



Below papers bearing No. B.S.P. 349/34 detached
from the excess built up area &c of plot No. 112, J. & 1.
bearing No: L.C.M. 356/41-20.

Y/y/c to the B.S. for filing the same
in his Section.

Mehar Moh

Q.d.c
20/9

Received on 22-9-1941

22/9/41

Submitted.

The work was completed in 1934. Orders are
requested to file the papers.

24/9

Y/c

W/y/c,



Reference No: B. S. P. 349/34

AUG 1934

Memo:- Re:- Plot No: 112 sheet No: 1 Jamshed Quarter

Plans for additions & alterations on the above plot

submitted by Mr: Gehmal have been

approved by the Municipal Corporation, Karachi.

Lambert: Burleodis

Land Manager & Architect.

Copy forwarded to :-

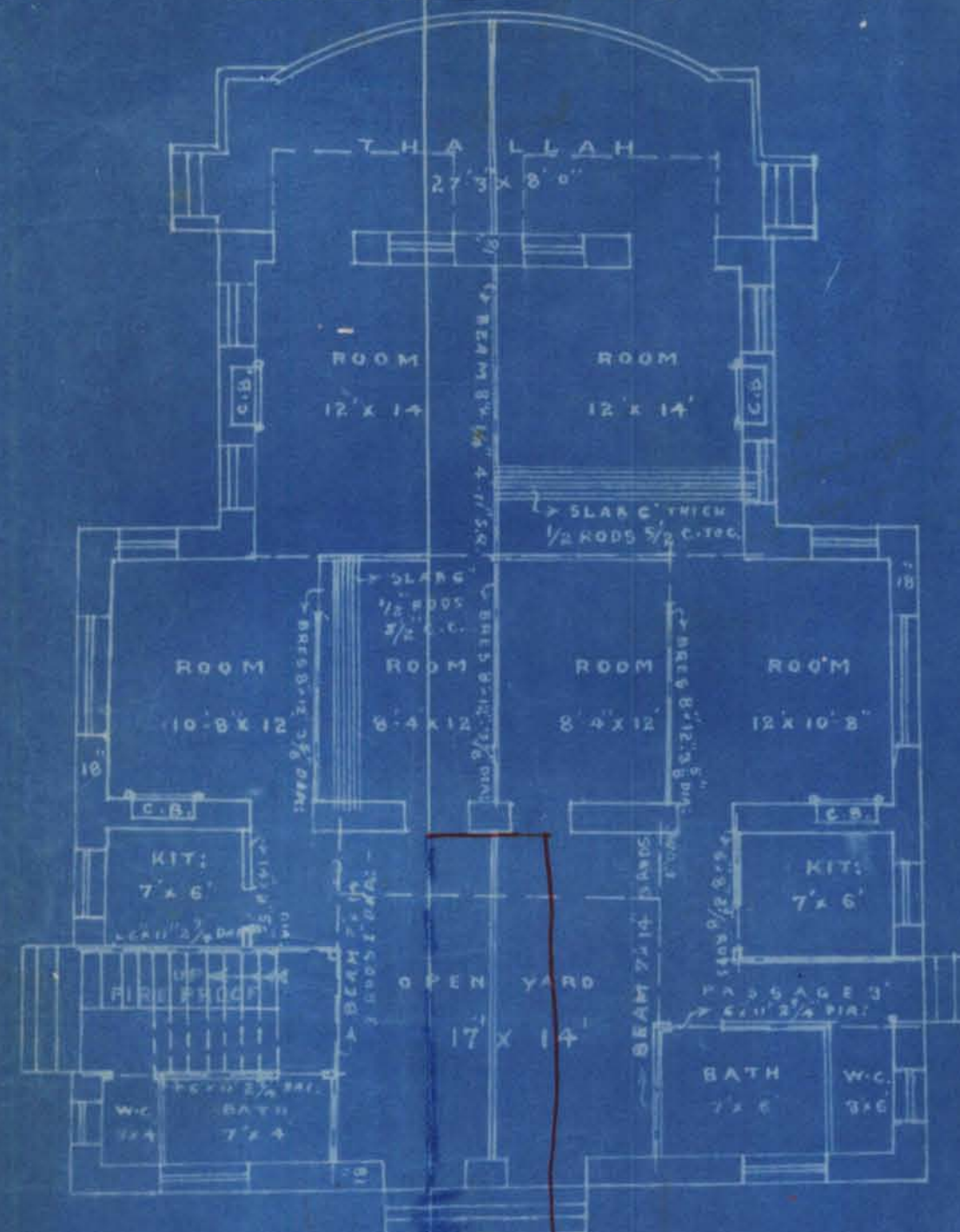
1. Health officer.
2. Supdt. of Machinery.
3. Assessor.
4. Building surveyor.
5. Land surveyor.
6. Enquiry officer.

B.S.
Please refer to the condition
of approval on the plan.
which has been passed
18/8/34

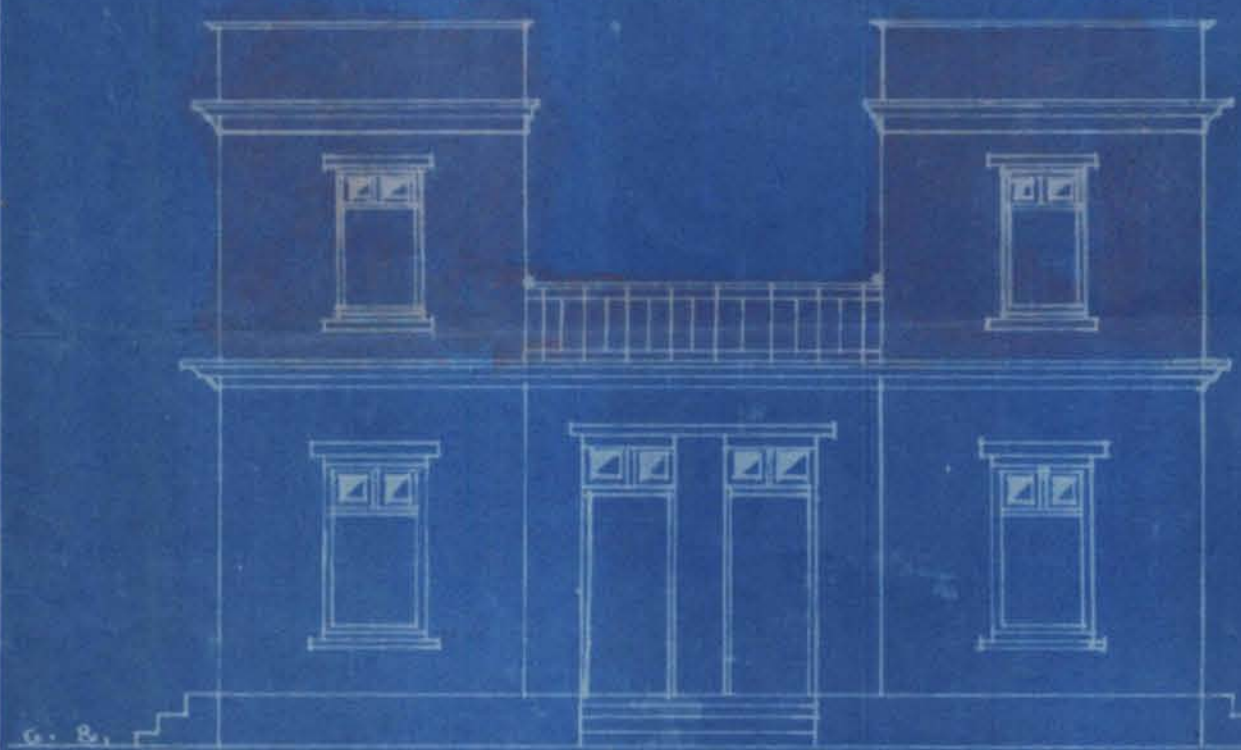
Please inform
the owner about
the amount
of assessment
on the adjoining plot.
This is reported by
Mr. Lajj as per
22/12



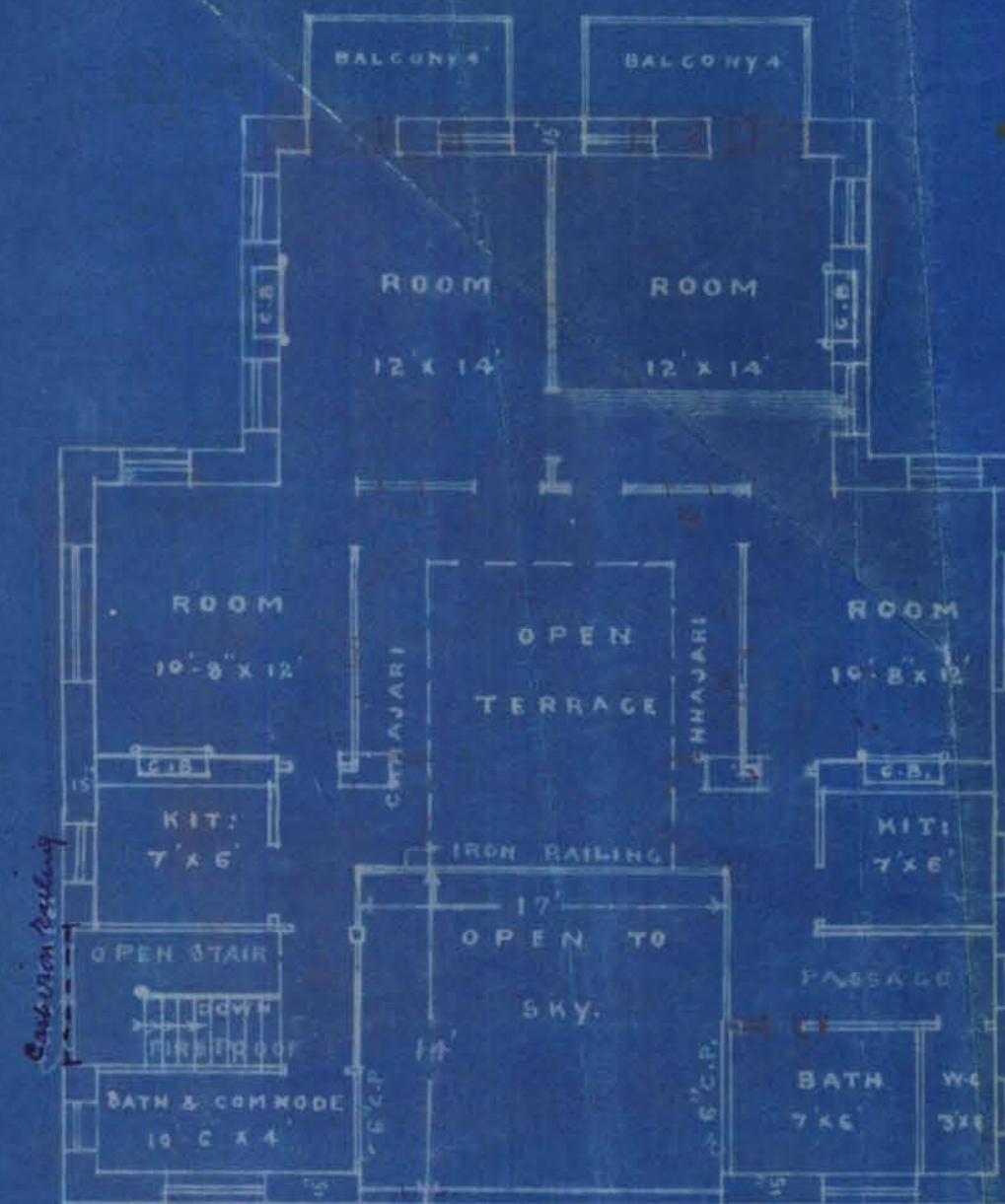
GROUND FLOOR.



