

Form No. 3-20,000-5-38

Department.

FILE No. of 193

SECTION

PART

Disposal No. 8

Subject

65. In. In 6

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



No. LCP. 10/38

MUNICIPAL CORPORATION,
KARACHI

AUG 3 - 1938

From

KUMBERALI BHALEDINO Esq., L.C.E.
Land Manager & Architect.ORDER UNDER SCH. VI, CHP. XI, RULE 5 (1) OF
ACT XVII OF 1933.

To,

Mr. *Lalchand Bhandari*
C/O Mr. R. B. Khar
KARACHI,

With reference to your application with plan for *General of Artillery 2*
on plot *65* Sheet No. *10/38* Quarter received in this
office on *5-8-38*. 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 approved plan is attached herewith.

Francis
Land Manager & Architect.Karachi Municipal Corporation *R*

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 Reinforced concrete work.

NOTICE, 7:—In case of set back or set forward, the first course of Plinths 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 hoarding and fencing round the plot be provided before starting the work.

1000-6-38.

Office Telephone Nos. 2805, 2806
& 2087

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

JUL 21 1938

Reference No. L. C. P. 10/38

To, Mr. R.G. Chawla, Architect for owner.

Dear Sir,

With reference to your application dated 6-7-38 recd. on 7-7-38
with a plan for the proposed buildings/additions and alterations on plot
No. 65 Survey Sheet No. M.M.6, Machi Kiani Quarter,
I have to request you to comply with the following requirements:—

*The Architect should sign plans, for which he is
requested to see the B.S.*

*This has been done now.
Pl. put up approval forms.
R.
28/7*

Attn: Mr. J. J. J.

29/7

~~The plans are returned herewith rejected.~~

Yours faithfully,

[Signature]

Land Manager & Architect.

19/7

B



4

R. G. Chawla,
B. E. G. D. ARCH.
ARCHITECT, ENGINEER & SURVEYOR.

MARRIOT ROAD,

LAND MANAGER &
TECT'S DEPTT.
IPAL CORPORATION
KARACHI.
7 - JUL 1938
3080

Karachi 6-7-1938

To

The Land Manager & Architect
MPL Corporation
Karachi

P.B.
-me
7/7

Dear Sir,

Re :- letter in mg. machine

with reference to your letter in P.B. 10/38
dated 5-7-38, I am herewith sending you
copy of correct plan on plan a
2000.

I am faithfully
R. G. Chawla

P.B. ask architect
to sign plans
P.B. 9/7

9/7

As per receipt
rule
8/7
A

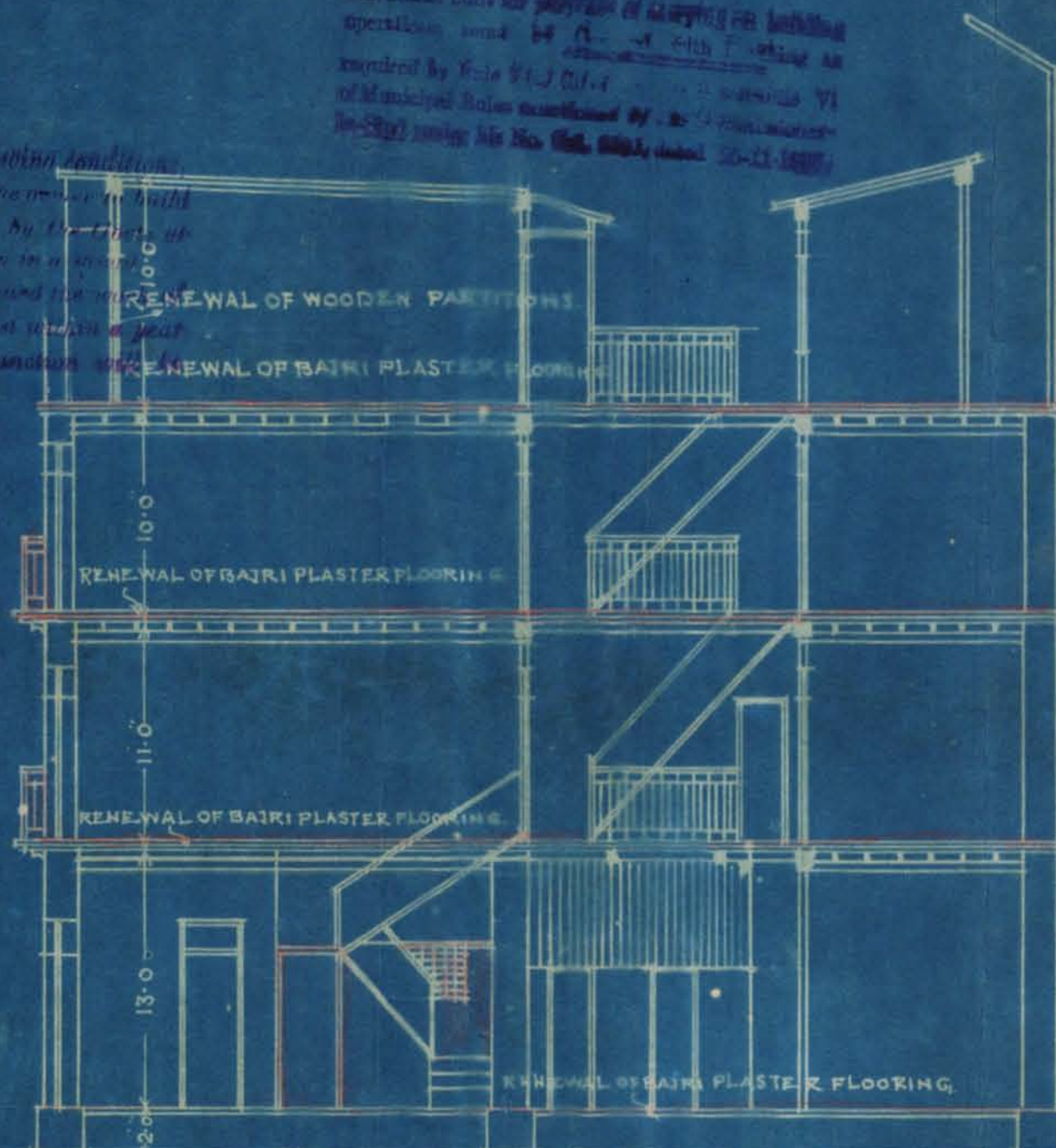
RENEWAL OF PARTITIONS & FLOORING ON PLOT NO. 65.
M.M. 6. MACHHI MEANI QUARTER.
SCALE 8 FT = 1 INCH

