

Department.

FILE No. of 193

SECTION

PART

Disposal No.

18

Subject

44. In the back log

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



N. P. A. No. 44/24-4, M. Mian

600-8-38

2

KARACHI MUNICIPAL CORPORATION.

Diary sheet in respect of Building Regulation plans received.

Date of receipt.	Date When sent.	Date When Retd.	Date when sent to B. S.	Date when put up to L. M. A.	Date when obj. sent.	Remarks.
<i>13-11-38</i>						
H. O. ...	<i>15-11-38</i>	<i>17/11</i>				
E. E. ...	<i>- 15 -</i>	<i>15/11</i>	<i>18/11/38</i>	<i>18/11/38</i>	<i>Submitted to Co</i>	<i>for copy to 'Hans'</i>
L. S. ...	<i>- 15 -</i>	<i>15/11</i>				
H. O. ..						
E. E. ...						
L. S. ...						
H. O. ...						
E. E. ...						
L. S. ...						

600-9-38.

Office Telephone Nos. 2805,
2806 & 2807.

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

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION
KARACHI.**

DEC 22 1938

Reference No. B. S. P. 588/38

From

ORDER UNDER SCH. VI, CHP. XI, RULE 5 (1) OF
ACT XVII OF 1933.

To,

Mr. *Parshotamdas Aidas Bawa*
c/o Mr. B. P. Daria

KARACHI,

With reference to your application with plan for *building*
on plot *44* Sheet No. *Indus Mach. Indus* Quarter received in this
office on *12-11-38*, I have to inform you that the said plan is approved
and permission to build in accordance therewith is hereby granted. The building must be
erected in conformity with the Bye-laws and rules of the Karachi Municipal Corporation.

A copy of a approved plan is attached herewith.

Chief Officer
Land Manager & Architect.

Karachi Municipal Corporation

NOTICE, 1:—This sanction holds good, provided the work of construction is
commenced in earnest within a year from this date, whereafter the sanction will be deemed
to have lapsed.

NOTICE, 2:—This sanction does not entitle the owner to build on land not conveyed
to him either by the Government or the Municipality by a Sanad or entry in a Sanad.

NOTICE, 3:—This pass does not give permission to occupy Municipal land with
building materials. This can only be allowed when the Street is wide enough to permit
building materials being deposited on it without it being a source of danger to the public and
only then on a boarding placed round the land to be occupied and on payment in advance, of
fees for occupation of land.

NOTICE, 4:—Rain water Spouts and Spouts from the balconies, windows, steps and
doors of the building will not be permitted to project on or overhang public street or
Municipal land.

NOTICE, 5:—Plinth cornice will not be allowed to project more than 2 inches on
any Public street for ornamental purposes.

NOTICE, 6:—You are required to give timely intimation to the Land Manager and
Architect before filing in the foundation and before concrete is filled in for Re-inforced
concrete work.

NOTICE, 7:—In case of set back or set forward, the first course of Plinth must be
laid after the line is checked by the Land Surveyor.

NOTICE, 8:—All Tanks built for purposes of carrying building operations must be
covered with Planking as required by Rule 9 (2) (b) of Chapter II Schedule VI of Municipal
Rules sanctioned by the Commissioner-in-Sind under his No. Gel 6101, dated 25-11-35.

NOTICE, 9:—Proper boarding and fencing round the plot be provided before
starting the work.

N. J. MODI
 B. Sc. Engineering (London),
 A. M. Inst. C.E., L. C.E.,
 A. M. I. S. E., M. R. San. I.
 EXECUTIVE ENGINEER.



**MUNICIPAL CORPORATION,
 KARACHI.**

Reference No. B. S. P.

588/38

DEC 7 - 1938

To,

Mr. B. P. Xeria Architect for owner

KARACHI

Dear Sir,

Re: Plot No. 44 Sheet No. on m 4 *Naichi miani* Qr.

With reference to your application dated 193
 for the proposed Building on the above plot, you
 are required to submit one more copy of the
 correct plan on clom copies

*Correct.
 12/12*

12/12

*copy my pleasure
 verified into
 app. 12/12*

Yours faithfully,

[Signature]
 for Executive Engineer.

PROPOSED BUILDING ON PLOT NO. 44, - M.M-4.

MACHI MAINI QUARTER.

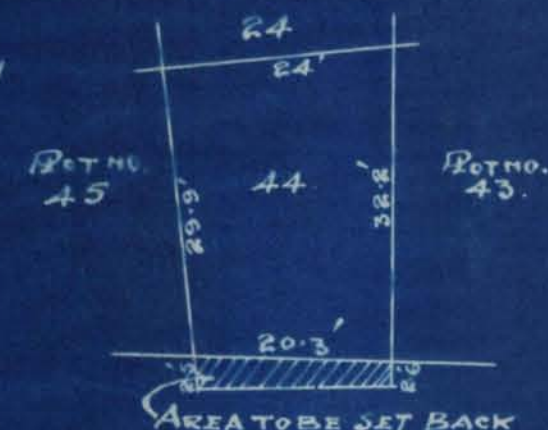
SCALE 8' = 1"

All Tanks built for purpose of carrying on building must be covered with Flanking as provided by Rule 27 of Chapter II of the Municipal Rules sanctioned by the Council of the City of Karachi under No. 101, dated 25-11-1935.

Plan is proposed subject to the following conditions:
(1) The building shall be built within the limits of the plot and shall not be built on the boundary line of the plot.
(2) The building shall be built within the limits of the plot and shall not be built on the boundary line of the plot.
(3) The building shall be built within the limits of the plot and shall not be built on the boundary line of the plot.

- NOTE:- (1) R.C.C. PILLARS ON GROUND FLOOR TO BE 20"x20" - 4 RODS 1" & ON FIRST FLOOR 18"x18" - 4 RODS 1" & ON SECOND FLOOR 18"x18" - 4 RODS 3/4" & ON THIRD FLOOR 16"x16" - 4 RODS 3/4" & ON FOURTH FLOOR 14"x14" - 4 RODS 5/8".
(2) TWO BARS EXTRA SHALL BE PROVIDED IN SLAB BELOW CEMENT BLOCK PARTITIONS.
(3) ALL EXTERNAL WALLS TO BE 6" THICK.
(4) R.C.C. PILLARS FOR STAIRS ON GROUND & FIRST FLOOR 12"x12" - 4 RODS 3/4" & ON SECOND & THIRD FLOOR 10"x10" - 4 RODS 5/8" & ON FOURTH FLOOR 8"x8" - 4 RODS 1/2".

