



Heritage

KMR.CDD.JmQ.1939-1940.18

Form No. 3—10,000-2-40

Department.

FILE No. 2 of 19 40

SECTION.

PART

Disposal No. 4

Subject

64 Jan
1

Note.—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



Heritage

KMR.CDD.JmQ.1939-1940.18

BUILDING COMPLETION REPORT

Land Manager & Architect's Office

Karachi

2-9-1940

Undersigned begs to report that the construction of add. wall
on plot No. 64 Jan Sheet from sheet Quarter owned by
Mr. Datadmal Sherrani
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.

480/38

Karachi

17 SEP 1940

Copy forwarded to the Assessor for information in connection to this
Office No. see 64/Jan dated 15-9-1940

SEP 6 - 1940

Land Manager & Architect.



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

Karachi, 12th August 1940

To,

The Chief Officer,
Karachi Municipal Corporation.

DEAR SIR,

I hereby inform you that my following building and drainage work
(insert full particulars of work ~~of additions and alterations as~~

~~per approved plans of bungalow on plot No. 22, 64,~~
~~J.M.1, Jamshed quarter.~~

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

Owner,

Yours faithfully,

Ed. Botchand Shawaram
64, Britto Road.

Address.

Reference No. L. O. C. 64/J.M.1

Municipal Office,

Karachi, 19 AUG 1940

1. Copy forwarded to the Assessor, Karachi Municipal Corporation
for information. The above notice of completion was received
on 13th August 1940

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.

M. Signamel

Pl. put up completion
Report -

bwp

For Land Manager & Architect,
Karachi Municipal Corporation.

M^M KHIMJI & Co.ENGINEERS ARCHITECTS
&

SURVEYORS

NO.

OF 19

WATER COURSE ROAD.

KARACHI.

1940



To
The Land Manager & Architect.
Karachi Municipal Corp.
Karachi.

Dear Sir,

With reference to your no L.C.C. 480/38
dated 7th August 1940. we beg to hand
you here with Completion Certificate for plot
no 64. S.M.I. Jamshed Quarter, as desired.

Yours Faithfully.

M. Khimji & Co.

M KHIMJI & Co
ARCHITECTS



Heritage

KMR.CDD.JmQ.1939-1940.18

1000--10-38

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

Karachi,

12/8/40

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) of Additions

and alterations as per approved plans of
Bungalows on plot no 64 S.M.1. Jamshed Quarter.

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

Yours faithfully,

M. S. Chaudhary

Owner.

Address

64 Brito Road

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) of Add & Alterations

as per approved plans of Bungalows
on plot no 64 S.M.1. Jamshed Quarter.

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.

M. S. Chaudhary

Dated.

12/8/40



Heritage

KMR.CDD.JmQ.1939-1940.18

1000-9-38.



MUNICIPAL CORPORATION,
KARACHI.

-9 AUG 1940

Reference No. L. C. C. 480/38

To,

Mr. Hotchand Shewani
KARACHI.

Dear Sir,

Re:—Plot No. 64 Sheet Pl. 1, Jinnah 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,

[Signature]
For Land Manager & Architect.

Submitted to Mr. Mulehans. B. 8/8
Lala, Architect.

Delivered on 12/8
Seetha

AUG 8 1940

64 JM 1

7

Submitted.

The existing ~~area~~ built-up area, as per approved plan, was 422.20 sq. yds. The area now built-up is 61.65 sq. yds. ^{inclusive of plaster}. The total built-up area thus comes to 483.85 sq. yds, whereas the allowable limit is 483 sq. yds. If plaster is excluded the built-up area would be within limits.

Seen,

a/y 8/20

b/y 8

Mr. Govindji,

Pl. ask for C.C.

b/y 8



$$\begin{array}{r} 2.16 \\ 4.66 \\ \hline 12.96 \\ 12.96 \\ \hline 864 \\ \hline 10.0656 \end{array}$$

Gas trip 422.28 '90
Propane 61.65 "