All the buildings on this plot are to be demolished and the site is to be cleared and the plot is to be used for the purpose of a public building as per the plan submitted by the owner and approved by the Municipal Committee on 11-11-1938.

Note:
Plan is approved subject to the following conditions:
(1) This building is to be built on land now occupied by the owner of the plot and is to be used for the purpose of a public building as per the plan submitted by the owner and approved by the Municipal Committee on 11-11-1938.
(2) The building is to be built on the land now occupied by the owner of the plot and is to be used for the purpose of a public building as per the plan submitted by the owner and approved by the Municipal Committee on 11-11-1938.



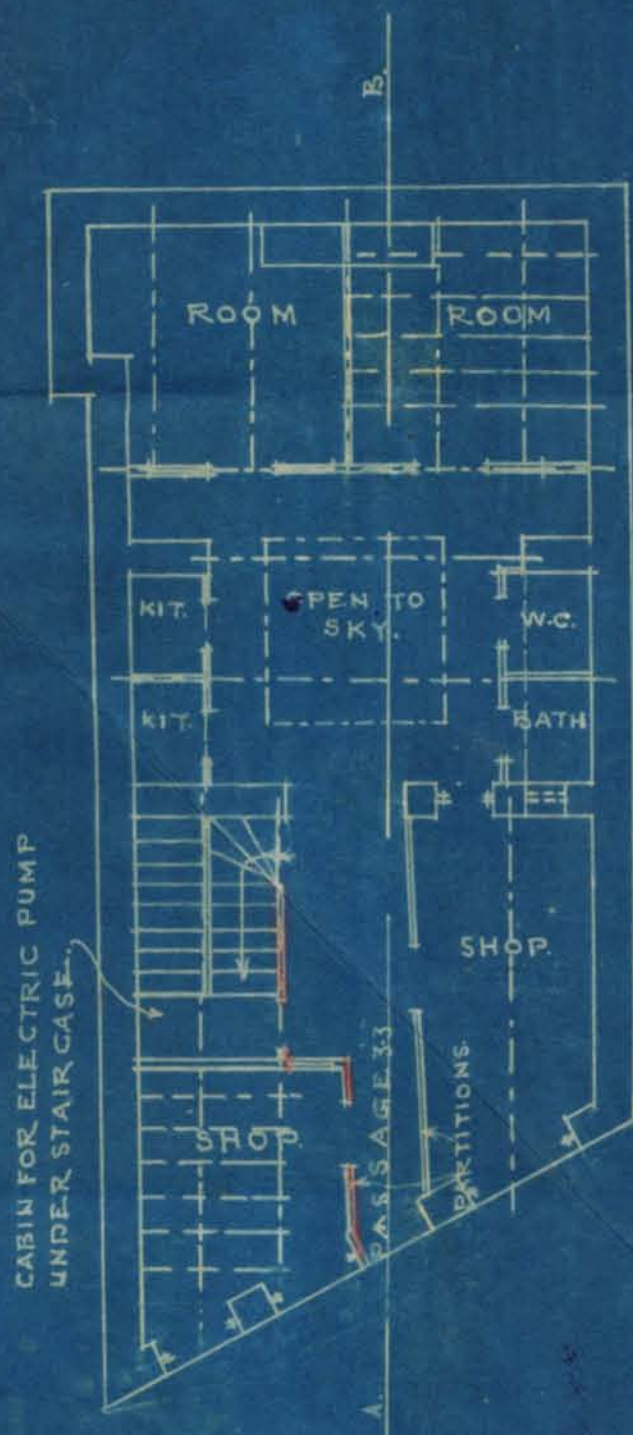
ELEVATION



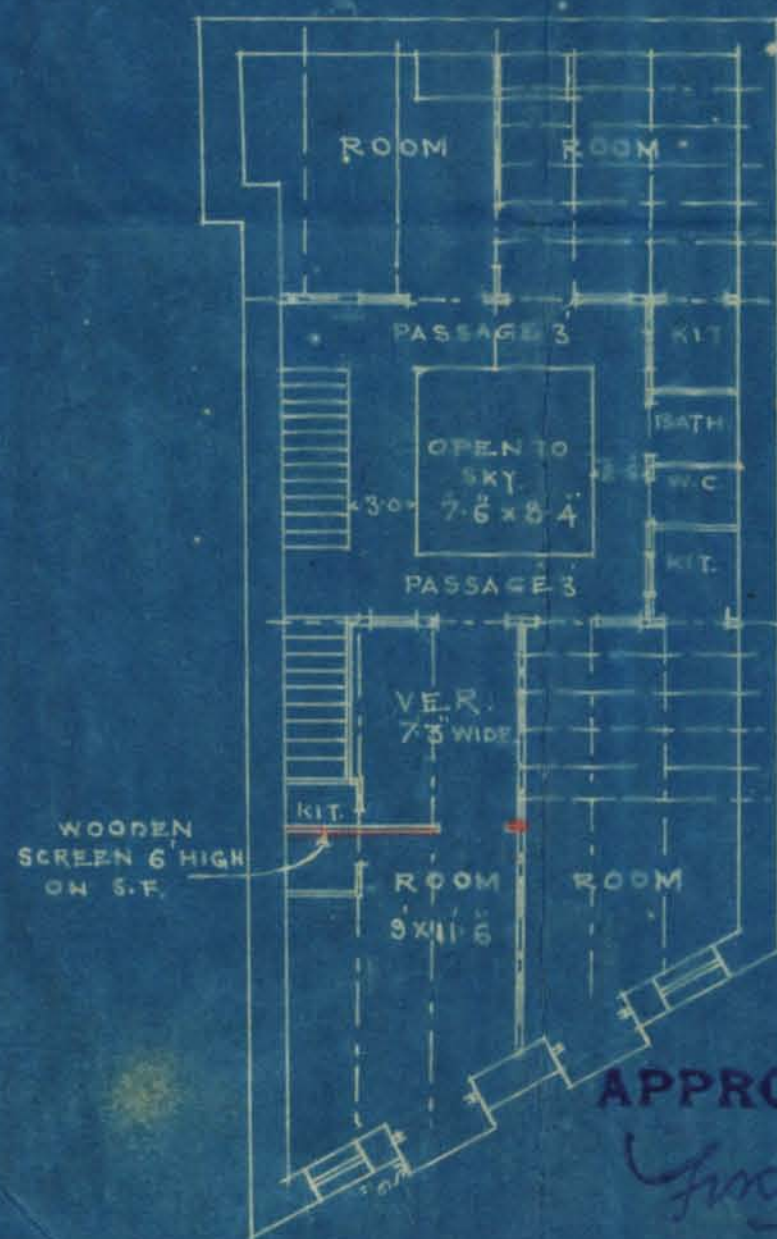
SECTION ON A-B

AREA OF PLOT = 115. SQ. YDS.

