



Heritage

KMR.CDD.MmQ.1938.11

Form No. 3-20,000-6-33

Department.

FILE No.

of 193

SECTION

PART

Disposal No.

Subject

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



Heritage

KMR.CDD.MmQ.1938.11

600-9-38.

Office Telephone Nos. 2805,
2806 & 2807.

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

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION
KARACHI.**

Reference No. B. S. P. 465/38

NOV 10 1938

From

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

To,

Mr. Tikamdas c/o Mr. R.G. Chawla, architect

KARACHI,

With reference to your application with plan for buildg.
on plot 26 Sheet No. M.M.1, Machi M. Quarter received in this
office on -, 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.

F. M. I. Kureshi

Land Manager & Architect.
Karachi Municipal Corporation

NOV 12 1938

G.L.B.
10/11.

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.

— PLAN SHOWING THE PROPOSED BUILDING ON —
— PLOT N^o 26. M.M.1. MACHHI MEANI OR. —
— SCALE 8 FT.=1. INCH. —

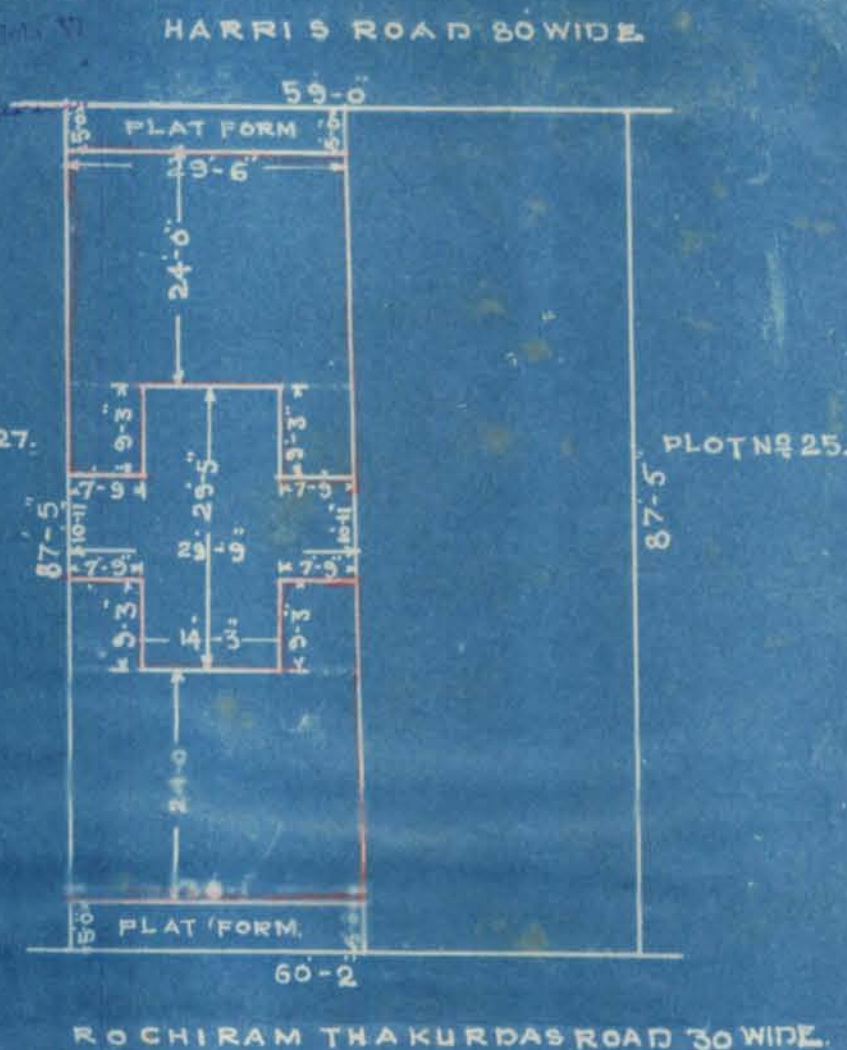
NOTE:-
EXTERNAL PARTITION WALL WILL BE 6" THICK.

AREA OF PLOT.	578.47 SQ. YDS.
BUILT UP AREA.	190.74 " "
ALLOWABLE	384.68 " "
AREA.	
(1) 30.08 x 24	= 721.92
(2) 29.5 x 24	= 708.00
(3) 4 x 9.25 x 7.75	= 286.75
TOTAL	1716.67 ÷ 9 = 190.74 SQ. YDS.

