



P 52

B.S.P 297/33

Re. Plot no. 78, JmQ
Shed J

**KARACHI MUNICIPALITY.****NOTES SECTION.***Building Department.*

Case No. P/O 297
Plot No. 822 78 Sheet No. 4 Quarter Jaaved
Applicant's Name Chaudhary Gulshan
Architect's Name M. J. M. M.

The above application with plans is forwarded with compliments to the Health Officer for favour of report.

4588 Insp. General
5800 W
24/5
Date of despatch 29/5/33 for

for Land Manager and Architect,
Karachi Municipality.

MUNICIPAL HEALTH OFFICER'S REPORT.

Returned with compliments to the Land Manager and Architect, Karachi Municipality with the following Remarks:—

No objection

Date 30-5-33

506
Health Officer.



EXTRACT FROM THE LAND REGISTER.

New plot No. 78 Sheet No. 124 } James Quarter.
Old plot No. x Sheet No. x

Whether under Govt. or Municipal Control ...	<u>Municipal</u>
Registered Holder of plot. ...	<u>C. K. Mackeney</u>
Government ...	<u>-</u>
Area. Municipal ...	<u>639</u>
Total ...	<u>+</u>
Title and period of lease...	<u>*</u>
Form of lease ...	<u>*</u>
Any Special conditions of lease ...	<u>*</u>
Remarks. ...	<u>*</u>

BUILDING SURVEYOR'S REPORT

1. Blue prints are quite shabby. Better blue-prints must be submitted.

2. In the site-plan distances ~~of~~ from the ~~plot~~ bldg. to the boundary of the plot must be marked, and the spaces must be according to rules.

3. Size and reinforcement of R.C. Slab over Drawing Room is inadequate. They must be increased.

4. Width of 'pantry' is too narrow. It must be increased.

Above requirements Complied with

16/6

Date 21/5/33

CA
Building Surveyor.



LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? no
- (2) Is the Alignment Correctly Shown? 87
- (3) Are the Site Measurements correct? yes
- (4) Is there any encroachment? no
- (5) Is the plot affected by T. P. Scheme? no
- (6) Is the plot subject to any conditions of previous sub-division and Amalgamation? no

no objection

Date 31.5.33

[Signature] Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

1885 over

I don't see any necessity for such a long lease why not have a Central Polling

4/6/33

Plans approved

25/6/33

Date _____

Land Manager and Architect.



Heritage

KMR.CDD.JmQ.1933.07

HEMRAJ G. JASING,
B.E., A.M.I.E.
ENGINEER & ARCHITECT.

CORNER OF BUNDER & SERAI ROADS.

KARACHI, 24th May 1933

To,

The Land Manager and Architect,

Karachi Municipality, Karachi.

Dear Sir,

Re. Proposed building on plot 78, JM.5, Lower Mid.Class.Cal

I send you herewith plans for the above plot 78; the
calculations are as under:-

Beam. Span 23ft, spacing 9ft, size 23"x12" with No.6 - 1" dia

" " 18 " 8 18"x10" 5-1" dia.

" " 12 " 4 " 12"x7" " 4-3/4" dia.

Slab " 12ft supported at both ends.

size.6" thick, 1/2" dia. at 5 1/2" centres.

Slab. Span 10ft, fixed at one end.

size.5" thick, 1/2" dia rounds at 7" centres.

Slab. Span 8ft. fixed at one end, 4 1/2" thick, 3/8" dia. at 6" c.

Hall. Reinforcement bothways, spans 18'-6" and 14ft.

Length of slab/ breadth of slab...1:32

Coefficient of shorter span 0.65, longer span 0.35.

B.M. shortways span 0.65x14x168x14x12/8... 1922 lb.in.

95bd2.19229, or D²...17, d...4.2", say 6".

Steel required...0.26sq.in., 7/16" at 5 1/2" centres bothways.

I shall thank you to pass the plans early.

Yours Faithfully

D.A.:- Jom A.

Plans in duplicate.



