



Department.

FILE No.

2

of 19

40

SECTION.

PART

Disposal No.

12

Subject

639

Jm
3

Note.—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



BUILDING COMPLETION REPORT

Land Manager & Architect's Office

Karachi 52. 5. 1940

Undersigned begs to report that the construction of Building
on plot No. 639 Sheet J. H. 3 Quarter owned by
Mrs Gulibai Gulabhai
has been completed according to plans approved by the Municipal Corporation.
Orders are requested to file the correspondence.

Billings
22/5/40 B. E.
Building Surveyor

,, ,, Section

No. B. S. C.

639/Jm-3

Karachi

25 MAY 1940

Copy forwarded to the Assessor for information in connection to this
office No. 639. J. H. 3 dated 4th April 1940

for Mr. Gulabhai
MAY 23 1940
Land Manager & Architect.



600-2-40.

Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESHI,
B. Sc. Engineering (Edin.)
LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

14 MAY 1940

Reference No L. C. P. 358/37

To,

Mr. C. N. Lala Architect.

Jan Avenue

Karachi.

Dear Sir,

Re. Plot No. 639 Sheet No. Mr-3, Janesh Quarter.

Dear Sir,

With reference to your application dated 22-4-1940.
with amended plans for building on the above plot a copy of the plan duly
signed and approved is returned herewith.

Yours faithfully,

Mr. Govindji,

Pl. put up Completion report.

6/5/5

F. M. I. Kureshi
Land Manager & Architect.

10/5 - MAY 13 1940



ALA, A.I.A.A. (LOND).
INCORPORATED ARCHITECT
ARCHITECT & ENGINEER.



TEL. NO.
TELEGRAMS. USEFUL.

BUNDER ROAD,
OPP. NEW MUNICIPAL BUILDING.

KARACHI, 22-4-1940. 193

To,

The Land Manager & Architect,
Municipal Corporation,
Karachi.

Dear Sir,

Re:- Plot No. 639, J.M. 3, Jamshed Quarter.

With reference to your letter 358/39. of 6th. April 1940.

I have removed all your objections.

- (1) All distances are shown.
- (2) As regards the bay room within 10', it is not within 10', its cornice is within 10' and there is no objection to that bay room proper is beyond 10'.
- (3) The sizes of the rooms are shown.
- (4) The northern balcony shown in the site plan and distance from the boundary are shown.
- (5) The thalla below the staircase shown.
- (6) The Ventilators of the southern W.C. are shown in the elevation.
- (7) The correct balcony is shown in the section.
- (8) There is plenty of open area.

Please now pass the building. Yours Faithfully.

Submitted.

*B.S. with fees
24/4*

Submitted.

*Plans approved
25/4*

The objections have been complied with. The built-up area is much within the allowable limit. Hence it is not measured. Orders are requested to approve the plans.

*Approved H.P. Jinnah
25/4*



APR 12 1940

Lec 639/ Jm-3.

To,

Mrs. Gulibai Gulabrai,
Karachi.

Madam,

Re:-Plot No.639 (41/7), J.M.3, Janshed Qr.

....

With reference to your completion notice dated 27th March 1940, I have to inform you that it cannot be accepted as you have not got the amended plans approved as yet.

Please note that if you fail to get the amended plans passed within 7 days, prosecution will be filed against you for constructing the building contrary to the approved plan.

Yours faithfully,

Land Manager & Architect.

....

Copy forwarded to Mr. C.N.Lala, Architect for information and necessary action;

Land Manager & Architect.

SSB/10.4.

B.10/4

Amended plans in objections -

8th/15/4



To

Mrs. Gulabai Gulabai

Hajrah

Madam

Re: 639 (4/7) J.M.3, Jamshedpur

With ref: to your completion notice dated
27-3-40, I have to inform you that
it can not be accepted as you have
~~failed~~ not got the amended plan
~~plans~~ approved as yet.

Pl. note that

If you fail to get the amended plan
passed within 7 days, prosecution will be
filed against you for obstructing the
building contrary to the approved plan.

J. F

Copy to Mr C. N. Lalla, Asst. Secy L.H.S.
for information & necessary action

L.H.S. - L.A

Pl. type
BSP



NOTICE OF COMPLETION UNDER SECTION 187 (1) OF THE
CITY OF KARACHI MUNICIPAL ACT, 1933.

Karachi, 27th March 1940

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) Masonry and wood work and
sanitary work of Building on Plot 639, J.M.3 is completed
satisfactory.

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

Owner.

Yours faithfully,

Mrs. Gulibai Gulabrai.

Address.

—:O:—

Reference No. L. C. C. 639/J.M.3.

Municipal Office,

Karachi,

APR 4 1940

1. Copy forwarded to the Assessor, Karachi Municipal Corporation
for information. The above notice of completion was received
on 27th March 1940

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.

J.2.4./-

runidji 27.4/4
For Land Manager & Architect,
Karachi Municipal Corporation.



1000-10-38

NOTICE OF COMPLETION UNDER SECTION 187 (1) OF THE
CITY OF KARACHI MUNICIPAL ACT, 1933.

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)

*masonry masonry work
and sanitary work of building
on Plot 639. J.M. 3 is completely satisfactory.*

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

Yours faithfully,

Mrs Gulab Bai Gulabrai

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)

*Building on Plot 639.
J.M. 3.*

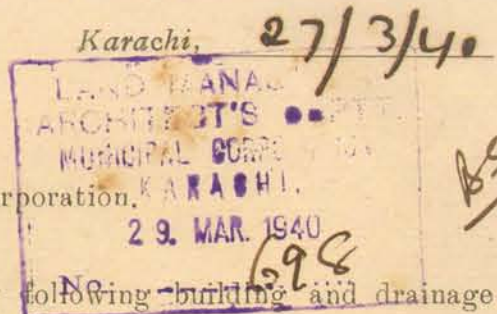
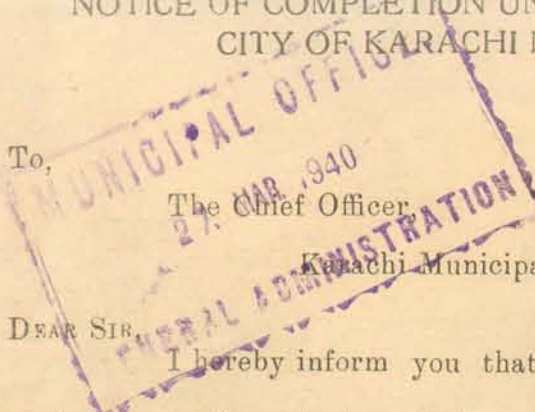
has been supervised by me and has been completed to my satisfaction, that the
workmanship and the materials used are good; and that no provision of the
Act or the Bye-laws and no requisition made, condition prescribed, or order
issued thereunder has been transgressed in the course of the work.

Signed.

Dated.

12/3/40

27/3/40





1000-12-39.

Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESHI,
B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT.

**MUNICIPAL CORPORATION,**
KARACHI.

APR 6 1940

Reference No. L. C. P. 358/37

To, Mr. C.N.Lala, Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 14-3-40,
with a plan for the proposed buildings/additions and alterations on plot
No. 639 Survey Sheet No. J.M. 3, Janshed Quarter,
I have to request you to comply with the following requirements—

L.M.&A's objections.

- (1) Distances of all the structures from the boundary of the plot be given.
- (2) Bay window encroaches on the compulsory open space, which cannot be allowed.
- (3) The sizes of the rooms are not correctly shown.
- (4) The northern balcony must be shown in the site plan and its distance from the boundary must be given.
- (5) The chilla below the staircase be shown.
- (6) The elevation should show the ventilation of the southern W.C.
- (7) The balcony is wrongly shown in the section.
- (8) Appointment be kept to measure the built up area.

The plans are returned herewith rejected.

Yours faithfully,

SSB/3.4.

APR 5 - 1940
Land Manager & Architect.

64/4

639 JM 3

10

- (1) Distances of all the structures from the boundary of the plot be given.
- (2) Baywindow encroaches on the compulsory open space, which cannot be allowed.
- (3) The sizes of the rooms are not correctly shown.
- (4) The northern balcony must be shown ~~on~~ in the site plan & its distance from the boundary must be given.
- (5) The thalla below the staircase be shown.
- (6) The elevation should show the ventilator of the southern W.C.
- (7) The balcony is wrongly shown in the section.
- (8) Appointment be kept to measure the built-up area.

B.S.'s objections

m/4

W 28/3
1 Feb 7
2/4



C.N. LALA, A.A.A. (LOND),
INCORPORATED ARCHITECT,
ARCHITECT & ENGINEER.



TEL. NO.
TELEGRAMS. USEFUL.

BUNDER ROAD,
OPP. NEW MUNICIPAL BUILDING,

To,

The Land Manager & Architect,
Municipal Corporation,
Karachi.

16/3
ms
573

14-8-1940 x 103

Dear Sir,

Re:- Plot No. 639, J.M.3. Jamshed Gr.

I am herewith sending you completion
plan which please approve.

Thanking you.

Yours Faithfully.

[Signature]

To be circulated Pl.

L.H. SA has written yesterday
Reminder to be sent. Pl. find out the fee
and attach to this.

6/43

B. S. Please attach Inspection plan and
report as usual & all other docs also.
Please state if this requires circulation.

Ho 3 on 9/3 - 16/3
SB

6/3

Let me see 9/3 - 9/3 as some action
16/3



KARACHI MUNICIPAL CORPORATION

— : 0 : —

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 ...		
Area	Government ...	
	Municipal ...	
	Total ...	
Title and period of lease		
Form of lease ...		
Any Special conditions of lease ...		
Remarks ...		



400-6-39.

KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

Case No. P/C

RE:—Plot no. 637, sheet no. 1m3, Jaunpur 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.

Date _____

HEALTH OFFICER.

Recd on
12/3

Forwarded with compliments to the Engineer for favour of disposal.

FOR HEALTH OFFICER.

ENGINEER'S REMARKS.

Date _____

Asstt. ENGINEER.

Returned with compliments to the Land Manager & Architect.

FOR ENGINEER.



600-8-39.

KARACHI MUNICIPAL CORPORATION
(BUILDING SECTION)

REVIEW FORM

Case No. B. S. P.

Re:—Plot No. 639 Sheet No. Am3, Jauone 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.

for attached
8/3/40

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? _____
(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

*No objection to the site plan since
the same tallies with the approved
plan dt. 12-12-39*

M. Sadiq
Head Draftsman
8/3/40

re 9/10
LAND SURVEYOR.

sv. 9/10

COMPLETION

PLAN SHOWING PROPOSED BUNGLOW ON PLOT

NR 4 1/2 J.M.3. JAMSHED QUARTER.

SCALE 8 FEET TO AN INCH.

APPROVED

13/10/39
M. J. JAMSHED

ALL Plans built to approved drawings on approved plots and to comply with the provisions of the J.M.3. Jamshed Quarter Rules.

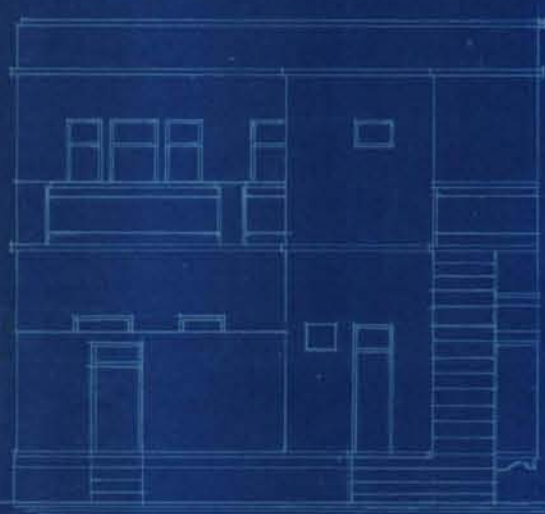
COVERED AREA OF PLOT

A.	1x30.5x21.6	=	650.87
D.	1x8.8x21.3	=	207.18
C.	1x3.0x3.6	=	10.80
D.	1x4.0x2.0	=	8.00
E.	1x4.0x2.0	=	8.00
F.	1x15.2x2.0	=	60.00
G.	1x12.6x2.9	=	34.37
H.	1x10.0x4.0	=	40.00
			1014.42 S.E.

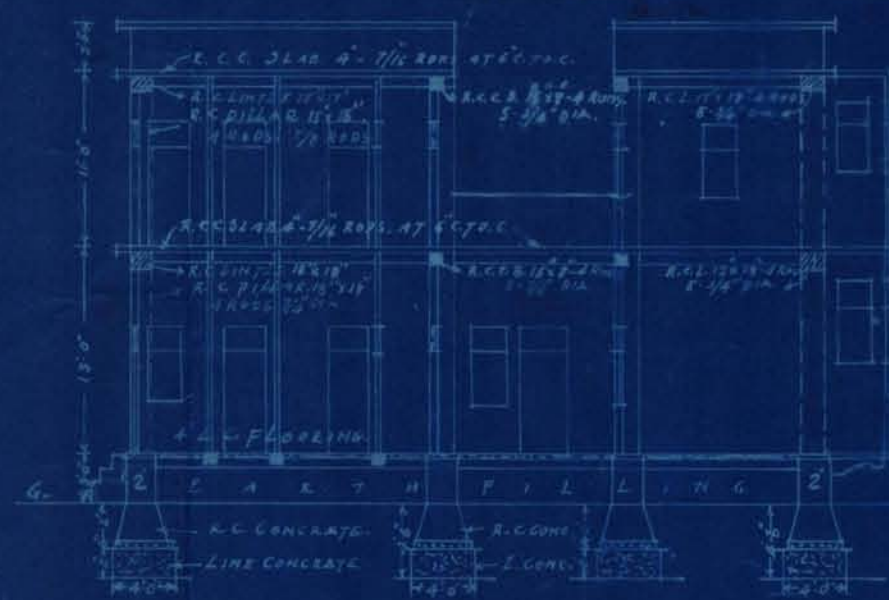
NOTE

AREA OF THE PLOT.	883.43 S.E.
COVERED " "	112.71 " "
OPEN AREA OF PLOT.	770.72 " "
AREA ALLOWED TO BUILD.	284 " "

R.C.C. PILLARS.
G.F. 15x15 + 4 RODS 3/4" DIA.
F.F. 15x15 + 4 RODS 7/8" DIA.