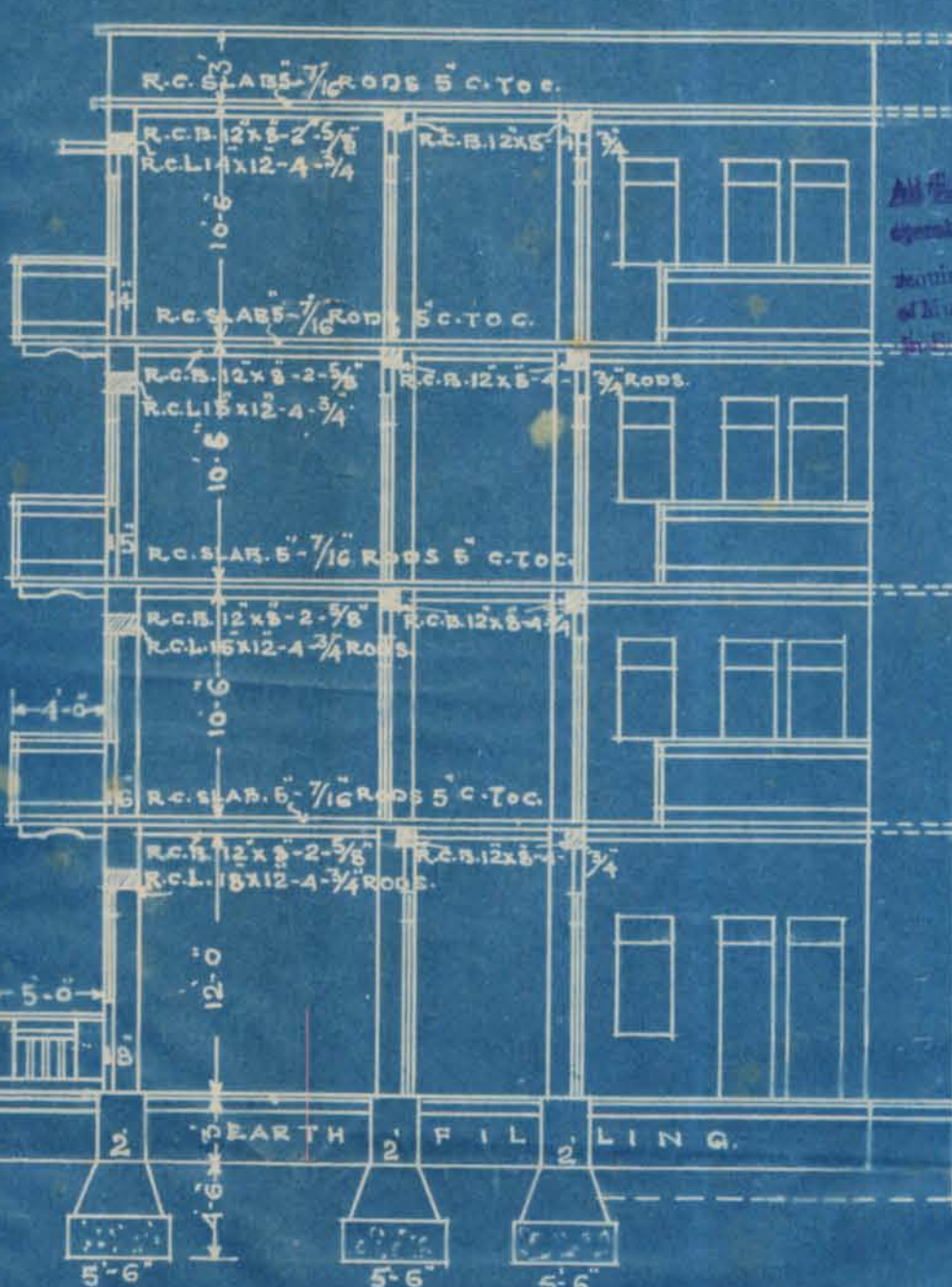
Note:
Plan is approved subject to the following conditions:
(1) This sanction does not entitle the owner to build on land not conveyed to him either by the Govt. or the Municipality by a valid conveyance in a deed.
(2) The owner must build good, provided the work of construction is commenced in earnest within a year from this date, otherwise the sanction will be deemed to have lapsed.

— SITE PLAN —
— SCALE 20 FT.=1. INCH. —

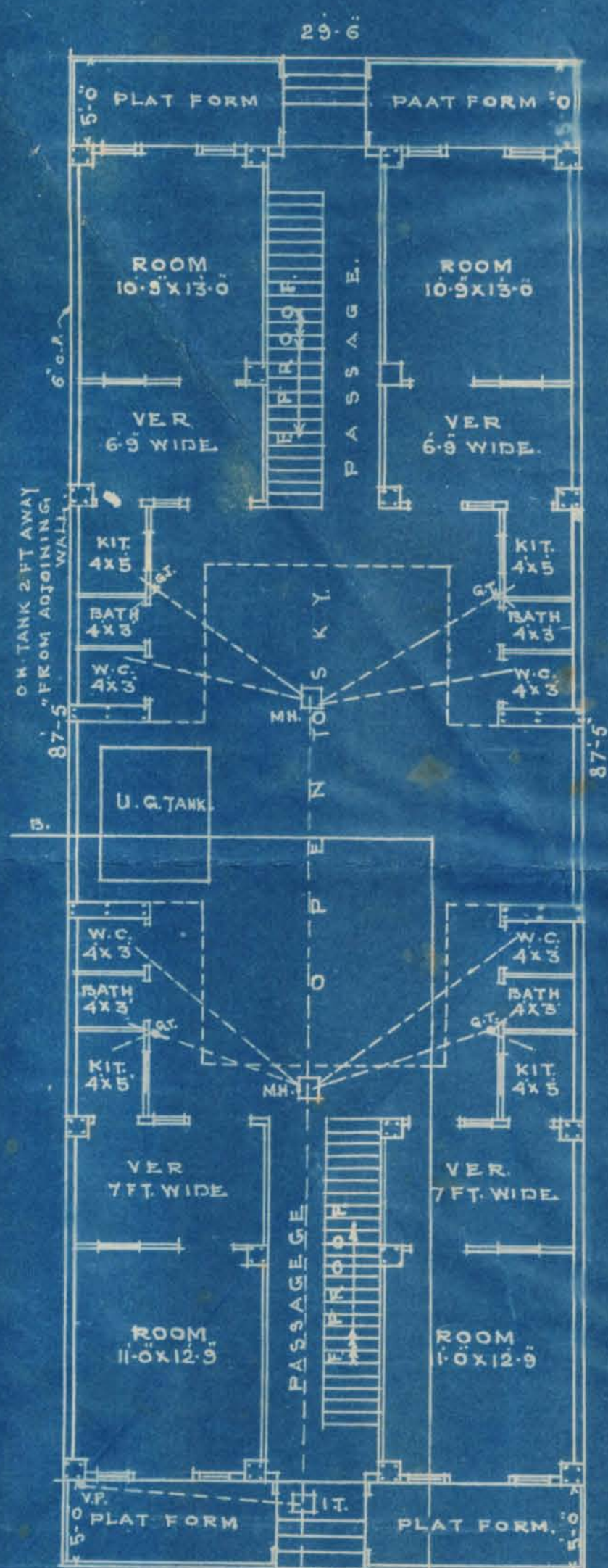
All buildings built for purposes of carrying out industrial operations must be covered with plankings as sanctioned by Rule 9 (a) (ii) of chapter II, Schedule VI of Municipal Rules sanctioned by the Govt. and under No. 601, dated 25.1.1938.