(AREA OF PLOT = 8150 SQ. YDS.)

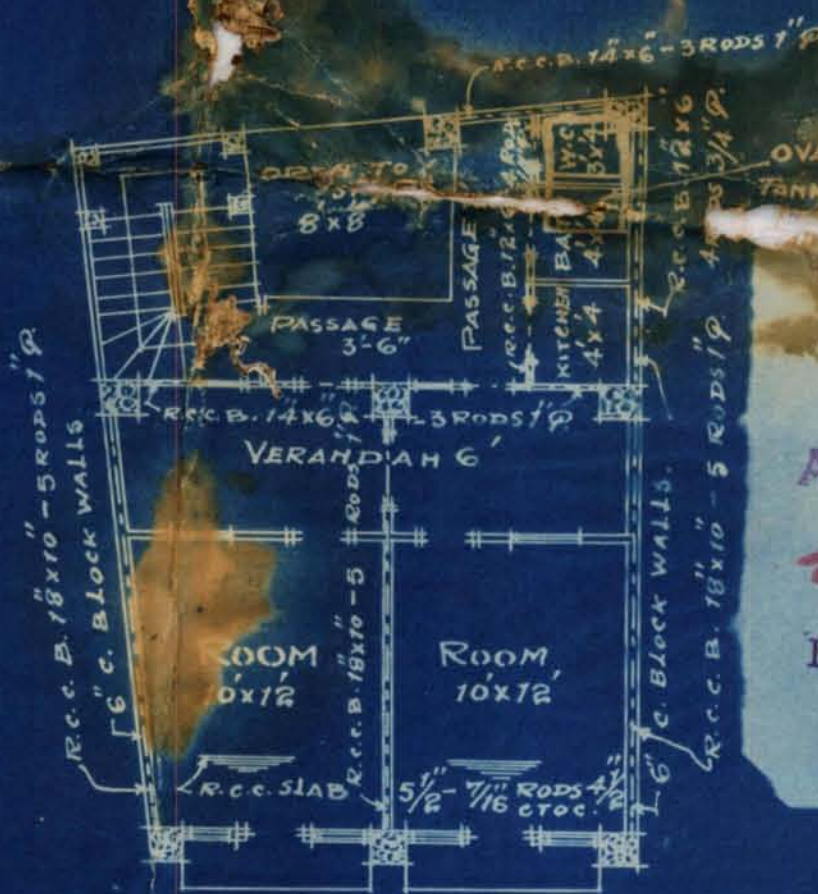
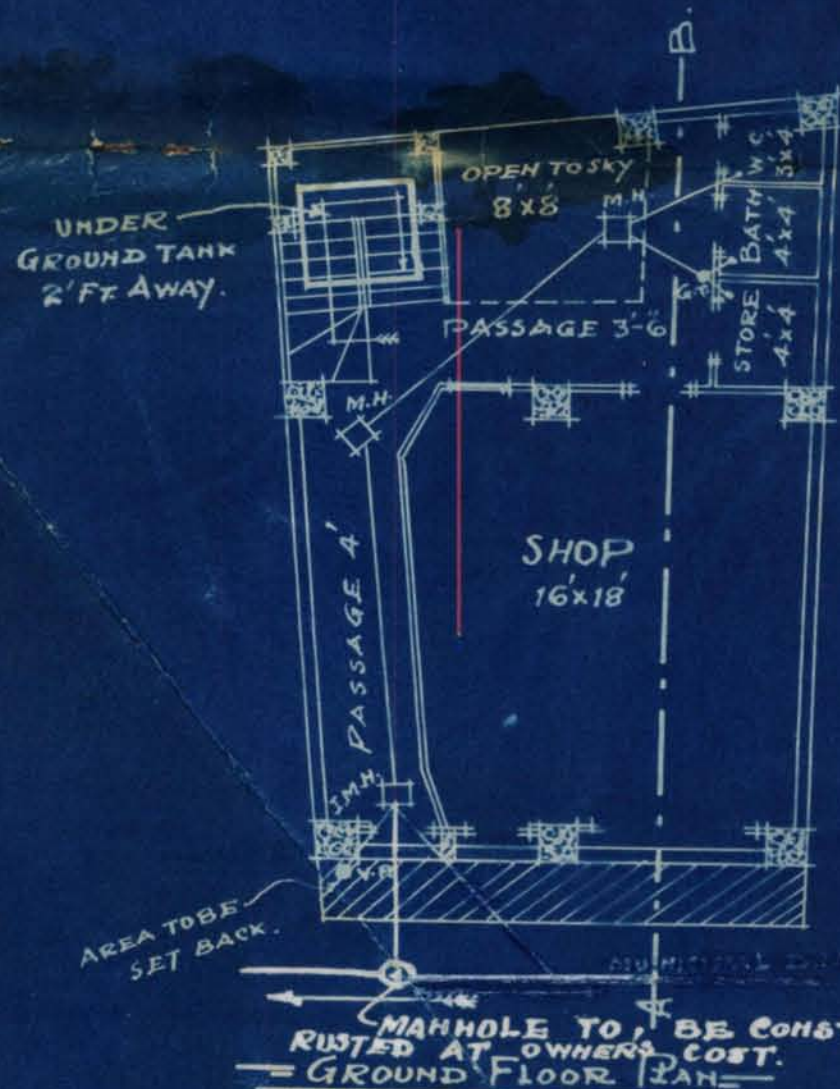


MACHI MAINI ROAD 27' F.WIDE

SITE PLAN
SCALE = 20'-1"

ELEVATION

SECTION ON A-B



APPROVED.

Chief Officer
Land Manager and Architect.
2/11/38

B.P. Datta
B.E.

