



Serial No. 4

Form No. 3-20,600-6-38

Department.

FILE No.

of 193

SECTION

PART

Disposal No.

Subject

64 | 9 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 lime concrete
subtle stone masonry wall on plot No. 64/9 Sheet 6 C.P. 3 C.P. 1 Quarter owned by Mr. A. C. Pereira

Mr. A. C. Pereira 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.

64/9 Jm 3

Karachi

MAR 7 - 1939

Copy forwarded to the Assessor for information in connection to this
office No. Sec. 64/9 Jm 3 dated 28-2-39.

MAR 7 - 1939

Land Manager & Architect.

2 4/3



1000-1-39.

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

Karachi, 15-2-39

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) lime concrete, rubble stone kupcha wall, 6" C.P., 3" C.P. Bajri plaster, R.C.C. roof, P.T. doors and windows and drainage on plot No. 64/9 J.M.3.

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

Owner.

Yours faithfully,

(Sd) Mrs. C. Pereira

(Sd) Andrew D'Mello
President, Catholic CO-OP.
Housing Society Ltd.,
15-2-39

Address

Superiwalla Bldg.
Clarke street, Sadar,
Karachi.

Reference No. L. C. C. 64/9 Jm-3

Municipal Office,

Karachi, FEB 28 1939

1. Copy forwarded to the Assessor, Karachi Municipal Corporation for information. The above notice of completion was on 20-2-39

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.

Grounds: 15/2/39
For Land Manager & Architect,
Karachi Municipal Corporation.

In. 27/2

L.C.

P. put up completion report.

Bmr



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

Karachi,

15/2/39

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) lime concrete, rubble stone

kurcha walls, 6" C.P., 3" C.P. Bajri Plaster, R.C.C. Roof, P.T. doors
& windows & Drainage on Plot No. 64/2 F.M.3.

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

Yours faithfully

Mrs. C. Pereira

Andrew Dufello

Owner

Address

Mrs. C. Pereira
Sopaniwallas Bldg
Clarke Street, Sadar Karachi

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) lime concrete, rubble stone

kurcha walls, 6" C.P., 3" C.P. Bajri Plaster, R.C.C. Roof P.T.
doors & windows & Drainage

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

N. H. G. Dufello

Date.

15/2/39



B. S. 20/2

20/2



Heritage

KMR.CDD.JmQ.1938-1939.07

1000-9-38.



MUNICIPAL CORPORATION,
KARACHI.

FEB 13 1939

Reference No. L. C. C. 99/38

To,

Mrs. C. Pereira,
KARACHI.

~~Dear Sir~~
~~XXXXXX~~
Madam,

Re:—Plot No. 64/9 Sheet J.M. 3, Jamshed Qr.

I have to inform you that you have failed to submit the notice of completion along with completion certificate duly signed by you and your architect, respectively, for the building on the above plot. You are therefore hereby required to submit it within a week of receipt of this notice failing which you will be liable to prosecution.

Yours faithfully,

For Land Manager & Architect.

Hn. 10/2



LAND DEPARTMENT

S. No. _____

Letter No. lec 28/24Date of Letter 13/4

Name of the Addressee _____

Mrs C. PerrierSignature of receiver Mrs C. PerrierDate of delivery 14/2/39



800-6-36.

No. B. S. *C 99/38*MUNICIPAL CORPORATION,
KARACHI.

JAN 20 1939

From

Dr E. D. SHROFF, O. B. E.,
L. R. C. P. & S. E., D. F. H., (London)
CHIEF OFFICER.

To

The Second Special Additional City Magistrate.
~~The Chairman,~~

~~Honorary Magistrates,~~

~~Bench " " Karachi,~~

Sir,

Corporation V/s *Mrs. C. Pereira.*

Re:—Plot No *64/9 J.M.3 Jamshed* Quarter.

I have the honour to state that the above party has now complied with the Municipal requirements and it is requested that the prosecution filed against ~~him~~/her may kindly be allowed to be withdrawn.

I have the honour to be,

Sir,

Your most obedient servant,

[Signature]
Chief Officer.

Pl ask for completion certificate.

Sd/- 8/2

6/8/2

[Signature]



DUPLICATE

8/39 Land

Deptl. Chalan No. 2632

KARACHI MUNICIPAL CORPORATION

CHALAN (Head Office).

To the Municipal Accountant.