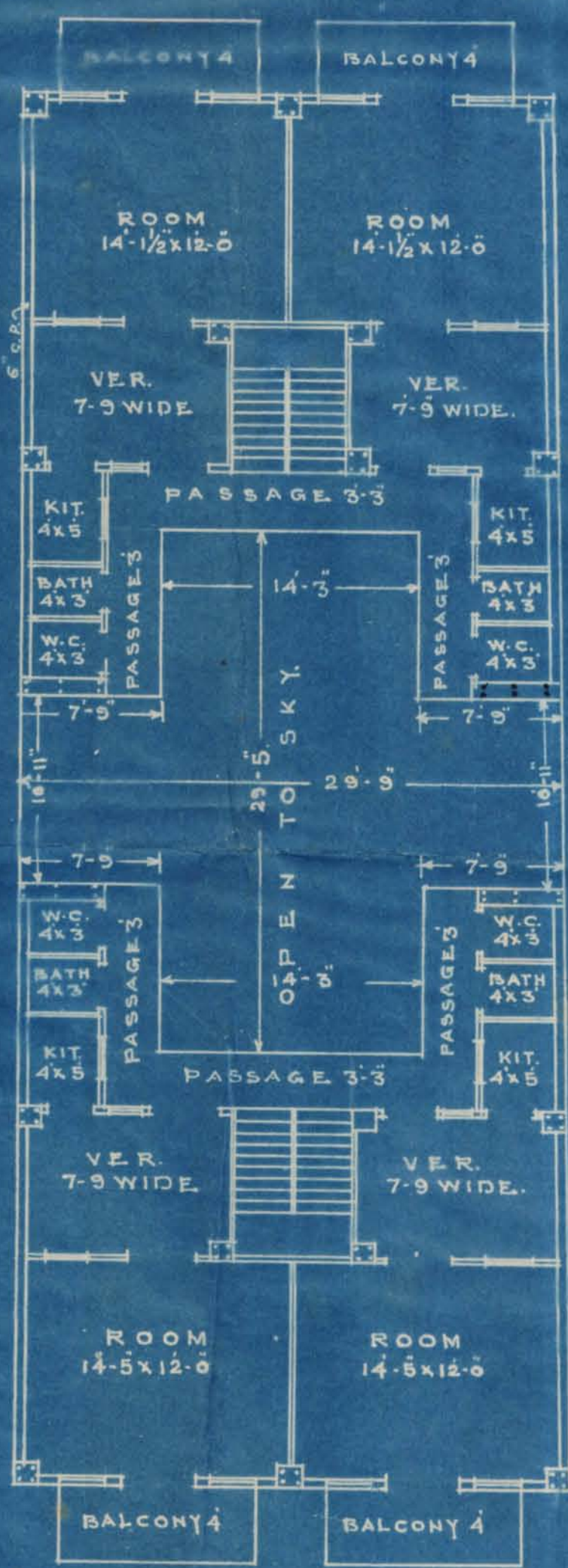
— ELEVATION. —



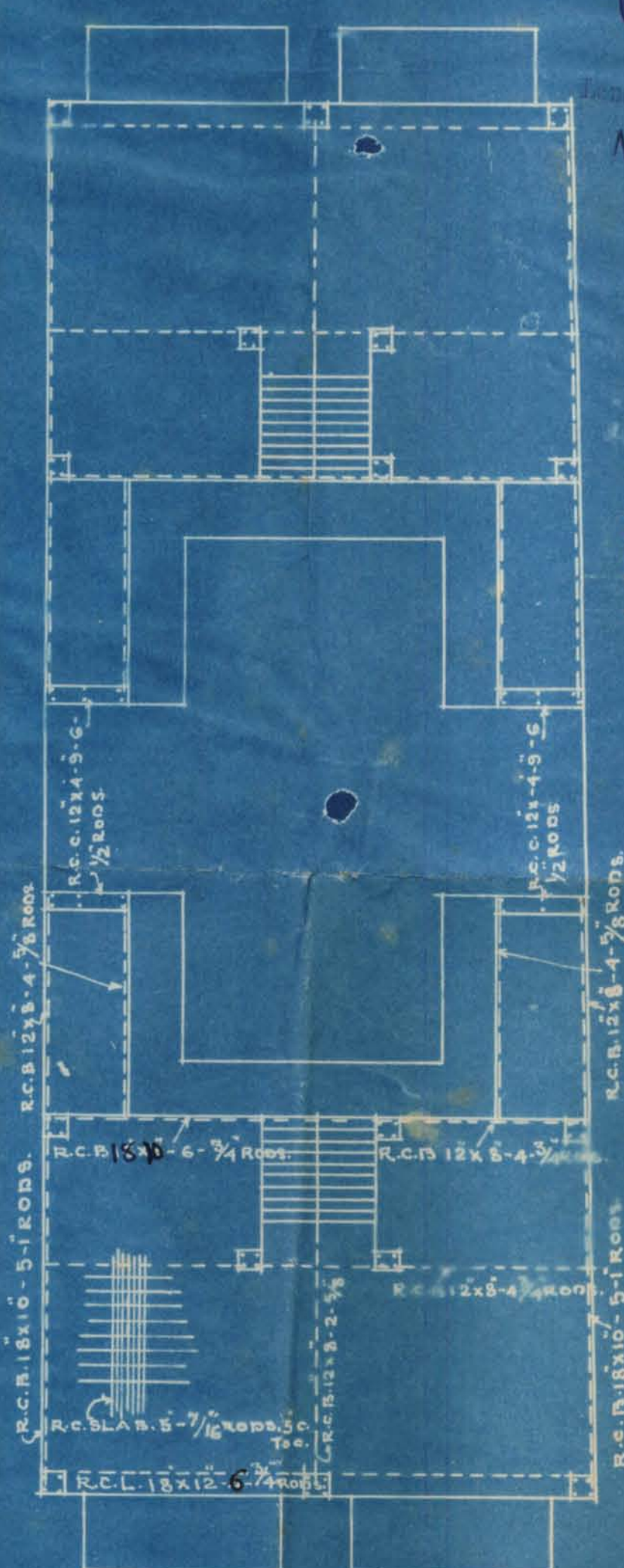
— SECTION ON A.B. —



— GROUND FLOOR. —



— 1ST. 2ND. & 3RD. FLOORS. —



— REINFORCEMENT. —

APPROVED.
[Signature]
Land Manager and Architect.
NOV 12 1938

R.C.C. PILLARS.
G.F. 18x18-4-1/2" RODS.
F.F. 16x16-4-3/4" RODS.
2ND.F. 15x15-4-5/8" RODS.
3RD.F. 14x14-4-5/8" RODS.

(1) 1/2" dia. rods.
(2) 1/4" dia. rods.
ic jethanand

— OWNER. —

R.G. CHAWLA & C.D. ARCH.
ARCHITECT & SURVEYOR.

28/9

Re: Plot No. 26/ M-1, In. Mian.

600-8-38

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.
SEP 28 1938						
H. O. ...	29. 9. 1938	30. 9. 38				
E. E. ...	- 50 -	1-10-38	5 OCT 1938			
L. S. ...	- 50 -	5-10-38				
25/10/38						
H. O. ...				25/10/38		
E. E. ...						
L. S. ...						
H. O. ...						
E. E. ...						
L. S. ...						



Heritage

KMR.CDD.MmQ.1938.11

R. G. Chawla,

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.

MARRIOT ROAD,

Karachi 21-10-1938



To

The Land Manager & Architect.
MPC Corporation,
KarachiP33
- me
21/10
29/10

Dear Sir,

Per no 26 m.m. / machinery

with reference to your app letter no B.S. P 463/2
dated 20-10-38, I am herewith sending you
a copy of Envent Plan on clerk as noted.

Yours faithfully,
R. G. ChawlaCorrect file
29.10.R. G. Chawla
21/10As to please verify &
returning
25/10/38

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



MUNICIPAL CORPORATION,
KARACHI.

OCT 20 1938

Reference No. B. S. P. 465/28.

To,

Mr. R. S. Charles, Architect,
for name — KARACHI

Dear Sir,

Re: Plot No. 26/222-1 Sheet No. Market Qr.

With reference to your application dated 29. 9. 1938
for the proposed Building on the above plot, you