DERIA & MOHAN LAL
ENGINEERS & ARCHITECTS
OFFICE:- WATER COURSE ROAD.

KARACHI.

Signature of Owner.
Puroshottamdas A. Vhora

1st, 2nd, 3rd & 4th FLOOR PLAN



61

Plot No. 1588/38,

Sheet No. 44/24-4, 2 line Qr.

BUILDING SURVEYOR'S REPORT.

Submitted to the C.O. for order on the covering
over the drain as proposed above to see the work
of the street. Such coverings have been allowed
in the past.

Y. M. S. 18/7

L. M. S. 21/11

18/7

Sanctioned
21/11

Provisional

for file
21/11

18/7

Date _____

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

Planis approved

W 1/2"

18/7

L. M. S.

C. C. S. S.

21/11

Date _____

Land Manager and Architect.



Karachi Municipal Corporation.

BUILDING SECTION.

REVIEW FORM.

Case No. P/E

588/38.

Applicant's Name

L. Puroshandas A. Vazir

Architect's Name

L. B. A. Kuria

EXTRACT FROM THE LAND REGISTER.

New plot No.

44

Sheet No.

42-4

Old plot No.

Sheet No.

Quarter

L. Kuria

Whether under Govt. or Municipal Control ...	Govt.
Registered Holders of plot ...	Puroshandas A. Vazir.
Area	
Government ...	81
Municipal ...	-
Total ...	81
Title and period of lease...	Free
Form of lease ...	4/1
Any Special conditions of lease ...	
Remarks ...	

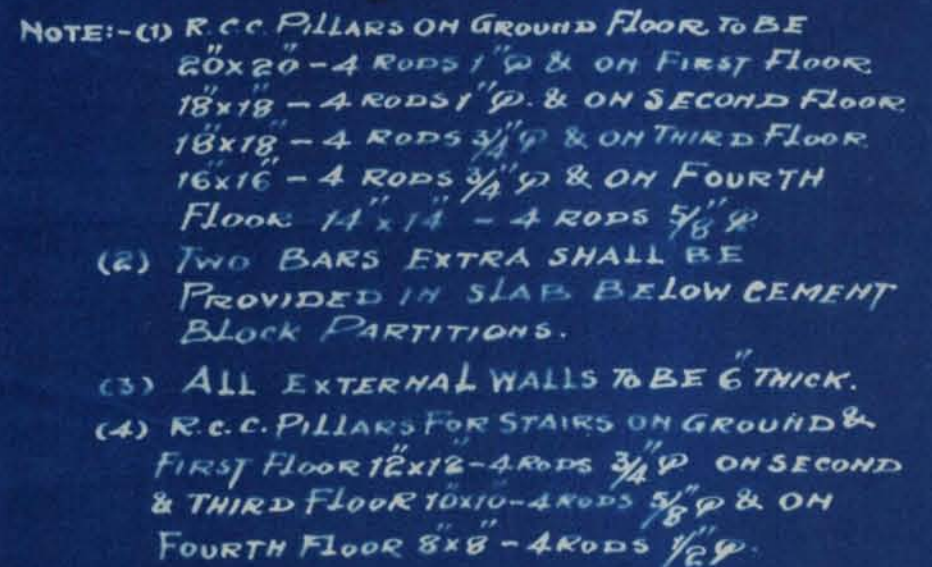
18/11

Date of receipt of plan

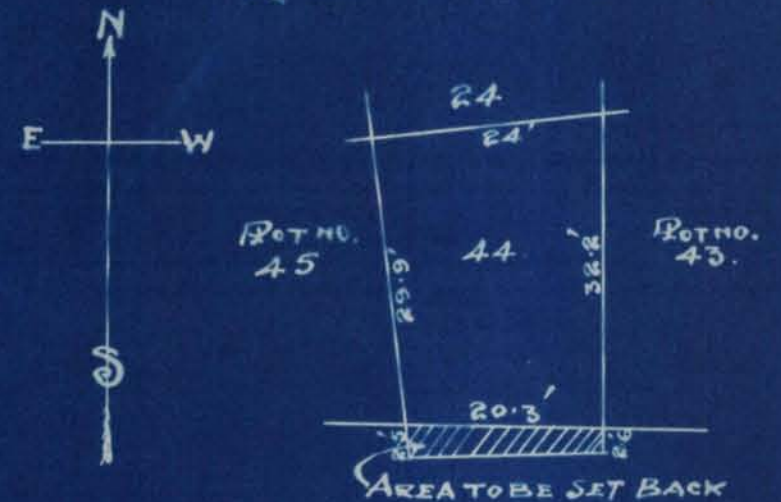
Date of expiry of 30 days

MACHI MAINI QUARTER.

