

Form No. 3-44,000-6-37

Department.

FILE No. of 193

SECTION

PART

Disposal No.

6

Subject

14 M-21-5

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



2

No. LCP.

109/38

MUNICIPAL CORPORATION,
KARACHI

JUL 11 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.

*Shri D. Bhoj Dhanraj Khanna
of Mr. D. Bhoj Dhanraj Khanna
Architect
KARACHI,*

With reference to your application with plan for *Building*
on plot *14* Sheet No. *145* Quarter received in this
office on *19-5-38*, 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.

[Signature]

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 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.



KARACHI MUNICIPAL CORPORATION

JUN 25 1938

Case No. LCP

for building on plot

No. 14

S. S.

Quarter

:o:

Land Survey

Forwarded with Compliments to the

~~Health Officer~~
~~Executive Engineer~~

with a request

to state if his following objections previously raised are now complied with

*I Adjoining plot no. 1 has shown
 II App. height with L & B
 measure at width. vide 2/5*

24/6

For Land Manager & Architect

Remarks of the Health Officer/Ex. Engineer.

*No objection to plans as corrected**B 27/6**8/2
28/6*Health Officer
Executive Engineer

*L.S.
 objection as 1 has
 been complied with
 please see ans. 2
 27/6/38*

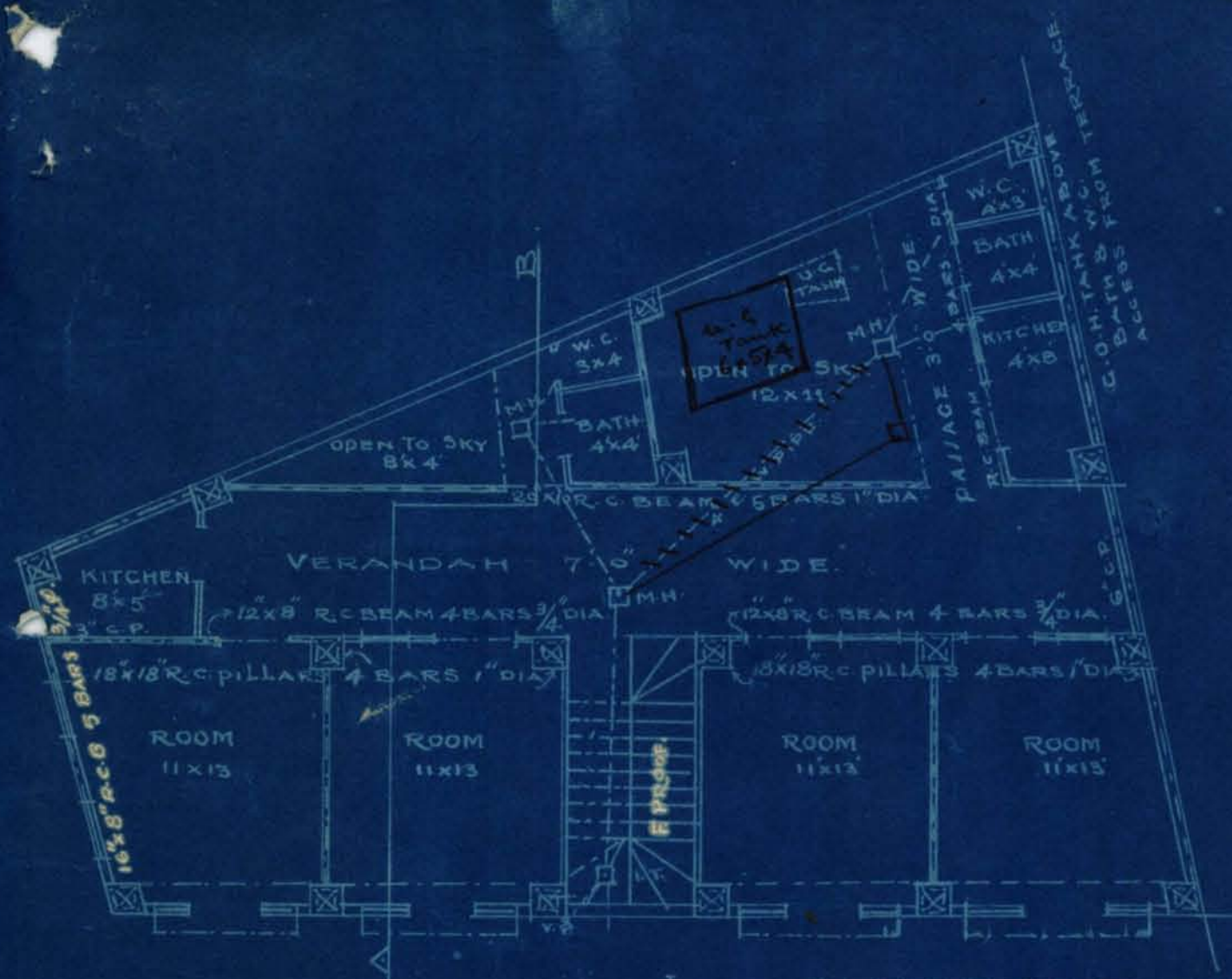
*No objection to the plans as
 corrected. The height being 43' 6"
 as per corrections made.*