FORM A

[Vide Rule 238/A (1)]

NOTICE UNDER SECTION 96 (1) CHAPTER IX OF THE BOMBAY
DISTRICT MUNICIPAL ACT III OF 1901 AS MODIFIED
UPTO THE 1st MARCH 1915.Karachi, 2nd May 1933

Date of delivery at Municipal Office

To,

THE CHIEF OFFICER,
KARACHI MUNICIPALITY

Dear Sir,

Pursuant to the provision of Section 96 of the Bombay District Municipal Act III of 1901 I hereby give you notice that I intend with the meaning of that Section to erect a building on plot No Old/new 78 Survey Sheet Old/new JM 5 situated in Jamshed street Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description.

one storeyed building with kupcha walls and R.C.C. roofIt 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 62 (3) of the Indian Electricity rules~~

I further beg to inform you that the name of the person whom I intend to employ to supervise the erection of the said building is H.G.Jasing, Esq.,

I hereby under take to abide by the Bombay District Municipal Act and all rules and bye-laws framed pursuant to the Act.

Yours faithfully,

Signature of the owner Ch. AlkanyAddress of the owner c/o H.G.Jasing, Esq.,

See on the reverse

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

NOTICE:—1 Printed copy of the extracts of the Bombay District Municipal Act and the rules and regulations framed under Section 48, together with the form of notice under Section 96 (1) can be had from the Municipal Office at.....each,

NOTICE:—2 It is requested that all notices and plans should be delivered to the Office Clerk of the Land Manager and Architect from whom a receipt can be obtained,



5-2

2

Nature of soil in foundation Clay and mecrum.Nature of masonry in foundation Kupcha masonry in lime mortar.do Plinth Do. Do.do Superstructure Do. Do.Kind woodwork in trusses, post, etc nil.Kind of Roof R.C.C.beams and slabs.Kind of Floor cement plaster or tiesMethod of Drawing Sullage Water Flush and municipal drains.

:0:

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

Karachi, dated 23rd May 1933.

To

The Chief Officer,

Karachi Municipality.

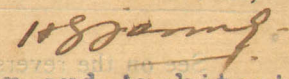
Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Chetanram Malkaneyfor the building at plot 18, JM.5, Jamshed Quarter
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,


Engineer and Architect

Licensed Surveyor.

PROPOSED BUILDING ON PLOT NO. 78, J.M.5

LOWER MIDDLE CLASS COLONY

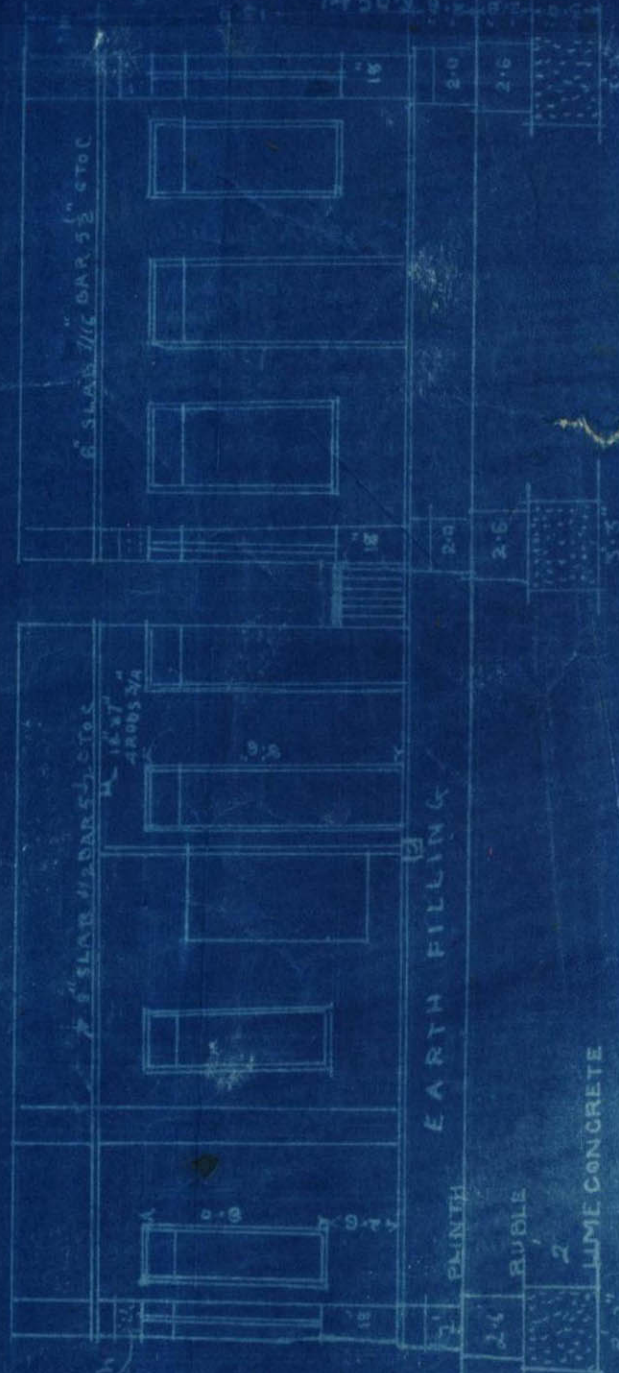
SCALE 1/8" = 1'-0"