483.85 '90

Allowable 483.85 '90



$$\begin{array}{r}
 17.1 \\
 12.5 \\
 \hline
 4.6
 \end{array}$$

$$24.33$$

$$17.08$$

$$39$$

$$7$$

$$19464 \quad (5)$$

$$0000$$

$$17031$$

$$243.3$$

$$415.5564 \checkmark$$

$$46.19$$

Desi-

$$7.75$$

$$4.66$$

$$369.37$$

$$4650$$

$$4650$$

$$3100$$

$$36.115$$

$$185.49$$

$$554.86 = 61.65$$

$$\frac{1}{2} \times 4.33 \times 4.66 = 10.07$$

$$26.12$$

$$10.17$$

$$46.19$$

$$20.25$$

$$9.16$$

$$12150$$

$$18225$$

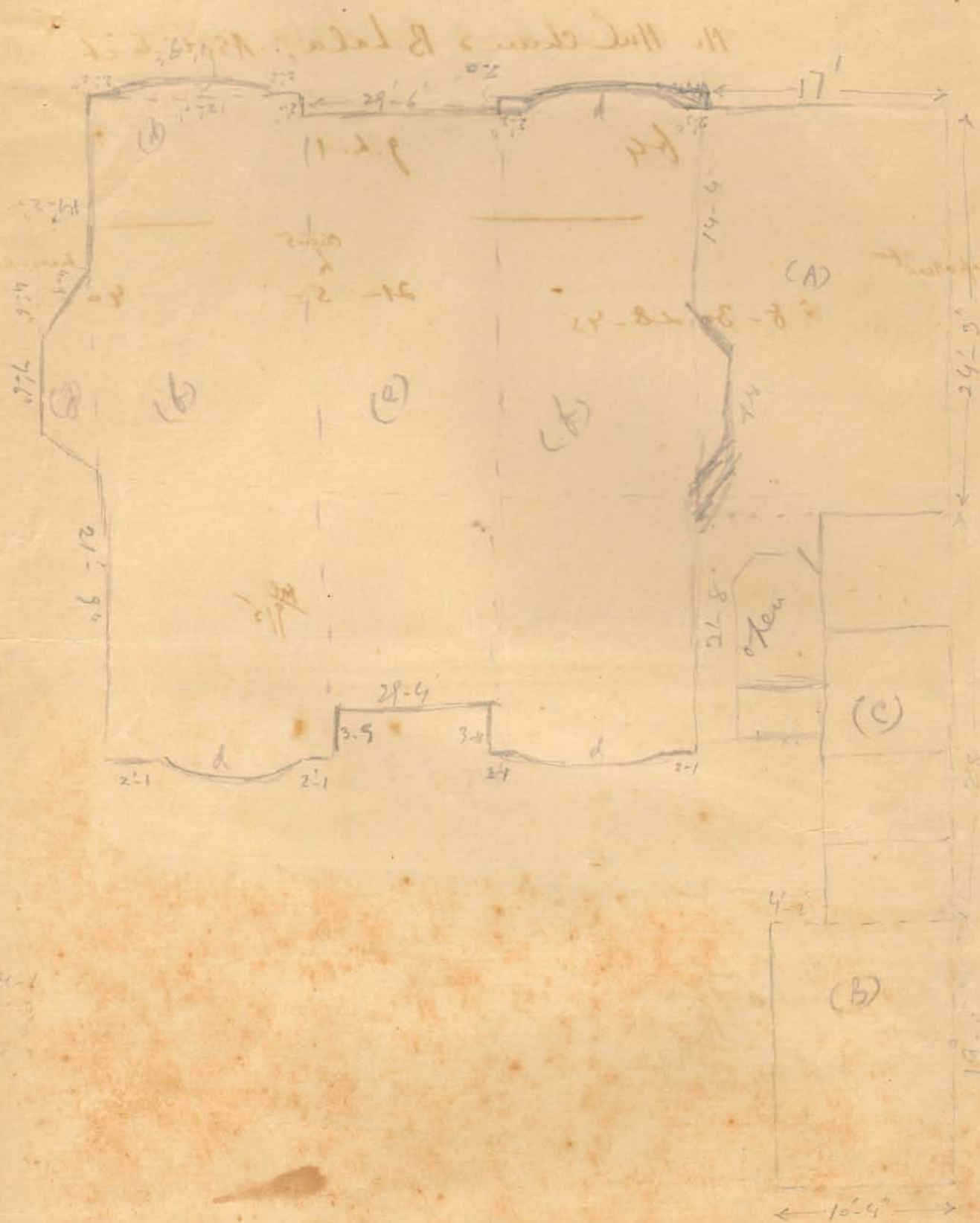
$$185.4900$$

10-1

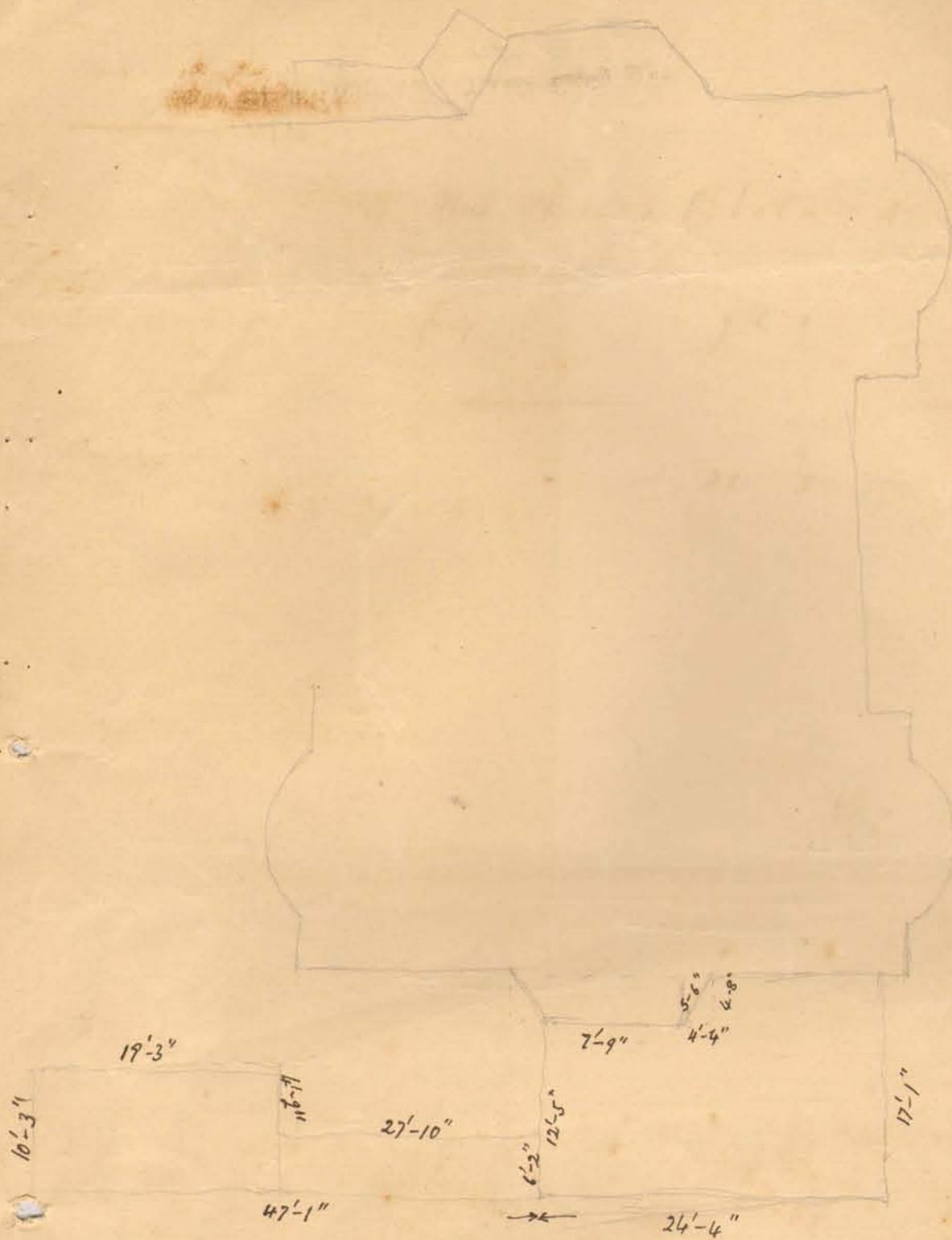


Heritage

KMR.CDD.JmQ.1939-1940.18



10-2



9'-2" x 20'-3"

1000-10-39.

Office Telephone Nos. 2805, 2806 & 2807.

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

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION.
KARACHI.

11 MAY 1940

Reference No. B. S. C. 480/38

To,

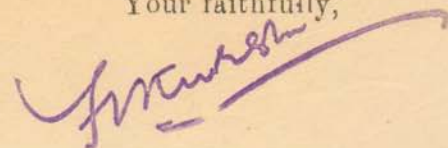
Mr. Mulchand B. Lala, Architect
KARACHI.

Dear Sir,

Re:—Plot No. *64* Sheet No. *g.h. 1* Quarter.

With reference to your letter dated *10* ^{*th*} *May* 19 *40* re:
above Plot, you are requested to keep your ^{*chain*} premises open for *measuring*
the built up area inspection of the Building Surveyor on *21-5-* 19 *40*
between *8-30-45* A. M., and also be present on the site.

Your faithfully,



Land Manager & Architect.

for
11 MAY 9 - 1940



1000-10-39, 12

Office Telephone Nos. 2805, 2806 & 2807.

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

LAND MANAGER & ARCHITECT

**MUNICIPAL CORPORATION.**
KARACHI.

APR 27 1940

Reference No. B. S. c 480/38.

To,

Mr. Mulchand B. Lala, Architect-
KARACHI.

Dear Sir,

Re:—Plot No. 64 Sheet No. 2 No. 1 Quarter.

With reference to your letter dated 19 . re:—
above Plot, you are requested to keep your premises open for
inspection of the Building Surveyor on 4th May 1940
between 8-15 x 8-30 A. M., and also be present on the site.

(1) Work is completed. Area is to be
measured.

(2) Architect was not present.

B 4/5

Your faithfully,

Land Manager & Architect.

APR 25 1940



Heritage

KMR.CDD.JmQ.1939-1940.18

13

Office Telephone Nos. 2805, 2806 & 2807.

600--7-39

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

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION,
KARACHI.**

22 SEP 1939

Reference No. L. C. C. 480/38

To,

Mr. Mulchand B. Lala

Architect (For owner)

KARACHI.

Dear Sir,

Re. Plot No. 64 Sheet No. Jm 1, Jamshed Quarter

Dear Sir,

With reference to your application dated 24th July 1938
with amended plans for building on the above plot a copy of the plan
duly signed ~~by~~ ^{and} approved is returned herewith.

Yours faithfully,

Land Manager & Architect,

B
14/9

SEP 18 1939



Vol. 64, Part, June

KARACHI MUNICIPAL CORPORATION.

Diary sheet in respect of Building Regulation plans received.

1070-3-37

24/7

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.
B. S. <i>27/7</i>						
H. O. ...	<i>8/7</i>	<i>4/8</i>				
E. E. ...	"	"	<i>4/8/39</i>	<i>12/8/39</i>		
L. S. ...	<i>28/7</i>	"				
B. S. <i>25/8</i>						
H. O. ...						
E. E. ...	<i>25/8/39</i>	<i>11/9</i>	<i>2/9/39</i>	<i>9/9/39</i>		
L. S. ...						
B. S. ...						
H. O. ..						
E. E. ...						
L. S. ...						



1000-6-38

Karachi Municipal Corporation.

Case N. LCP

for building on plot

No.

64

S. S.

Jm

Quarter

:9:

Forwarded with Compliments to the ~~Health Officer~~
Executive Engineer with a request
to state if his following objections previously raised are now complied with

f.c. attached

25/8 *[Signature]*

for Land Manager & Architect

Remarks of the Health Officer/Ex. Engineer.

No objection

No obj objection.
9/9

Muhammad Qam
11/8/38
Sd/- ~~Health Officer~~
Executive Engineer

Plan approved.
21/8

Amended 11/8/38
12/8 *E*



M KHIMJI & CO.
ENGINEERS. ARCHITECTS,
&

No.

OF 193

WATER COURSE ROAD.

SURVEYORS.

KARACHI,

23. 8. 1939

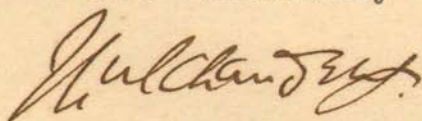
To

The Land Manager & Architect
Karachi Municipal Corporation

Dear sir,

In reply to your letter No. ICP
480/38 dated 21st instant in connection
with plot No. 64 sheet J.M. I we beg to
return the plan after showing bath &
english w.c for favour of approval.

Yours faithfully



M KHIMJI & CO
ARCHITECTS.