*Plans approved**Amr
 d.m. 27/6/38*

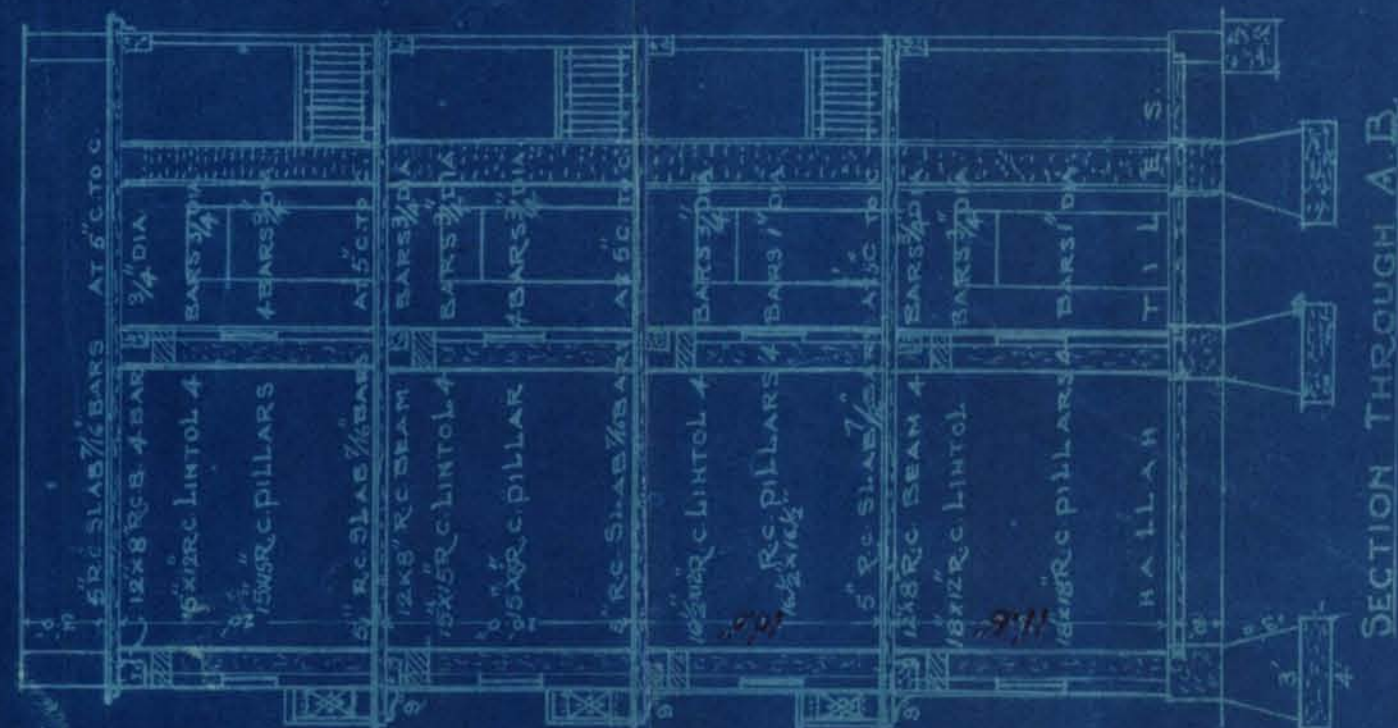
*approved for
 27/6/38*

JUN 29 1938