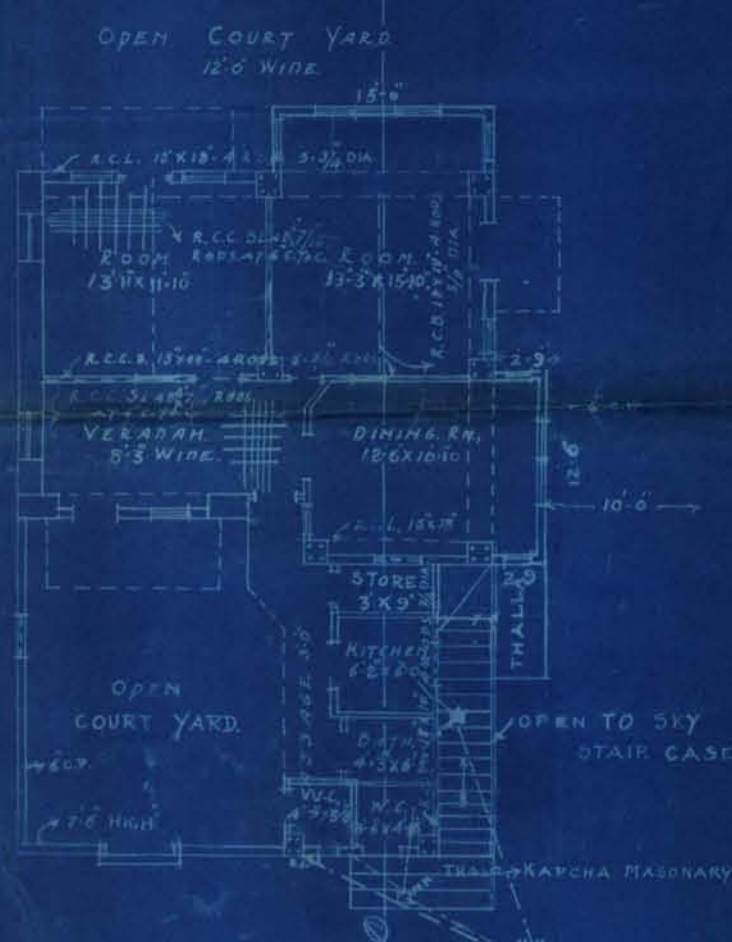
FRONT ELEVATION



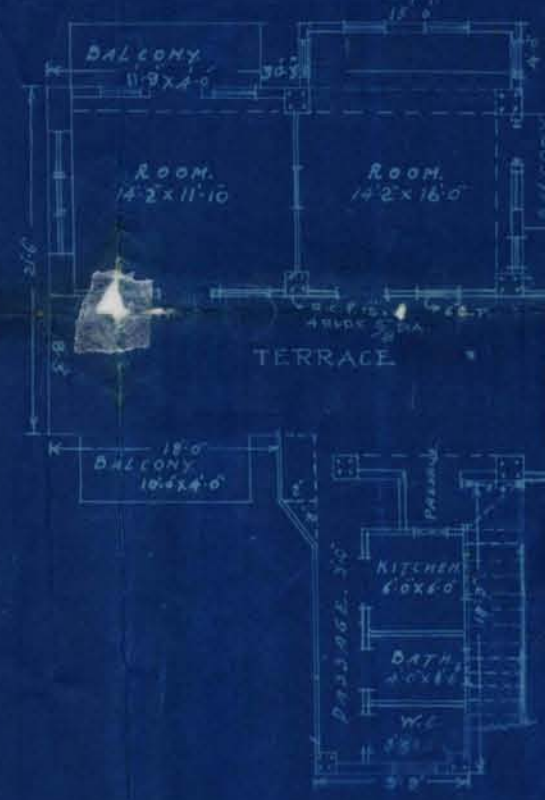
SECTION ON AB

SITE PLAN

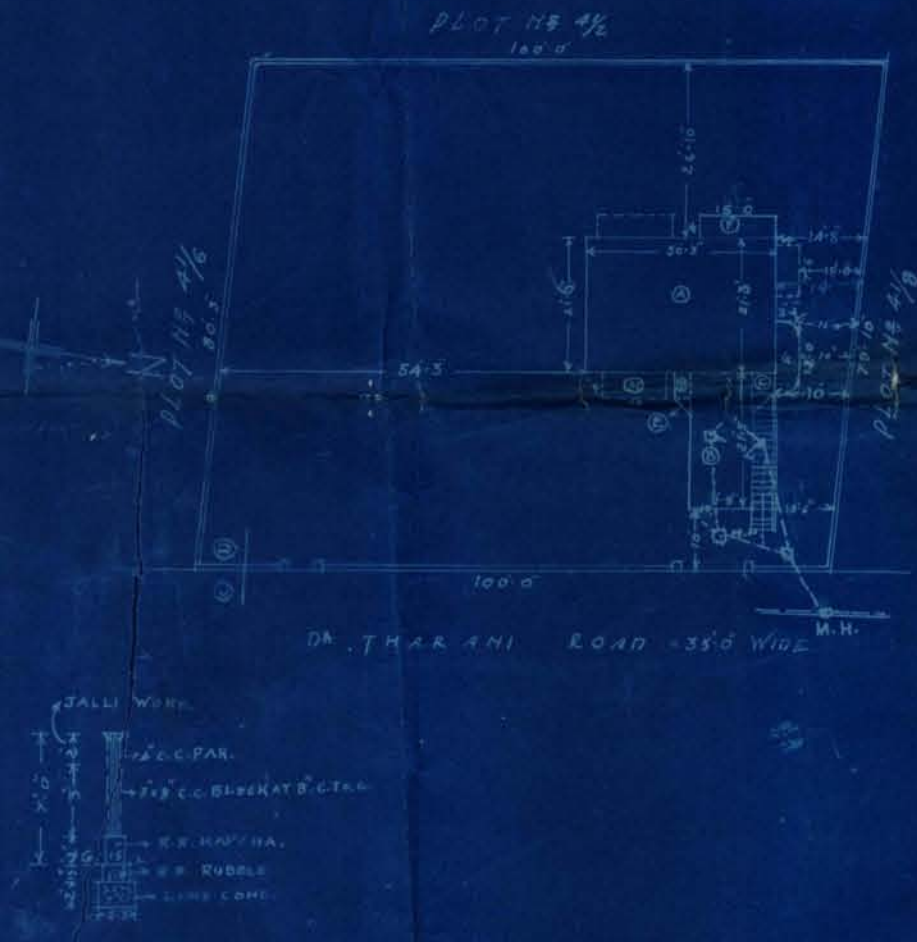
SCALE 20 FEET TO AN INCH



GROUND FLOOR



FIRST FLOOR



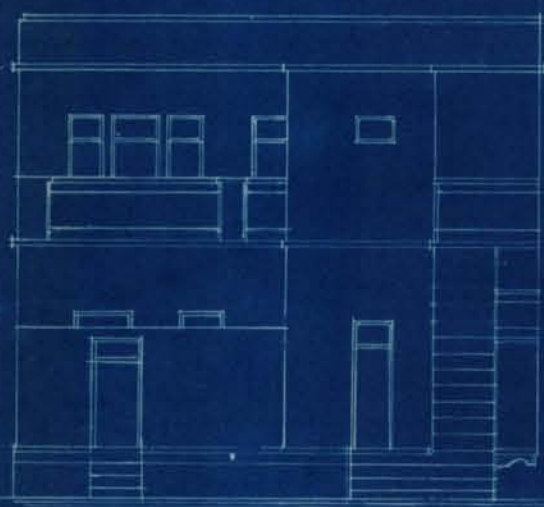
SECTION ON CD

C.N. LALA (A.I.A.A. LONDON)
ARCHITECT & SURVEYOR
BUDDER ROAD KARACHI

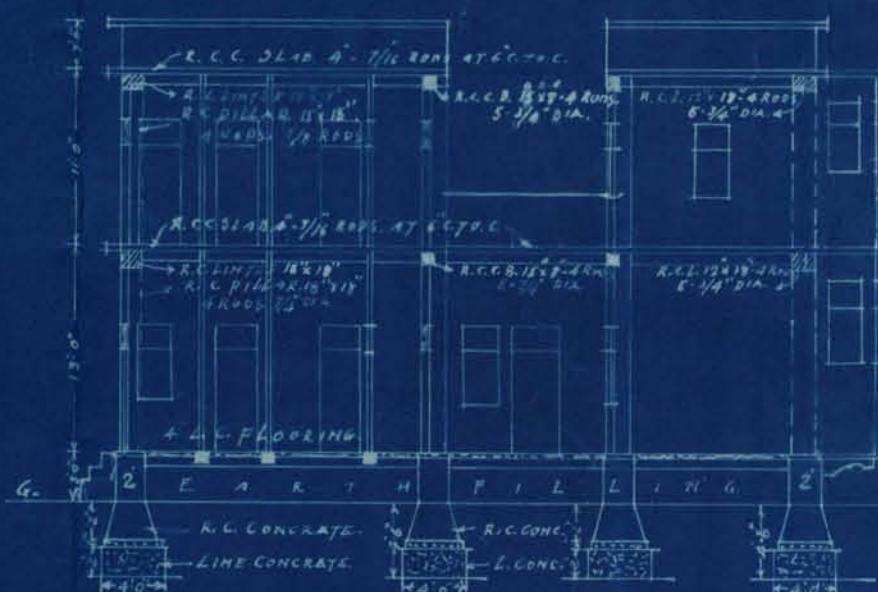
Chirandasa
ARCHITECT & SURVEYOR
26/9/39

Mrs Gulab Bai
OWNER

COMPLETION
PLAN SHOWING PROPOSED BUNGLOW ON PLOT
N^o 4 1/2 J.M.3. JAMSHED QUARTER.
SCALE 8 FEET TO AN INCH.



FRONT ELEVATION



SECTION ON A.B.

COVERED AREA OF PLOT

A.	1x30'3" x 21'6"	=	650.37
B.	1x18'0" x 21'6"	=	387.18
C.	1x18'0" x 21'6"	=	387.18
D.	1x18'0" x 21'6"	=	387.18
E.	1x18'0" x 21'6"	=	387.18
F.	1x18'0" x 21'6"	=	387.18
G.	1x18'0" x 21'6"	=	387.18
H.	1x18'0" x 21'6"	=	387.18
TOTAL			1014.42 S.F.

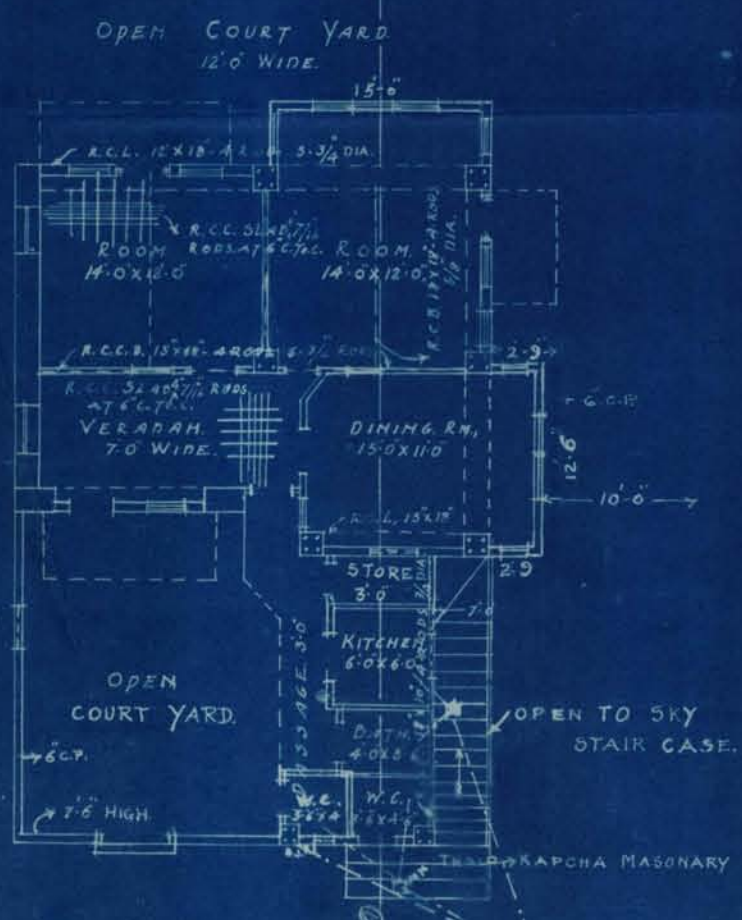
NOTE

AREA OF THE PLOT 883.42 S.F.
COVERED " " 112.71 " "
OPEN AREA OF PLOT 770.71 " "
AREA ALLOWED TO BUILD 284 S.F.

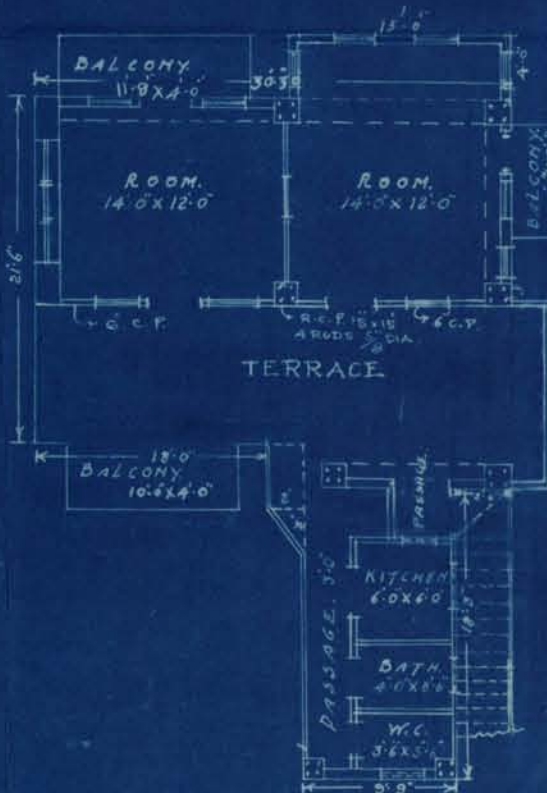
R.C.C. PILLARS
G.F. 18"x18" + RODS 3/4" DIA.
F.F. 15"x15" + RODS 1/2" DIA.