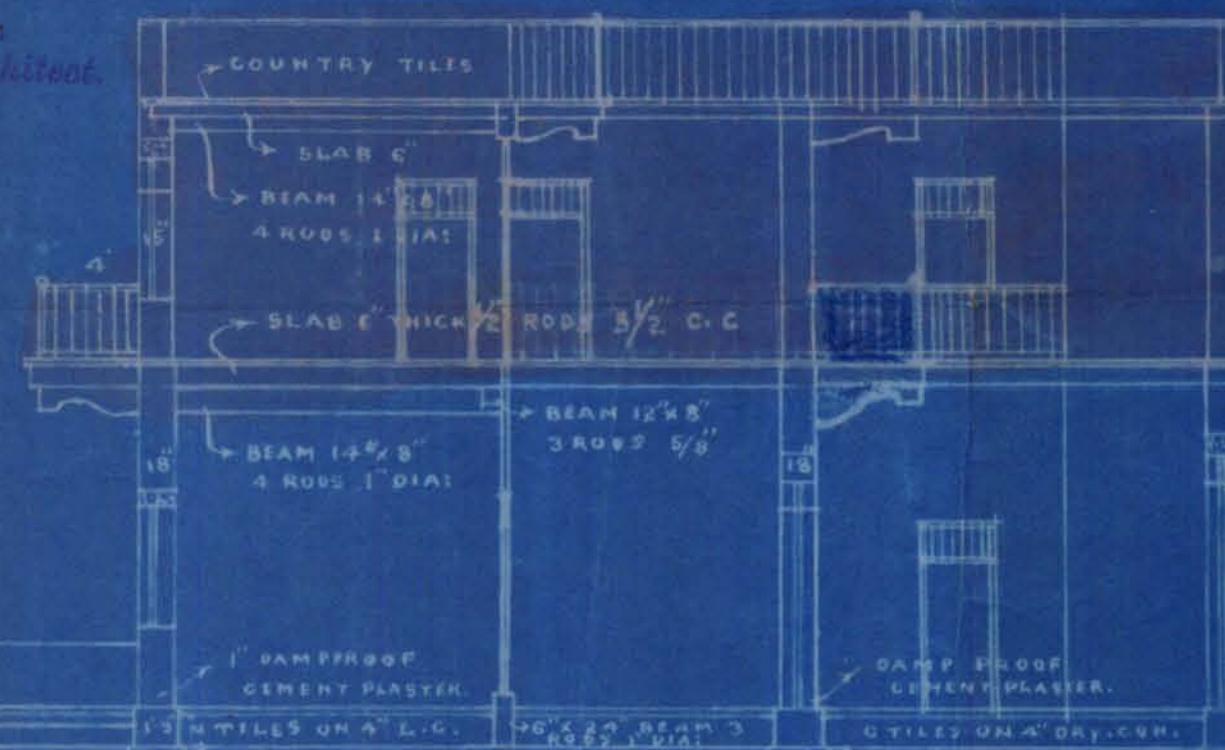
ELEVATION.



FIRST FLOOR.



SECTION ON A.B.



TOTAL AREA OF PLOT 464 53 YDS.
COVERED AREA 154 68 7'

280

PLAN.

SHOWING ADD: ALTERATIONS.

ON PLOT NO. 112 J.M.I.

JAMSHED QUARTER

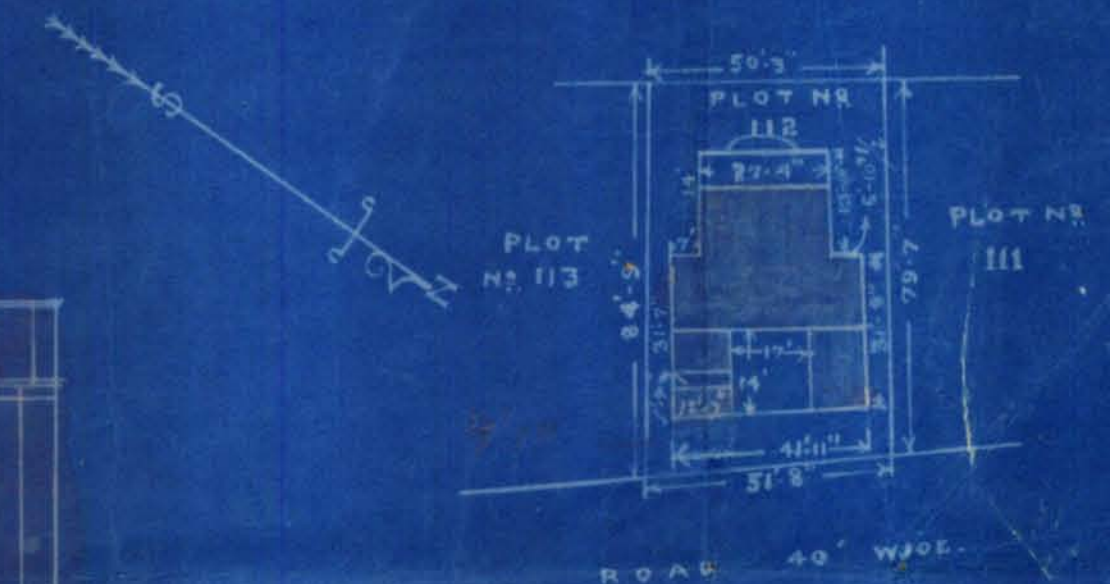
SCALE 8"=1"

DETAIL OF COVERED AREA:

(1)	1 x 31.67 x 41.58	=	1316.83	SQ. FT.
(2)	1 x 27.53 x 13.92	=	380.43	" "
REDUCTIONS		TOTAL	1697.26	" "
(1)	1 x 14.0 x 17.0	=	238.00	" "
(2)	1 x 12.58 x 5.33	=	67.09	" "
		BALANCE	1392.17	" "
			=	154.68 89 YDS.

SITE PLAN.

SCALE 40"=1"



APPROVED subject to the condition that the owner will abide by the decision of the municipality on the infringement of land sale rules with regard to having compulsory open spaces from the boundaries of the plot.

Land Manager & Architect.

OWNER.
M. KHIMJI & CO. ARCHITECTS.



NOTICE OF COMPLETION.

[Vide Rule 238 (3) (a)]

Karachi, 22/11/34

To,

The Chief Officer,
Karachi Municipality,

DEAR SIR,

I hereby inform you that my following building and drainage work (insert full particulars of the work) 1st floor brick rubble stone

Masonry walls, P.T. door windows M.C.C. roof of system
on plot no 112 - gm 1 gashed area

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

Yours faithfully,

Sumit Khurana

Owner,

Address :

FORM B.

[Vide Rule 238/A (3) (a)]

UNDER BY-LAW No. 47 (1) UNDER
SECTION 48 (N)

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) 1st floor brick rubble stone

Masonry walls, P.T. door windows M.C.C. roof of system
on plot no 112 - gm 1 gashed area

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.

Mulchand

Dated

22/11/34

M KHIMJI & CO.
ARCHITECTS.



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

Karachi, 22.12.34

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) 1st. floor with rubble
stone masonry walls, P.T. Doors & Windows & R.C.C. Roof
of Bungalow on plot No. 112, J.M.1 Jamshed Qr.

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

Yours faithfully,

(sd) Gehimal Khemchand (Khimandas)
Owner,

Address

—:0:—

Reference No. B. S. C. 112/J.M.1

Municipal Office,

Karachi, 3.1.35

1. Copy forwarded to the Assessor, Karachi Municipal Corporation for information. The above notice of completion was received on 22.12.35
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.

For Land Manager & Architect,
Karachi Municipal Corporation.



P. 349/34

C

Mr. Gehimal
Karachi.

22 JAN 1935

re:-Plot no. 112, J.M.1, Jamshed gr.

Dear Sir,

With reference to the building on the above plot I have to inform you that you have encroached upon the limit of the adjoining plot no. 113, J.M.1 to the extent of 4.04 sq. yards which must be adjusted so as to make the dimensions & area of the plot as per survey sheet

Yours faithfully,

LAND MANAGER & ARCHITECT.

9-1-35.

17/1
17/1

Delivered on 30/1
Mar 20/1

Please write to him to rectify the boundaries of his plot as per ~~own~~ measurements on the survey plan, failing which a report will be made to the Planning Committee for ~~the~~ action.

Also please keep an appointment with the architect & owner for inspection

14/6
14/6



Mr. Gehimal,
Karachi.

c.p. 349/34

20 JUN 1935

re:-Plot no 112, J.M. 1, Jamshed gr.
Dear Sir, -----

I have to draw your attention to this office no. B. S. C.P. 349/34 dated 22-1-35 and to state that you have not yet adjusted the boundaries of your plot as per measurements on the survey sheet.

