road now in addition to the open space left in the plot.
Re: Opt. No. 3.
There is no projection in the compulsory open spaces except balconies which are always allowed in such open spaces when they are adjoining the road.
Re: Opt. No. 6.
The width of the open space in the P.T.O.



NARAINDAS M. GIDVANI & Co.,

ARCHITECTS & ENGINEERS.

478, BUNDER ROAD,

KARACHI. _____ 193

Contd.

(2).

middle is more than 14' including the open galleries which are always counted for such purposes. Besides the depth of the open space is quite sufficient.

Re: Obj. No.7.

It is not understood which room will be dark and against rules since there is no mark A on your plans sent to us. Probably the rear rooms are meant. But explained in No.1. they are not dark.

Re: Obj. No.8.

External walls are made either - thick of rubble stone masonry or cement block partitions with r.c.pillars which are usually allowed in all cases.

The favour of an early permission is therefore requested.

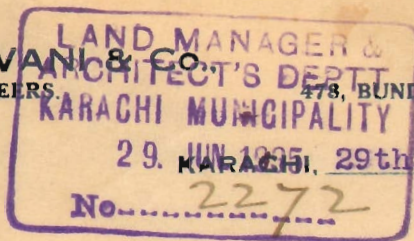
Yours faithfully,

N.M. Gidvani

*Passed on 27/6 to Mr. for
his remarks Mr. Gidvani
Insp. Irandi
to show to Mr. 21/6
22/6*



NARAINDAS M. GIDVANI & Co.
ARCHITECTS & ENGINEERS



478, BUNDER ROAD,

29. JUN 1935, 29th. June 1935.

No. 2272

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

Dear Sir,

Re: Plot No.13. A.M.2.
Artillery Maidan.

We are herewith sending you
corrected three copies of the plan of the
above plot ~~for~~ as required by you.

Favour of an early approval is
requested.

Yours faithfully,

Kanoo L. Datta

Naraindas M. Gidvani & Co
ARCHITECTS.
BUNDER ROAD, KARACHI.

*MS. inc
1/7.*

*Indefinite
1/7.*



Heritage

KMR.CDD.ArQ.1935-1938.01

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION
KARACHI.

Reference No. B. S. P.

392/35 309/35

9 - JUL 1935

To,

Mr. N.M. Gideani, architect

Dear Sir,

With reference to your application dated 17-6-35
with a plan for the proposed building/additions and alterations on plot
No. _____, Survey Sheet No. _____ Quarter
I have to request you to comply with the following requirements:—

1. Rooms without verandah cannot be permitted.
2. Central room will be dark.
3. Instances may please be quoted from the locality where balconies have been allowed in 7½ and 10' compulsory open spaces.

✓ 4. Details of R.C. pillars, beams, lintels, slab etc be given with full dimensions & reinforcement.

6-7-35.

Submitted
objection

- (1) — The H.O. has now removed this.
- (2) — The architect's reply be please perused and orders passed.
- (3) — The architect quotes instances — P&T No 1 AM 2 and 35 RB 11 belonging to the same owner.
- (4) — The details have been written down in ink by the architect.

Now approved

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino

Land Manager & Architect.

