

19 A K.E.B.~~(1) A-form must be submitted~~

(1) Submitted. One-roomed tenements are not allowed in K.E.B. area.

The architect states that on the ground-floor both ^{the} front & rooms
 will be used as one tenement. There is a staircase & ^{a passage} ~~tenement~~
 between the two rooms. Orders are requested if the two rooms
 be allowed as one tenement.

(2) There is no other objection

Y.S.M. 22/4
 M 5/5-

~~B.I.'s objections now.~~

Pls app.
 M 5/5-

approval furnished
 by K.E.B.

18/5/41



Department _____

B.P. FILE No. 4 of 1941.

SECTION

PART

Disposal No. 12.

Subject

19A-KEB.

Note.—Former Correspondence filed in file Compilation No.

Subsequent Correspondence filed in file Compilation No.

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



**MUNICIPAL CORPORATION,
KARACHI.**

27 MAY 1941

Reference No. B. S. P. 71/41

Order under Sch. VI, Chapter XI, Rule 5 (1) of Act XVII of 1933.

To,

Mrs. Srimati Sakhi Bai Lakhan Das.

C/o Mr. C.N. Lalwani.....KARACHI.

With reference to your application with plan for.....*Buildings*.....

on plot No. *19-A* Sheet *600-1* *Art. Durg*.....Quarter received in this office on....., 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 rule of the Karachi Municipal Corporation.

A copy of a approved plan is attached herewith.

F. M. I. Kureshi
Land Manager & Architect,
Karachi Municipal Corporation.

MAY 26 1941
Notice, 1:—The 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:—The sanction does not entitle the owner to build on land not conveyed to him either by the Government or the Municipal 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 occupying of land.

Notice, 4:—Rain water Spouts and spouts from the balconies windows, shops and doors of the building will not be permitted to project on or overhang public street of 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 Plinth must be laid after the line is checked by the land Surveyor.

Notice, 8:—All Tanks built for purposes of carrying building operation must be covered with Planking as required by Rule 9 (2) (b) of Chapter II, Schedule VI of Municipal Rule sanctioned by the Commissioner-in-Sind under his No. Gel. 1601, dated 25-11-35.

Notice, 9:—Proper boarding and fencing round the plot be provided before starting the work.



Heritage

KMR.CDD.ArQ.1941.01

BS f. 152/34 Repl. no. 2, #1 &
Hilley m 9

Forrester

with compliments
to the ~~hon. Secy~~ for
favour of remarks.

Land Manner & Architect

No objection.

Mr. 614

PLAN SHOWING PROPOSED BUILDING ON PLOT NO. 19A

K.E.B. ARTILLERY MAIDAN

SCALE. 8 FEET = 1"

All Tanks built for proposed building operations must be covered with Planking as required by Rule 9 (2) of Chapter II Schedule VI of Municipal Rules sanctioned by the Comm. Engineer under his No. Gel. 6101, dated 25-11-1933.

Notes: Plan is approved subject to the following conditions: (1) The owner must be a person or firm or company or body of persons either by itself or the agent or a canal or (2) The owner must provide the cost of construction in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

DETAIL OF COVERED AREA.

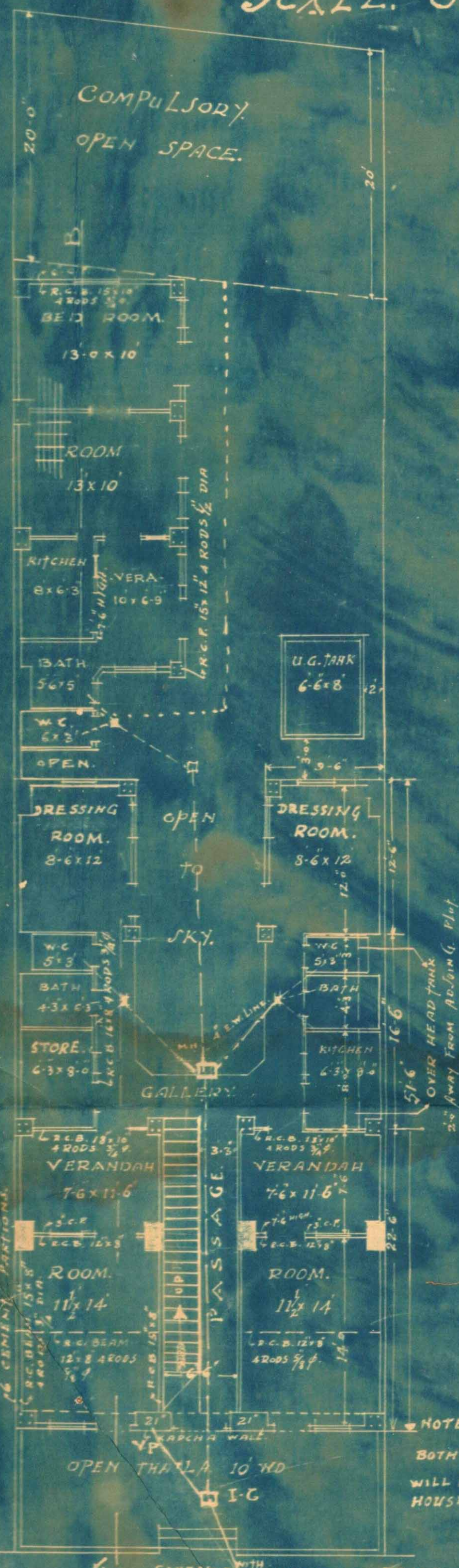
- (A) $1 \times 30' - 2" \times 22' - 6" = 678.75$
- (B) $2 \times 16' - 6" \times 6' - 9" = 222.75$
- (C) $2 \times 12' - 2" \times 9' - 6" = 237.50$
- (D) $1 \times 6' - 9" \times 6' - 0" = 40.50$
- (E) $1 \times 31' - 6" \times 14' - 0" = 441.00$

1620.50 SQ. FT.

COVERED AREA. 1620.50 SQ. FT. $\div 9 = 180.05$ SQ. YDS.

OPEN AREA 230.95 "

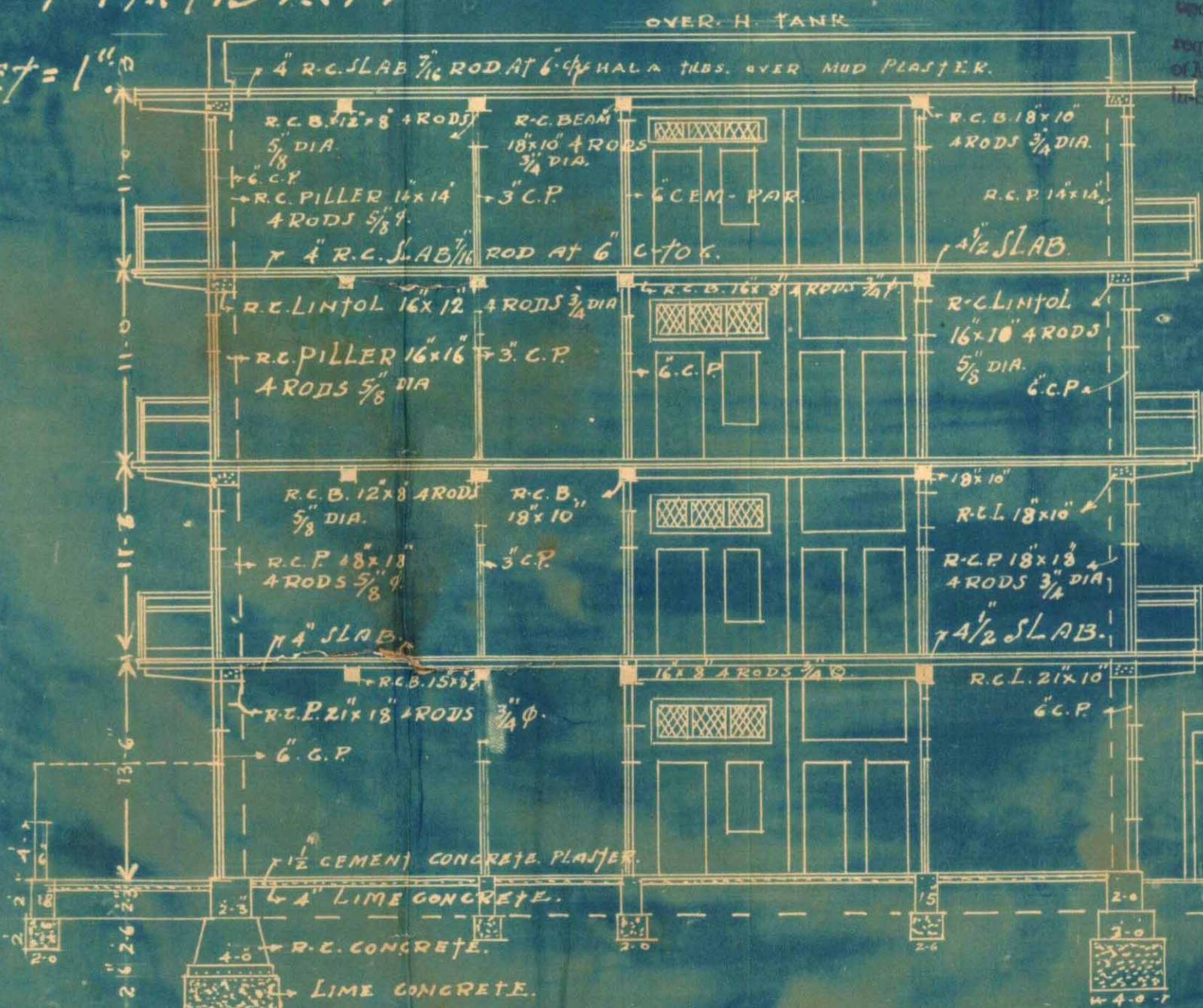
TOTAL AREA OF PLOT = 411.00 SQ. YDS.