Please note that in case of non-compliance of the above requirements steps will be taken ~~as~~ under the Act.

Yours faithfully,

Lambert & Co. Architects.
LAND MANAGER & ARCHITECT

19-6-35.

19/6

19/6

*be adjusted according to
survey sheet.*



Office Telephone Nos. 1140 & 1141.
 Residence " " 199.
KUMBERALI BHALEDINO,
 L. C. E.
 LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION,
 KARACHI.**

Reference No. B. S.

c. p. 349/34

To,

20 JUN 1935

Mr. Gehimal KARACHI.

Dear Sir,

Re:—Plot No. 112 Sheet No. J. M. I. Quarter J. M. I.

With reference to your letter dated 1934,
 above Plot, you are requested to keep your premises open for
 inspection of the Building Surveyor on 26/6/1934
 between 8 AM to 9 A. M. and also be present on the site.

Yours faithfully,

Kumberali Bhaledino
 Land Manager & Architect.

Copy forwarded to
 M/s M. Khimji,
 architects for
 information, and
 necessary action.

100

Selewardon 21/6
100

20 JUN 1935

Selewardon 21/6/35
100

112 Jm'

Please write to him that there are deviations from the approved plan.

- (1) Arrangement of doors & windows is altered.
- (2) There is change in the galleries of first floor.
- (3) Instead of providing C.I rails from the outside to the landing of the staircase, a ~~solid~~ wall has been provided which cannot be allowed for an open staircase.
- (4) The ^{what} boundaries, which are altered from the survey sheet show, may be adjusted according to the survey sheet.

Phz

7/7



Mr' Edmunds' Pond

112 - J. M. I.

I want to see the site

to
23/3

10

**KARACHI MUNICIPALITY.**

:O:

N. J. MODI.

B. Sc. Engineering (London)

A. M. Inst. C. E., L. C. E.

A. M. I. S. E., M. S. San. I.

LAND MANAGER & ARCHITECT.

REFERENCE No: B. S. C.P. 349/

of 1935.

Land Manager & Architect's Office,

KARACHI, 11 JUL 1935 193

NOTICE OF DEVIATION FROM APPROVED PLAN

To,

Mr. Gehimal

Karachi.

Dear Sir,

Re:—Plot No. **112** Sheet No **J.M.1** **Jamshed** 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 approved plan, as follows—

- 1) Arrangement of doors & windows is altered .
- 2) There is change in the galleries of first floor.
- 3) Instead of providing C.I. railing from the outside to the landing of the staircase, a wall has been provided which cannot be allowed for an open staircase .
- 4) The boundaries which are altered from what the survey sheet shows, must be adjusted according to the survey sheet .

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 seven days of its receipt, prosecution will be filed against you.

Yours faithfully,

~~XXXXXXXXXXXXXXXXXXXX~~

Land Manager & Architect.

21
1977

11 JUL 1935

Copy forwarded to **M/s M. Khimji & Co;** Architect, to explain within three days of receipt of this Notice as to why he allowed the above unauthorised deviations without permission from the Municipality.

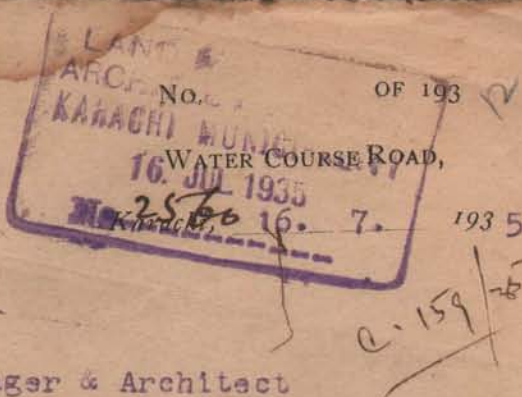
~~XXXXXXXXXXXXXXXXXXXX~~

Land Manager & Architect.

21
1977



M. KHIMJI & CO.
ENGINEERS, ARCHITECTS
&
SURVEYORS.



To

The Land Manager & Architect

Karachi Municipal Corporation

Dear sir,

With reference to your letter No:

B.S.C.P 349 dated 11th instant~~y~~ regarding plot
No: 112 - J.M 1 Jamshed Quarter we beg to state
as under:-

1. Arrangement of doors & windows is same excepting addition of a few windows as shown in the accompanying plan.
2. Galleries on the 1st floor ~~are~~ same as originally built up.
3. Instead of iron railing on the landing cement fibre sheeting screen was provided as a protection for the ground floor tenants from any theft or mischief and the same should be permitted by you.
4. With regard to the boundaries our client has built only a 1st floor and the boundaries stand ~~xxx~~ in the same position as originally purchased by our client. However the same can be made in accordance with the survey sheet when compound wall is built.

B.S.
17/7

that Under the circumstances you will find

find that the work is carried out in accordance
with the plan except *a minor change is shown*.

Yours faithfully

Handwritten signature

M. KHIMJI & CO.
ARCHITECTS.



Karachi Municipal Corporation.

NOTES SECTION.

Building Department.

Case No. H/C

159/25

Applicant's Name

M. Khimji & Co.

Architect's Name

J. C.

EXTRACT FROM THE LAND REGISTER.

New plot No. 112

Sheet No.

Jm-1

Old plot No.

Sheet No.

Jama Masjid Quarter.

Whether under Govt. or
Municipal Control ...

Municipal

Registered Holder of
plot

M. Khimji & Co.

Government ...

Area.

Municipal ...

464

Total ...

464

Title and period of lease

99 years from 10-6-1931.

Form of lease

sold under Fixed Price sale system

Any Special conditions of
lease ...

Remarks, ...

Date of plan tendering 15/8/35

The above application with plans is forwarded with compliments to the Health Officer for favour of remarks, & returned as early as possible—

Date of despatch

19/7/35

for Land Manager and Architect.

HEALTH OFFICER'S REMARKS.

no objection

Date

23/31

Health Officer.



B-2

C. 159/28
112, Jan 1

2

A copy of plan is herewith forwarded to Engineer for favour of remarks and return as early as possible.

Date of despatch

24/7/35

for Land Manager & Architect.

ENGINEER'S REMARKS.

No objection

27/7/35

Date

ENGINEER.

LAND SURVEYOR'S REPORT.

- (1) Does the plot come under Alignment? No
- (2) If so, is the street line correctly shown. _____
- (3) Does the plot come under the T. P. Scheme? _____
- (4) If so, is the plot shown as finally re-constituted. _____
- (5) Is there any encroachment? _____
- (6) If so, state the nature and No. of sq. yds. _____
- (7) Is the plot subject to any conditions of previous sub-division and Amalgamation? _____
- (8) If so, state the conditions. _____
- (9) Is the street width correctly shown? yes

Date 31-7-35

R.M. Ramakrishna
Head Draftsman.

Boundary of the plot between

112 & 111 & 113 must be decided by the owner.

Date

Land Surveyor

L.S.

please verify this

R.M.P.

31/7/35

Red on 2/8



C. 159/20

13-3

3

Plot No. 112

Sheet No. Jm-1 Jm-1 Qr.

BUILDING SURVEYOR'S REPORT.

- 1) There is platform ~~on site~~ as shown in the red on the plan. This is also shown in the section.
- 2) The balconies on the top floor are to be corrected as shown in red.
- 3) On site the owner has provided wall with windows and not C.I parapet as approved in the original plan.
- 4) Owner must get his boundaries adjusted ~~forth~~ by a settlement with his neighbours and then too he has to abide by the decision of the Corporation with respect to any encroachment on the compulsory open space of 5 ft on the North & South. The original plan was passed subject to this condition.