are required to submit one more copy of the
correct plan on Cloth copies

Yours faithfully,

For name —
Executive Engineer.
20/10.



1000-9-38

Karachi Municipal Corporation.

BUILDING SECTION.

REVIEW FORM.

SEP 29 1938

Case No. P/C. 465/38.

Applicant's Name

Mr. Jikandars

Architect's Name

Mr. R. S. Chowla.

EXTRACT FROM THE LAND REGISTER.

New plot No.

26

Sheet No. 22-1

Quarter Mr. Mian

Old plot No.

Sheet No.

Whether under Govt. or
Municipal Control ...

Municipal

Registered Holders of
plot.

Jikandars

Government ...

578-47

Area

Municipal ...

Total ...

578-47

Title and period of lease...

99 years from 22-11-1937.

Form of lease ...

B (N.H.)

Any Special conditions of
lease ...

To be used for residential, shop & godown.

Remarks ...

18/19

Date of receipt of plan

Date of expiry of 30 days

7-2



Heritage

KMR.CDD.MmQ.1938.11

SEP 29 1938

2

Plot No. 0 965738 Sheet No. 26/22-1, In. In. in. Qr.

BUILDING SURVEYOR'S REPORT.

[Faint mirrored text from reverse side: BUILDING SECTION, REVIEW FORM, SEP 29 1938, 88/280, No objection, EXTRACT FROM THE LAND REGISTER, 1-22-1, 11/2, 218-45, 218-47, 218-48, 218-49, 218-50, 218-51, 218-52, 218-53, 218-54, 218-55, 218-56, 218-57, 218-58, 218-59, 218-60, 218-61, 218-62, 218-63, 218-64, 218-65, 218-66, 218-67, 218-68, 218-69, 218-70, 218-71, 218-72, 218-73, 218-74, 218-75, 218-76, 218-77, 218-78, 218-79, 218-80, 218-81, 218-82, 218-83, 218-84, 218-85, 218-86, 218-87, 218-88, 218-89, 218-90, 218-91, 218-92, 218-93, 218-94, 218-95, 218-96, 218-97, 218-98, 218-99, 219-00]

Date _____ Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

Plans approved.