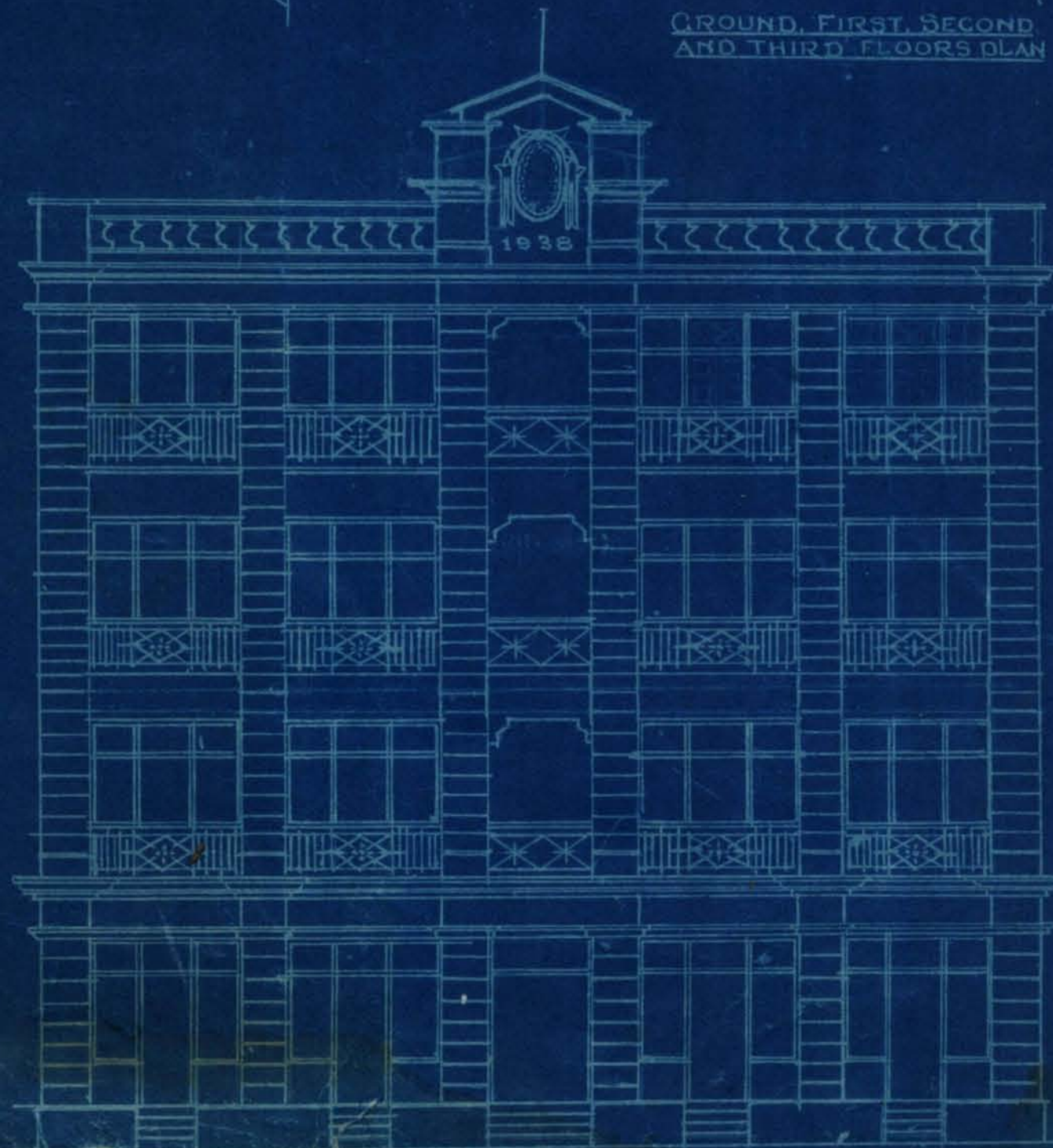
PLAN SHOWING PROPOSED BUILDING
ON PLOT NO 14 SHEET NO M.M.5. MUCHHI
MIANI QUARTER KARACHI. SCALE 8"=1"



