

Department _____

BP. FILE No. 4 of 19 41.

SECTION

PART

Disposal No. //

Subject 353 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. 53/41

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

To,

Mr. *Ajmal Das D. Muijorani*

For B. B. Muijorani KARACHI.

With reference to your application with plan for *Bui Duij* on plot No. *353 458* Sheet *15* Quarter received in this office on *29.4.1941*, 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.

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.

R.C.C. PLAN OF LOT N^o 353 K.E.B.

ARTILLERY MAIDAN

SCALE :- 8 To 1

R.C.C. Pillars.

GROUND FLOOR. 18x18. 4 RODS 3/4 -

1st Floor. $16\frac{1}{2}'' \times 16\frac{1}{2}''$ 4 Rods $\frac{5}{8}''$

2 ND FLOOR. 15" x 15" 4 RODS 5/8"

3 RD FLOOR. 14' x 14', 4 ROOS 5/8'

R. C. PILLAY, Land Manager and Architect

Ele. Pillars

OPEN TO SKY
STAIR CASE.

ROAD 40 WIDE.

PLAN

B. B. Hingorani
OWNER

Öttingen

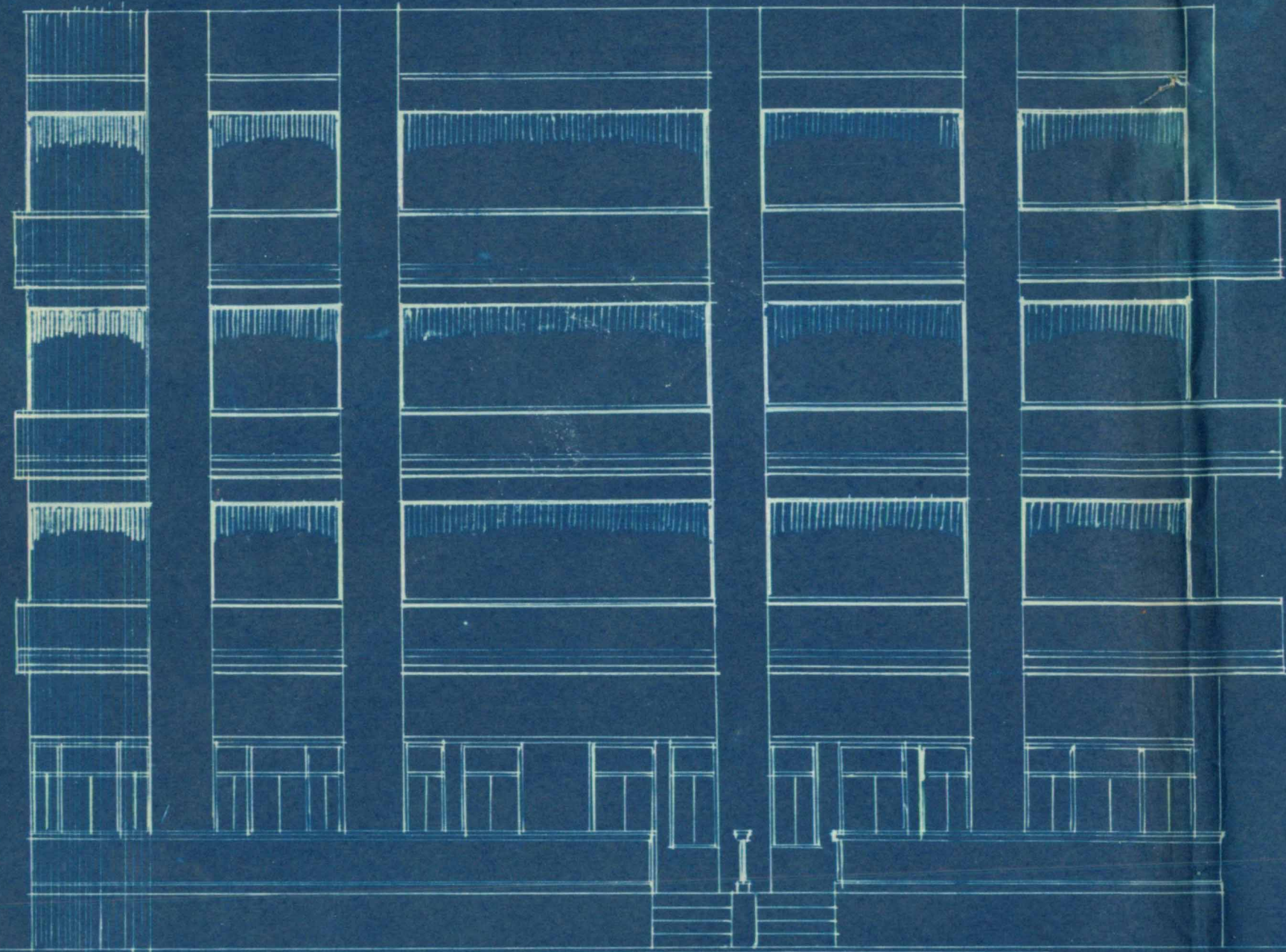
ARJANDAS D. HINGORANI. B.Sc.
ARCHITECT. A.I.A.A. (London)