Date _____

Kawanda K. B.
Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

L/S + B/S. Obrechtman

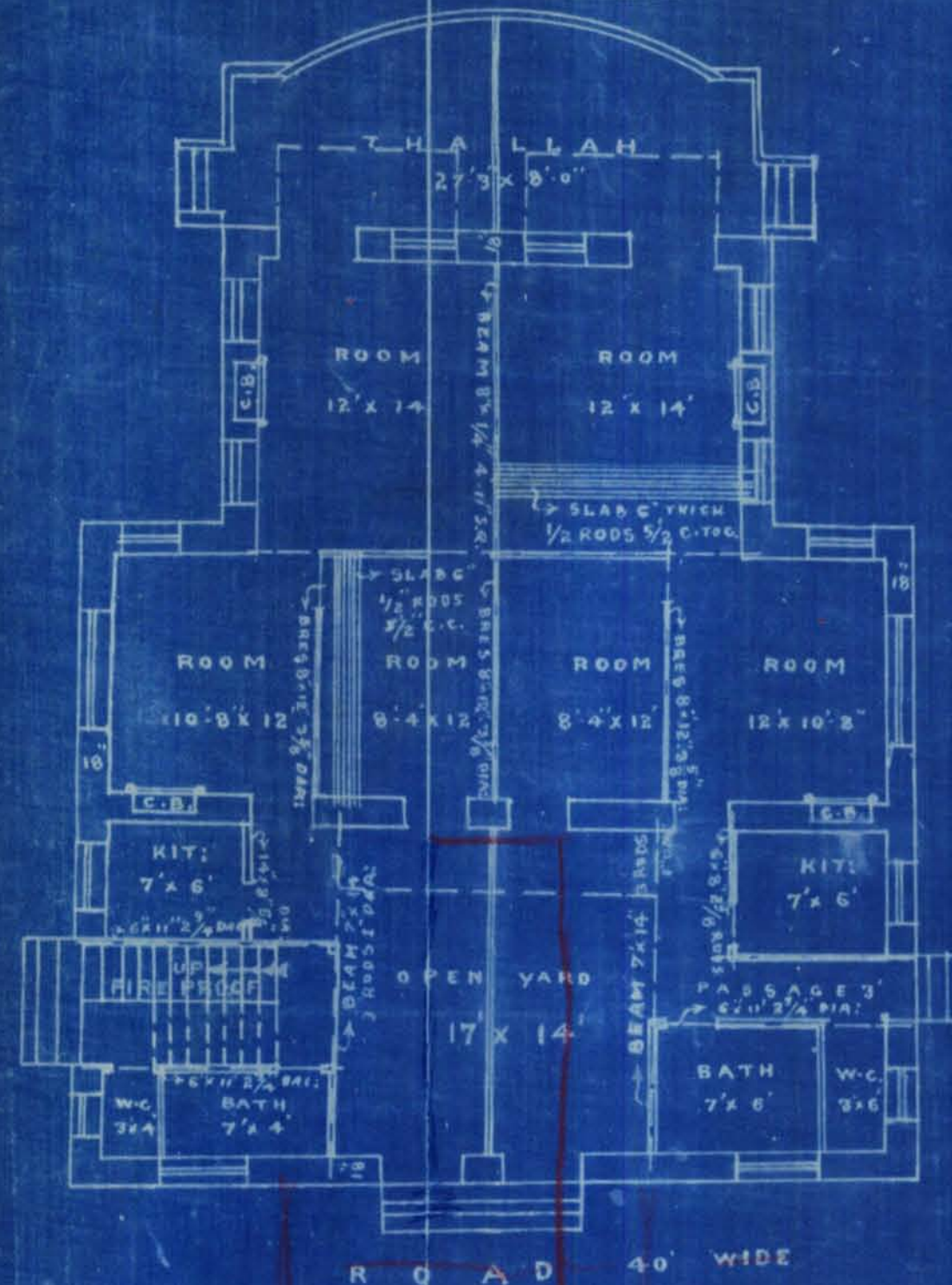
12/8

Date _____

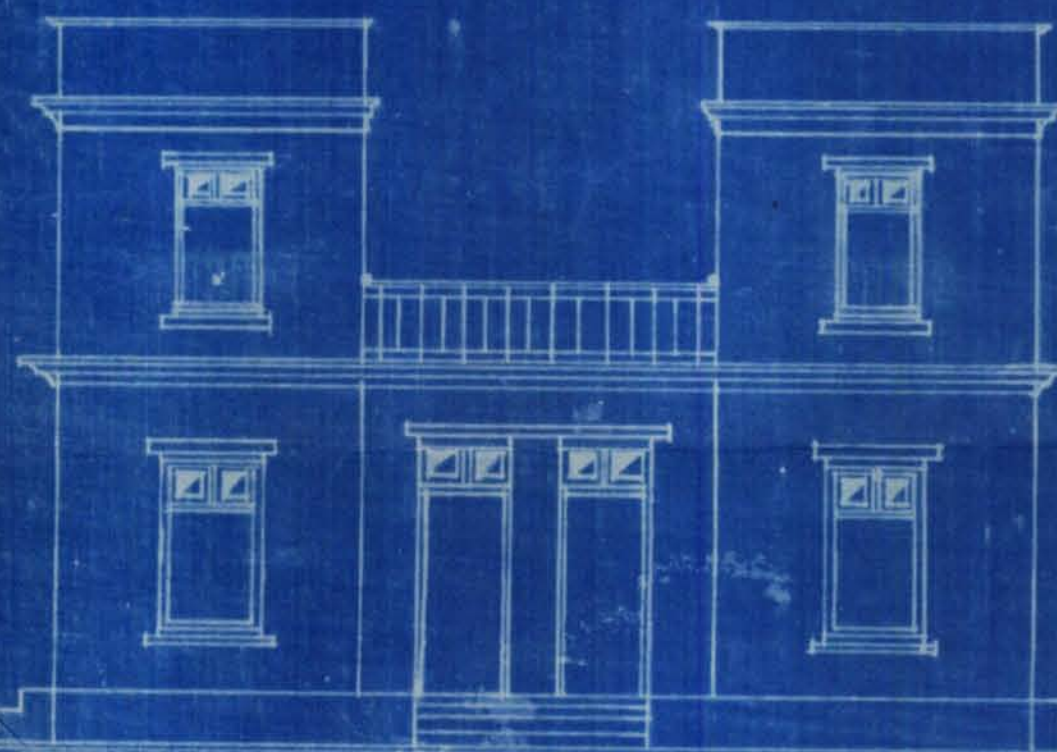
Land Manager and Architect.



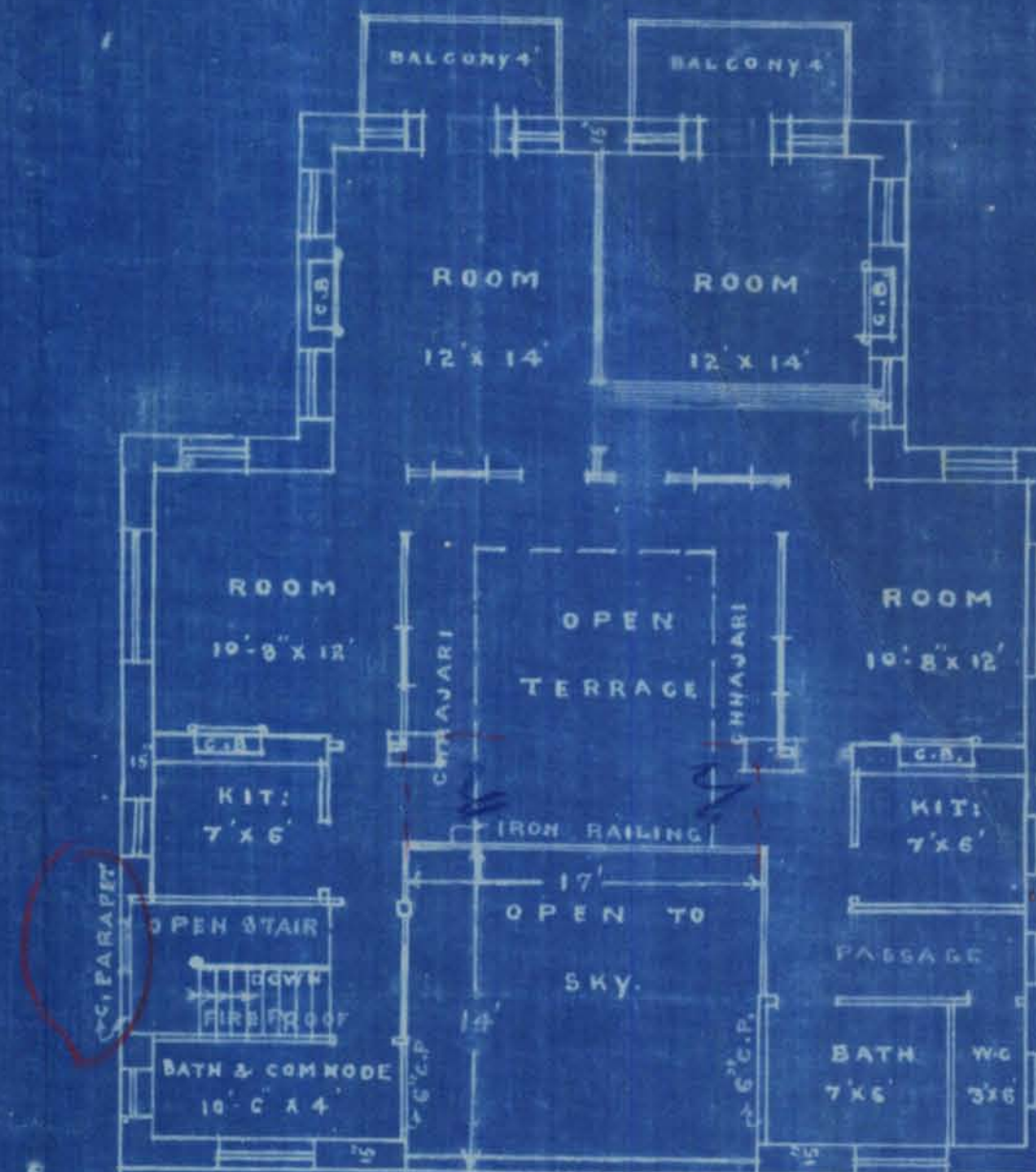
GROUND FLOOR.



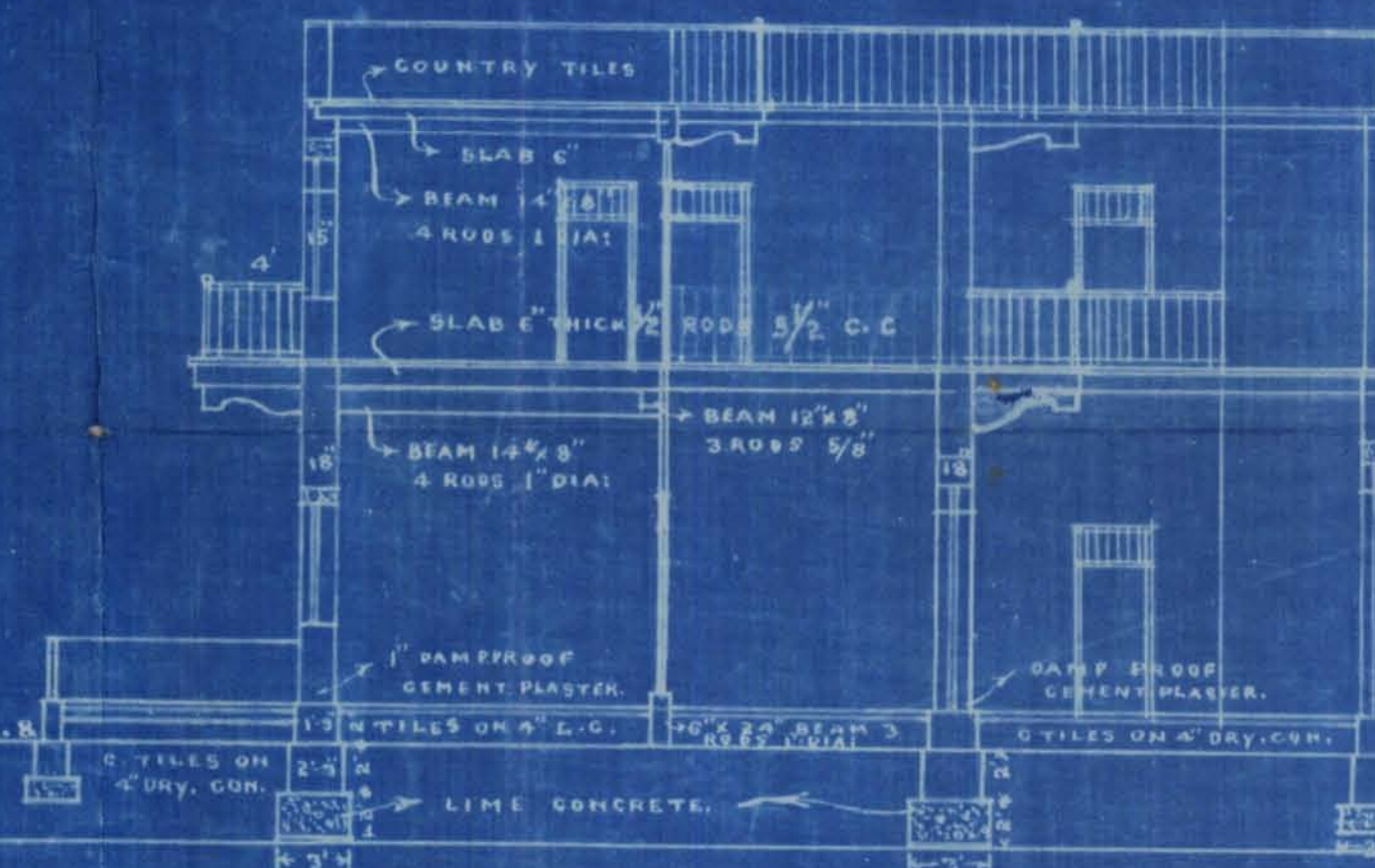
ELEVATION.