— SCALE 8' = 1" —



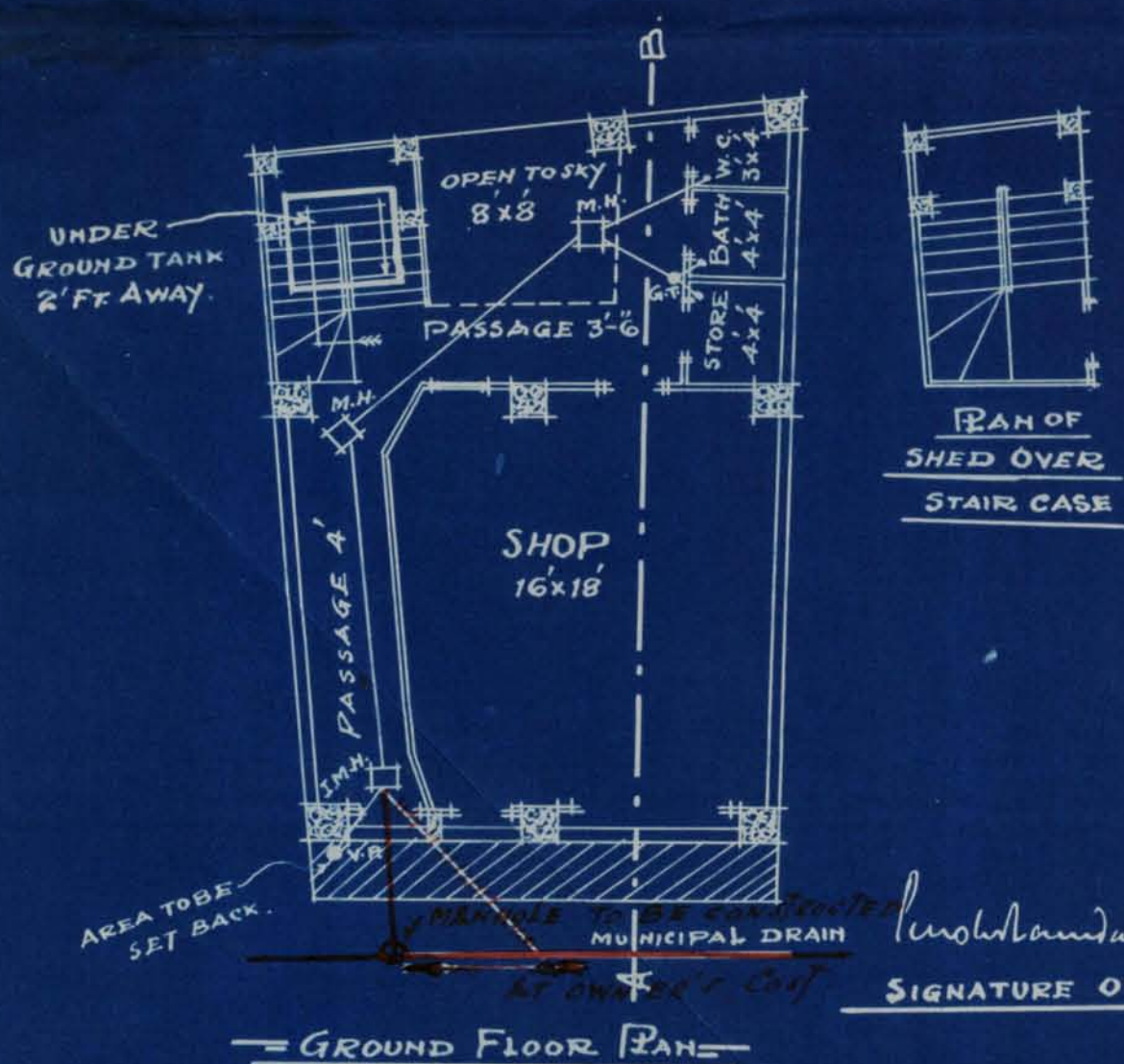
(AREA OF ROT = 8156 yds.)



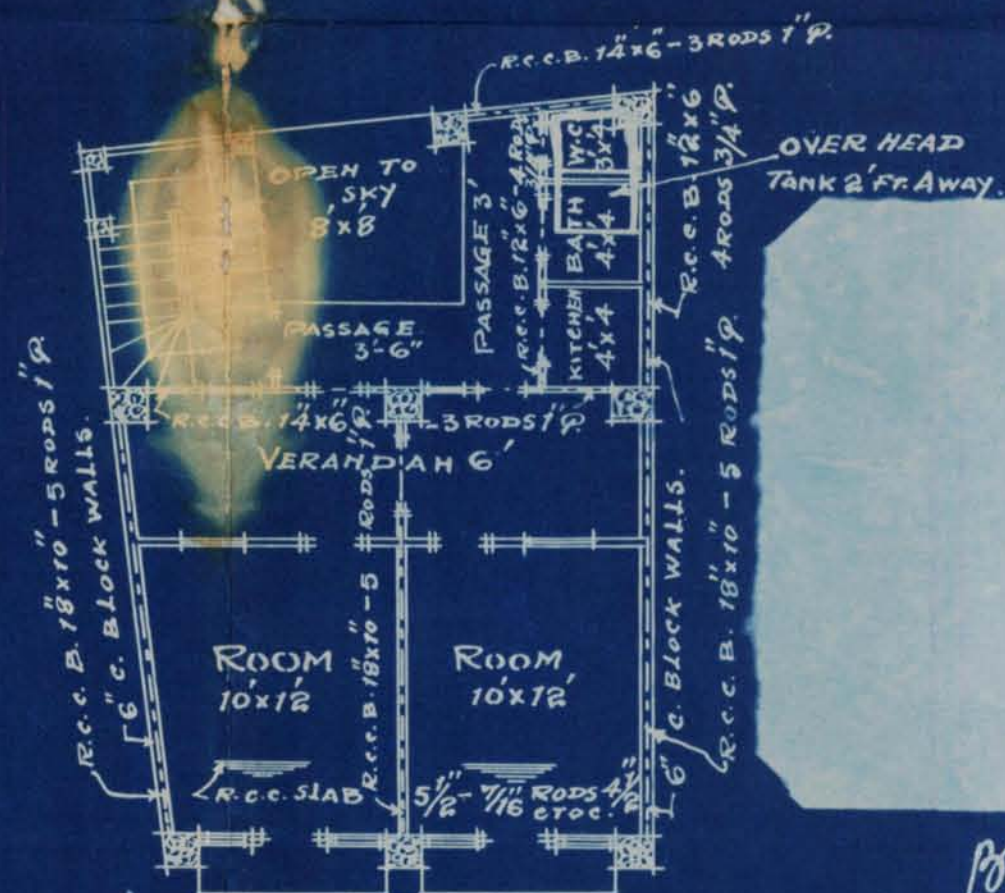
MACHI MIANI ROAD 27' FT. WIDE.

SITE PLAN

SCALE = 2'-1"



SIGNATURE OF OWNER.



Prof Denis
B.E.