А.А.А. (Лондон)

PLAN FOR PROPOSED BUILDING ON PLOT No 353 K.E.B.

ARTILLERY MAIDAN

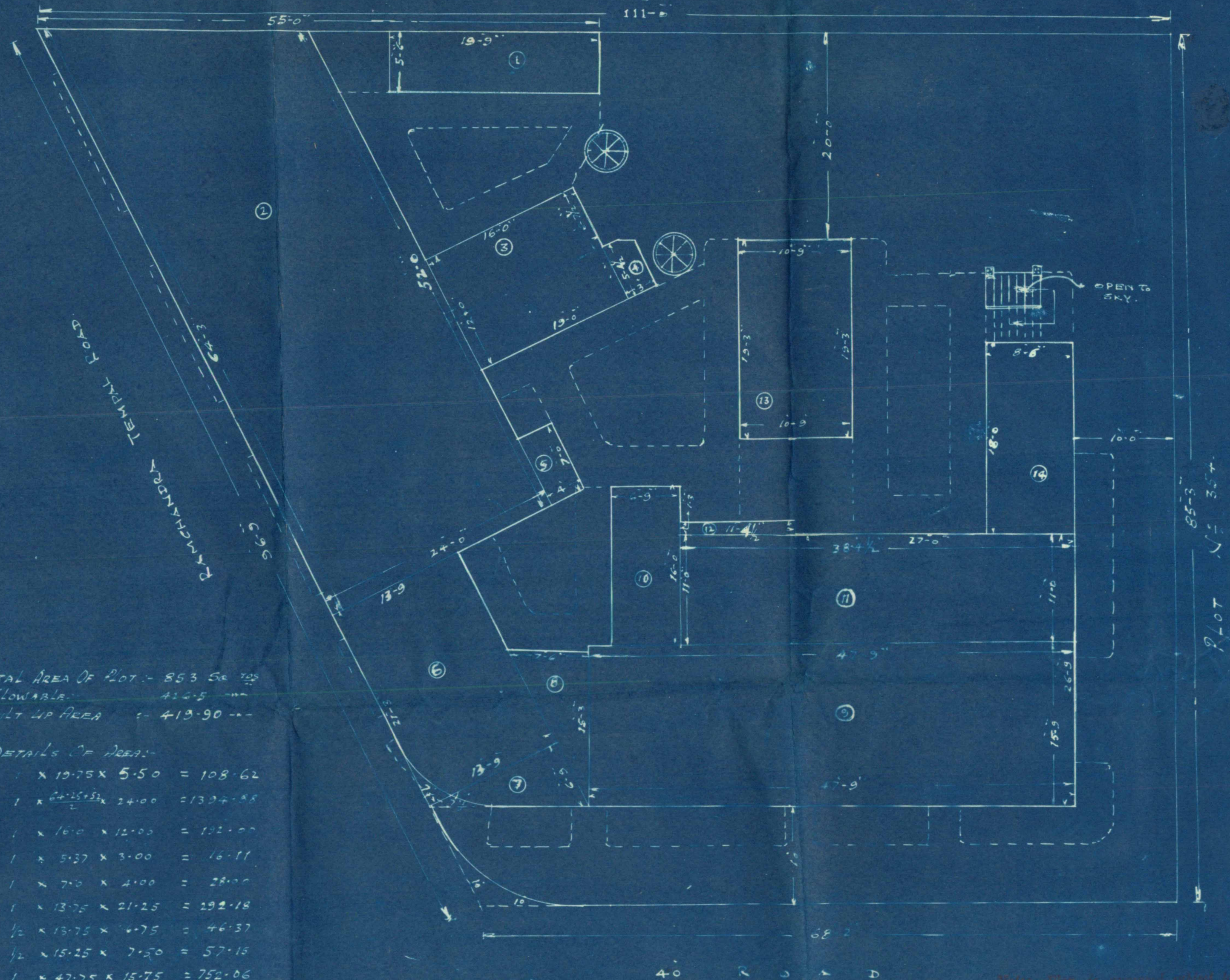