SITE PLAN

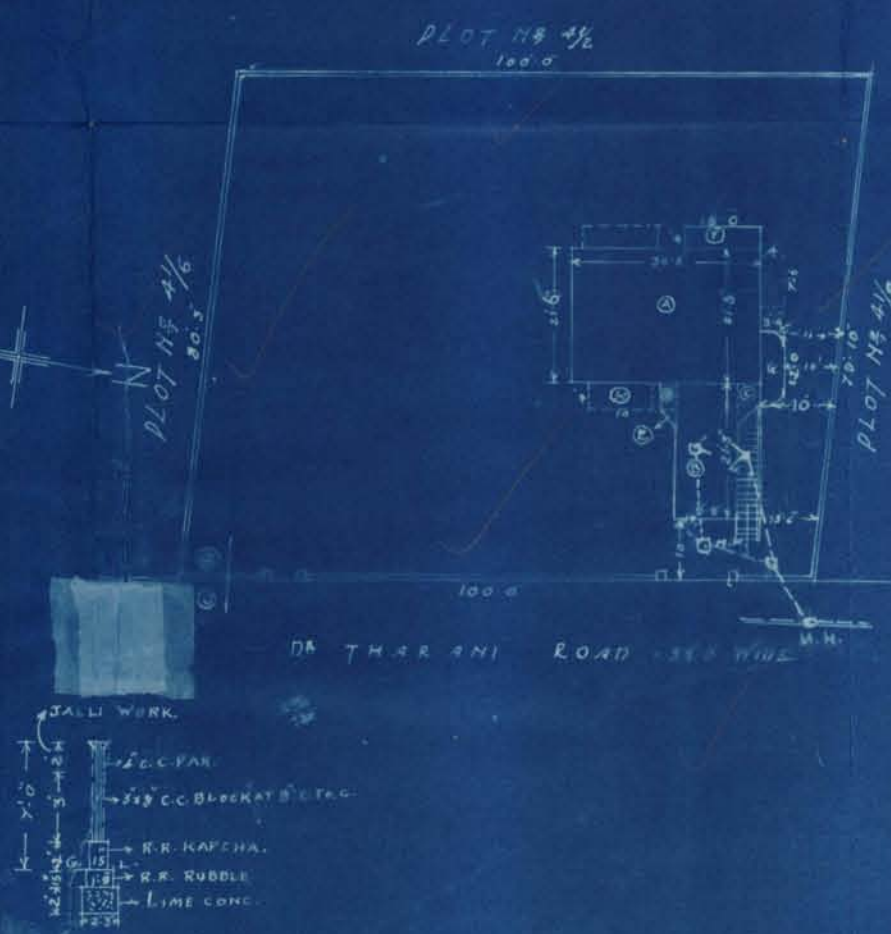
SCALE 20 FEET TO 1 INCH



GROUND FLOOR



FIRST FLOOR



SECTION ON C.D.

C.N. LALA (A.I.A.A. LONDON)
ARCHITECT & SURVEYOR
BUNDER ROAD KARACHI

Chandrabhaga
ARCHITECT & SURVEYOR
26/4/39

Mrs. Gulistan
OWNER



Heritage

KMR.CDD.JmQ.1939-1940.03

Office Telephone Nos. 2805, 2806 &
2807.



MUNICIPAL CORPORATION
KARACHI.

FEB 2 1940

Reference No. L. C—P.

358/39

To.

Mr.

Gulibai Gulabrai,
Kehi

Dear Sir,

With referenee to your building on plot No. 41/7 sheet
No. J.M.3., Quarter, I have to inform you that the building
as is being erected, or re-erected differs from the approved plan.
You are therefore requested to make the building in conformity
with the approved plan on receipt hereof, failing which, action
will be taken under the Act which please note.

Copy to Mr. C.B. Dala
for necessary action.

Yours faithfully,

[Signature]
Land Manager & Architect.

JAN 29 1940

1000—5—38

Al Se 5 a 27/1
re ider.
K 75

Delivered on 6/2
Subcharh
Delivered on 5/2
Baboo



1000-10-39,

18

Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESHI,
B. Sc. Engineering (Edin.)
LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION.
KARACHI.

Reference No. B. S. 358/39

JAN 19 1940

To,

Mr C. N. Lalla, Architect
KARACHI.

Dear Sir,

Re:—Plot No.

41/7

Sheet No.

J. M. 3, *James* Quarter.

With reference to ~~your letter dated~~ 19 . re:—
above Plot, you are requested to keep your premises open for
inspection of the Building Surveyor on 23-1- 1940
between 10-30 & 10-45 A. M., and also be present on the site.

*Seen. Architect absent.
while hearing completion.*

*gnt
23/1*

Your faithfully,

[Signature]
JAN 15 1940

Land Manager & Architect.

[Signature]
23/1

[Signature]
12/1

[Signature]
23/1

L.C.

*Pl. write to the head -
make the building in conformity
with the approved plan -
copy to architect.*

*Delivered on 22/1
Babu*



19

C. N. LALA, A.I.A.A. (LOND).
INCORPORATED ARCHITECT
ARCHITECT & ENGINEER.

TEL. NO.
TELEGRAMS. USEFUL.

BUNDER ROAD,
OPP. NEW MUNICIPAL BUILDING.

B.S. Mm
7/12

KARACHI 6- 12 193 9
3651

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

Dear Sir,

Re- Plot No, 639. J. M. 3.

I am filling the roof of the bungalow on
the above plot on Thursday 7th. instant.
Please come and inspect the same.

Ret. m 7/12 ah
40. h. 500
7/12

Thanking you.

Yours Faithfully.

[Signature]



Heritage

KMR.CDD.JmQ.1939-1940.03

20

Office Telephone Nos. 2805, 2806 & 2807.

600--7-39

F. M. I. KURESHI,
B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI

DEC 13 1939

Reference No. L. O. O. 358/39.

To,

Mr. C. H. Dala

Architect for owner

KARACHI.

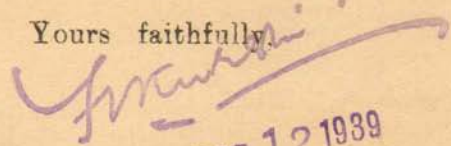
Dear Sir,

Re. Plot No. 41/7 Sheet No. J.M. 3, Jamshed Quarter

Dear Sir,

With reference to your application dated 29.11.39.
with amended plans for building on the above plot a copy of the plan
duly signed ^{and} ~~by~~ approved is returned herewith.

Yours faithfully,


DEC 12 1939

Land Manager & Architect,

9/12

10.70—3.37

Diary sheet in respect of Building Regulation plans received.

Date of receipt.	Date When sent.	Date When Retd.	Date when sent to B. S.	Date when put up to L. M. A.	Date when obj sent.	Remarks.
29/9	30/9					
B. S.						
H. O.	"	4/10	9/10/29	18/1 x sent to L. M. A. for filling in L. M. A. net.		
E. E.	"	6/10				
L. S.	"	7/10				
1/11				23/1 x 139		
B. S.						
H. O.			1/11	7/1 x 11/39	to L. M. A. for spot about open space	
E. E.						
L. S.						
20/11						
B. S.			30/11	6/12/39		
H. O.						
E. E.						
L. S.						



Heritage

KMR.CDD.JmQ.1939-1940.03

G. N. LALA, A.I.A.A. (LOND),
INCORPORATED ARCHITECT
ARCHITECT & ENGINEER.

TEL. NO.
TELEGRAMS, USEFUL.

BUNDER ROAD,
OPP. NEW MUNICIPAL BUILDING,

KARACHI, 29th Nov 1939

The Land Manager & Architect.
Municipal Corporation. Karachi.

Dear sir,

Re. plot 41/7. J.M.S. Jamshed gr

With reference to your letter no 358 of 20th Nov, I have removed all your objections.

1. Bay windows is kept 10' away while thalla^{of thalla} and steps₂ are allowed in compulsory space.

. Sale deed is shown to you. and stair is indicated as open to sky

Please approve the plans.

Yours faithfully.

Requirements complied with
no other objection
6/11/39

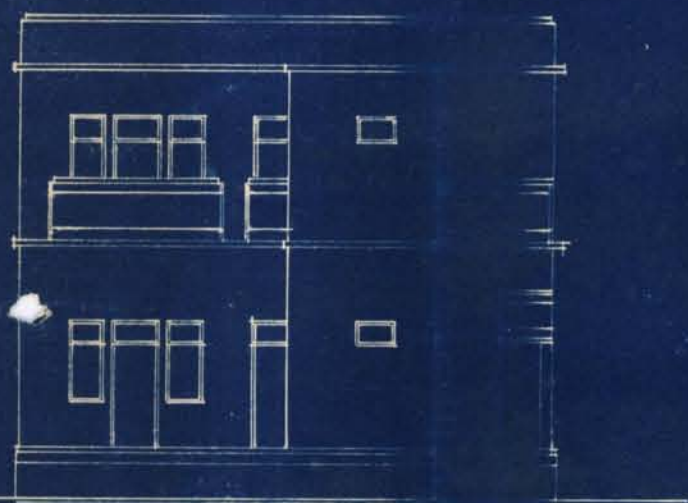
Architect.

Plans approved
M. S. J.

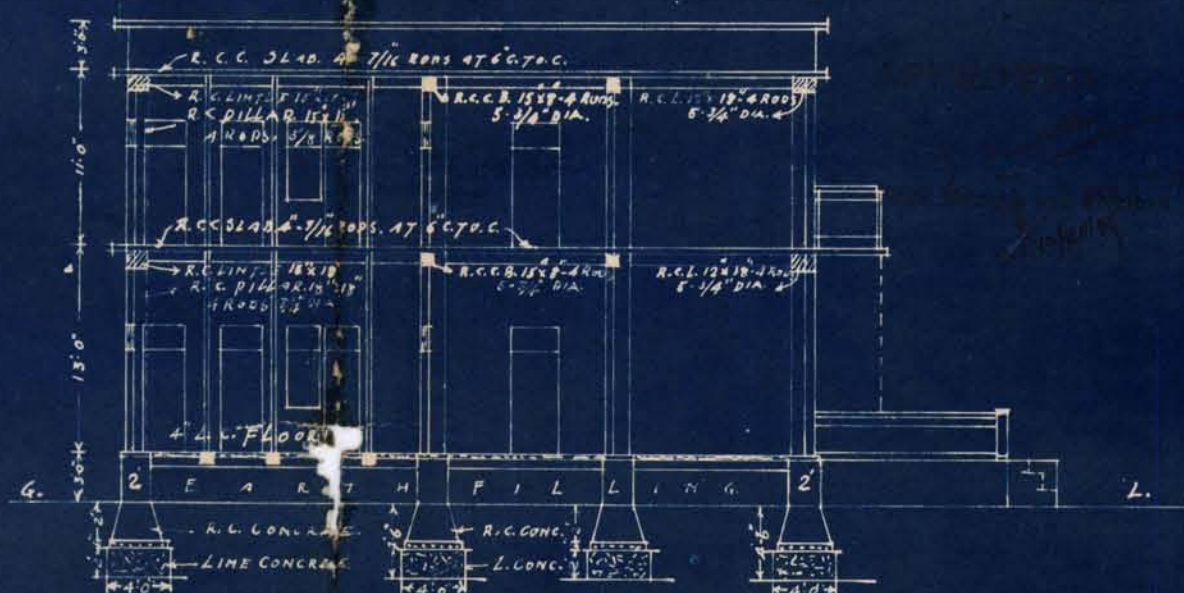
Amended Approval
11/11



AMENDED
PLAN SHOWING PROPOSED BUNGLOW ON PLOT
NO 4 1/2 J.M.3. JAMSHED QUARTER.
SCALE 8 FEET TO AN INCH.



FRONT ELEVATION



SECTION ON AB

COVERED AREA OF

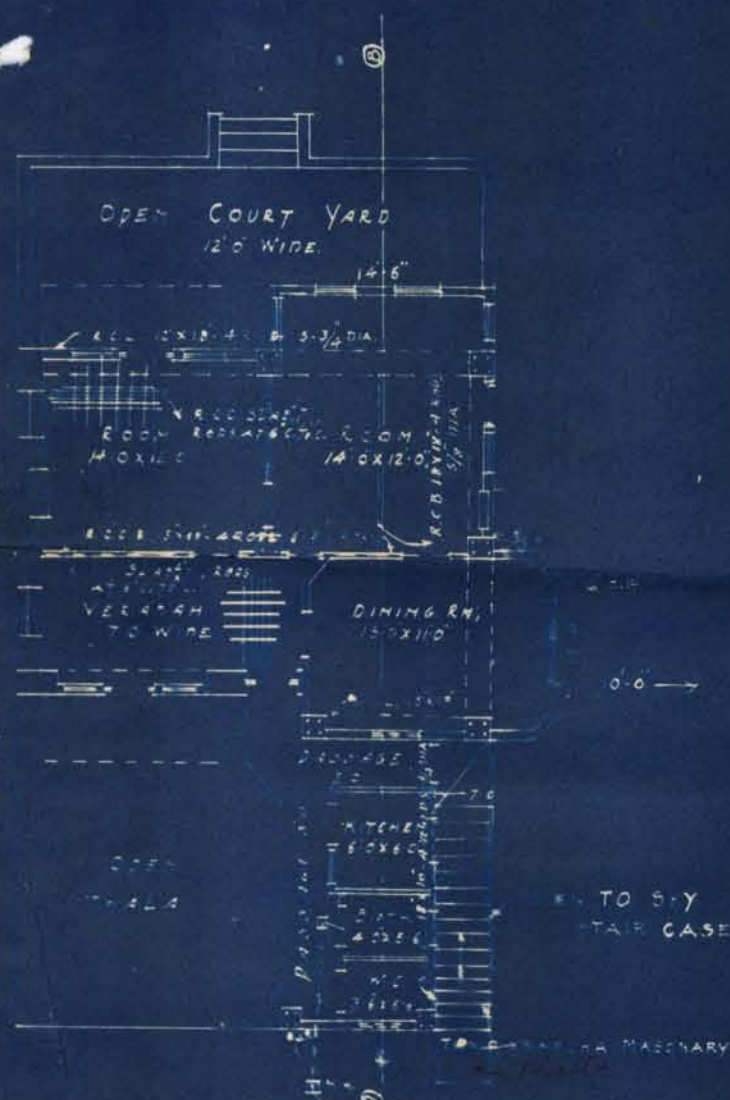
A	1X30X20	=	600
B	1X8X20	=	160
C	1X30X36	=	1080
D	1X4X20	=	80
E	1X4X20	=	80
F	1X14X20	=	280
G	1X12X20	=	240
			<u>3720</u>

NOTE

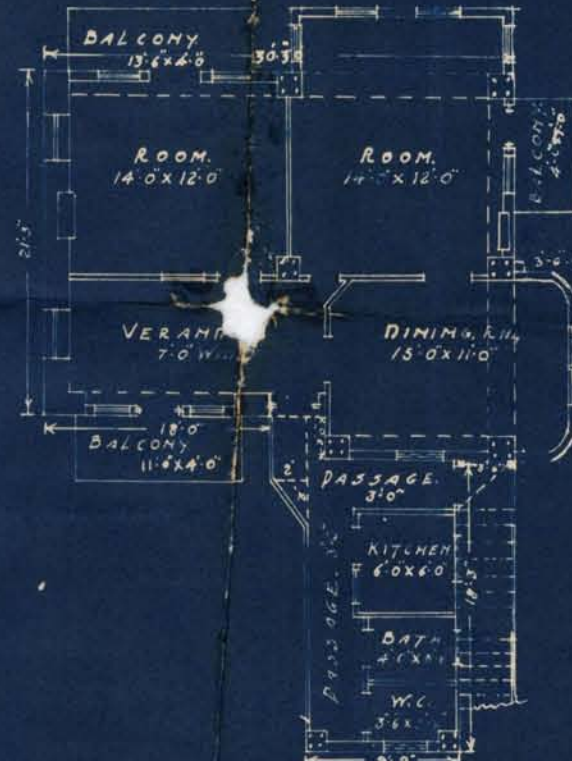
AREA OF THE PLOT 833
COVERED 3720
OPEN AREA OF PLOT 774
AREA ALLOWED TO BUILD 284

R.C.C. PILLARS
G.F. 10'X10' 4 RODS 3/4" DIA.
F.F. 15'X15' 4 RODS 5/8" DIA.