GROUND FLOOR PLAN.

C. N. LALA. A.I.A. (LOND).
ARCHITECT & SURVEYOR.
ESSAJI. EBHARAJI BLOD.
BUNDER ROAD.

D. 6TH JAN. 1941.

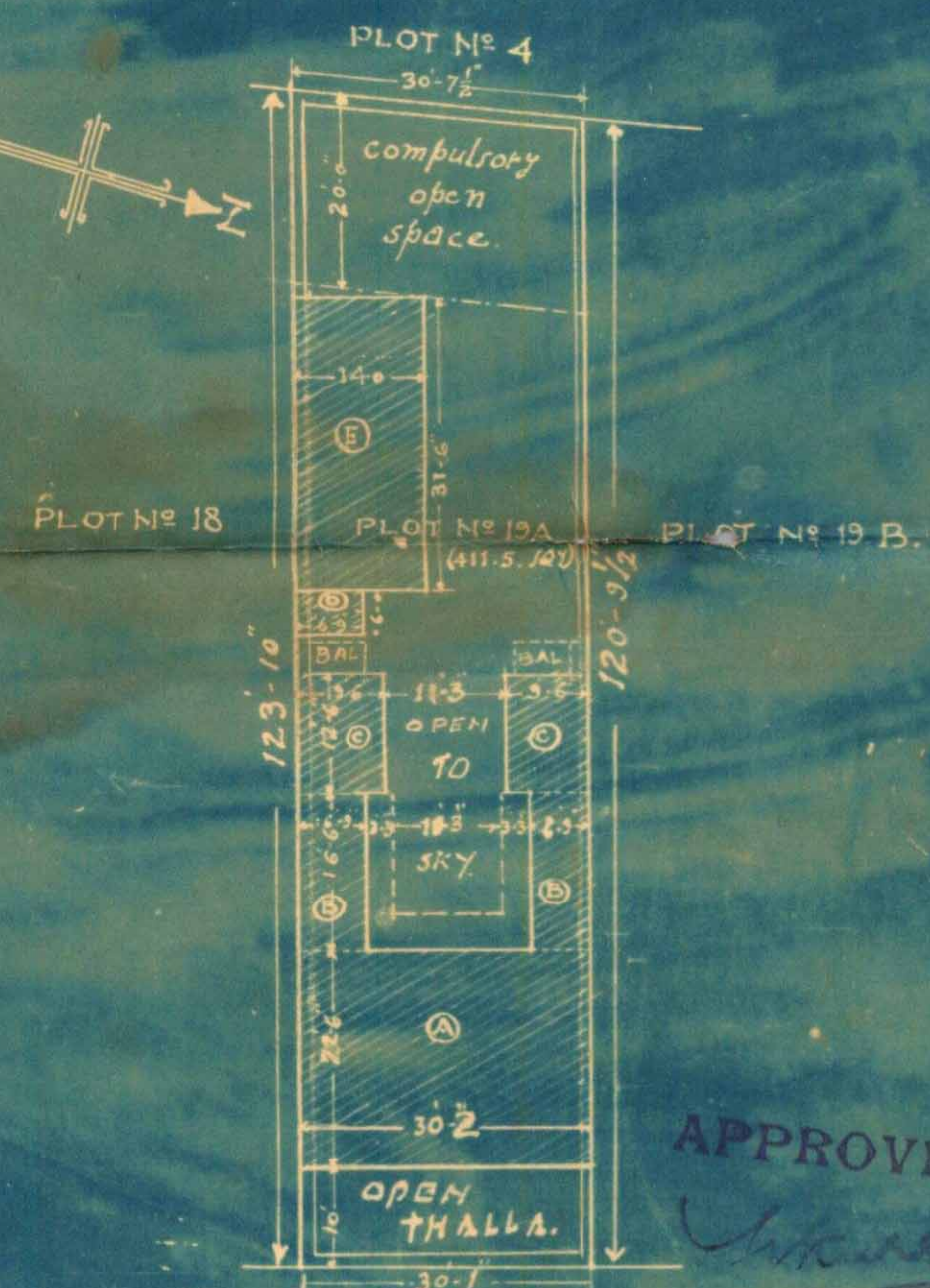


SECTION ON A.B.

Note: STORE ROOM WILL NOT BE USED FOR LIVING PURPOSE.

SITE PLAN.

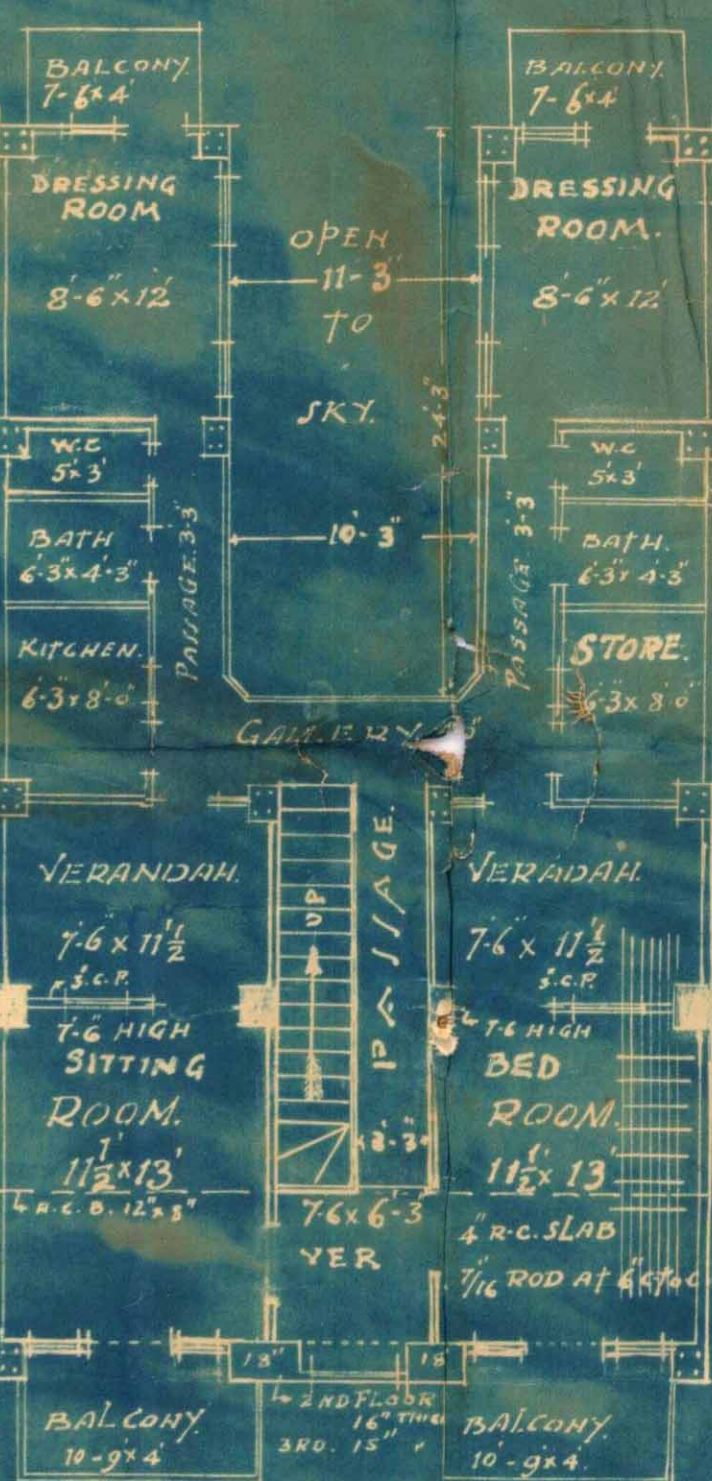
SCALE. 20' = 1"



