



Heritage

KMR.CDD.JmQ.1939-1940.10

Form No. 3—10,000-2-40.

Department.

FILE No. 2 of 19 40

SECTION.

PART

Disposal No. 17

Subject

5211 Jan 3

Note.—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.

Heritage
FOUNDATION

KMR.CDD.JmQ.1939-1940.10

1000-10-39,

Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESHI,
B. Sc. Engineering (Edin.)
LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION.
KARACHI.

MAR 12 1940

Reference No. B. S. 606/38

To,

M. B. P. Daria, Architect
KARACHI.

Dear Sir,

Re:—Plot No. 52/1 Sheet No. J. n. 3 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 18-3- 1940
between 10-30 & 1-45 A. M., and also be present on the site.

Your faithfully,

[Signature]
MAR - 5 1940

Land Manager & Architect,

Submitted. The work is completed long since
by

Re file
129/1-

828
573

C

fill the date Pl.
when
9/3



Heritage

KMR.CDD.JmQ.1939-1940.10

Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESHI,
B. Sc. Engineering (Edin.)
LAND MANAGER & ARCHITECT



Shah?
600--7-39
3
MUNICIPAL CORPORATION,
KARACHI.

14 SEP 1939

Reference No. L. C. C. *606/38*

To,

Mr. B. P. Senia, Architect

(Owner)

KARACHI.

Dear Sir,

Re. Plot No. *52/1* Sheet No. *Jm 3*, *Jamshed* Quarter

Dear Sir,

With reference to your application dated *15th August 1939*
with amended plans for building on the above plot a copy of the plan
duly signed *by* approved is returned herewith.

Yours faithfully,

F. M. I. Kureshi
SEP 12 1939

Land Manager & Architect,

Bog



DERIA & MOHANLAL
ENGINEERS & ARCHITECTS

No. 274

of 1939

WATER COURSE ROAD,

OPP: NEW MUNICIPAL BUILDING

MUNICIPAL CORP
KARACHI

Karachi, 19th-August-1939

21. AUG. 1939

No. 3043

To

The Land Manager & Architect,

Karachi Municipal Corporation.

Karachi.

Re. P.L.O.T. No 571 J.M-3

Dear Sir,

for Mr. J. M. 3

19/8/39

With reference to your letter No L.L.C. 606/38 of 24/7/39. I beg to resubmit the plans with the following replies to your remarks:-

- (1) Complied with
- (2) Complied with
- (3) Complied with
- (4) This excess area has been already condoned by the chief officer at the ~~final~~ time of approving the final plans for the ground floor. The same areas were shown in the original approved plans. The plans may kindly be approved at an early date & oblige.

Yours faithfully

Deria
19/8/39

*No objection to
Site plan as
connected.*

DERIA & MOHANLAL
ENGINEERS & ARCHITECTS.

Sr. L.S.

P.T.O.



L.C.

To Mr. Port up in mind

off. Plan for

23/5

B. F. 26/1938 journey

Port 4. V. NO.

to be

M/J

Completed Building file

No. 11 of 1935. S. No 21.

(Gr. floor Bldg.)

Sub. to the L.T.S. From the above
file put up against for your per-
usal it will be seen that in
the gr. floor bldg, an excess of
44 sq. yds was found and the same
was condoned by the L.T.S. The present
Plan brings only for 1st floor no
additional area is covered up. The
L.T.S. has no objection and no
other objection remains

2/5

Plans approved

2/5
Approved
M. J. S.



