



SERIAL No: 5

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

Department.

FILE No. of 193

SECTION

PART

Disposal No.

Subject

91 Jm 3

NOTE:—Former Correspondence filed in file Compilation No.
Subsequent Correspondence filed in file Compilation No.

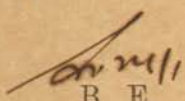


BUILDING COMPLETION REPORT

Land Manager & Architect's Office

Karachi

Undersigned begs to report that the construction of addition
on plot No. C/1 Sheet 223 Quarter owned by
Mr. C. H. S. R. S.
has been completed according to plans approved by the Municipal Corporation.
Orders are requested to file the correspondence.


B. E.

Building Surveyor

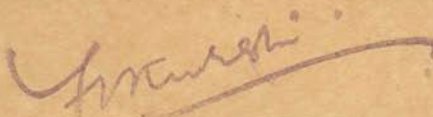
Section

No. B. S. C. 497/37.

Karachi

JAN 25 1939

Copy forwarded to the Assessor for information in connection to this
office No. 41 Jm3 dated 23-12-38


Land Manager & Architect.

JAN 24 1939



1000-9-38

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

Karachi, _____

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) _____

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

Owner.

Yours faithfully,

Address

Reference No. B. S. C.

Municipal Office,

Karachi,

1. Copy forwarded to the Assessor, Karachi Municipal Corporation for
information. The above notice of completion was received on _____
2. Copy forwarded to the Superintendent of Machinery, Karachi Muni-
cipal 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.

Pl. put up completion report.

31.

Balea.

1-11/38



200-9-38.

Office Telephone Nos. 2805,
2806 & 2807.

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

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION
KARACHI.

Reference No. L. C. C. 497/37

NOV 10 1938

To,

The Secy Cosmopolitan Co-op. Socy
of Mr. R. L. Charles, Managing
KARACHI.

Re. Plot No. C/1 Sheet No. 3 Quarter

Dear Sir,

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

Yours faithfully,

F. I. Kureshi
16/11
Land Manager and Architect.

NOV 17 1938

16/11



6

R. G. Chawla,

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.

MARRIOT ROAD,

Karachi 9-11-1938

LAND MANAGER &
ARCHITECT'S DEPT
MUNICIPAL CORPORATION
KARACHI.
10. NOV. 1938
No. 5314

To

The Land Manager & Architect
Municipal Corporation
Karachi

Dear Sir: Re: Plot C/1 J.M.3. finished drawing

with reference to your letter no
I have to send herewith the necessary agreement
only completed for 16' Main Road coming within
10' compulsory Area space and have to
request you to please approve the plan.

My file
10/11
11/11

Yours for 11/11
Richardson

Dr. Smith

The plan may be
approved
1/12/38

Beattie Jones
11/11

Plans approved
11/11

14/11 Approved Pfr
14/11
14/11



7-1

OCT 3 1938

A G R E E M E N T.

This agreement made at Karachi on the ^{5th} day of *October* 1938 between *Ram Nath & Joginder Nath* resident of Karachi of the one part and the Municipal Corporation for the City of Karachi of the other part.

Whereas *Ram Nath & Joginder Nath* who is the registered owner of plot of the land bearing Survey No.C/1, Survey Sheet No.J.M.3, Jamshed Quarter, Karachi in the Registration District, Sub-District and Town of Karachi has applied to the Karachi Municipal Corporation for permission to erect a building on the said plot as per plans submitted and whereas in the plan submitted thereis shown an open staircase which comes within the 10 ft. compulsory open space to be left open from the Eastern boundary line of the plot and whereas the Municipal Corporation have refused to permit the said staircase except at the owner's agreeing to give an undertaking that the said staircase will be removed when called upon by the Municipal Corporation and that he will not prefer any claim whatsoever nor claim any compensation for the removal of the said staircase.

Now it is hereby agreed between the parties that in consideration of the Karachi Municipal Corporation granting conditional permission to the said for erecting the staircase within 10 feet open space on plot No.C/1 Sheet No.J.M.3, Jamshed Quarter, the said

hereby agrees and covenants with the Karachi Municipal Corporation that he, his heirs, executors, administrators and assigns shall remove the staircase and will not claim any compensation for such removal from the Municipal Corporation and it is further agreed that this agreement no way affects the rights of the Municipal Corporation or the obligation of the party of the First Part under the City of



7-2

- 2 -

Karachi Municipal Act.

In witness whereof the said

has set his hand at the ^{Maghiana Dull Shams} place and date(Dujah)
specified above,

Ram Nath Sikka
for self and his minor brother
Joginder Nath Sikka.

Signature of the owner.

Witnesses

- (1) Jambhand Sikk
an B.B.S.
(2) Municipal Medical Officer
of Health Jhanghian
(2) Gundage Maffon
Maghiana Shams



1000-6-38.

Office Telephone Nos. 2805, 2806
& 2087



MUNICIPAL CORPORATION,
KARACHI.

LAND MANAGER & ARCHITECT

SEP 23 1938

Reference No. L. C. P. 497/37

To, Mr. R. G. Chawla Architect for owner.

Dear Sir,

In continuation of this office No. L. C. P. 497/37D/-4-8-38
~~With reference to your application dated~~
with a plan for the proposed buildings/additions and alterations on plot
~~XXXXXXXXXX~~
No. C/1 Survey Sheet No. J.M.3, Jamshed Quarter,
I have to request you to comply with the following requirements:-

Agreement is herewith sent which should be duly
executed by the owner and stamped on one rupee adhesive stamp
and should be returned to this office.

Done
The plans are returned herewith rejected.

Yours faithfully,

Land Manager & Architect.

A G R E E M E N T.

This agreement made at Karachi on the day
of 1938 between

resident of Karachi of the one part and the Municipal
Corporation for the City of Karachi of the other part.

Whereas

who is the registered

owner of plot of the land bearing Survey No.C/1, Survey
Sheet No.J.M.3, Jamshed Quarter, Karachi in the Registration
District, Sub-District and Town of Karachi has applied to the
Karachi Municipal Corporation for permission to erect a
building on the said plot as per plans submitted and whereas
in the plan submitted thereis shown an open staircase which
comes within the 10 ft. compulsory open space to be left open
from the Eastern boundary line of the plot and whereas the
Municipal Corporation have refused to permit the said staircase
except at the owner's agreeing to give an undertaking that the
said staircase will be removed when called upon by the
Municipal Corporation and that he will not prefer any claim
whatsoever nor claim any compensation for the removal of the
said staircase.

