



1939

Complete Build of Max file

No:-

III 239

Land Bept

239



Heritage

KMR.CDD.FrQ.1938-1939.01



Form No. 3-20,000-6-38

CP 3/3/8

Department.

FILE No.

of 193

SECTION

PART

Disposal No.

Subject

7/2 FT 2 Frere Town &

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



Heritage

KMR.CDD.FrQ.1938-1939.01

600-5-39.

BUILDING COMPLETION REPORT.

Land Manager & Architect's Office.

Karachi

Undersinged begs to report that the construction of out houses + 2
on plot No. 7/2, 7.52 Sheet Free Town Quarter owned by
Mr. Sullhia

has been completed according to plans approved by the Municipal Corporation.
Orders are requested to file correspondence.

B. E.

Building Surveyor

Section.

No. B S. C.

7/2, 7.52

Karachi

JUN 5 - 1939

Copy forwarded to the Assessor for information in connection to this
office No. L.C.C. 7/3.F.T.2 dated 4-5-1939

Francis
Land Manager & Architect.

JUN 3 - 1939



1000-1-39.

NOTICE OF COMPLETION UNDER SECTION 187 (I) OF THE
CITY OF KARACHI MUNICIPAL ACT, 1933.Karachi 24th April 1939

To,

The Chief Officer,
Karachi Municipal Corporation.

DEAR SIR,

I hereby inform you that my following building and drainage
work (insert full particulars of the work) On Plot No. 7/2 F.T.2

has been completed and the certificate of completion signed by the Licensed
Surveyor, who supervised the work, is submitted here-below.

Owner.

Yours faithfully,

sd/- Illegible.

Address

—o:O:o—

Reference No. L. C 7/2 F.T.2

Municipal Office,

Karachi, 4-537

1. Copy forwarded to the Assessor, Karachi Municipal Corporation for information. The above notice of completion was on _____
2. Copy forwarded to the Superintendent of Machinery, Karachi Municipal Corporation to communicate direct to the owner if there is any objection to occupy the building and to send copy of his objection to the Undersigned.
3. Copy to the Land Surveyor, Karachi Municipal Corporation to take action at once if there is any encroachment on Municipal Land.
4. Copy with original and F. C. forwarded to the Building Surveyor to please report if the work is done in accordance with the approved plan.

For Land Manager & Architect,
Karachi Municipal Corporation.

J.2.5./-

*p. building comp
report.*

*5/5-2
11/6*



1000--10-38

NOTICE OF COMPLETION UNDER SECTION 187 (1) OF THE
CITY OF KARACHI MUNICIPAL ACT, 1933.Karachi, 24-4-39

To,

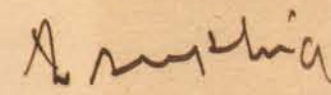
The Chief Officer,

Karachi Municipal Corporation.

DEAR SIR,

I hereby inform you that my following building and drainage
work (insert full particulars of the work) in Plot no. 7/2F. T. 2has been completed and the certificate of completion signed by the Licensed
Surveyor, who supervised the work, is submitted here-below.

Yours faithfully,


Owner.

Address

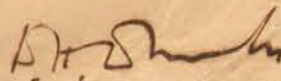
Completion Certificate.

TO BE SUBMITTED BY LICENSED SURVEYOR

BUILDING AND DRAINAGE COMPLETION CERTIFICATE.

I do hereby certify that the following building and drainage work
(insert full particulars of the work) in Plot no. 7/2F. T. 2has been supervised by me and has been completed to my satisfaction, that the
workmanship and the materials used are good; and that no provision of the
Act or the Bye-laws and no requisition made, condition prescribed, or order
issued thereunder has been transgressed in the course of the work.

Signed.

Dated. 24/4/39.
no 14



Office Telephone Nos. 2805,

2806 & 2807.

F. M. I KURESHI,

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT

**MUNICIPAL CORPORATION,
KARACHI,**

400-1.39

MAY 26 1939

Reference No. L. C. C. 72/39

To,

Mr. D. H. DaruvalaAccountant
(for owner)

KARACHI.

Re. Plot No. 7/2 Sheet No. 7-T.2, Free Town Quarter

Dear Sir,

With reference to your application dated 19th April 1939
with amended plans for building on the above plot a copy of the plan
duly signed and approved is returned herewith.

Yours faithfully,

F. M. I. Kureshi
Land Manager and Architect.B
24/5

MAY 25 1939



D. H. DARUVALA & CO.,

ARCHITECTS & ENGINEERS.

D. H. DARUVALA, (B. E. CIVIL),

M. I. E. (IND.),

CHARTERED ENGINEER.

PHONE NO. 2675.

MERCANTILE CHAMBERS,

BUNDER ROAD,

KARACHI.

2456
10/5

19th April 1939.

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

Dear Sir,

Re: Plot No. 7/2, Sheet F.T.2, Frere Town Quarter

With reference to your office No.L.C. 72/39,
dated 20th March 1939, we beg to return you herewith the plans
in connection with the above plot duly complying with your
requirements.

We shall thank you to kindly return us the plans
approved by your goodself.

Yours faithfully,

S. H. Daruvala & Co.

*Submitted to
objections, are confidential
to*

Encp-plans.

Plan approved
10/5

L.M.A. 19/5

Submitted to C.O.

for orders regarding W.C. &
Baths over passages, the same
may be allowed as usual.

*S.S.
Site plan is
given in the
larger blueprint.
P. Subon. 12/5*

8/5

*Yours
L.M.A. 15/5*

S.L.S.

*No objection to the site plan as corrected
18/5*

17/5

Tassu

16/5/39 17/5



KARACHI MUNICIPAL CORPORATION.

Case No. LCP

for building on plot

No. 7/2 S. S. F T 2 Quarter Front

:0:

Land Survey

Forwarded with Compliments to the Health Officer with a request
Executive Engineer
to state if his following objections previously raised are now complied with

Site plan is not according to
the approved plan of 4/1/38

For Land Manager & Architect.

Remarks of the ~~Health Officer/Ex. Engineer~~

Since the site plan is not shown, the report cannot be made.

Health Officer
Executive Engineer

27/4/39

27/4

80
29/4
Sr L.S
28/4



1000-6.38

KARACHI MUNICIPAL CORPORATION.

Case No. LCP

for building on plot

No. 7/2 S. S. C.F. 2 Quarter Green Town
_____ :0: _____

Forwarded with Compliments to the Health Officer with a request
Executive Engineer to state if his following objections previously raised are now complied with

I Bath & w.c. on passage

20/4
24/4 24/4
24/4 24/4
24/4 24/4

For Land Manager & Architect.

Remarks of the Health Officer/Ex. Engineer.

C/o's permission to be obtained
for bath & w.c.

Musleh-ud-DinHealth Officer
Executive Engineer24/4



Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESHIB. Sc. Engineering (Edin.)
LAND MANAGER & ARCHITECT

1000-1-39.

**MUNICIPAL CORPORATION,
KARACHI.**

Reference No. L. C. R. 72/39

To, Messrs. D.H. Daruvala & Co., Architects,
(FOR OWNER) KARACHI.

Dear Sir,

With reference to your application ~~dated~~ received on 27-2-39
with a plan for the proposed buildings/additions and alterations on plot
No. 7/2 Survey Sheet No. F.T.2, Frere town Quarter,
I have to request you to comply with the following requirements:—

- 1 Bath and w.c. over passage.
- 2 Site plan is not according to the approved plan
dated 4th January 1938
- 3 Bath and w.c. over passage cannot be allowed
without Chief Officer's sanction.
- 4 Plan of outhouses showing all the alterations must
be submitted.

Ho and Lg on 21/4
[Signature]

The plans are returned herewith rejected.

Yours faithfully,

[Signature] n/3
Land Manager & Architect.

Hn.20/3



12-1

2

Plot No. 7/2 Sheet No. P12 Freemans Qr.

BUILDING SURVEYOR'S REPORT.

1. Bath & W.C. over passage cannot be allowed without C.O.'s sanction.
2. Length of the galleries should be specified.
3. Plan of outhouses showing all the alterations must be submitted.
- 4.

Date _____

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

H.O., L.S. & B.S.'s Objections -N 18/3E
10/3L.M.A.
B 17/3

Date _____

Land Manager and Architect.



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 Holders 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

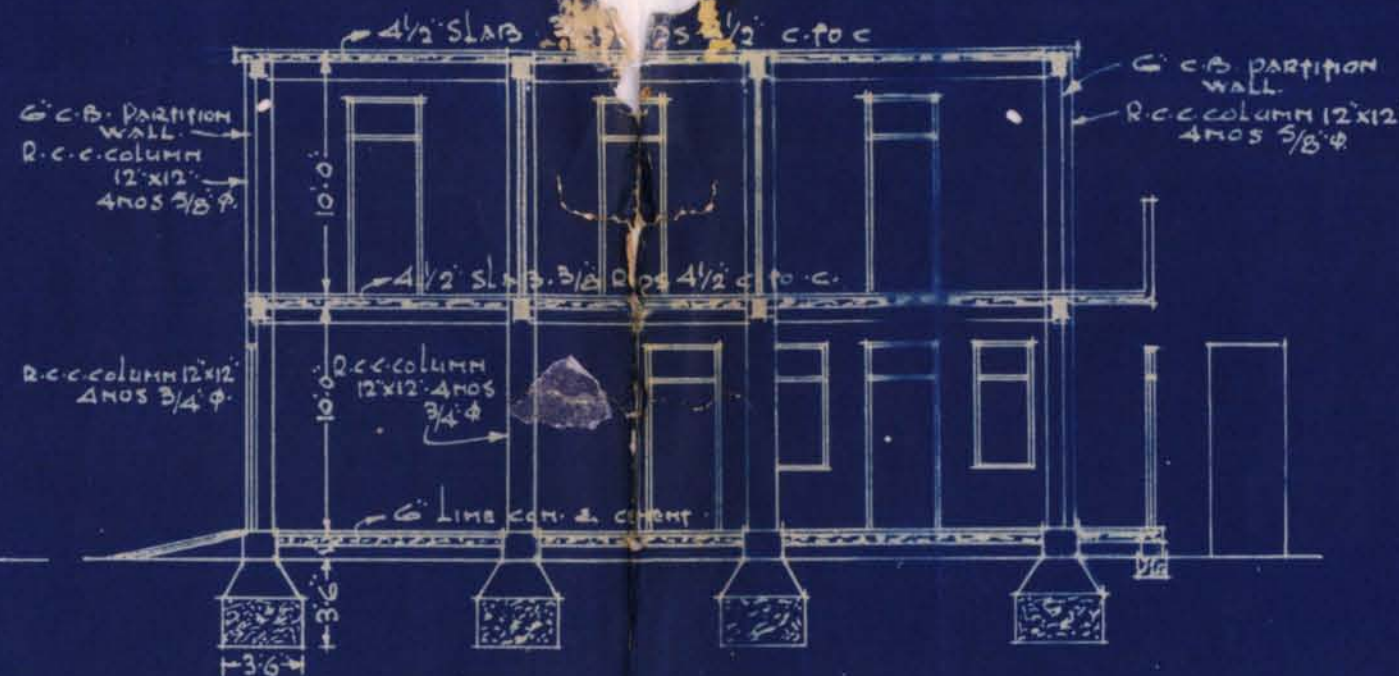
COMPLETION · PLAN · OF · OUT · HOUSES · ON · PLOT · NO 7 1/2 · F.T. 2.