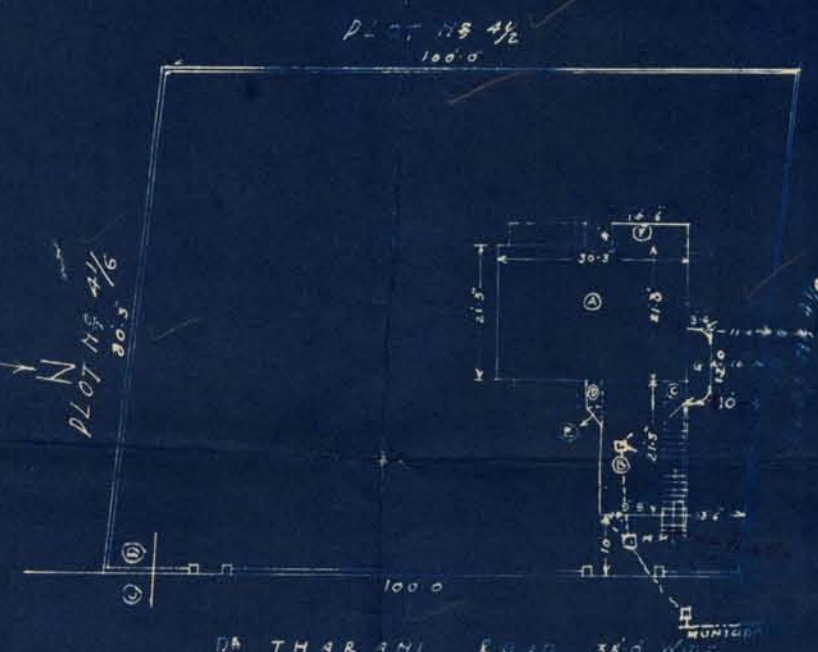
SITE PLAN
SCALE 20 FEET TO 1 INCH.



GROUND FLOOR



FIRST FLOOR



SECTION ON C.D.

Chinai das, 1/19
26/9/39
ARCHITECT & SURVEYOR

Mrs. J. S. Das
OWNER

1000-8-39.

Office Telephone Nos. 2805, 2806 & 2807

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



MUNICIPAL CORPORATION,
KARACHI.

NOV 20 1939

Reference No. L. C. P. 358/39.

To, Mr. C.N. Dala, Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 31st October 1939,
with a plan for the proposed buildings/additions and alterations on plot
No. 41/7 Survey Sheet No. J.M.O. Jamshed Quarter,
I have to request you to comply with the following requirements—

L.M.&A's objection.

(1) Thalla and steps and bay window cannot be allowed
in 10 ft. compulsory open space.

(2) your statement in para. no. (4) is not correct.

L.C.

To p. report on para. 4 of no - architect's letter.

Re: The ^{present} owner's name is Mrs. Gulabai 15/11
no Gulabai as per the L/Registrar's entry

L.C.
16/11

The plans are returned herewith rejected.

Yours faithfully,

F. M. I. Kureshi

Land Manager & Architect.

SSB/13.10.



25-1

TEL. NO.
TELEGRAMS. USEFUL.BUNDER ROAD.
OPP. NEW MUNICIPAL BUILDING.

KARACHI, 31st Oct 39, 193

C. N. LALA, A.I.A.A. (LOND).
INCORPORATED ARCHITECT
ARCHITECT & ENGINEER.The Land Manager & Architect.
Municipal Corporation Karachi.

Dear sir,



Re. Plot 41/7 J.M. Jamshed gr

With reference to your letter no 358 of 26th Oct, I have removed all your objections.

1. Where plots abut on eastern road 10' is to be left from the road as such I have left 10' away from the road which is in order.
2. Bays which are also allowed within 10' and have been allowed by you in buildings of Basila Papal on the corner Of Clayton road and R.k. Sidva road. In this case you have allowed bays within 5' .
~~while~~ and further you have allowed bay in bungalow abutting Thariani road apposite the proposed building. In my case I have kept bay 10' at the centre from the compound wall. You will kindly allow this.
3. I have calculated bays in covered area.
- 4 The present owner is Mrs Gulibai Gulabrai and her name is in the register.
- 5 Section of compound wall is shown

Please approve the plans.

Thanking you.

d. c.

Pl. report if the building condition

re: leaving 15's as compulsory open space on the eastern side has been amended, and if so how much open space is to be left as compulsory open space.

7/11

0.710

B. S.
1/11



B.S.

Yes pl. In the case of the above plot, it is optional with the owner to leave ^{10 feet} from the road on the East at least 10 feet from the compound wall of the adjoining plot to the West. ~~W.C. 10/11/41~~ (via No: L.C. A 22/360/27.5.38 with which copy of the amended conditions was sent to him.)

Mo
7/11/41
L.C.

7/XI.

Submitted to the L.T.A for order in no. 2 re. bay window within 10' from the boundary of the plot and also the Kupcha masonry steps and "Thalla"

Re: no. 4 The L.C. may be asked to report as to the correctness of the architect's statement

7/XI

1 Thalla & Bay window
Can not be allowed in
10 ft - Compulsory open
space.

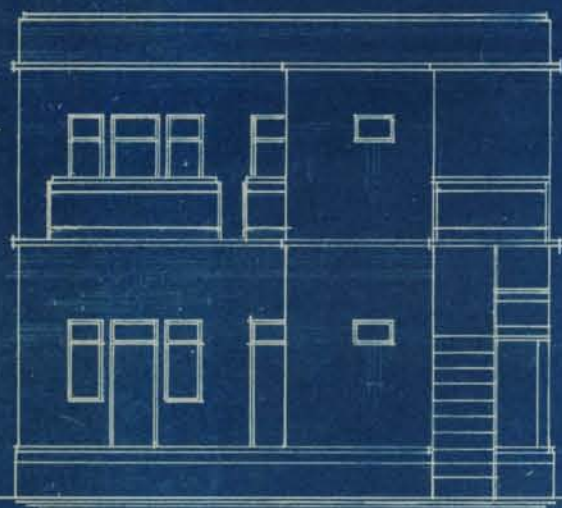
2. L.C. to report M.

7/11/41

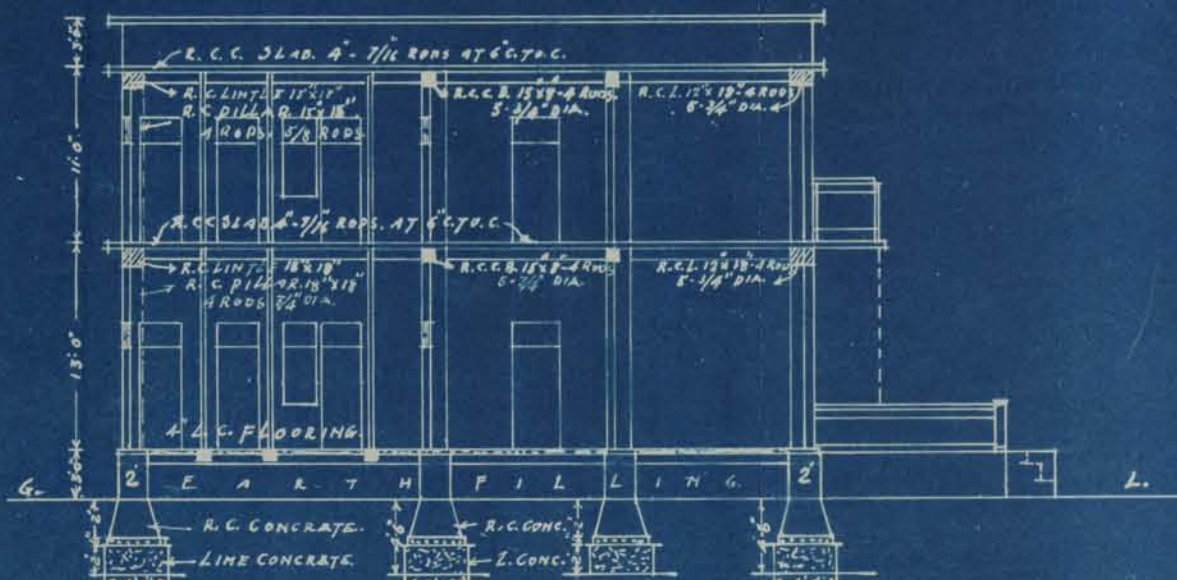
7/11/41



AMENDED
PLAN SHOWING PROPOSED BUNGLOW ON PLOT
NO 4/7. J.M.3. JAMSHED QUARTER.
SCALE 8 FEET TO AN INCH.



FRONT ELEVATION



SECTION ON AB

COVERED AREA OF PLOT

A.	1x30'5" x 21'3"	=	642.82
D.	1x 6'5" x 21'3"	=	207.18
C.	1x 3'0" x 3'6"	=	10.50
D.	1x 4'0" x 2'0"	=	8.00
E.	1x 4'0" x 2'0"	=	8.00
F.	1x 14'5" x 4'0"	=	58.00
G.	1x 12'5" x 3'6"	=	42.00
			<u>972.50</u>

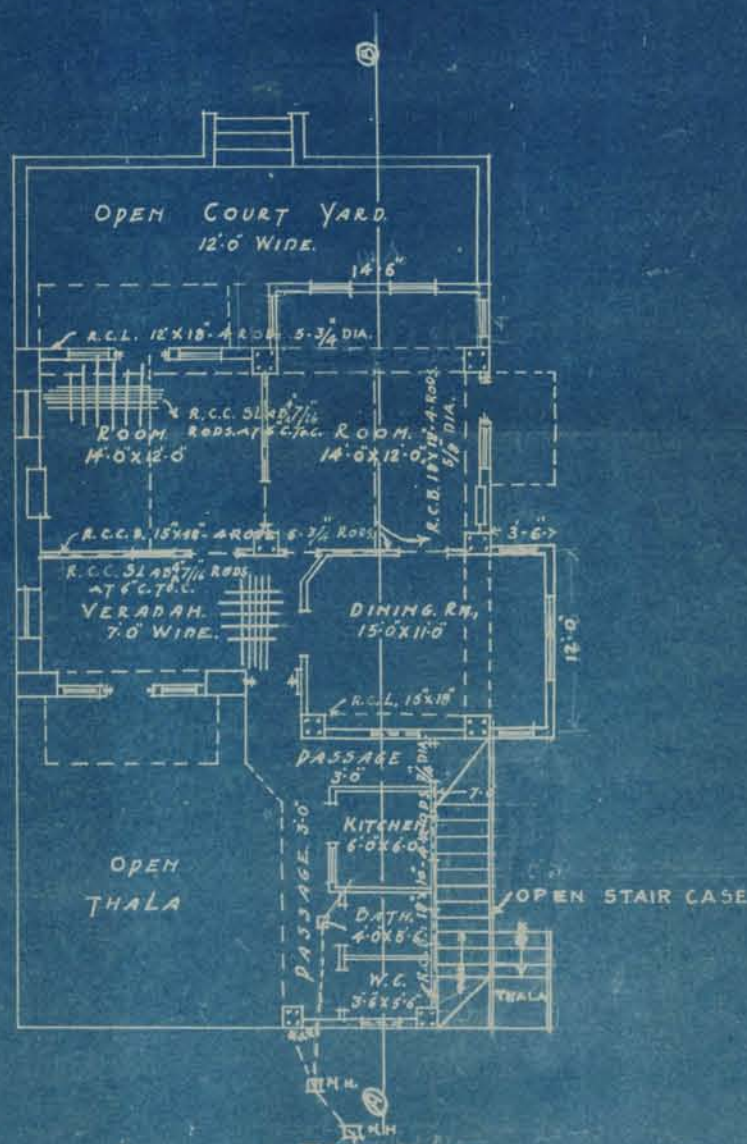
NOTE

AREA OF THE PLOT.	883 Sq. Yds.
COVERED "	108.05 "
OPEN AREA OF PLOT.	774.95 "
AREA ALLOWED TO BUILT.	284 Sq. Yds.

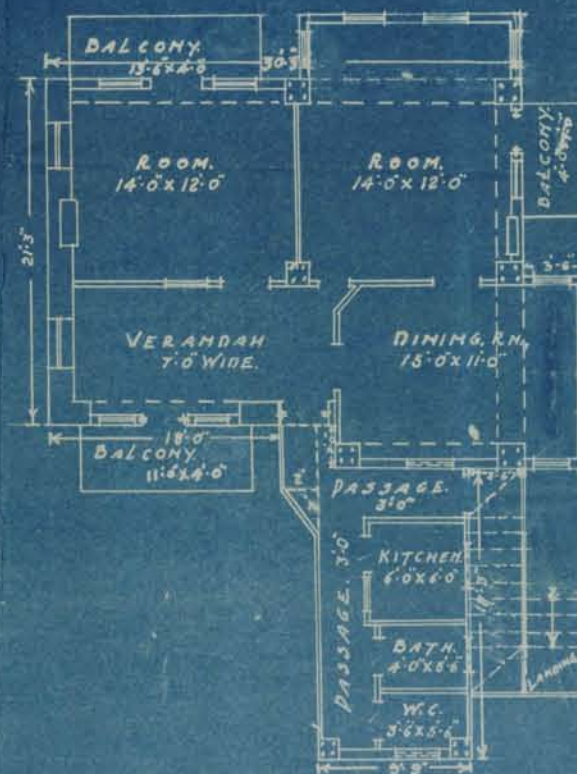
R.C.C. PILLARS.
G.F. 15x15" 4 RODS. 3/4" DIA.
F.F. 15x15" 4 RODS. 5/8" DIA.

SITE PLAN.