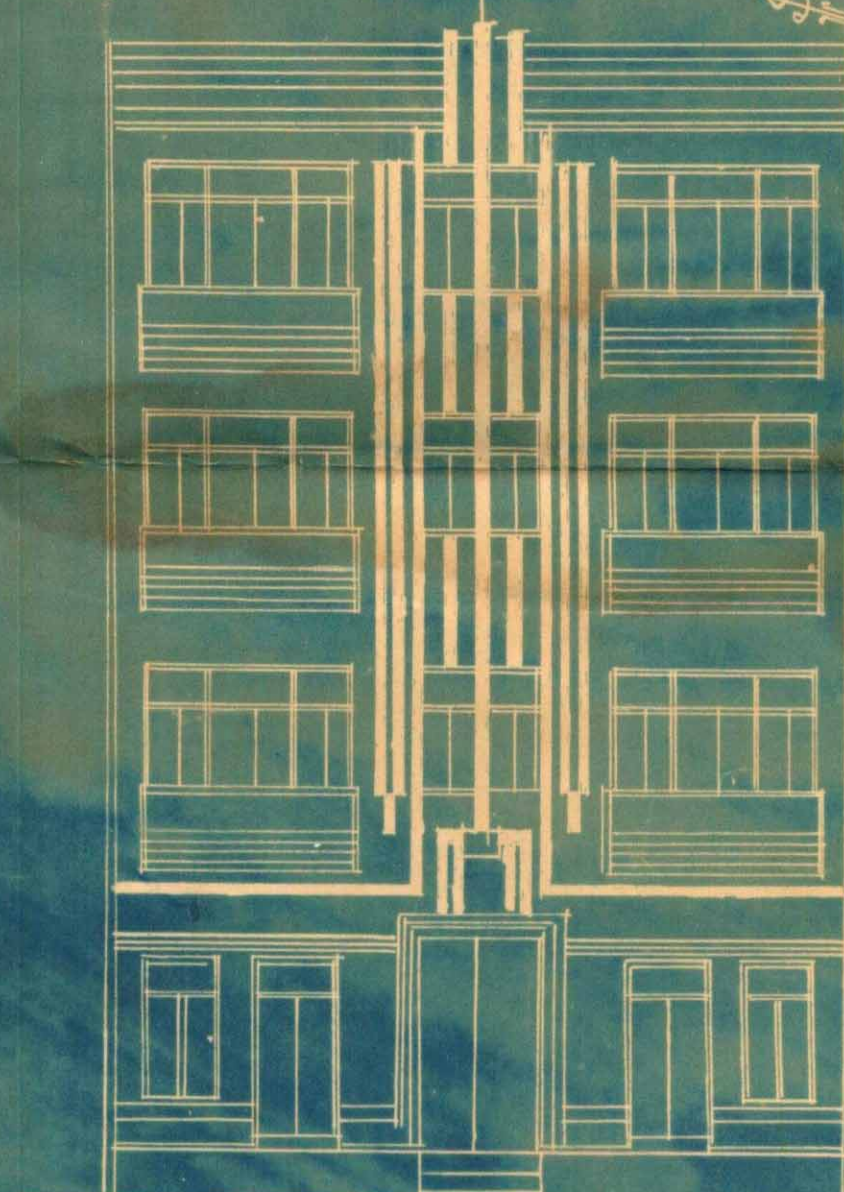
APPROVED.

Land Manager and Architect.

MAY 26 1941



1ST 2ND & 3RD FLOOR PLAN



FRONT ELEVATION.

SD. SRIMATI. SAKHIBAI. EADANDAS.

LAND LORD.

Chinandasbhai
6/1/41
ARCHITECT. A.I.A. (LOND)

BSP. 71/41

19A - KCB

1000-3-43.

KARACHI MUNICIPAL CORPORATION.

6

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.
5 10-2-41						
B. S. ...						
H. O. ...	10/2	12/2	12/2			
E. E. ...		13/2	13/2			
L. S. ...						
4 7-4-41						
B. S. ...						
H. O. ...						
E. E. ...	7/47c	15/4	15/4			
L. S. ...						
B. S. ...						
H. O. ...						
E. E. ...						
L. S. ...						

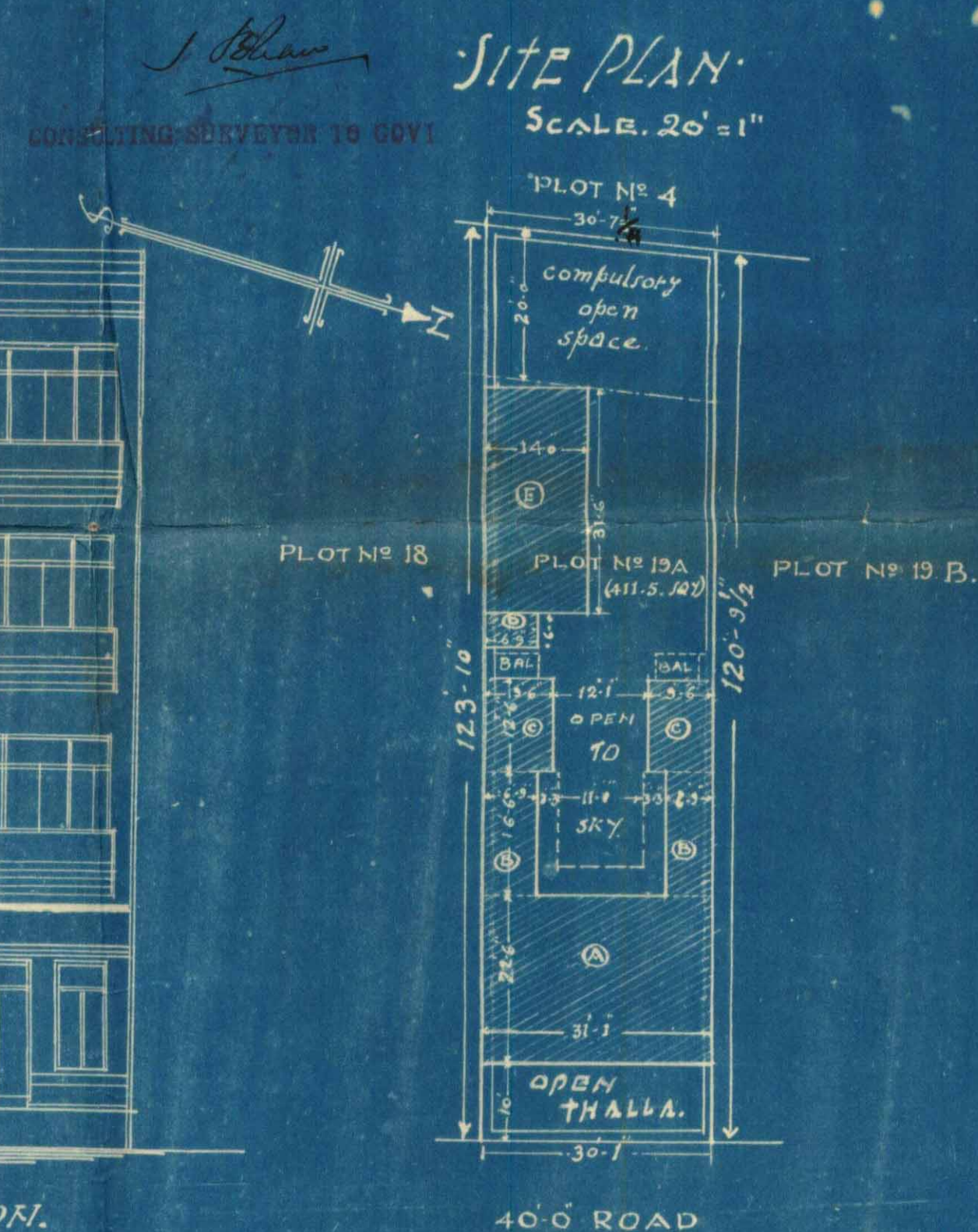
SCALE. 8 FEET = 1".



D. 6th. JAN. 1941



Date 22 - - 1940



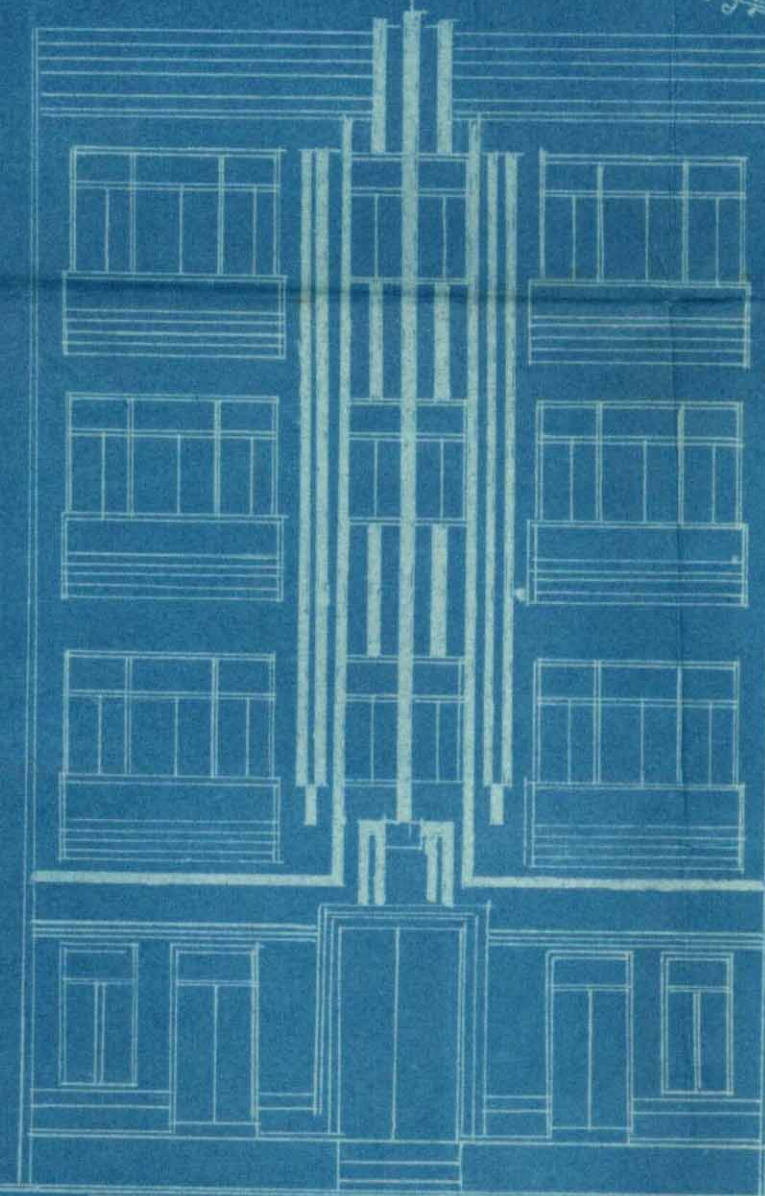
LAND LORD

Chemical analysis

ARCHITECT. A. D. A.