E. S. 24

2000-11-34

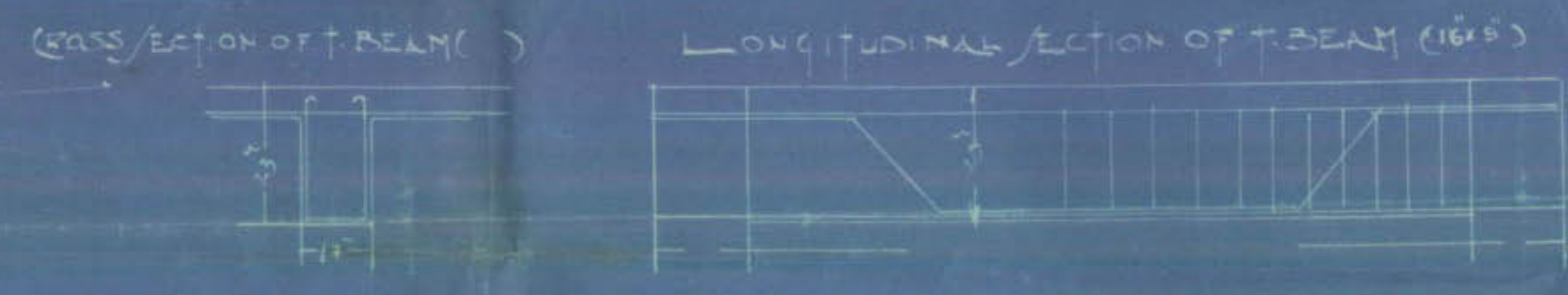
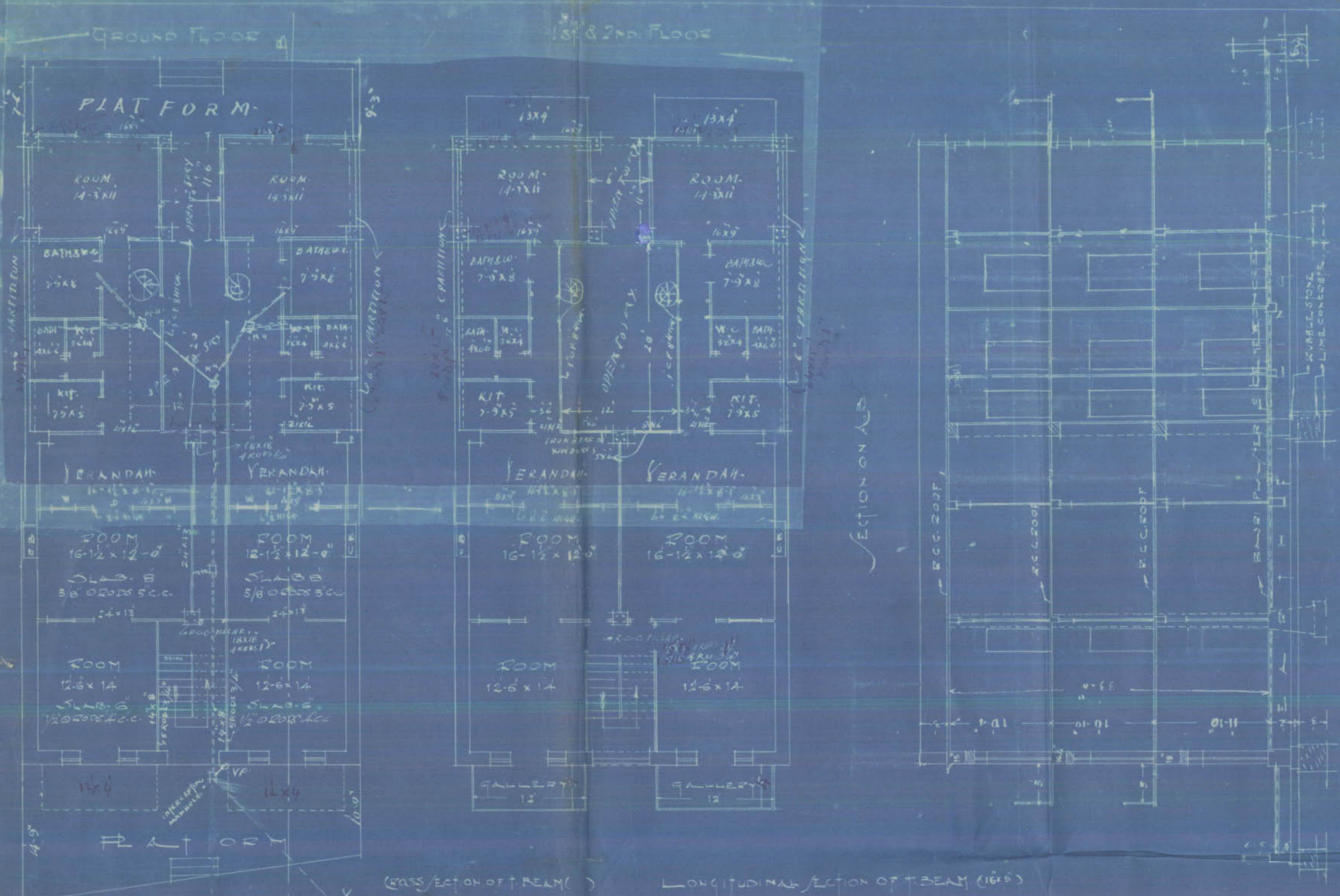
Recd: the letter
with plans.

mf

9/7/35

2/7

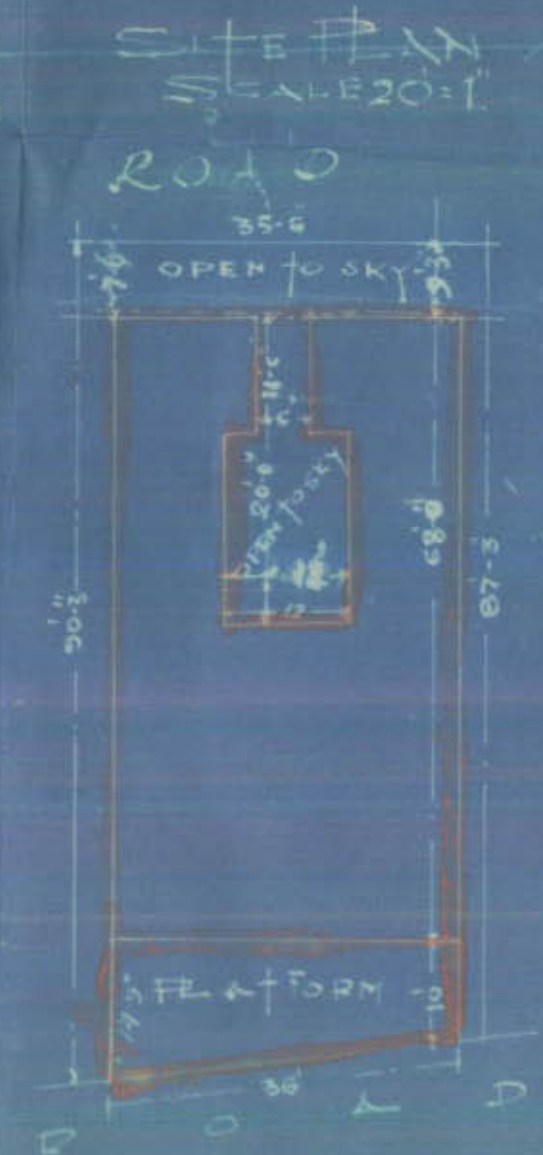
2/7



PLAN
SHOWING PROPOSED BUILDING
ON PLOT NO. 13. SHEET NO. A.M. 2.
ARTILLERY MALDAN
SCALE 8 TO 1.