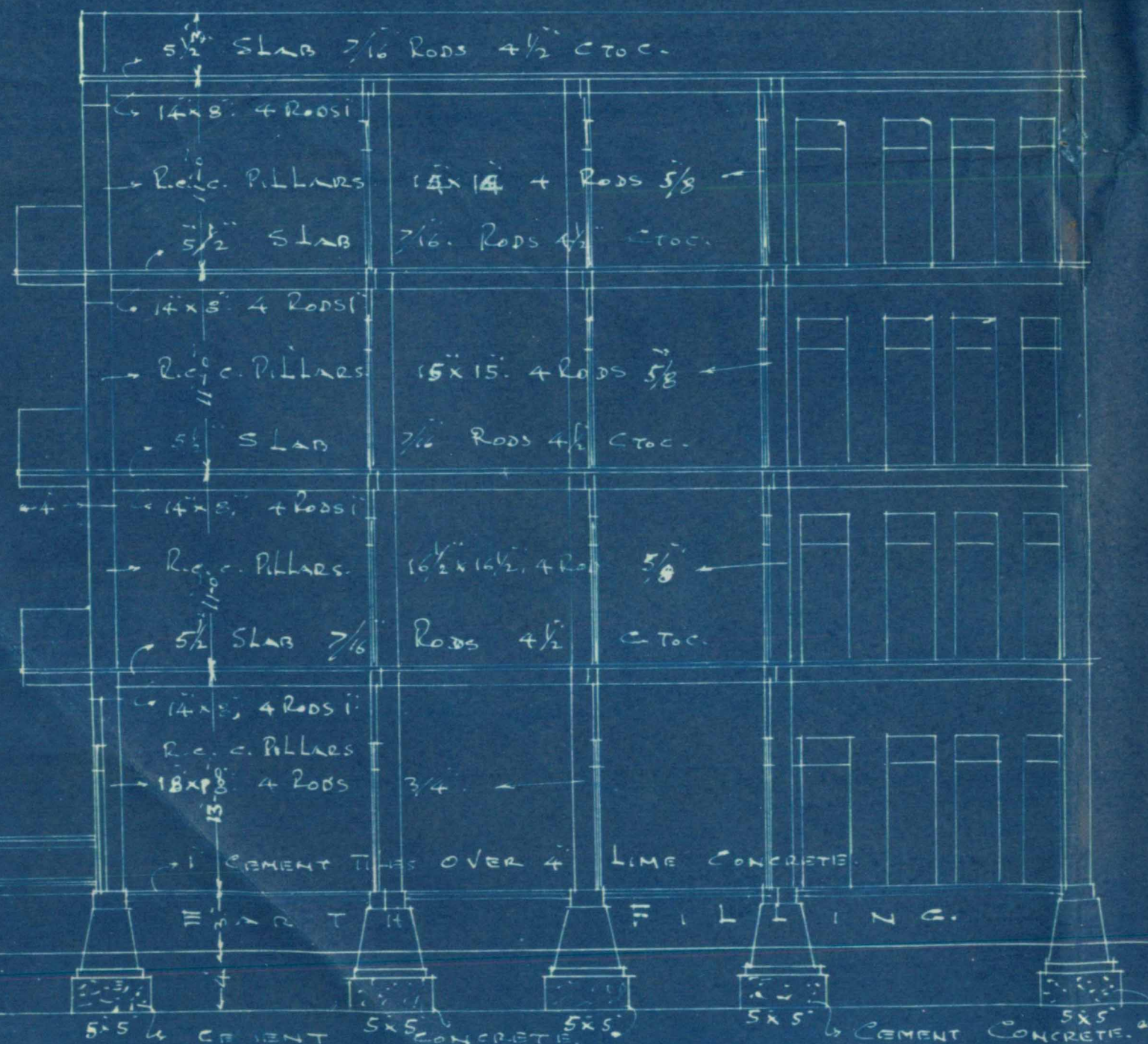
SCALE - 8 TO 1



FRONT ELEVATION

SITE PLAN

SCALE - 8 TO 1



SECTION ON A.B.