FIRST FLOOR.



SECTION ON A.B.



TOTAL AREA OF PLOT 464 SQ. YDS.
COVERED AREA 154.68 "

280

03/25-7-34

FINAL PLAN.

SHOWING ADD: ALTERATIONS.

ON PLOT NR 112 J. M. 1.

JAMSHED QUARTER.

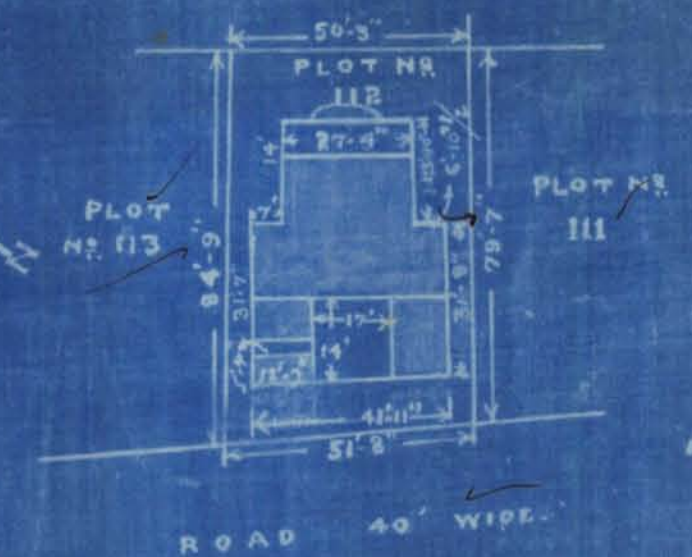
SCALE 8"=1"

DETAIL OF COVERED AREA:

(1)	1 X 31.67 X 41.50	=	1316.83	SQ. FT.
(2)	1 X 27.33 X 13.92	=	380.43	" "
DEDUCTIONS		TOTAL	1697.26	" "
(1)	1 X 14.0 X 17.0	=	238	SQ. FT.
(2)	1 X 12.58 X 5.33	=	67.09	" "
		BALANCE	1392.17	" "
			= 154.68	SQ. YDS.

SITE PLAN.

SCALE 40"=1"



Signature
OWNER.
M. KHIMJI & CO.
ARCHITECTS.



Heritage

KMR.CDD.JmQ.1934-1937.01

Office Telephone Nos. 1140 & 1141.

Residence " " 199.

KUMBERALI BHALEDINO,

L. C. E.,

LAND MANAGER & ARCHITECT.

**MUNICIPAL CORPORATION,
KARACHI.**

Reference No. B.S.P. C. 159/35

To,

13 AUG 1935

M/s M. Khimji, architects

Dear Sir,

With reference to your application dated 16-7-35 *called with A.P. Jevani*
 with *an amendment* a plan for the ~~proposed building~~ additions and alterations on plot
 No. 112, Survey Sheet No. J.M.1, Jamshed Quarter
 I have to request you to comply with the following requirements:—

1. Boundary of the plot between 112, 111, & 113 ~~m~~
must be decided by the owner.
- ✓ 2. There is plat form on site as shown in the red
on the plan. This is also shown in the section.
- ✓ 3. The balconies on the top floor are to be corrected
as shown in red.
- ✓ 4. On site the owner has provided wall with windows
and not C.I. parapet as approved in the original plan.
5. Owner must get his boundaries adjusted by a settlement
with his neighbours then too he has to abide by the
decision of the Corporation with respect to any
encroachment on the compulsory open space of 5 ft
on the North and south.

The original plan was passed subject to this
condition.

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaleedino

Land Manager & Architect.

*13/8**OK*

*Copy to be sent to
Chandiraman
Basanti. M. Khimji
Small cases 1935.*

*P. less a copy of
the objections to the
Chandiraman. Basanti
new Small cases copy.*

*P. present
2/9/35
2/9/35
14/4*



15-2

HD

Please allāc

a few copy of Man no 16
dated 24-1-35 regarding
Plot no 112 Jm 1



LAND MANAGER & ARCHITECT,
L.D.E.
KARNATAKA BHALEDINO

6/8

B.S.

It is attached herewith please

RMP.
6/8/36
5 PM

Dear Sir,

I have to request you to comply with the following requirements:-
No. 112, Survey Sheet No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

The plans are returned herewith rejected.

Yours faithfully

Land Manager, Bhaledino

Land Manager, Bhaledino

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Reppel

B.S.C. 159/35

16

1. Boundary of the plot between 11,111,113 must be decided by the owner.
2. There is plot form on site as shown in the red on the plan. This is also shown in the section.
3. The balconies on the top floor are to be corrected as shown in red.
4. On site the owner has provided wall with windows and not C.I. pipe parapet as approved in the original plan.
5. Owner must get this boundaries adjusted by a settlement with his neighbours then too he has to abide by the decision of the Corporation with respect to any encroachment on the compulsory open space of 3ft on the North and South.
6. The original plan was passed subject to this condition.

The plan is herewith rejected.

XXXXXXXXXXXXXXXXXXXX

sd/- Kumbharali Shaliko.

No. B.S.C. 159/35
18 APR 1936

Copy forwarded to Mr. Chandiramani, Barrister-at-Law for information.

presented to 25th June
1935

16-4-36

LAND MANAGER ARCHITECT.

area left to owner
5.75
Enclosed as
private land
= 4.04



Case

In the Court of Bench of Honorary Magistrates, Bench
Karachi,

No.

of

The Chief Officer

for the City of Karachi,

COMPLAINANT.

Mr: Gehimal Khimandas

ACCUSED.

Complaint under Section
Rule136 & 256

of the City of

Karachi Municipal Act, 1933.

Address of the accused

Offence:— Unauthorized deviations from the approved
plan Re:- plot No: 112, J.M.1 Jamshed Qr:

The Chief Officer requests that the witnesses herein below mentioned may
be examined and the matter be investigated.

Names of the witnesses.

Li Carter. Babulal.

*enquire from Court the
date of hearing*

2000—11.34

15.11.35

*Postpones to 17.3.36
to 29/x/36*

Chief Officer
for the City of Karachi.

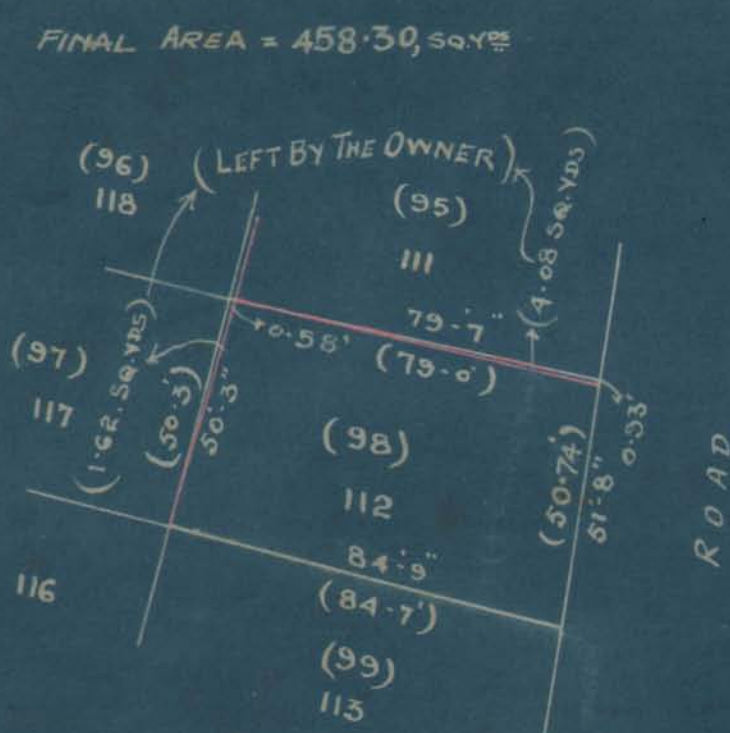
PLAN NO 16
DI 24-1-35KARACHI MUNICIPAL CORPORATION
PART PLAN OF JAMSHED Q^R. J.M.I
Scale 40' = 1"

NOTE:-

SITE MEASUREMENTS ARE SHOWN IN BRACKETS.

AREA LEFT BY THE OWNER = 5.7 SQ.YDS

FINAL AREA = 458.30, SQ.YDS

R.D. TRIVEDI
1891JMT
24/1/35LAND MANAGER & ARCHITECT.
KARACHI MUNICIPAL CORPORATION

Reg: Plot no 112 Jm 1 Jamshed P.

Submitted

The built up area as per measurements taken by Mr. Hemnani is 154.68 sq. yd. which does not include the area of the stair case allowed in open.

Since now the stair case is provided with wall. Contrary to the approved plan this area will be treated as built up area. The area of the stair case as per measurements taken by Mr. Hemnani is = $12.58 \times 5.33 = 67.07 \text{ sq. ft} = 7.45 \text{ sq. yd}$. Thus the total built up area comes to $154.68 + 7.45 = 162.13 \text{ sq. yd}$.