FRERE · TOWN · QUARTER ·

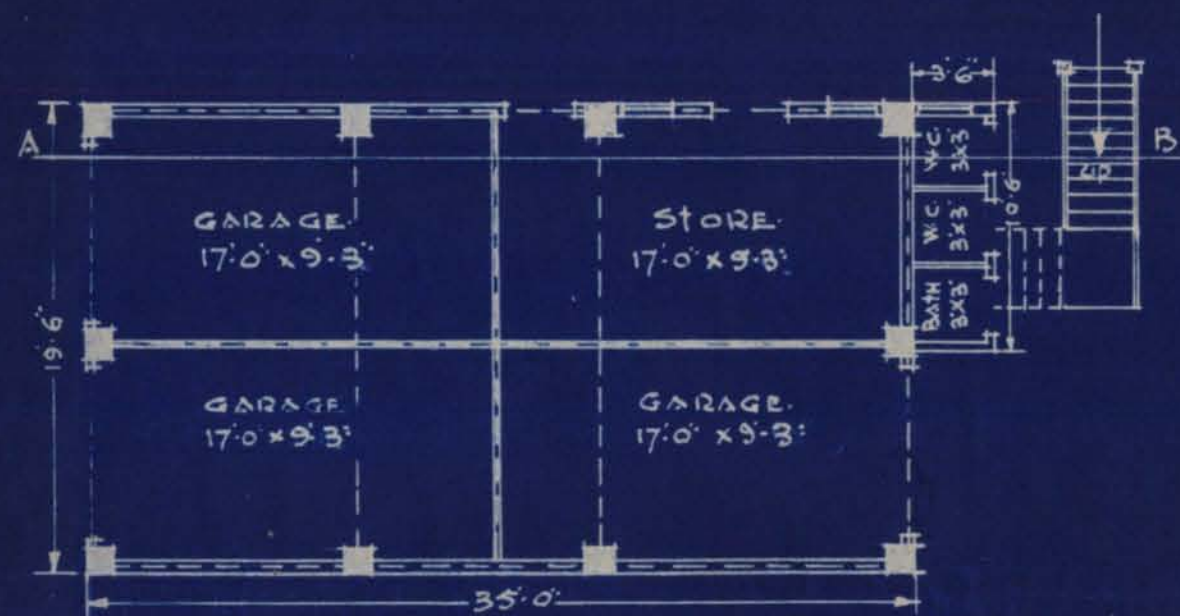
SCALE 8 FT TO 1 INCH



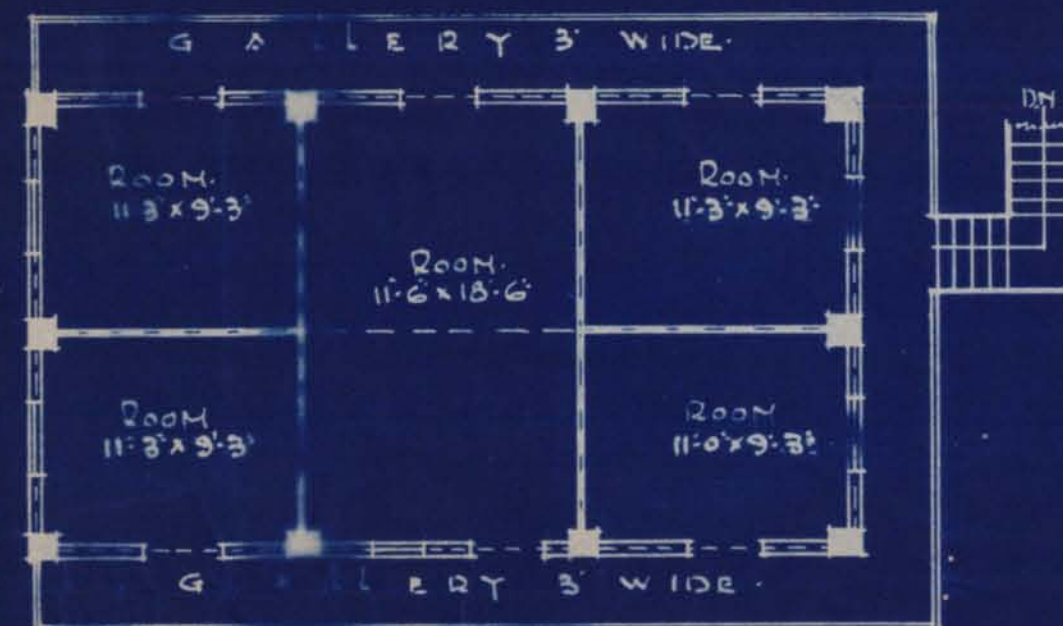
ELEVATION



SECTION ON LINE A-B



GROUND · FLOOR · PLAN



FIRST · FLOOR · PLAN

APPROVED

Land Manager and Architect

11/1/1939

All these plans for purpose of carrying on building operations shall be shown with the plans to be approved by the Local Authority in accordance with the provisions of the Building Act, 1938, and the Building Regulations, 1939, and the Building (By-laws) Act, 1939, and the Building (By-laws) Regulations, 1939.

OWNER

D. H. DADUVALA & CO.
ARCHITECTS & CIVIL ENGINEERS.



D. H. DARUVALA & CO.,
ARCHITECTS & ENGINEERS.

D. H. DARUVALA, (B. E. CIVIL),
M. I. E. (IND.),
CHARTERED ENGINEER.



MERCANTILE CHAMBERS,
BUNDER ROAD,
KARACHI.

24th February 1939.

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

Dear Sir,

Re: Plot No. 7/2, F.T.2.

We beg to send you herewith completion plans
for the bungalow in plot No.7/2, F.T.2, Frere Town Quarter
and shall thank you to kindly return us the same duly
approved by your goodself.

Yours faithfully,

D. H. Daruvala

Enc/-plans.

*Inspection plan is attached.
Circulation is necessary P.*

B. S. Please attach Inspection *Plan* & *1*
report as usual with a *1/30*
please state if this requires circulation.

2 27/2

*1/30
Rusany 3*

*10/10/38
on 1/1/39*

*HO
SE / HC
LS n 3/3*



600-1-39.

15

KARACHI MUNICIPAL CORPORATION.

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. No. *12/38*Re:—Plot No. *7/2* Sheet No. *P-7-2*, *First Town* Qr.

A copy of plan is forwarded with Compliments to LAND SURVEYOR for favour of remarks and return to the Land Clerk within FIVE DAYS as per order of the CHIEF OFFICER issued in this connection.

3/3
LAND CLERK.

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 P. T. Scheme? _____
(b) If so, is the plot shown as finally re-constructed? _____
3. (a) Is there any encroachment? *no. 11/3* _____
(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. _____

Objections

*Site plan is not according to the approved plan of 4 June 1938.**M. S. Laddi*
Head Draftman*re 15/3*
16/3
LAND SURVEYOR.



Heritage

KMR.CDD.FrQ.1938-1939.01

KARACHI MUNICIPAL CORPORATION.**BUILDING SECTION.****REVIEW FORM.**Case No. *40 72/38*RE:—Plot no. *7/2*, sheet no. *P.T.2*, *Free Plan* 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.

*to all concerned
for health officer
show 1000 up
3/3*
1796-
FOR LAND MANAGER ARCHITECT.**HEALTH OFFICER'S REMARKS**

Date _____

Bath + we are passage
4/3
HEALTH OFFICER.

Forwarded with compliments to the Engineer for favour of disposal.

FOR HEALTH OFFICER.

ENGINEER'S REMARKS.*C.I. pipes should be used for drainage line coming within 5' from the U.G. tank.**No objection as per corrected plan*
for Sub-Engineer
4/3

Date _____

Sub-ENGINEER.

Returned with compliments to the Land Manager & Architect. *4/3*

FOR ENGINEER.

**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. _____
- _____
- _____
- _____
- _____

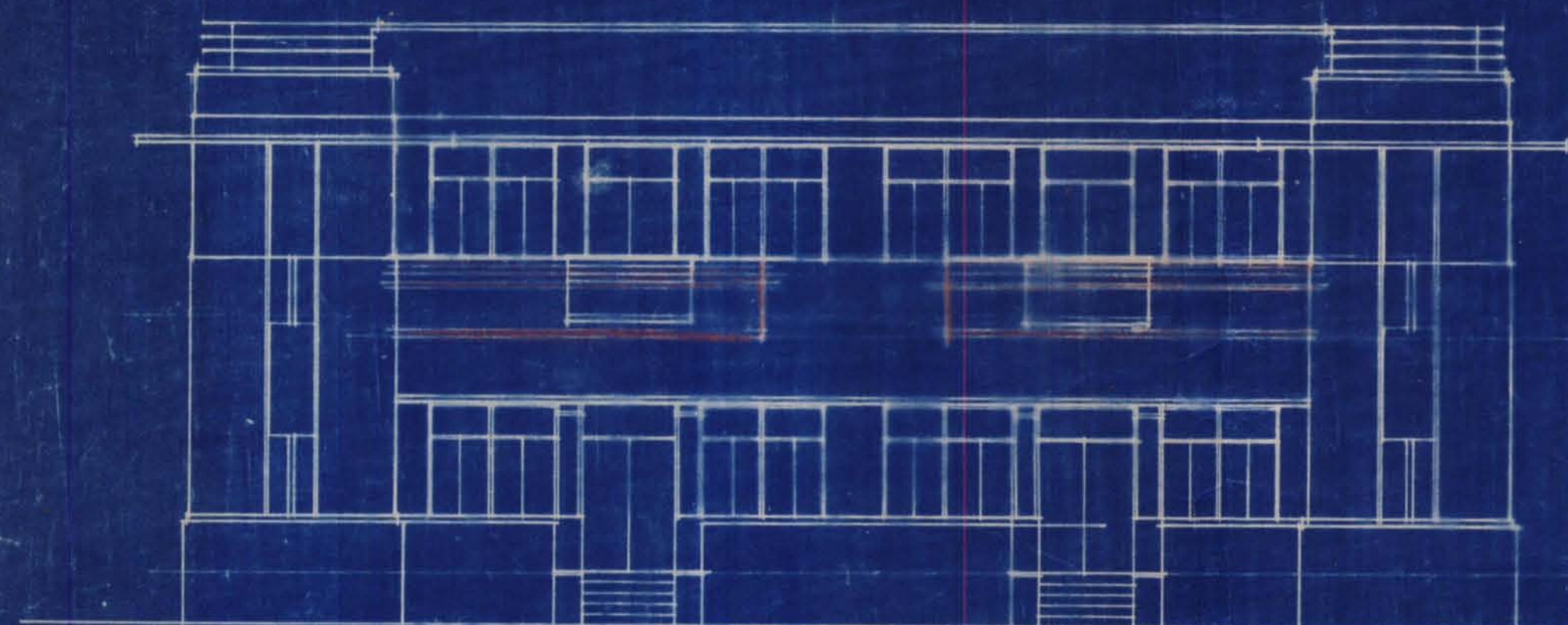
Head Draftsman
_____**LAND SURVEYOR.**

AREA - AREA OF THE PLOT 1506 SQFTS.