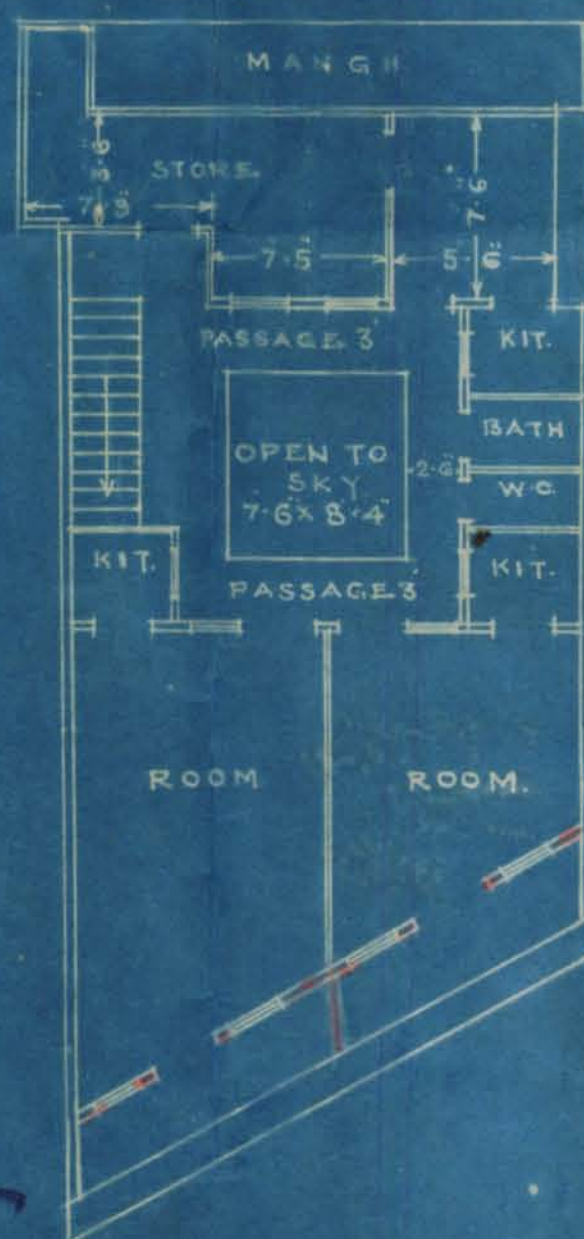
SITE PLAN
SCALE 40 = 1 INCH



GROUND FLOOR



1ST & 2ND FLOOR



3RD FLOOR

APPROVED.

Land Manager and Architect.

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.

JUL 5 - 1938

Reference No. B. S. P. 10/38

To,

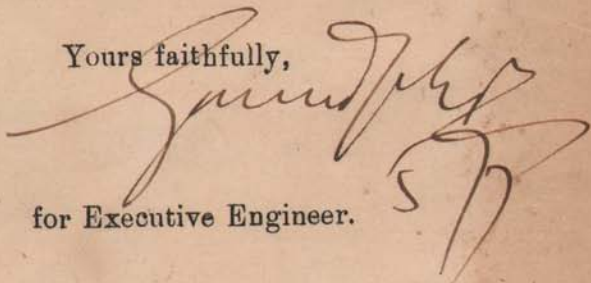
Mr. R. S. Chawla, Architect
for owner KARACHI

Dear Sir,

Re: Plot No. 65 Sheet No. Do-M-6 B Qr. Machhiani

With reference to your application dated 22-6-1938
for the proposed removal of on the above plot, you
partition and flooring
are required to submit one more copy of the
copies
correct plan on cloth

Yours faithfully,


for Executive Engineer.

R. G. Chawla,

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.



MARRIOT ROAD,

Karachi 22/6-1938

The Land Manager for architect,
Municipal Corporation,
Karachi

Pos.
me
info

Dear Sir, Re: Plot 65 m.m.b machhuiman Q.

With reference to your letter no C.P. 10/38 dated 16-6-38, I have to inform you that the kitchen under the staircase have been removed as desired. The plans may, therefore, please be approved.

Yours faithfully,
R. G. Chawla

B. S/L.S. for usual report please within four days.

22/6

The kitchen below stair case has been removed.
For the V.A. work done, as the structure (timber) is old, ~~there~~ there is no objection to allow these.
V.A. f.c. is attached. & B. 4/7

Under the circumstances, plans are approved

Chaitan Chawla 4/7 M+7
L.M. & A

4/7



Office Telephone Nos. 2805, 2806 &
2807

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

JUN 18 1938

Reference No. L. C. P. 10/38

To, Mr. R. G. Chawla, Architect for owner.

Dear Sir,

With reference to your application dated 21-5-38
with a plan for the proposed ~~building~~ renewal of partitions & flooring in plot
No. 65 Survey Sheet No. M.M.6, Machi M. Quarter,
I have to request you to comply with the following requirements:—

The kitchens under staircase be removed after which
the ~~plan~~ plans can be considered.

~~The plans are returned herewith rejected.~~

Yours faithfully,

R.
J.N. Executive Engineer.
~~Land Manager & Architect~~



R. G. Chawla,
B. E. G. D. ARCH.
ARCHITECT, ENGINEER & SURVEYOR.

LAND MANAGER &
DIRECTOR'S DEPTT.
MUNICIPAL CORPORATION
KARACHI.
21 MAY 1938
No. 2256

MARRIOT ROAD,

Karachi 21-5-1938

To

The Land Manager & Architect,
Municipal Corporation
Karachi

23/5
21/5

Dear Sir, Re: Plot 65 M.M. 6 Mechtman &

with reference to your letter no L.C.P. 10/38 dated 5th May 1938. I have to return the plan after complying with your requirement as under:-

- (1) Southwest boundary has been made straight.
- (2) width of the street is as essential as there is no change in height of the old building. The height has been altered and so the side adjoining height should not be enforced in this case of existing structure.
- (3) Kitchen and wooden staircase is being removed.
- (4) wooden partition in the room in South wall corner has been shown in the plan. The area of the room is more than 110 sq ft and it's merely a wooden screen to keep the room clean. Kitchen & other miscellaneous plan the objection may please be waived.
- (5) emphasized with

I request that the plans may please be approved.
Yours faithfully,
R. G. Chawla

B. S/L.S. for usual report please within four days.

L.S. for his report pl.
B. 24/5

Plan taken to committee
25/5

23/5 Objection Complied by the Architect
No Objection
24/5 Plan 26/5/38 B. 24/5

a²

2200

1/12/19

Ask the architect to
get the kitchen under staircase
removed, after which only the plans
can be considered.