Now it is hereby agreed between the parties that in
consideration of the Karachi Municipal Corporation granting
conditional permission to the said
for erecting the staircase within 10 feet open space on plot
No.C/1 sheet No.J.M.3, Jamshed Quarter, the said

hereby agrees and covenants with the Karachi
Municipal Corporation that he, his heirs, executors,

administrators and assigns shall remove the staircase

from any compensation for removal from the

and it is further

the rights of

the part of

9-2

- 2 -

Karachi Municipal Act.

In witness whereof the said

has set his hand at the place and date
specified above.

Signature of the owner.

Witnesses

(1)

(2)

A G R E E M E N T.

This agreement made at Karachi on the day
of 1938 between
resident of Karachi of the one part and the Municipal
Corporation for the City of Karachi of the other part.
Whereas who is the registered
owner of plot of the land bearing Survey No.C/1, Survey
Sheet No.J.M.3, Jamshed Quarter, Karachi in the Registration
District, Sub-District and Town of Karachi has applied to the
Karachi Municipal Corporation for permission to erect a
building on the said plot as per plans submitted and whereas
in the plan submitted thereis shown an open staircase which
comes within the 10 ft. compulsory open space to be left open
from the Eastern boundary line of the plot and whereas the
Municipal Corporation have refused to permit the said staircase
except at the owner's agreeing to give an undertaking that the
said staircase will be removed when called upon by the
Municipal Corporation and that he will not prefer any claim
whatsoever nor claim any compensation for the removal of the
said staircase.

Now it is hereby agreed between the parties that in
consideration of the Karachi Municipal Corporation granting
conditional permission to the said
for erecting the staircase within 10 feet open space on plot
No.C/1 Sheet No.J.M.3, Jamshed Quarter, the said

hereby agrees and covenants with the Karachi
Municipal Corporation that he, his heirs, executors, admini-
strators and assigns shall remove the staircase and will not
claim any compensation for such removal from the Municipal
Corporation and it is further agreed that this agreement no
way affects the rights of the Municipal Corporation or the
obligation of the party of the First Part under the City of



- 2 -

10-2

Karachi Municipal Act.

In witness whereof the said

has set his hand at the place and date
specified above.

Signature of the owner.

Witnesses

(1)

(2)



L.M. A. In how many cases
have we given the
Sanction license?

3236

BS.

me

2/18

Submitted to Co

more than a dozen
cases
Yours
15/8
am

may be allowed on taking
the usual agreement.

3 9/8

P. sent him a
copy of agreement.

1/9/8
attached to
WJ



12

1000-6-38.

Office Telephone Nos. 2805, 2806
& 2087MUNICIPAL CORPORATION,
KARACHI.

AUG 4 - 1938

Reference No. L. C. P. 497/37

To, Mr. R. G. Chawla, Architect for owner.

Dear Sir,

With reference to your application dated 4-7-38 recd. on 5-7-38
with a plan for the proposed buildings/additions and alterations on plot
No. C/1 Survey Sheet No. J.M.3, Jamshed Quarter,
I have to request you to comply with the following requirements:—

Objection as already communicated vide this office
letter No.L.C.P.497/37 dated 5-4-38 stands.

*Submitted to C.O.
the proposed staircase marked
A. Comply within 10' compulsory open space.
the owner claims to retain the
staircase on submission of agreement
as done in other cases.*

*Yours
Self*

The plans are returned herewith rejected.

Yours faithfully,

[Signature]
3/8
Land Manager & Architect.



13

Mr Kishore (old surveyor)

The C.O. wants a
complete report on the
C.R. plan

Dr. M.
12/4



14-1

R. G. Chawla,

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.

LAND MANAGER
ARCHITECT'S DEPT.
MUNICIPAL CORPORATION
KARACHI.

5 - JUL 1938

No. 3032

MARRIOT ROAD,

Karachi

4-7-

1938

The Land Manager Karachi
Municipal Corporation
KarachiP.S. me
5/7

Dear Sir,

Ref no C/1, d.m.s. Jamshed & Co.

with reference to your letter no C-497/37
dated 1-7-38, I have to bring it to your land notice
that so many ^{pieces} ~~staircases~~ have been added in the
compulsory open space in the above quarter. This is
a case of ordinary sweepers ladder. I don't
know why the same is ^{being} restricted to ^{now} other
my clients are willing to give the usual
agreement. I shall quote an instance of this
by the staircase is ref no 18 S.M.S.

I have, therefore, requested you to consider
your the above case and allow this ladder
an usual agreement.

Thanking you.

Yours faithfully
R. G. Chawla

B.S.L.S. for usual report please within four days.

Sewth York
6/7/38

Sub mits for orders of
the staircase may
be allowed on agreement.

1-5808
7/17

P. writes him that
the obj. in stands.

1-5808
7/17
and 8 8

for mits for orders of
the staircase may
be allowed on agreement.



15

XXXXXXXXXXXXXXXXXX

XXXX

8497/37

JUL 1 1938

Mr. R. G. Chawla,
Architect,
Karachi.

Dear Sir,

Re:- Plot NO. C/1, J.M.S, Jamshed Qr.

With reference to your letter dated 14-6-38,
I have to inform you that the staircase can not be
allowed as already intimated and should be removed or
else prosecution will be filed against the owner as
already intimated.

Yours faithfully,

Land Manager & Architect.

JUL 1 1938

Copy to Mr. Shivali Sikka for Heirs of Rai Sahab
Wir Bhan Sikka for information and doing the needful.

Land Manager & Architect

**R. G. Chawla,**

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.

MARRIOT ROAD,

Karachi 14-6-1938.



To

The Land Manager & Architect,
Municipal Corporation
Karachi.

Dear Sir, Re: Plot of 500 sq. 3 gajuns.

With reference to your letter no. CP. 497/37 dated 16th May 1938 I have to bring to your kind notice that there are so many plots in the above quarter and governed by the same rules and conditions as the above one, where main R.C.C. as well as the types of staircases have been allowed in the compulsory open spaces. Under the circumstances the sweepers staircase, which is removable type of ladder should be allowed to remain and the amended plans should be approved.

The owner of the above plot will be prepared to give the agreement, as has been taken by the other plot holders, who provided such staircase in compulsory spaces.

Submitted for orders

The sweepers staircase in the compulsory open may be allowed on agreement as has been done in other cases.

Yours faithfully
R. G. ChawlaSubmitted for
orders

1/16/16

Pull
15/6

Instructed J. B.

It cannot be allowed

18/6

19/6



MAY 16 1938

L.C.P. 497/37

17

Mr. R. G. Chawla,
Architect for owner,
Karachi.
Dear Sir,

Re:- Plot No. C/1, J.M.3, Jamshed Qr.

With reference to your letter dated 2-5-38
I have to inform you that the staircase should be
removed or else prosecution will be filed against the
owner.