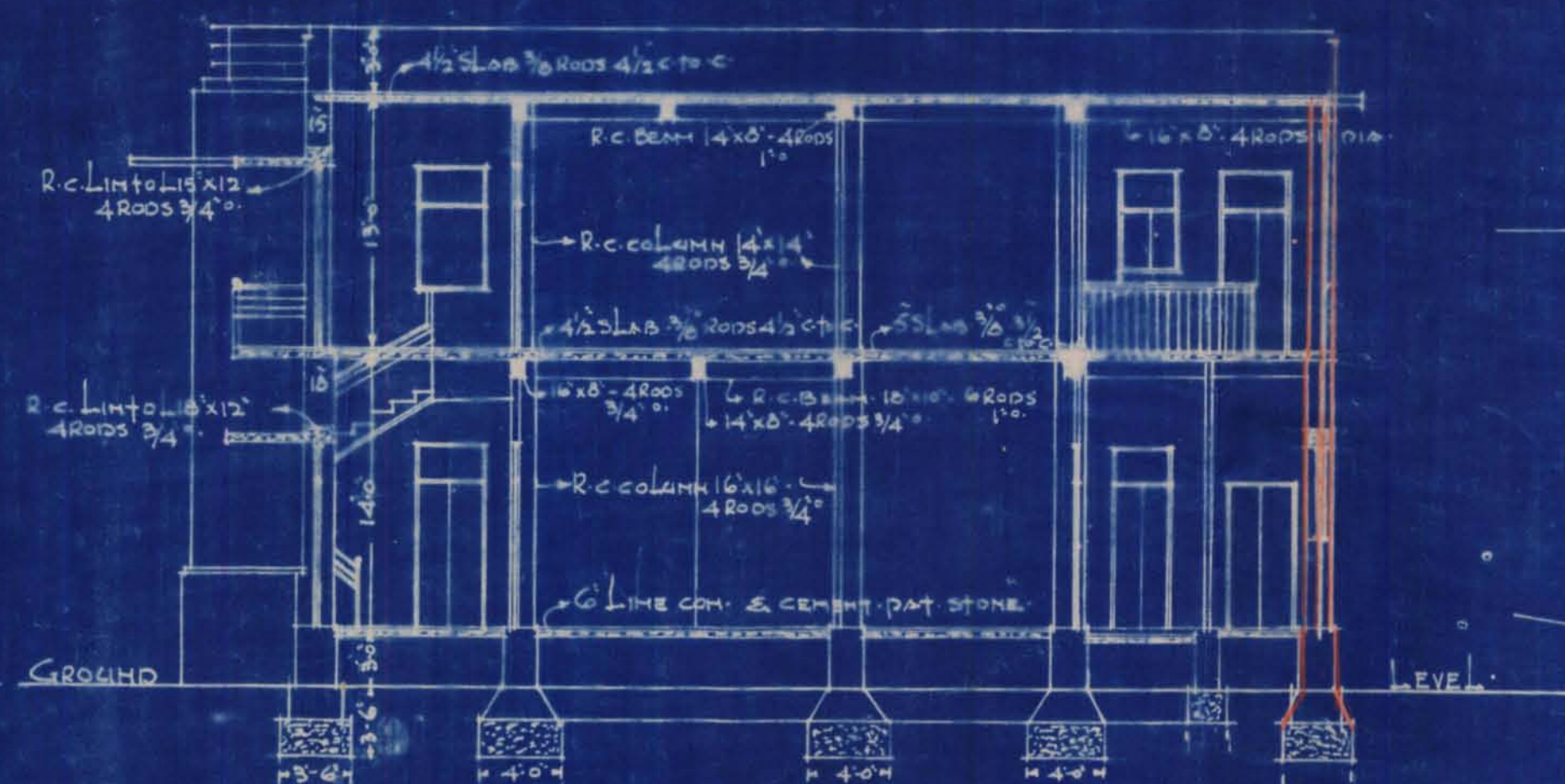
$1 \times 59.9 \times 55.0 =$	3166.5	SF.
$2 \times 11.6 \times 14.0 =$	322.0	"
$2 \times 11.0 \times 5.6 =$	121.0	"
$2 \times 5.6 \times 12.0 =$	133.0	"
	3742.5	
$1 \times 20.3 \times 7.6 =$	154.28	"
$2 \times 5.6 \times 5.6 =$	60.64	"
	214.92	"
	3742.5	

Out Houses: 79.8
NEW W.C. 1.3
total. $\frac{81.1}{466.6}$ sym.

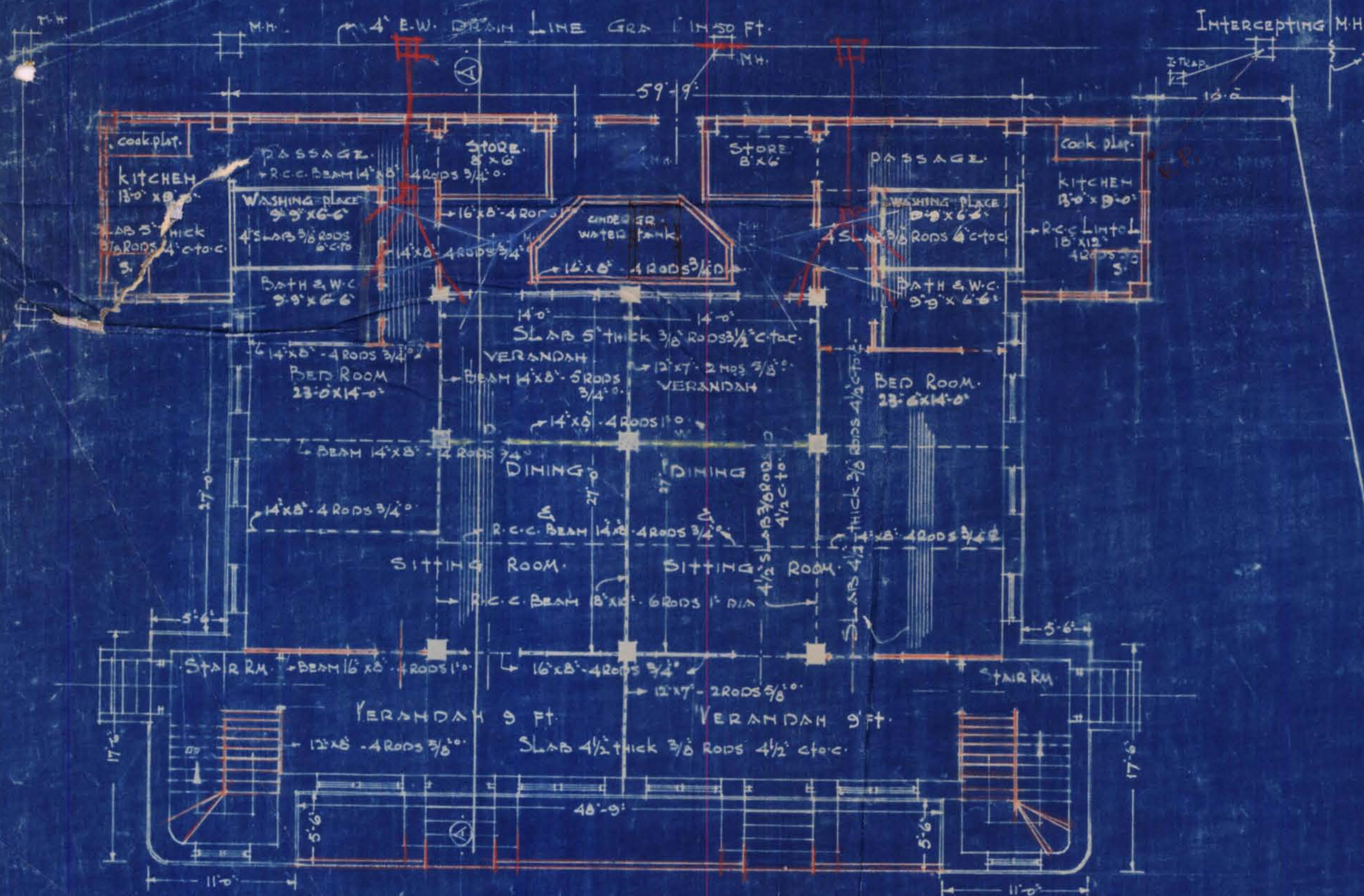
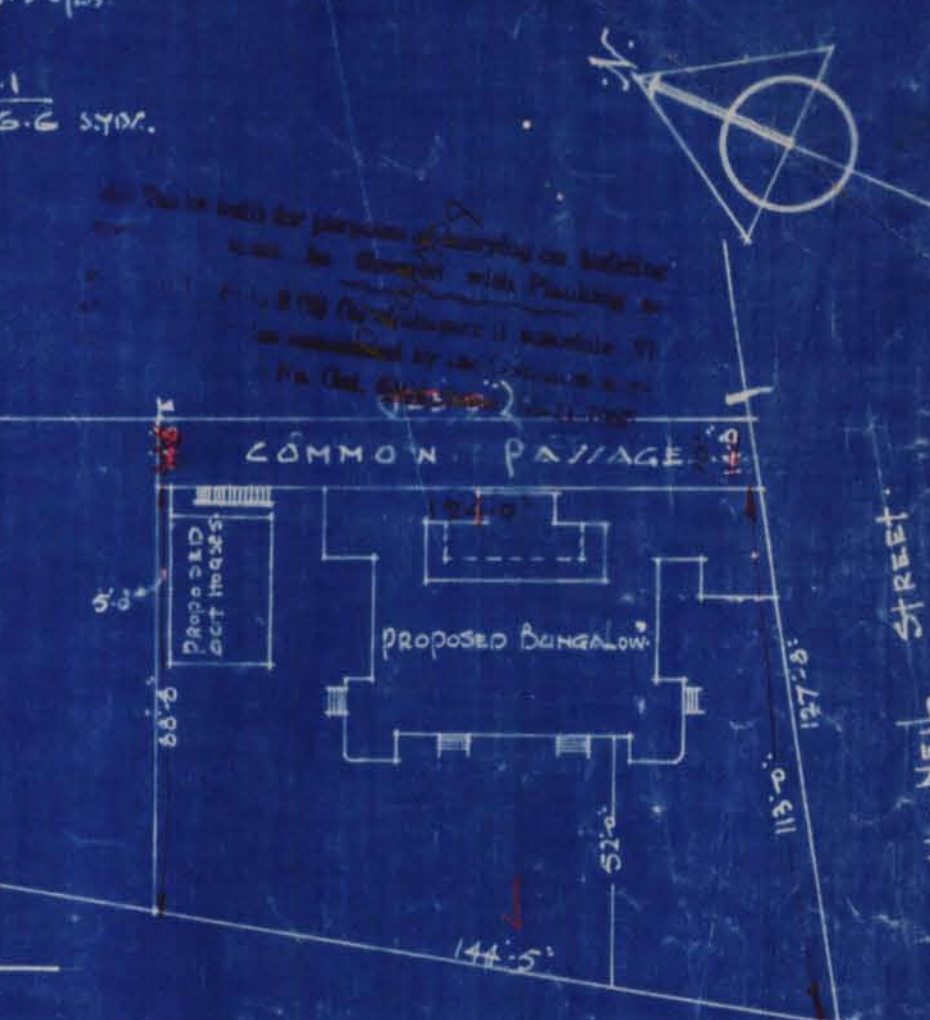
SITE PLAN:
SCALE 40ft. to an inch