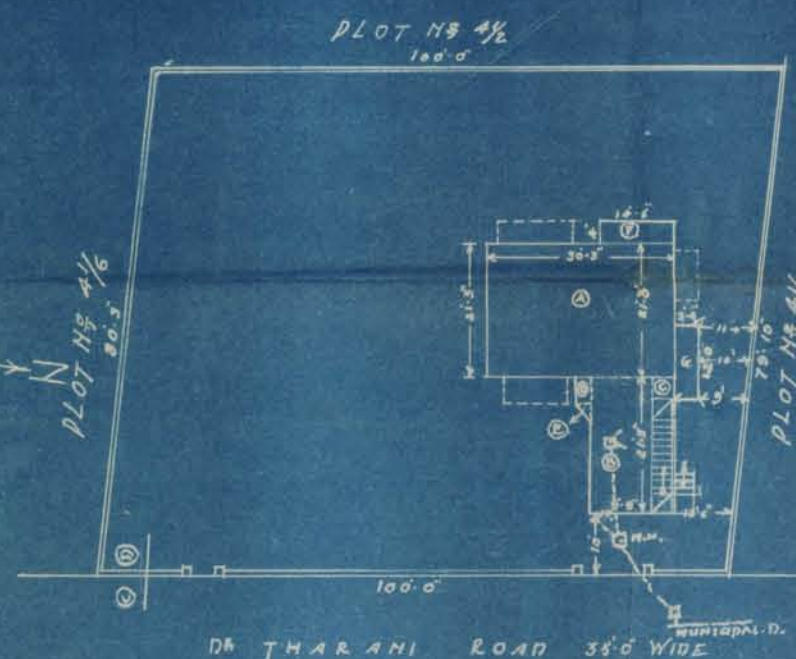
SCALE 20 FEET = 1 INCH.



GROUND FLOOR



FIRST FLOOR



SECTION ON A.B.

C.M. LALA (CALAA LONDON)
ARCHITECT & SURVEYOR
DUNDEE ROAD KARACHI

Chirman dasi bala
26/9/39
ARCHITECT & SURVEYOR

Mrs Gul. bala
OWNER



Heritage

KMR.CDD.JmQ.1939-1940.03

1000-8-39.

Office Telephone Nos. 2805, 2806 & 2807

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



MUNICIPAL CORPORATION,
KARACHI.

OCT 26 1939

Reference No. L. C. P. 358/39.

To, Mr. G.N. Lala, Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 28th September 1939,
with a plan for the proposed buildings/additions and alterations on plot
No. 41/7 Survey Sheet No. J.M.3, Jamshed Quarter,
I have to request you to comply with the following requirements—

L.M.&.A's objections.

- (1) The building is not designed as per the conditions imposed which must be done and the plan drawn accordingly. No structure except platform can be allowed on the space of 15' from road and 10' from other boundaries of the plot.
- (2) Bay window must be taken into built up area as per conditions of sale.
- (3) Plans must bear the signature of the owner of the plot.
- (4) Stairs must be indicated as "open to sky" otherwise the same to be included in the built up area.
- (5) There is a mistake in the built up area calculations, ~~which~~ which must be rectified.
- (6) Section of compound wall must be given.

The plans are returned herewith rejected.

Yours faithfully,

F. M. I. Kureshi

Land Manager & Architect.

SSB/25.10.



Plot No 447 Sheet No Ans Jaunhed Gr
BUILDING SURVEYOR'S REPORT.

d.c

M get the extract from the L.R. duly filled in and return to day.

18/x

1. The building is not designed as per the conditions of imposed which must be done and the plan drawn accordingly. No structure except platform can be allowed on the space of 15'-0" from road and 10'-0" from the boundaries of the plot.

2 Bay windows must be taken into built up area as per conditions of sale.

3. Plans must bear the signature of the owner of the plot.

3. Stairs must be indicated as "open to sky" staircase. The same to be included in the built up area.

4. There is a mistake in the built up area calculation which must be rectified.

5. Section of compound wall must be given.

Date

23/x
Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

B.S.'s objections

18/x

L.M.

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.	} Quarter. <i>for shed</i>
Old plot No. <i>41/7</i>	Sheet No. <i>for 3</i>	
Whether under Govt or Municipal Control	<i>Municipal</i>	
Registered Holders of plot	<i>Sauddas Idanmal</i>	
Area	Government	
	Municipal	<i>883</i>
	Total	<i>883</i>
Title and period of lease	<i>99 years from 15th April 1937</i>	
Form of lease		
Any Special conditions of lease		
Remarks	<i>19/4</i>	

Date of receipt of plan _____

Date of expiry of 30 days _____



KARACHI MUNICIPAL CORPORATION

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. B. *2258/29*Re:—Plot No. *41/7* Sheet No. *1m3*, *joined* 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.

f.c. attached M
Recd 30
LAND CLERK.

LAND SURVEYOR'S REPORT.

- Deal at 4 PM*
2/10/39
891
- (a) Does the plot come under Alignment? _____
(b) If so, is the street line correctly shown? _____
 - (a) Does the plot come under P. T. Scheme? _____
(b) If so, is the plot shown as finally re-constructed? _____
 - (a) Is there any encroachment? _____
(b) If so, state the nature and No. of sq. yards? _____
 - (a) Is the area of the plot stated on plan correct? _____
(b) If not give the correct area _____
 - (a) Is the plot subject to any conditions of pervious sub-division and amalgamation? _____
(b) If so, state the conditions. _____
 - (a) Is the street width correctly shown? _____
(b) If not state the widths. _____

Objections

Site plan tallies with the approved
plan No. 17-5-39.
No objection

M. S. Sidiqi
Head Draftman
3/4/39

820 7/1x
LAND SURVEYOR.
W. 26/4

70
600-5-39.**KARACHI MUNICIPAL CORPORATION.**
BUILDING SECTION.**REVIEW FORM.**Case No. *4/C 35828*

RE:—Plot No.

41/7, Sheet No. *33* *January* Qr.

A copy of plan is forwarded with compliments to the Health Officer for
favourable remarks.

10900
2/20
for health
to show to health
2/10
30/9
FOR LAND MANAGER & ARCHITECT.**HEALTH OFFICER'S REMARKS.***No objection**M. S. D. S.*

HEALTH OFFICER.

3/10

4 OCTOBER 1939



C. N. LALA, A.I.A. (LOND).
INCORPORATED ARCHITECT
ARCHITECT & ENGINEER.

TEL. NO.
TELEGRAMS. USEFUL.

BUNDER ROAD.
OPP. NEW MUNICIPAL BUILDING.

ARCHITECT'S
MUNICIPAL CORP.
KARACHI.
28. SEP. 1939
No. 358

28/9 1939

The Land manager Architect
Municipal Corporation
Karachi

B.S.

Dear Sir, ^{28/9} Re - Plot 41/7. J.M.3
(new no 639)

I am herewith sending
your amended plan which
please approve.

To be circulated

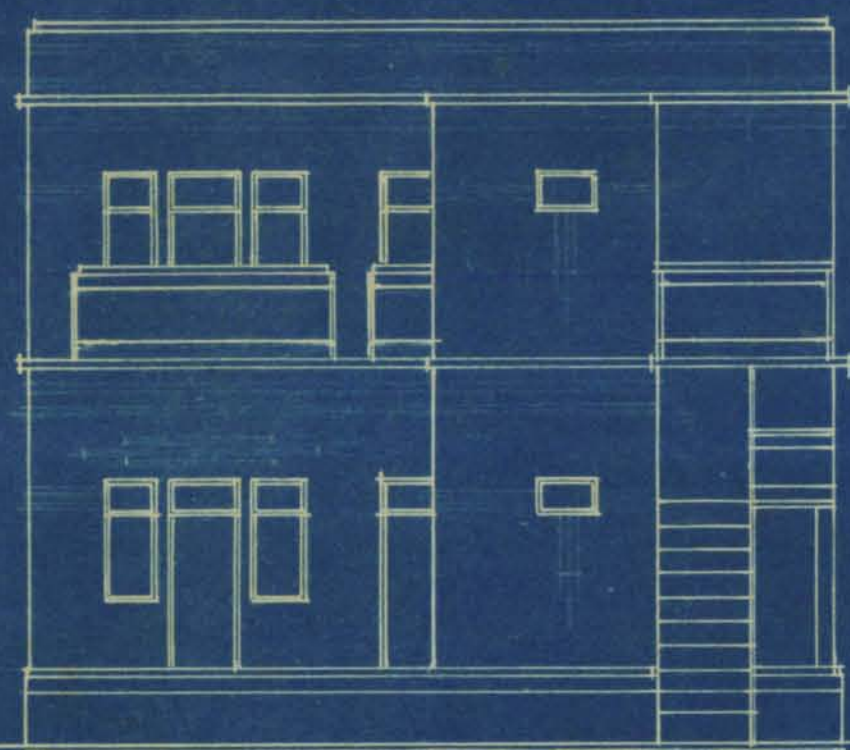
29/9

30/9

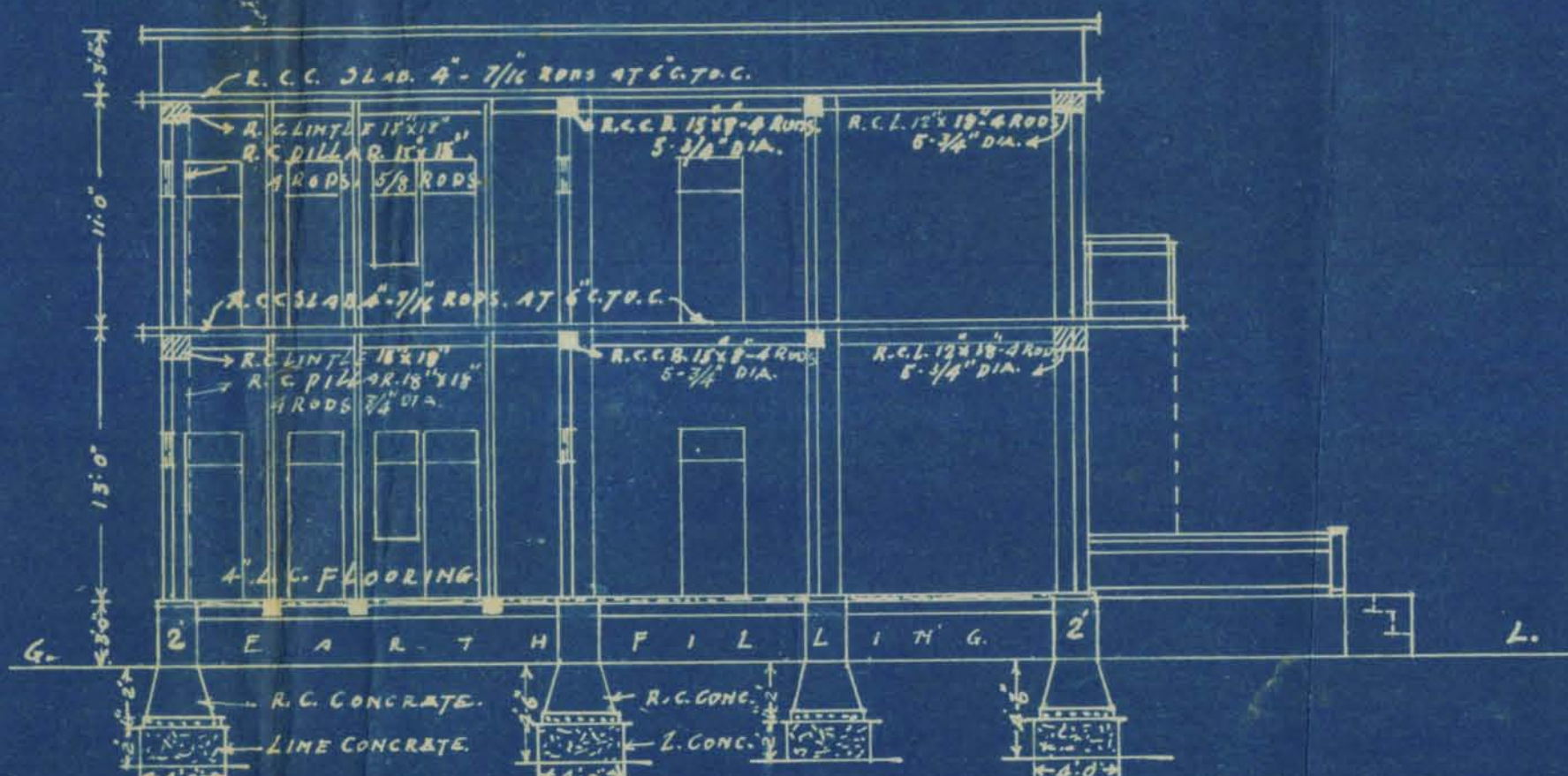
Yours faithfully
C.N.L.

B.S. Please attach inspection plan &
please state if this requires circulation
28/9

AMENDED
PLAN SHOWING PROPOSED BUNGLOW ON PLOT
NO 4 1/2 J.M.3. JAMSHED QUARTER.
SCALE 8 FEET TO AN INCH.



FRONT ELEVATION



SECTION ON AB

COVERED AREA OF PLOT.