TOTAL AREA OF PLOT - 853 SQ. YDS.
ALLOWABLE - 419.90
BUILT UP AREA - 419.90

DETAILS OF AREA:-

1.	1 x 10.75 x 5.50	= 108.62
2.	1 x 10.75 x 12.00	= 129.00
3.	1 x 10.75 x 12.00	= 129.00
4.	1 x 5.37 x 3.00	= 16.11
5.	1 x 7.00 x 4.00	= 28.00
6.	1 x 13.75 x 21.25	= 292.18
7.	1/2 x 13.75 x 4.75	= 46.37
8.	1/2 x 13.75 x 7.50	= 57.18
9.	1 x 47.75 x 15.75	= 752.06
10.	1 x 14.00 x 4.75	= 108.00
11.	1 x 38.37 x 11.00	= 422.07
12.	1 x 11.37 x 1.25	= 14.21
13.	1 x 10.75 x 12.25	= 206.74
14.	1 x 15.00 x 8.50	= 152.00
		3791.39

DEDUCT:-
1/4 x 7.0 x 7.0 = 12.25

3791.39 - 12.25 = 3779.14 ÷ 9 = 419.90 SQ. YDS.
(419.90 SQ. YDS.)

B. B. Hingorani
OWNER

Attending
Rajandas Hingorani B.Sc.
ARCHITECT.
A.H.A. (LONDON)

Sanction does not entitle the owner to build on land not conveyed to him either by the Govt. or the Municipality by a sanad or entry in a sanad.

(1) This sanction does not entitle the owner to build on land not conveyed to him either by the Govt. or the Municipality by a sanad or entry in a sanad.
(2) 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.

APPROVED.

Land Manager and Architect

1941

ARTILLERY MAIDAN.

SCALE:- 8 To 1

Lot No 355

GROUND FLOOR PLAN

B. B. Higgins
OWNER

1ST 2ND & 3RD FLOOR PLAN

Gttingorani
ARJANDAS D. HINGORANI. B.Sc.
ARCHITECT. A.I.A.A. (LONDON)

Arjandas D. Hingorani,

WATER COURSE ROAD,

B. Sc.

A. I. A. A. (London)

Architect & Engineer.

KARACHI, 10/5/1941

13. MAY 1941

No. 8050-

The Land Manager & Architect
Karachi Municipal Engineer

Dear Sir,

Re:- MUNI 353 K B B

I have with me and you the required
clear copy of the above plan.

Yours faithfully
Arjandas D. Hingorani

Arjandas D. Hingorani,

B. Sc.

A. I. A. A. (London)

Architect & Engineer.

—:0:—



KMR.CDD.ArQ.1941.02

WATER COURSE ROAD.

KARACHI, 19/4/1941

To

The Land Manager
Karachi Municipal Corporation.

Dear Sir,

Re:- Plot No 353 KEB Artillery Kai San

With reference to your letter No B51 53/41 dated 14/4/41, I have the honor to state that:-

1. Drainage line can pass under the Passage near the Main road. The staircase in the ground floor is in three flights. ~~This cannot be objected to~~
2. For objection No 2 and 7, Karachi S.C. Board may be referred to.
3. For the height of rooms in the ground floor, it is not necessary to keep them 7'6" high as on 1st floor. Because the two rooms are enclosed with one shop and then there are two rooms, the back room has enough air hole. P.W. 10, Calculation are enclosed.
4. Size of Rectangular pillars is given as 12" x 24".
5. Size of all the Rec beams are specified.
6. There are no balconies to two rooms, but they are Verandahs of 2'6" and with galleries, they will be 6'6" the rooms also as a Verandah. Such cases have been allowed before for instance plot No 25 KEB and 47 SR13, 46 SR13 and 54 KEB.

Thanking you

Yours faithfully
Arjandas D. Hingorani

F. wife to the A.C. for further
remarks pl.

Billings 27/4/41
for L.M.A.

No objection.

A. Cole
27/4
A.E. (W.W. & D.).

Per.
22.4.41.

No objection

27/4

Then after.

27/4.

~~CC~~
approver for the

Cery L.K.B.



Heritage

KMR.CDD.ArQ.1941.02

1000-2-41

8

Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESHI.

B. Sc. ENGINEERING (EDIN)

Land Manager & Architect.