Yours faithfully,

Sd/- T. J. Bhojwani
Chief Officer.

Copy forwarded to Mr. Shivrul Sikka for Heirs
of Rai Sahab Wir Bhan Sikka, for removing the staircase
failing which the prosecution will be filed.

Relivered on 17/5
17/5
30/5
Relivered on 29/5
30/5
24/5
Execution Engineer
Ag. Chief Officer.

**R. G. Chawla,**

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.



18

MARRIOT ROAD,

Karachi 2-5-1938

The Land Manager & Architect,
Municipal Corporation
Karachi

my poor
me
9/5/38

Dear Sir,

Re: Ret of the 3 Jamshed B

with reference to your letter no 2 of 492/ dated 5th April, 38. I have to inform you that the same is awaiting to give agreement for sweeping staircase coming within 10' compulsory open space. The copy of the agreement may please be sent so as to carry out the needful.

Fcl.
9/5

Yours faithfully
R. G. Chawla

P. tell him to remove
the staircase or else
prosecution will
be filed against him

B. S/L.S. for usual report please within four days.

9/5-
10/5



Heritage

KMR.CDD.JmQ.1937-1938.07

Office Telephone Nos. 2805, 2806 &
2807



MUNICIPAL CORPORATION,
KARACHI.

LAND MANAGER & ARCHITECT

APR 5 - 1938

Reference No. L. C. P. 497/37

To, Mr. R.G. Chawla, Architect for owner.

Dear Sir,

With reference to your application dated 28-3-38
with a plan for the proposed buildings/additions and alterations on plot
No. C/1 Survey Sheet No. J.M.3, Jamshed Quarter,
I have to request you to comply with the following requirements:—

The ~~XX~~ Sweepers staircase should be removed.

The plans are returned herewith rejected.

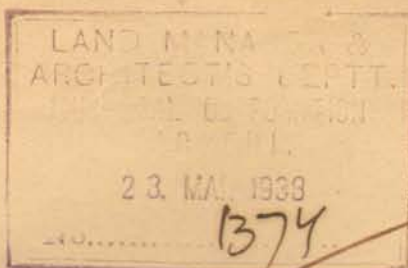
Yours faithfully,


Executive Engineer.
Land Manager & Architect.

**R. G. Chawla,**

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.



20

MARriot ROAD,

Karachi 18-3 1938

The Land Manager & Architect
Municipal Corporation
Karachi

referred
me
26/3

Dear Sir, Re: Plot no 41 Jm 3 furnished @

with reference to your letter no L.C.P.497/37 dated 16-3-38, I have to return the plans after complying with your requirements as under:-

- (1) Sweepers staircase are proposed as removable lattice, there is only one ladder on the north end which comes in 10" space. The usual agreement may please be taken if desired.
- (2) Built-up area & measurement of out house are given.
- (3) Plans are corrected per structure on site.
- (4) Section of W.C. has been given.
- (5) Staircase between garage & main building has been taken as built-up area.
- (6) Section has been corrected.

The plans may please be returned

Submittal

The Sweepers staircase should be shown on the site plan and usual agreement should be executed

B. S/L. S. for usual report please within four days

22/3
It must be new
26/3

31/3



Office Telephone Nos. 2805, & 2806.
2807.

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



**MUNICIPAL CORPORATION
KARACHI.**

MAR 16 1938

Reference No. L. C. P. 497/37

To, Mr R G Chawla
Karachi

Dear Sir,

With reference to your application dated 18/2/37
with a plan for the proposed buildings/additions and alterations on plot
No. C/1 Survey Sheet No. JE 3, Jamshed Quarter,

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

1. Sweepers staircase within 10 feet compulsory open space cannot be allowed. These are also shown in the site plan
2. The built up area and measurements of the outhouses are not given
3. Plan requires correction as per structures constructed actually on site.
W.C under
4. Section of staircase adjoining garrage be given to make its details clear.
5. Staircase between the garrage and main building as shown in site plan with sides closed will have to be taken in built up area
6. Section requires correction.

The plans are returned herewith rejected.

Yours faithfully,

Lambert Bhaledino
14 MAR 1938

Land Manager & Architect.

me
14/3

R. G. Chawla,

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.

MARRIOT ROAD,

Karachi 15-2 193

No. 818

Rev: Frishanker. 18/2.

1972

Report as usual within same days also
please state if this requires circulation.

8162
19/2

p. attach inspection place

✓
2312

1. Sweepers slain cars within 10 ft Compulsory open Can not be allowed. There are also not shown in the site plan.

2. The built up area & measurements of the out-houses are not correct.

3. Plans require corrections as for structures constructed actually on site.

4. Section of the W.C. under staircase adjoining garage
be given to make its details clear.

5. Plan care between garage & the main building as shown in site plan with ~~and leaving open space~~ sides could will have to be taken in built up area.

6. Section requires correction Shu 913

11 Sept of
newly
27/1/77

not necessary.