GROUND, FIRST, SECOND
AND THIRD FLOORS PLAN

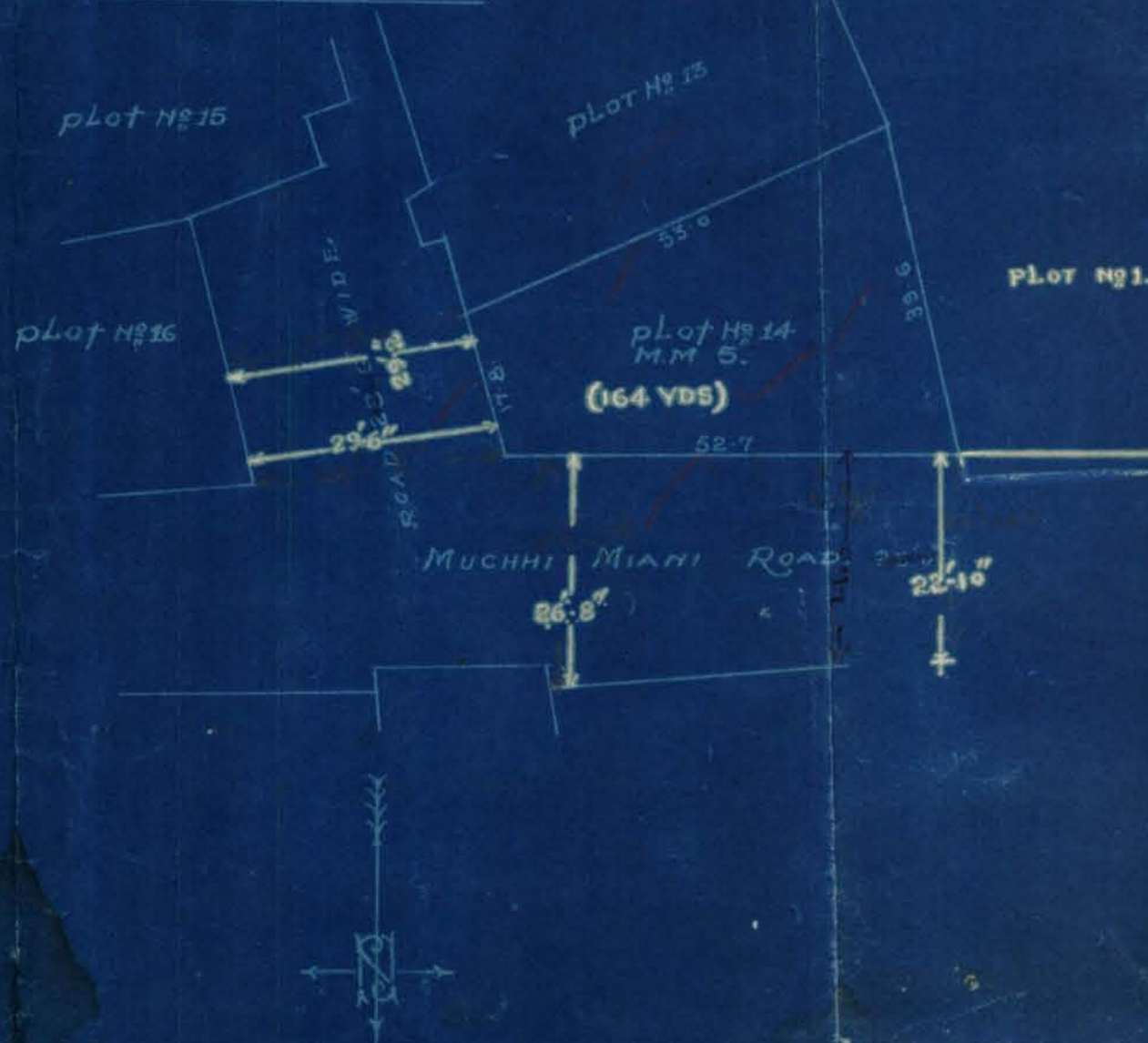


SECTION THROUGH A.B.



ELEVATION

SITE PLAN
SCALE 20 FEET TO AN INCH.



Describing down

Signature of OWNER

ARCHITECT & SURVEYOR



KARACHI, 21st June 1938.

Dear Sir,

Re: Proposed Building on plot No.14,
MM-5, Machi Meani Quarter.