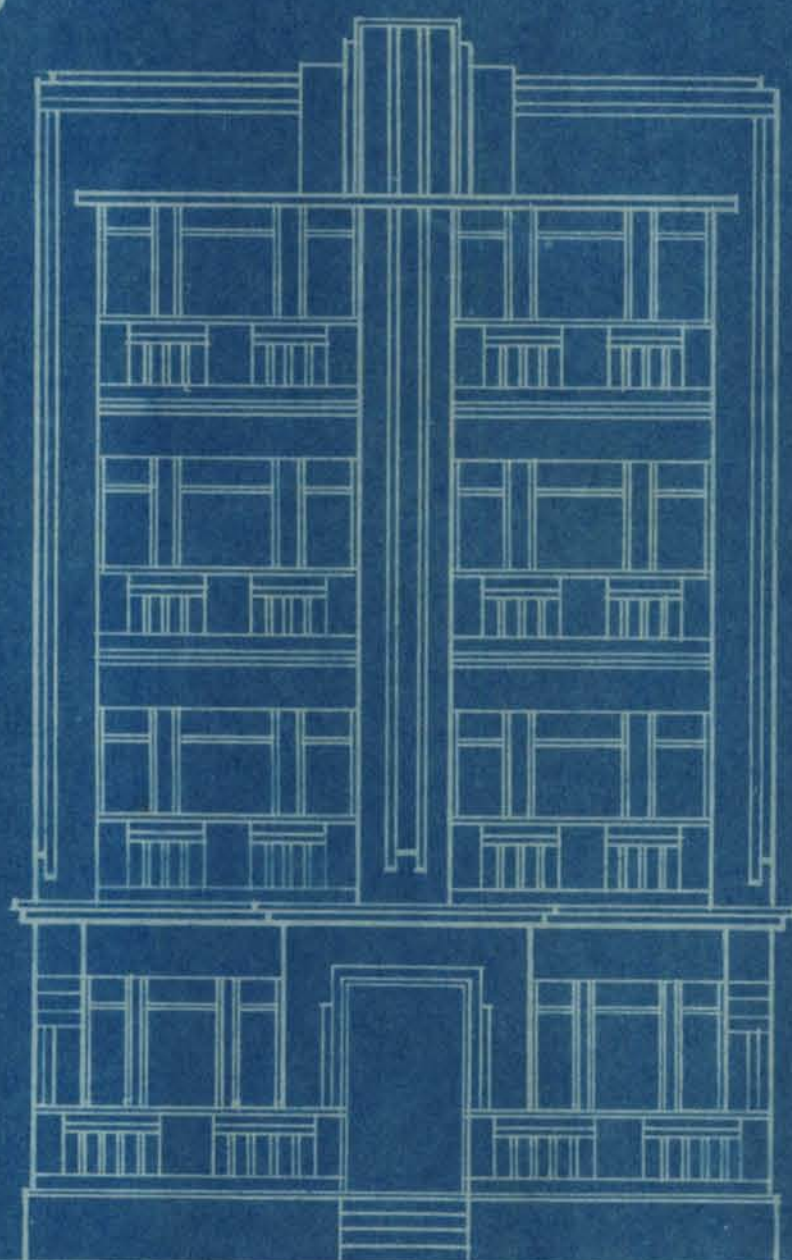
*W 13/2
L. D. A. cloth
13/10*

Date _____ Land Manager and Architect.

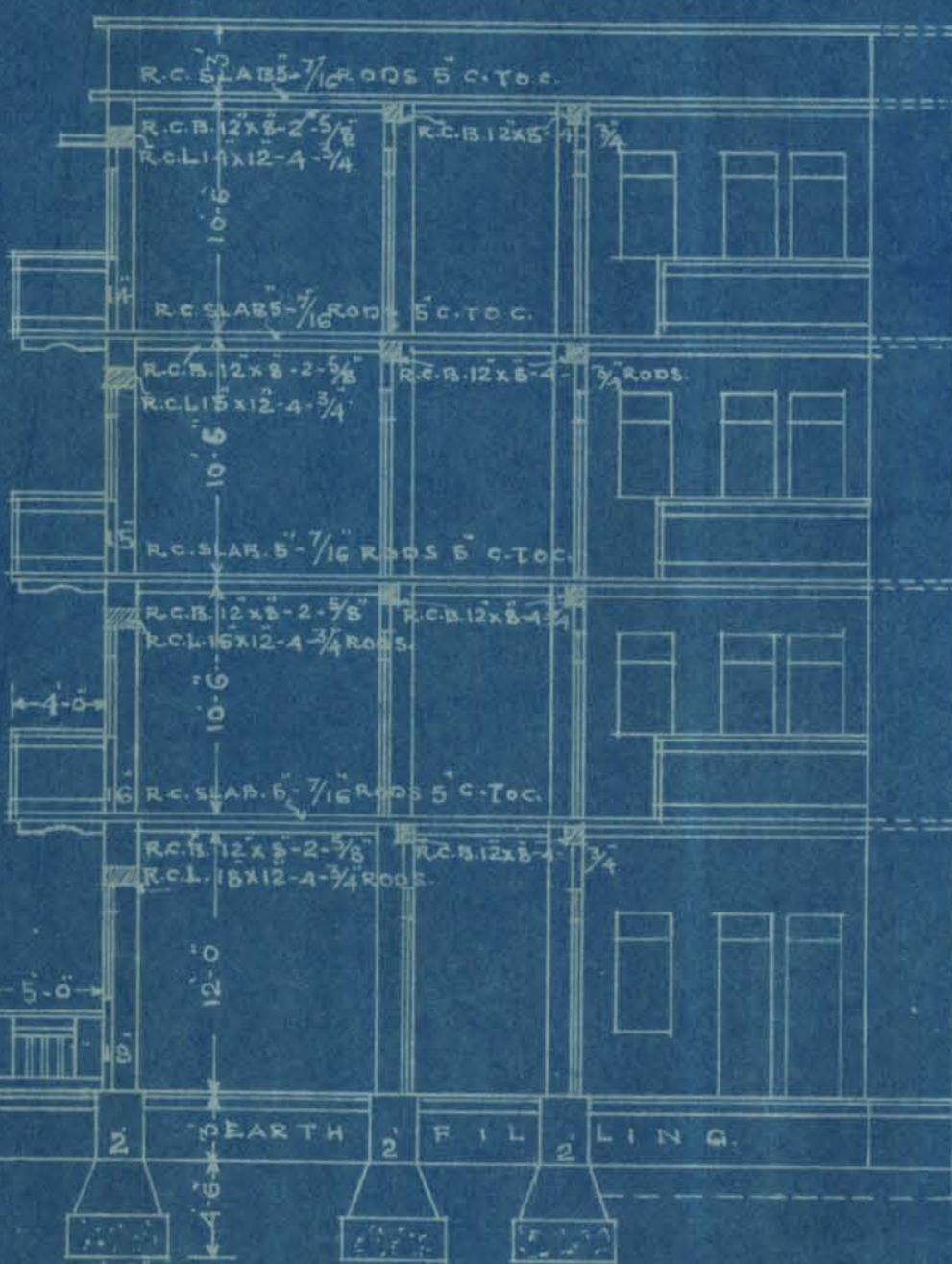
— PLAN SHOWING THE PROPOSED BUILDING ON —
— PLOT NO. 26, M.M.1. MACHHI MEANI OR. —
— SCALE 8 FT = 1 INCH. —