MUNICIPAL CORPORATION,
KARACHI.

19 APR 1941

Reference No. B. S. P. 53/41.

To Mr. A.D. Hingorani, Architect for owner.

Dear Sir,

With reference to your application dated 22nd March 1941
with a plan for the proposed buildings/additions and alterations on plot
No 353 Survey Sheet No K.E.B., Artillery ManQuarter
I have to request you to comply with the following requirements—

A.E's objections.

- (1) Drainage lines should not pass below staircase.

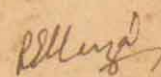
B.S's objections.

- (2) Shops cannot be allowed without K.E.B's sanction.
(3) Objections 6 & 10 dated 10th March 1941 stand.
(4) Size of the rectangular R.C.C. pillars be given.
(5) Size of all the R.C.C. beams be specified.
(6) Balconies overhanging the Ramchandra Temple Rd.
join two rooms and cannot be allowed.
(7) Sketch showing the special conditions of grant,
compulsory open space etc. must be produced
from the Karachi Estate Board.

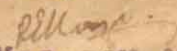
The plans are returned herewith rejected.

Yours faithfully,

19 APR 1941


for Land Manager & Architect

Copy forwarded with compliments to the Honorary
Secretary Karachi Estate Board. He is referred to the
objections 6 above and requested to send in the sketch
showing the special conditions of the plot.


for Land Manager & Architect

PLAN NO K-2450
3-2-41

TOWN PLANNING & VALUATION DEPARTMENT

ARTILLERY MAIDAN ESTATE

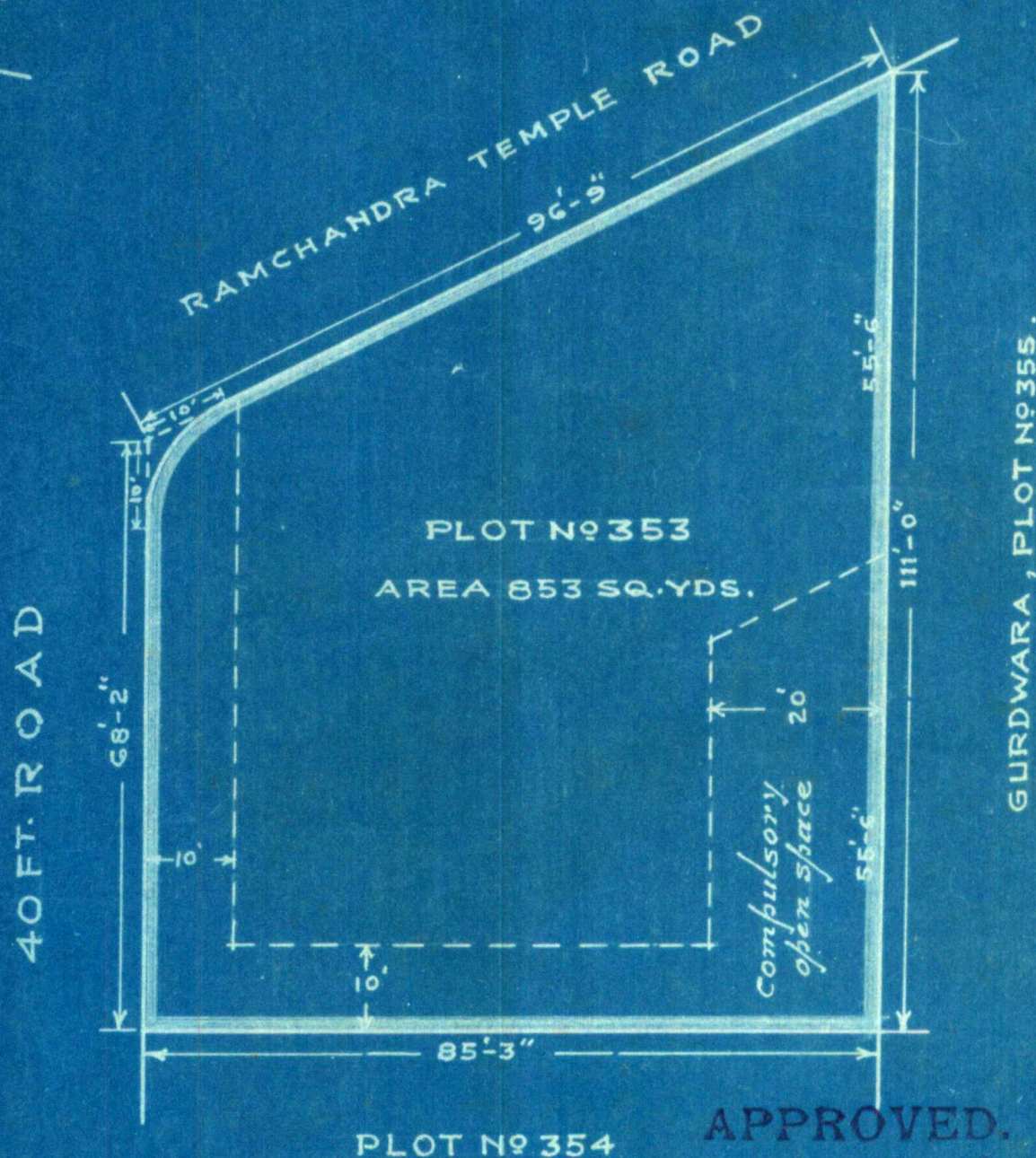
PLOT NO 353, AREA 853 SQ. YDS.