SCALE 8 FEET = 1"

1620 - 50 Sq. Ft.



GROUND-FLOOR-PLAN.

C. N. LALLA. A.I.A.A.(LOND).
ARCHITECT & SURVEYOR.
ESSAJI. EBHARANJI BLDG.
BUNDER ROAD.

D. 6th JAN. 1941.

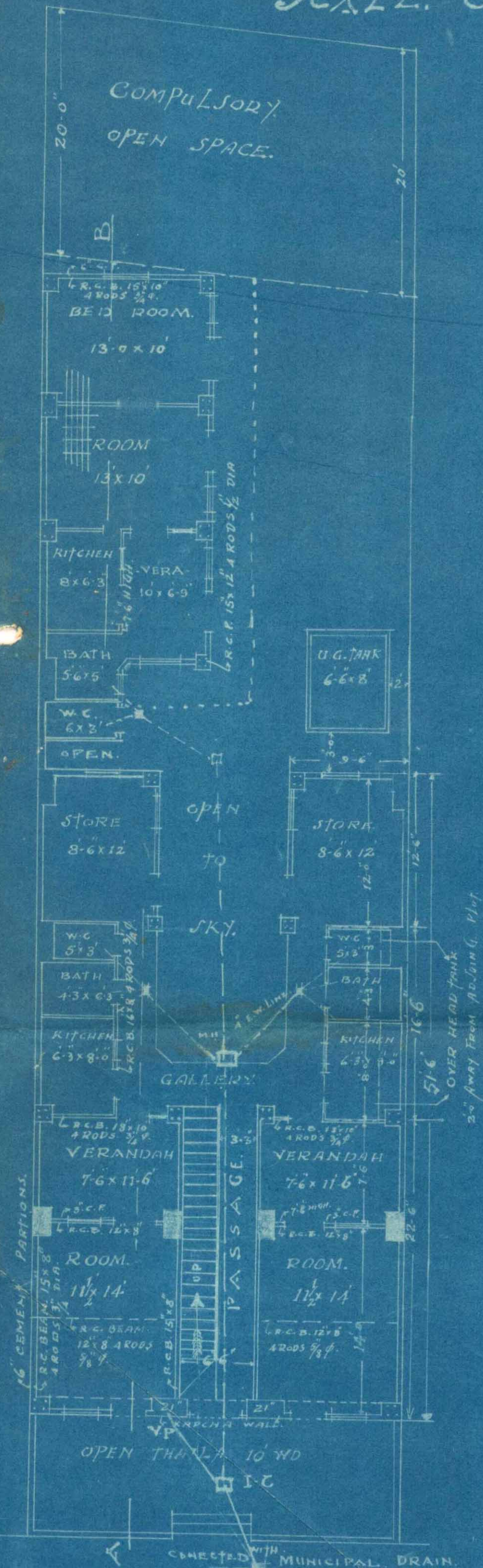
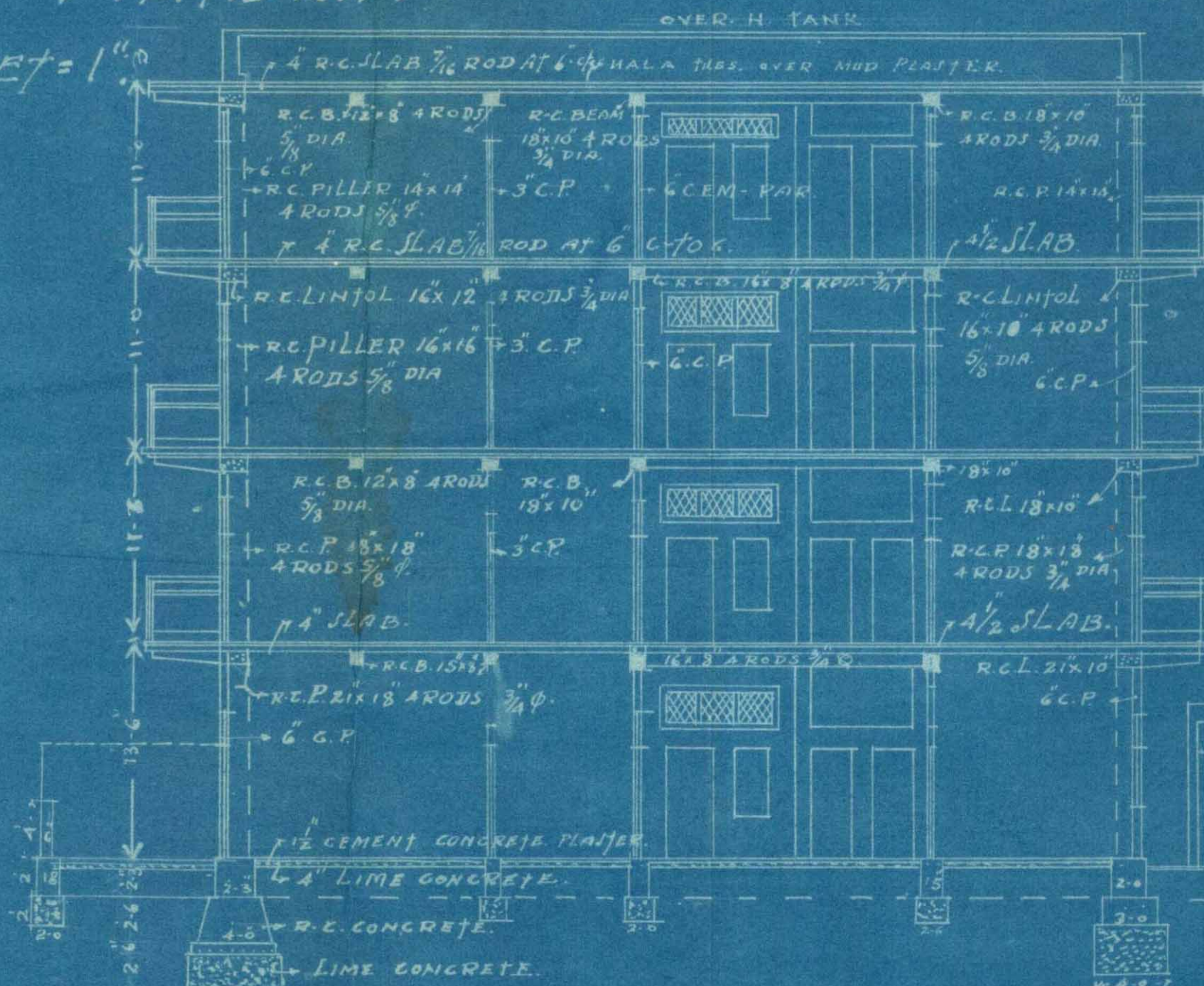
LAND LORD.

ARCHITECT.