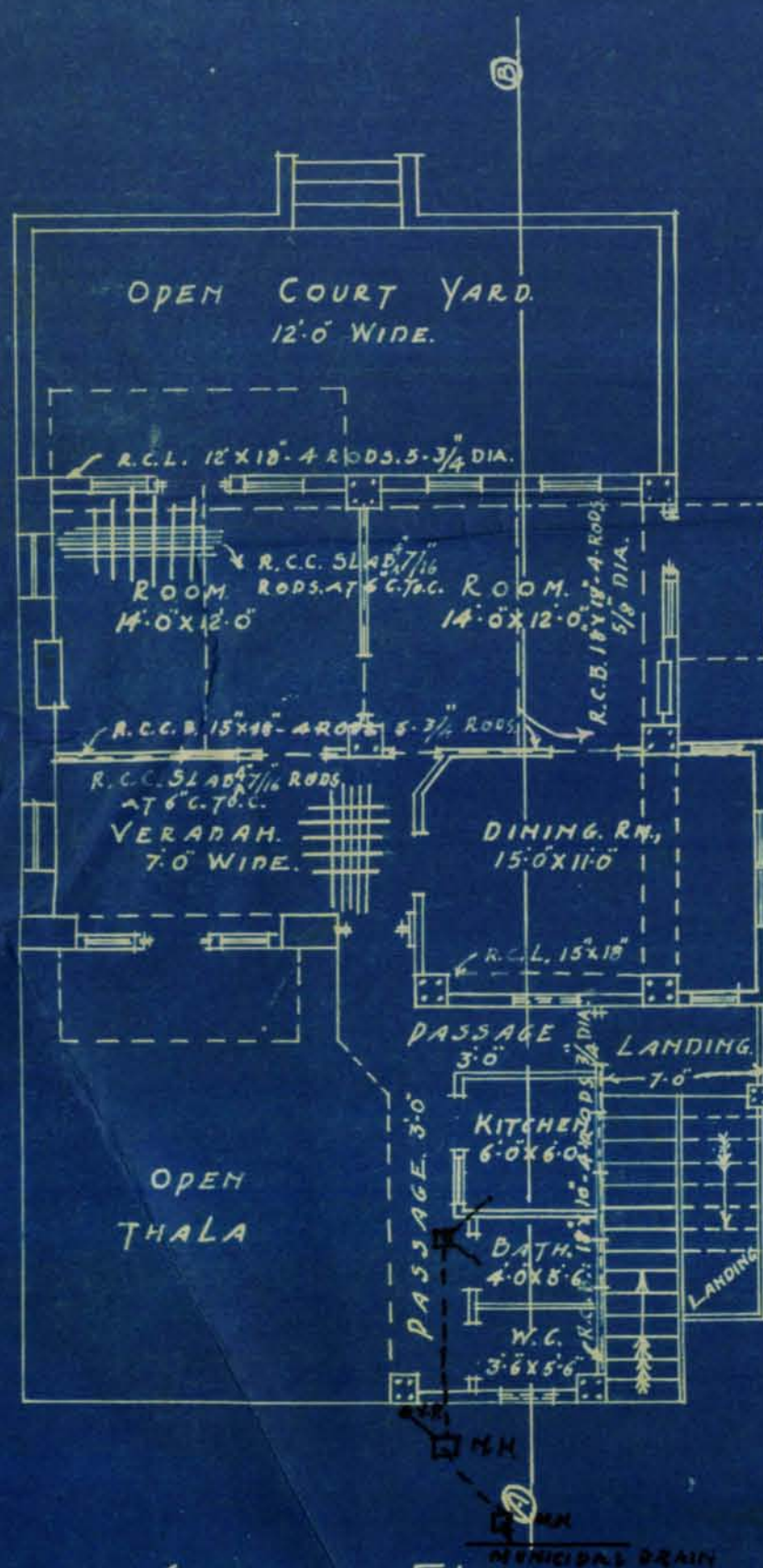
A.	1x30'8" x 21'3"	=	642.82
D.	1x 8'8" x 21'3"	=	207.18
C.	1x 8'0" x 3'6"	=	10.50
D.	1x 4'0" x 2'0"	=	8.00
E.	1x 4'0" x 2'0"	=	4.00
			<u>872.50</u>

NOTE

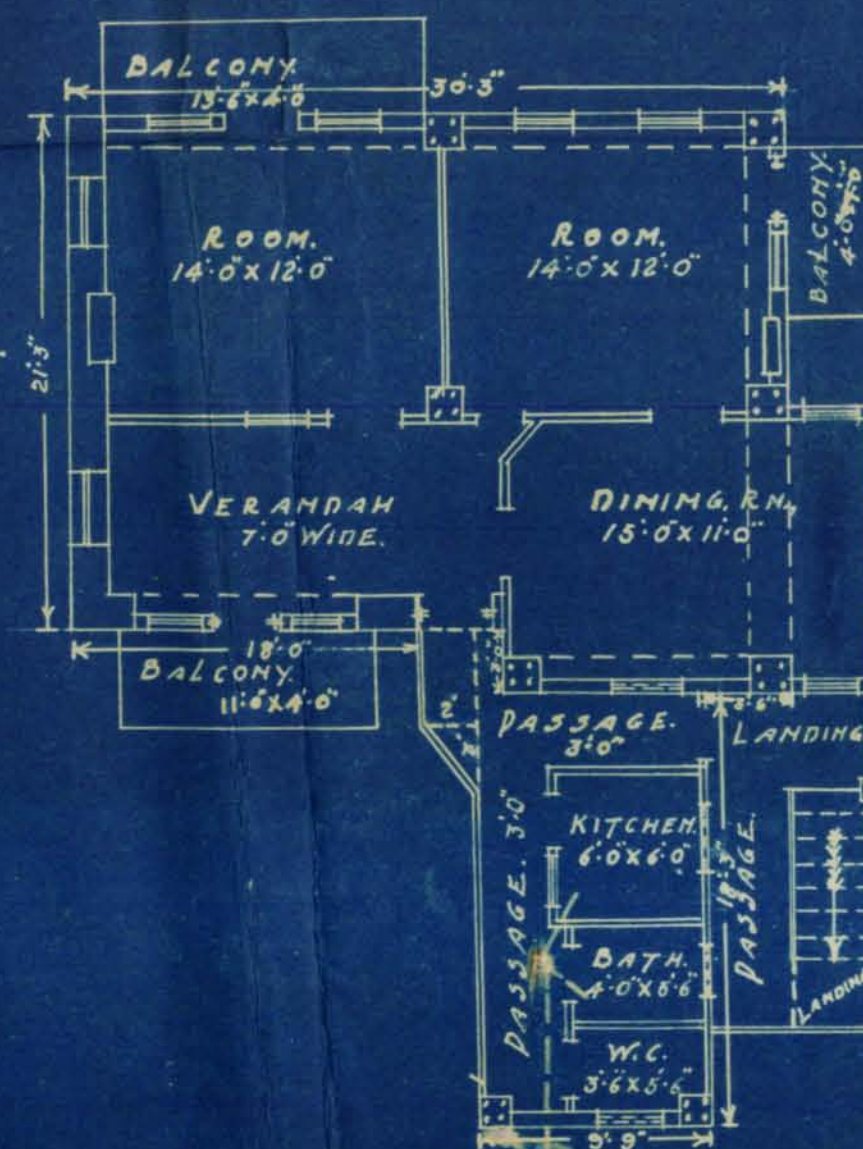
AREA OF THE PLOT, 883 Sq. Yds.
COVERED " " 96.94 " "
OPEN AREA OF PLOT, 786.06 " "
AREA ALLOWED TO BUILT, 284. " Sq. Yds.

R.C.C. PILLARS.
G.F. 15x15" 4 RODS 3/4" DIA.
F.F. 15x15" 4 RODS 1/2" DIA.

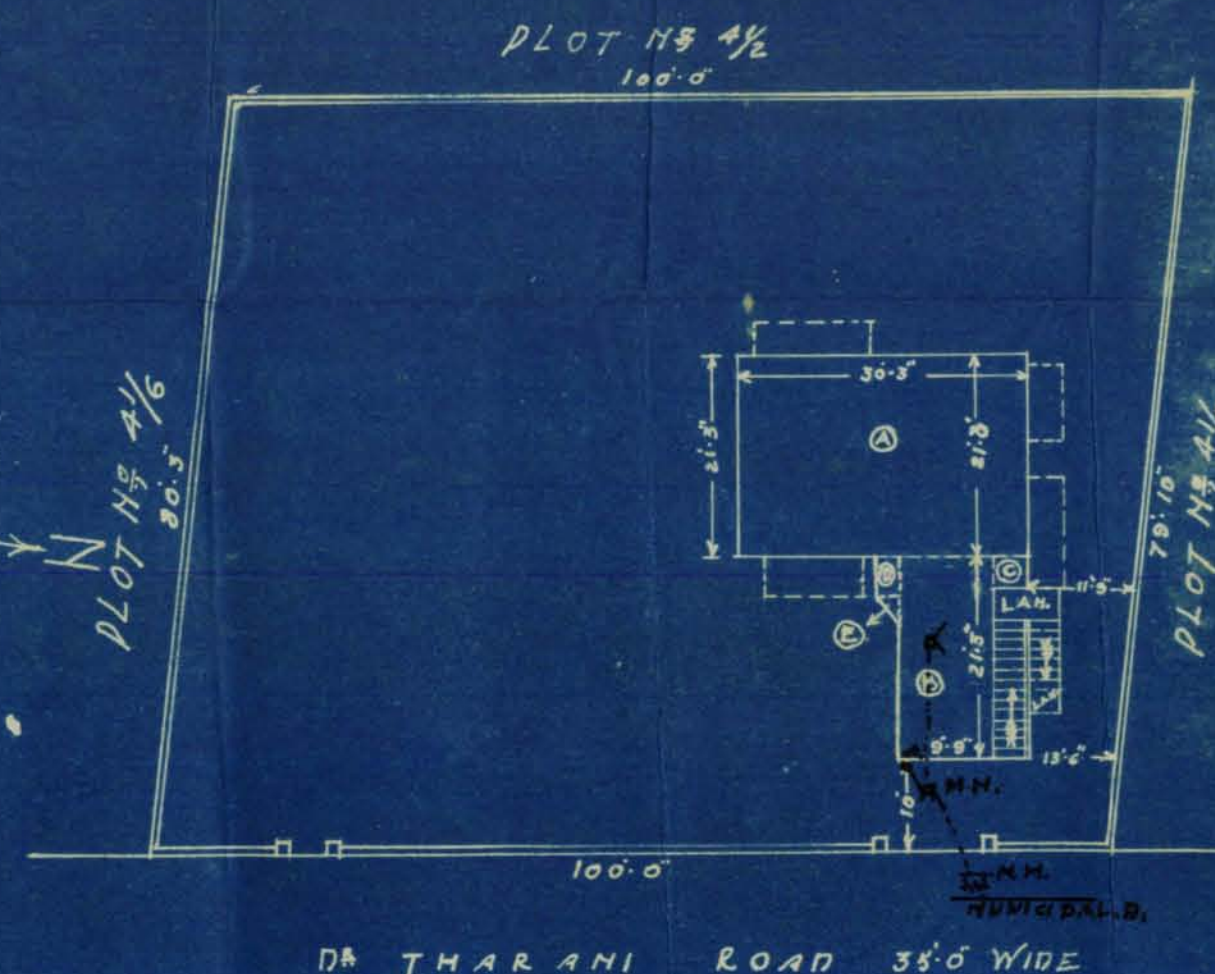
SITE PLAN.
SCALE 20 FEET TO 1 INCH.



GROUND FLOOR



FIRST FLOOR



C.N. LALA (A.I.A.A. LONDON)
ARCHITECT & SURVEYOR.
BUNDER ROAD KARACHI.

Chinanda Sarda
ARCHITECT & SURVEYOR.
26/9/39.

Mrs Gul. Lala
OWNER.



Heritage

KMR.CDD.JmQ.1939-1940.03

2000-12-38

FORM A.

NOTICE UNDER SECTION SCHEDULE VI CHAPTER XI RULE 2 (1)
OF THE CITY OF KARACHI MUNICIPAL ACT 1933.

19. SEP. 1939

Karachi 15/9/39

No. 344

Date of delivery at Municipal office

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 given you notice that I intend within the meaning of that rule to erect or re-erect/make additions & alterations to building on plot No. 639, Survey J. M. 3 sheet Situated in street Jamshed Quarter

as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description.

BungalowIt is intended for the purpose of Bungalow

†Specification of the work will be as on the reverse.

I further beg to inform that the name of the licensed architect and or surveyor whom I have employed to prepare plans and to supervise the erection or re-erection of, additions and alterations to, the said building is Mr. C. N. Lal

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 Mrs. Gulistan GulabaiAddress of the owner Misquitta garden

†See on the reverse

C/o
C. N. Lal
architect

Seen

a

L. 7. A

Nature of soil in foundation By earth.Nature of masonry of foundation Lime concrete

do

Plinth

Kapch

do

Superstructure

"

Kind of roof

R. c. floor

Kind of Floor

"

Method of Draining Sullage Water

With M. drain

NOTE—Specification and nature of work should be given against item of works mentioned above.

To,

The Chief Officer,

Karachi

Municipal Corporation.

Mrs Gulihai Gulabai
Owner.15/9/39

Sir,

Karachi.

With reference to the notice under Schedule VI, Chapter XI, Rule (2) I of the City of Karachi Municipal Act 1933, submitted to you along with the plans for erection or re-erection/additions and alterations on plot No. 639 sheet No. J.M.3 by Mr. Messrs. Mrs. Gulihai Gulabai who is/are registered owner/owners of the above plot for building. Bugalow.

I beg to inform you that I have prepared the plans and have agreed to supervise the erection or re-erection of/additions and alteration to, the building work mentioned therein.

I beg to remain,

Sir

Your most obedient servant.

Arbets

Licensed Architect and/or Surveyor.



Office Telephone Nos. 2805, 2806 & 2807

1000-7-39.

34

F. M. I. KURESHI,

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT.

**MUNICIPAL CORPORATION,
KARACHI.**

4 SEP 1939

Reference No. B. S. C. 92/89

To,

Mr C. K. Lal, Architect
KARACHI.

Dear Sir,

Re:—Plot No. 41/7 Sheet No. 9.4-3, Jamshed Quarter.With reference to your letter dated 10-8-39 re:—
above Plot, you are requested to keep your premises open for inspection
of the Building Surveyor on 9-9-39 1939
between 9-30 & 9-45 A. M., and also be present on the site.*work not started yet. Architect absent*

Yours faithfully,

Land Manager & Architect,

SEP 2 1939

*820
2/9**Delivered 5/9/39
Babu**5/9/39
9/9*



Office Telephone Nos. 2805,
2806 & 2807.
F. M. I KURESHI,
B. Sc. Engineering (Edin.)
LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION,
KARACHI,**

Reference No. L. C. C. 92/39

To,

Mr. Santos Idanuel

C/o Mr. C. N. Lala, Architect

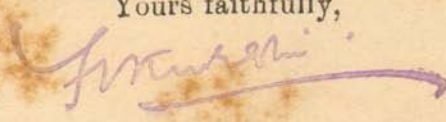
KARACHI.

Re. Plot No. 41/7 Sheet No. Jm. 3, Jamshed Quarter

Dear Sir,

With reference to your application dated 29th June 1939
with amended plans for building on the above plot a copy of the plan
duly signed and approved is returned herewith.

Yours faithfully,


Land Manager and Architect.

JUL 7 - 1939

3/7



36-1

Plot No

41/7

2

Sheet No.

Jm3 Jangdet

BUILDING SURVEYOR'S REPORT.

No object to plan & contract

30/6

Date

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

Plan approved

W 1/7
30/6

Approved
1/7

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. _____ } Quarter. _____
Old plot No. _____ Sheet No. _____ }

Whether under Govt. or Municipal Control ...		
Registered Holders of plot ...		
Area	Government ...	
	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

C. N. LALA, A.I.A.A. (LOND).
INCORPORATED ARCHITECT
ARCHITECT & ENGINEER.



Heritage

KMR.CDD.JmQ.1939-1940.03

TEL. NO.
TELEGRAMS. USEFUL.

BUNDER ROAD.
OPP. NEW MUNICIPAL BUILDING.

KARACHI, 29th June 1939

The Land Manager & Architect
Municipal Corporation
Karachi

Dear Sirs,

Re-Plot No. 41/7 J.M.3 Jamshed Qr.

I am herewith sending you an amended plan for your approval. The plan is approved only last month. There are very minor deviations and hence please pass the plan immediately.