B.

16/6

16/6



Office Telephone Nos. 2805, 2806 &
2807



MUNICIPAL CORPORATION,
KARACHI.

~~LAND MANAGER & ARCHITECT~~

MAY 5 - 1938

Reference No. L. C. P. 10/38

To, Mr. R. G. Chawla, Architect for owner.

Dear Sir,

With reference to your application dated 5-4-38
with a plan for the proposed renewal of partitions & flooring
No. 65 Survey Sheet No. M.M. 6, Machi Miani Quarter,
I have to request you to comply with the following requirements:—

Land Surveyor's objection.

1. South west boundary of the plot to be made straight.

Ex. Engineer's objections.

2. Width of street to be shown and jointly checked with Land Surveyor. Height of building to be regulated accordingly.
3. Kitchens under wooden staircases can not be allowed.
4. Wooden partition in the room on 2nd floor at N.W. corner to be removed,
5. Room & store in the rear on the 3rd floor be dimensioned and all the U.A. work, carried out to be coloured to see if the same can be allowed.

The plans are returned herewith rejected.

Yours faithfully,

R.

for Executive Engineer.
~~Land Manager & Architect~~



KARACHI MUNICIPAL CORPORATION

(BUILDING SECTION)

REVIEW FORM

APR 6 - 1938

Case No: B. S. P. 10/38.

Re:—Plot No. *15, 2nd-6* Sheet No: *Machi Miran* Qr.

A copy of plan is forwarded with compliments to the BUILDING SURVEYOR for remarks and objections and return to the LAND CLERK within FIVE DAYS as per orders of the CHIEF OFFICER issued in this connection.

W. W. W.
Land Clerk

BUILDING SURVEYORS' REMARKS.

1. Width of Street to be shown and jointly checked with D.S.
Height of building to be regulated accordingly.
2. Kitchens under wooden stair case cannot be allowed.
3. Wooden partition in the room on 2nd floor at N.W. corner to be removed.
4. Room & store in the rear on the 3rd floor be demarcated
And all the V.A. work, carried out to be coloured red
to see if the same can be allowed.

B.S.
3/5

Mr. Goringi

Pl. put up V.A. papers

(1936-1937)

B.S.
3/5

Date

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

B.S., D.S., objections

g.
3/5

u/s.

Date

Land Manager & Architect

12-1

4

KARACHI MUNICIPAL CORPORATION.

: 0 :

BUILDING SECTION

REVIEW FORM.

Case No PÆ 10/38.

Applicant's Name Mr. Lakhmichand Ramdas Wadhwa.Architect's Name Mr. R. G. Chowla.

EXTRACT FROM THE LAND REGISTER.

New plot No. 65 Sheet No. 22-6 } North West Quarter.
Old plot No. _____ Sheet No. _____

Whether under Govt. or Municipal Control	...	<u>Govt.</u>
Registered plot	Holder of	<u>Mr. Lakhmichand Ramdas.</u>
Area	Government	<u>115 s. yds.</u>
	Municipal	<u>-</u>
	Total	<u>115 s. yds.</u>
Title and period of lease...		<u>-</u>
Form of lease		<u>H/I</u>
Any Special conditions of lease		<u>-</u>
Remarks		<u>-</u>

Date of receipt of plan _____

Date of expiry of 80 days _____



1/2-2

8

Plot No. _____ Sheet No. _____ Qr. _____

BUILDING SURVEYOR'S REPORT.