With reference to your letter No.L.C.P.109/38 dated 15th instant, I beg to state as follows:-

1. As desired, adjoining plot No.1 has been duly shown.
2. The Street widths have been properly shown. The same may however be again checked by the Land Surveyor, if so desired.
3. Only ground and three floors are proposed to be built on the above plot, the total height of which ^{including plinth} will be only 45 ft. There is no fourth floor as stated in your letter. The Street on the East is over 29 ft. wide, whereas the minimum width of Machi Meani Road No.2 in front of the above plot is 22'-10". In accordance with the municipal rules the building could therefore be carried to a height of atleast 46 ft., whereas, as already stated, the height of the proposed building will be only 45 ft.
4. Size of beam "A" has been duly given, as desired.
5. As desired, the street widths will again be jointly checked with the Land Surveyor and the height regulated accordingly.
6. The sizes of the R.C.C. beams and reinforcement etc. is as per P.W.D. Handbook.

I am returning herewith the 3 copies of the plan and trust that the same will now be passed at an early date.

Yours faithfully,

Sunrishin das 2

Architect & Surveyor.

Le on 24/6
RH
B. S/L S. for usual report please within four days.
2 29/6



Office Telephone Nos. 2805, 2806 &
2807



MUNICIPAL CORPORATION,
KARACHI.

LAND MANAGER & ARCHITECT

JUN 15 1938

Reference No. L. C. P. 109/38

To, Mr. Devkishindas, Architect for owner.

Dear Sir,

With reference to your application dated 10-5-38 recd. on 19-5-38 with a plan for the proposed buildings/additions and alterations on plot No. 14 Survey Sheet No. M.M.5, Machi Miano Quarter, I have to request you to comply with the following requirements:—

Land Surveyor's Objections.

1. Adjoining plot No.1 to be shown.
2. Appointment be kept with Land Sureveyor to measure ^{street} ~~ext~~ width.

Ex.Engineer's objections.

3. The fourth floor beyond 40 ft. depth from the Street on East is not permissible under the rules.
4. Size of beam "A" be given.

5. Street width be jointly checked with L.S and height regulated according
6. Calculations for R.C.C. be submitted

The plans are returned herewith rejected.

Yours faithfully,

[Signature]

Executive Engineer.
~~Land Manager & Architect~~

MAY 20 1938

No. P/109/38.

3

Plot No. 14

Sheet No. 22-5, In. Main Qr.

BUILDING SURVEYOR'S REPORT.

1. Street width be jointly checked with D.S. and height regulated accordingly.

2. Size of beam 'A' be given

B. 38/5

Resubmitted.

1. The fourth floor beyond 40 ft. depth from the St. on East ~~Qr~~ is not permissible under the rules

2. Size of beam 'A' be given

B. 2/6

Date

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

B.S. & D.S. objections & Calculations
for R.C.C. be submitted

E.E. 8/6

Report

Date

Land Manager and Architect



7-2

KARACHI MUNICIPAL CORPORATION.

: 0 :

BUILDING SECTION

REVIEW FORM.

Case No P/G. 109/38.

Applicant's Name Mr. Shidiboy misiboy Shavani.

Architect's Name Mr. Senkishan Das

EXTRACT FROM THE LAND REGISTER.

New plot No. 14 Sheet No. 22-5 } Mr. Misri Quarter.
Old plot No. Sheet No.

Whether under Govt. or Municipal Control ...
Registered Holder of ...
Area ...
Total ...
Title and period of lease...
Form of lease ...
Any Special conditions of lease ...
Remarks ...

L.S. The street width is checked and marked in the plan 26.

Pl. send this to B.S. B 2/6

Date of receipt of plan

Date of expiry of 30 days

ARCHITECTS SURVEY

SIGNATURE OF OWNER

MAY 27 1938

KARACHI MUNICIPAL CORPORATION

Case No. P109/38Plot No. 14/24-5, M. Main Qr.

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

Forward

FOR LAND MANAGER & ARCHITECT.

SUB. ENGINEERS REMARKS

Dimensions of u.g. Tank required
No Objection M. 15/28

Date _____

M. 15/28
SUB. ENGINEER

Returned with compliments to the Land Manager & Architect.

FOR SUB. ENGINEER.