As per plan no 16 dated 24-1-35 Copy attached area of the plot ^{shown as} left by the owner = 5.74 sq. yd and the final area ~~measured on the plan~~ ~~shown as~~ final area = 458.3 sq. yd. The original area sold = (464) sq. yd.

The owner has to build $\frac{1}{3}$ of his total area of the plot i.e. $\frac{1}{3}$ of the final area = 152.77 sq. yd. Which means an excess built up area of $(162.13 - 152.77) = \underline{9.36 \text{ sq. yd}}$ which includes the staircase.

In addition to this the distances of the bungalow from the boundaries are not as per Conditions of Sale as the boundaries are changed due to encroachments made by adjoining owners for which there is correspondence already going on. The plan were passed subject to the condition that the owner will abide by the decision of the municipality on the infringement of land sale rules.

regarding leaving Compulsory
open space from the house side
of the plot.

The area has also given in
writing to this effect.

However, the area of
the plot is 7/8

showing
7/8

Subm. 11/12

The site was seen by you

this morning.

$$124.68 + 7.42 = 132.10$$

As per plan no 10 dated 24-1-32

attached area of the plot, the area = 124.68
and the front area = 7.42

The original area = 132.10

The area is 1/2 of the total area of the

$$132.10 \times \frac{1}{2} = 66.05$$

which means the area built up on

$$132.10 - 66.05 = 66.05$$

which is the area of the

In addition to this the area of

the building from the house side is not a
continuous of the house side

due to the presence of the house side

for which there is a separate area

shown on the plan. The plan shows

the area of the house side and the



152.77

Final area of the plot 458.3
as per order of the Govt
Communicated to you with the
sketch of the plot under No
Dis. 1/35 dated 26 Aug 36.



Heritage

KMR.CDD.JmQ.1934-1937.01

No: Ms C. 159/25.

16 SEP 1936

Mr. Gehimal Khimandas,
Head Clerk, North Western Railway,
Quetta.

Dear Sir,

Re:- Plot No. 1124 J.M. 1, Jamshed quarter.

With reference to your interview with me on 7-8-36 in connection with the above matter, I have to inform you that as desired by you I inspected the building and find that the staircase as constructed will have to be taken in the built up area. This will make the total built up area of 162.13 sq. yds. The final area of the plot as decided by the Government is 458.3 sq. yds. and an intimation to this effect has already been sent to you with a sketch of the plot under No. Dis 1/35 dated 26-8-36. It will thus be seen that the excess built up area will be $162.13 - 152.77 = 9.36$ sq yds. and if as agreed personally you send a letter that you will abide by the decision of the Corporation with respect to the excess built up area, and leaving compulsory open spaces from the boundaries of the plot, I will recommend to the Chief Officer the withdrawal of the prosecution pending in the court as desired by you.

Yours faithfully,

14/9

Land Manager & Architect.

send copy of this to
the Govt. & say that we care
the matter free, this is working
the prosecution be withdrawn
14/9

Prosecution
Postponed
nd Oct 36
17/9/36

Send for ordinary Post -
Quetta
18/9



No. B.S.C. 59/25

16th. September 1936

Mr. Gehimal Khimandas,
Head Clerk, North Western Railway,
Quetta.

Dear Sir,

Re:- Plot No. 112, J.M.1, Jamshed Quarter

With reference to your interview with me
on 8-8-36 in connection with the above matter,
I have to inform you that as desired by you I
inspected the building and find that the staircase
as constructed will have to be taken in the built
up area. This will make the total built up area of
the plot as decided by the Government is 458-3
sq. yds. and an intimation to this effect has
already been sent to you with a sketch of the
plot under No. Dis 1/35 dated 26-8-36. It will
thus be seen that the excess built up area will be
162.13- 152.77= 9.36 sq. yds. and if as agreed
personally you send a letter that you will abide
by the decision of the Corporation with respect to
the excess built up area, and leaving compulsory
open spaces from the boundaries of the plot, I
will recommend to the Chief Officer the withdrawal
of the prosecution pending in the court as desired
by you.

Yours faithfully,

sd. Kumberali Bhaledino

LAND MANAGER & ARCHITECT?



22 SEP 1936

Copy forwarded with compliments to the Chief Officer for information. In case the owner gives this in writing the prosecution be recommended for withdrawal.

Handwritten signature in green ink

LAND MANAGER & ARCHITECT.

...to inform you that as desired by you I inspected the building and find that the excesses as constructed will have to be taken in the built up area. This will make the total built up area of the plot as desired by the Government is 438-3 sq. yds. and an intimation to this effect has already been sent to you with a sketch of the plot under No. 123 dated 28-8-35. It will thus be seen that the excess built up area will be 162.12-162.77-9.35 sq. yds. and it is desired personally you send a letter that you will abide by the decision of the Government with respect to the excess built up area, and leaving compulsory open spaces from the boundaries of the plot. I will recommend to the Chief Officer the withdrawal of the prosecution pending in the court as desired by you.

Yours faithfully,

ad. Kumbhari Bhabhano

LAND MANAGER & ARCHITECT



No: B.C. 15 9/26

16th. September 1936

Mr. Gehimal Khimandas,
Head Clerk, North Western Railway,
Quetta.

23-1

Dear Sir,

Re:- Plot No. 112, J.M.1, Jamshed Quarter

With reference to your interview with me on 7-8-36 in connection with the above matter, I have to inform you that as desired by you I inspected the building and find that the staircase as constructed will have to be taken in the built up area. This will make the total built up area of the plot as decided by the Government is 458-3 sq. yds. and an intimation to this effect has already been sent to you with a sketch of the plot under No. Dis 1/35 dated 26-8-36. It will thus be seen that the excess built up area will be 162.13- 152.77= 9.36 sq. yds. and if as agreed personally you send a letter that you will abide by the decision of the Corporation with respect to the excess built up area, and leaving compulsory open spaces from the boundaries of the plot, I will recommend to the Chief Officer the withdrawal of the prosecution pending in the court as desired by you.

Yours faithfully,

sd. Kumberali Bhaledino

LAND MANAGER & ARCHITECT?



Copy forwarded with compliments to the Chief Officer
for information. In case the owner gives this in
writing the prosecution be recommended for withdrawal.

Dear Sir,

LAND MANAGER & ARCHITECT.

Reference to your letter with me
on 7-8-35 in connection with the above matter,
I have to inform you that as decided by you I
inspected the building and find that the staircase
as constructed will have to be taken in the built
up area. This will make the total built up area of
the plot as decided by the Government is 480-3
sq. yds. and an invitation to this effect has
already been sent to you with a sketch of the
plot under No. 115 dated 22-8-35. It will
thus be seen that the excess built up area will be
163.13.132.75 sq. yds. and if as agreed
personally you send a letter that you will abide
by the decision of the Government with regard to
the excess built up area, and leaving compliance
open spaces from the boundaries of the plot, I
will recommend to the Chief Officer the withdrawal
of the prosecution pending in the court as decided
by you.

Yours faithfully,

Ed. Kumbharil Bhambhani

LAND MANAGER & ARCHITECT



Heritage

KMR.CDD.JmQ.1934-1937.0

24



Heritage

KMR.CDD.JmQ.1934-1937.01

25

10/11/34
me
2/1+



U. B. CHANDRAMANI,

OF LINCOLN'S INN,
BARRISTER-AT-LAW
AND
ADVOCATE.OLD JAIL ROAD,
KARACHI,5991
27.10.

26th Octr. 36 193

To,

The Land Manager,
Karachi Municipality

IMMEDIATE

P.B. me
2/4

112. Jan 1

Dear Sir,

With reference to Plot No.112 etc. belonging to Mr. Gehimal Kewalramani of Quetta, against whom a prosecution is pending before the Cantonment Bench, and in reference to your letter B.C.159 of /35 d/ 17th Sept. 1936 I herewith send a reference signed by my client in favour of the Chief Officer for disposal of the matter before the date of hearing, viz. 29th instant. The other requirements being no longer a point of contention, the matter should now be withdrawn, and instructions given to Surveyor who attends court accordingly.

Yours faithfully,

U. B. Chandramani

Submitted to L.M.A.
with the f.c. I think
a regular stamped agreement
will be necessary

CA
28/10

Case post posed to
5/11/36

This would do
but the first
word should be
'abide' or 'accept'
& after each word
'appears' or 'built'
and also be added
to the
28/10

Please inform
accordingly
CA 28/10



C.159/35

U. B. Chandramani, Esq.
Advocates,
Old X Jail Rd. Karachi.

3 - NOV 1936

Dear Sir,

Re;- Plot No. 112, J. M.1, Jamshed Qr.

With reference to your letter dated 26-10-36 sending a reference signed ~~sk~~ by your client lessee of the above plot, I have to inform you that the following corrections requires to be made in the reference sent herewith. Instead of 'decide' there should be 'abide or 'accept' and words "excess built up area" etc. should be added after encroachment.

On your returning the reference duly corrected as shown above, needful ~~please~~ will be done in the matter as desired.

Yours faithfully,

LAND MANAGER & ARCHITECT.

4/11 30-10-36



27-2
 Proposed to 26.11.

55/35/35

5/11/34

U. R. Mandarmani, Esq.,
 Advocate,
 Old K. Tal Rd. Karachi.

Dear Sir,
 Re: - Plot No. 113.1. M.1, Jamshed Cr.

With reference to your letter dated
 26-10-36 sending a reference signed by your
 client lessee of the above plot, I have to
 inform you that the following corrections
 required to be made in the reference sent here-
 with. Instead of 'decide', there should be 'slide'
 or 'seep', and words 'excess built up area'
 etc. should be added after encroachment.
 On your retaining the reference duly
 corrected as shown above, needful action will
 be done in the matter as desired.
 Yours faithfully,



U. B. CHANDRAMANI,

OF LINCOLN'S INN,

BARRISTER-AT-LAW

AND

ADVOCATE.

OLD JAIL ROAD, 28

KARACHI,



23rd Novr. 36 193

To,

The Land Manager,

Karachi Municipal Corporation.

Dear Sir,

With reference to the case against Mr. Gehimal Khimandas I herewith send the required Reference to the Chief Officer duly corrected and signed.

I would request that now the case may be withdrawn.

Yours faithfully,

asultibekhs
23/11

K. B. Chandramani



29

Re Plot No. 112 J.M.1 Jamshed Qr.