Sir—Please receive the amount as noted below for credit to the Budget Head as specified hereunder:—

PARTICULARS	Head of account to be credited		Amount.		
	No.	Head.	Rs.	a.	p.
Recd. from Anns. C. Periera process fee for plot No 644/9 J.M.C. forwarded Or.	1111	10 X 1	0	4	0

Amount (in words) Rupees Annas four onlyCountersigned [Signature]By cash
Remi ter.Cashiers Receipt No. 32248 dated 20/1/39Received Rupees (in words) Annas four only

Cashier.

[Signature]
Municipal Accountant.

This receipt is not valid unless countersigned by the Municipal Accountant who is in charge of the Municipal Treasury.

This receipt will be merely evidence of payment of the money received.



Heritage

KMR.CDD.JmQ.1938-1939.07

ORIGINAL

8/39 Land Deptl. Chalan No. 2632

KARACHI MUNICIPAL CORPORATION

CHALAN (Head Office).

To the Municipal Accountant.

Sir—Please receive the amount as noted below for credit to the Budget Head as specified hereunder:—

PARTICULARS	Head of account to be credited		Amount.		
	No.	Head.	Rs.	a.	p.
Recd. from C. Periera for part 20 64/9 J.M.C. ~~XXIV~~ furnished Qr.		10 XI		4	0

Amount (in words) Rupees

Countersigned

Remitter.

Cashiers Receipt No.

dated

Received Rupees) n words)

Cashier.

J. D. D. D.
Municipal Accountant.

This receipt is not valid unless countersigned by the Municipal Accountant who is in charge of the Municipal Treasury.

This receipt will be merely evidence of payment of the money received.

Submits -

Re. Plan no 646 Jm.3.

A corner of the garage consists within the 10' compulsory thru space & an extent of 5". The party has been prosecuted.

Orders in requests.

Alvina
16/1

B.S.

I have seen the plan - Only the perpendicular distance is less than 10' by 5". This is Endorsement.

Yours 16/1/39



Case No. B. S.

A/93/8
28

7.12.38

600-7-38.

Second Special Addl.
In the Court of City Magistrate
KARACHI.

No.

of

The Land Manager & Architect
for the City of Karachi,

COMPLAINANT.

Mrs. C. Pereira.

ACCUSED.

Complaint under Section Rule 8. Chapter VI Schedule VI of the City of
Karachi Municipal Act, 1933

Address of the accused Catholic Co-operative Housing Society. 2

Plot No. 64/9 J.M.3. Jamshed Qr.

Offence:— Unauthorized deviation from approved
plan. The garage and the staircase
came within 10' compulsory open
space.

Re: plot No. 64/9 J.M.3. Jamshed Qr.

The Land Manager and Architect requests that the witnesses herein
below mentioned may be examined and the matter be investigated.

Names of the witnesses

Postponed at the request of the
accused to 26-1-39.

Subj.
11/1

Isardas M. Kaur

Y. M. K.
17/1/39

Land Manager & Architect
for the City of Karachi.



NOV 16 1938

XXX L. C. C. 92/38

Mr. N. M. Gidwani,
Architect for the owner,
Karachi.

Dear Sir,

Re:-Plot No.69/4, J.M.S, Jamshed Qr.

With reference to your letter dated 19th
September 1938, I have to inform you that the garage
is not 10' away from the compound wall. Regarding the
staircase, I have to inform you that some steps above
the plinth also come within compulsory open space.

As ^{your} ~~xxx~~ client has so far failed to comply
with municipal requirements communicated to him on the
15th September 1938, prosecution is being filed against
him, which please note.

Yours faithfully,

[Signature] 15/11
Land Manager & Architect

J.H.S.
14/11

NOV 15 1938

P. *[Signature]* atonec.
11/11



To, Mr. N.M. Siderman,
Architect for the owner.

Dear Sir, Re: Plot no. 67/4 J.M.3. Jamshed Qr.

With reference to your letter dated
19th September 38, the under signed has to state
that the garage is not 10' away from the
compounded wall. ~~the architect is well~~
~~supposed to know that compulsory open space~~
~~is not to be encroached upon.~~ Regarding the
staircase some steps above the plinth also come
within compulsory open space.

As his client has so far failed to comply
with municipal requirements communicated to him
on the 15th Sept. 38, prosecution is being filed
against him which please note
yours faithfully

Land Revenue & Am

P. T. S. S.

26/9

9



NARAINDAS M. GIDWANI & Co.