Submitt
Commute
173
Regulus



Heritage
FOUNDATION

KMR.CDD.JmQ.1937-1938.07

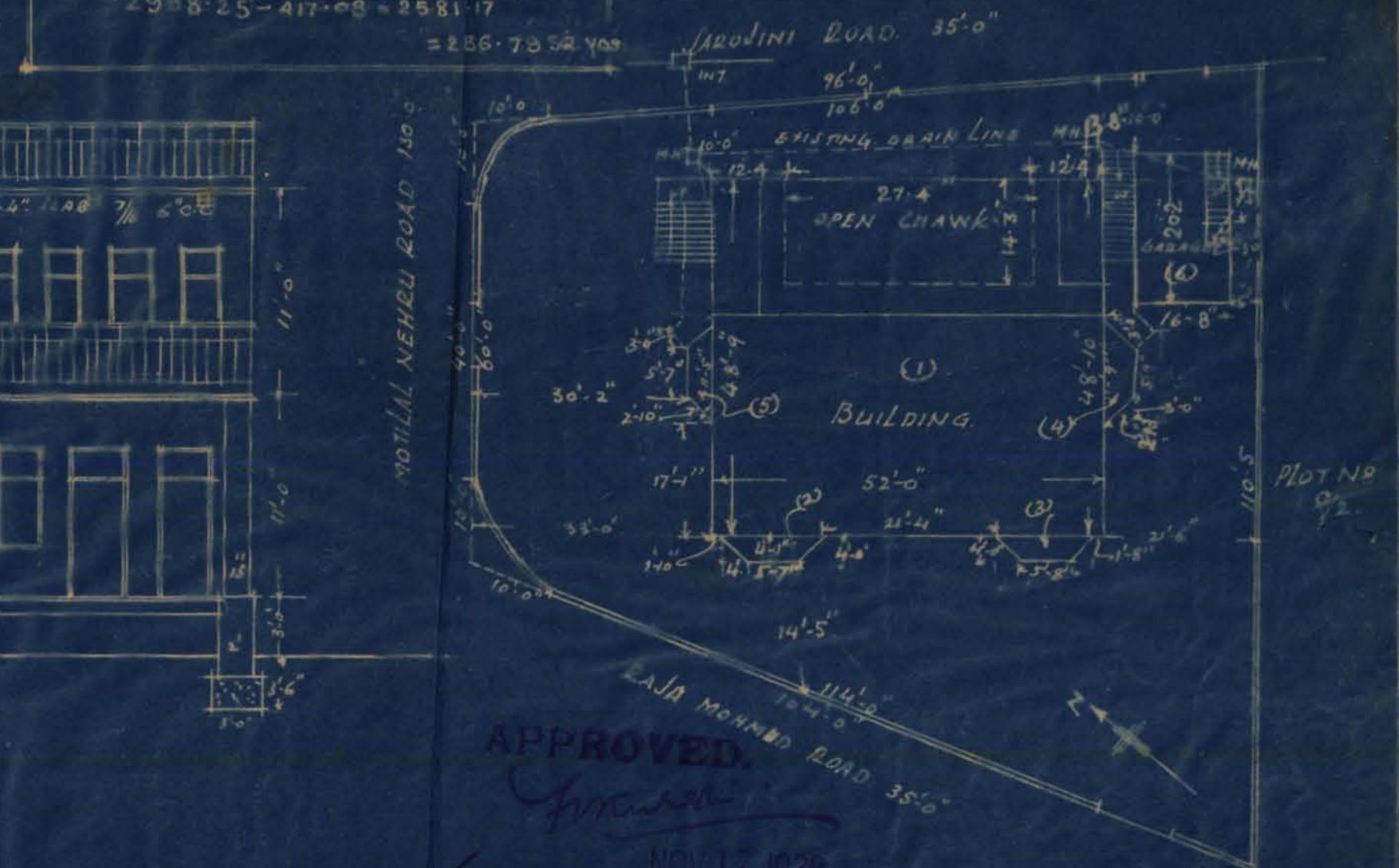
PLAN & PROPOSED ADDITION & FIRST
ON PLOT NO. 41 J.M.2. JAMSHED PUR
COSMOPOLITAN HOUSING SOCIETY.
SCALE 8 FT TO AN INCH.

AREA OF PLOT = 770 Sq. Yds.
ALLOWABLE = 550 " "
BUILT UP = 286.79

PRODUCT FROM 2098.25
 $1 \times 14.5 \times 27.4 = 399.45$
 $1 \times 3.2 \times 3.5 = 27.63$
 $2098.25 - 417.08 = 2581.17$
 $2581.17 - 286.79 = 2294.38$

DETAIL OF AREA
(1) $1 \times 17.17 \times 4 = 68.68$
(2) $1 \times 17.25 \times 4 = 69.00$
(3) $1 \times 17.3 \times 4 = 69.20$
(4) $1 \times 17.00 \times 2.58 = 43.76$
(5) $1 \times 17.00 \times 2.58 = 43.76$
(6) $1 \times 17.00 \times 2.58 = 43.76$
2581.17

SITE PLAN
SCALE 2" = 1'