10/28

Mr. K. P. Chandra

112 2 21

112 2 21

112 2 21

Date _____

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

Date _____

Land Manager and Architect

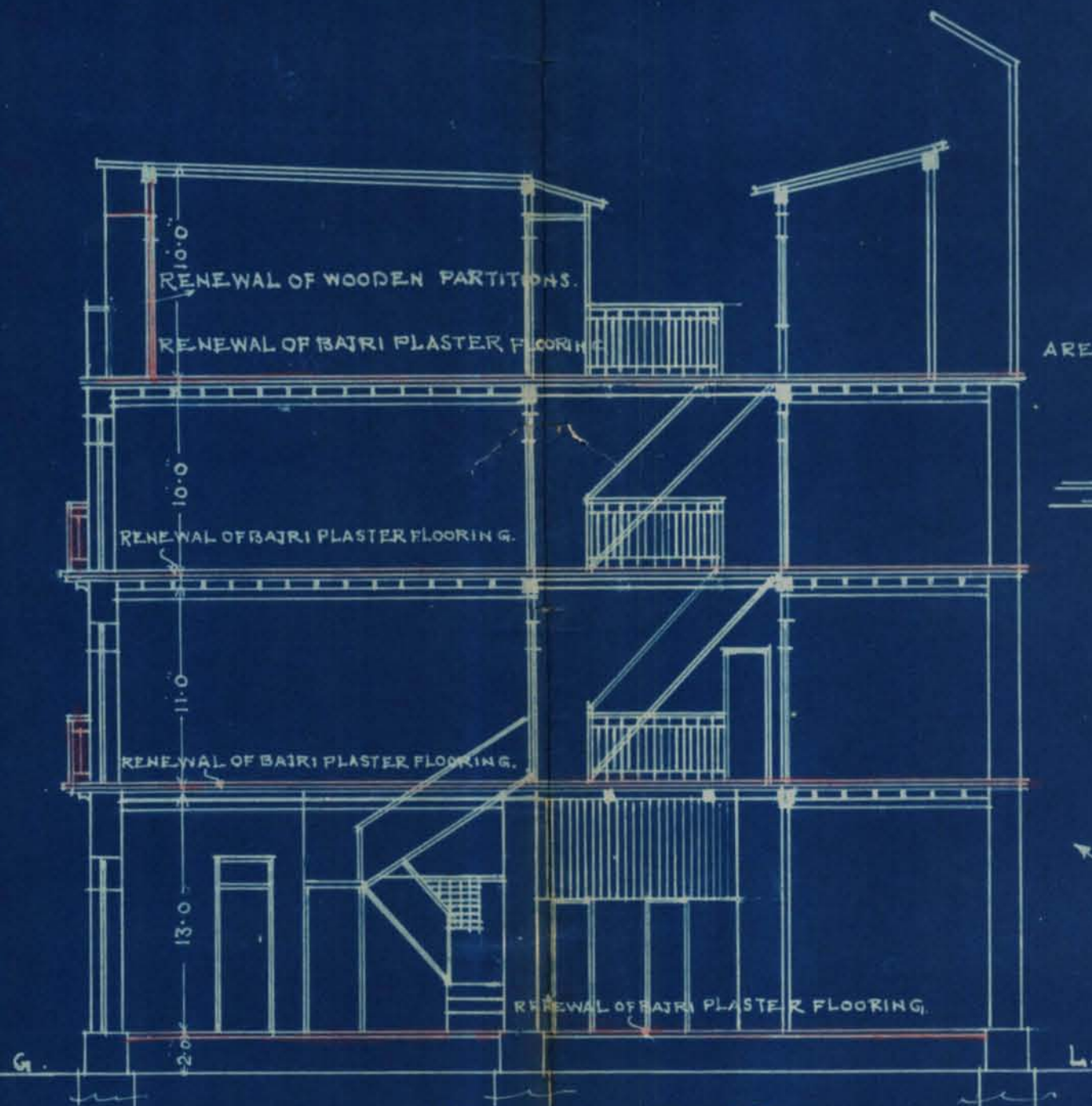