ARCHITECTS & ENGINEERS.

MUNICIPAL CORPORATION
KARACHI.

20. SEP. 1938
4426

No. The Land Manager & Architect,
Municipal Corporation,
Karachi.

Bunder Road,

KARACHI, 19th. Sept 1938.

Dear Sir,

Re: Plot No.64/9.J.M.3.

With reference to your letter No.
L.C.C.99/38 dated 15th. Sept. 1938 we
have to state that :-

The Garage is 10' from road side
as shown in the approved plan .

Regarding staircase, steps upto
plinth level are allowed within 10'
compulsory open space, and are allowed
in several cases before .

Yours faithfully,

N.M. Gidwani

R. C. Ch. Gidwani

The P.C. has not been sent to us PL
20/9
23/9



Heritage

KMR.CDD.JmQ.1938-1939.07

Office Telephone Nos. 2805, 2806 &
2807
KUMBERALI BHALEDINO,
L. C. E.,
LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION
KARACHI

SEP 15 1938

Reference No. L.C.C. 99/38.

NOTICE OF DEVIATION FROM APPROVED PLAN

To,

Ans. C. PereiraCatholic Housing Society

Karachi

Dear Sir,

Re:—Plot No. 64/9 Sheet No. 1 M.3. furnished Quarter.

You are hereby informed that you ~~are carrying out~~, or have carried out the construction work on the above plot in a manner contrary to the approved plan, as follows—

The garage is 4'8" & the staircase
7'8" from the road side.

You are therefore hereby required forthwith, upon receipt of this notice, ~~to stop the work and~~ to make the building in conformity with the approved plan.

If you fail to comply with the requirements of this notice within ten days of its receipt, prosecution will be filed against you.

Yours faithfully,

Land Manager & Architect.

—:O:—

Copy forwarded to Mr. N. M. Sidwani Architect, to explain within three days of receipt of this Notice as to why he allowed the above unauthorised deviations without permission from the Municipal Corporation.



Heritage

KMR.CDD.JmQ.1938-1939.07

Office Telephone Nos. 2805, 2806 &
2807

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION,
KARACHI.**

Reference No. L. C. C.

99/38

AUG 17 1938

To,

Mrs. C. Pereira
Colon M. S. D. S. D. S.
KARACHI

Re. Plot No. *64/9* Sheet No. *10/3* Quarter *10/3*

Dear Sir,

With reference to your application dated *4-8-38* *re adm 5-8*
with amended plans for building on the above plot a copy of the plan
duly signed and approved is returned herewith.

The garage is 9'6" and
on staircase 7'6" from
road side.
10/8

Yours faithfully,

[Signature]
Land Manager and Architect.