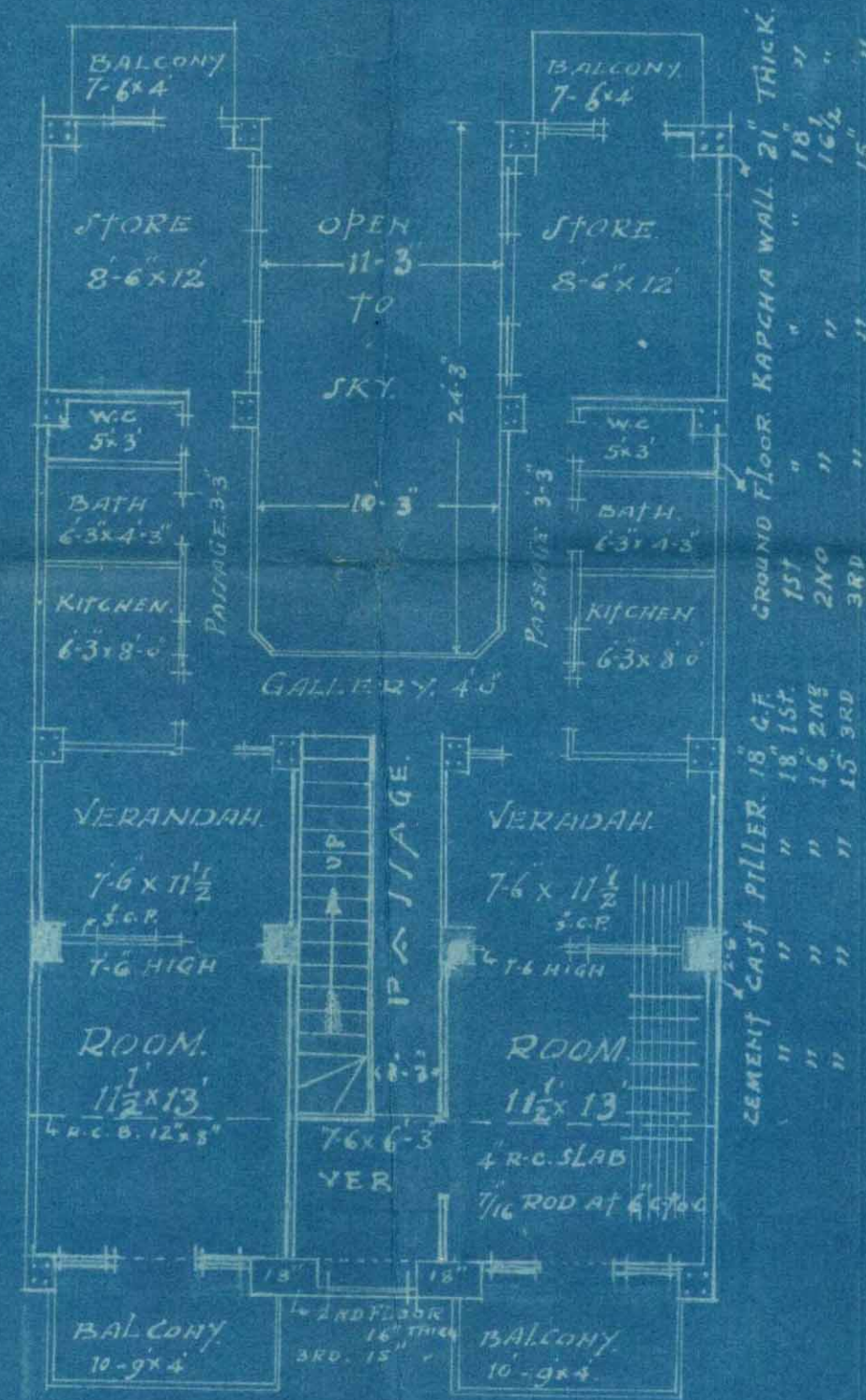
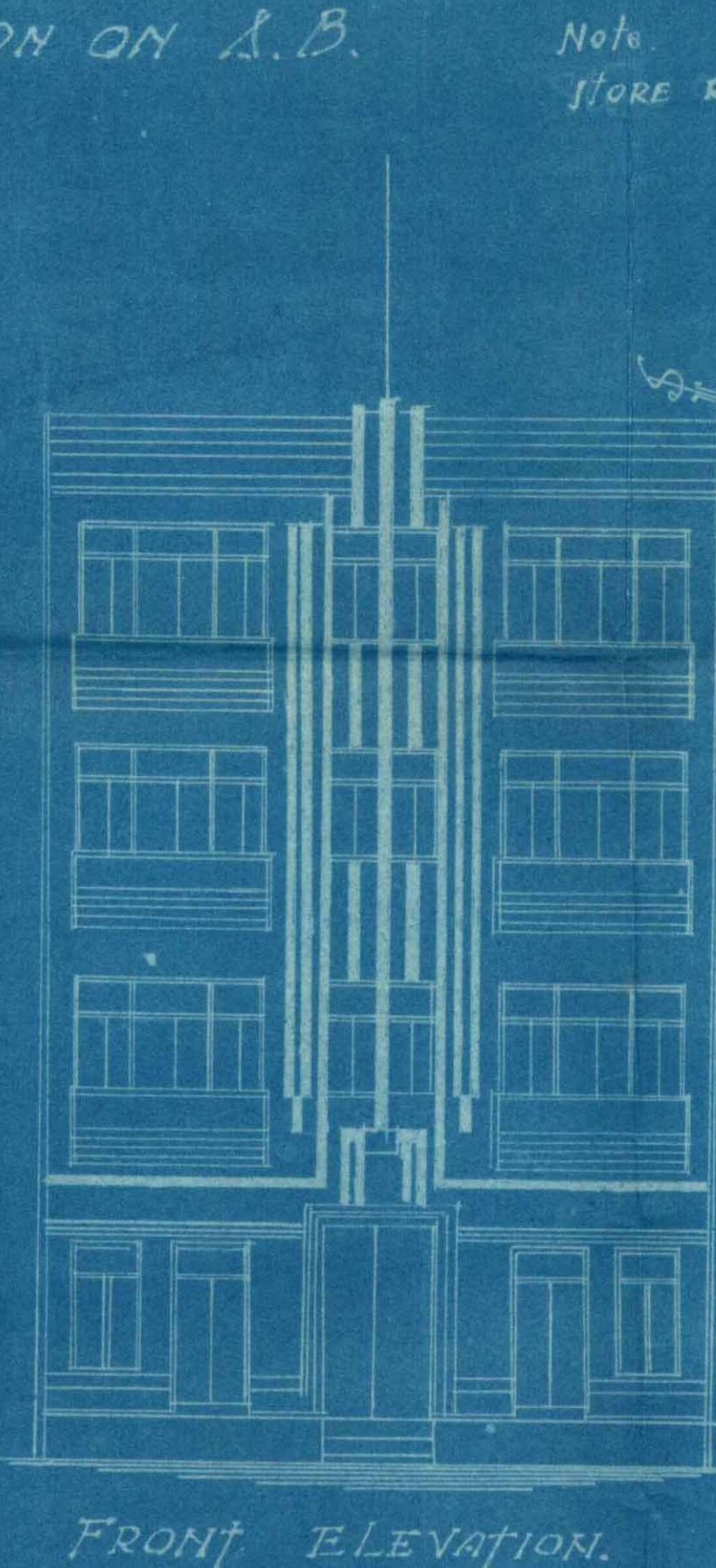
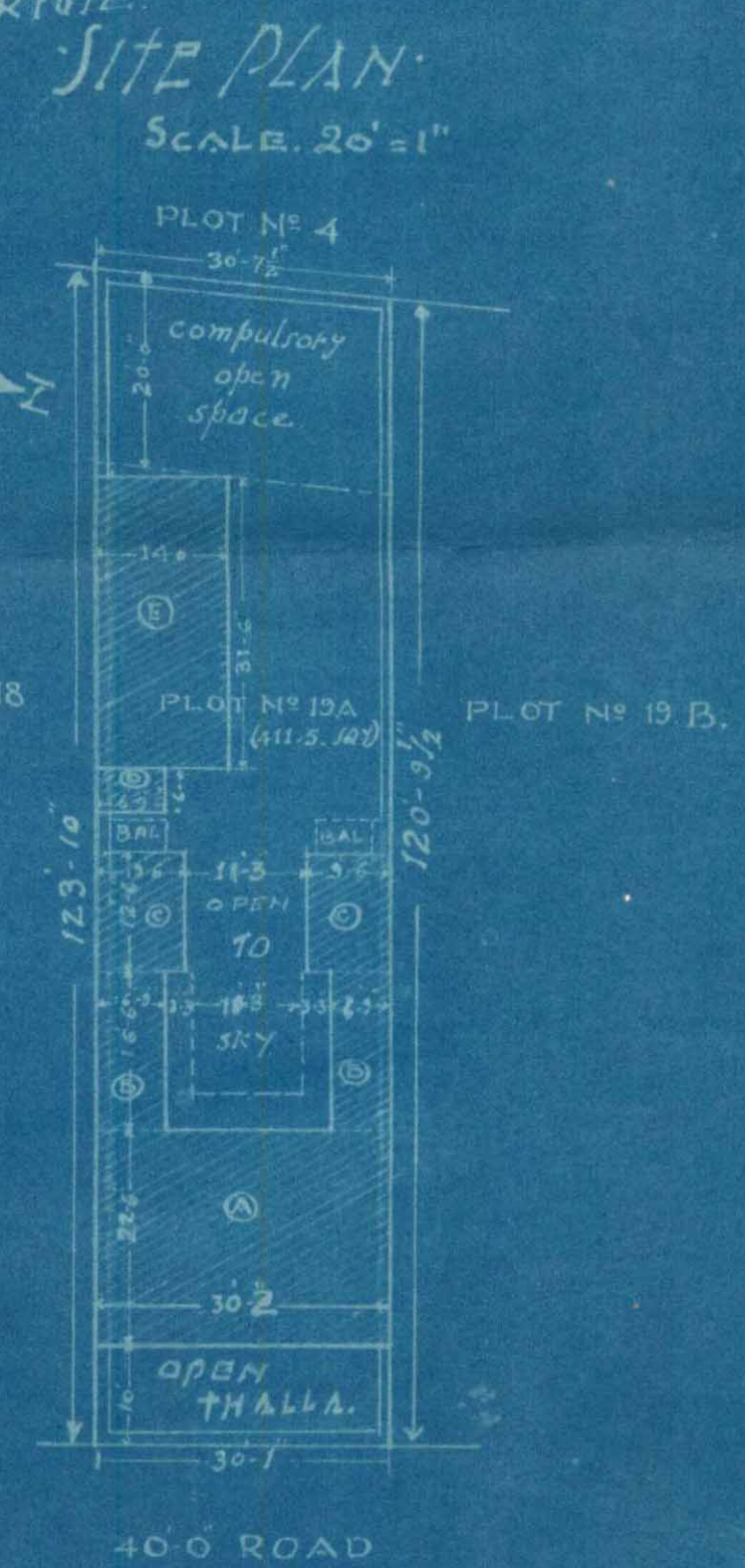
6/1/41

PLAN SHOWING PROPOSED BUILDING ON PLOT NO. 19A K.E.B. ARTILLERY MAIDAN:

SCALE. 8 FEET = 1"



DETAIL OF COVERED AREA.
(A) $1 \times 30' \frac{1}{2} \times 22' 6'' = 678.75$
(B) $2 \times 16' 6'' \times 6' 9'' = 222.75$
(C) $2 \times 12' 6'' \times 9' 6'' = 237.50$
(D) $1 \times 6' 9'' \times 6' 0'' = 40.50$
(E) $1 \times 31' 6'' \times 14' 0'' = 441.00$
 1620.50 SQ. FT.
COVERED AREA. $1620.50 \text{ SQ. FT.} \div 9 = 180.05 \text{ SQ. YDS.}$
OPEN AREA 230.95 "
TOTAL AREA OF PLOT = 411.00 SQ. YDS.