FRONT ELEVATION

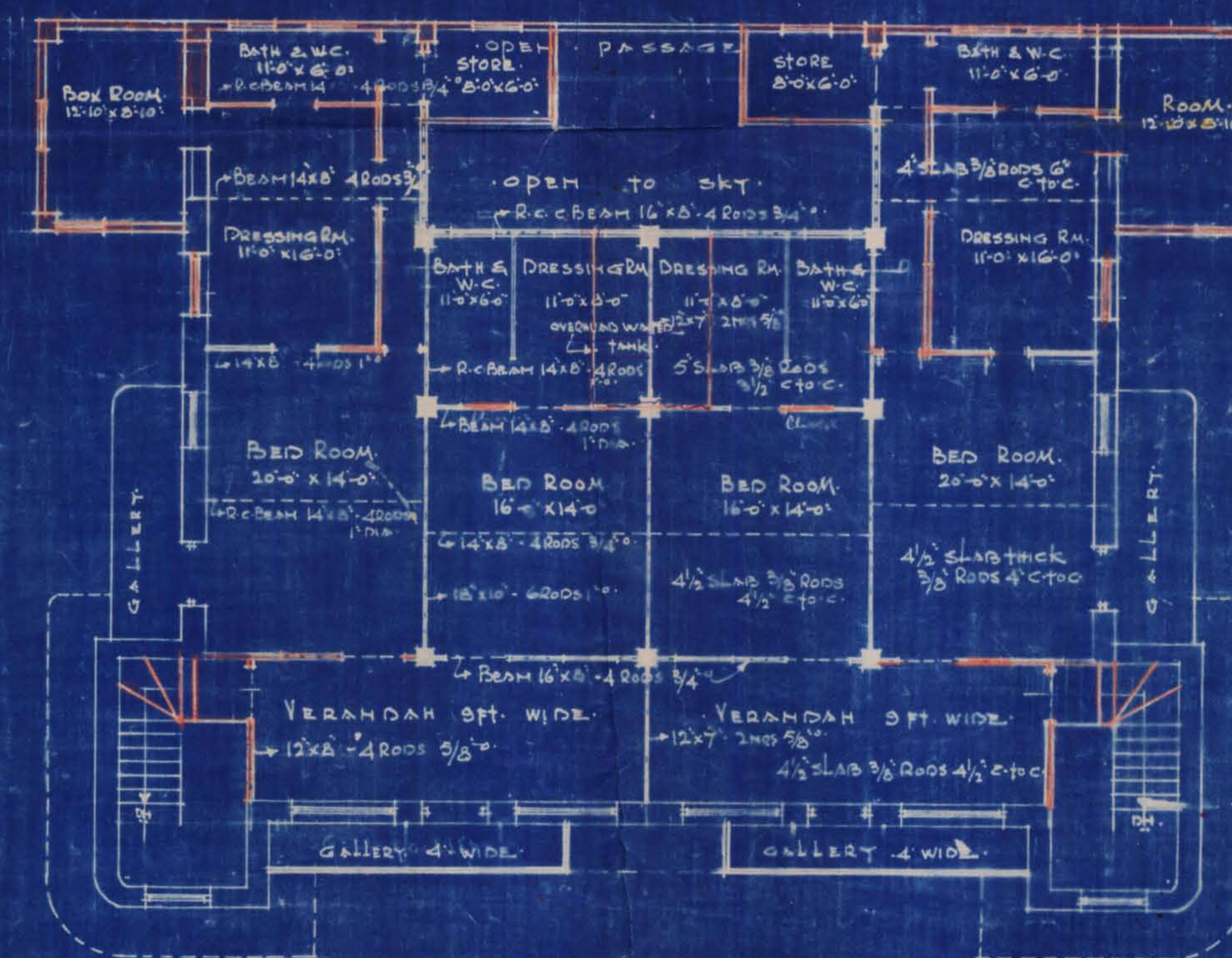


SECTION ON LINE A-A



GROUND FLOOR PLAN

L. Sukhria
OWNER.



FIRST FLOOR PLAN

D. H. Daruyala
B.E. (CIVIL) M.E. (IND)
D. H. DARUYALA & CO.
ARCHITECTS & CIVIL ENGINEERS.



D. H. DARUVALA & CO.,

ARCHITECTS & ENGINEERS.

H. DARUVALA, B. E., (CIVIL),

M. I. E. (IND.).

CHARTERED ENGINEER.

PHONE No. 2675.

MERCANTILE CHAMBERS,

BUNDER ROAD,

KARACHI. 18-1

ARCHITECTS ASSOCIATION
MUNICIPALITY
KARACHI.
22 DEC 1938
6023

21st December 1938.

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

Dear Sir,

Re: Plot No. 7/2, F.T.2, Frere Town Quarter.

We beg to acknowledge receipt of your letter No.L.C.C.
50/38, dated 19th instant addressed to our client Mr. Sukhia.

In reply we have to state that the gallery projected
at the back falls in open 5' space belonging to our client. Also
none of these servants living rooms depend upon air and light on
this 5' open area. Each room has got ventilation from the sides
and in the front. Also we may state here that there is no such
condition in the Sale-deed regarding compulsory open space and
our client can build up to the extreme end if he so chooses to
do, ~~and~~ as long as the living rooms comply with Municipal requirement
with respect to air and light.

As regards objection No.2, our client is within his limits
and the objection raised by you does not arise.

As regards objection No.3, these are minor deviations and
these we shall regularize whilst submitting the completion plans.

As regards objection No.4, the R.S. Girders projections
are in our client's own limit and not in the 14'8" common passage,
as we have already set back the building by about 5' towards the
east.

Yours faithfully,

D. H. Daruvala & Co.

Mr. Govindji,

Deviation notice for the above
has been issued. Pl attach P.C.

for Retd today plg
with approval. 23/12

22/12

Submitter.

Re. objection w.r. the
 architect's contention is
 right. I have been the
 land register and the
 subdivision papers. There
 is no condition of leaving
 any distance from
 compound. The plot is
 a Government plot.
 Under the circumstances
 the gallery and
 projection of staircase
 were allowed within
 st.

For the rest the
 architect is going to
 submit a revised
 plans which would do.
 Orders are requested

1
 10/11

He may be asked
 to submit a revised
 plans

Yours
 10/11.
 KMR



19-1

Office Telephone Nos. 2805, 2806 &
2807

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



MUNICIPAL CORPORATION
KARACHI

DEC 19 1938

Reference No. L.C.C. 50/38.

NOTICE OF DEVIATION FROM APPROVED PLAN

To, Mr. Sukhria

Karachi

Dear Sir,

Re:—Plot No. 7/2 Sheet No. E.T. 2, Free Town Quarter.

You are hereby informed that you are carrying out, or have carried out the construction work on the above plot in a manner contrary to the approved plan, as follows—

1. In the outhouses the gallery comes in S's open space
2. Position of staircase in outhouses altered. Position of it comes within S's
3. Cement block wall & partition pillar on east in place of kupscha wall.
4. R. S. girder projections on F.F. on east.

You are therefore hereby required forthwith, upon receipt of this notice, to stop the work and to make the building in conformity with the approved plan.

If you fail to comply with the requirements of this notice within ten days of its receipt, prosecution will be filed against you.

Yours faithfully,

Land Manager & Architect. 17/12

—:0:—

Copy forwarded to Mr. D. H. Dharmawalla Architect, to explain within three days of receipt of this Notice as to why he allowed the above unauthorised deviations without permission from the Municipal Corporation. *John*

If it comes within 5. information and necessary action

19-2



Heritage

KMR.CDD.FrQ.1938-1939.01

MUNICIPAL CORPORATION



Office Telephone Nos. 2805, 2806 & 2807
KUMARALI BHABHINO
L.C.E.
LAND MANAGER & ARCHITECT

LAND DEPARTMENT

S. No. 1255

Letter No. *L.S.C. 50/38*

Date of Letter *DEC 19 1938*

Name of the Addressee *S.H. Sonawalla*

Signature of receiver

Date of delivery *11/2/39*

Reference No. F.D.

NOTICE OF DEVIATION FROM

San. Sub. No.

To

Dear Sir,

Plot No. *7/2*

You are hereby informed that you are
and the construction work on the above plot
approved plan as follows—

1. In the extension of the gallery

2. Position of staircase in extension

3. Cement block wall for the extension in each in

place of Kufche wall

4. R. 2. Quarter projection on F.D. 2. 2. 2.

You are therefore hereby required forthwith upon receipt of this
notice to stop the work and to make the building in conformity with the
approved plan.