DRAINAGE

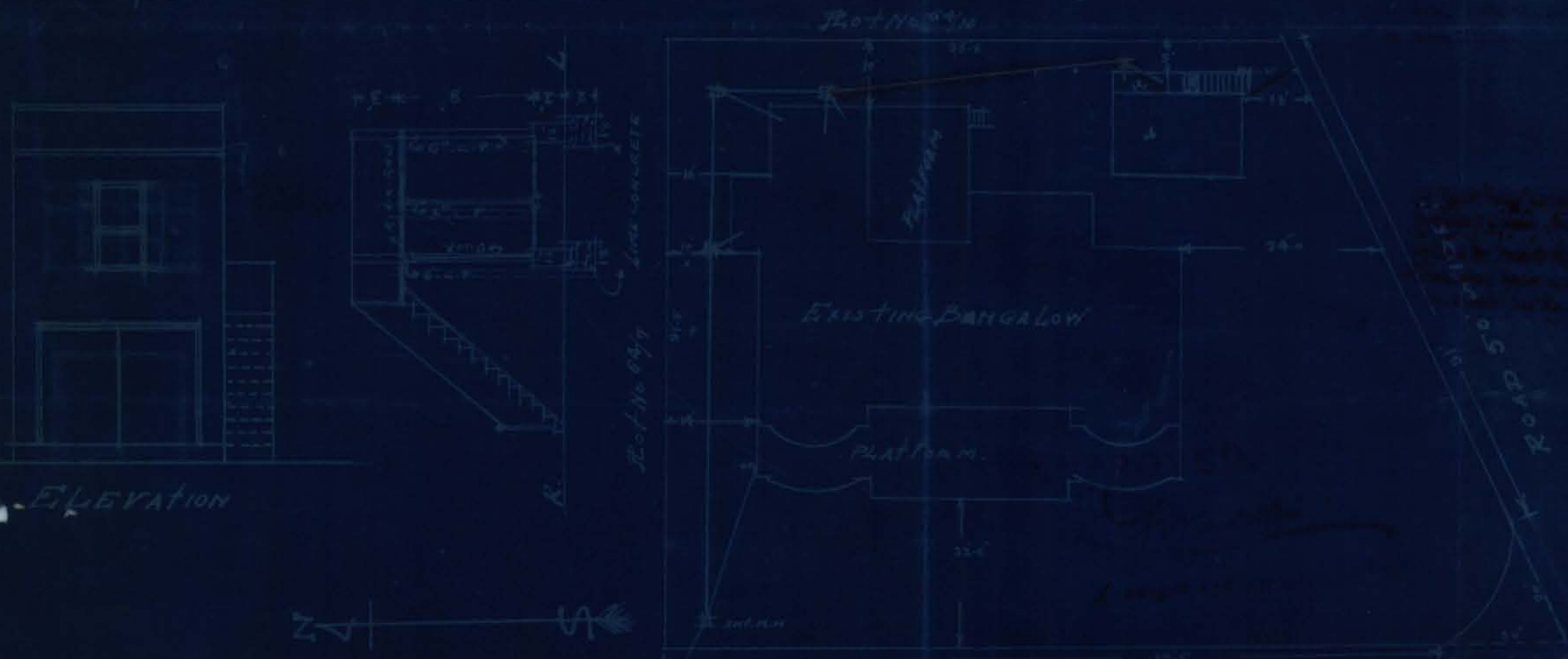
PLANNING PROPOSE ON PLOT NO 64/9 J.M.3.
FOR THE KARACHI CATHOLIC CO-OPERATIVE HOUSING SOCIETY

SCALE 5"=1"



TOTAL AREA OF PLOT 1282.2 sqyds.
ALLOWABLE AREA 1- 427.4 ...
TOTAL BUILT AREA 1- 282.35 ...
EXISTING AREA 1- 254.40 ...
PROPOSED AREA 1- 27.95 ...
DETAIL OF PROPOSED AREA 1-
(1) 11' x 15' = 165 ...
(2) 11' x 15' = 165 ...
2300 (2) 27.95 sqyds.

GROUND FLOOR 1st FLOOR.



ELEVATION

PRESIDENT

THE KARACHI CATHOLIC CO-OPERATIVE
HOUSING SOCIETY

MUNICIPALITY

LANDLORD

MR. C. J. ...

NARAYAN M. G. ...
ARCHITECTS, KARACHI.

Naraindas M. Gidwani & Co.,
ARCHITECTS & ENGINEERS.

Bunder Road,

KARACHI. 4-8 1938

5 - AUG. 1938
365.3

To,

The Land Manager & Architects,
Municipal Corporation,
Karachi.

Dear Sir,

RE:- Plot No. 64/9 J.M.3

P.B.
me
sp

with reference to your letter No. L.C.P. 99/
dated 21 July 1938.

we are here with sending you
2 copies of the Plan of the above Plot
as required by you

The Plan may therefore
be kindly approved at an early date.

Sub with

no objection to the amended
plan as corrected

your faithfully
Rochiram S.

BSC 71/38

8/10/38.

Plans approved

For,

NARAINDAS M. GIDWANI & CO.
ARCHITECTS & ENGINEERS;
BUNDER ROAD, KARACHI

Inspection plan is attached herewith
B S Please attach Inspection plan
report usual within four days also
please state if this requires circulation.

26/8

W
L
K
A
M
P
S
P
A



Heritage
FOUNDATION

KMR.CDD.JmQ.1938-1939.07

Office Telephone Nos. 2805, 2806 &
2807

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



**MUNICIPAL CORPORATION,
KARACHI.**

JUL 21 1938

Reference No. L. C-P. 93/38.

To,

Mrs C. Pereira,
Korachi.
Sadar.

Dear Sir,

With reference to your building on plot No. 64/9, sheet
No. Jm-3, Jumbhad, 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.