RENEWAL OF PARTITIONS & FLOORING ON PLOT NO. 65.

M.M. 6. MACHHI MEANI QUARTER.

SCALE 8 FT. = 1 INCH.



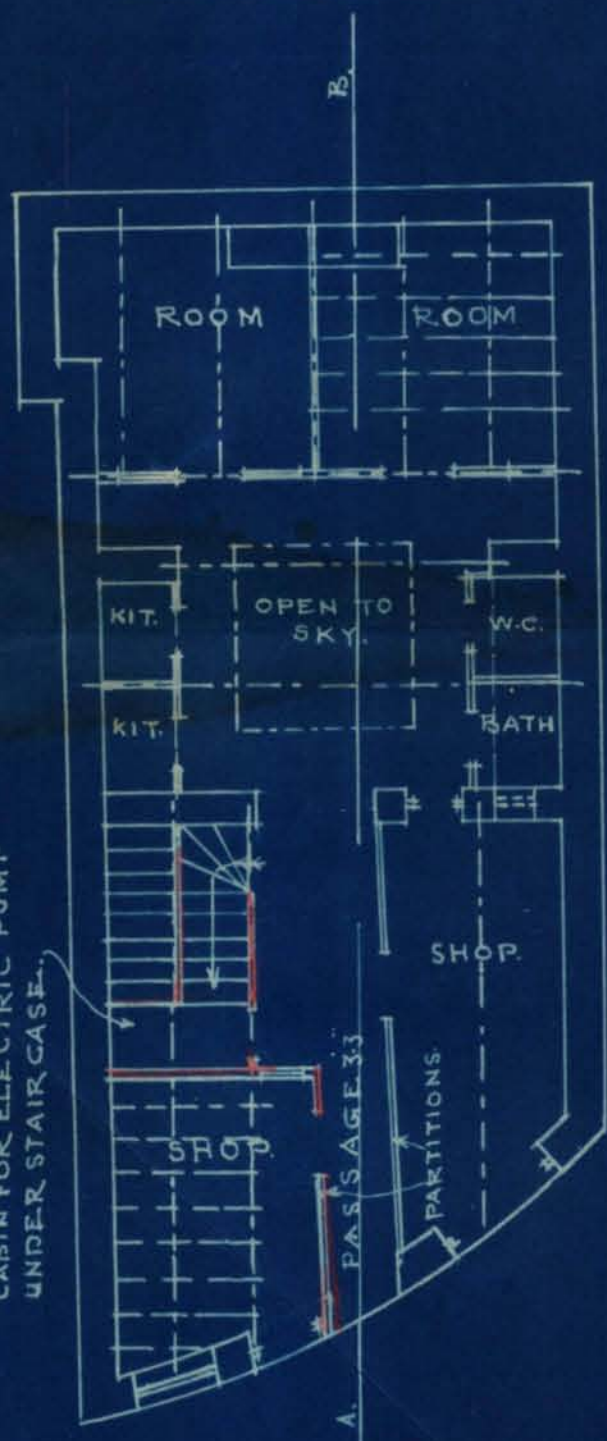
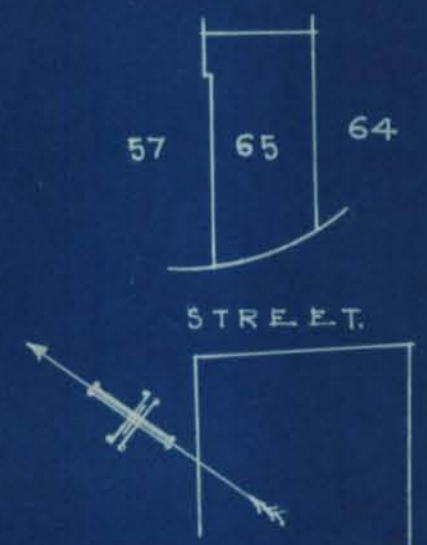
ELEVATION