Heritage
FOUNDATION

KMR.CDD.JmQ.1939-1940.10

— AMENDED PLAN —

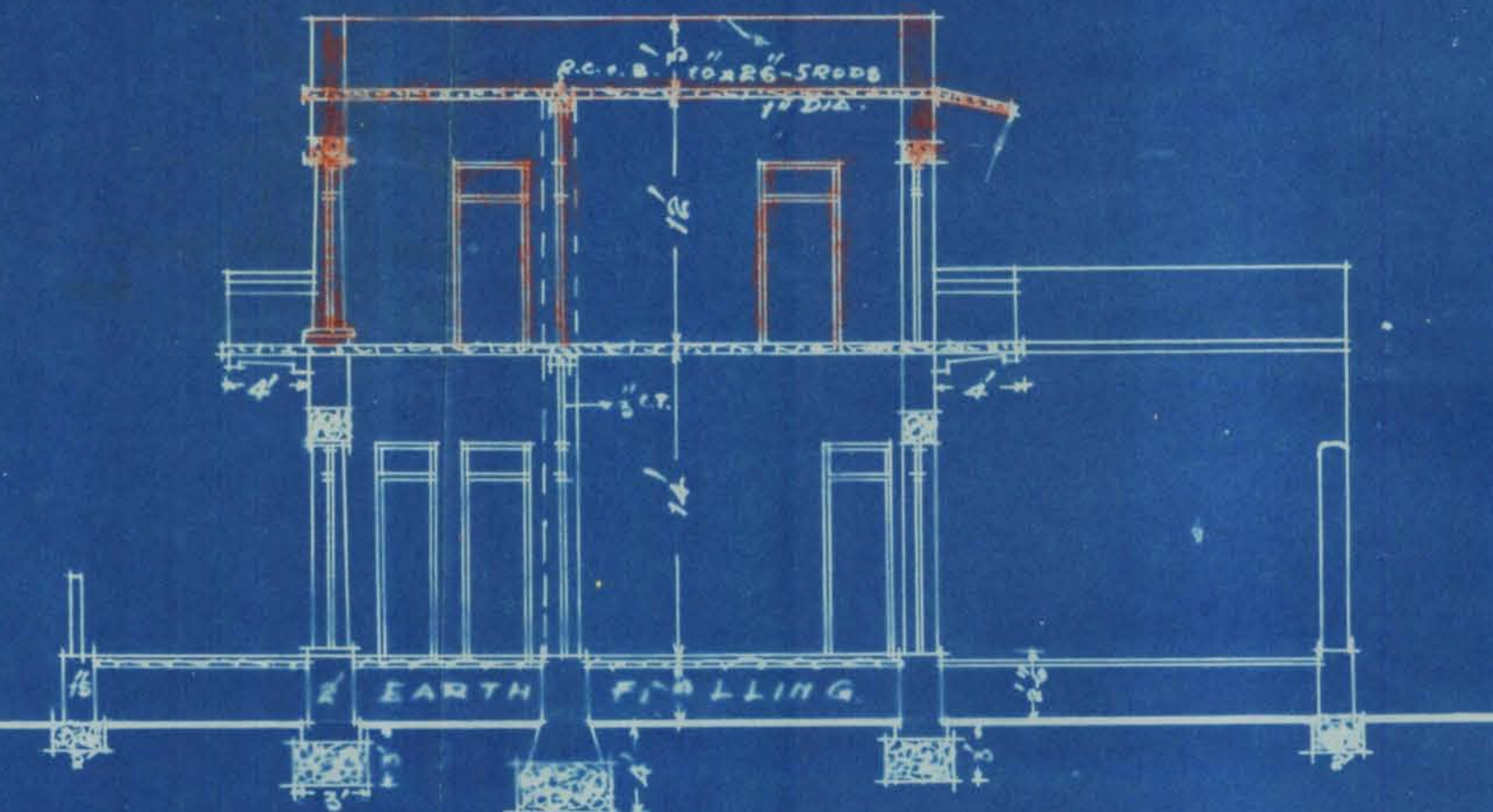
SHOWING PROPOSED FIRST FLOOR ON PLOT NO. 52 1/2 (505) J.M-3,

JAMSHED QUARTER.

SCALE = 5'-1" INCH.