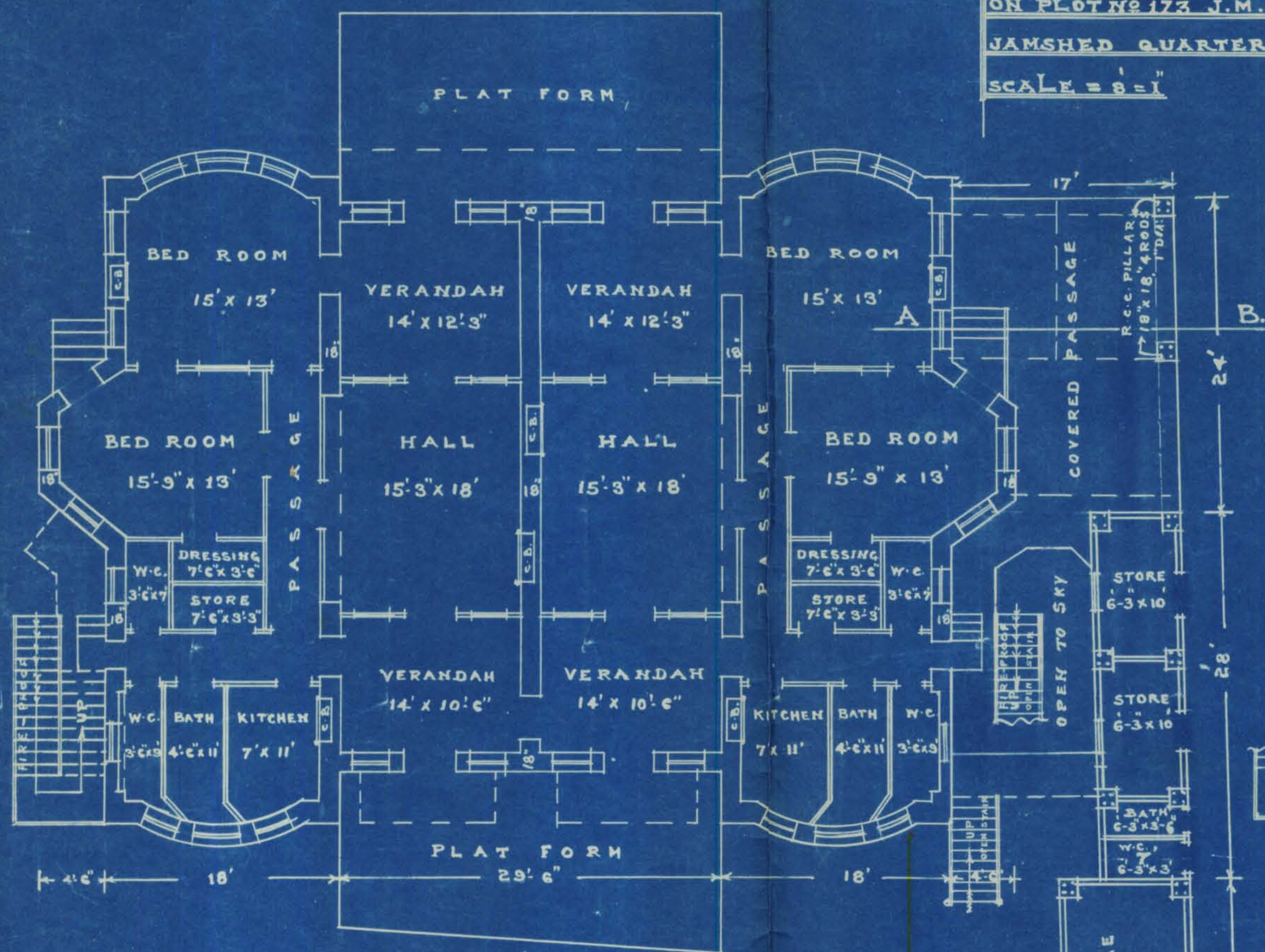
783
20 m/8
25/8

GROUND FLOOR

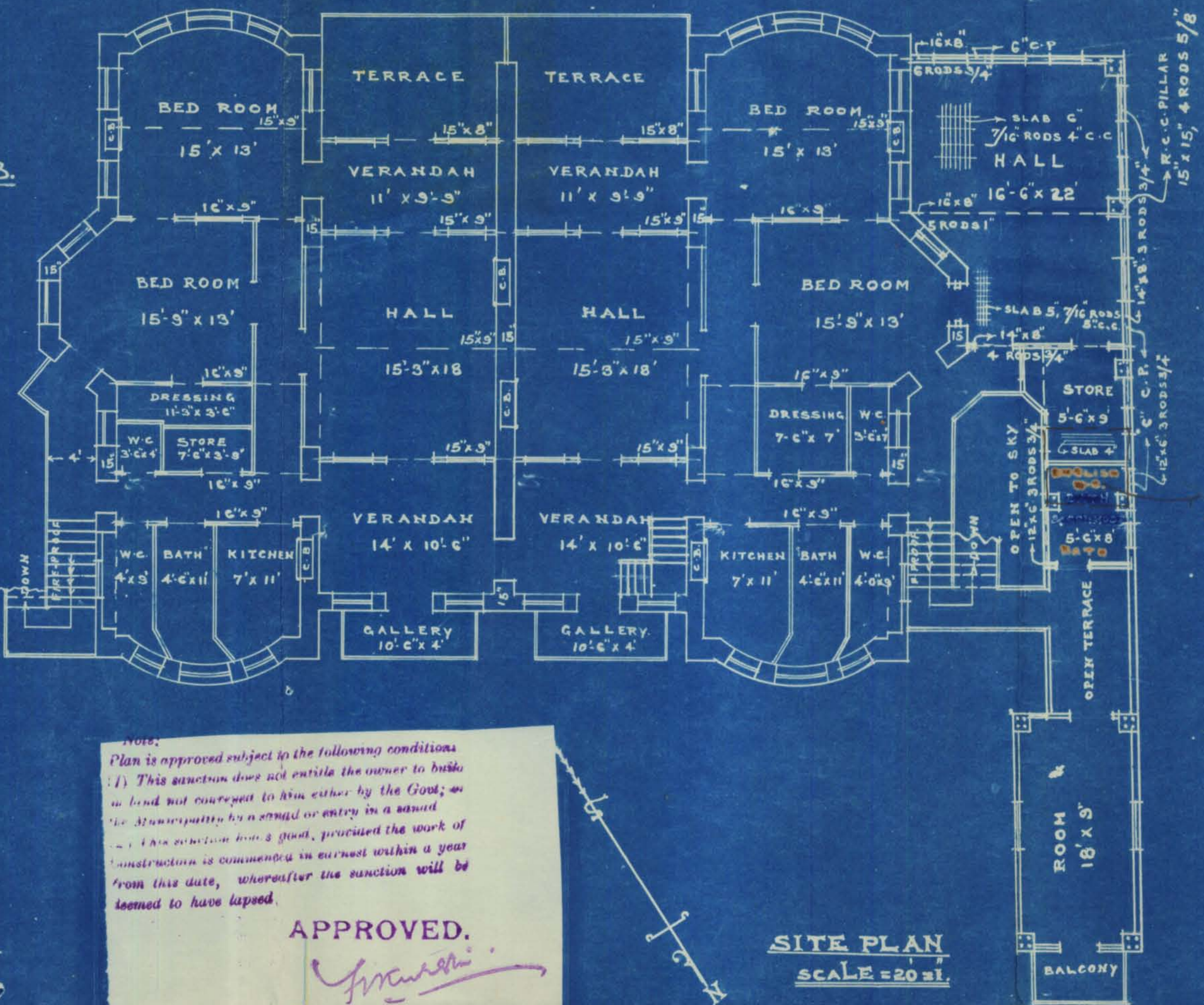
FINAL.
PLAN SHOWING PROPOSED
ADD: & ALTERATION IN BUNGALOW
ON PLOT NO 173 J.M.I.
JAMSHED QUARTER.
SCALE = 8"=1'

TOTAL	AREA OF PLOT	=	14+9.0 SQ.YDS
ALLOWABLE	"	"	= 483.0 "
COVERED	"	"	= 482.92 "

680
D3/1-10-36



FIRST FLOOR



COVERED AREA OF PLOT

PROPOSED	17.0 x 24.0	=	408.0 S.F.
"	H=1 x 20.0 x 9.0	=	180.0 "
DEDUCT	1 x 7.5 x 4.5	=	33.75
"	1 x 3.5 x 4.5	=	15.75
TOTAL	41.50	=	41.50
BALANCE		=	546.50
EXISTING COVERED AREA		=	422.2 S.F.
PROPOSED		=	60.72 "
TOTAL		=	482.92 "

NOTE:
Plan is approved subject to the following conditions:
(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 grant or entry in a grant.
(2) This sanction is a grant, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

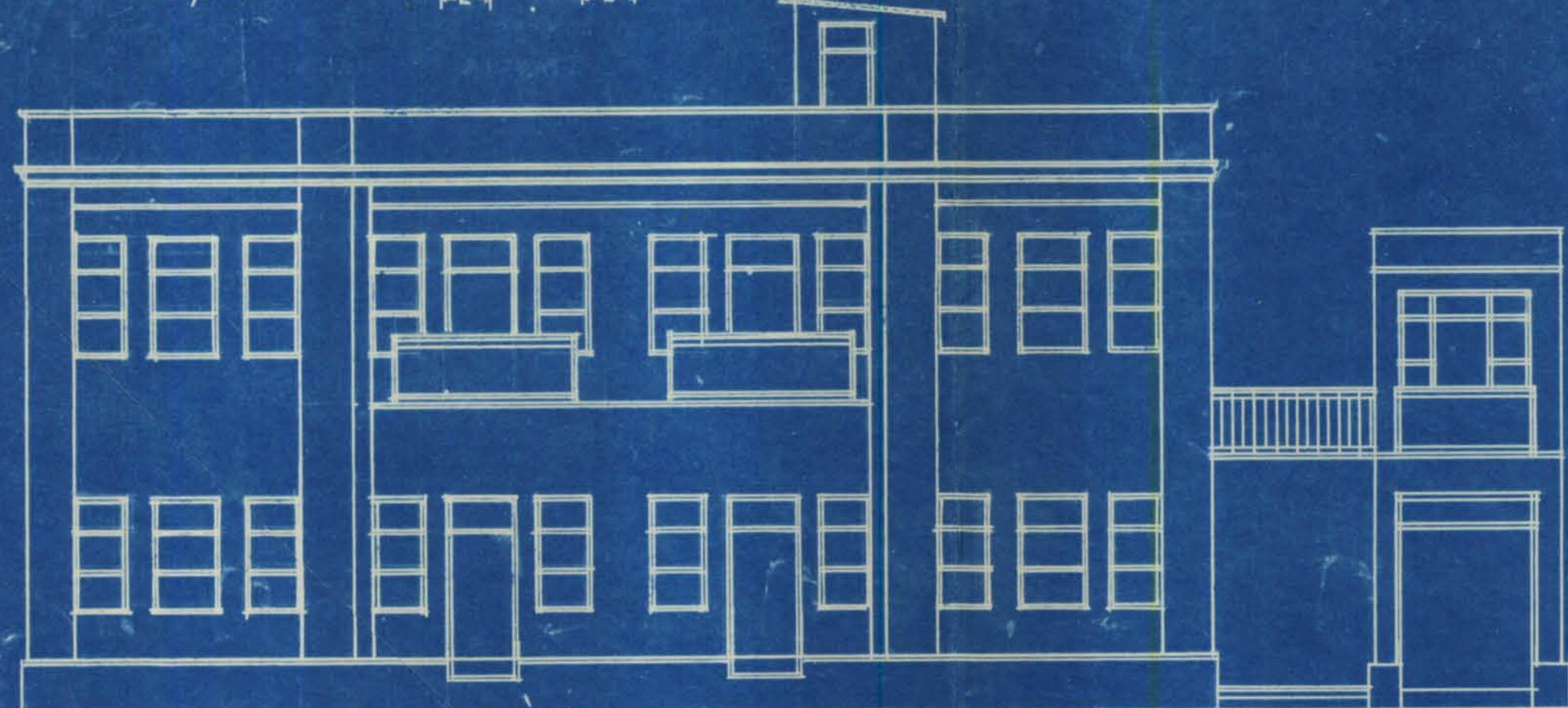
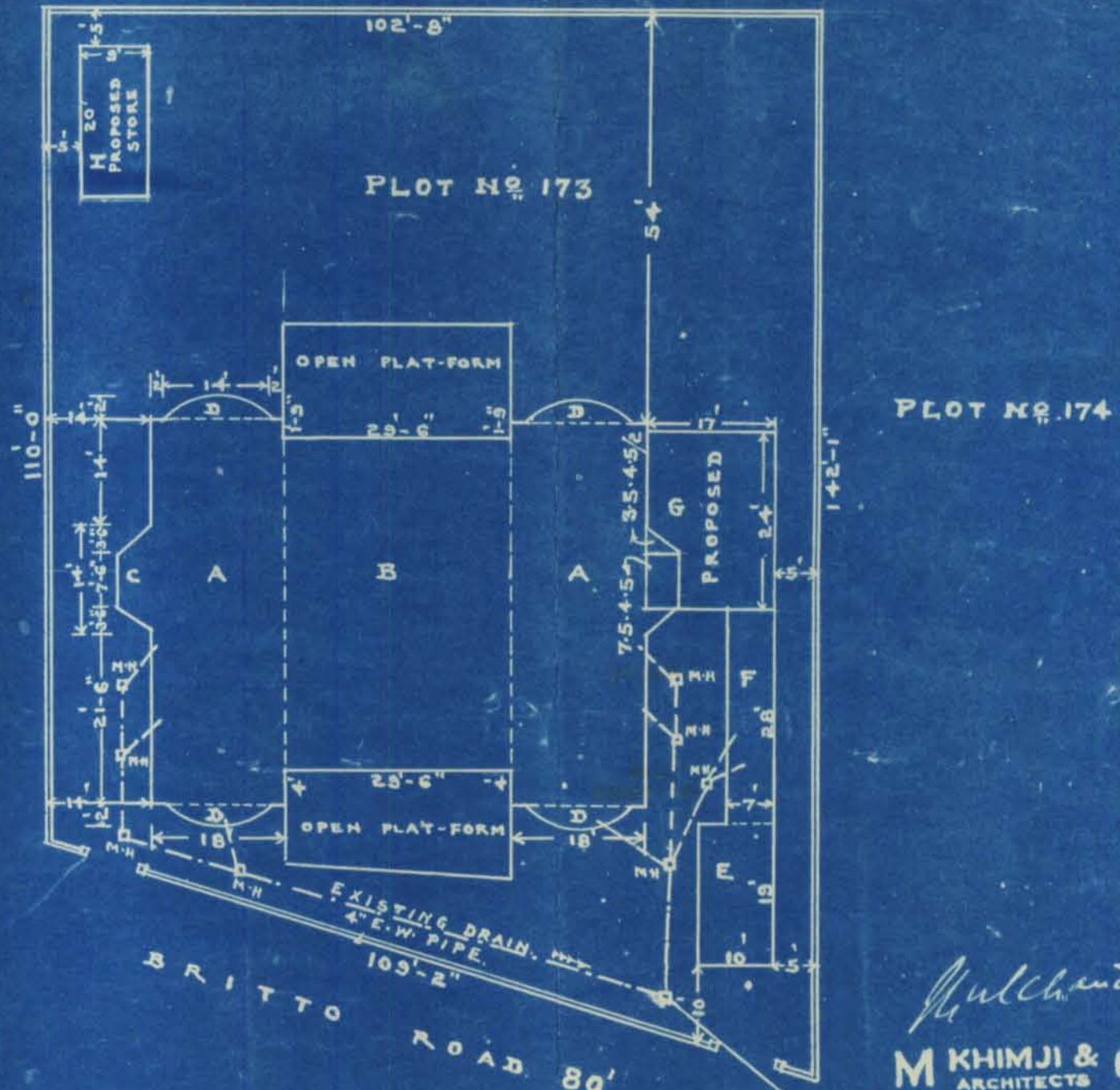
APPROVED.