If you fail to comply with the requirements of this notice within
ten days of its receipt, prosecution will be filed against you.

Yours faithfully,

Land Manager & Architect

Copy forwarded to Mr. D. H. Sonawalla, Architect, Keshavnagar,
within three days of receipt of this notice as to why he allowed the above
unauthorized deviation without permission from the Municipal Corporation.

Land Manager & Architect



D. H. DARUVALA & CO.,

ARCHITECTS & ENGINEERS.

D. DARUVALA, (B. E. CIVIL),

M. I. E. (IND.),

CHARTERED ENGINEER.

PHONE No. 2675.

MERCANTILE CHAMBERS,

BUNDER ROAD,

KARACHI.

18. November 1938.

The Land Manager & Architect,

Building Section,

Karachi Municipal Corporation,

Karachi.

Dear Sir,

Re: Plot No.7/2, F.T.2.

We beg to inform you that
the reinforcement of the R.C.C. flooring in
the above plot is ready for your inspection.

Yours faithfully,

S. H. Daruvala



Office Telephone Nos. 2805, 2806 &
2807



MUNICIPAL CORPORATION,
KARACHI.

LAND MANAGER & ARCHITECT

Reference No. L. U. P.

JUN 4 - 1938

50/38

MEMO :

Re : Plan No

Plot 7/2 F.T. 2

Sheet

Free Town Qr.

Plan for

Bungalow & outhouses

on the above plot submitted by Mr.

Sukhria

have been approved by the Karachi Municipal Corporation.

J. F. Modi 316
Land Manager & Architect.

Copy forwarded to —

1. Health Officer,
2. Supdt of Machinery,
3. Assessor,
4. Building Surveyor, with plan,
5. Land Surveyor,
6. Enquiry Officer,

for information and necessary action.

*Same
Foundation being
enclosed.*

*Full
13/9*



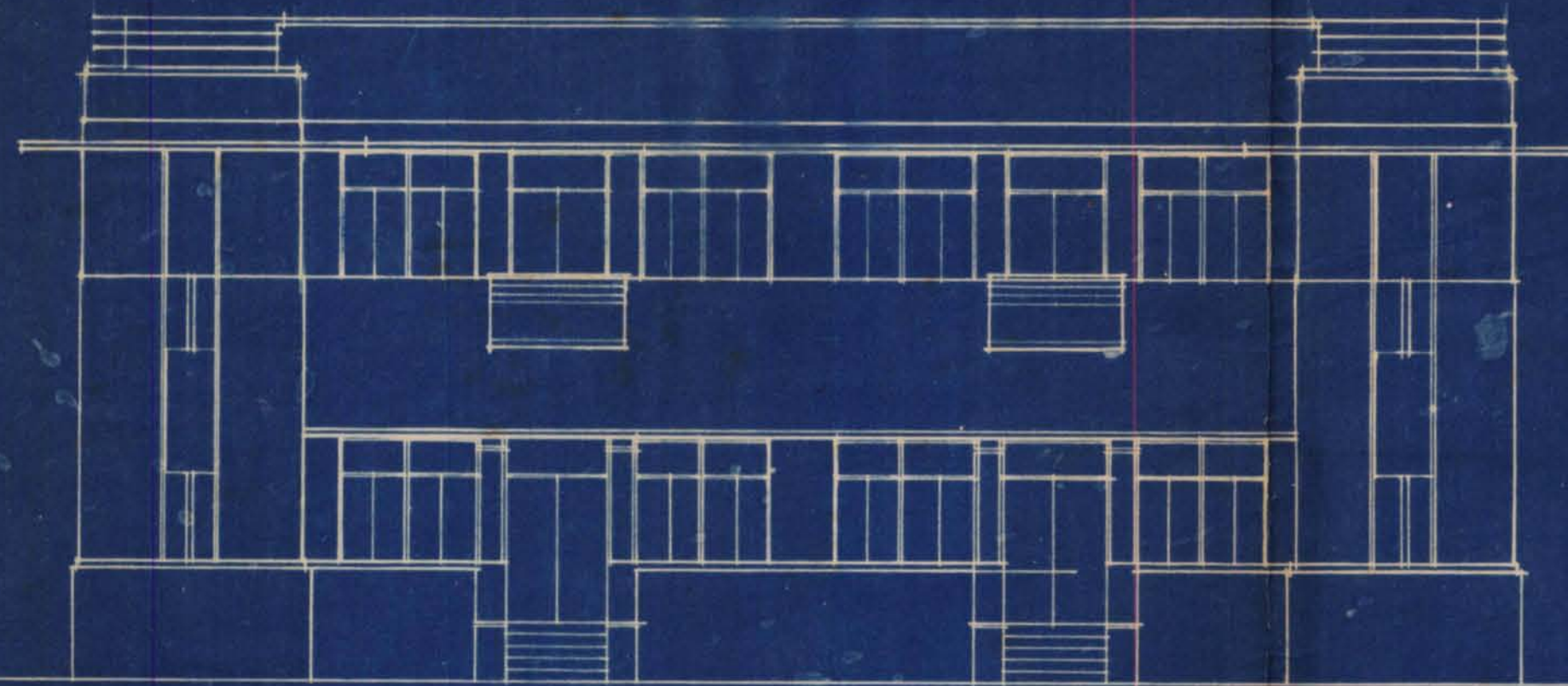
PROPOSED BUNGALOW ON PLOT NO. 7/2 SHEET NO F.T. 2.
FRERE TOWN QUARTER.
SCALE: 8 FT. TO AN INCH

AREA OF THE PLOT 1506 SQ. FT.

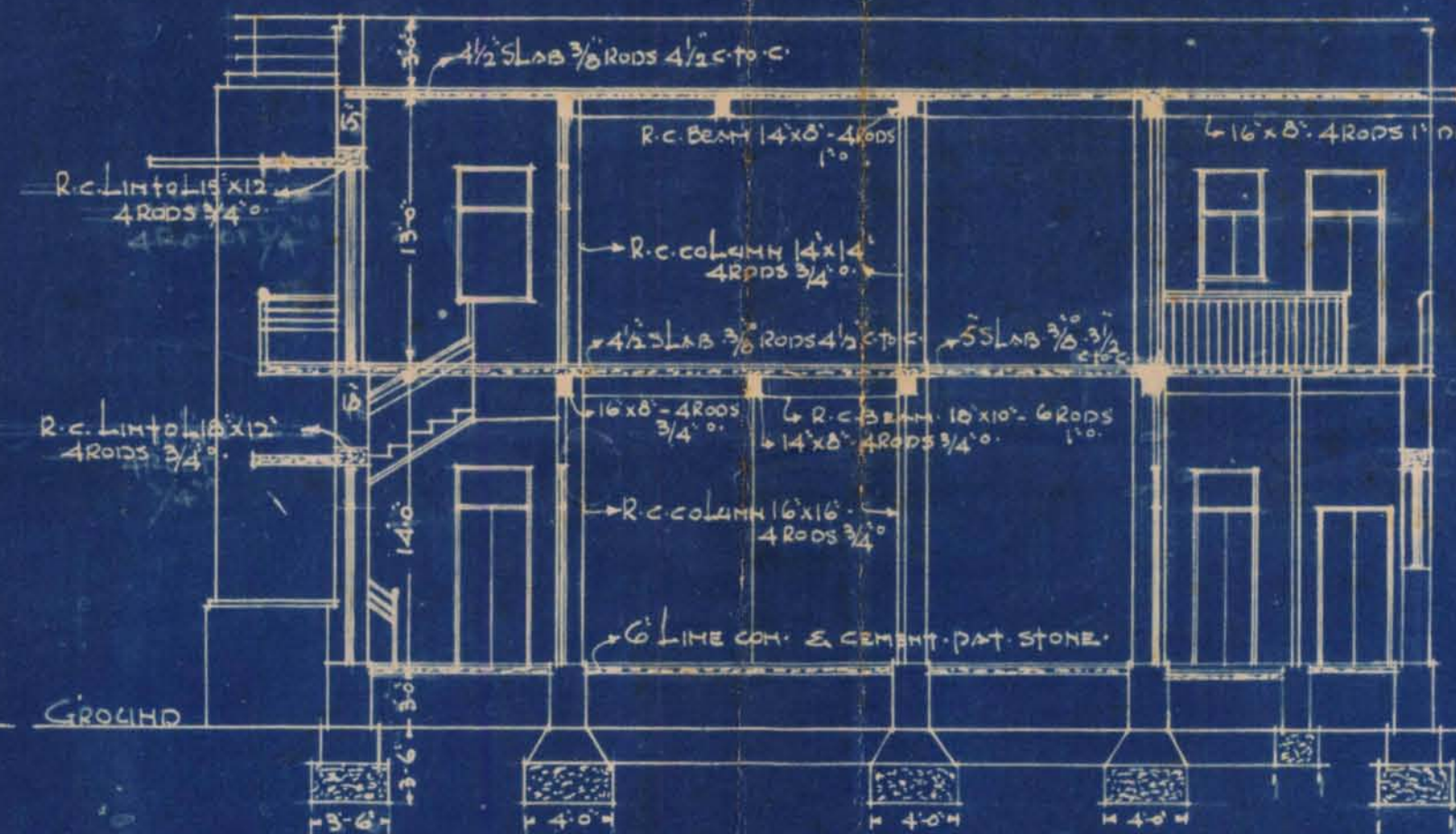
1 x 59'-0" x 53'-0"	3166-0
2 x 11'-0" x 14'-0"	121-0
2 x 11'-0" x 12'-0"	132-0
1 x 3'-0" x 12'-0"	12-0
1 x 14'-0" x 12'-0"	168-0
LESS:-	
2 x 5'-6" x 5'-6"	60-6
1 x 20'-3" x 7'-6"	212-0
	272-6
NET 575'-5"	4733-6
Out Houses:-	79-8
TOTAL	466-6