$16 \times 8 = 128$
 $12 \times 8 = 96$
 $12 \times 12 = 144$
 $12 \times 14 = 168$
 $12 \times 16 = 192$
 $12 \times 18 = 216$
 $12 \times 20 = 240$
 $12 \times 22 = 264$
 $12 \times 24 = 288$
 $12 \times 26 = 312$
 $12 \times 28 = 336$
 $12 \times 30 = 360$
 $12 \times 32 = 384$
 $12 \times 34 = 408$
 $12 \times 36 = 432$
 $12 \times 38 = 456$
 $12 \times 40 = 480$
 $12 \times 42 = 504$
 $12 \times 44 = 528$
 $12 \times 46 = 552$
 $12 \times 48 = 576$
 $12 \times 50 = 600$
 $12 \times 52 = 624$
 $12 \times 54 = 648$
 $12 \times 56 = 672$
 $12 \times 58 = 696$
 $12 \times 60 = 720$
 $12 \times 62 = 744$
 $12 \times 64 = 768$
 $12 \times 66 = 792$
 $12 \times 68 = 816$
 $12 \times 70 = 840$
 $12 \times 72 = 864$
 $12 \times 74 = 888$
 $12 \times 76 = 912$
 $12 \times 78 = 936$
 $12 \times 80 = 960$
 $12 \times 82 = 984$
 $12 \times 84 = 1008$
 $12 \times 86 = 1032$
 $12 \times 88 = 1056$
 $12 \times 90 = 1080$
 $12 \times 92 = 1104$
 $12 \times 94 = 1128$
 $12 \times 96 = 1152$
 $12 \times 98 = 1176$
 $12 \times 100 = 1200$

TOTAL AREA OF PLOT 352.5 SQ. YDS.
 BUILT AREA OF PLOT 234.5 SQ. YDS.
 $1 \times 68.00 \times 35.5 = 2414$
 $1 \times 11.5 \times 20 = 230$
 $1 \times 11.5 \times 6 = 69$
 $2414 + 230 + 69 = 2713$
 $2713 \div 9 = 301.44$

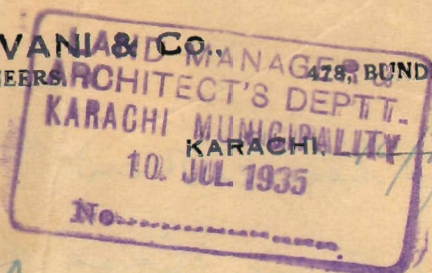


NARINDA M. CHANANI & CO.
 ARCHITECTS & SURVEYORS
 KARACHI



NARAINDAS M. GIDVANI & CO.

ARCHITECTS & ENGINEERS



478, BUNDER ROAD,

1935

To

The Hon & A
Karachi Mng.

P.M. 10/7

Dear Sir,

Re: Plot No: 13 A M. 2

With ref to your letter No

A.S.O. 30 9/35 dated 9th inst

we have the honor to state that

(1) Vacant 16' $\frac{11}{2}$ " x 8' have been
~~complied with~~ provided.(2) Re: the Central room, the breadth
of the Internal open space has
been kept as per New Byelaws,
also the openings in the back vacated
have been sufficiently provided.
Besides the above, the height
of the partition between the central
room & the back vacated

62

has been received 6-8-64

3. But some have been permitted
 7 1/2' of this compulsory for
 spec in plots Nos 1 A. M. &
 35 the B. 11. There is no restriction
 in the conditions of sale & these plots require
 such permission
4. Objection No: 4 has been
 complied with.

The favour of an early
 permission is therefore
 requested.

Yours HJ
 N. M. Gidani



Heritage

KMR.CDD.ArQ.1935-1938.01

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

KUMBERALI BHALEDINO,

L. C. E.,

LAND MANAGER & ARCHITECT.



MUNICIPAL CORPORATION,
KARACHI.

Reference No. B.S. P. 309/35

To,

Mr: N.M. Gidwani (Architect)

for owner.

KARACHI,

Dear Sir,

Re: Plot No. 13, A.M. 2 Sheet No. Artillery Maidan Qr.

With reference to your application dated 10th. July 1935
for the proposed building on the above plot, you
are required to submit one more ^{copy}/_{copies} of the
correct plan on cloth.

Yours faithfully,

Ganeshji. L. Bala
13/7

for Land Manager & Architect.

*Please
attach
forms
for
approval
13/7*

13.7.35

Office Telephone Nos. 1140 & 1141.

Residence „ „ 199.

KUMBERALI BHALEDINO,

L. C. E.,

LAND MANAGER & ARCHITECT.



KMR.CDD.ArQ.1935-1938.01

**MUNICIPAL CORPORATION,
KARACHI.**

Reference No. B.S. P. 309/35

To,

Mr: N.M. Gidwani (Architect)

for owner.

KARACHI,

Dear Sir,

Re: Plot No. 13, A.M. 2 Sheet No. Artillery Maidan Qr.

With reference to your application dated 10th. July 1935
for the proposed building on the above plot, you
are required to submit one more ^{copy} of the
correct plan on cloth.

Yours faithfully,

Chandji. Bhalani
13/7

for Land Manager & Architect.

13.7.35



No. B. S. P. 3035

MUNICIPAL CORPORATION
KARACHI.

From

MBERALI BHALEDINO Esq., L.C.E.

Land Manager & Architect,

ORDER UNDER SCH. VI CHP. XI, RULE 5 (I) OF
ACT XVII OF 1933.Mr. Amchand Hashmatraic/o Mr. M. Gidvani (Architect)

KARACHI.

With reference to your application with plan for building
on plot N 13 Sheet No. A.M. 2, Artillery Quarter received in this
office on th. May 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.

Ambarali Bhaledino
Land Manager & Architect,
Karachi Municipal Corporation.

NOTICE, 1:—This sanction holds good, provided the work of construction is
completed 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 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, 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.