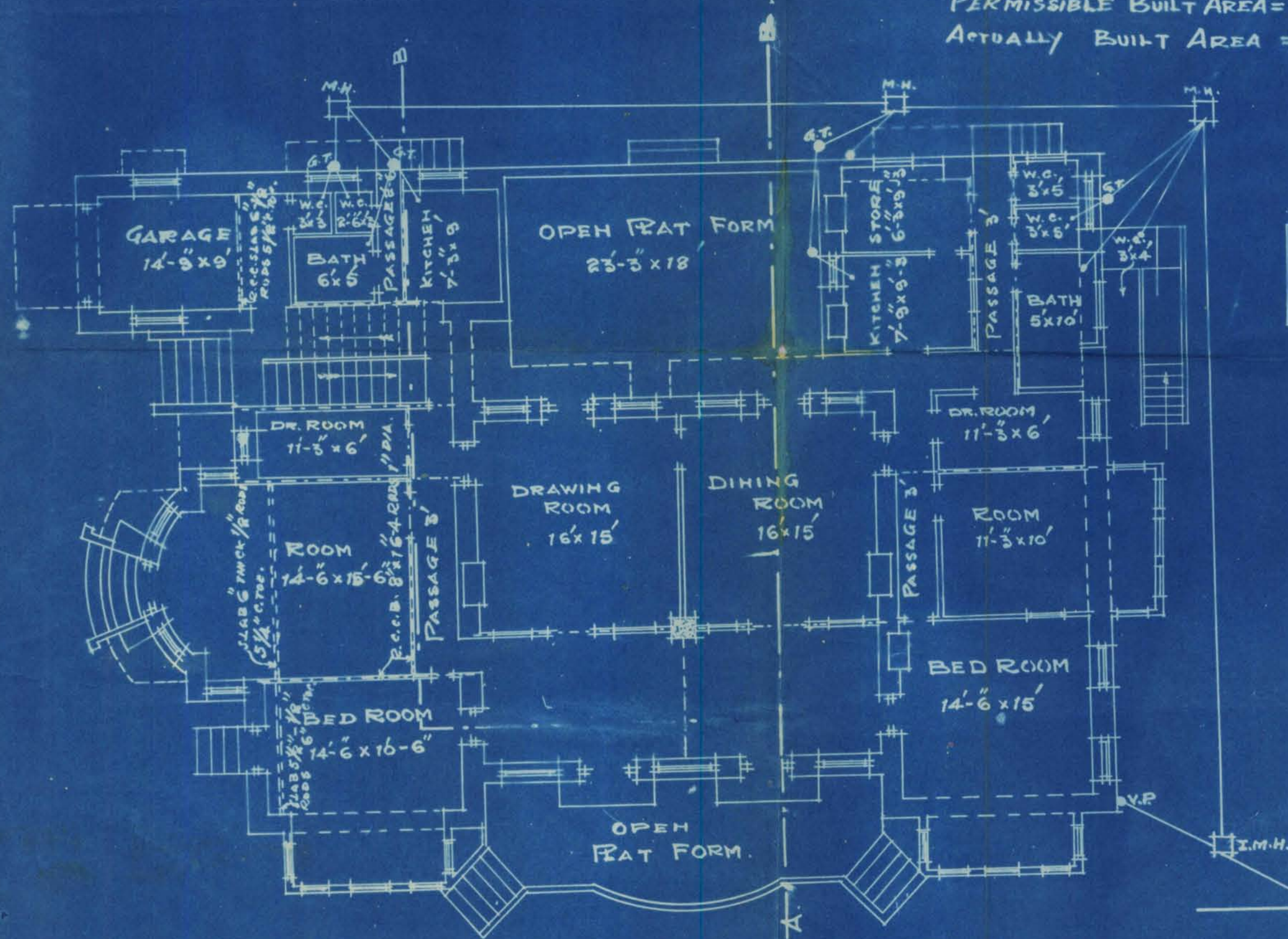


ELEVATION.