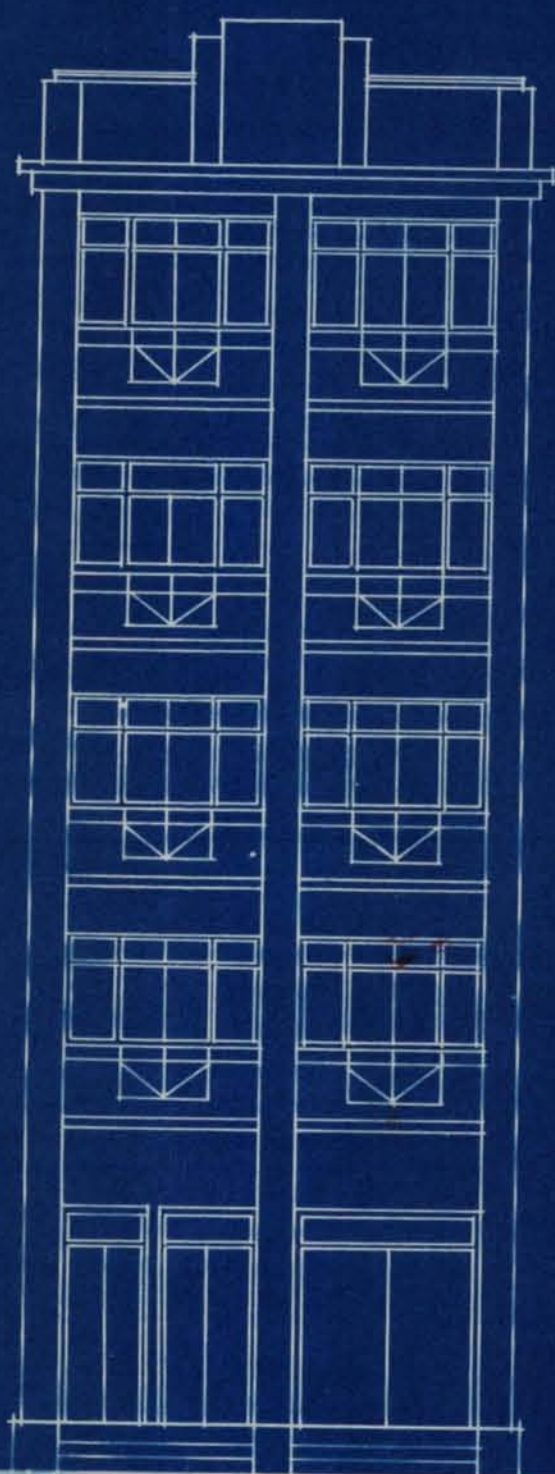
DERIA & MOHAN LAL,
ENGINEERS & ARCHITECTS,
OFFICE:- WATER COURSE ROAD.

KARACHI.

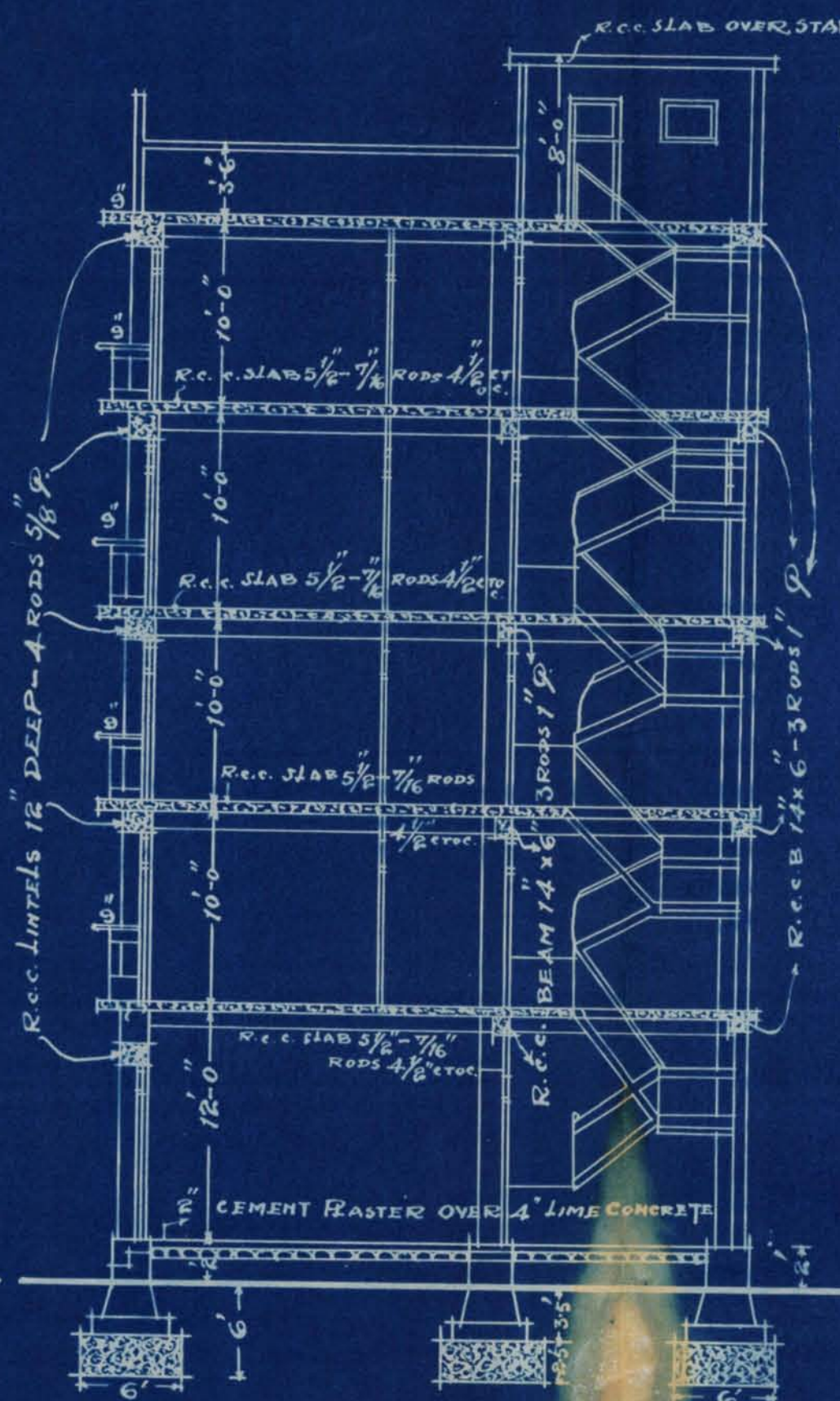
PROPOSED BUILDING ON PLOT NO. 44, - M.M-4.