SITE PLAN

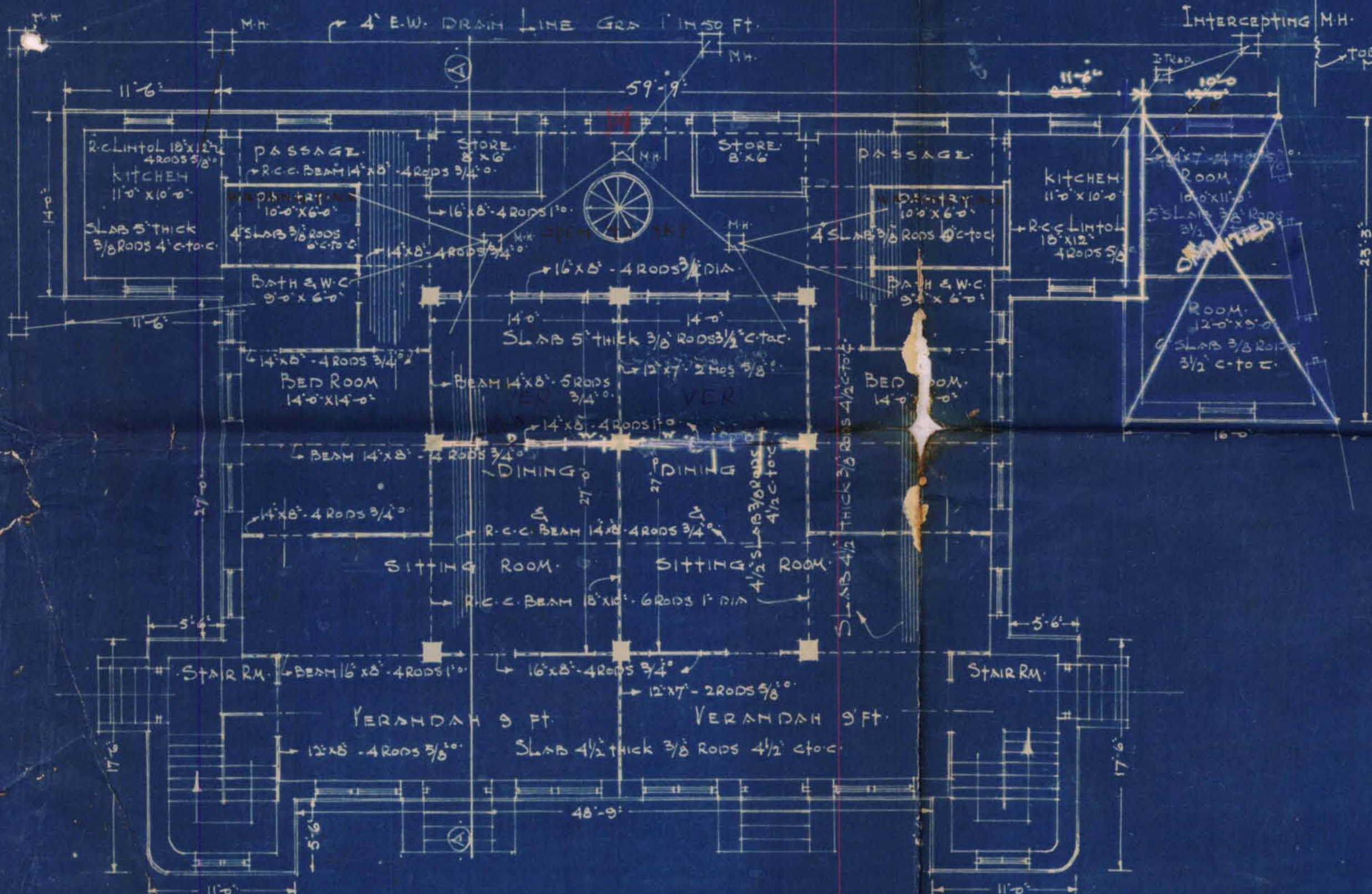
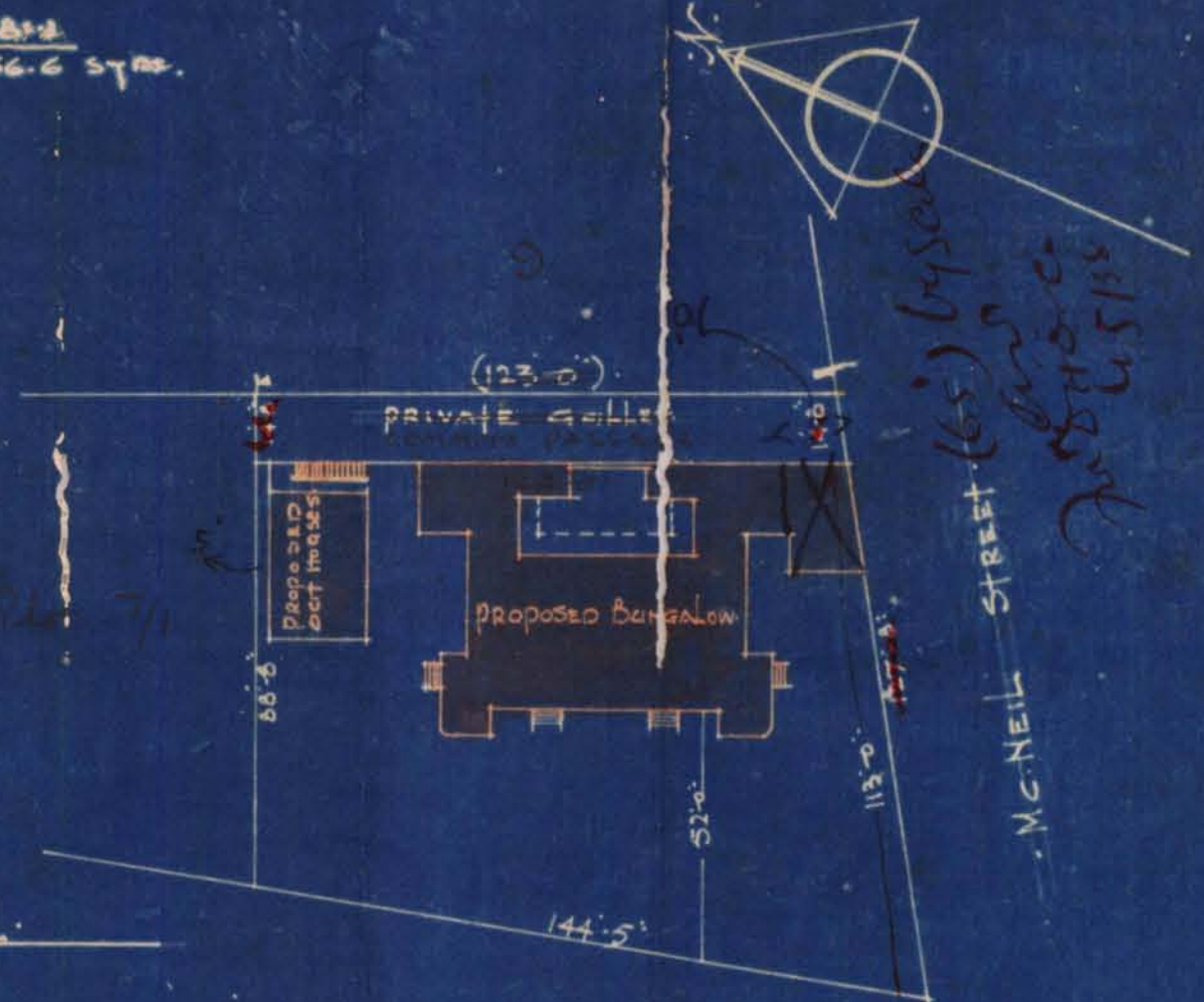
SCALE 40 FT. TO AN INCH



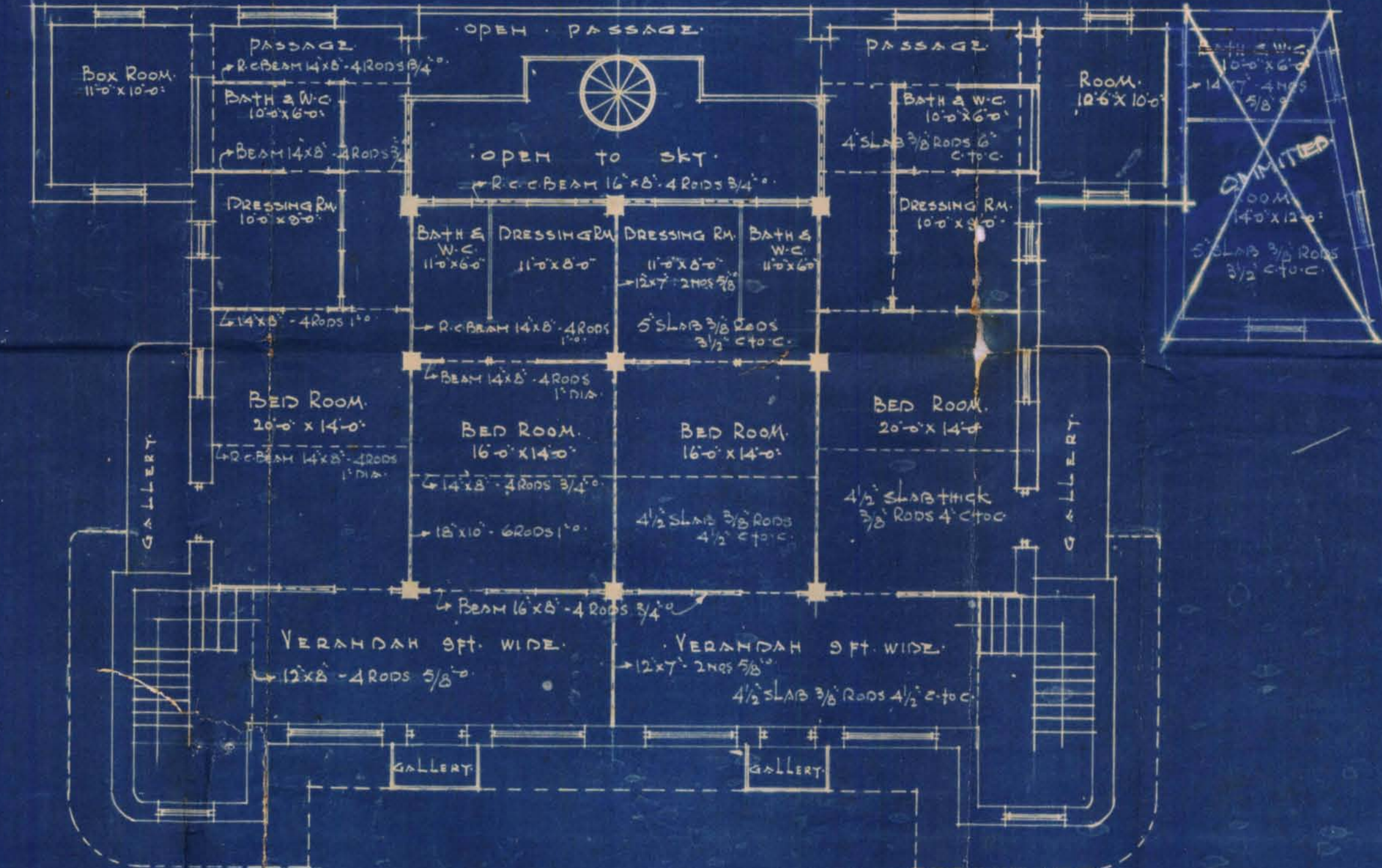
FRONT ELEVATION



SECTION ON LINE A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Dr. Sukh
OWNER