I agree to abide by the decision of the Chief
Officer Karachi Municipal Corporation in the matter of
encroachment and excess built up area, if any.

Pat Khan *SR*
Pat Khan, 21 November 1936.

Ehemmal Khanwani



Submitted

the ~~pleaders~~ advocates' letter of 23rd inst.

He should be asked to instruct his client to comply with the remaining objections. (communication 13th Aug. 35 to his architect), so that the amended plans could be approved and case with draw.

Submitted

Nothing has been done to comply with objections no 1 to 4. There is an excess area of 9.36.

27/11

Inform the party
27/11

There are in all 5 objections 26/11
no. 5 must have by now been finished - Is it not? as the areas are now determined.
As regards 1 to 4 objections - Has he done nothing to comply with these - Is there any excess area?

26/11



Office Telephone Nos. 1140 & 1141.
Residence " " 199.
KUMBERALI BHALEDINO,
L. C. E.
LAND MANAGER & ARCHITECT.



**MUNICIPAL CORPORATION,
KARACHI,**

1 - DEC 1936

Reference No. B. S. P. c.159/36

To, Mr. U. B. Chandiramani,

Bar-At-Law and Advocate, Old Jail Road, Karachi.

Dear Sir,

letter

23-11-36

With reference to your application dated _____
with a plan for the proposed building/additions and alterations on plot
No. 112, Survey Sheet No. J.M.1, Jamshed Quarter
I have to request you to comply with the following requirements:—

1. Requirements nos. 1 to 4 of this office letter dated
13-8-36 communicated to your client's architects M/s M.
Khimji, remain to be complied with. Till this is done
the prosecution filed cannot be withdrawn.

30-11-36

~~The plans are returned herewith rejected.~~

Yours faithfully

Kumberali Bhaledino

30 NOV 1936

30/21

2 Land Manager & Architect.



Heritage

KMR.CDD.JmQ.1934-1937.01

Office Telephone Nos. 1140 & 1141.
Residence „ „ 199.
KUMBERALI BHALEDINO,
L. C. E.
LAND MANAGER & ARCHITECT.



**MUNICIPAL CORPORATION,
KARACHI.**

Reference No. B S.C. 159/35

19 FEB 1937

To,

Mr. Gehmal Khemchand

c/o M/s M. Khimji
KARACHI.

RE: Plot No. 112 Sheet No. J.M. 1, Jamshed Quarter

Dear Sir,

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

Subject to the condition that the owner will abide
by the decision of the Municipality on the infringement
of land sale rules with regards to leaving
compulsory open spaces from the boundaries
of the plot and excess area.

Yours faithfully,

Kumberali Bhaledino
17 FEB 1937
Land Manager & Architect.

Submits

The case requires to be
with drawn. Sir

**M KHIMJI & CO.**

No.

OF 193

ENGINEERS, ARCHITECTS,
&
SURVEYORS.

WATER COURSE ROAD,

KARACHI, 29. I. 1937

To

The Land Manager & Architect

Karachi Municipal Corporation

Dear sir,

In reply to your letter No. B.S
P. C 159/35 dated 13th Aug 35 for plot No.
112 J.M. I Jamshed Quarter we beg to hand
you herewith two copies of plan duly cor-
rected. With regard to your objection Nos
I & 5 the owner has given undertaking that
he would abide by the decision of the
Corporation.

Under the circumstances we request you
to pass the plan and withdraw case filed
against our client.

Yours faithfully

Mulchandani

Submitted Our objections
are attached with slip.

Nos. 2, 3, 4. are complied with.

As no 1 and 5. the owner has given us
writing that he will abide by the decision
of Co. 2. 1937.

M KHIMJI & CO.
ARCHITECTS.

*the area is
settled & some adjoining
plots are also settled*

*attached
that the owner
has given writing*



337
Submit to

There is an excess built up
area of 9.36 sq. yds. The
owner has given in writing
that he will abide by the
decision of C.O. (his letter is
attached with slip), as required.

The plans may be approved
subject to that condition and
the case may be withdrawn.

$\frac{1}{872}$

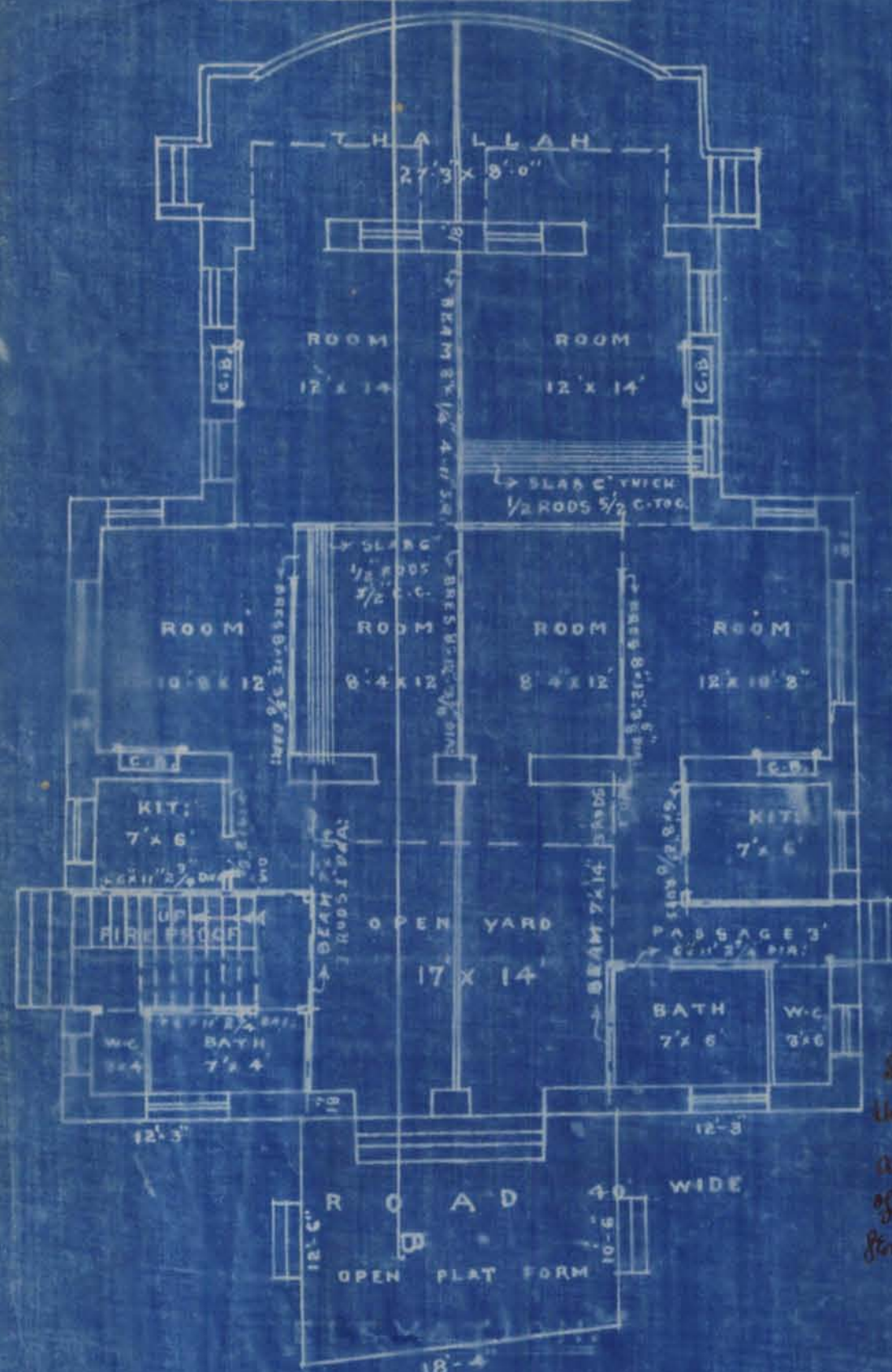
Plans do not materially
differ from the previous approved
plan & therefore it be approved
with the note like the one of
the original plan made a red
mark

$\frac{1}{1072}$

P. comply

1372

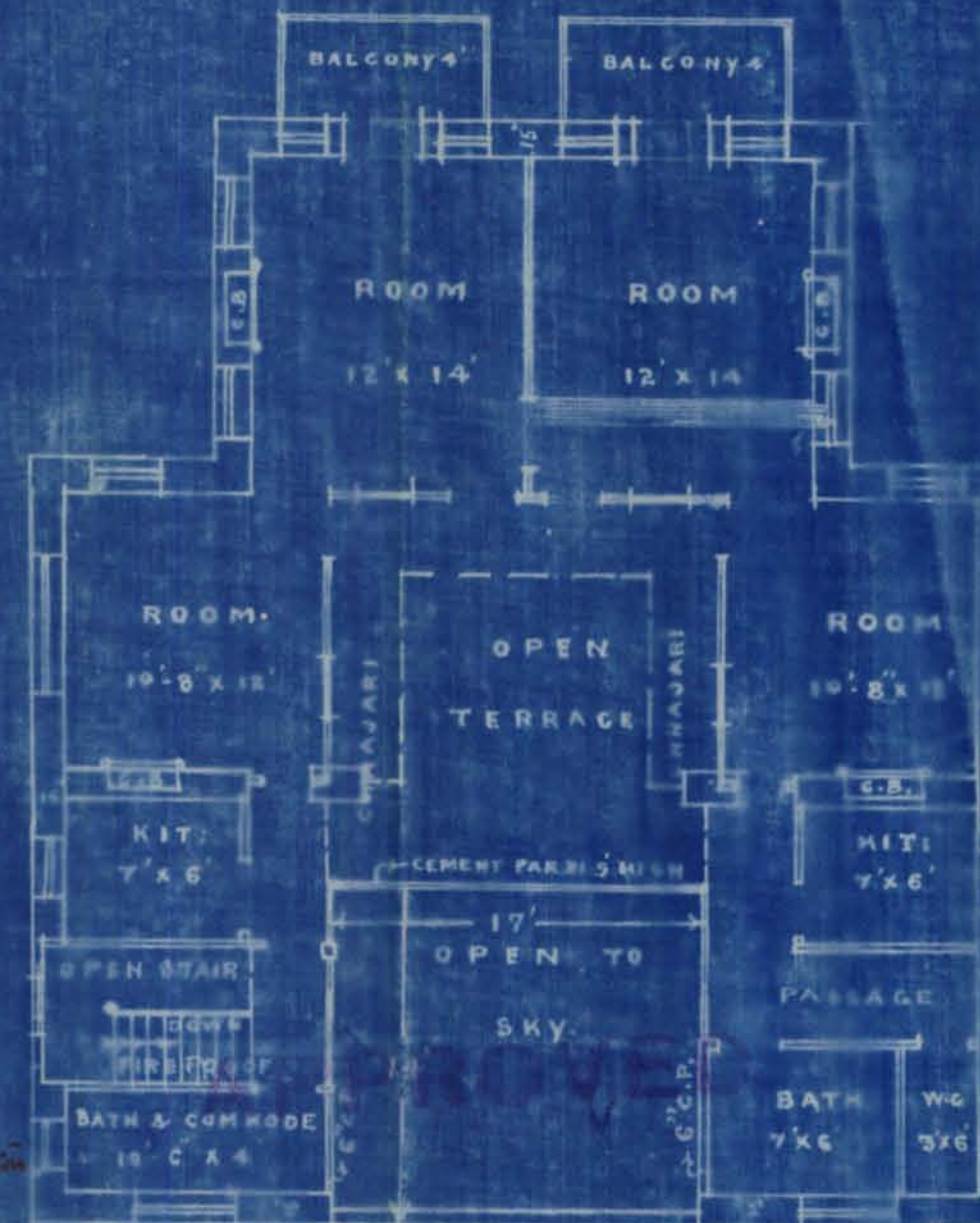
GROUND FLOOR.