MACHI MAINI QUARTER.

— SCALE 8' = 1" —



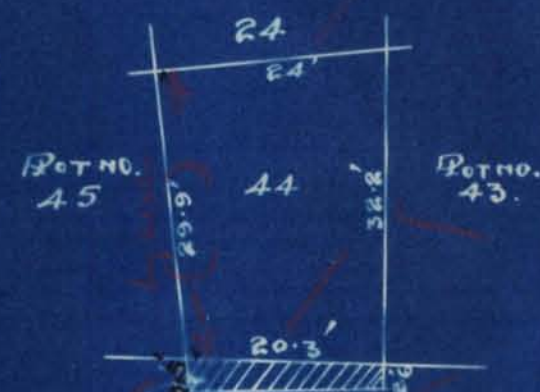
ELEVATION



SECTION ON A-B

- NOTE:-(1) R.C.C. PILLARS ON GROUND FLOOR TO BE 20"x20"-4 RODS 1" & ON FIRST FLOOR 18"x18"-4 RODS 1" & ON SECOND FLOOR 18"x18"-4 RODS 3/4" & ON THIRD FLOOR 16"x16"-4 RODS 3/4" & ON FOURTH FLOOR 14"x14"-4 RODS 5/8".
- (2) TWO BARS EXTRA SHALL BE PROVIDED IN SLAB BELOW CEMENT BLOCK PARTITIONS.
- (3) ALL EXTERNAL WALLS TO BE 6" THICK.
- (4) R.C.C. PILLARS FOR STAIRS ON GROUND & FIRST FLOOR 12"x12"-4 RODS 3/4" & ON SECOND & THIRD FLOOR 10"x10"-4 RODS 5/8" & ON FOURTH FLOOR 8"x8"-4 RODS 1/2".

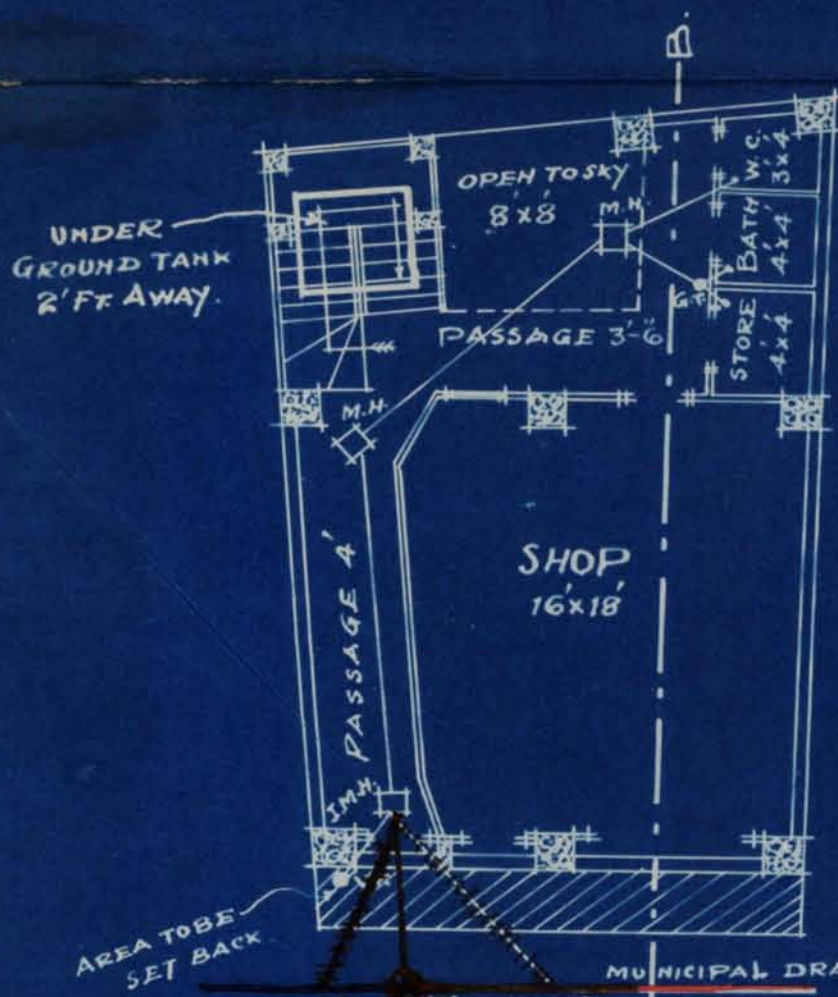
(AREA OF PLOT = 8150 SQ. YDS.)



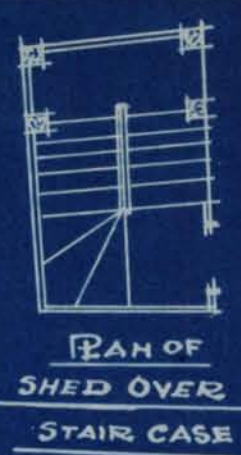
AREA TO BE SET BACK
MACHI MAINI ROAD 27' FT WIDE.