KARACHI MUNICIPAL CORPORATION

BUILDING SECTION.

MAY 20 1938

REVIEW FORM.

Case No. P/O 109/38.

RE:—Plot No. 14, Sheet No. 22-5, M. Micin Qr.

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

of remarks

382/205
Super fabric
to show to work
205

Cram?

FOR LAND MANAGER & ARC

HEALTH OFFICER'S REMARKS

FOR LAND MAMAGER & ARCHITECT.

HEALTH OFFICER'S REMARKS

no objection

miss de mella

HEALTH OFFICER.

21 38

KARACHI MUNICIPAL CORPORATION

(BUILDING SECTION)

MAY 20 1938

REVIEW FORM

Case No. P/109/38.

Re:—Plot No. 14 Sheet No. Mm-5, M. Miami 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.

Osain
LAND CLERK.

LAND SURVEYOR'S Report

1. (a) Does the plot come under Alignment? Ans.
(b) If so, is the street line correctly shown? _____
2. (a) Does the plot come under the T. P. Scheme? _____
(b) If so, is the plot shown as finally re-constituted? _____
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) Is so, state the conditions _____
6. (a) Is the street width correctly shown? Ans.
(b) If not, state the widths _____

L.S. Clerk M.
9/8
21/5/38

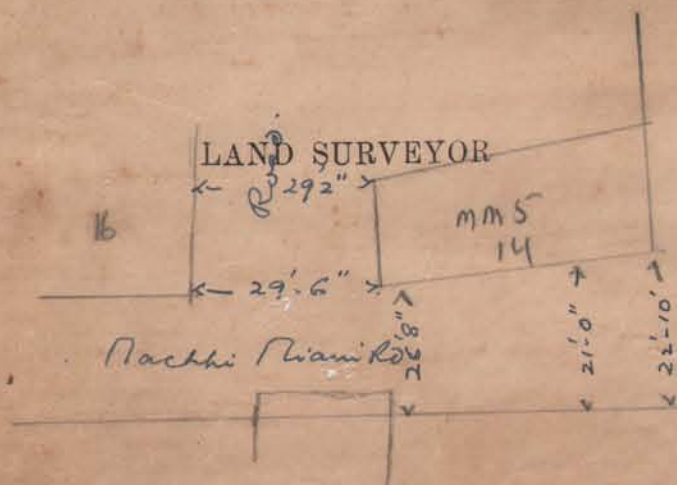
(1) Adjoining plot - ans. 1, to be shown

(2) width of Muchhi Miami Road to be shown as correct

(2) Apppt. be kept with L.S. to measure st. width.

8/8
- 28/5 - 8/8

M. Siddiqui
Head Draftsman
21/5/38





Recd: at 4 P.M.
ls
19/5.

Recd on 19/5/38

8 19/5/38.

P 109/38

8/20/5

FORM A.

NOTICE UNDER SCHEDULE VI CHAPTER XI, RULE 2 (1) OF
THE CITY OF KARACHI MUNICIPAL ACT, 1933.

Karachi, 10th May 1938

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 with the meaning of that rule to erect a building on plot No. 14 Survey Sheet

Mm. 5 Situated in Machhiwara street Machhiwara Quarter
as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description,

A Residential house

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 92 (3) of the Indian Electricity rules.~~

I further beg to inform you that the name of the person whom I intend to employ to supervise the erection of the said building is Devi Kishindas

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 Shedibhoy Mishribhoy Dhanani
Address of the owner Kharader Kagzi Bazar Karachi

†See on the reverse.

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

See to H.
E. B. + Ls.
ls
2/6.

28/5
26/5

2

Nature of soil in foundation Earth
Nature of masonry in foundation R.C. concrete
do. Plinth do.
do. Superstructure R.C. columns
Kind woodwork in trusses, post, ect. —

Kind of Roof R.C. roof
Kind of Floor Paved
Method of Drawing Sullage Water Connection with main

— 30 —

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

Karachi 10th May 1938

To,

The Chief Officer,

Municipal Corporation,

Sir,

Karachi.

With reference to the notice under Schedule VI, Chapter XI, Rule 2(1) of the City of Karachi Municipal Act 1933, submitted to you by Mr.

Shridibhai Misribhai

for the building at 14 m m - 5

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.

Dennis Lindsay