Dr. Sukh
B.E. (CIVIL), MIE (IND)
D. H. DARUVALA & CO.
ARCHITECTS & CIVIL ENGINEERS



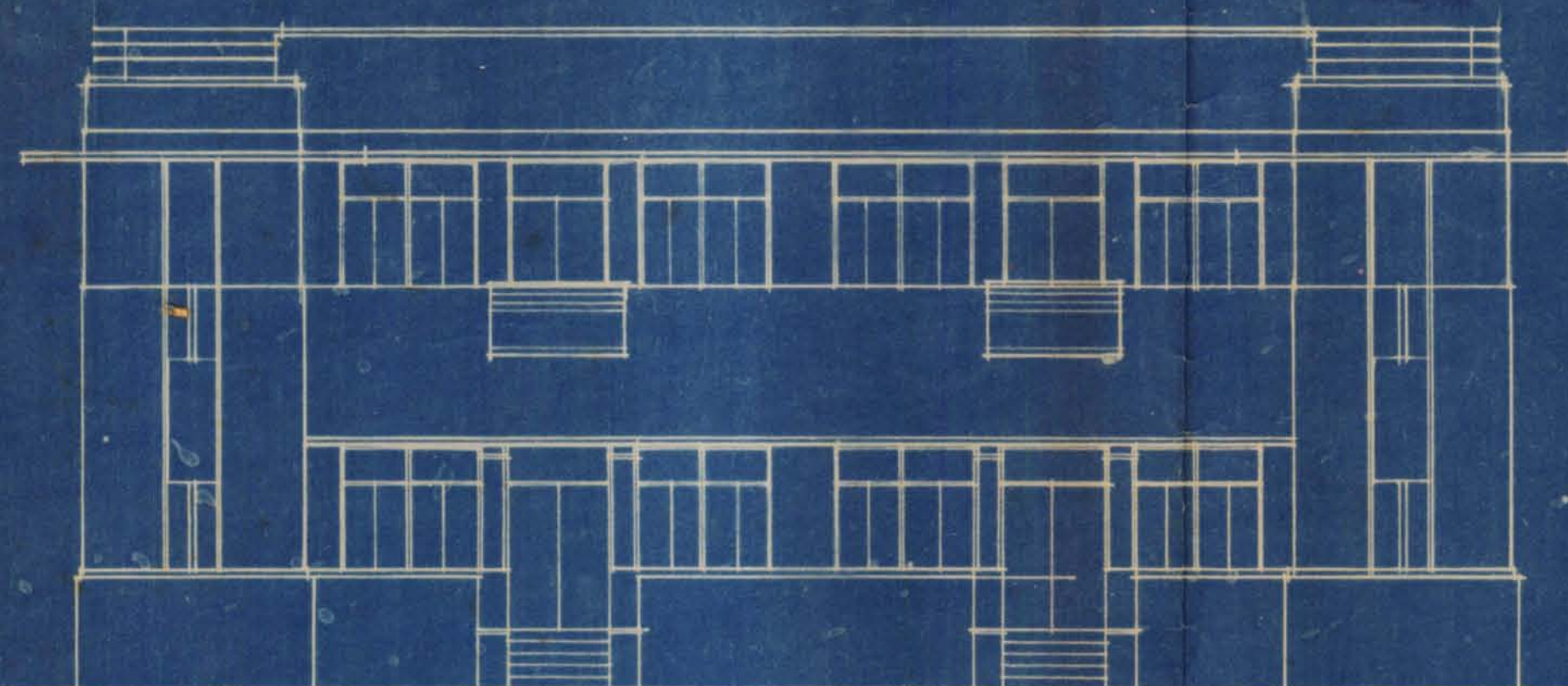
PROPOSED BUNGALOW ON PLOT NO. 7/2 SHEET NO. F.T. 2.
FRERE TOWN QUARTER.
SCALE 8 FT. TO AN INCH.

AREA OF THE PLOT 1506 SQYDS.

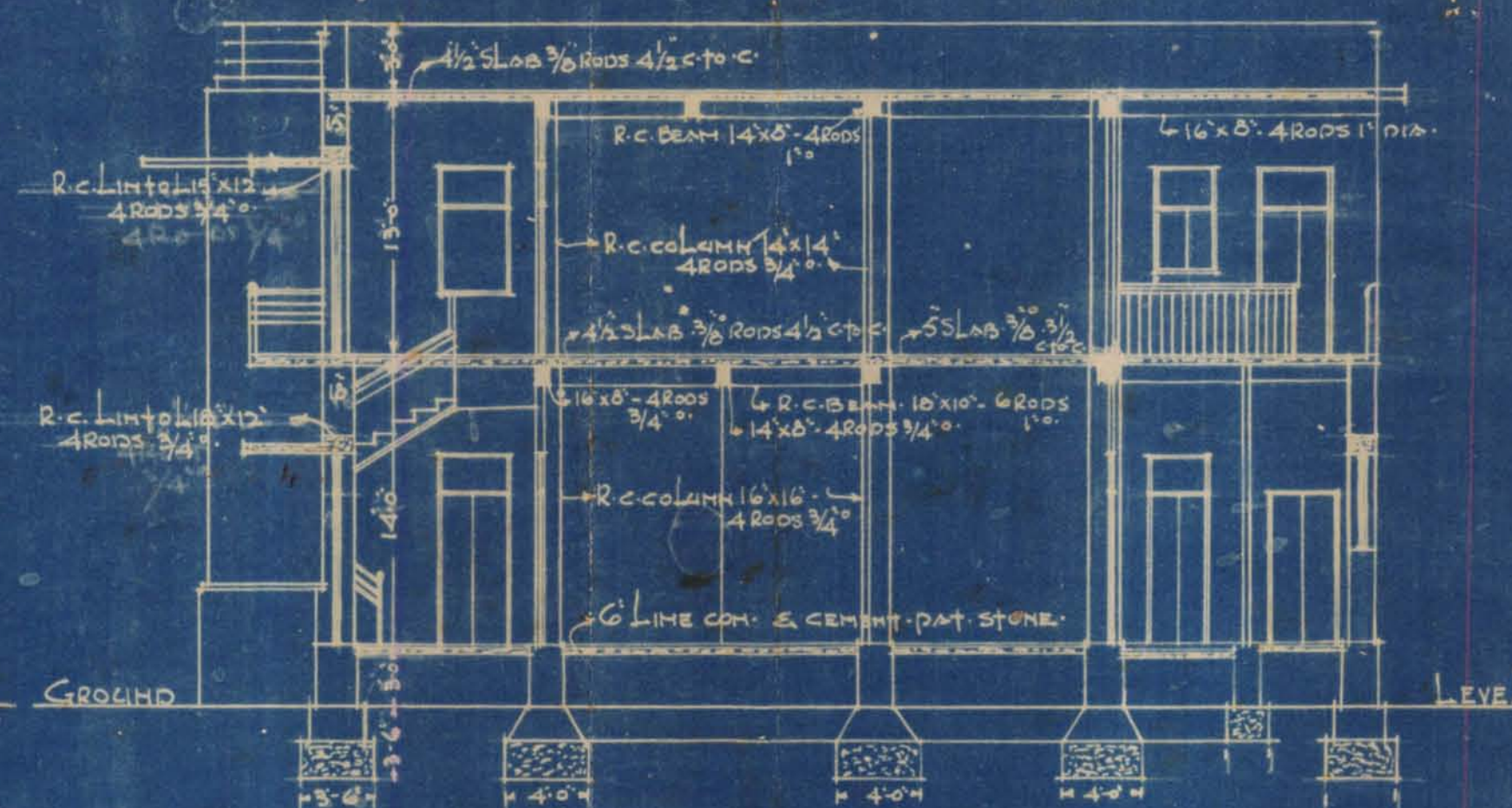
1 x 59'-0" x 55'-0"	3166'-0" SFT
1 x 11'-0" x 14'-0"	154'-0" SFT
2 x 11'-0" x 5'-0"	110'-0" SFT
2 x 5'-0" x 12'-0"	120'-0" SFT
1 x 8'-0" x 14'-0"	112'-0" SFT
1 x 14'-0" x 23'-3"	325'-6" SFT
LESS:-	4025'-0" SFT
2 x 5'-0" x 5'-0"	50'-0" SFT
1 x 20'-3" x 7'-6"	152'-0" SFT
NET:-	3756'-3" SFT = 417.33 SQYDS.
OUT HOUSES:-	79.8 "
TOTAL	497.13 "