SITE PLAN

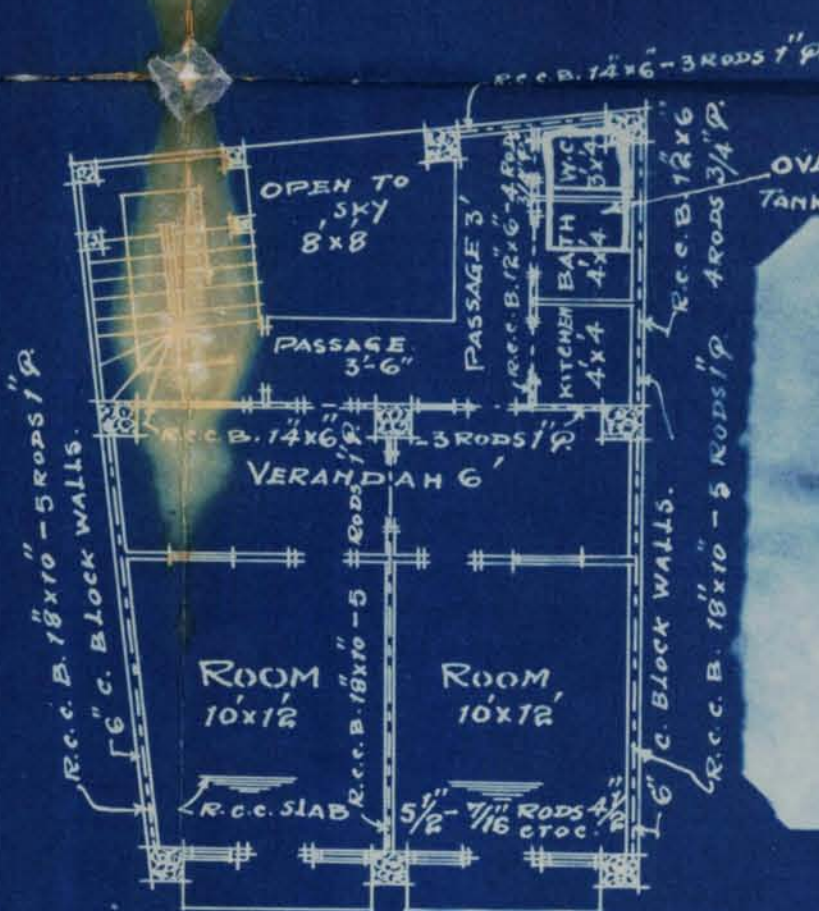
SCALE = 20'-1"



GROUND FLOOR PLAN



PLAN OF SHED OVER STAIR CASE



1ST, 2ND, 3RD & 4TH FLOOR PLAN



B.P.D. Seng
B.E.

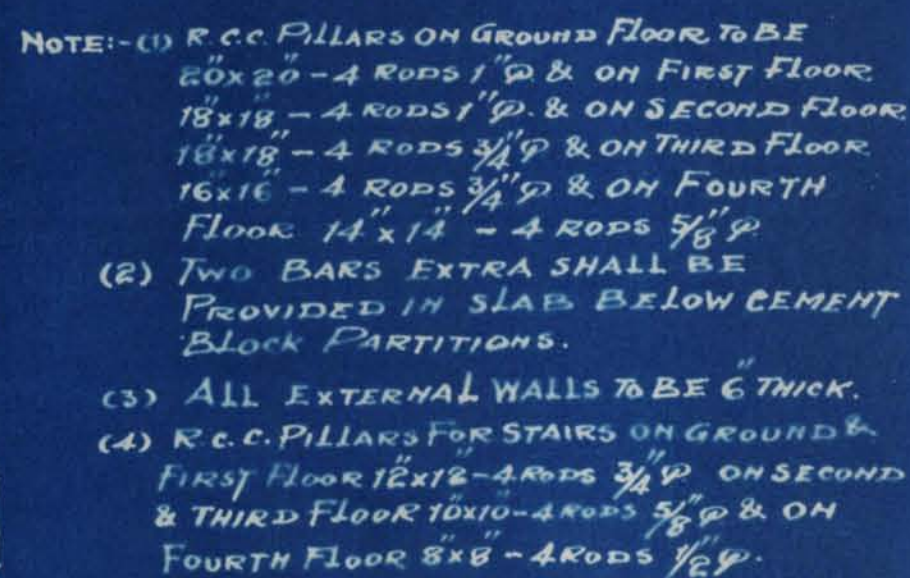
DERIA & MOHAN LAL
ENGINEERS & ARCHITECTS
OFFICE:- WATER COURSE ROAD.

KARACHI.

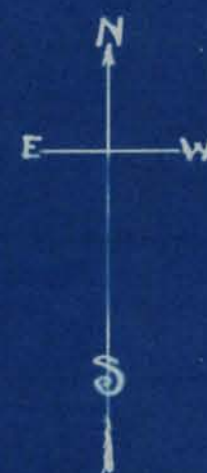
Signature of Owner

MACHI MAINI QUARTER.

—= SCALE 8' = 1" =—



(AREA OF ROT = 8156.7 yds.)

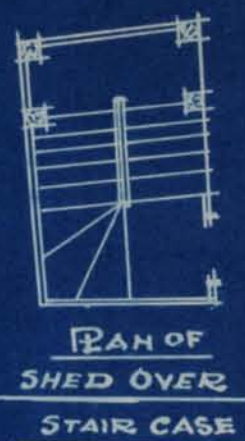


MACHI MIANI ROAD 27' FT WIDE.