Thanking you,

Yours faithfully,

C. N. Lala

Mr. Govindji,

*Inspection plan is attached herewith
P. Circular.*

29/6

*No objection
mm
29/6/39*

*No objection
M. A. Qamari
Sub. Engineer 29/6/39
D. H. L.*

*meas
no
in up to m.
29/6.*

*Forwarded with correct plan
to the Health Officer for
favour of remarks.*

29/6

*No objection. Amended plan
attached
29/6.*

Notes:
1. The plan is subject to the following conditions:
2. The plan is subject to the following conditions:
3. The plan is subject to the following conditions:
4. The plan is subject to the following conditions:
5. The plan is subject to the following conditions:
6. The plan is subject to the following conditions:
7. The plan is subject to the following conditions:
8. The plan is subject to the following conditions:
9. The plan is subject to the following conditions:
10. The plan is subject to the following conditions:

APPROVED.

Land Manager and Architect.

AMENDED
PLAN SHOWING PROPOSED BUNGALOW

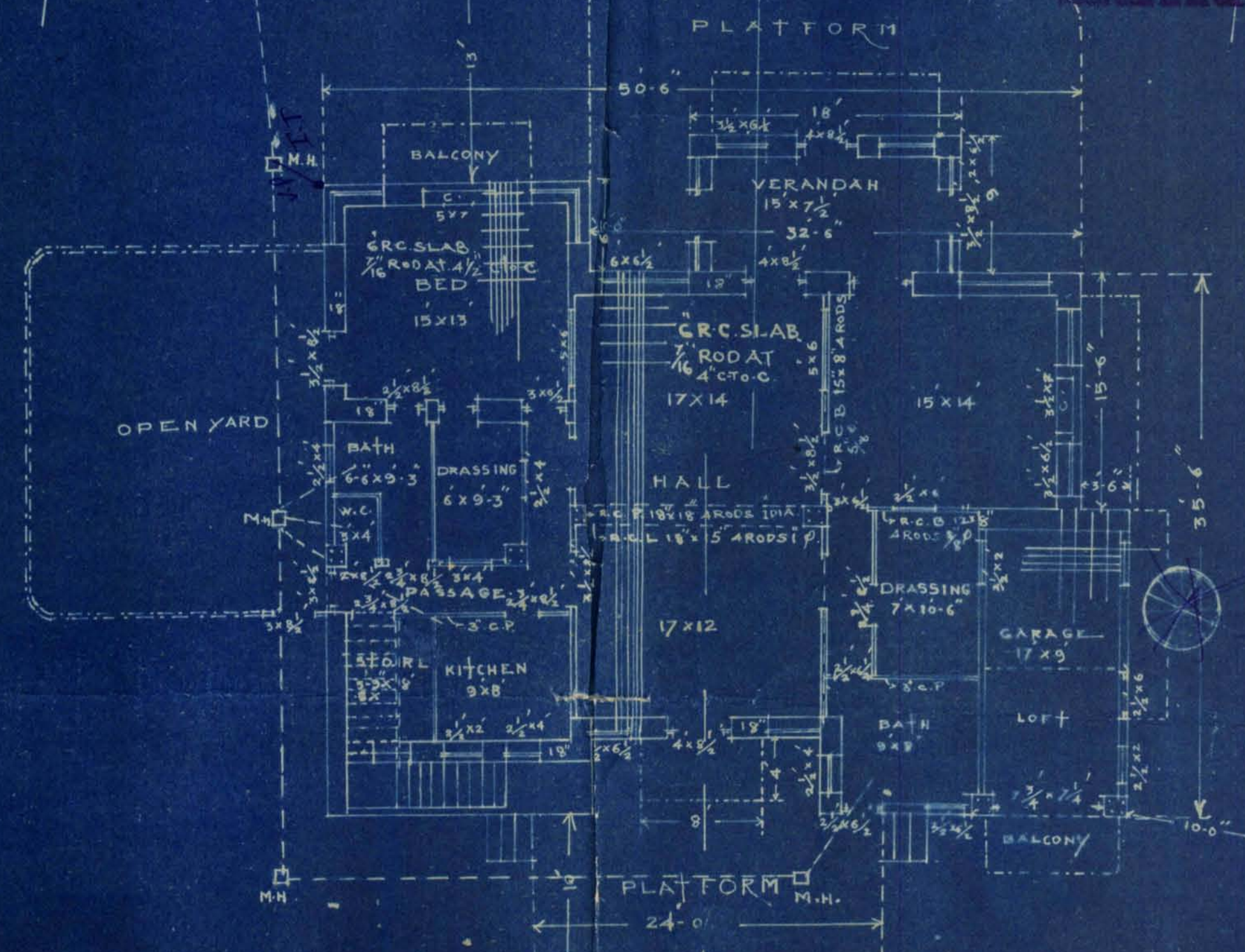
ON PLOT No 41/7 SHEET No J.M. 3

JAMSHED QUARTER

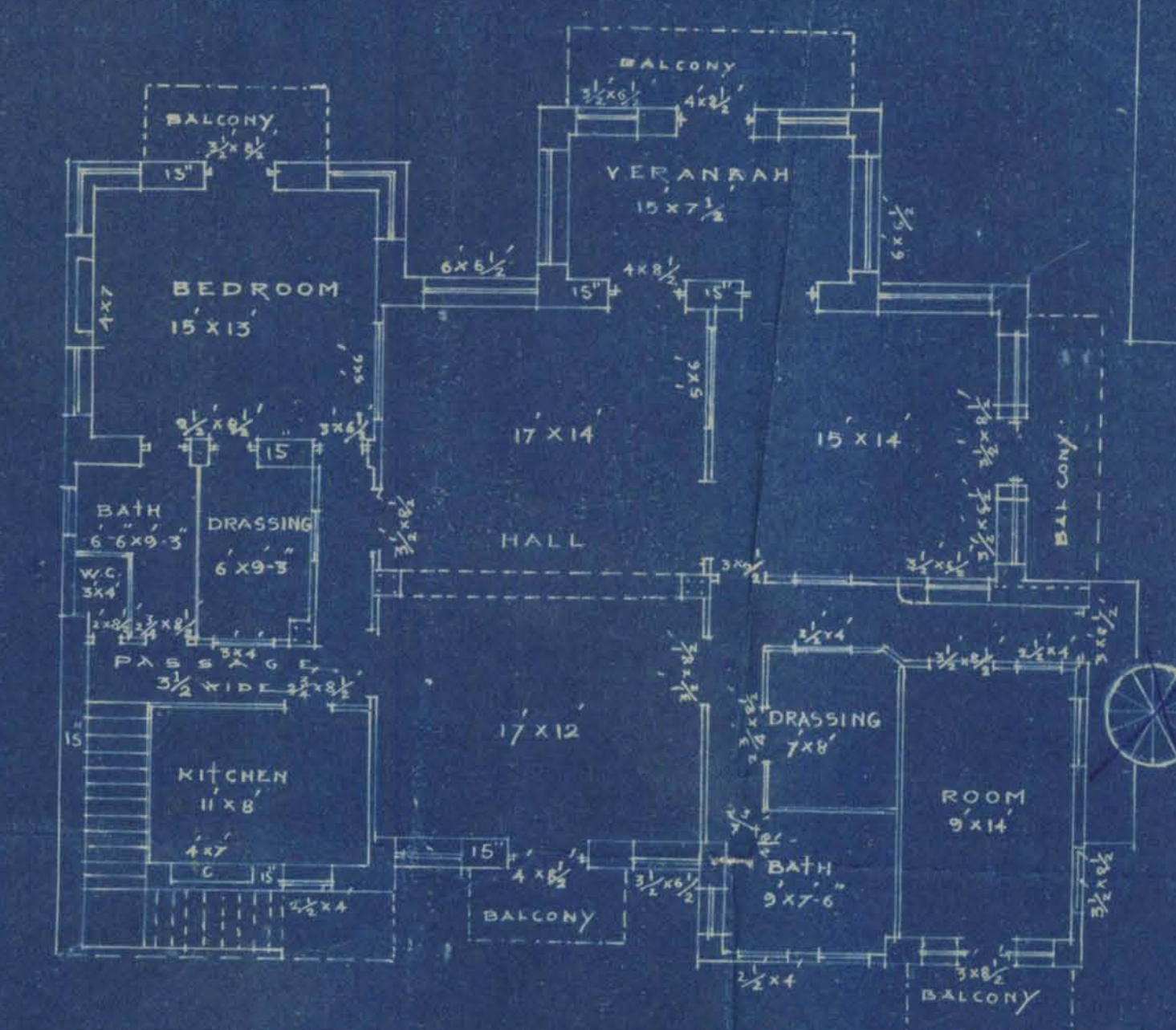
SCALE: 8-1 INCH

All the buildings are subject to the following conditions:
1. The buildings are subject to the following conditions:
2. The buildings are subject to the following conditions:
3. The buildings are subject to the following conditions:
4. The buildings are subject to the following conditions:
5. The buildings are subject to the following conditions:
6. The buildings are subject to the following conditions:
7. The buildings are subject to the following conditions:
8. The buildings are subject to the following conditions:
9. The buildings are subject to the following conditions:
10. The buildings are subject to the following conditions:

AREA OF THE PLOT 893-00 SQR YDS
AREA ALLOWED TO BUILD 223-00 SQR YDS
AREA BUILT UPON 223-00 SQR YDS
MAIN BLOCK 54' x 41' = 2214-00
VERANDAH 18' x 9' = 162-00
DEDUCT 2406-00 SQR YDS
32' x 6' = 192-00
21' x 3' = 63-00
16' x 3' = 48-00
13' x 3' = 39-00
TOTAL AFTER DEDUCT 2007-5-00
= 223 SQR YDS

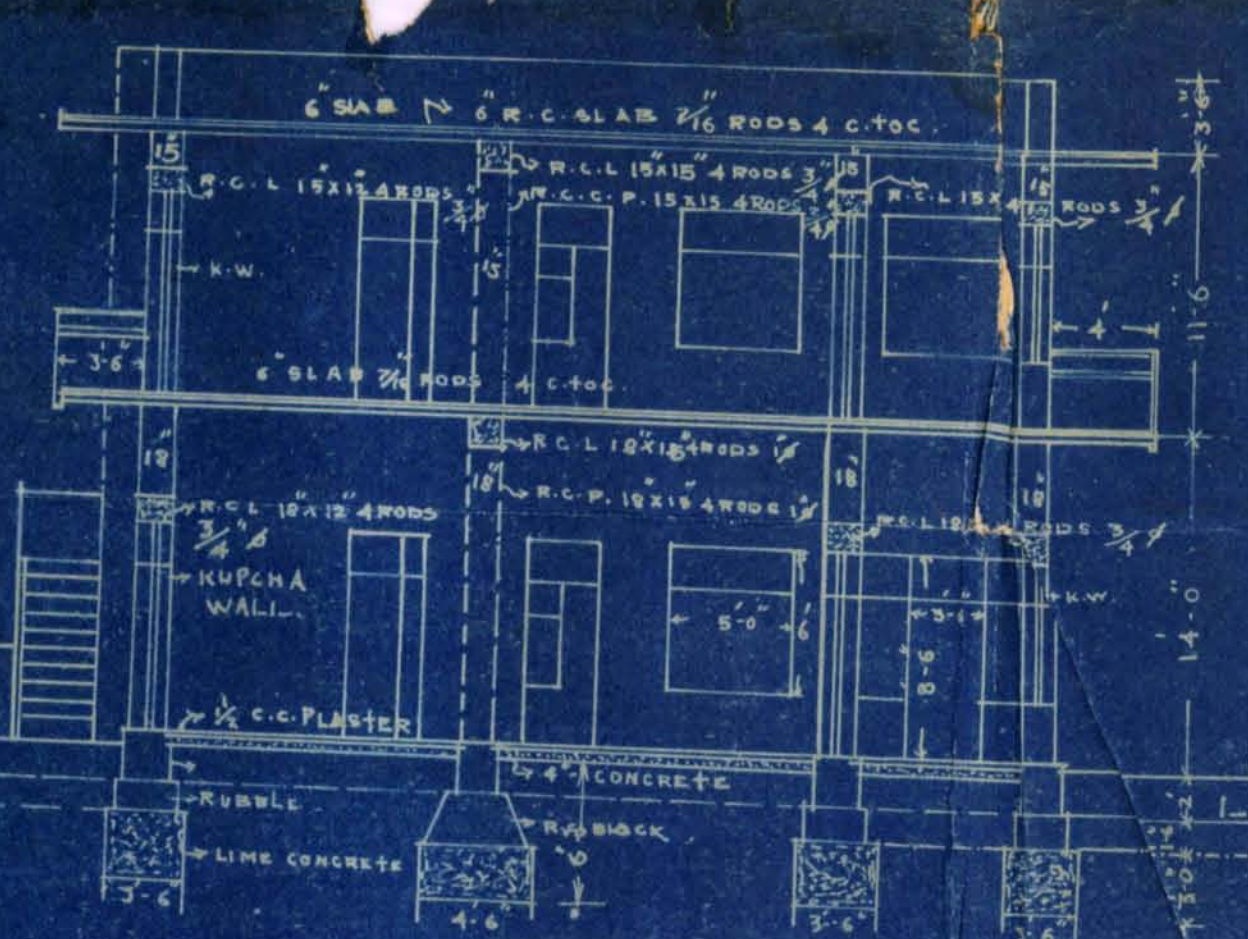
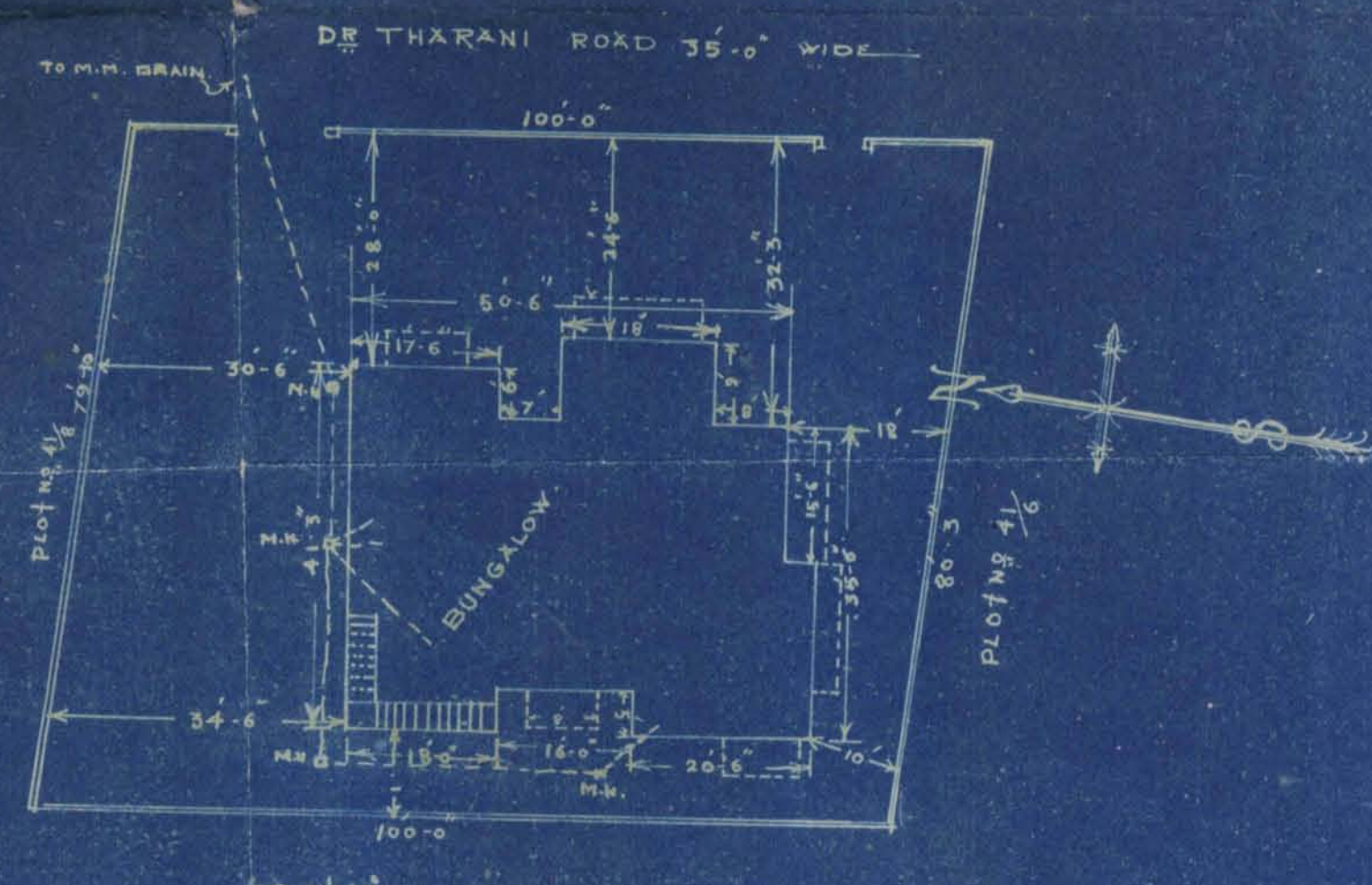