BUILT AREA

45'-0" x 15'-0"	675.0	SQ. FT.
45'-0" x 15'-0"	675.0	"
41'-0" x 7'-0"	287.0	"
22'-6" x 8'-0"	180.0	"
19'-0" x 3'-6"	68.4	"
15'-0" x 4'-0"	60.0	"
2 x 15'-0" x 2'-0"	60.0	"
TOTAL	1450.0	SQ. FT.
		159.0 SQ. YDS.



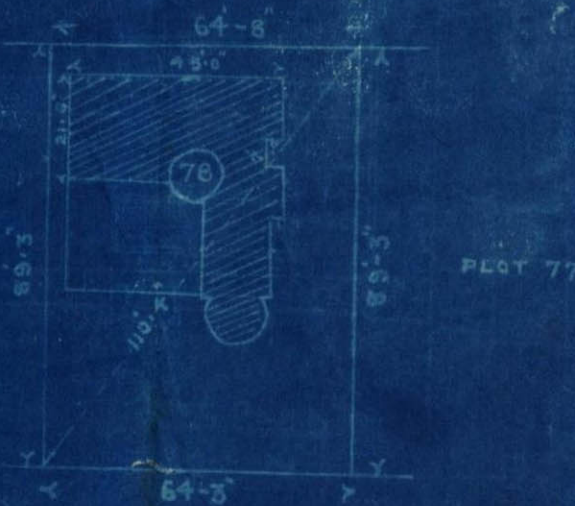
GROUND FLOOR PLAN



SECTION ON A.B.

SITE PLAN

SCALE 1/4" = 1'-0"



PLOT 79

PLOT 77



ELEVATION

TOTAL AREA 539.66 YD
BUILT AREA 159.00 YDS

H. G. JAIN
B.E., A.M.I.E.,
ENGINEER.



KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc. Engineering (London.)

A. M. Inst., C. E., L. C. E.

A. M. I. S. E., M. R. San. I.
LAND MANAGER & ARCHITECT.

REFERENCE No. B. S. P. 297/33 OF 193

Land Manager & Architect's Office,

KARACHI, - 5 JUN 1933

To,

Mr. C.K. Malkaney

c/o Mr. Jaishing, architect, Karachi.

Dear Sir,

With reference to your application dated 27-5-33.....193 .
with a plan for the proposed building/additions and alterations on plot
No.....78..... Survey Sheet No.....J.M.4, Janshed.....Quarter
I have to request you to comply with the following requirements:—

1. Blue prints are quite shabby. Better blue prints must be submitted.
2. In the site plan ~~distances~~ ^{distances} from the building to the boundary of the plot must be marked, and the spaces must be according to rules.
3. Size and reinforcement of R.C.C. slab over drawing room is inadequate. They must be increased.
4. Width entry is too narrow. It must be increased.
5. There is no necessity for such a long beam. A central pillar would do.

The plans are returned herewith rejected.

Yours faithfully,

B. S. 2.

1000—10-32

1000—3-33.