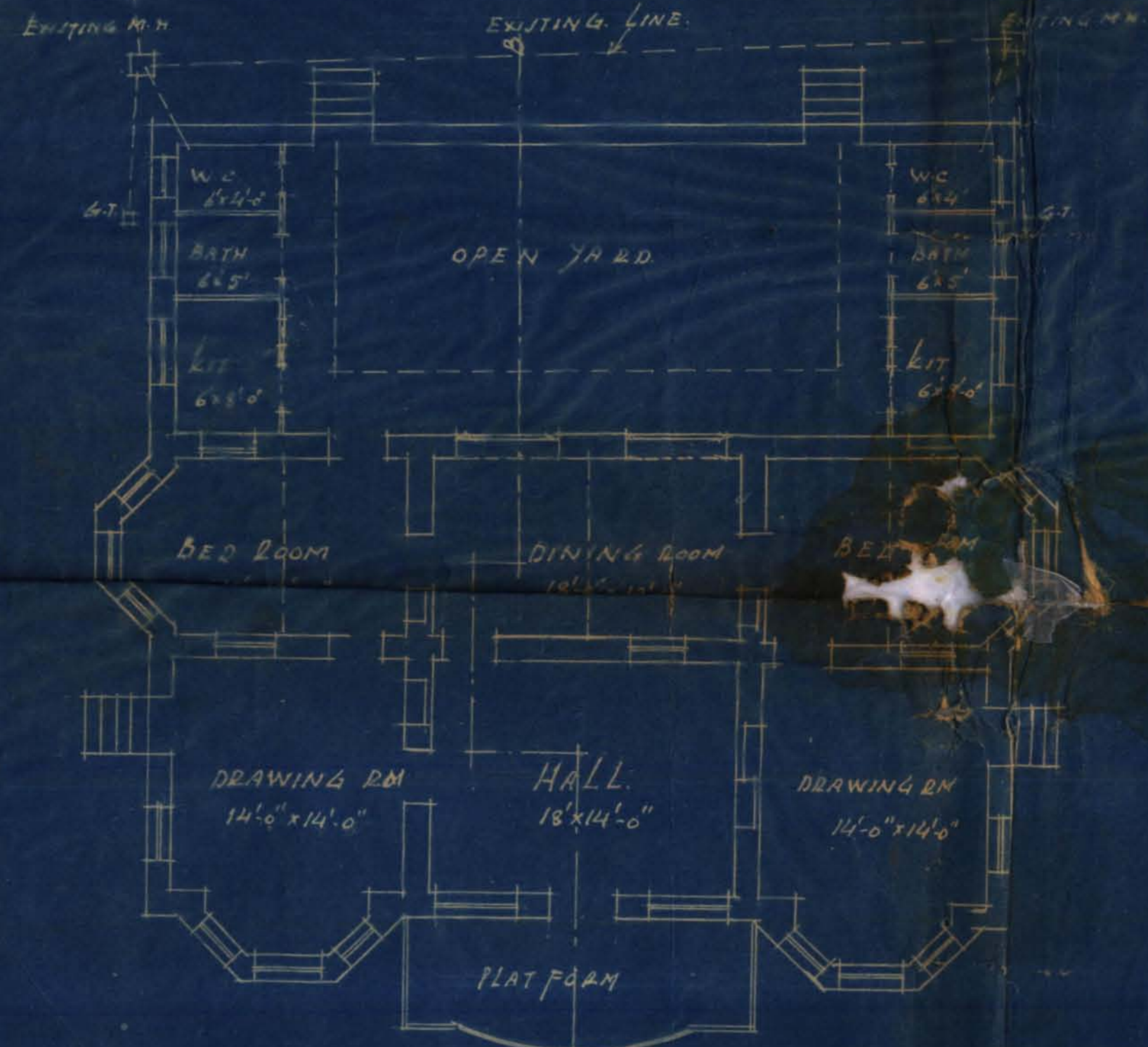
APPROVED

NOV 17 1938

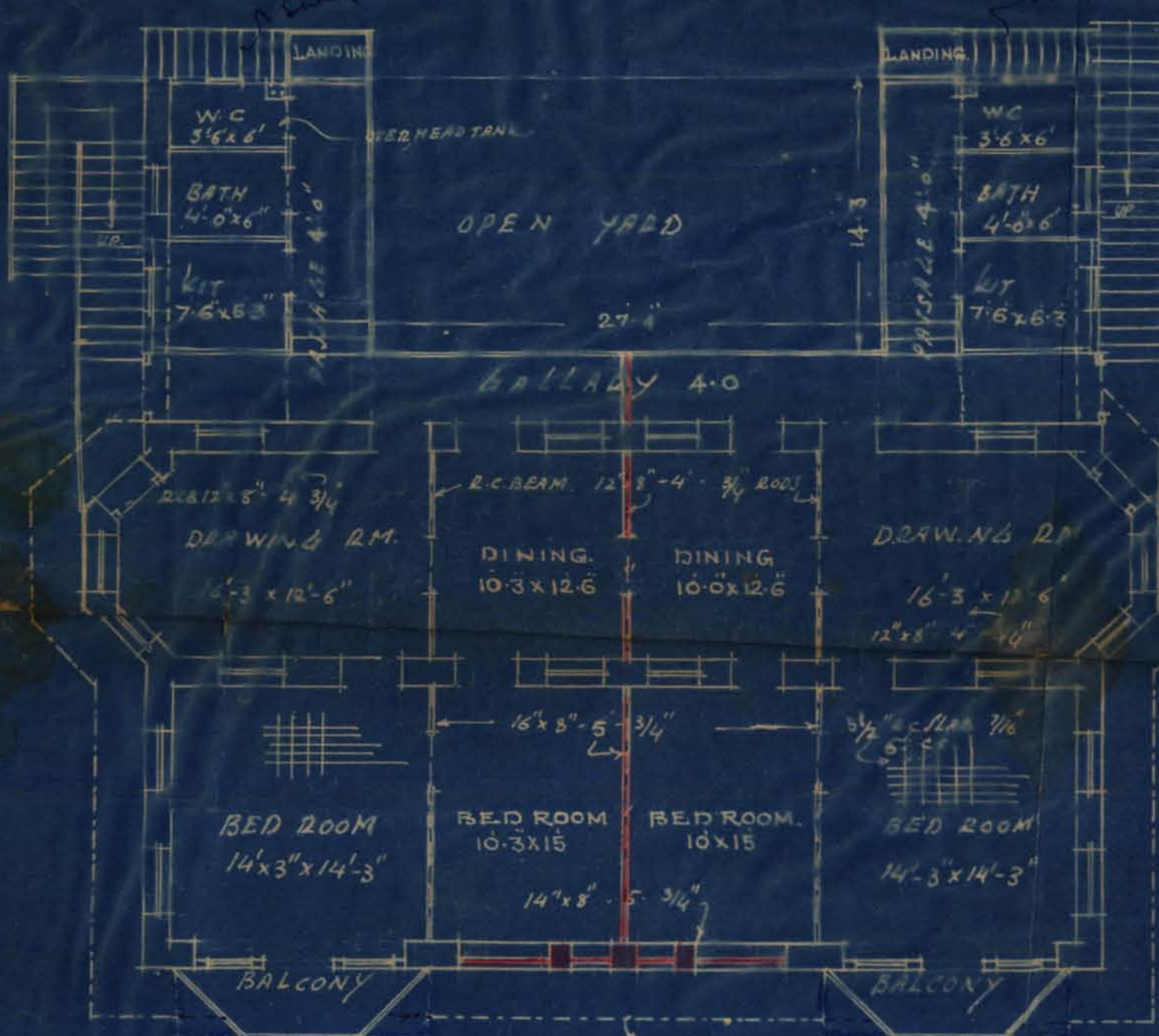
By Manager and Architect

FRONT ELEVATION

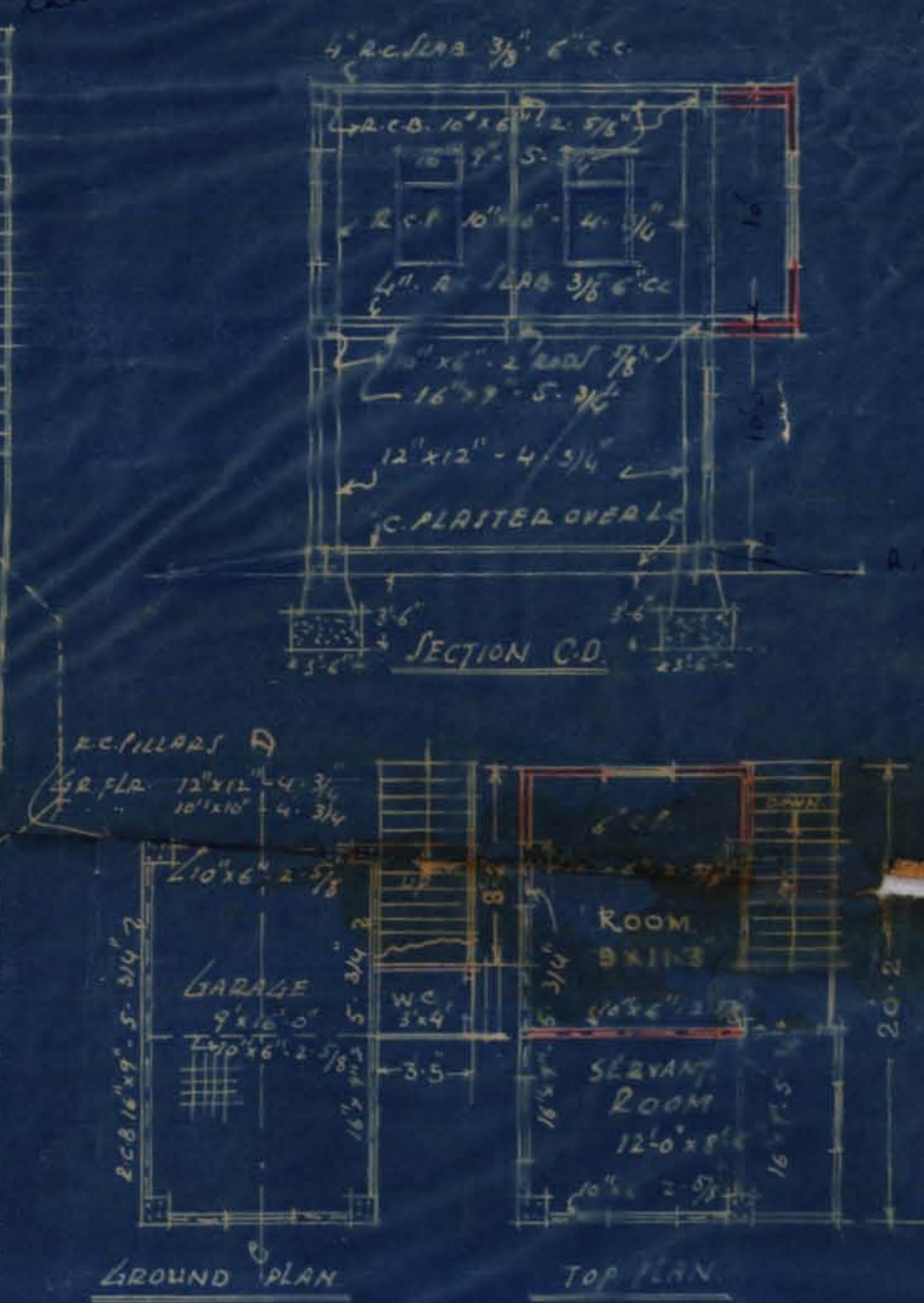
SECTION ON A-B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