GROUND FLOOR PLAN

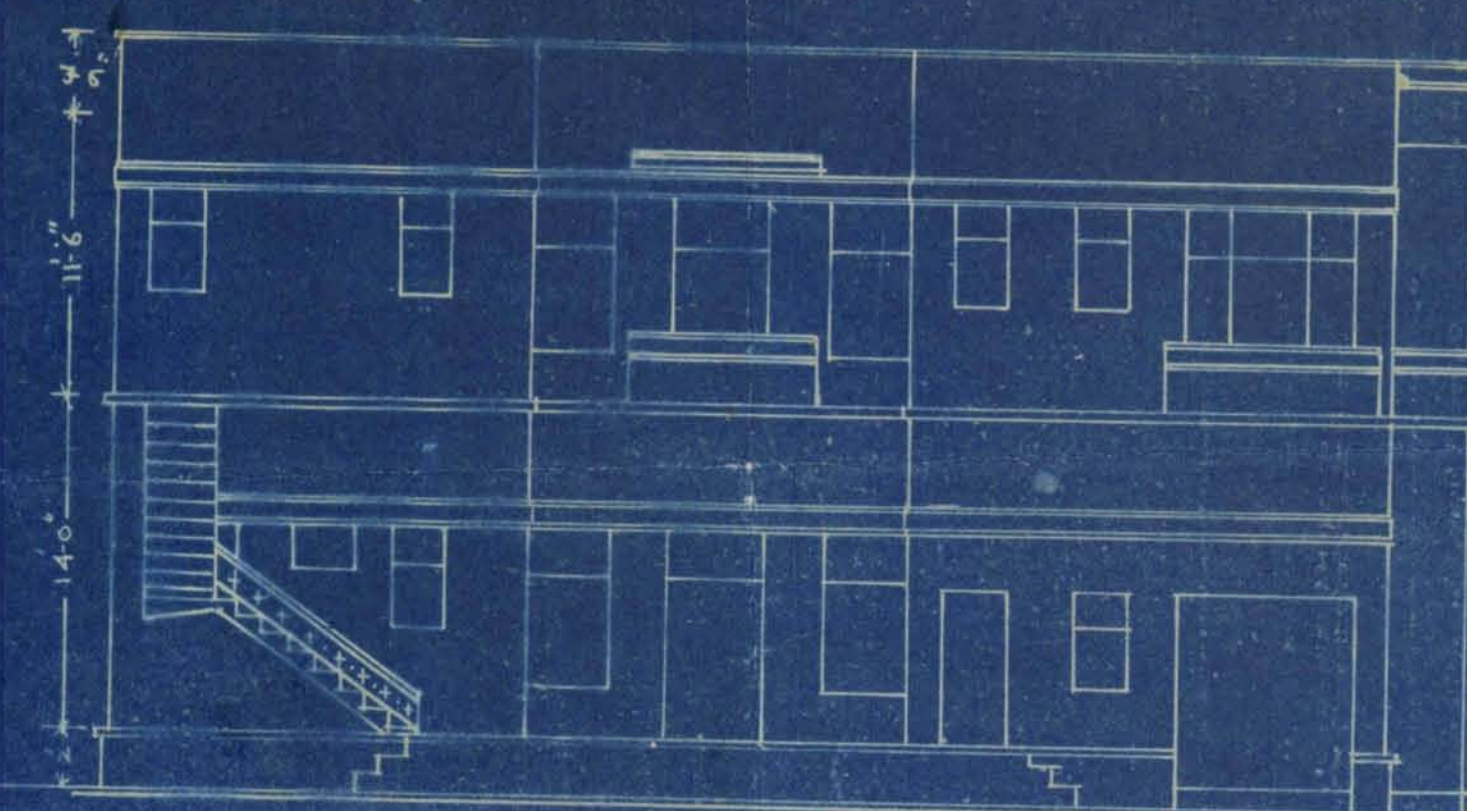


FIRST FLOOR PLAN

SITE PLAN
SCALE 20-1



SECTION ON A-A



ELEVATION

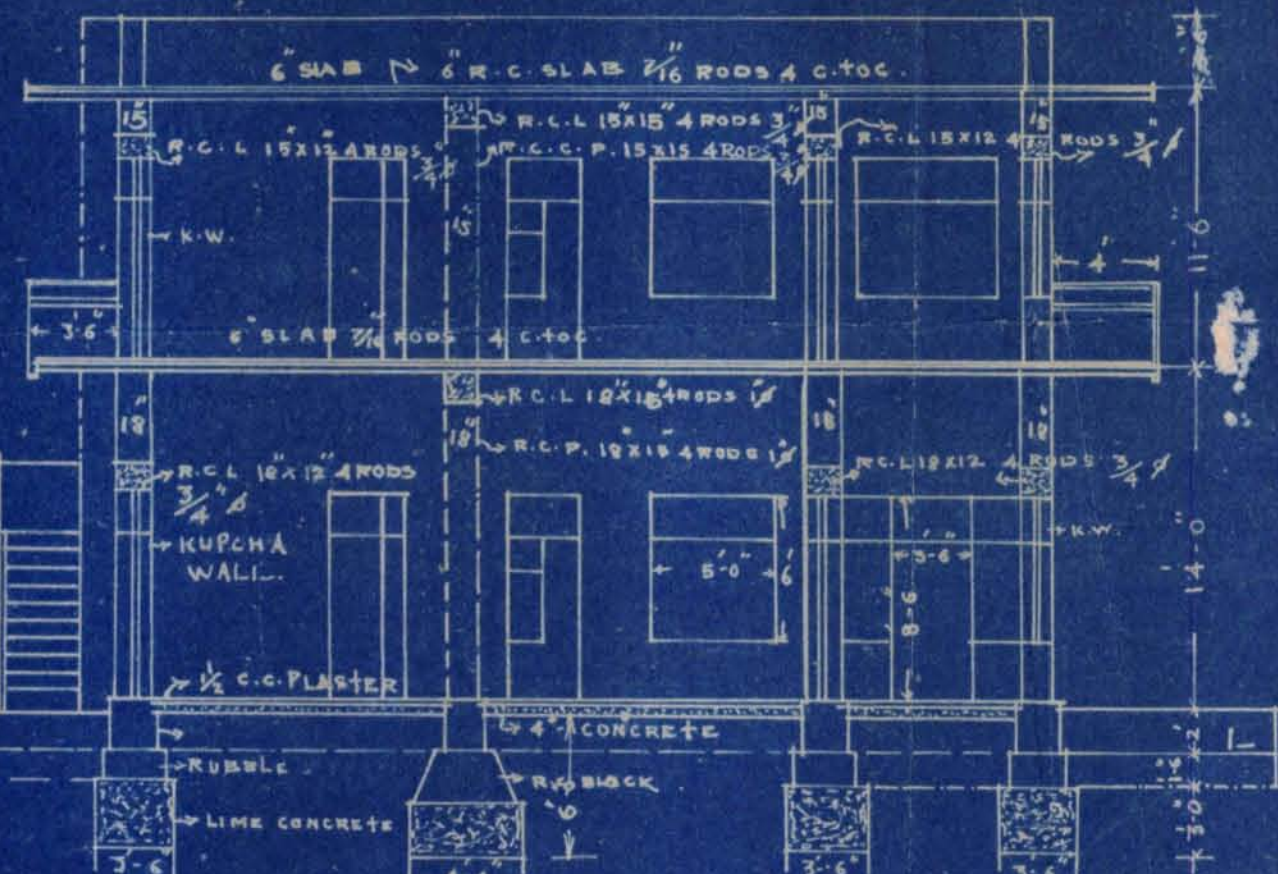
OWNER
Sardar Khemchand

ARCHITECT & SURVEYOR
A.I.A. (LONDON)
Chandras Khemchand
20/6/39

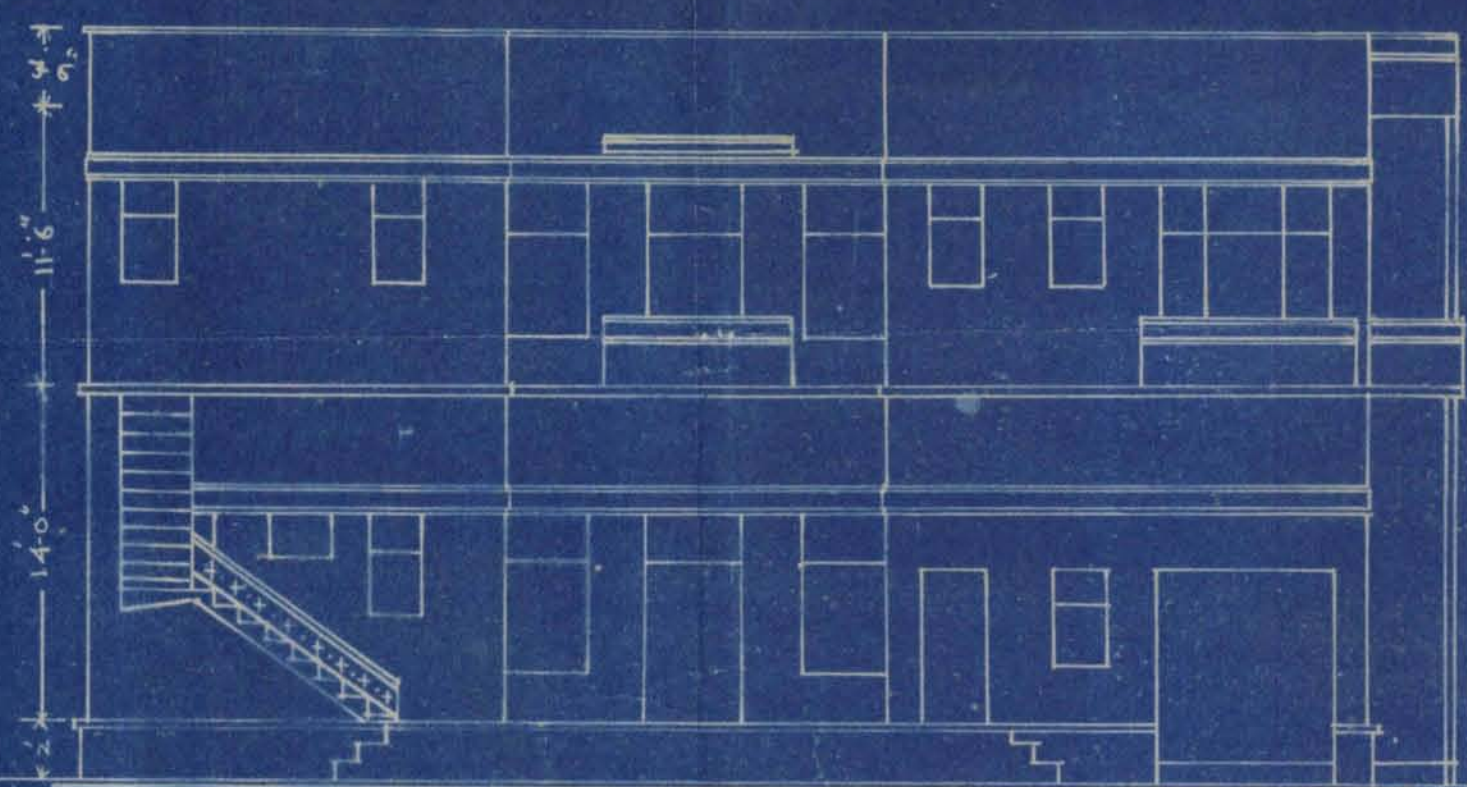
SCALE: 8' = 1 INCH



AREA OF THE PLOT 283 = 00 sq. yds
AREA ALLOWED TO BUILD 223 = 00 sq. yds
AREA LEFT UPON 223 = 00 sq. yds
BUNGALOW
MAIN BLOCK 54x41-6 = 2241-0
VERANDAH 18x9-0 = 162-0
DEDUCT 2406-0 sq. ft.
32-6x4-0 = 130-0
21-6x3-6 = 75-0
16-0x5-0 = 80-0
13-0x3-6 = 42-6
398-5 sq. ft.
TOTAL AFTER DEDUCT 2007-5 sq. yds
= 223 sq. yds



SECTION ON A.B.



ELEVATION

OWNER: Saint de la Roche

Chinnandas Khelke
- ARCHITECT & SURVEYOR -
- A.I.A. (LONDON) -
20/6/2