B. Sc., A. M. Inst., C. E.

Land Manager & Architect.



MRAJ G. JASING,
B.E., A.M.I.E.
ENGINEER & ARCHITECT.

CORNER OF BUNDER & SERAI ROADS.

KARACHI, 9th June 1933

To,

1932
12-6-33
Land Manager and Architect,
Karachi Municipality.

Dear Sir,

Your No. 297/33, re plot 78, JM.4, Jamshed Qr.

I return to you the plans in triplicate after complying with your requirements.

- (1) complied with. Fresh blue prints are herewith.
- (2) Distances have been marked in site plan.
- (3) Calculations accompanied the form A referring to the same you will find that effective depth required was only 4'2", the slab provided has been 6' and this is 20% stronger than what it should be. However not to waste time unnecessarily over this, I am increasing the size to 7 inches and reinforcement from 7/16" to 1/2".
- (4) Width of pantry has been increased from 3ft to 4ft.
- (5) Central pillar 18" sq. with 4 rods 1/2" dia. has been provided.

Yours Faithfully,

D.A. Plans in triplicate.

H. G. Jasing.

Submitted.

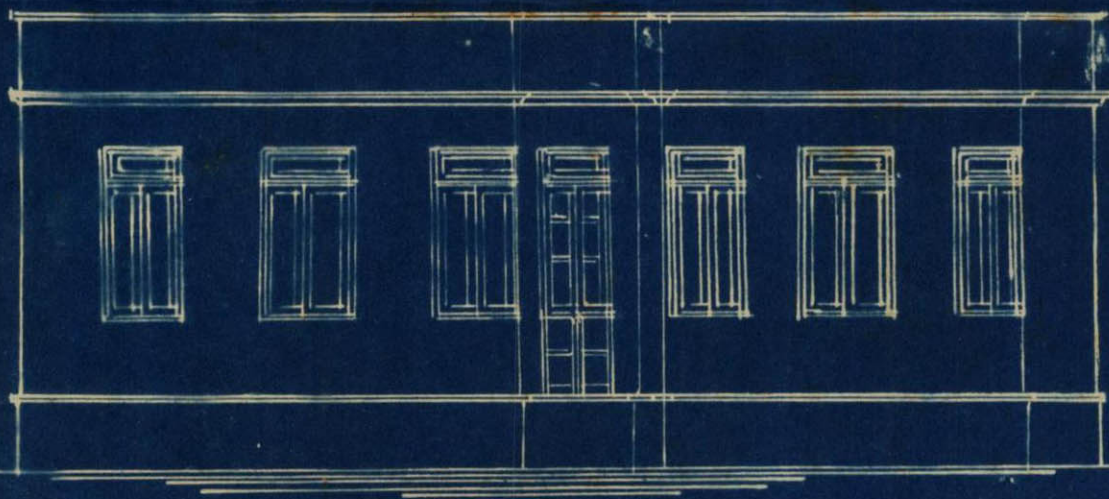
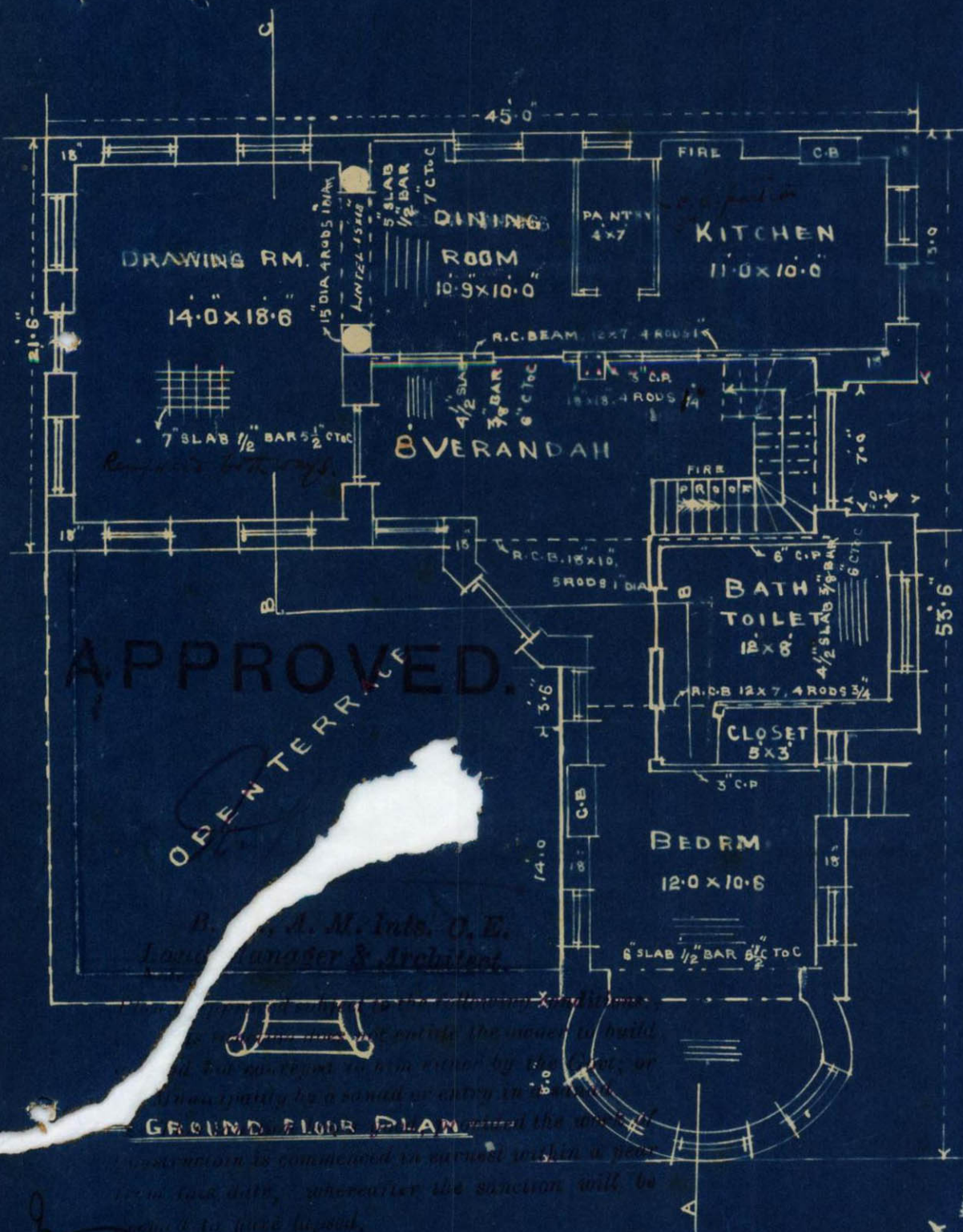
Requirements
Complied with 16/6