Land Manager and Architect.

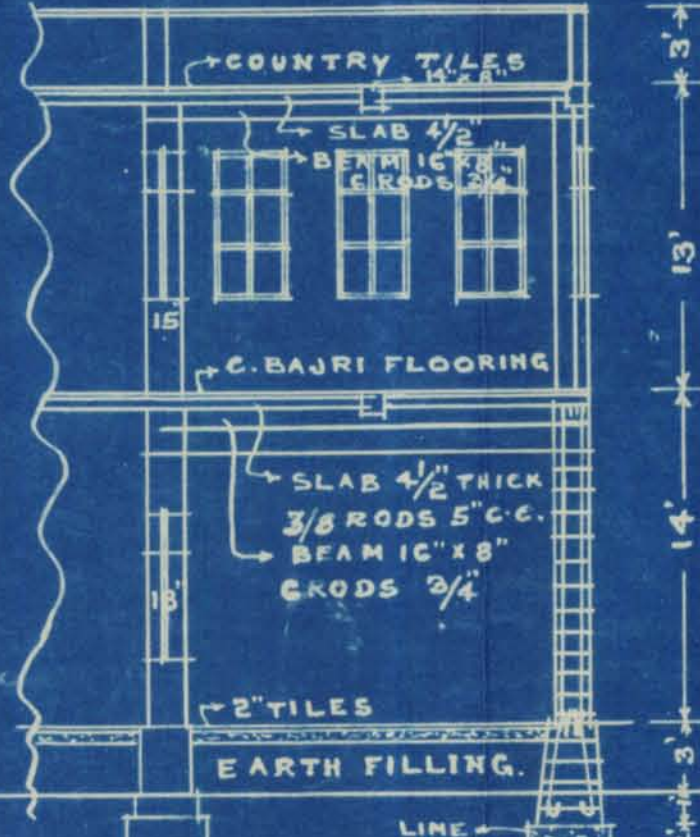
SEP 18 1939

SITE PLAN

SCALE = 20"=1'



ELEVATION



SECTION ON A.B.

Ho. Chand Lohararam
OWNER

M. KHIMJI & CO.
ARCHITECTS



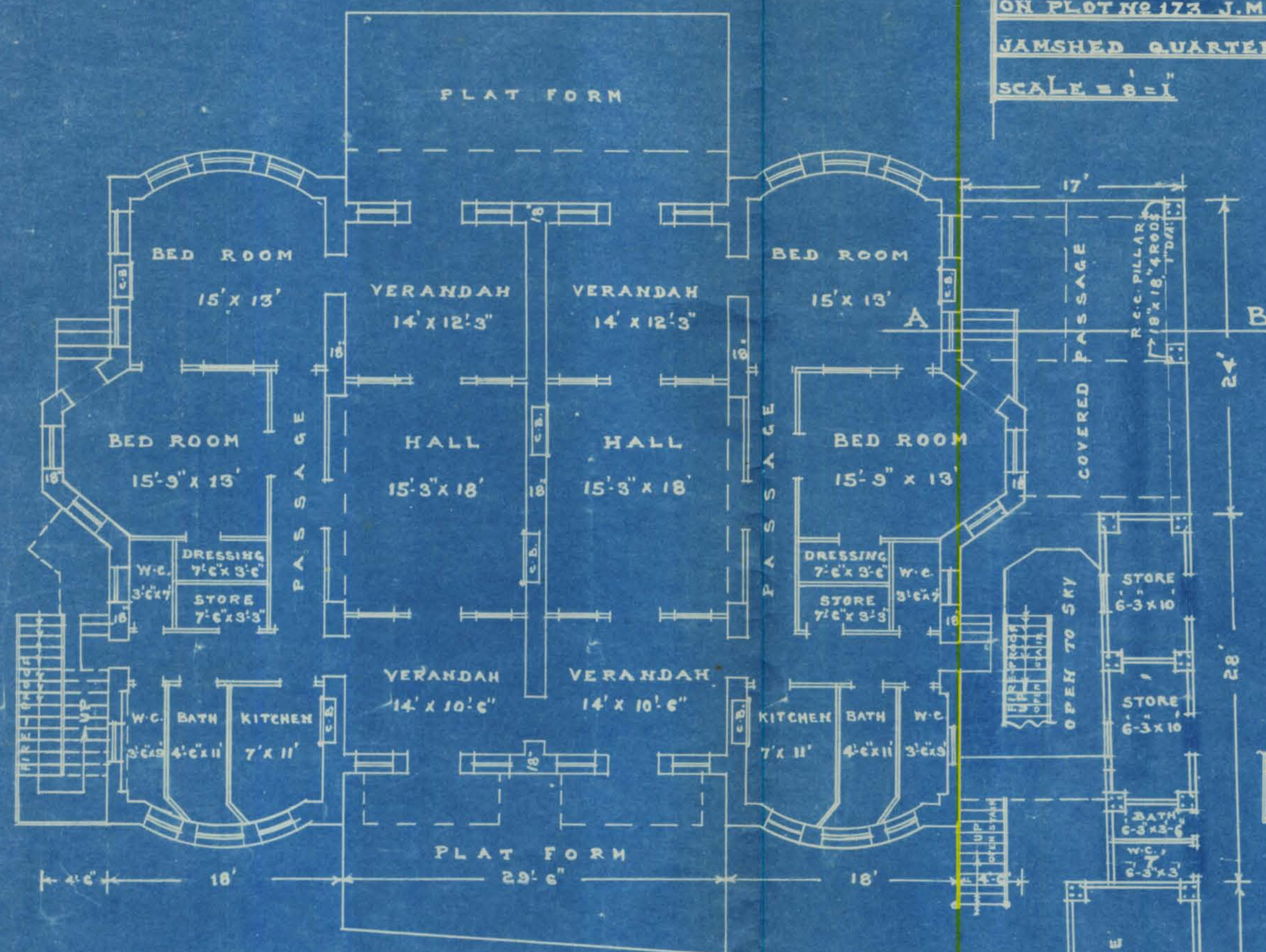
GROUND FLOOR

FINAL
PLAN SHOWING PROPOSED
ADD: & ALTERATION IN BURGALOW
ON PLOT NO 173 J.M.I.
JAMSHED QUARTER.
SCALE = 1" = 1'