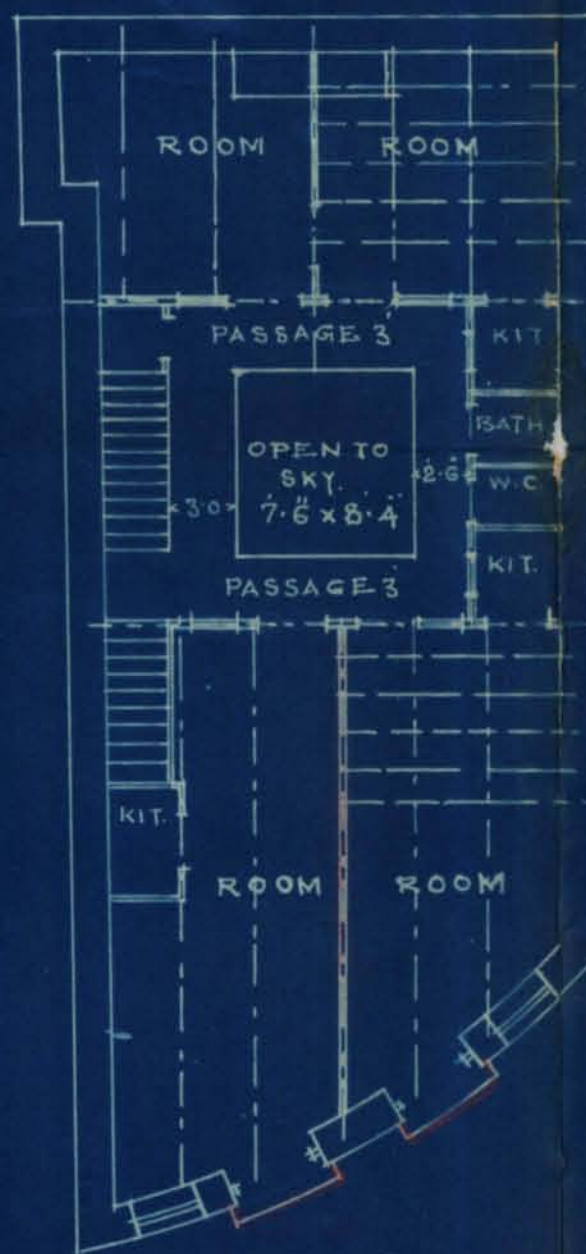
SECTION ON A.B.

AREA OF PLOT = 115. SQ. YDS.