C. N. LALA. A.I.A.A. (LOND).
ARCHITECT & SURVEYOR.
ESSAJI. EDHARANJI BLDG.
BUNDER ROAD.
D. 6th JAN. 1941.

Sd. SRIMATI. SAKHIBAI. EADANDAS.
LANDLORD.

Chinandeshtola
ARCHITECT. A.I.A.A. (LONDON)



2000-4-40

FORM A.

NOTICE UNDER SECTION SCHEDULE VI CHAPTER XI RULE 2 (1)
OF THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi. 21/5/41.

Date of delivery at Municipal office

THE CHIEF OFFICER,
MUNICIPAL CORPORATION,
KARACHI.

Dear Sir,

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. 19-A, survey 1C.E.B sheet Situated in street Artillery Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description.

Building
It is intended for the purpose of Building
†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.

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 [Signature]Address of the owner 80 Sukhdevi Road

See on the reverse

c/o
C. H. W. S.
architect

Nature of soil in foundation dry earthNature of masonry of foundation lime cementdo Plinth leahchedo Superstructure RaphchKind of roof R.e. RoofKind of floor 11Method of Draining Sullage Water with M. drain

: o :

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

12/5/41
Owner.

To,

The Chief Officer,

Karachi

2/5/41

Municipal Corporation.

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. 19 sheet No. W.E.3 by Mr./Messrs. Sunubh who is/are registered owner/owners of the above plot for building. Amber M. (Residence)

I beg to inform you that I have prepared that 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.

Licensed Architect and/or Surveyor.



Heritage

KMR.CDD.ArQ.1941.01
600-6-88.

KARACHI MUNICIPAL CORPORATION,
(Building Section).
Review Form

Case No. P/ 71/41

Re:—plot No.....19A.....Sheet No.....K.E.B. Arshad Ali.....Qr:

A copy of plan is forwarded with compliments to.....H.E.....
for favour of remarks and return to the Land Clerk within FIVE DAYS
as per orders of the CHIEF OFFICER issued in this connection.

It is attached to

Enterni. 7/4
LAND CLERK.

REMARKS OF THE.....

No objection

SIGNATURE OF THE.....

A. S. S. Engr 7/4

File 8/4

Received 8/4/41

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



KMR.CDD.ArQ.1941.01
TELE NO. 2401
TELEGRAMS. USEFUL.

BUNDER ROAD.
ESSAJI EBRAHIMJI BLDG.

KARACHI. 4/4/1941/ 194

To,

The Land Manager & Architect,
Municipal Corporation,
KARACHI.

Dear Sir,

Re:- Plot No.19A K.E.B, Artillery Maidan Qr.

With reference to your letter No.71/41 of 14th inst, I have removed all your objections.

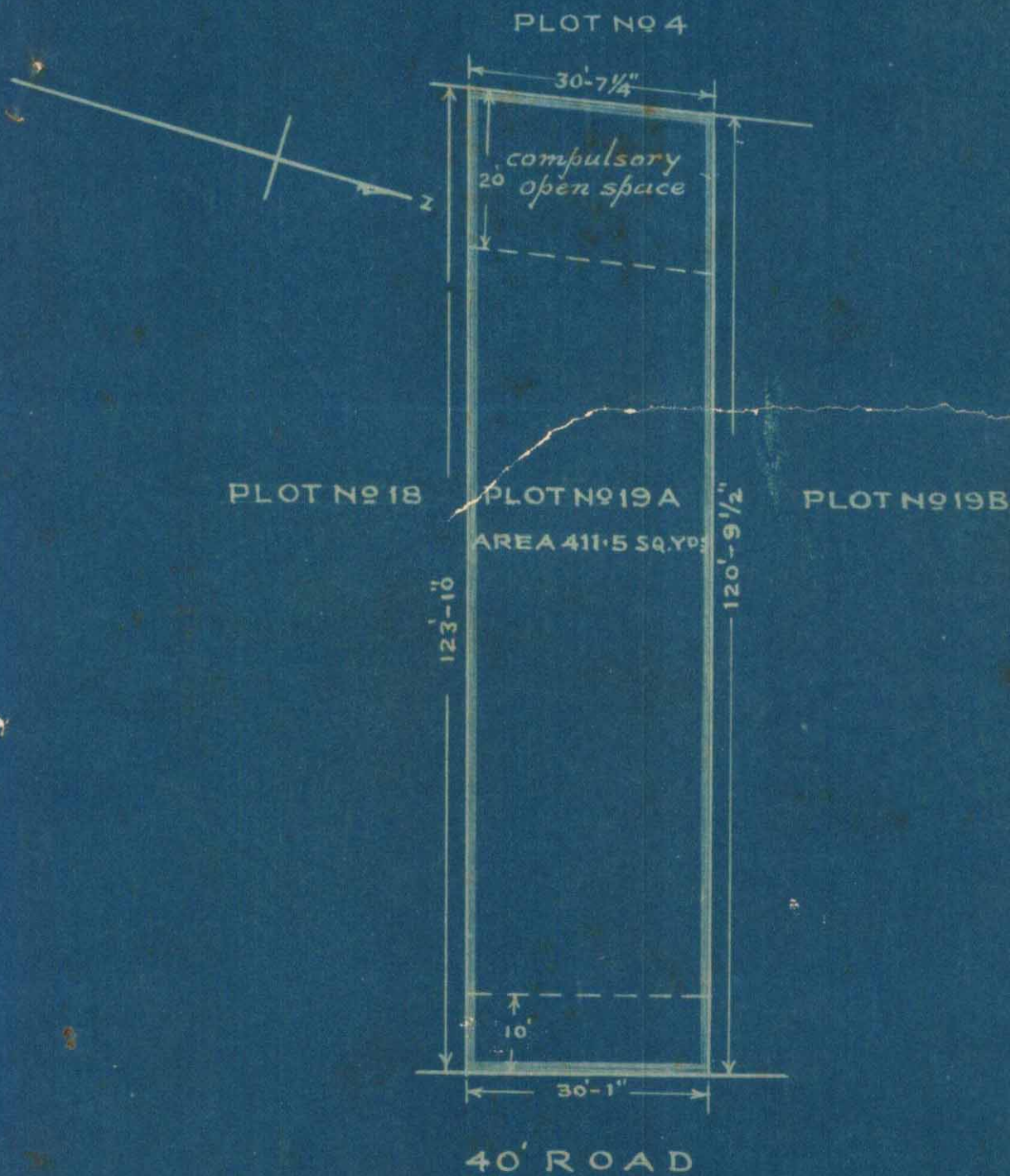
- (1) Windows from W.C.opening into store room is deleted.
- (2) Store room will be used as store & I have mentioned this on the plan also. As regards balconies of store rooms, this being on west its balcony will be useful for sitting during summer days.Hence there should be no objection from your side.
- (3) 'A'form is sent to Estate Board.
- (4) Sketch.is approved by K.E.B.
- (5) These are not one room tenements and moreover area of Main room is more than 1403ft.
- (6) Partitions in between room & Verandahs is kept 7½' high this is allowable.
- (7) Kitchen in the rear tenement is provided with continuous ventilator.
- (8) Through ventitor is now provided.
- (9) Store room being on West, These balconies will be an asset in Summer, moreover such store rooms have balconies of artillery Maidan.
- (10) W.C.is covered but is at lower level.
- (11) Height of plinth & floors be given.All pillars are of R.C.concrete & sizes are mentioned & are ample.
Please approve the plan.

Yours

PLAN N^o K-2429
29-11-40TOWN PLANNING & VALUATION DEPARTMENT**ARTILLERY MAIDAN ESTATE****PLOT N^o 19A, AREA 411.5 SQ.YDS.**SCALE: 20 FT. TO AN INCH.