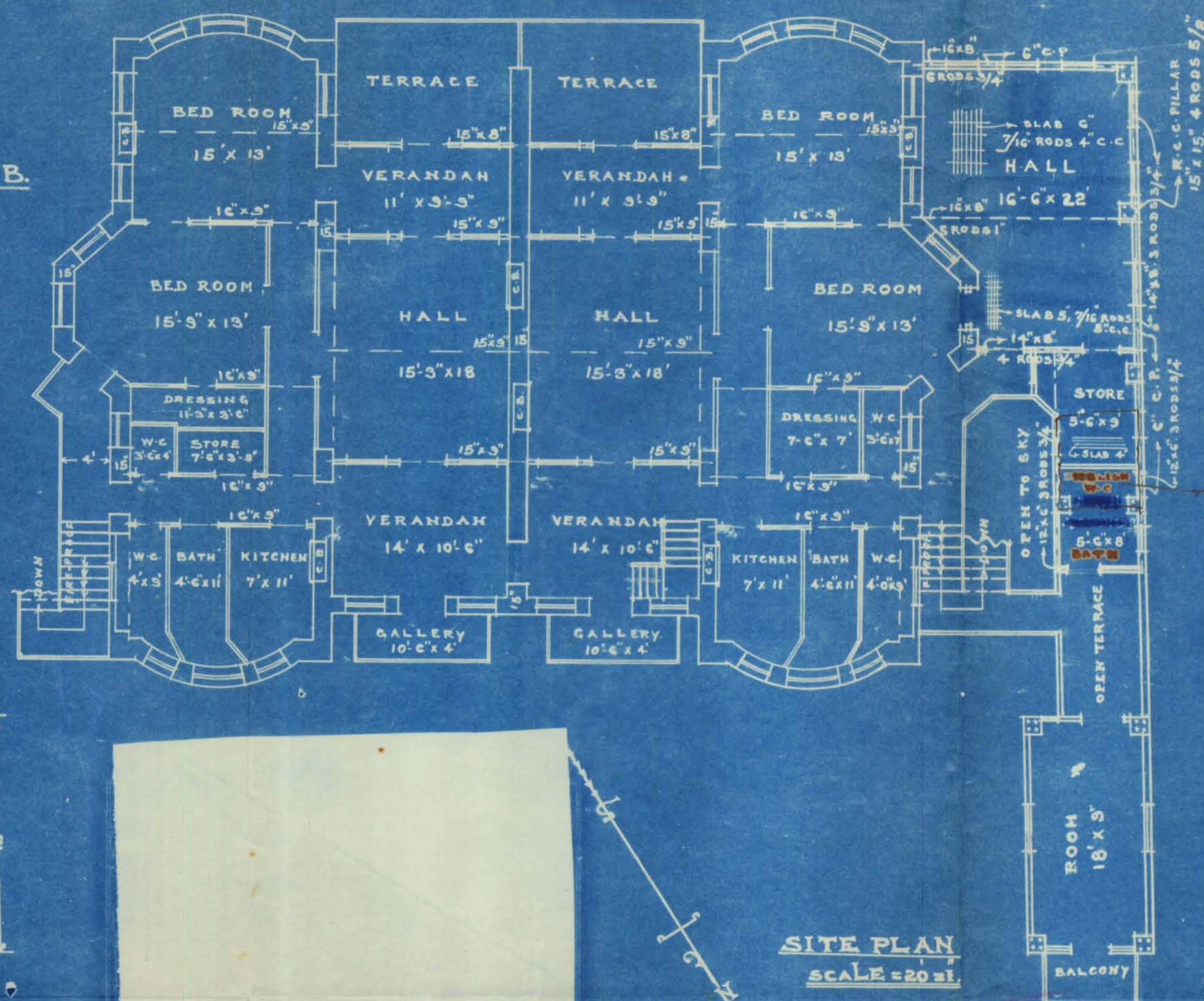
TOTAL AREA OF PLOT = 1448.0 SQ.YDS				
ALLOWABLE	"	"	"	= 483.0 "
COVERED	"	"	"	= 482.92 "

680

DT/1-10-38



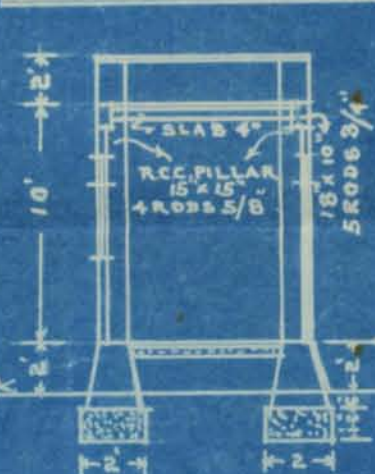
FIRST FLOOR



COVERED AREA OF PLOT

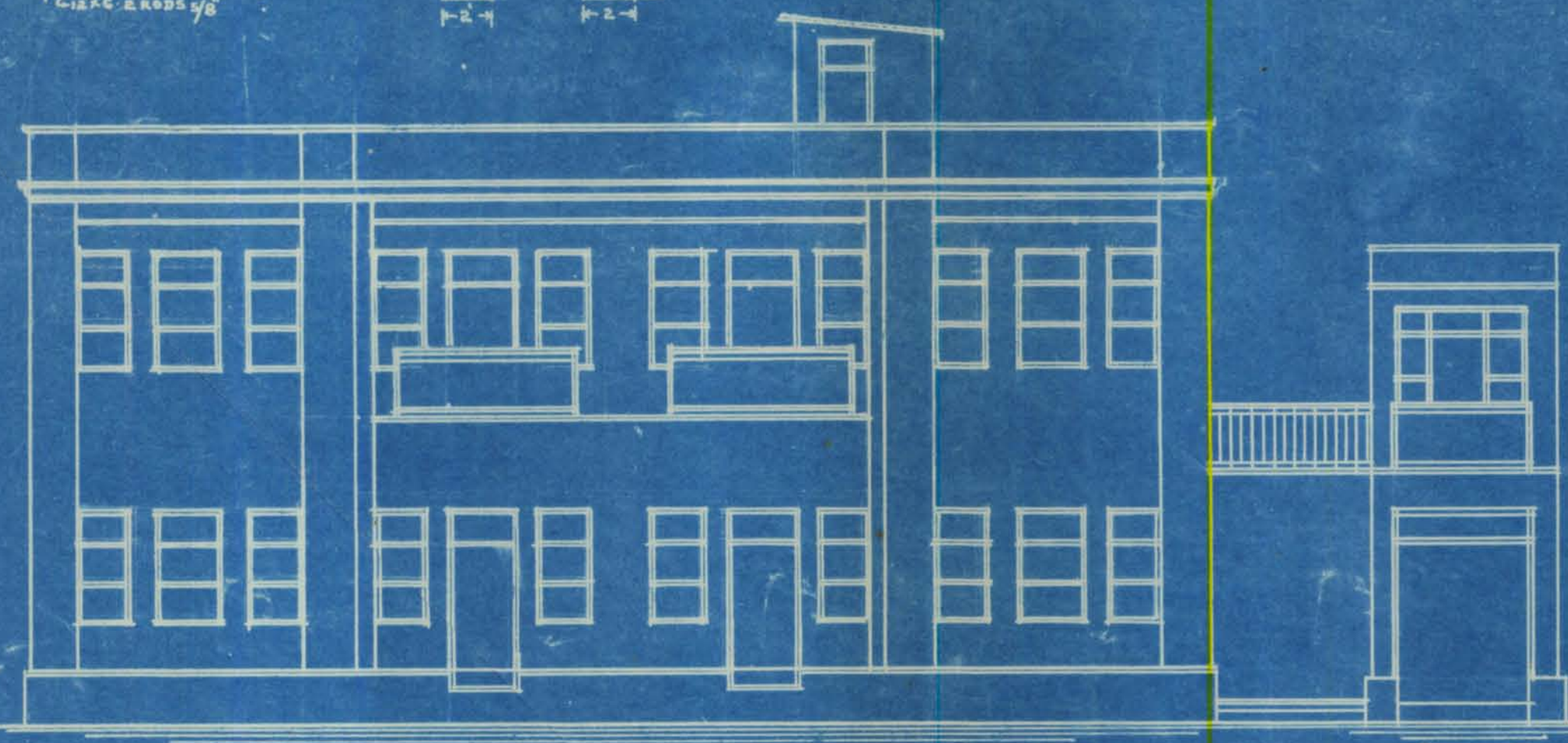
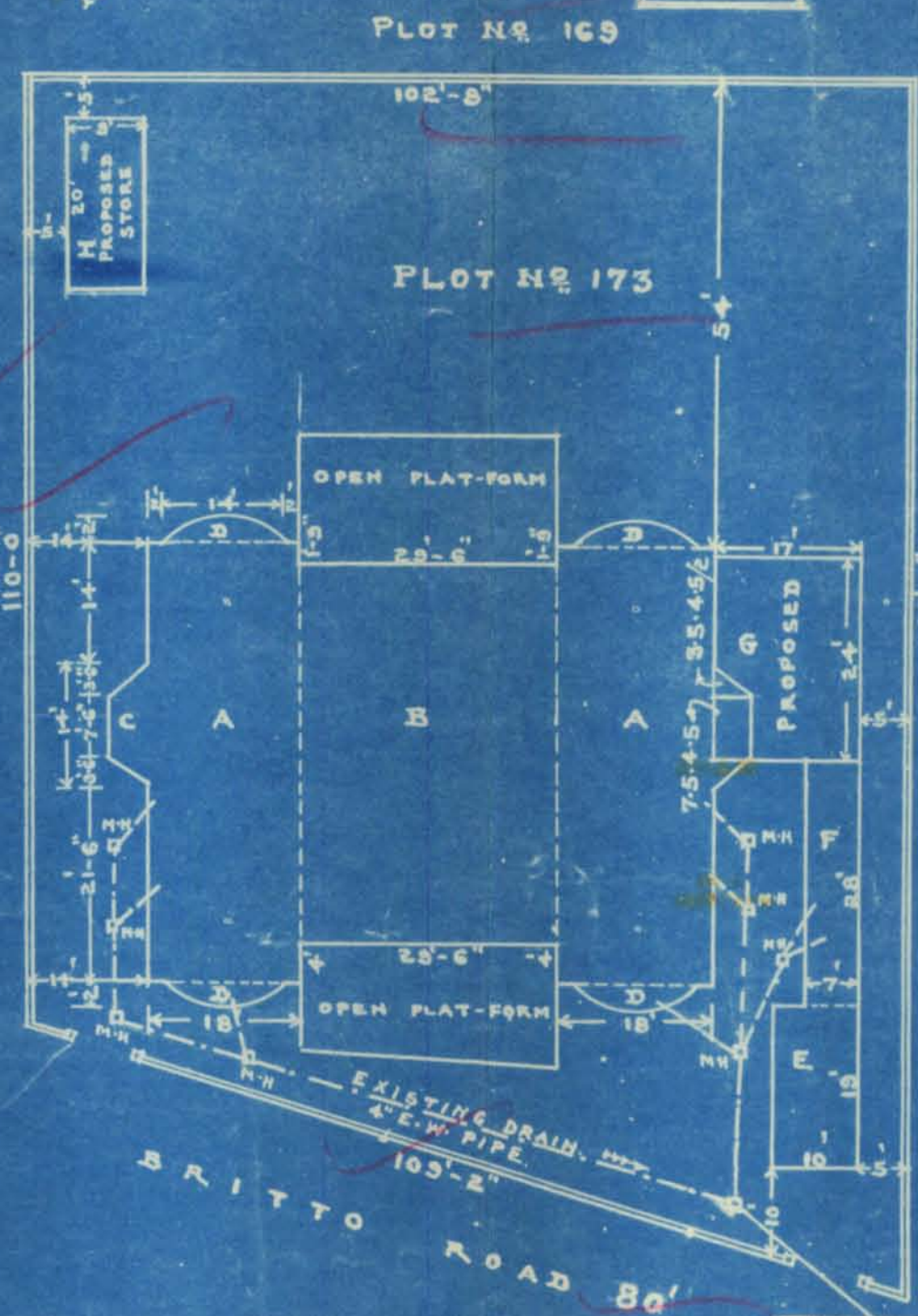
PROPOSED	17.0 x 24.0 = 408.0 S.F.
"	H=1X 20.0 x 9.0 = 180.0 "
DEDUCT	1X 7.5X 4.5 = 33.75
"	1X 3.5X 4.5/2 = 7.75
"	TOTAL 41.50
"	BALANCE = 546.50
EXISTING COVERED AREA	422.2 SQ.
PROPOSED	60.72 "
"	TOTAL 482.92 "