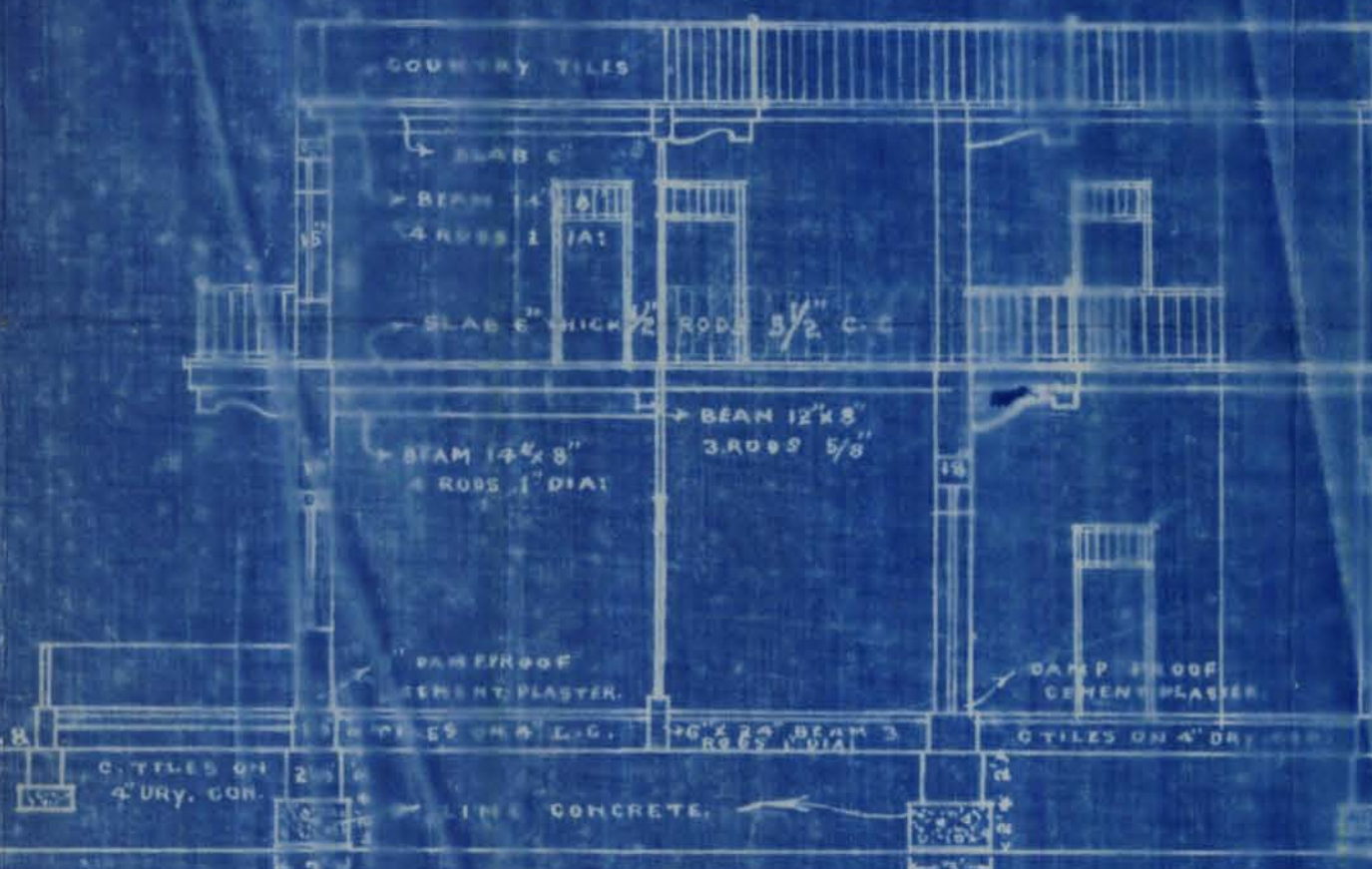
ELEVATION



• FIRST FLOOR.



SECTION ON A.B.



Subject to the condition
that her owner will
abide by the decision of the municipality on the infringement
of land sale rules with regards to leaving impervious surfaces
from the boundaries of the plot and ~~expansion~~ ^{extension} thereof.

JUL 2 1937

TOTAL AREA OF PLOT 464 SQ YDS:
" COVERED AREA 154.68 " "

280

DT/29-5-34.

FINAL
PLAN

SHOWING ADD: ALTERATIONS.

ON PLOT N# 112 J. M. 1.

JAMSHED QUARTER

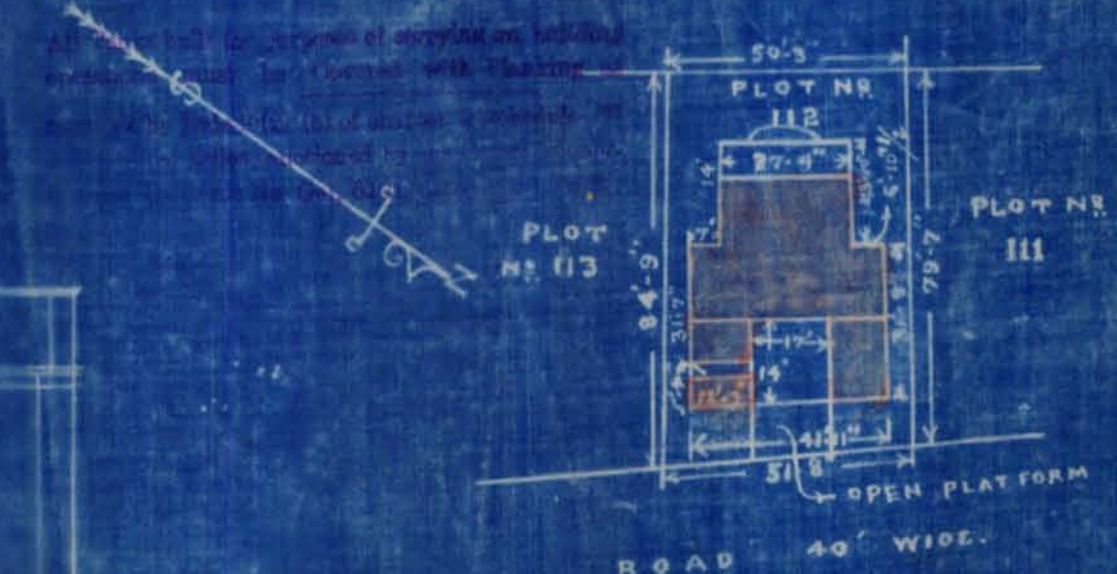
SCALE 8' = 1"

DETAIL OF COVERED AREA:

(1)	1x 31.67 x 41.58	=	1316.83	SQ: FY
(2)	1x 27.33 x 13.92	=	380.43	" "
	<u>DEDUCTIONS</u>		<u>TOTAL</u>	
			1697.26	" "
(1)	1x 14.0x 17.0 = 238	SQ: FY		
(2)	1x 12.58 x 5.33 = 67.09	" "	305.09	" "
			<u>BALANCE</u>	
			1392.17	" "
	<u>= 154.68</u>	SQ: YDS.		

SITE PLAN.

SCALE 40' = 1"



Commercial
and Industrial
Architects
 OWNER **M. KHIMJI & CO.** ARCHITECTS.



800-6-30.

No. B. S. 2159/35

MUNICIPAL CORPORATION,
KARACHI.

FEB 1937

From

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

To

The Chairman,
Honorary Magistrates,
Bench "D." Karachi,

Sir,

Corporation V/s Gehimal Khemchand.Re:—Plot No 112. J.M. 1. 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,

BS
 All: kebab report
 is required now.

[Signature]
 Chief Officer.

Submitted

There is an excess area of the
 extent of 9.36 Sq. Yds. I think
 this can be also put before
 the excess area committee
 along with others.

[Signature]
 1/3.



Heritage

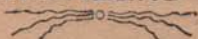
KMR.CDD.JmQ.1934-1937.01

TELE {phone No. 443.
grams:-'PARCO,'

KATHURIA & THAKUR, 36

B. Es.

CONSULTING ENGINEERS & ARCHITECTS.



B. L. KATHURIA,
B. E. (HONOURS),
M. R. SAN. I. (LONDON).

Opp:-New Cloth Market,
BUNDER ROAD.

G. T. THAKUR,
B. E. (CIVIL).

Karachi, 6th March 1934.

In reply please

quote No.....

The Lens Manger & architect
Karachi Municipality

Dear Sir

Re: 27. F.T. 2.

As desired by you we send herewith
an additional copy on cloth for the above
plan.

Yours faithfully

G. T. Thakur