DRAFTSMAN

Shri Lal S. K. Ka
for Home of Ram Sah. K. Ka
OWNER (Deceased)

Subodhan S. Chakrabarti
Secy. COSMOPOLITAN
HOUSING SOCIETY

R. G. CHAWLA
ARCHITECT



Office Telephone Nos. 2805, 2806 &
2807.

UMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION,
KARACHI.**

24
NOV 26 1937

Reference No. L. C. P. 497/37.

MEMO :—

Re: Plot No. 9/ J.M. 3 Sheet fourth Qr.

Plan for adding a attached

on the above plot submitted by Mr. Henry As Vukoban
have been approved by the Karachi Municipal Corporation.

Lumberali Bhaledino
26 NOV 1937

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



AREA OF PLOT	990 Sq Yds.
ALLOWABLE	330 "
BUILT UP	275.96 "

DEDUCT FROM 2942.89

$$1 \times 15.00 \times 29'-5" = 446.25$$

$$1 \times 6'-0" \times 31'-0" = 186.00$$

460.25

$$2942.89 - 460.25 = 2482.64$$

$$= 275.96 \text{ Sq Yds}$$



Form No. 44,000-6-37

Department. 26

FILE No. of 193 .

SECTION

PART

Disposal No.

Subject

NOTE:—Former Correspondence filed in file Compilation No.

Subsequent Correspondence filed in file Compilation No.



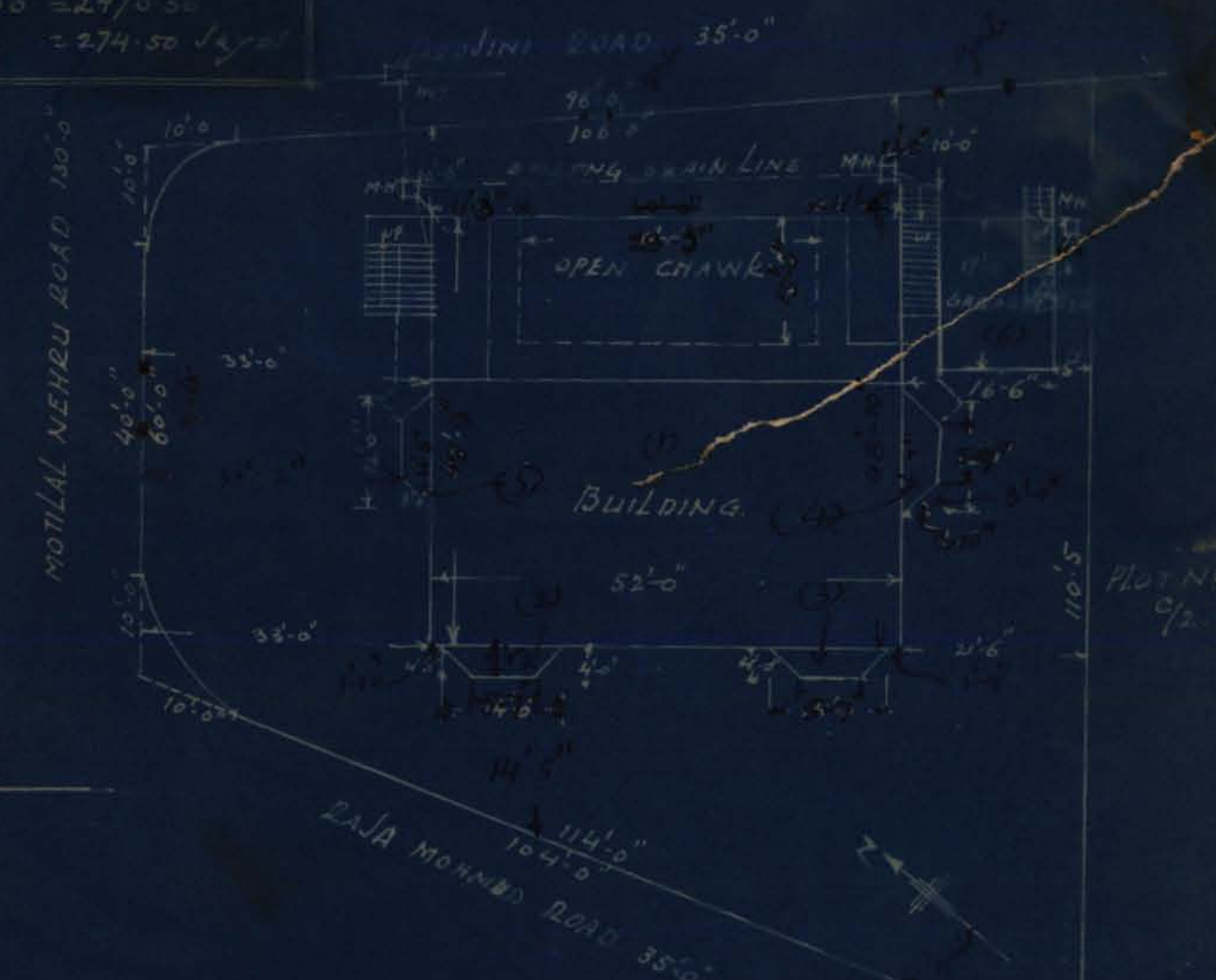
PLAN & PROPOSED ADDITION & FIRST FLOOR
ON PLOT NO. 113 JAMSHEDPUR
COSMOPOLITAN HOUSING SOCIETY
SCALE 8 FT TO AN INCH.