PROPOSED BUILDING ON PLOT NO.78.J.M.5

LOWER MIDDLE CLASS COLONY

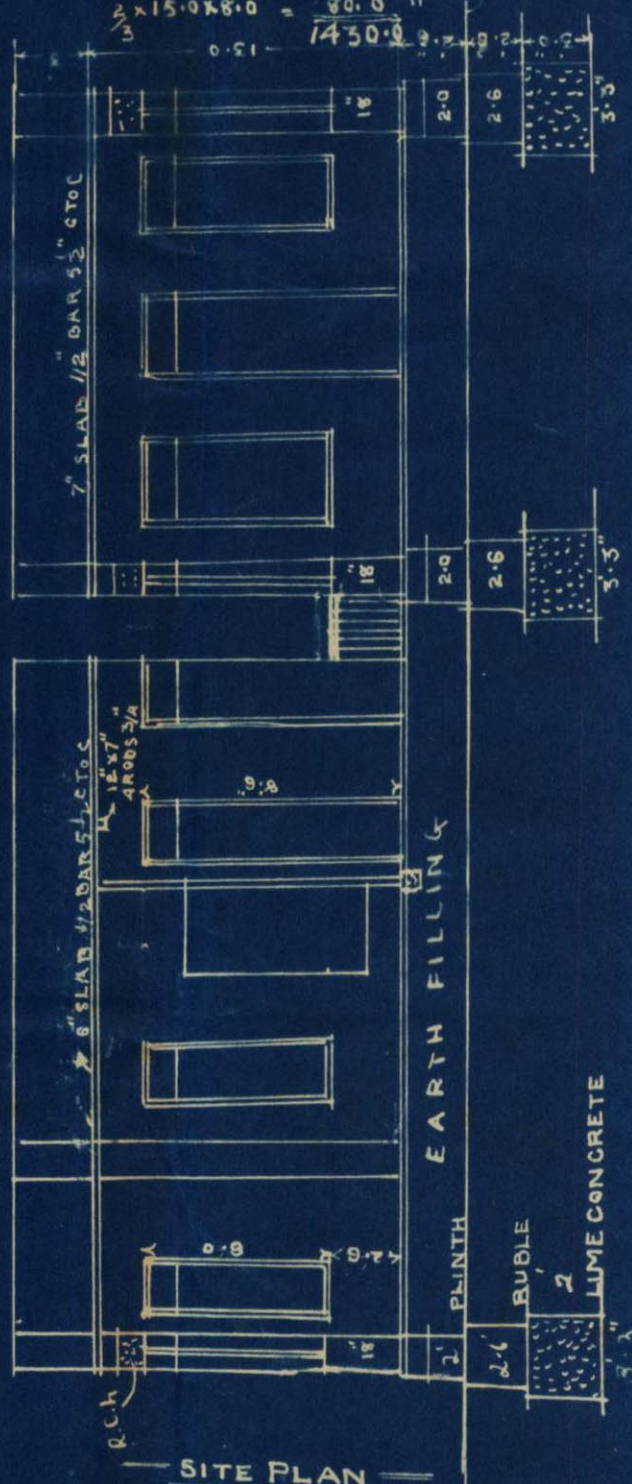
SCALE 1"=10'



ELEVATION

BUILT AREA.

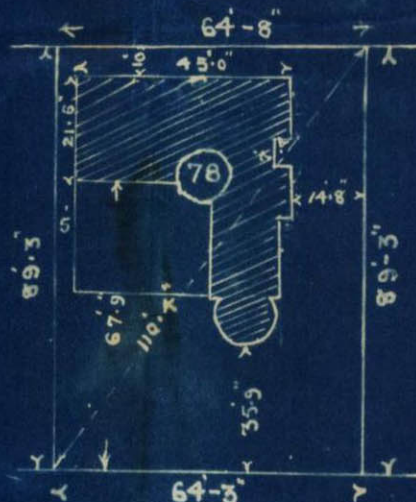
45'0" x 15'0"	652.0 SQ. FT.
45'0" x 1'6"	
41'0" x 7'0"	287.0 "
22'6" x 8'0"	135.0 "
19'0" x 3'6"	68.0 "
15'0" x 14'0"	210.0 "
2' x 15'0" x 8'0"	80.0 "
1450.0	



SECTION ON A.B.

SITE PLAN

SCALE 1"=40'



TOTAL AREA 639 SQ.YD
BUILT " 159 SQ.YDS

H.G. JASNO,

B.E.A.M.I.E.,
ENGINEER.



KARACHI MUNICIPALITY.

:o:

N. J. MODI.

B. Sc. Engineering (London)

A. M. Inst. C. E., L. C. E.,

A. M. I. S. E., M. S., San. I.

LAND MANAGER & ARCHITECT.

REFERENCE No. L. M. A. B. S. P.297/33

Land Manager & Architect's Office,

KARACHI

28 JUN 1933

Order under Section 96 (2) of Act III of 1901.Mr. C.K. Malkaney c/o Mr. H.G. Jasing

Dear Sir,

With reference to your application with plan for building on plot No. 78 Sheet No. J.M.4, Janshed Quarter submitted by you 29. 5. 193, 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 laws and rules of the Karachi Municipality.

A copy of approved plan is attached

(Lower)

Yours faithfully,

B. Sc., A. M. Inst C. E.

Land Manager & Architect.

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 being 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 the first 12 weeks, per square yard per diem	... Rs. 0 0 3½
(3) 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 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.