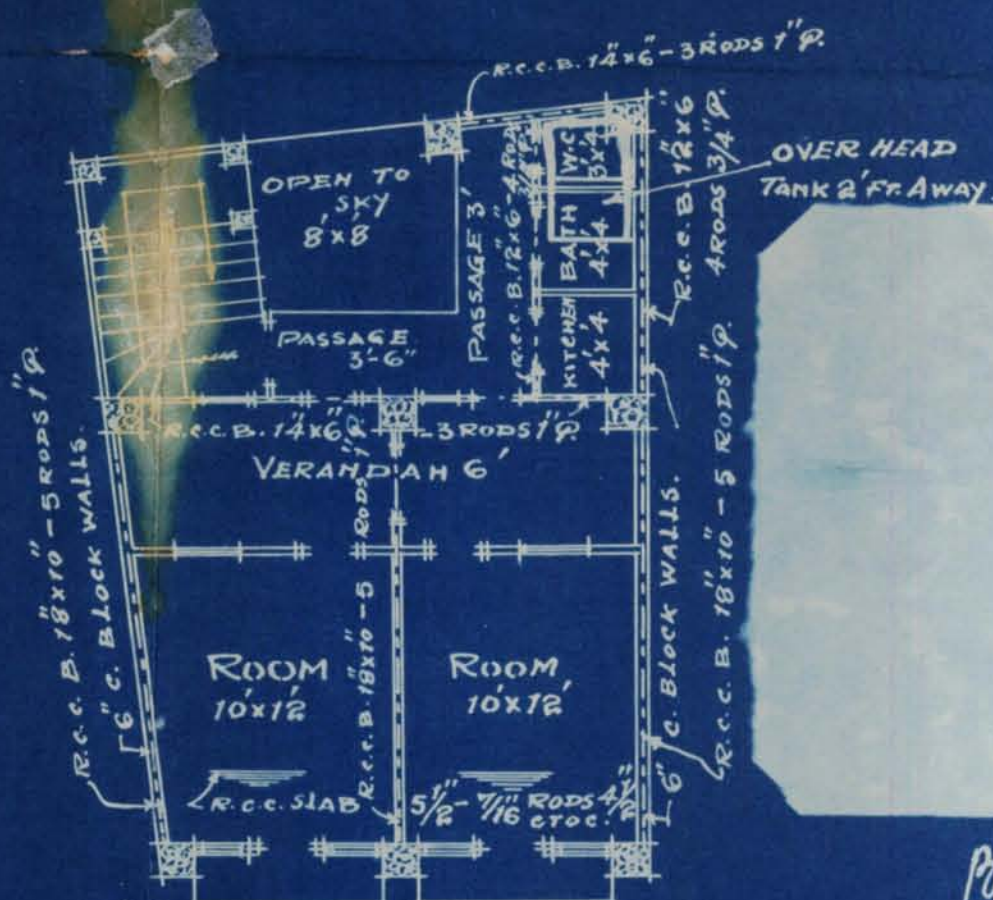
SITE PLAN

SCALE = 20-1"

— SECTION ON AB. —



— GROUND FLOOR PLAN —



Boyd
B.F.

DERIA & MOHAN LAL.
ENGINEERS & ARCHITECTS.
OFFICE:- WATER COURSE ROAD.
KARACHI.

SIGNATURE OF OWNER.

— 1ST, 2ND, 3RD & 4TH, FLOOR PLAN —

17/11



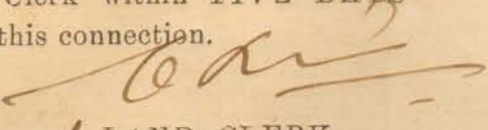
KARACHI MUNICIPAL CORPORATION.

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. P. 588/38.Re:—Plot No. 44 Sheet No. 42-4, in main 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? yes
2. (a) Does the plot come under the P. T. Scheme? -
 (b) If so, is the plot shown as finally re-constructed? -
3. *L.S.'s clerk ph. 15/11/38* (a) Is there any encroachment? -
 (b) If so, state the nature and No. of sq. yards? -
4. (a) Is the area of the plot stated on plan correct? -
 (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

Taimur L
 Head Draftman. 15/11/38

828 15/11
 LAND SURVEYOR.

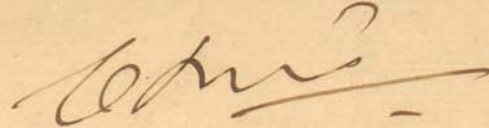
15/11/38 15/11

1000-10--38

KARACHI MUNICIPAL CORPORATION.

Case No. 1588/38.Plot No. 44/42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.

Forwarded with compliments to the Sub. Engineer Drainage for favour of remarks.



FOR LAND MANAGER & ARCHITECT.

SUB. ENGINEERS REMARKS

no objection as per corrections
made on the plan.

Date _____

Muhammad Qam
15/11/28
SUB. ENGINEER.

Returned with compliments to the Land Manager & Architect.

FOR SUB. ENGINEER.



Recd on 14/11/38

8/14/11 NO. 381.

13-1

BS P 588/38
27/11/11.

FORM A.

NOTICE UNDER SECTION SCHEDULE VI CHAPTER XI RULE 2 (1)
OF THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 12th November 1938.

Date of delivery at Municipal office

To The Land Manager & Architect,
THE ~~Municipal Corporation~~

MUNICIPAL CORPORATION,

Dear Sir,

KARACHI.

Pursuant to the provision of Schedule VI, Chapter XI Rule 2 (1) of the City of Karachi Municipal Act 1933, I hereby give you notice that I intend within the meaning of that rule to erect a building on plot No. 44 Survey sheet M.M-4 Situated in _____ street Nadi Miani Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description. Ground andfour upper floors.It is intended for the purpose of Residence.

†Specification of the work will be as follows:—

*I also submit herewith a certificate from the Electrical Inspector to Government as required under Rule 62 (3) of the Indian Electricity rules.

I further beg to inform that the name of the person whom I intend to employ to supervise the erection of the said building is Mr B. P. Daria.

I hereby undertake to abide by the City of Karachi Municipal Act 1933, and all rules and bye-laws framed pursuant to the Act.

Yours faithfully

Signature of the owner

Mohammad A. Daria

Address of the owner

%.
DEYA & MOHANLAL
ENGINEERS & ARCHITECTS.

†See on the reverse

*This line to be struck off if there is no electric line passing by the plot.

13-2

2

Nature of soil in foundation Hard Earth.Nature of masonry of foundation Lime Concrete + R.C.C.do Plinth Coursed Rubble masonry in lime mortar.do Superstructure R.C.C. pillars & Cement block partitions.

Kind woodwork in trusses, post etc.

Kind of roof R.C.C. Slab.Kind of Floor Cement tiles over 1/2" Lime Concrete.Method of Draining Sullage Water Flushing.

— : 0 —

NOTE—Specification and nature of work should be given against items of works mentioned above.

Karachi 19th November 1938.

To,

The Chief Officer,

Municipal Corporation,

Sir,

Karachi,

With reference to the notice under Schedule VI, Chapter XI, Rule (2) I of the City of Karachi Municipal Act 1933, submitted to you by Mr.

Parshotamdas. Aidas. Vasu.for the building on plot No. 44, M.H-4, Madhi Miami Dr.

I beg to inform you that I have agreed to supervise the erection of building work mentioned therein.

I beg to remain,
Sir

Your most obedient servant.

B.P. Desai
12/11/38.