SECTION ON C.D.

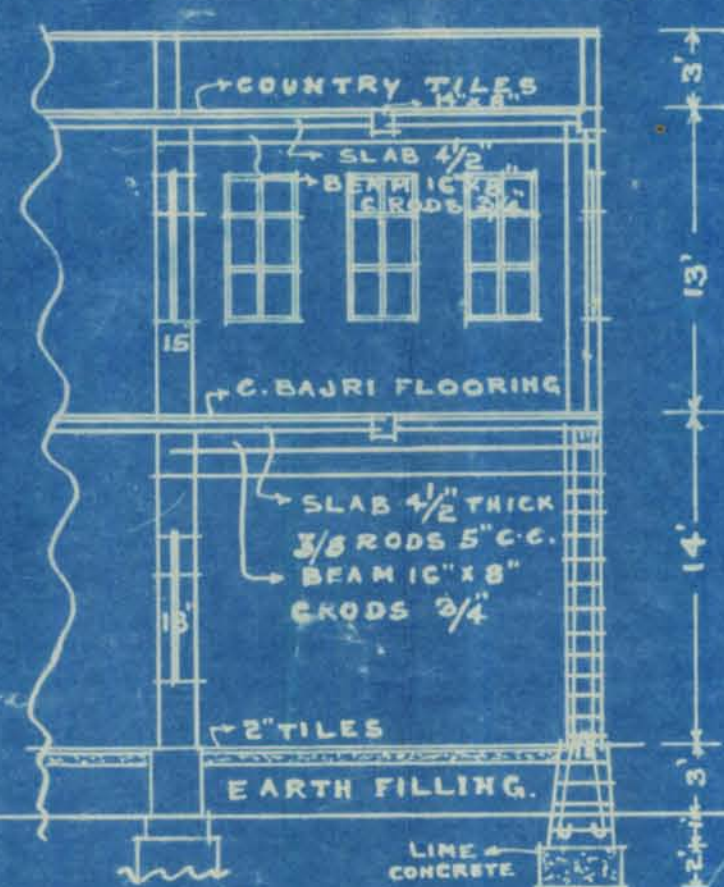


SITE PLAN

SCALE = 20' = 1"



SECTION ON A.B.



Ho Shand Shewaram
OWNER

18/8/39

M. K. KHIMJI & CO.
ARCHITECTS



1000-8-39.

Office Telephone Nos. 2805, 2806 & 2807

F. M. I. KURESHI

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT.

MUNICIPAL CORPORATION,
KARACHI.

21 AUG 1939

Reference No. L. C. P. 480/38.

To, Mr. Mulchand B. Lala, Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 24-7-39,
with a plan for the proposed buildings/additions and alterations on plot
No. 64 Survey Sheet No. J.M.1, Jamshed Quarter,
I have to request you to comply with the following requirements—

S.E.'s objection.

(1) Bath and commode should be converted into bath and W.C.

The plans are returned herewith rejected.

Yours faithfully,

Land Manager & Architect.

SSB/17.8.

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

SURVEYORS.

No.

OF 193

WATER COURSE ROAD.

KARACHI, 24. 7. 1939

To

The Land Manager & Architect
Karachi Municipal Corporation

Dear sir,

LAND MANAGER &
ARCHITECT'S DEPTT.
MUNICIPAL CORPORATION
KARACHI

No. 2663

In reply to your letter No.LCP
480/38 dated 20th ultimo we beg to hand
you herewith 3 copies of final plan for
additions & alterations on plot No. 64
J.M. I for favour of approval.

Yours faithfully

*Mulchandray***M KHIMJI & CO.**
ARCHITECTS.

B. S. Please attach Inspection plane and
report as usual within four days also
please state if this requires circulation

To be circulated pl.
I.P. is attached.

27/7
28/7
29/7

27/7
28/7

29/7

24/7/38



Heritage

KMR.CDD.JmQ.1939-1940.18

2

Plot No 64

Sheet No. Int 1 James Qr

BUILDING SURVEYOR'S REPORT.

no objection.

12/8

Date _____

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

SE's objection

m 16/8

L 7 A

16/8

Date _____

Land Manager and Architect.



Heritage

KMR.CDD.JmQ.1939-1940.18

1000-3-39.

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 ...	

Date of receipt of plan

Date of expiry of 30 days



KARACHI MUNICIPAL CORPORATION.

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. P.

Re:—Plot No. 64 Sheet No. 1st, 1st Qr.

A copy of plan is forwarded with Compliments to LAND SURVEYOR for favour of remarks and return to the Land Clerk within FIVE DAYS as per order of the CHIEF OFFICER issued in this connection.

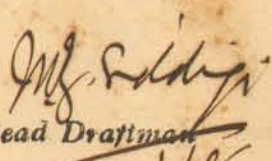

LAND CLERK.

LAND SURVEYOR'S REPORT.

1. (a) Does the plot come under Alignment? Yes
(b) If so, is the street line correctly shown? -
2. (a) Does the plot come under P. T. Scheme? -
(b) If so, is the plot shown as finally re-constructed? -
3. (a) Is there any encroachment? no thing
(b) If so, state the nature and No. of sq. yards? -
4. (a) Is the area of the plot stated on plan correct? yes
(b) If not give the correct area -
5. (a) Is the plot subject to any conditions of previous sub-division and amalgamation? -
(b) If so, state the conditions. -
6. (a) Is the street width correctly shown? yes
(b) If not state the widths. -

Objections

No objection to the site plan


Head Draftman
1/8

8th 4/8.
LAND SURVEYOR.
1st 20/6


11/5/39



400-6-39.

KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

Case No. P/C

RE:—Plot no. 64, sheet no. 2nd, finished Qr.

A copy of plan is forwarded with compliments to the Health Officer for favour of remarks and to pass on directly to the Engineer for favour of his remarks.

*f.e. attached**19/7*

FOR LAND MANAGER ARCHITECT.

HEALTH OFFICER'S REMARKS.

no objection

Date _____

*18/3/39**minister*
HEALTH OFFICER.

Forwarded with compliments to the Engineer for favour of disposal.

FOR HEALTH OFFICER.

ENGINEER'S REMARKS.

1. Bath & commode should be converted into bath & W.C.

Date _____

Medal given 2/8/39
Sub ENGINEER.

Returned with compliments to the Land Manager & Architect.

Ad today 1/4/39

FOR ENGINEER.

M KHIMJI & CO.

ENGINEERS, ARCHITECTS,
&

No.

OF 193

WATER COURSE ROAD.

SURVEYORS.

KARACHI, 24. 6. 1939

LAND MANAGER &
ARCHITECTS DEPT.
MUNICIPAL CORPORATION
TO KARACHI.

26. JUN 1939

The Land Manager & Architect
No. 2197 Karachi Municipal Corporation

Dear sir,

We are in receipt of your letter addressed to our client Mr. Hotchand Shewaram for additions & alterations on plot No. 64- J.M. I we beg to say that the alteration being ~~an~~ minor the same will be shown in the final plan which is shortly to be submitted for your approval. No action may therefore kindly be taken .

Yours faithfully

Seen

Kuldev Singh

14/7

L. h. d. s.

M KHIMJI & CO
ARCHITECTS.



Office Telephone Nos. 2305, 2306 &
2307

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



MUNICIPAL CORPORATION,
KARACHI.

Reference No. L. C-P. 480/38

To,

Mr.

Hotchand Shewaram
40 mps. M. Chingji & Co.
Karachi

Dear Sir,

With reference to your building on plot No. 64 sheet
No. Jm 1, Jamshed, 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,

D. report P.

20/6

600-8-37.

[Signature]

L. Land Manager & Architect.

19/6

JUN 19 1939



Office Telephone Nos. 2805, 2808 & 2807.

1000-2-39

F. M. I. KURESHI

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT

**MUNICIPAL CORPORATION,
KARACHI**

APR 14 1939

Reference No. B. S. P. 480/38

MEMO:

Re: Plan No. 64 2. M. 7 Sheet Jamshed Qr.

Plan for add. & alteration
on the above plot submitted by Mr. Hatchand & Kureishi
have been approved by the Karachi Municipal Corporation.

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.

APR 13 1939

See sketch
21/4

Deviation.