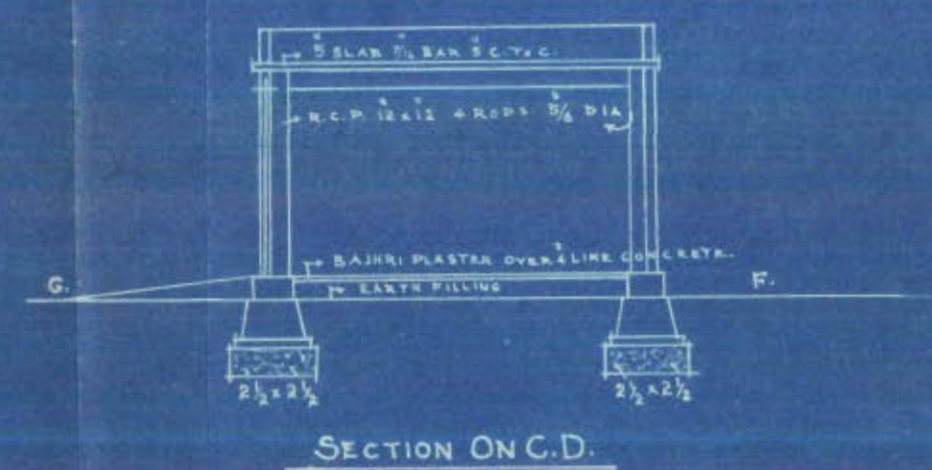
NOTICE, 6:—You are required to give timely intimation to the Land Manager
and Architect before filling in the foundation and before concrete is filled in for Re-
inforced concrete work.

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.

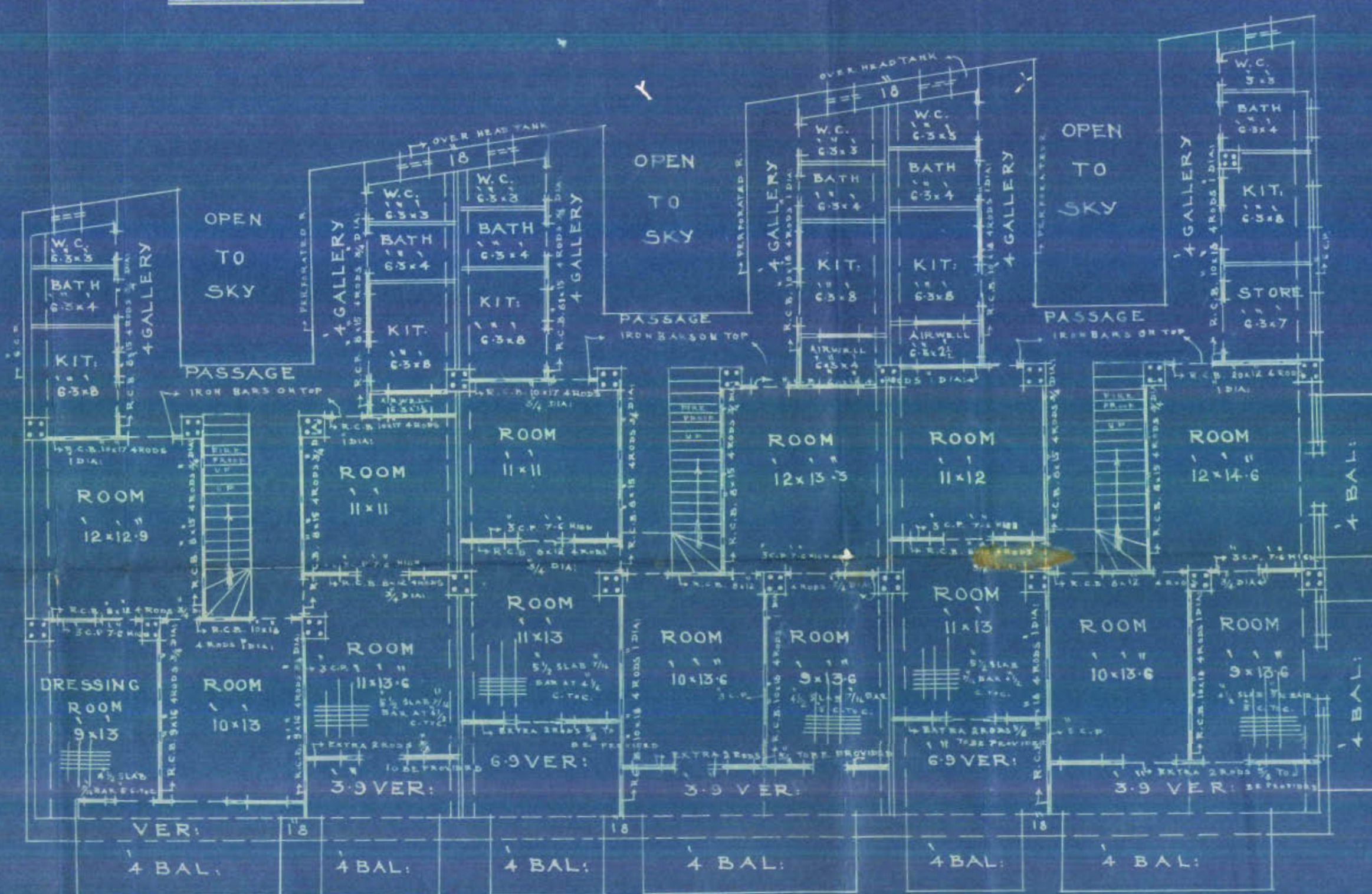
~~SCALE 8" = 1'~~

APPROVED

Land Manager and Architect



GROUND FLOOR PLAN



1st, 2nd & 3rd FLOOR PLAN

H.N. JIANDANI, S. M. E. (CIVIL)
ARCHITECT & ENGINEER
KUTCHERI ROAD
KARACHI, DATE



PLAN FOR PROPOSED BUILDING ON PLOT NO 13 K.E.B. ARTILLERY MAIDAN.

SCALE: 1/8" TO 1'

TOTAL PLOT AREA = 947.4 SQ YDS.