NOTE:-
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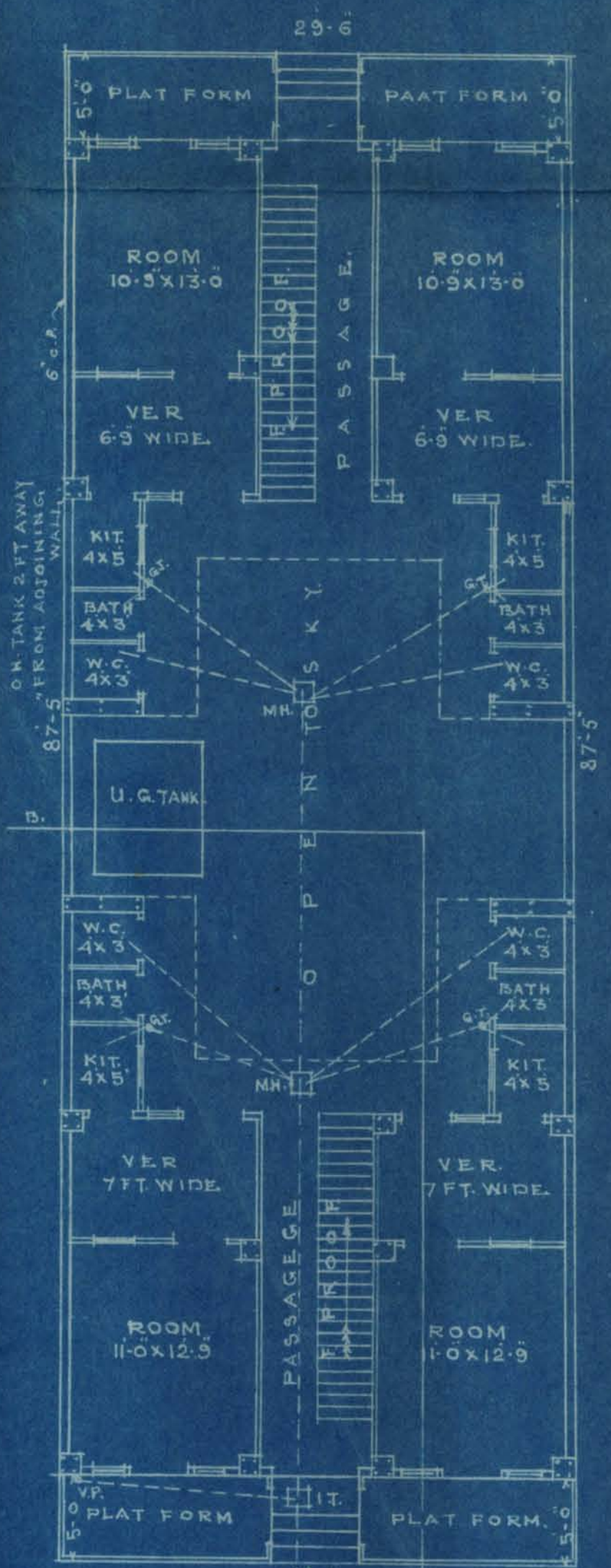
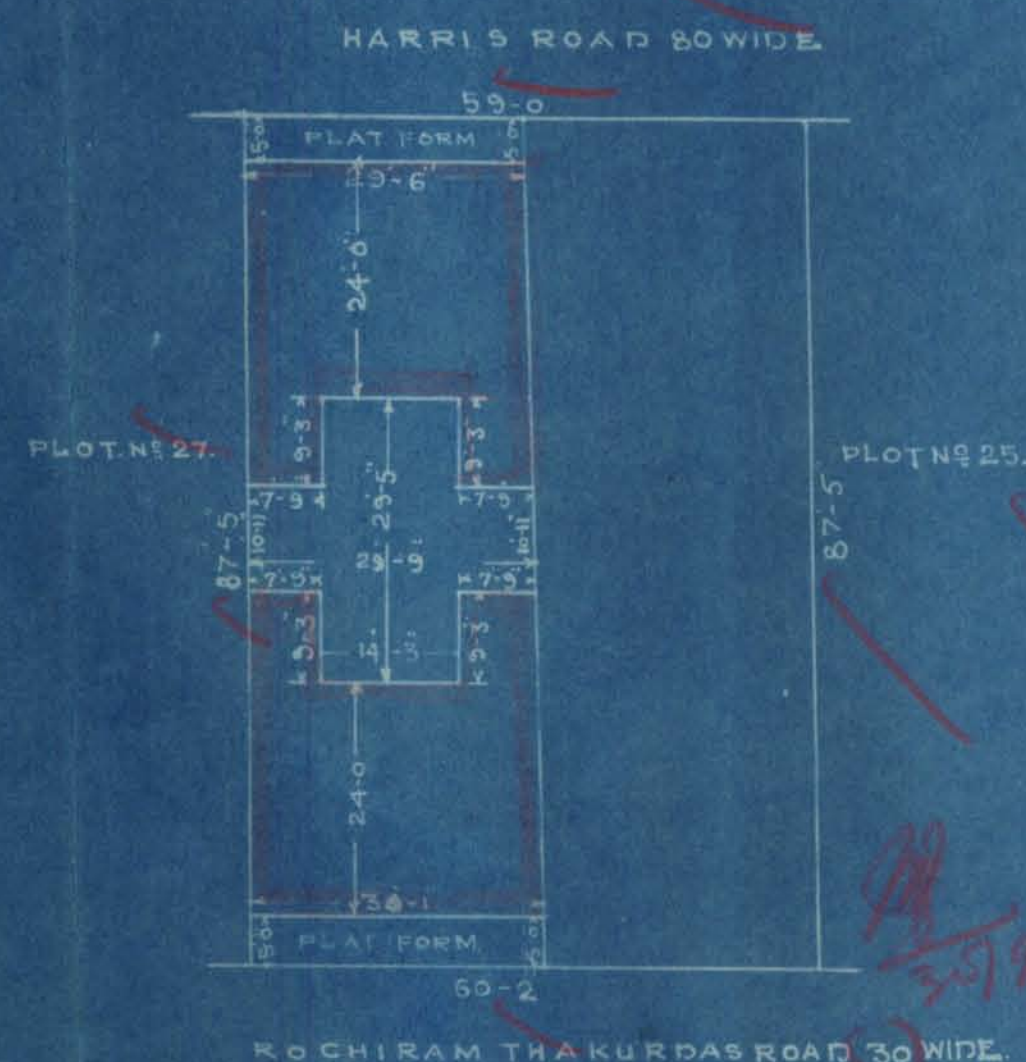