Note:-

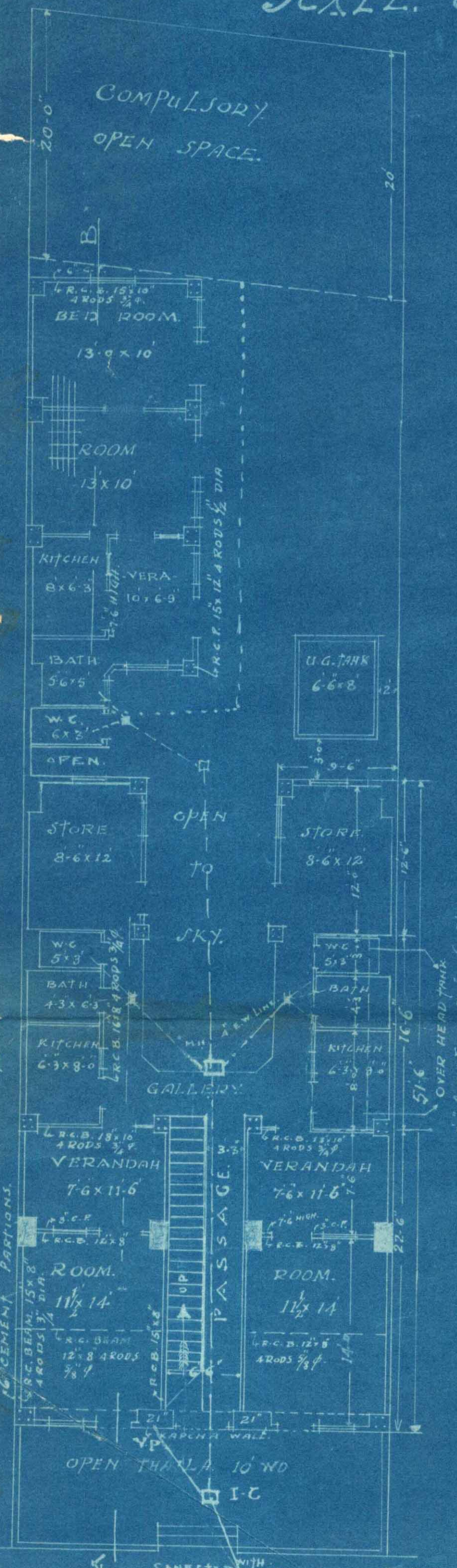
- 1 Building to cover not more than one half of the plot area.
- 2 Number of storeys in the Building not to exceed four including the ground floor.
- 3 Plot not to be used except for residential purposes.



J. J. Khan
CONSULTING SURVEYOR
TO THE GOVT, OF SIND

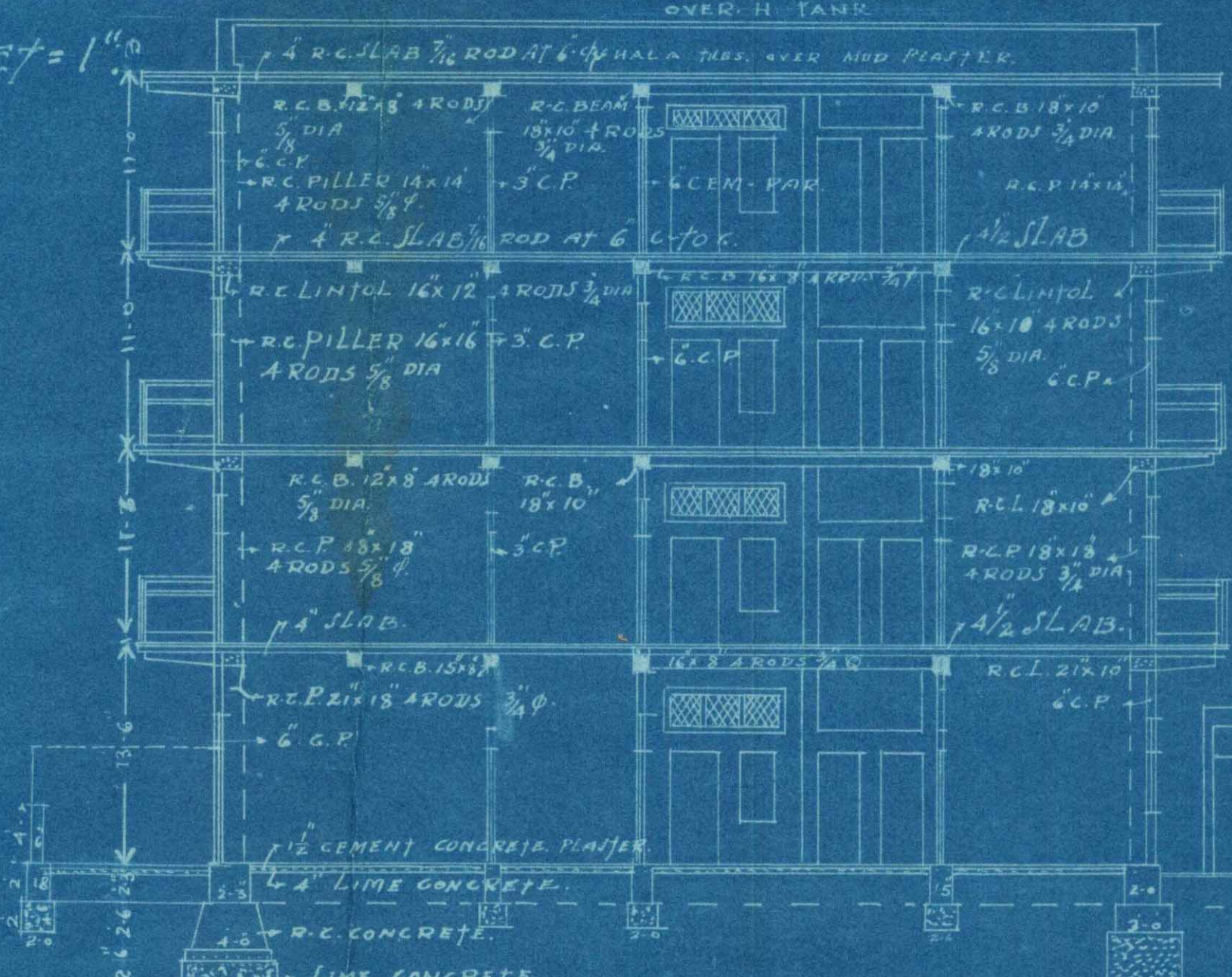
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SCALE. 8 FEET = 1"

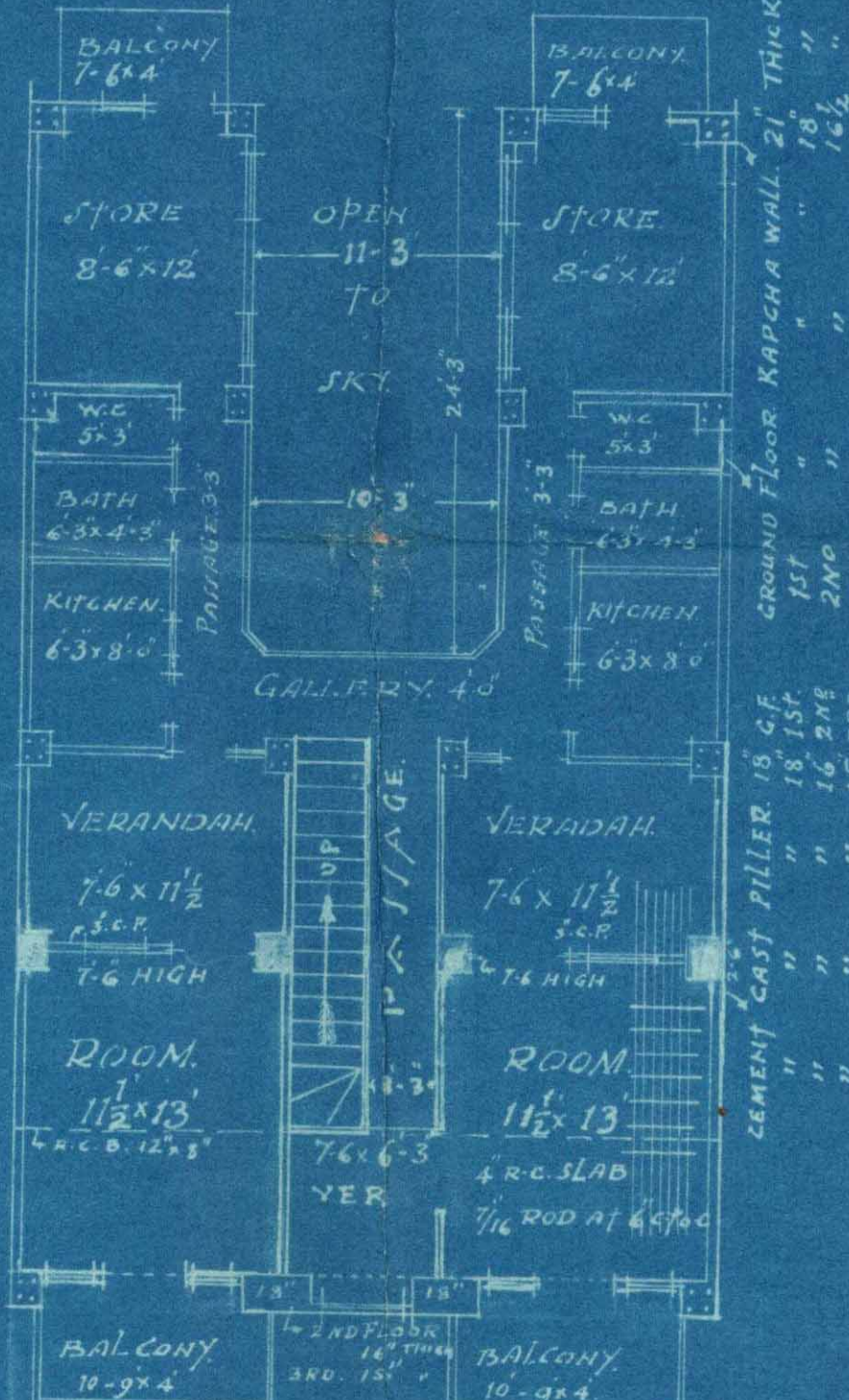


GROUND FLOOR PLAN.