AREA OF PLOT	174.00
ALLOWABLE	174.00
BUILT UP	174.00

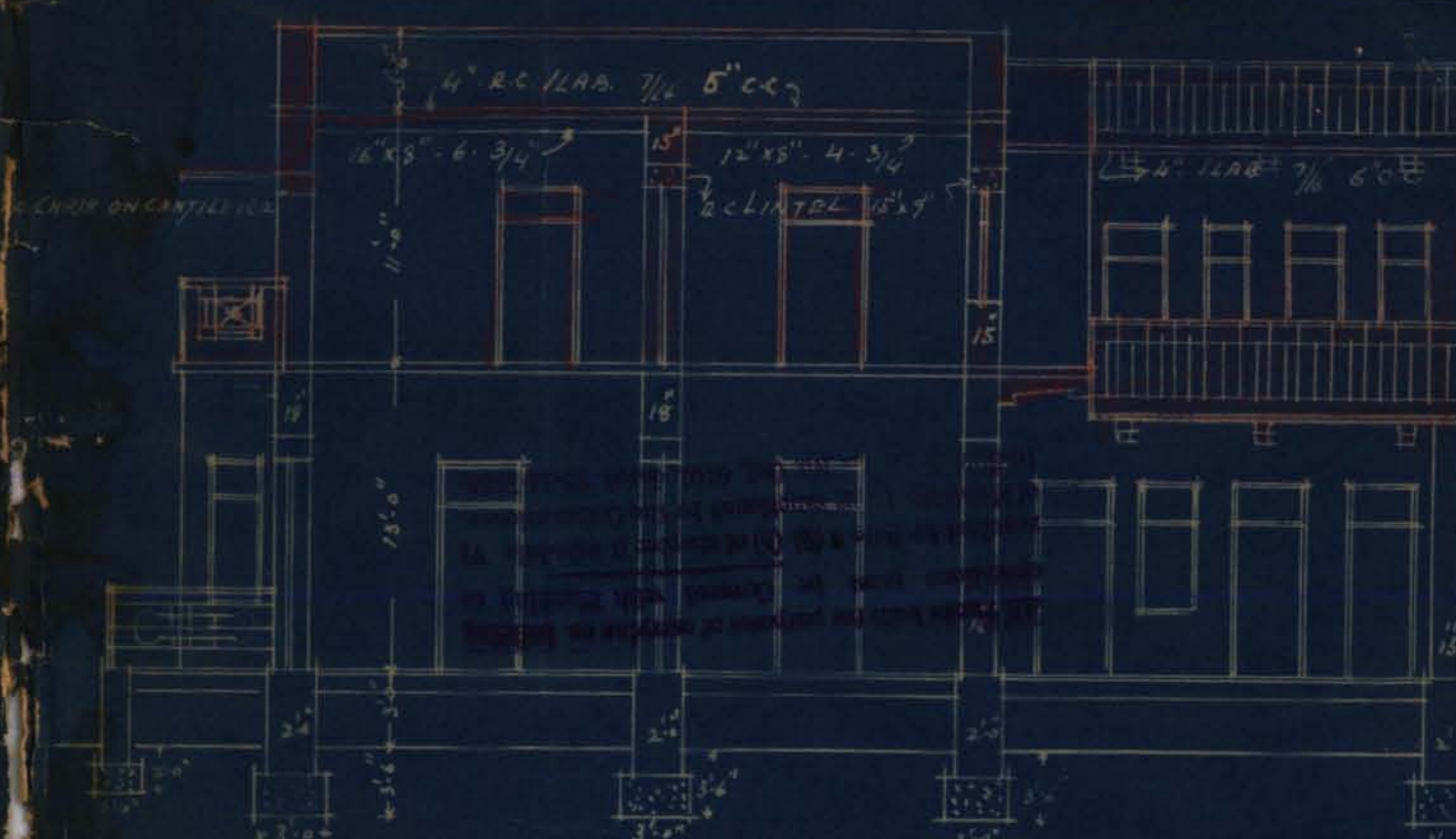
DEDUCT FROM	3012.50
1. 12' x 30' 0"	465.00
1. 3' x 3' 4"	19.00
1. 4' x 4' 4"	32.00
1. 7' x 3'	27.00
	543.00
3012.50 - 543.00	2470.50

DETAIL OF AREA	
12' x 30' 0"	360.00
3' x 3' 4"	11.20
4' x 4' 4"	72.40
7' x 3'	21.00
174.00	394.60