REFERENCES:-

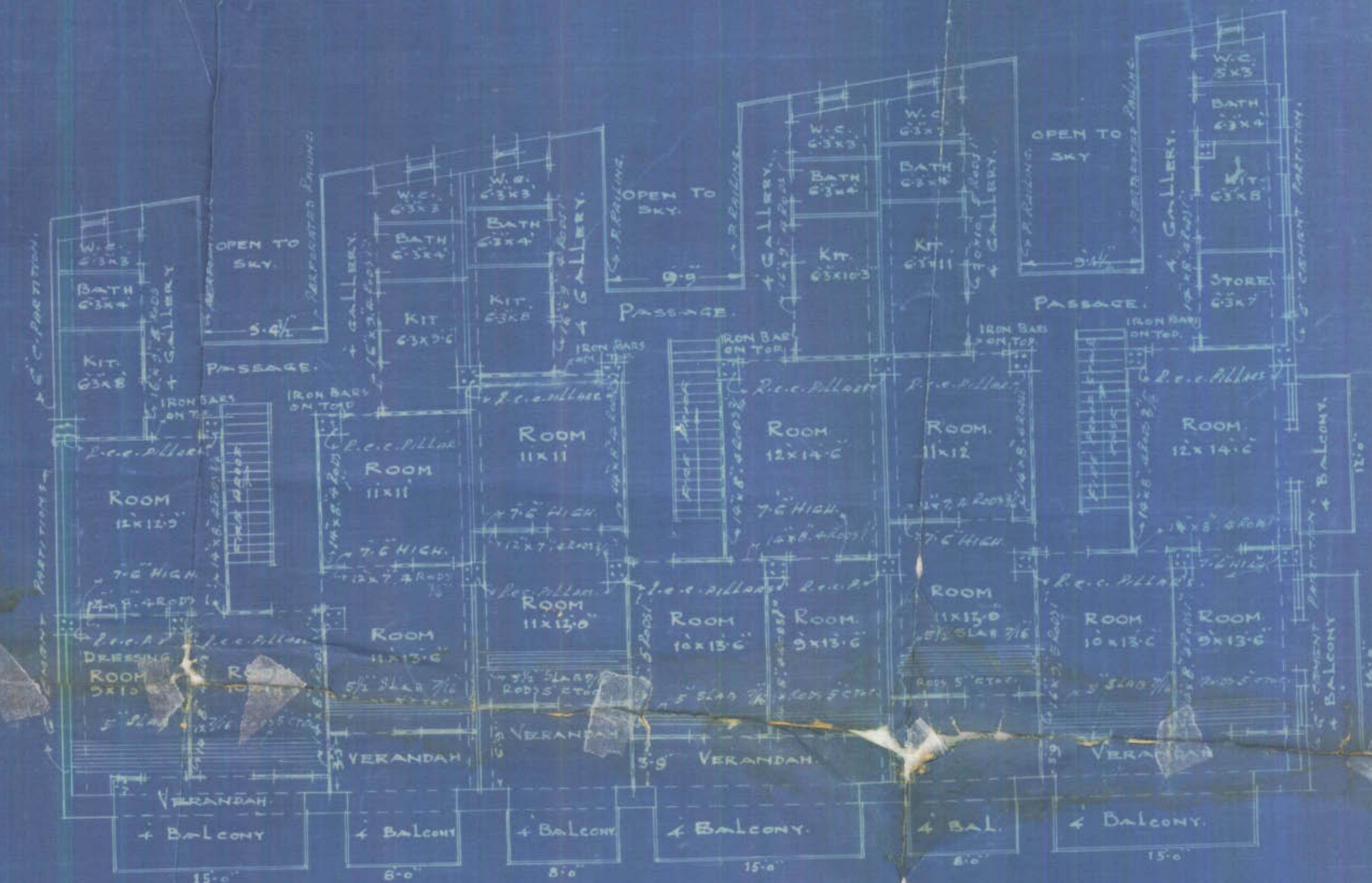
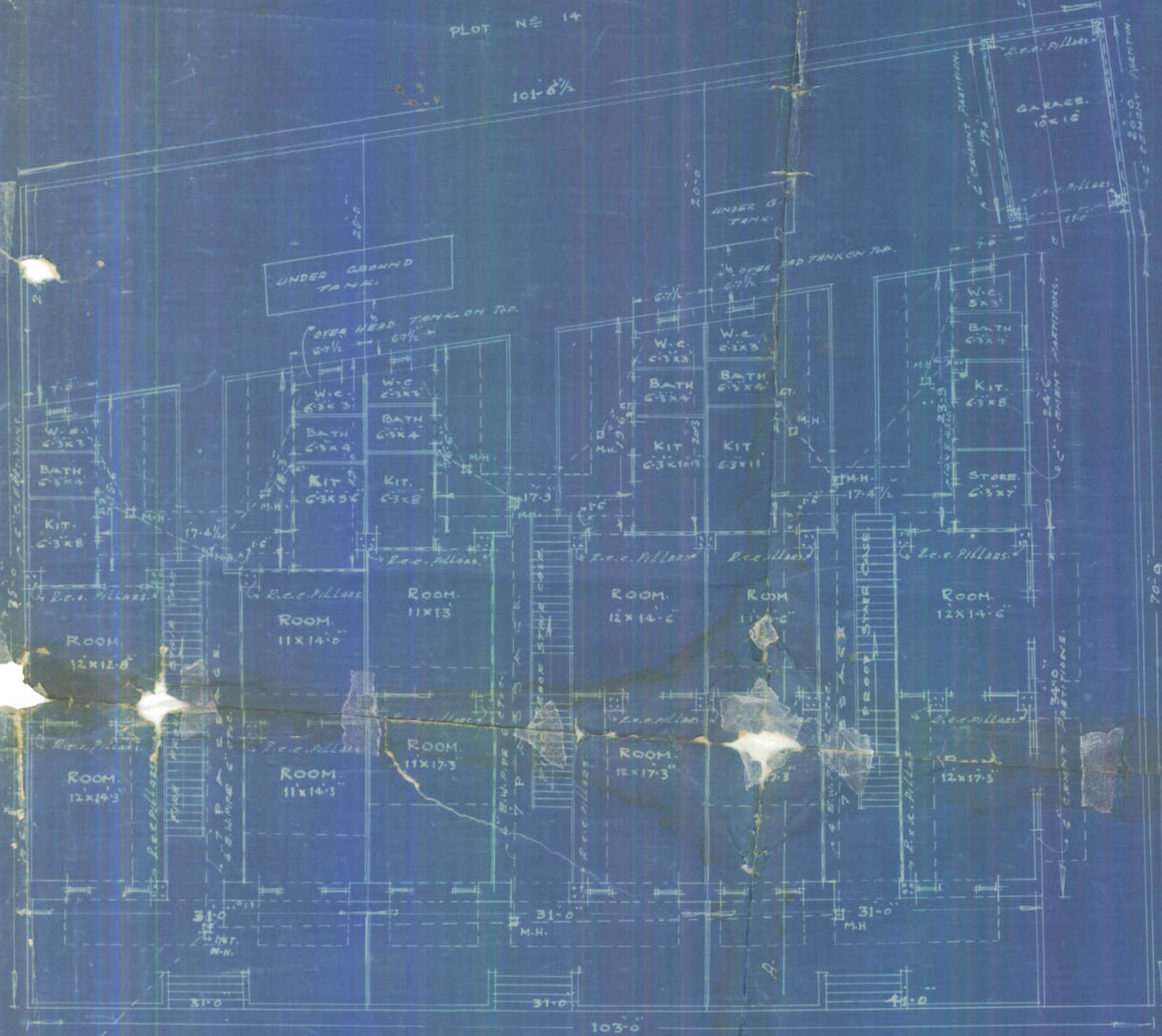
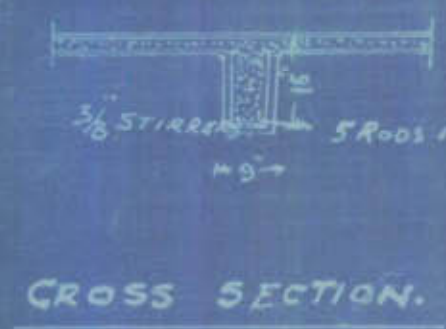
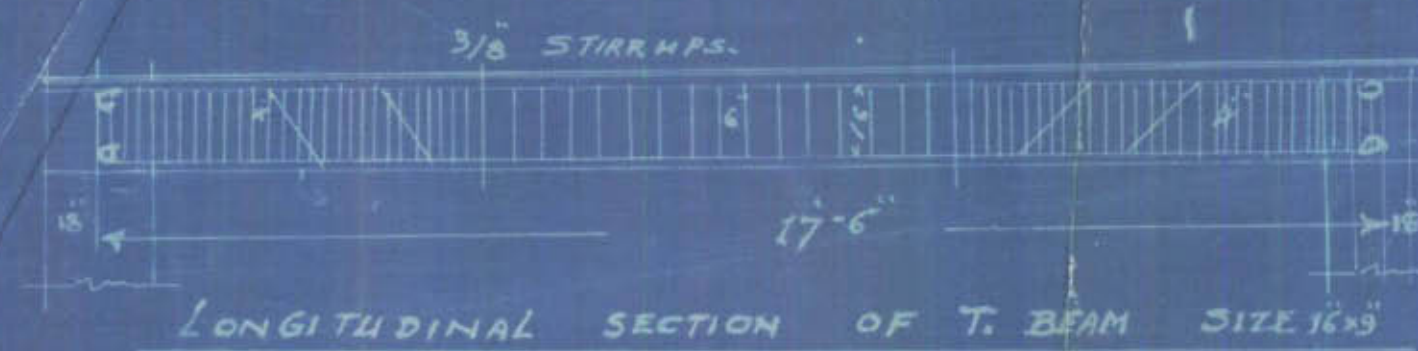