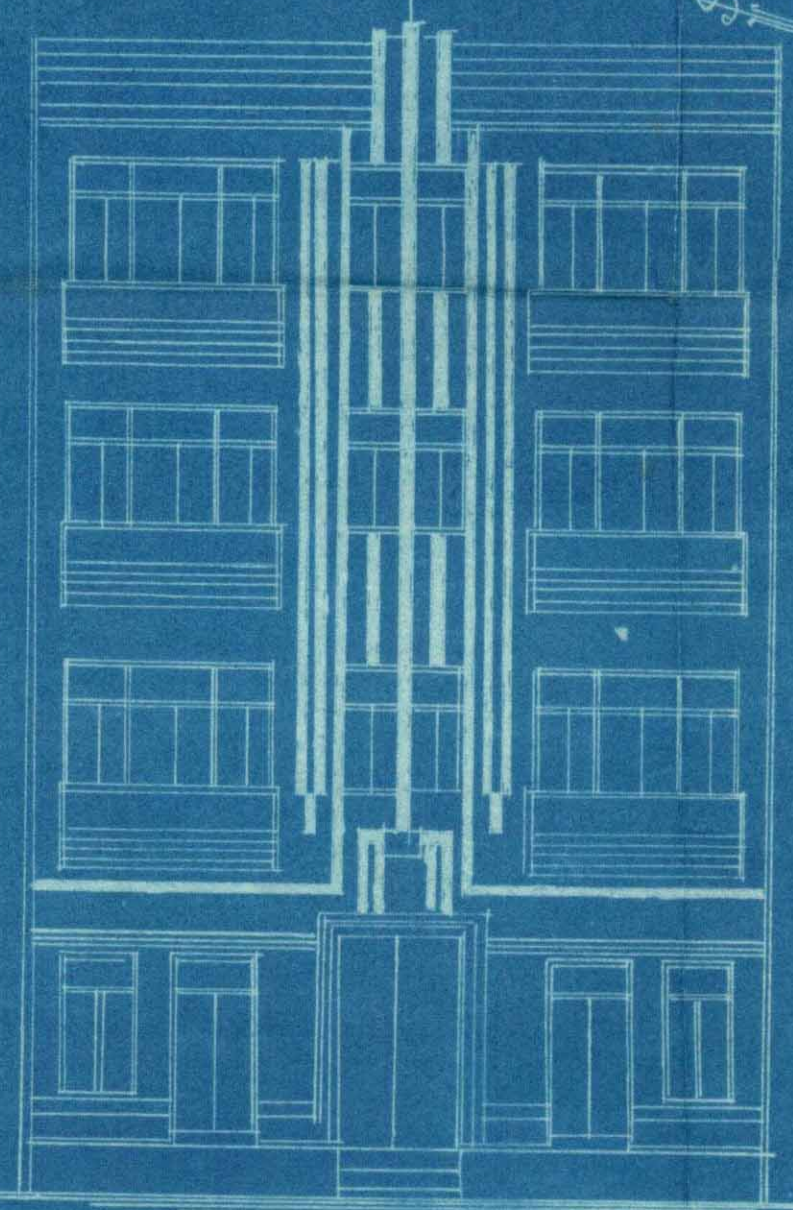
C. N. LALA. A.I.A.A. (LOND).
ARCHITECT & SURVEYOR.
ESSAJI. EBHARAMJI BLDG.
BUNDER ROAD.
D. 6th JAN. 1941.



SECTION ON A.B.



1st 2nd & 3rd FLOOR PLAN



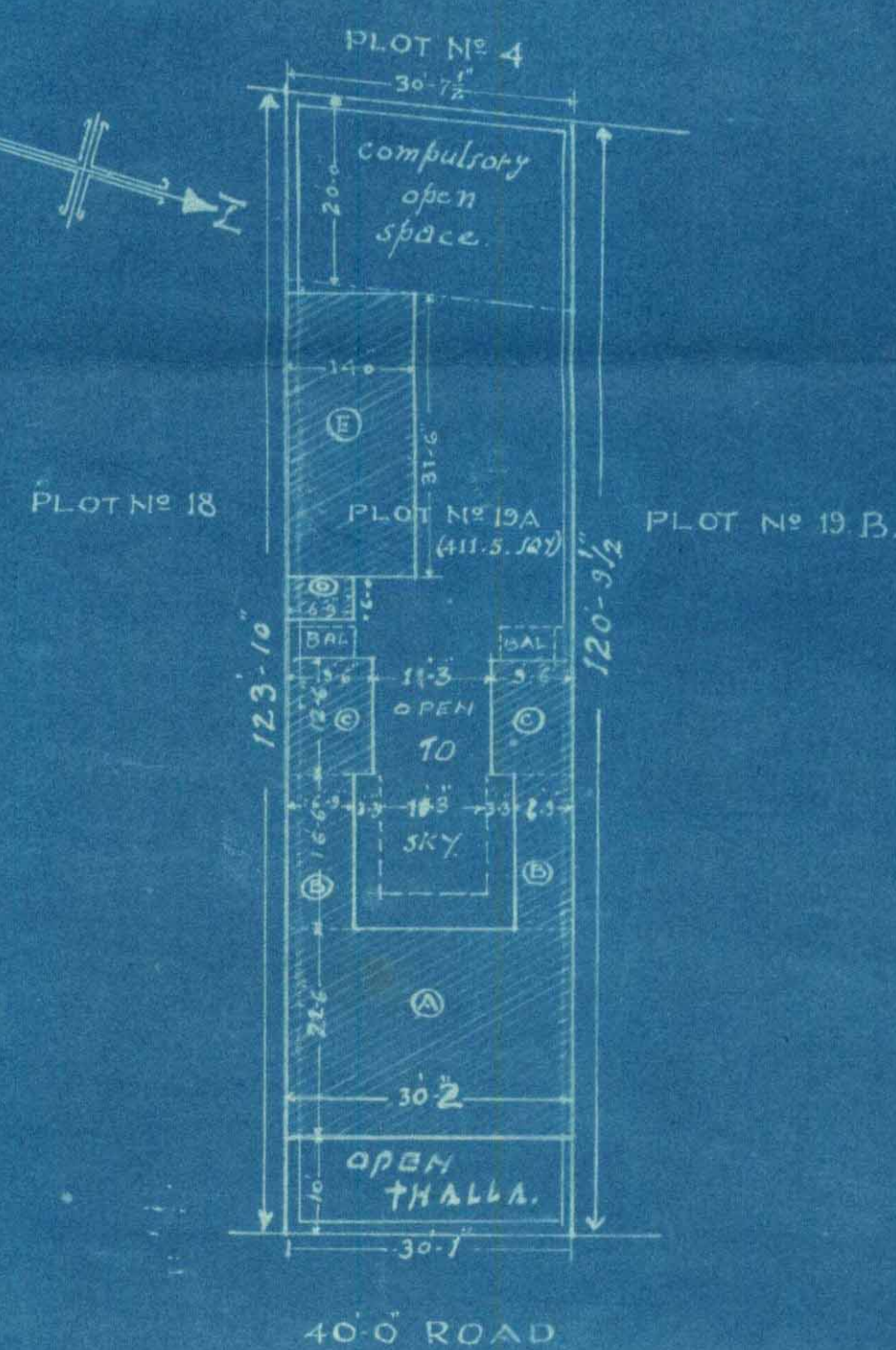
FRONT ELEVATION.

DETAIL OF COVERED AREA.
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(C) 2 x 12' 6" x 9' 6" = 237.50
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1620.50 Sq. Ft.
COVERED AREA. 1620.50 Sq. Ft. ÷ 9 = 180.05 Sq. Yds.
OPEN AREA 230.95 " "
TOTAL AREA OF PLOT = 411.00 SQ. YDS.

Note
STORE ROOM WILL NOT BE USED FOR
LIVING PURPOSE.

SITE PLAN.
SCALE. 20' = 1"



DR. SRIMATI SAKHIBAI EADANDAS.

LAND LORD.

Chandrasekhar
ARCHITECT. A.I.A.A. (LONDON)

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



KMR.CDD.ArQ.1941.01

TELEGRAMS. USEFUL.

BUNDER ROAD,
ESSAJI EBRAHIMJI BLOC.

KARACHI. 4/4/1941/ 194

To,

The Land Manager & Architect,
Municipal Corporation,
KARACHI.

Dear Sir,

Res:- Plot No.19A K.E.B, Artillery Maidan Qr.

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- (1) Windows from W.C.opening into store room is deleted.
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- (10) W.C. is covered but is at lower level.
- (11) Height of plinth & floors be given. All pillars are of R.C. concrete & sizes are mentioned & are ample. Please approve the plan.

Yours faithfully