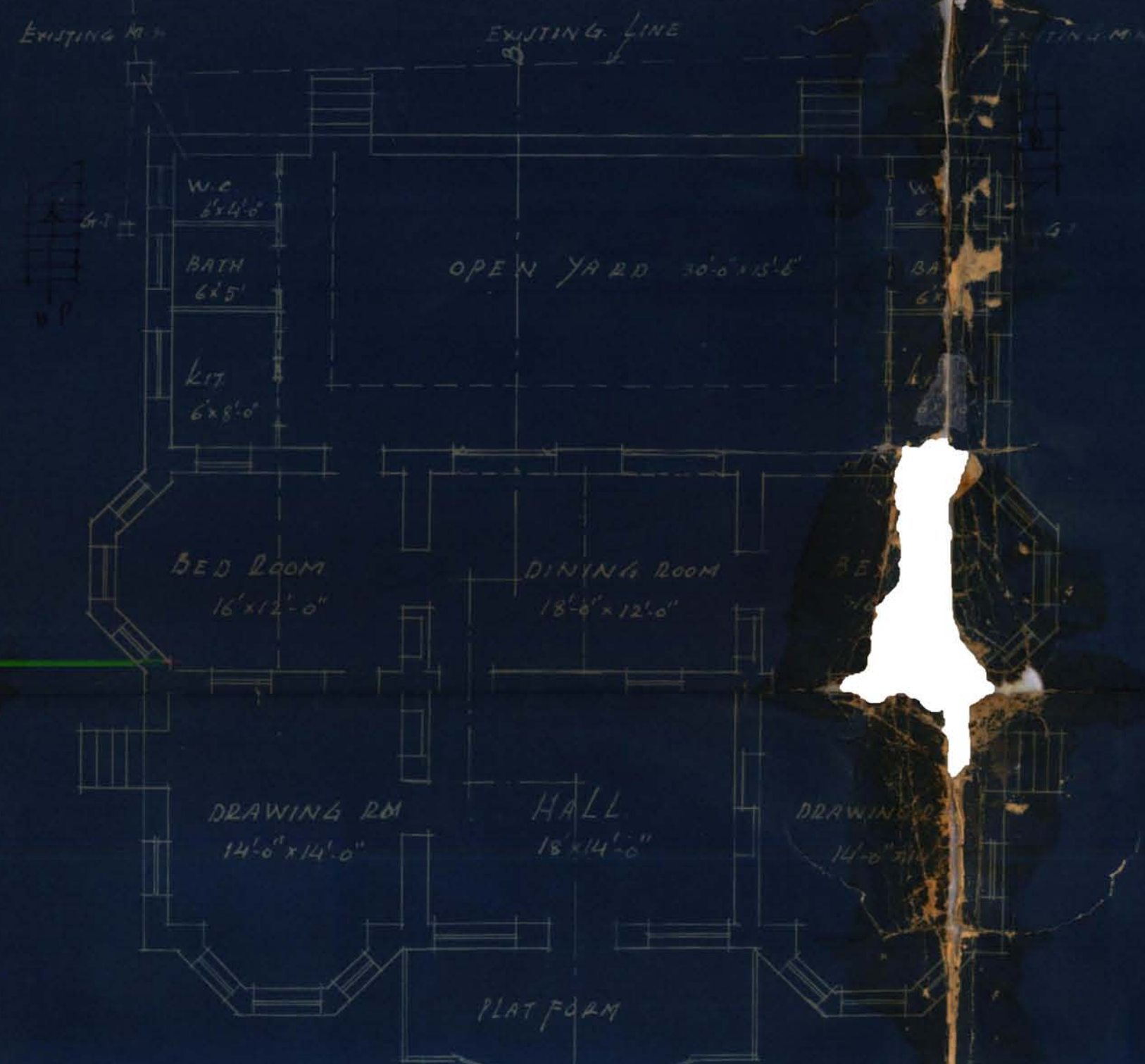
SITE PLAN
SCALE 2" = 1"



FRONT ELEVATION.



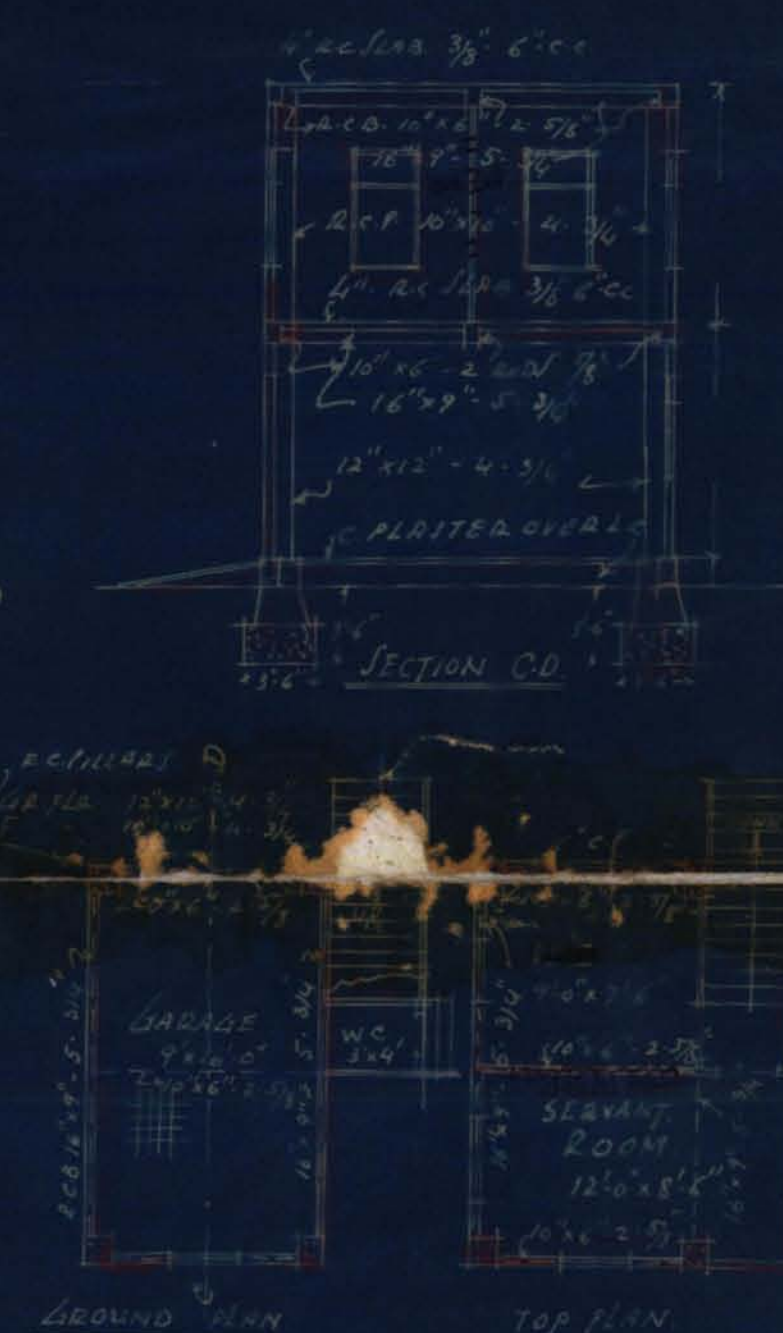
SECTION ON AB.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION CD.

GROUND PLAN

TOP PLAN

DR. J. MAN

Shri. J. K. K. K.
for Hous. of Jamshedpur
OWNER (Decomposed)

Secy. COSMOPOLITAN
HOUSING SOCIETY

R. L. CHAWLA
ARCHITECT



MAY 16 1938

XXX L.C.P. 497/37

~~XXXXXXXXXX~~

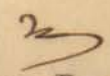
Mr. R. G. Chawla,
Architect for owner,
Karachi.

Dear Sir,

Re:- Plot No.C/1, J.M.3, Jamshed Qr.

With reference to your letter dated 2-5-38
I have to inform you that the staircase ^{shall} be removed
or else prosecution will be filed against the owner.

Yours faithfully,


Executive Engineer. *ms*

C.O.

J.H.S.
11/5

*P. send a copy to the owner
to remove the staircase*

ms