— ELEVATION. —

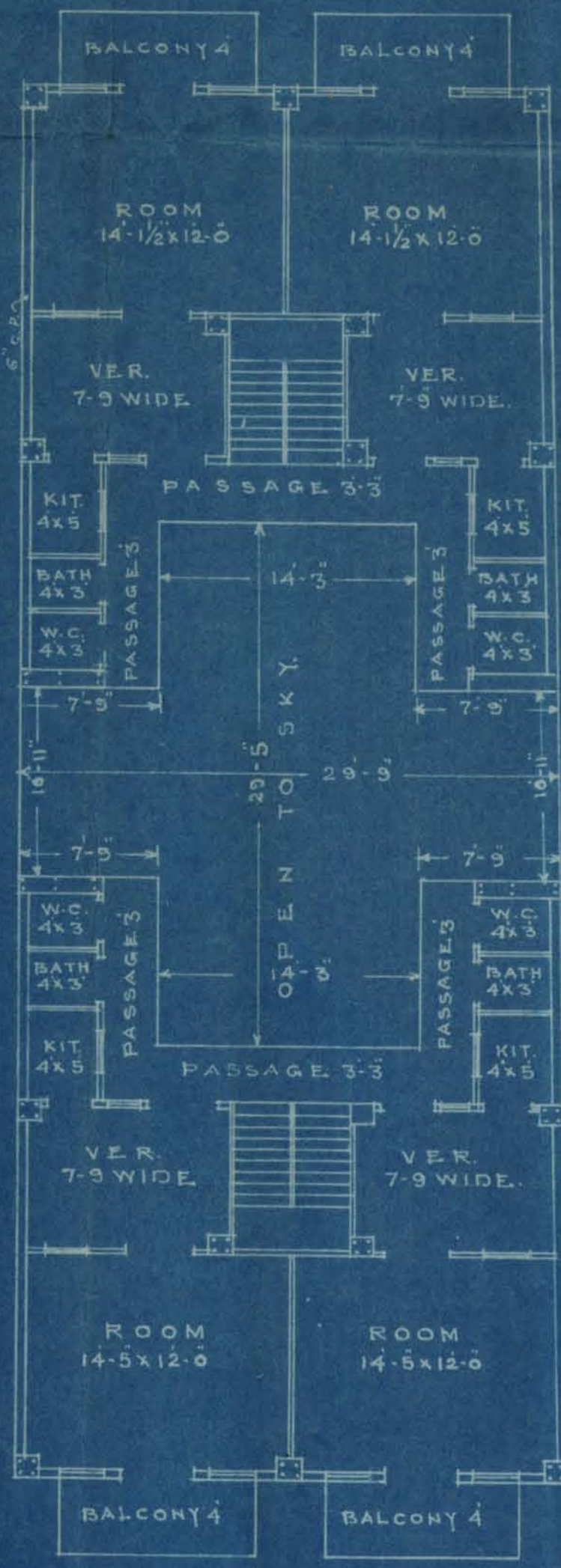


— SECTION ON A-B. —

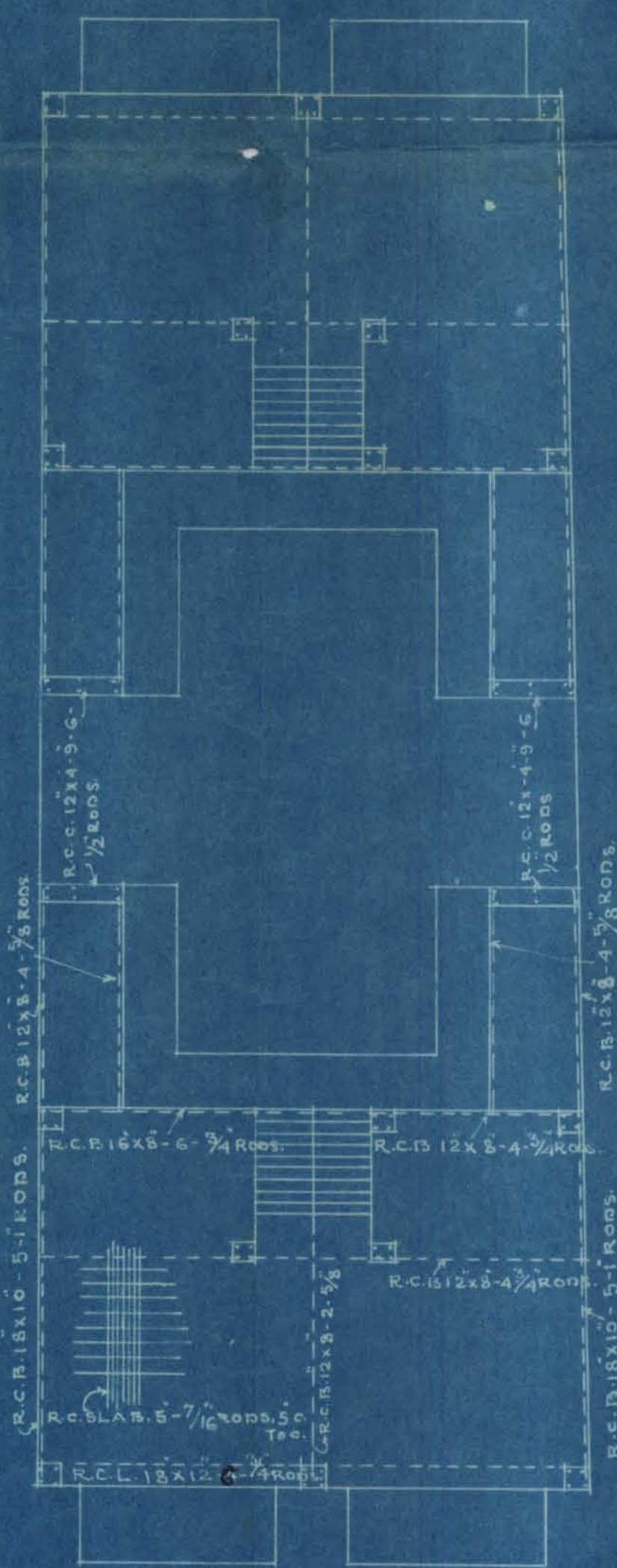
— SITE PLAN —
— SCALE 20 FT = 1 INCH. —



— GROUND FLOOR. —



— 1ST, 2ND, & 3RD FLOORS. —



— REINFORCEMENT. —

R.C.C. PILLARS.
G.F. 18x18-4-1/2 RODS.
F.F. 16x16-4-3/4 RODS.
2ND.F. 15x15-4-5/8 RODS.
3RD.F. 14x14-4-5/8 RODS.



1000-638.

KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

SEP 29 1938

Case No. P/C 465/38.

RE:—Plot No. 26, Sheet No. 22-1, E. Main, Qr.

A copy of plan is forwarded with compliments to the Health Officer for
favour of remarks

FOR LAND MANAGER & ARCHITECT.

HEALTH OFFICER'S REMARKS

Ground floor: Rooms too small.

Top floors: Kitchen should communicate
with the Verandah through the passage.

No objection

mm

12/40

M. Talat
for HEALTH OFFICER.

30/9.

SEP 29 1938

10

KARACHI MUNICIPAL CORPORATION

Case No. 0465/38.

Plot No. 26/22-1, In. Inian, Qr.

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

[Signature]

FOR LAND MANAGER & ARCHITECT.

SUB. ENGINEERS REMARKS

No Objection

Date _____

SUB. ENGINEER

Returned with compliments to the Land Manager & Architect.

Muhammad Amin
20/9/38

1/10

FOR SUB. ENGINEER.



KARACHI MUNICIPAL CORPORATION.
(BUILDING SECTION)

REVIEW FORM

SEP 29 1938

Case No. B. S. P.

465/38

Re:—Plot No. 26 Sheet No. 22-1, in. mian 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.

[Signature]
LAND CLERK.

LAND SURVEYOR'S REPORT.

1. (a) Does the plot come under Alignment? no
(b) If so, is the street line correctly shown? _____
2. (a) Does the plot come under the P. T. Scheme? _____
(b) If so, is the plot shown as finally re-constructed? _____