15/6

1. ask for amended plan

18/6

21/6



GROUND FLOOR

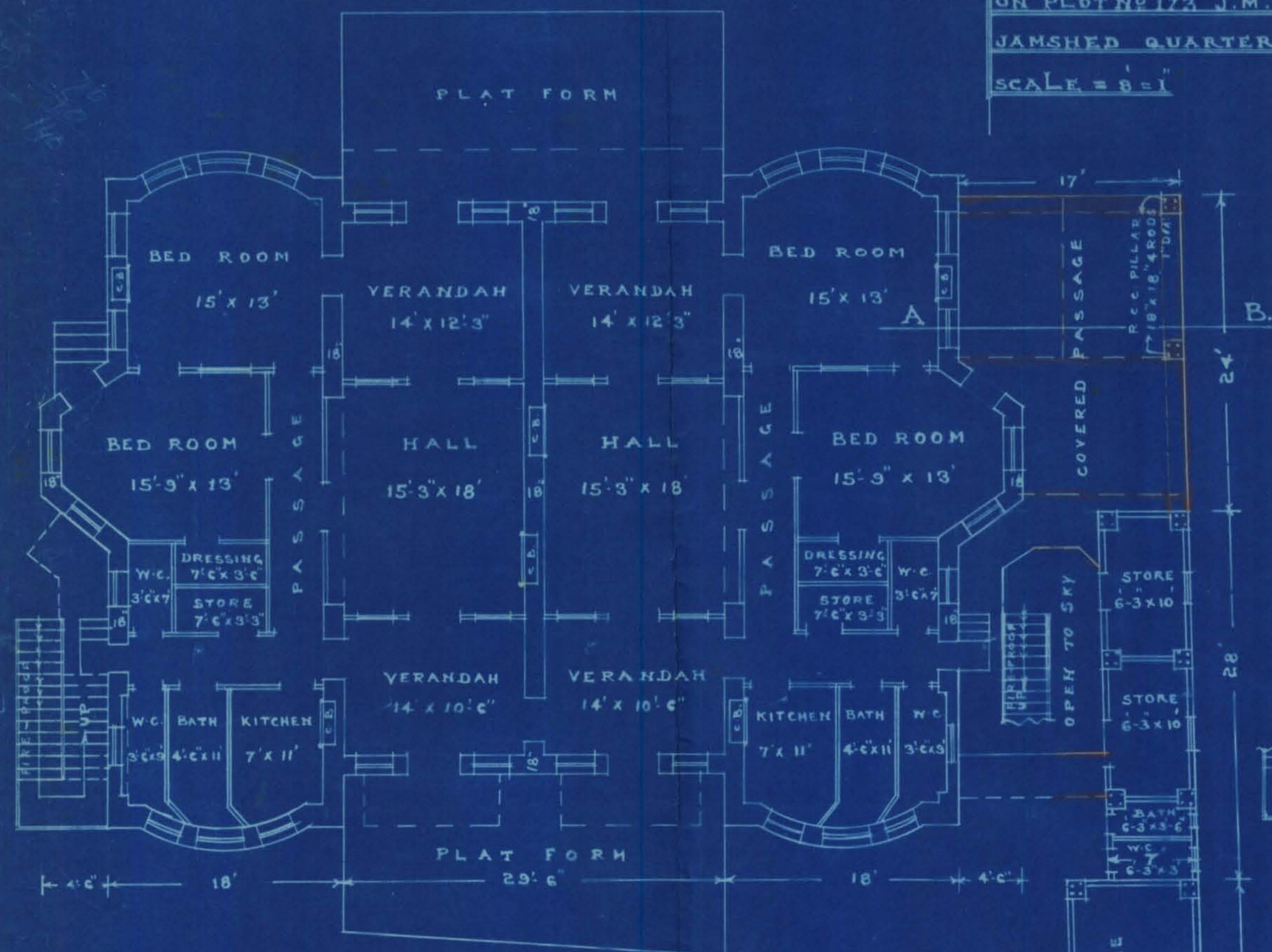
PLAN SHOWING PROPOSED

ADD: 84 ALTERATION IN BUNGALOW

ON PLOT NO 173 J.M.I.

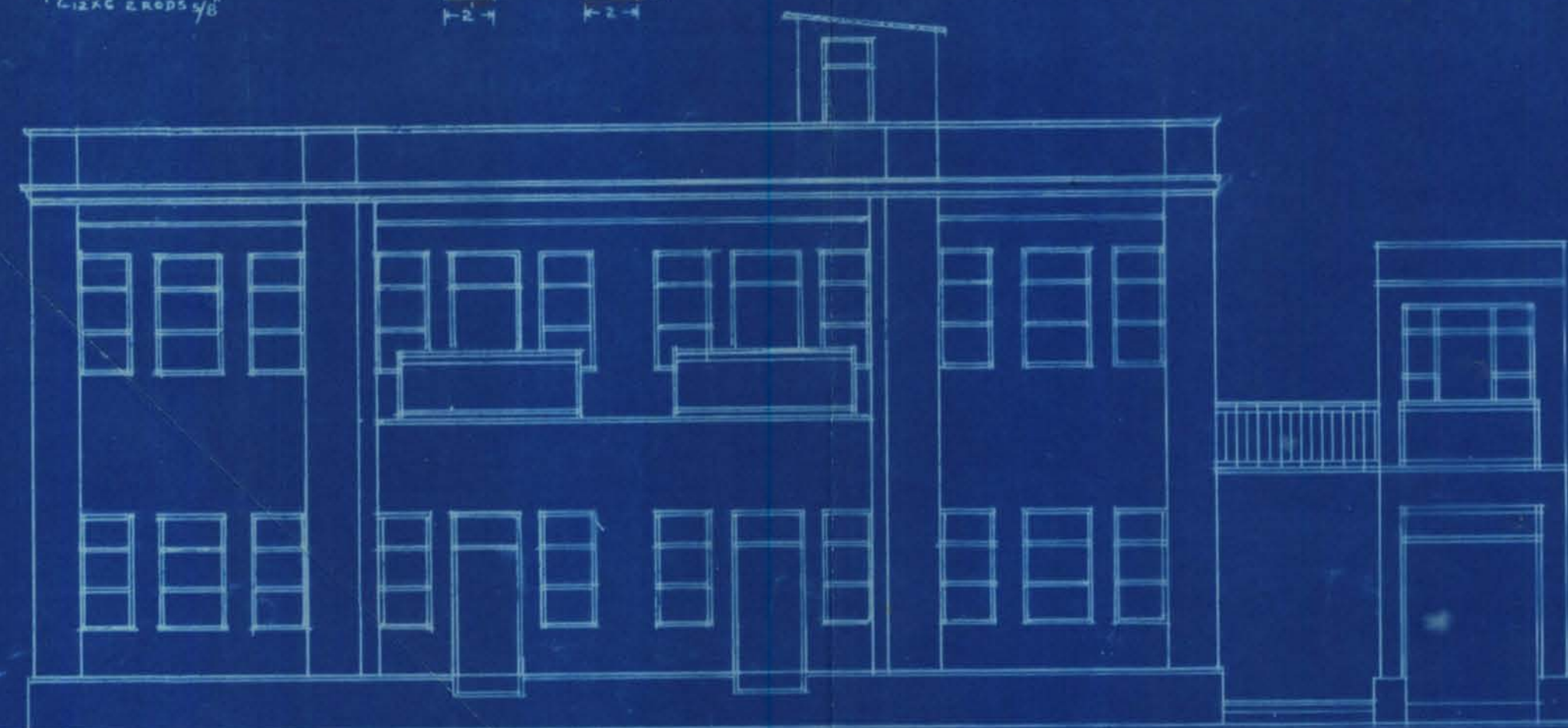
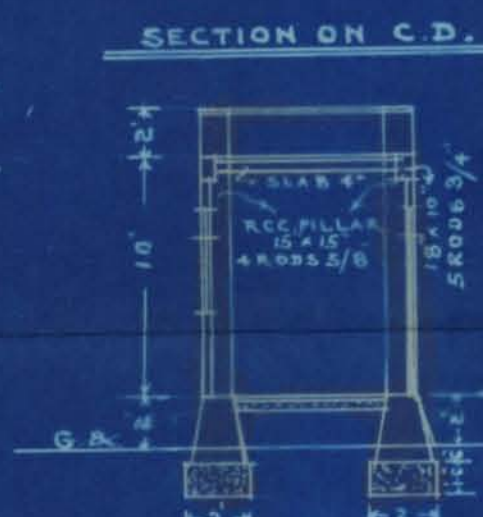
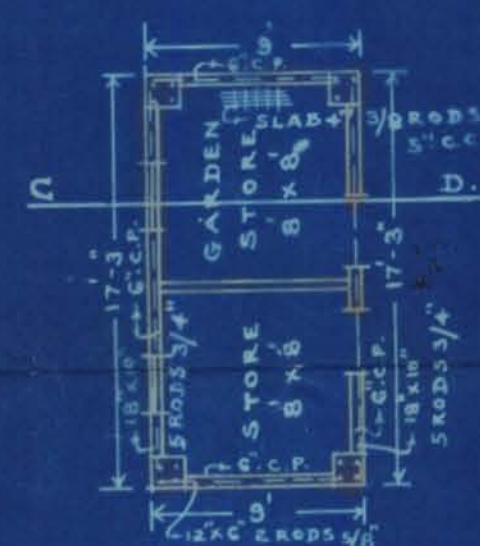
JAMSHED QUARTER.