Yours faithfully,

Kumberali
Land Manager & Architect.
20/7



Office Telephone Nos. 2805, 2806 &
2807

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT.



**MUNICIPAL CORPORATION
KARACHI.**

JUL 13 1938

Reference. No. L. C. P. 99/38

MEMO :

Re : Plot No. 64/9 Jm-3 Sheet Jamshed Qr.

Plan for Garage

on the above plot submitted by Mr. Mrs. B. Pereira

have been approved by the Karachi Municipal Corporation.

[Signature]
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.

See
measurements differ.

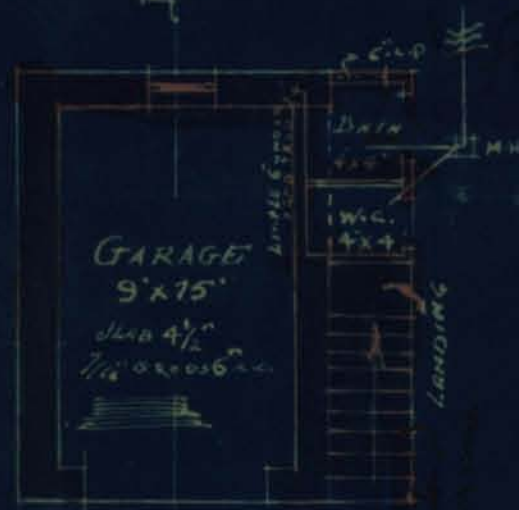
Date
15/1

P. ask for amended plan
1 Date

16/1

PLANNING PROPOSE GARAGE ON PLOT No 64/9 J.M.3.
FOR THE KARACHI CATHOLIC CO-OPERATIVE HOUSING SOCIETY

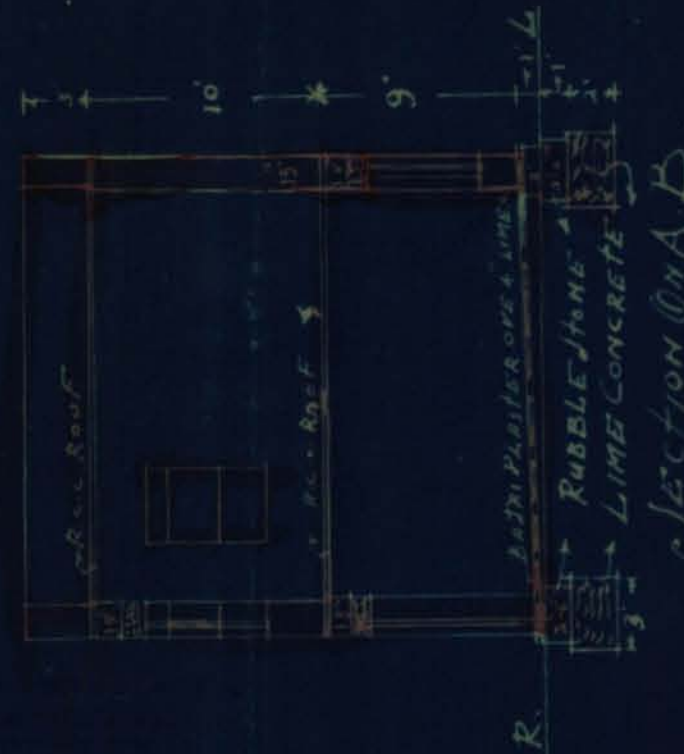
SCALE 8"=1"