SITE PLAN

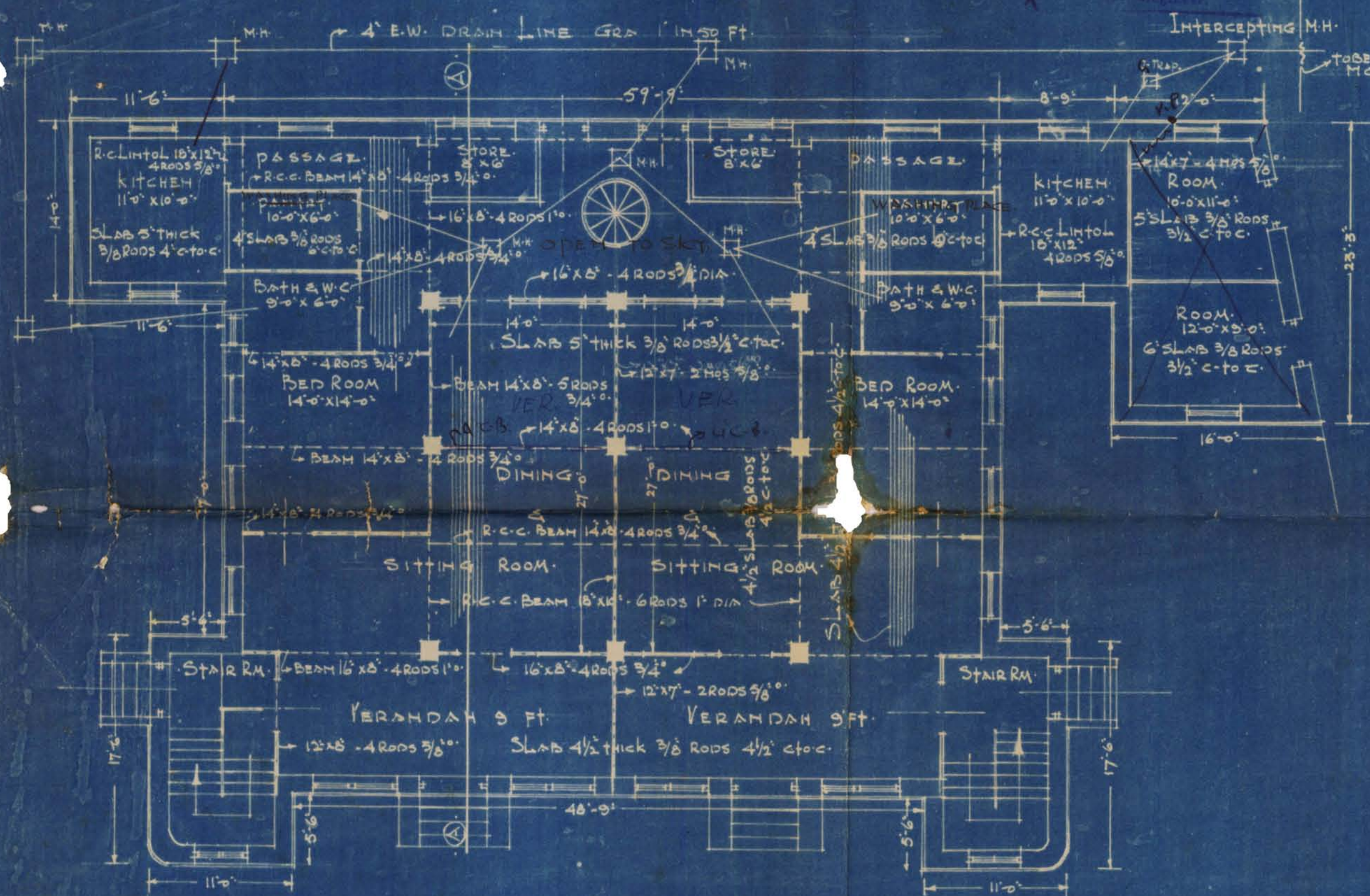
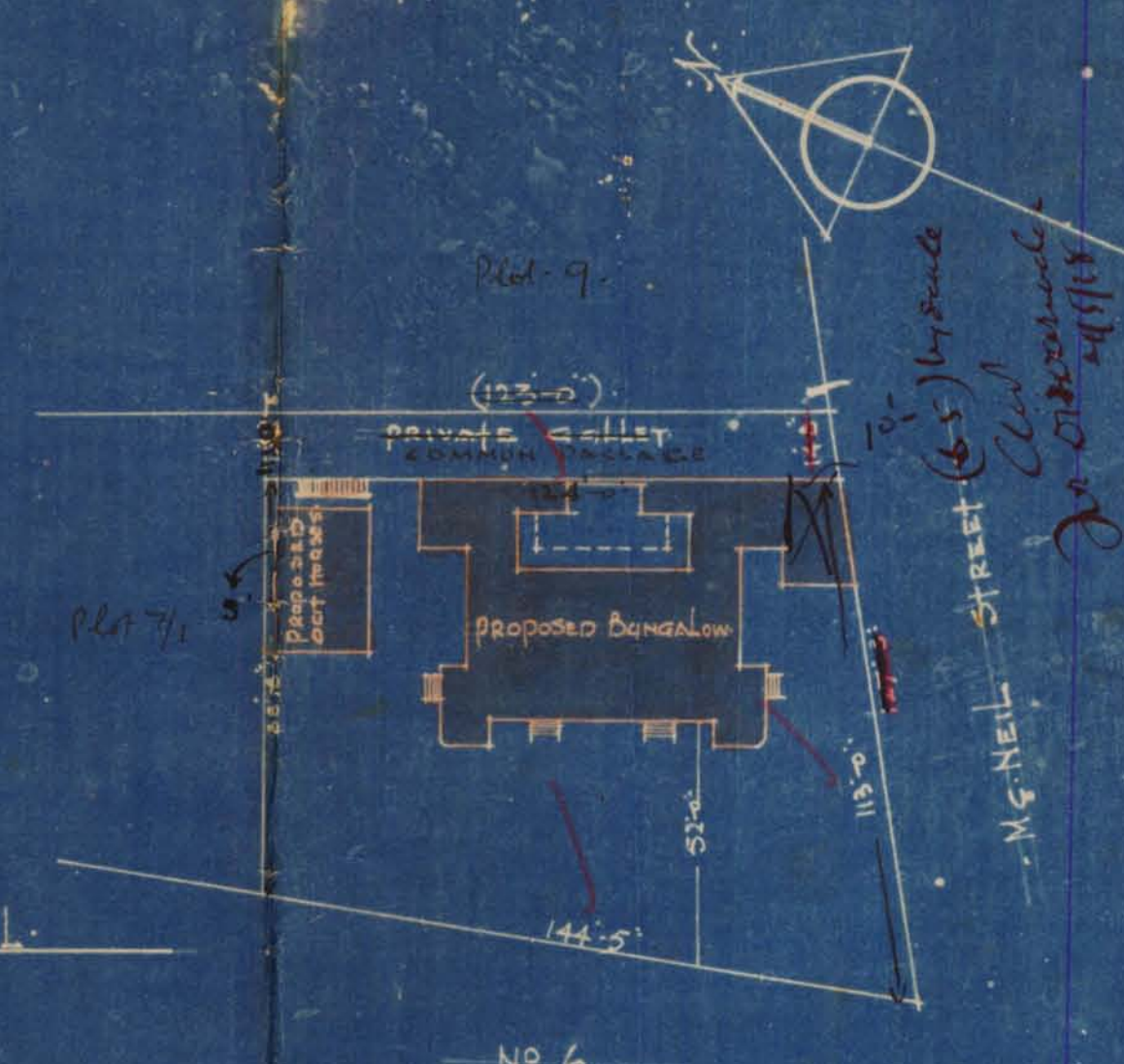
SCALE 40 FT. TO AN INCH.



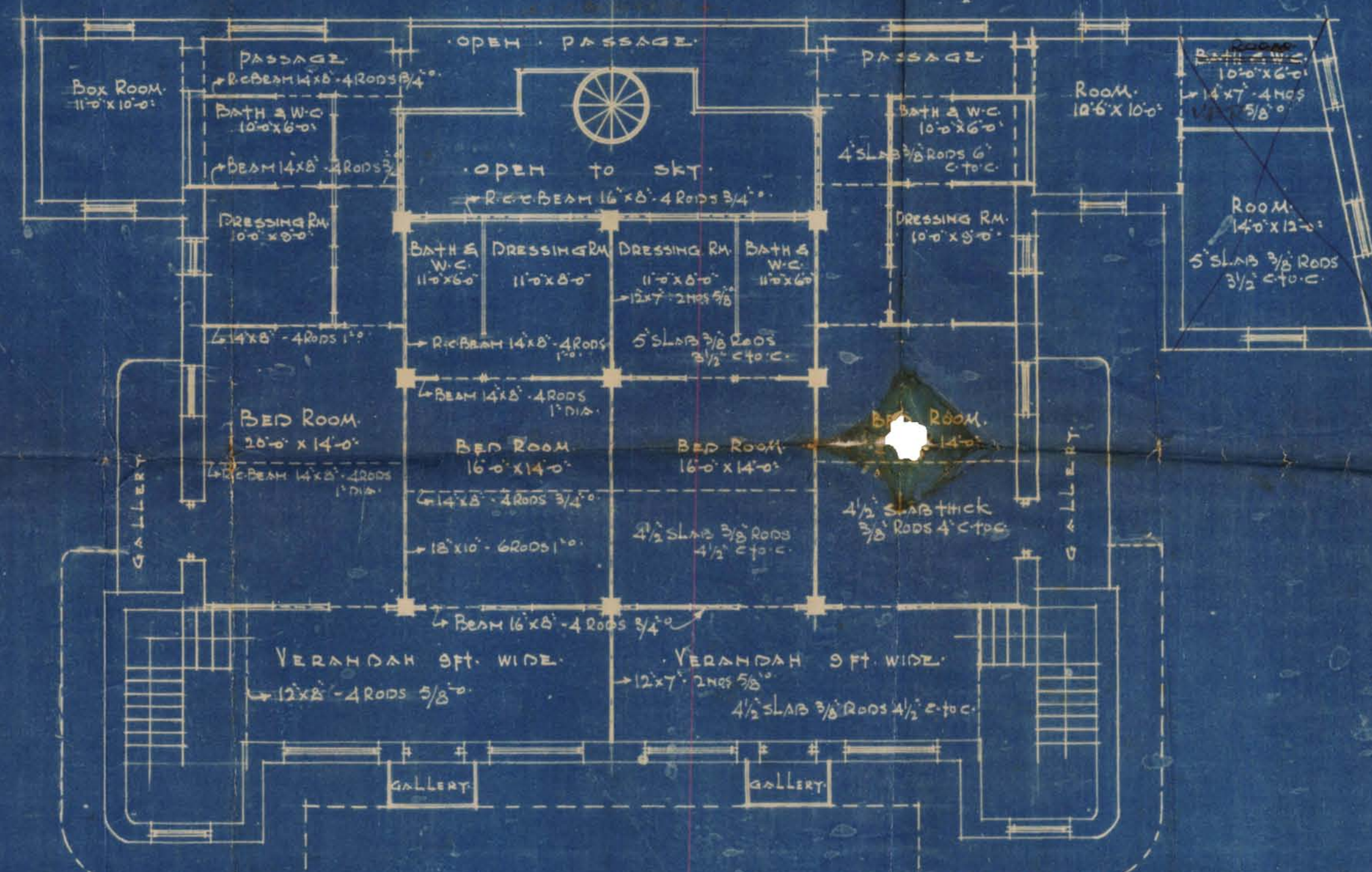
FRONT ELEVATION



SECTION ON LINE A-A



GROUND FLOOR PLAN

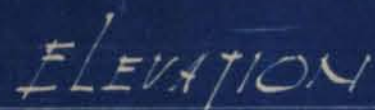


FIRST FLOOR PLAN

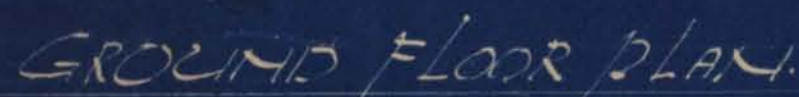
L. Sukhla
OWNER

D. S. M. S.
B.E. (CIVIL), M.I.E. (IND.)
D. H. DARUVALA & CO.
ARCHITECTS & CIVIL ENGINEERS.

SCALE 3 feet to an inch.



79.8 SqYds



D. H. DARUVALA, B.E. (CIVIL)
M. I. E. (IND.)
ARCHITECT + CIVIL ENGINEER