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 to be used for residential purposes, shops are allowed on Ramchandra Temple Road.

All Tanks built for purposes of carrying on printing operations must be covered with Planning as required by Rule 9 (2) (b) of chapter II, Schedule VI of Municipal Rules sanctioned by the Government of India under his No. Gel. 6101, dated 25-11-1935.



APPROVED.

PLOT NO 354

Note:- Plan is approved subject to the following conditions.

(1) The sanction does not oblige the owner to build on the plot within a year either by himself or by any other person or company or firm.

(2) The sanction is valid only if the work of construction is commenced in earnest within a year from the date of sanction and the sanction will be deemed to have lapsed.

Land Manager and Architect.

CONSULTING SURVEYOR
TO THE GOVT. OF SINDH

353 KEB

- (1) Shops cannot be allowed without K.E.B.'s sanction
- (2) Objections 6 & 10 dated 10-3-41 stand
- (3) Size of the rectangular R.C.C. Pillars be given
- (4) Size of all the R.C.C. beams be specified
- (5) Balconies overhanging the Ramchandra Temple Rd.
join two rooms & cannot be allowed
- (6) Sketch showing the special conditions of grant,
compulsory open space etc. must be produced from K.E.B.

B 17/4

A.B. & B.S.'s objections

B 17/4

BSP. 68/41

358 KEB



Heritage

KMR.CDD.AQ.1941.02

KARACHI MUNICIPAL CORPORATION.

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.
²² 28/1/41 B. S. ...	30/1					
H. O. ...	-	8/2	13/2			
E. E. ...	-	10/2				
L. S. ...						
²⁴ 26/3/41 B. S. ...						
H. O. ...						
E. E. ...	26/3/41	2/4	3/4			
L. S. ...						
B. S. ...						
H. O. ...						
E. E. ...						
L. S. ...						



Arjandas D. Hingorani,

B. Sc.
A. I. A. A. (London.)

ARCHITECT & ENGINEER,

— 0 : —

To,

The Land Manager & Architect,
Karachi Municipal Corporation.

LAND MANAGER &
CITY DEPT.
WATER COURSE ROAD.
KARACHI, 22 - 3 - 1940.
2 A. MAR. 1941
3467

Dear Sir,

Re:-Plot No 353 K.E.B.Artilleary M.

With reference to your letter No B.S.P. 58/41 dated the 10th instant, I have the honor to state that:-

1. Only one drainage connection is shown.
2. Connection on Ramchandra Temphe Road is deleted.
3. O.H. Tank will be 2' ft away from the adjoining plot and note is writtern on the plan already.
4. There is no title deed. It is directly purchased from Karachi Estate Board. The fact that the Hon: Secretary has forwarded the plans to you, indicates that the ownership is correctly shown in the plan.
5. There are no one room tenements now. Shops are shown on the ground floor.
6. Height of partitions between rooms is 7' 6" high.
7. Separate R.C.C. Plan is attached herewith.
8. There is no balcony joining two rooms. Balcony is proposed to a Varandah only.
9. K.E.B. sketch is not with us. They always send you the copy of it. Or you can refer to them. As a matter of fact, they certify the boundries and compulsory open spaces and the consulting Surveyor certifies and signs the plans before they are sent to you.
10. Calculations of built up area are checked

P.T.O.