GROUND FLOOR



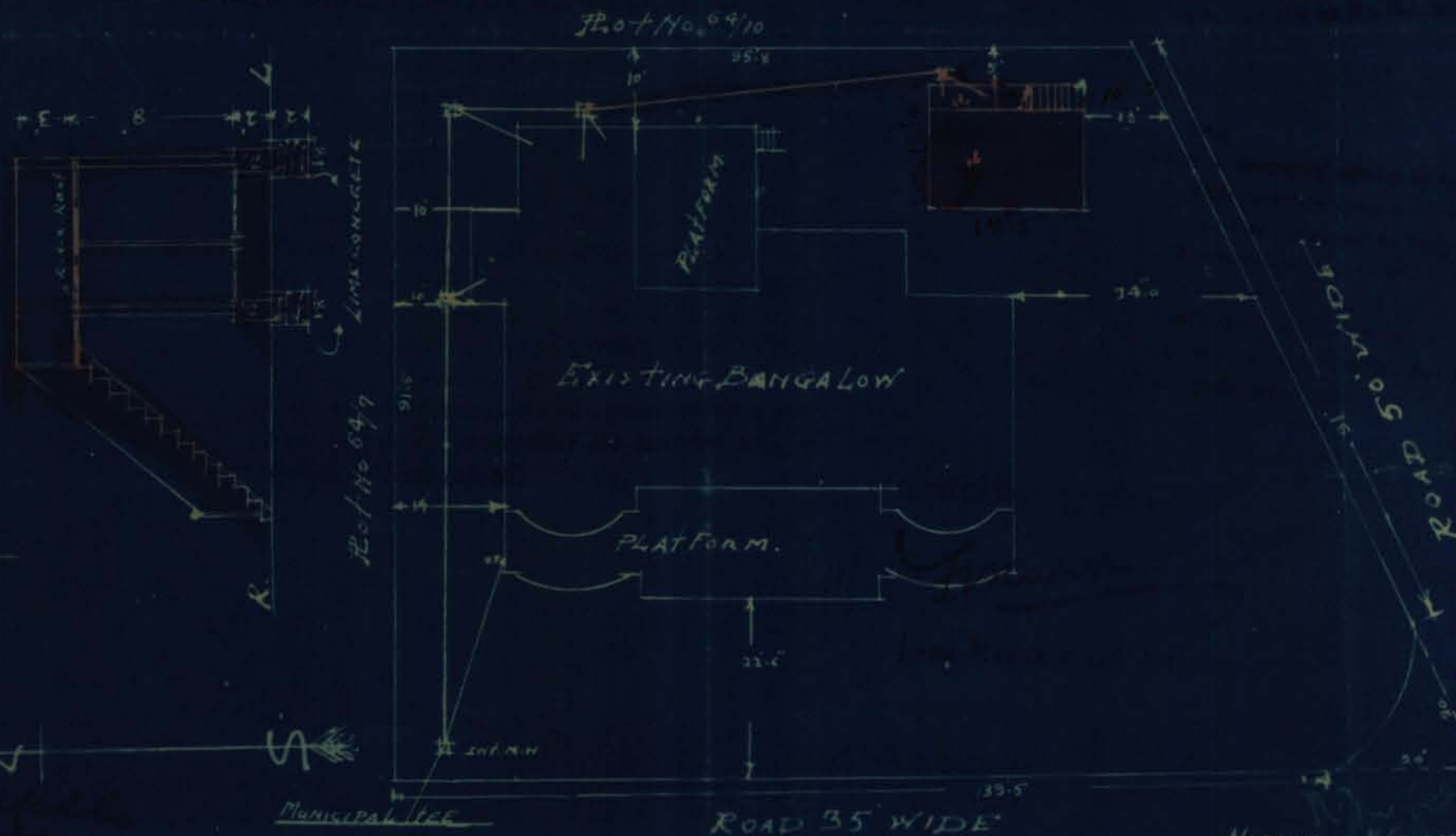
1st FLOOR



TOTAL AREA OF PLOT 1282.2 sqyds.
ALLOWABLE AREA 427.4 ...
TOTAL BUILT AREA 281.15 ...
EXISTING AREA 254.40 ...
PROPOSED AREA 26.75 ...
DETAIL OF PROPOSED AREA ...
(1) 1x12x18 = 216.0
(2) 1x8.25x3 = 24.75
240.75 ÷ 9 = 26.75 sqyds.



ELEVATION



PRESIDENT
THE KARACHI CATHOLIC CO-OPERATIVE HOUSING SOCIETY

LANDLORD

NARAINDAI GHOYANI & CO.
ARCHITECTS, KARACHI.



Naraindas M. Sidhwani & Co.,
ARCHITECTS & ENGINEERS.

Bunder Road,

KARACHI. 4th. August 1938.

LAND MANAGER
ARCHITECTS DEPT
MUNICIPAL CORPORATION
KARACHI.

5 - AUG. 1938

The Land Manager & Architect,
Municipal Corporation,
KARACHI.

Dear Sir,

Re: Plot No. 64/9.J.M.3.

This is to inform you that the
R.C.C. Roof of room ~~xx~~ over Garage
on the above plot will be filled on
Saturday the 6th. instant.

Yours faithfully,

N. M. Sidhwani

*Ms. file
5/8
6/5/38*