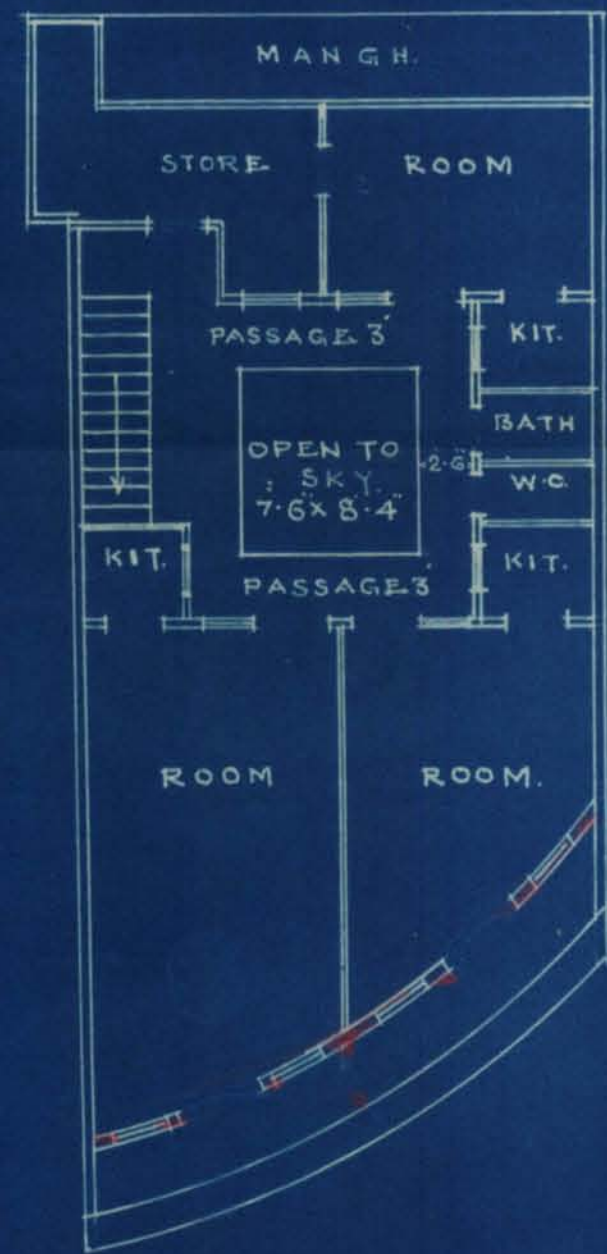
SITE PLAN
SCALE 40 = 1 INCH.



GROUND FLOOR



1ST. & 2ND. FLOOR



3RD. FLOOR



KARACHI MUNICIPAL CORPORATION

(BUILDING SECTION)

APR 6 - 1938

REVIEW FORM

Case No. P/ 10/38.

Re:—Plot No. 65 Sheet No. Wm 6, Machi 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 orders of the CHIEF OFFICER issued in this connection.

C. S. Qadri
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 T. P. Scheme? Yes
(b) If so, is the plot shown as finally re-constituted? Yes
3. (a) Is there any encroachment? no
(b) If so, state the nature and No. of sq. yards 20 1/4
4. (a) Is the area of the plot stated on plan correct? Yes
(b) If not give the correct area Yes
5. (a) Is the plot subject to any conditions of previous sub-division and amalgamation? Yes
(b) Is so, state the conditions Yes
6. (a) Is the street width correctly shown? not shown
(b) If not, state the widths not shown

South west boundary of the plot to be made straight.

*L.S.
Side measurement of
the plot & width of
street are not shown on
the site plan. Please add it
necessary.*
Head Draftsman

LAND SURVEYOR

H.D. Pl. show S.S.

*R. 11/4
M. K. 11/4
P. 11/4*

*See
11/4*

KARACHI MUNICIPAL CORPORATION.

(Building Section).

Review Form

Case No: P/ 10/38.

APR 6 - 1938

Re:—plot No. 65, 2, 2, -6 Sheet No. Machi Mian Qr:

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

Lawson
LAND CLERK.

REMARKS OF THE.....

no objection
insider
7/4

SIGNATURE OF THE.....



Heritage

KMR.CDD.MmQ.1938.12

KARACHI MUNICIPAL CORPORATION.

(Building Section).

Review Form

APR 6 - 1938

Case No: P/ 10/38.

Re:—plot No. 65, 22-6 Sheet No. Machi Machi Qr:

A copy of plan is forwarded with compliments to *Ex. Eng.*
for favour of remarks and return to the Land Clerk within FIVE DAYS
as per orders of the CHIEF OFFICER issued in this connection.

Land Clerk
LAND CLERK.

REMARKS OF THE.....

*No objection**Mudal Qani*

11/4/38

for Executive Engineer

SIGNATURE OF THE.....

10/38.

Recd on 5/4/38

17-1

5/4/38

FORM A.

NOTICE UNDER SCHEDULE VI CHAPTER XI, RULE 2 (I) OF
THE CITY OF KARACHI MUNICIPAL ACT 1933.

Karachi

5/4/38.

Date of delivery at Municipal Office

To,

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 give you notice that I intend within the meaning of that rule to erect a building on plot No. 65 Survey sheet M 216 Situated in Meehan Road Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description, General of
some partition of floor etc

It is intended for the purpose of

†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 Sh. Chavla

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

Address of the owner

Lakshmi Chaudhary
is Lakshmi Chaudhary Ramdas Chaudhary

See on the reverse

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



2

Nature of soil in foundation _____

Nature of masonry of foundation _____

do Plinth _____

do Superstruture _____

Kind woodwork in trusses, post etc. _____

Kind of roof _____

Kind of Floor _____

Method of Draining Sullage Water _____

_____ or _____

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

Karachi

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.

Lakhmichand Ramdas

for the building *renewal of floor, some plaster etc in plot 65 m. n. 6*
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.

S. T. (A) } 1000-4-37

Al. Chandra
9/4/38
Licensed Surveyor