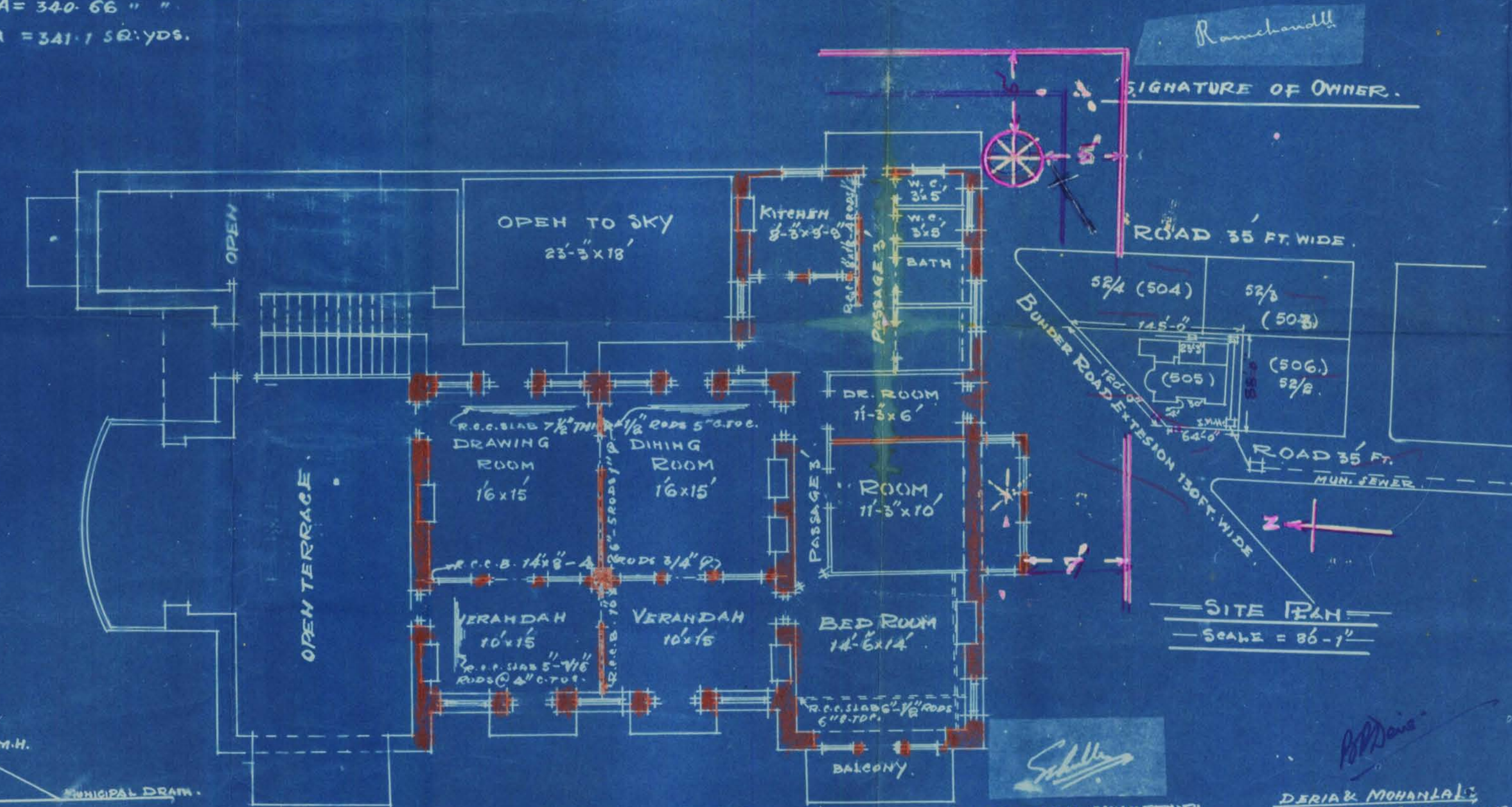


SECTION ON A.B.

TOTAL AREA OF PLOT = 1020 SQ.YDS.
PERMISSIBLE BUILT AREA = 340.66 " "
ACTUALLY BUILT AREA = 341.1 SQ.YDS.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

Plan is approved subject to the following conditions:
1. This sanction does not entitle the owner to build a house not covered to him either by the Govt. or by the Municipality to a house or entry in a small plot.
2. This sanction does not, 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.

12/12/39
Local Manager and Architect.

All Plans held for purposes of carrying on building operations must be covered with Plating as required by Rule 9 (2) of Chapter II of the Municipal Rules sanctioned by the Government, dated 12/12/39.

Signature of Owner.

ROAD 35 FT. WIDE.

52 1/2 (504) 52 1/2 (503)

52 1/2 (505) 52 1/2 (506)

ROAD 35 FT. WIDE.

BUNDER ROAD EXTENSION 130 FT. WIDE.

MUN. FENCE

— SITE PLAN —

SCALE = 86-1"

SECRETARY SHIKARPURI
CO-OPERATIVE HOUSING
SOCIETY.

DESIK MOHANLAL
ENGINEER & ARCHITECTS
OFFICE: WATER COURSE
ROAD, KARACHI.



C.606/38.

11 AUG 1939

To,

The Hon. Secretary,

Shikarpuri Co-operative Housing Society,

Karachi.

12 AUG 1939

Dear Sir,

Re:-Plot No.52/1, J.M.3, Jamshed Quarter.

With reference to ~~your~~ the correspondence ending with your notice of completion dated 24th July 1939, re. above, I have to inform you that notice of completion and completion certificate cannot be accepted as the amended plan has not yet been approved.

Yours faithfully,

Land Manager & Architect.

....oOo....

Copy forwarded to Mr. B.P. Daria, Architect for information.

Land Manager & Architect.

SSB/7.8.

Pl. Keep this in objection -
14/8



1000-6-39

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

Karachi, 24th July 1939

To,

The Chief Officer,
Karachi Municipal Corporation.

12 AUG 1939

DEAR SIR,

I hereby inform you that my following building and drainage work (insert full particulars of the work) of the first floors on plot No. 52/1, J.M.3, Jamshed quarter, as per amended plan.

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

Owner.

Yours faithfully,

Sd/- Illegible.

Honorary Secy. Shikarpuri Co-op:
Housing Society.

Address.

—:x:—

Reference No. L. C. C. 52/1, J.M.3

Municipal Office,

Karachi,

11 JUL 1939

1. Copy forwarded to the Assessor, Karachi Municipal Corporation for information. The above notice of completion was received on 24th July 1939

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.