Arjandas D. Hingorani,

B. Sc.

WATER COURSE ROAD,

A. I. A. A. (London.)

ARCHITECT & ENGINEER,

KARACHI, _____ 194

— 0 :—

11. Distance of the stair case from boundary line is given.

12. The southern staircase is open to sky.

Thanking you for an early approval

Yours faithfully.

Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESHI.
B. Sc. ENGINEERING (EDIN)
Land Manager & Architect.



MUNICIPAL CORPORATION,
KARACHI.

10 MAR 1941

Reference No. B. S. P. 58/41.

To Mr. A.D. Hingorani, Architect for owner.

Dear Sir,

With reference to your application dated _____
with a plan for the proposed buildings/additions and alterations on plot
No. 353 Survey Sheet No. K.E.B. Artillery Quarter

I have to request you to comply with the following requirements—

A.E.'s objections.

- (1) Only one drainage connection can be granted.
- (2) There is no sewer on Ramchandra Temple road where a connection is proposed.
- (3) O.H. tank should be at least 2' away from adjoining plot.

B.S.'s objections.

- (4) Title deed be produced.
- (5) One room tenements cannot be allowed.
- (6) Height of partitions between the rooms on ground floor be shown.
- (7) Separate R.C.C. plan is required.
- (8) Balconies joining two rooms cannot be allowed to overhang the compulsory open space.
- (9) K.E.B.'s sketch re. compulsory open space and conditions, if any, must be submitted.
- (10) Calculations of built up area must be got checked.
- (11) Distance of the staircase pillars from the boundary be given.
- (12) It must be stated if the southern staircase is open to sky.

The plans are returned herewith rejected.

Yours faithfully,

for Land Manager & Architect



BSP 58/41

2

Plot No. 353

Sheet No.

K.E.B.

BUILDING SURVEYOR'S REPORT.

- (1) Title deed be produced
- (2) One-room tenements cannot be allowed
- (3) Height of partitions between the rooms on g. floor be shown
- (4) Separate R.C.C. Plan is required
- (5) Balconies joining two rooms cannot be allowed to overhang the compulsory open space
- (6) ^{K.E.B.'s} Sketch re. compulsory open space or conditions, if any, must be ~~at~~ submitted
- (7) Calculations of built-up area must be got checked
- (8) Distance of the staircase pillars from the boundary be given
- (9) It must be stated if the southern staircase is open to sky.

6 7/3

Date

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

A.E. & B.S.'s objections

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 ...	_____

B.S.
There is no such as
353 / A.E.B in the Land Register
please. 14/2.

Mr. Supnawal,

Pl. attach the letter of the Sec, K.E.B. 25

the A-form.

Date of receipt of plan _____

Date of expiry of 30 days _____

B.16/2

All review forms along with
letter from K.E.B. were sent to you
on 13/2/41
14/2



Heritage

KMR.CDD.ArQ.1941.02
1000-9-40

KARACHI MUNICIPAL CORPORATION.
BUILDING SECTION

REVIEW FORM

Case No. B.S.P. 5874

Plot No. 353, Sheet No. KEB, Section 7 Qr.

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

S. Desai 30/1

FOR LAND MANAGER & ARCHITECT.

HEALTH OFFICER'S REMARKS.

no objection

for 6065

11/2/41

8/2

HEALTH OFFICER.

KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

Case No. P/58741

RE:—Plot No. 353, Sheet No. KEB, Artiler, Qr.

A copy of plan is forwarded with compliments to the Sub-Engineer for favour of remarks.

Indrani Bop,

FOR LAND MANAGER & ARCHITECT.

SUB-ENGINEER'S REMARKS

1. Only one Dr. connection can be granted.
2. There is no sewer on Rameshchandra Temple Rd, where a connection is proposed.
3. O. H. tank should be at least 2' away from Ad. plot.

SUB-ENGINEER.

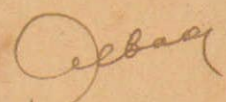
Asst.
Mh
- 6/2

10/2.

Below plans of plot No. 353 Artillery Maidan submitted
by the lessee.

No. KEB. 28 of 1941
Estate Board Office
Karachi, 28th January 1941

Forwarded (To be returned) with compliments to the
Land Manager & Architect, Karachi Municipal Corporation for
favour of disposal.


Honorary Secretary
Karachi Estate Board.

To,

The Land Manager & Architect,
Karachi Municipal Corporation.