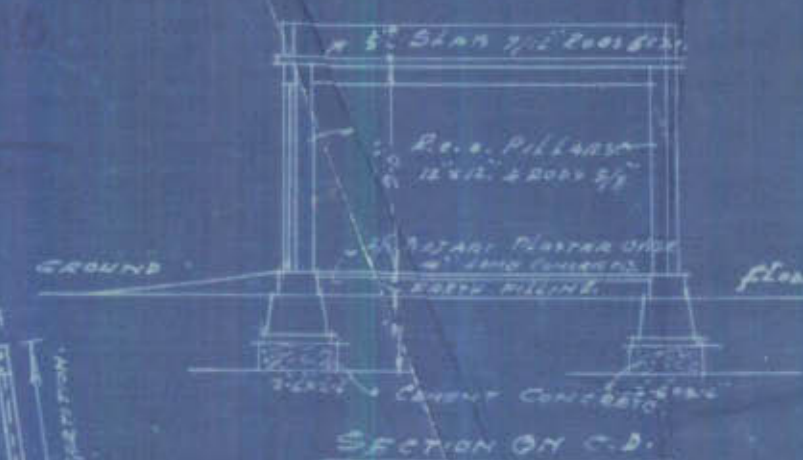
P.C.C. Pillars: GROUND FLOOR: 21"x21", 4 Nos.
1ST FLOOR: 18"x18", 4 Nos.
2ND FLOOR: 15"x15", 4 Nos.
3RD FLOOR: 12"x12", 4 Nos.