SCALE = 1" = 8'-0"



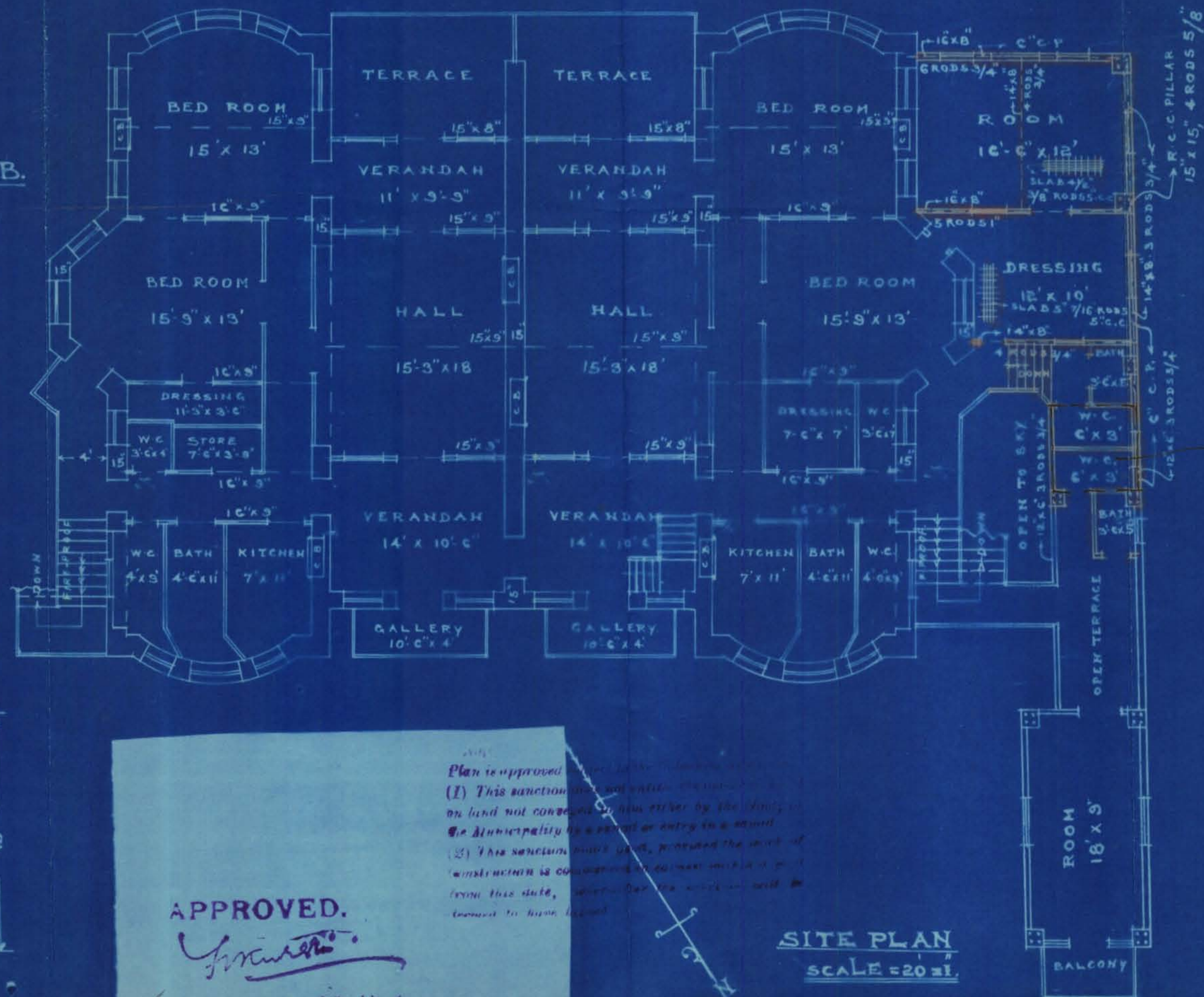
COVERED AREA OF PLOT

PROP: G=1 X 17.0 X 24.0 = 408.0 S.F.
" H=1 X 17.25 X 9.0 = 155.25 "
DEDUCT TOTAL = 563.25
1 X 7.5 X 4.5 = 33.75
1 X 3.5 X 4.5 = 15.75
TOTAL 49.50
BALANCE = 521.75
EXISTING COVERED AREA 422.2 S.F.
PROPOSED " " 58.0 "
TOTAL 480.2 "



ELEVATION

FIRST FLOOR



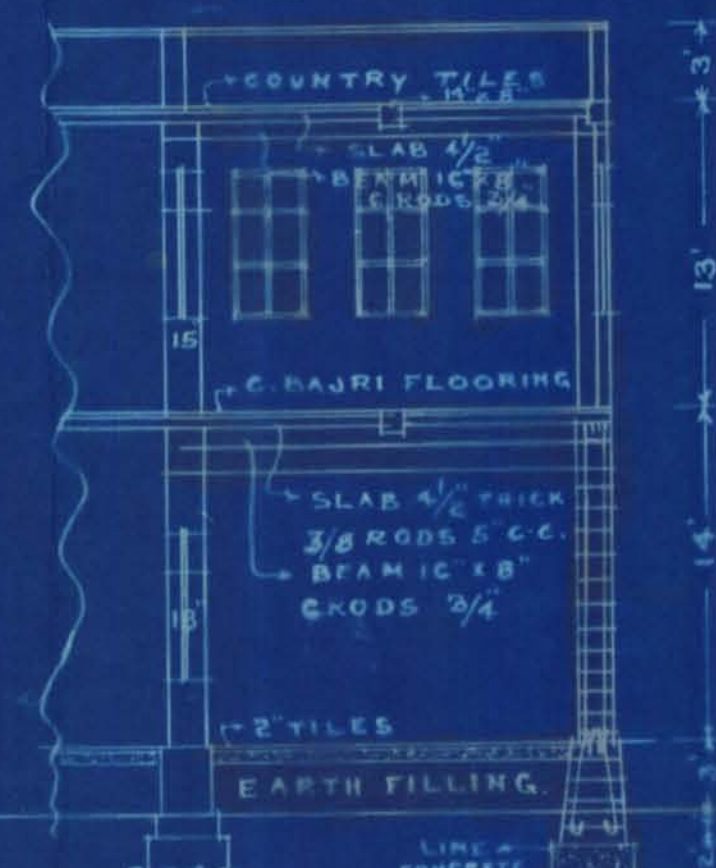
APPROVED.

Land Manager and Architect.

APR 13 1939

All Tanks built for purposes of carrying on building operations must be covered with 1" required by Rule 9 (b) of chapter 1. of Municipal Rules mentioned by the

SECTION ON A.B.



OWNER

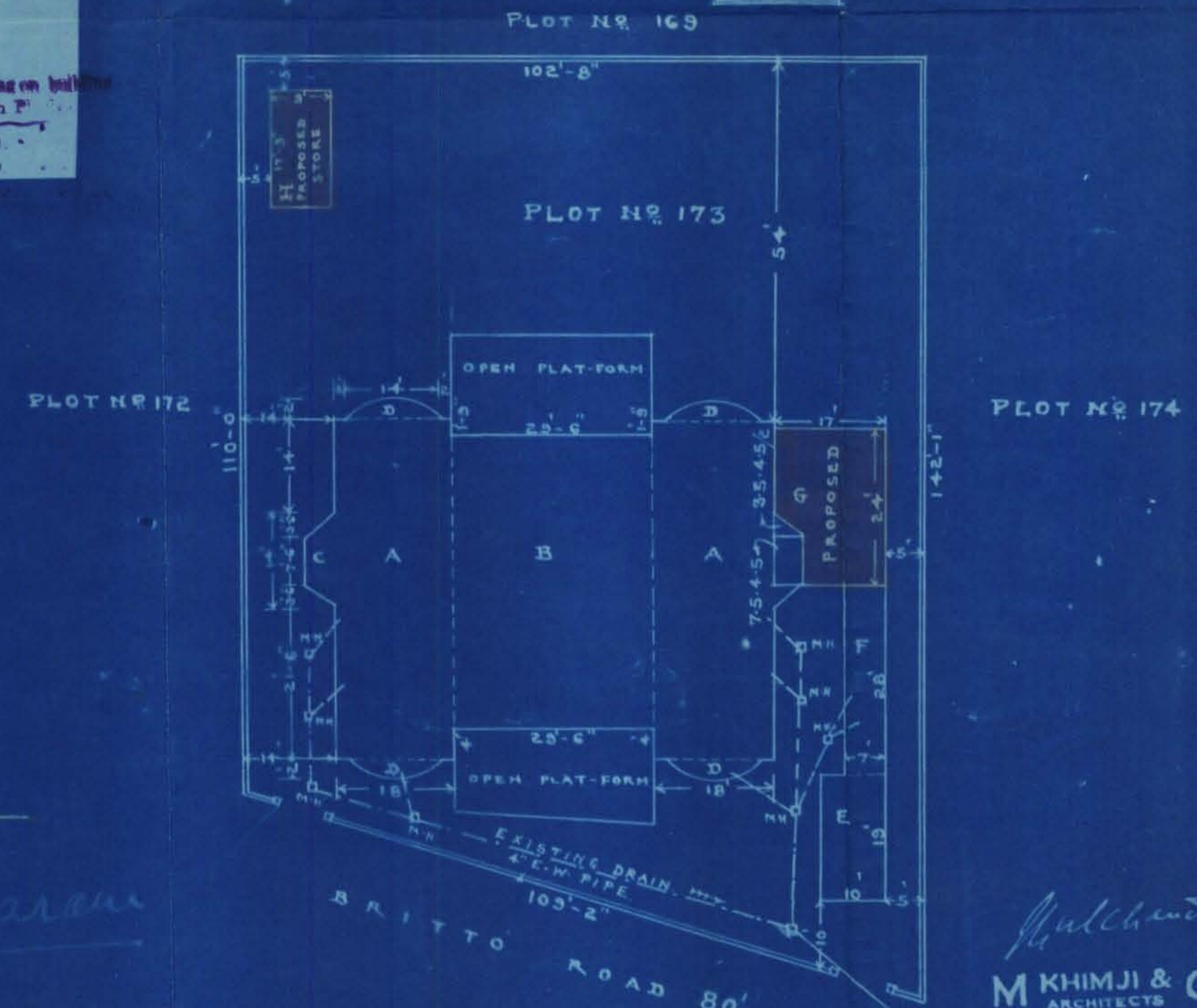
TOTAL AREA OF PLOT = 1449.0 SQ.YDS
ALLOWABLE " " " = 483.0 " "
COVERED " " " = 480.2 " "

680

DS/1-10-38

SITE PLAN

SCALE = 20' = 1"



M. KHIMJI & CO
ARCHITECTS