3. (a) Is there any encroachment? no
(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 (as connected)
(b) If not state the widths. _____

Objections

no objection to the site as connected.

[Signature]
Head Draftman.
30/9/38

82 7/10
[Signature]
LAND SURVEYOR.

11
9/7



FORM A.

NOTICE UNDER SECTION SCHEDULE VI CHAPTER XI RULE 2 (1)
OF THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 28/9/38.

Date of delivery at Municipal office

THE CHIEF OFFICER

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 given you notice that I intend within the meaning of that rule to erect a building on plot No. 26 Survey sheet M.M.1 Situated in Hen is street Machhinnani Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description. a ground
& three stories Building

It is intended for the purpose of human habitation
†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. R.G. Chowle

I hereby under take 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 [Signature]

Address of the owner

†See on the reverse

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



122

2

Nature of soil in foundation Sandy

Nature of masonry of foundation Rubble

do Plinth Rubble

do Superstructure 2 cc pillars & Larchwood

Kind woodwork in trusses, post etc. ✓

Kind of roof h. cc flat

Kind of Floor C. Baji Glass

Method of Draining Sullage Water To be connected to mfl drain

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

To, Karachi 28/9/38

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.

Tikamdas

for the building on Plot no 26 M.H. Machhiwara D.

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.

Shel

Licensed Surveyor