WALLS:-

GROUND FLOOR: 2 1/2" THICK.
1ST FLOOR: 1 1/2" "
2ND FLOOR: 1 1/2" "
3RD FLOOR: 1 1/2" "

ALL GALLERIES ARE ON CANTILEVERS.
STAIRS ARE OPEN & FIRE PROOF.

NOTE:- ALL COURT YARD WALLS TO BE 7'0" HIGH.



Khairai Janmal
c/o Dr. Sunderdev H. G. Khairai, Kharadi
OWNER.

Attingorani
ARJUNDAS D. HINGORANI, B.Sc.
ARCHT. ARCHT. ARCHT.



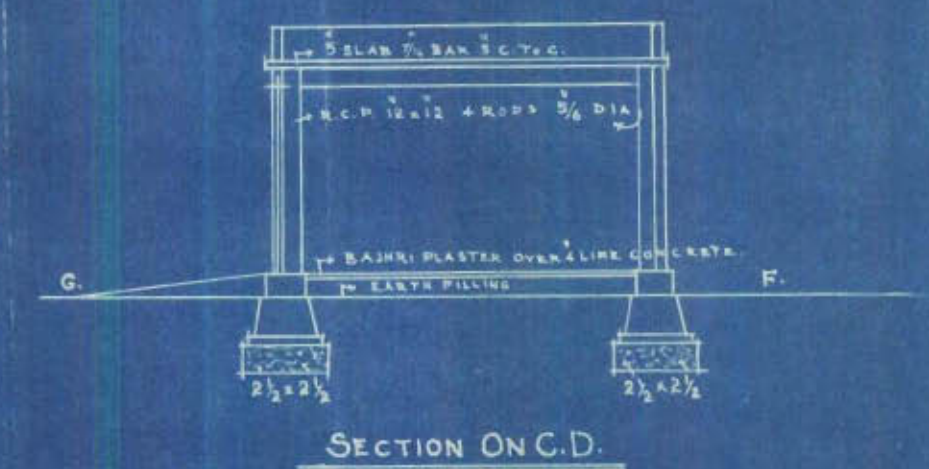
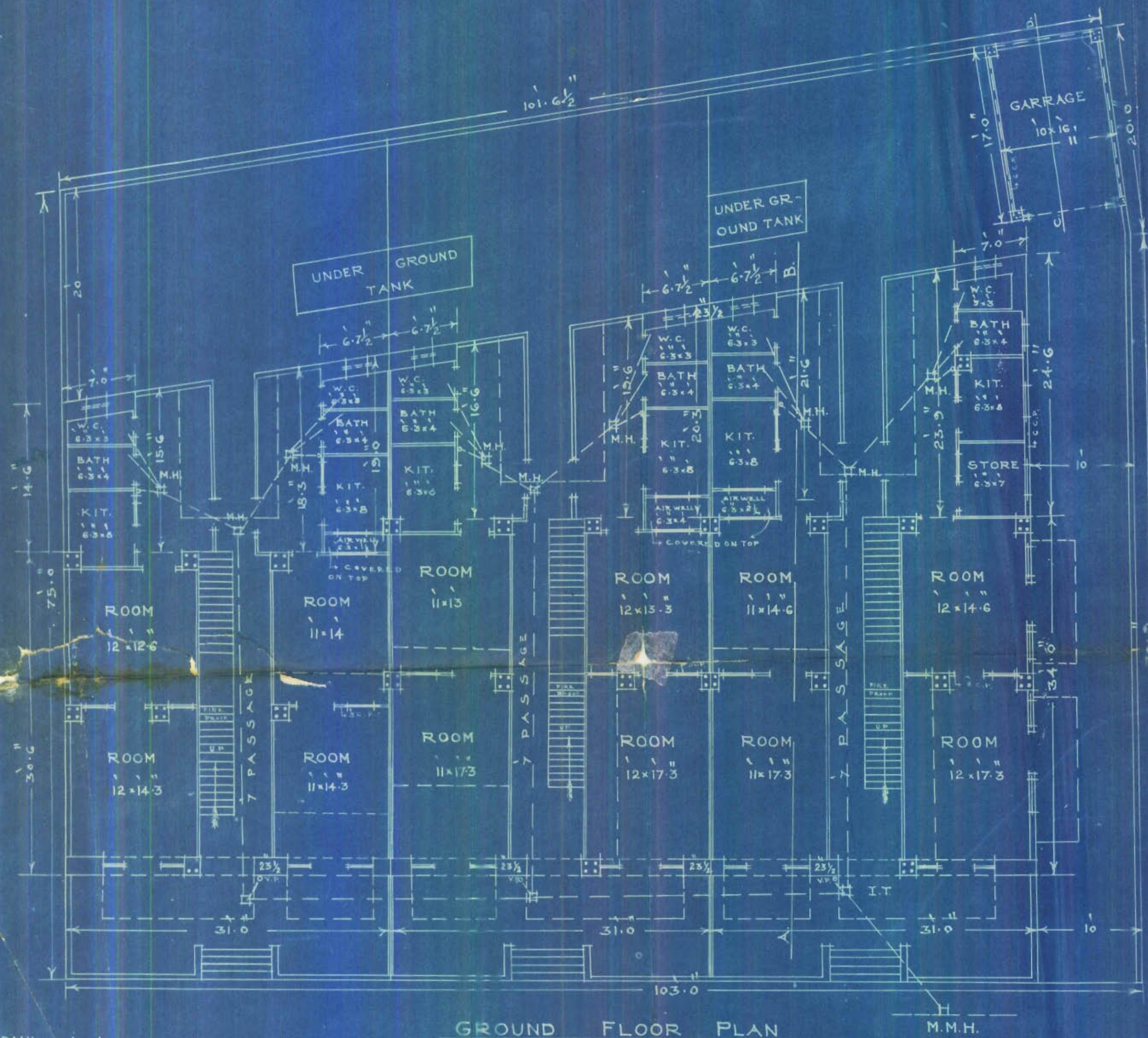
AMENDED

PLAN SHOWING PROPOSED BUILDING ON PLOT No.

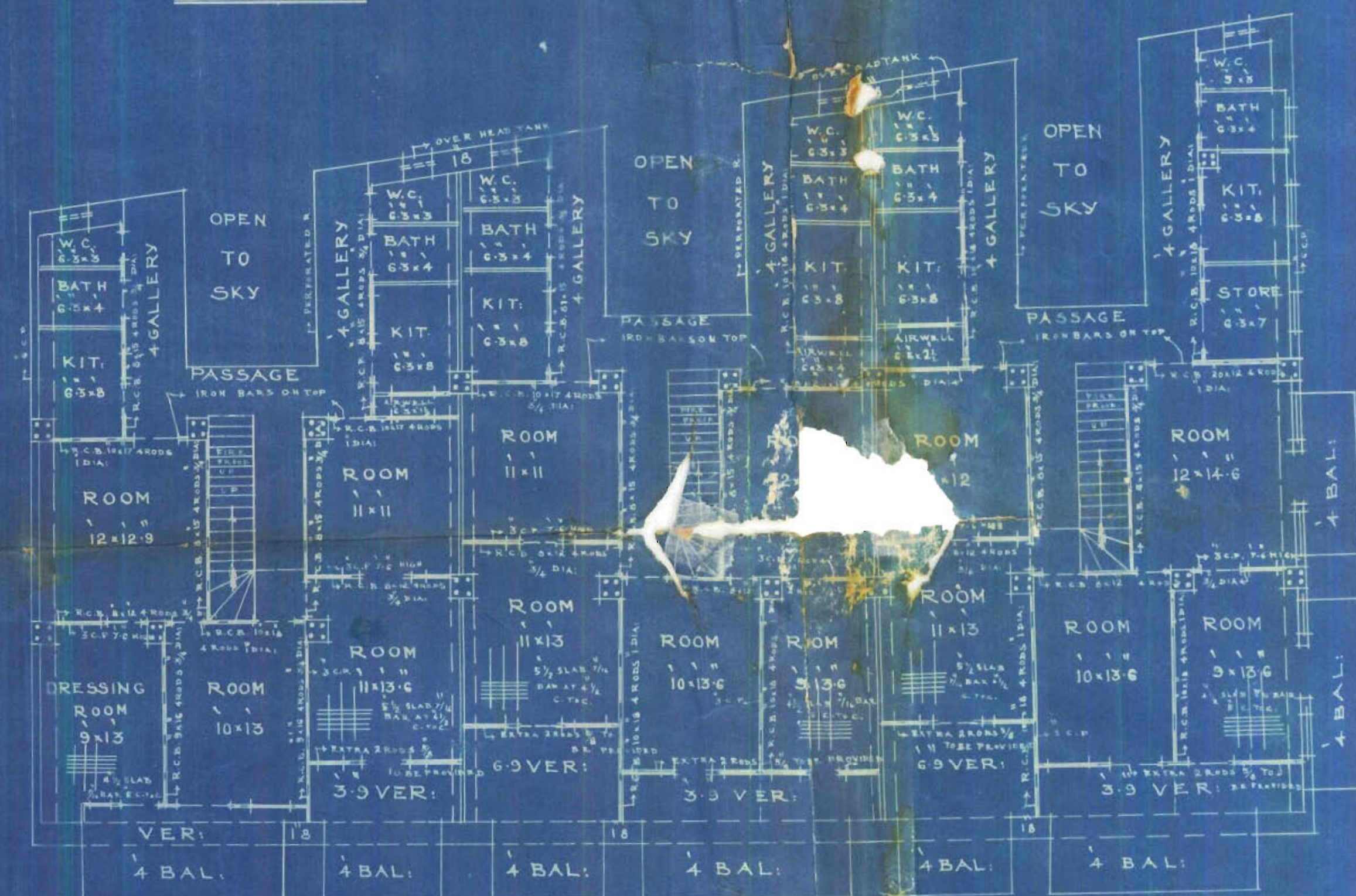
13 K.E.B.

ARTILLERY MAIDAN

SCALE 8"=1



ALL COURTYARD WALLS TO BE 7'-0" HIGH





AMENDED
PLAN SHOWING PROPOSED BUILDING ON PLOT No. 13 K.E.B.
ARTILLERY MAIDAN

SCALE 1" = 10'

Note:-
TOTAL AREA OF PLOT = 947.40 SQ. YDS.
ALLOWABLE AREA = 473.70 "
BUILT UP AREA = 446.09 "

DETAILS OF AREA:-

A.	$1 \times \frac{14.50 + 15.50}{2} \times 7.00$	= 105.00	Sq. Ft.
B.	$1 \times \frac{16.25 + 19.00}{2} \times 6.62$	= 123.26	"
C.	$1 \times 31.00 \times 30.50$	= 945.50	"
D.	$1 \times \frac{16.00 + 16.50}{2} \times 6.62$	= 107.57	"
E.	$1 \times \frac{19.75 + 22.25}{2} \times 6.62$	= 131.53	"
F.	$1 \times 31.00 \times 34.00$	= 1054.00	"
G.	$1 \times \frac{20.25 + 21.50}{2} \times 6.62$	= 138.15	"
H.	$1 \times \frac{25.75 + 24.25}{2} \times 7.00$	= 168.54	"
I.	$1 \times 31.00 \times 34.00$	= 1054.00	"
J.	$1 \times 11.00 \times 17.00$	= 187.00	"
TOTAL		4014.85	"
		446.09	Sq. Yds.