J.27.7./-

attch f.c
2/8

For Land Manager & Architect,
Karachi Municipal Corporation.

attached
2/8

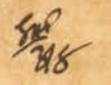


7-2

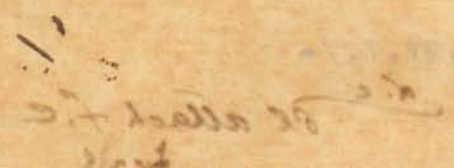
d.c

Pl write to the local
party & say to architect that
notice of completion & completion
Certificate can not be accepted
as the amended plan has
not been approved yet.

 13/8

 14/8

24/8





No. 205.

8

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

To

The Chief Officer,

Karachi Municipal Corporation.

Karachi, 24th July 1939.

DEAR SIR,

I hereby inform you that my following building and drainage
work (insert full particulars of the work) of the first floor on

plot No. 52/1, J.M-3, Jamshed Quarter, as
per amended plan.

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

Yours faithfully

Ramchandall
Signature of Owner.

Address *90*

Shikarpuri Corp. Housing
Hon. Sec. *Singh*
Owner *Singh*

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 the first floor on

plot No. 52/1, J.M-3, Jamshed Quarter, as
per amended plan.

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

Date.

25/7
T. Y. S. K. S.
25/7

19/7/39

F. M. I. KURESHI
B. Sc. Engineering (Edin.)
LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

1000-5-39.

24-7-38

Reference No. L. C. @ - 606/38

To. Mr. B.P. Daria, Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 1st July 1939,
with a plan for the proposed buildings/additions and alterations on plot
No. 52/1 Survey Sheet No. J.M.3, Jamshed Quarter,
I have to request you to comply with the following requirements —

L.S.'s objections.

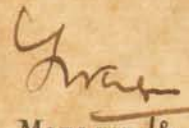
- (1) Complete site measurements must be shown.
- (2) Cardinal direction must be corrected.

L.M.&A's objections.

- (3) Distances from the side bay-window and the spiral stairs
from the adjoining plots must be given, in the plan.
- (4) Actually built up area is shown as more than allowable.
This cannot be allowed.

The plans are returned herewith rejected.

Yours faithfully,


Land Manager & Architect.

SSB/20.7.



Recd on 3/7/38

2

Plot No

52/1

Sheet No.

Jm3 James

Qr

BUILDING SURVEYOR'S REPORT.

Recd on 11/7/39

to

1. Distances from the ^{side} bay window and the spiral stairs from the adjoining plots must be given in the plan.

2. Actually built up area is shown as more than allowable. This cannot be allowed.

18/7

Date

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

L.S's & B's objections

m 18/7.

L.A.A.

18/7

Date

Land Manager and Architect.



KARACHI MUNICIPAL CORPORATION.

:0:

BUILDING SECTION.

REVIEW FORM.

Case No. P/C.

Applicant's Name

Architect's Name

EXTRACT FROM THE LAND REGISTER.

New plot No.

Sheet No.

Old plot No.

Sheet No.

} Quarter.

Whether under Govt. or
Municipal Control ...Registered Holders of
plot ...

Government ...

Area 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



DERIA & MOHANLAL
ENGINEERS & ARCHITECTS

No. 157.

of 1939.

WATER COURSE ROAD,

OPP: NEW MUNICIPAL BUILDING.

Karachi, 1st July 1939.

To,

LAND MANAGER &
ARCHITECT'S DEPTT.
MUNICIPAL CORPORATION
KARACHI
The Land Manager & Architect,
1 JUL 1939
Karachi Municipal Corporation,
No. 420
Karachi.

Re:- Plot no. 52/1, J. M.3, Jamshed Quarter.

Dear Sir,

Under instructions from the owner of the above plot, I beg to submit here with three copies of the amended plan for favour of your approval at an early date.

2/ Thanking You In Anticipation.

Yours Faith-Fully.

Sd/- L. R.

1/7/39

D. A. / 3 Plans.

Mr. Formosi -

P.L. send this in circulation as usual.
3 P's attached here with

sent. m. J. B. S. 4/7
5/7 8/7 9/7

Please attach Inspection plans and
as used with
please state if this requires circulation

2 3/7



KARACHI MUNICIPAL CORPORATION.

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. P.

Re:—Plot No. 52/1 Sheet No. JMB joined 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.

5/7/ [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 P. T. Scheme? no
(b) If so, is the plot shown as finally re-constructed? —
- for L.S. { 3. (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? 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

one of the site measurement not shown.

1. Complete site measurement must be shown

2. Cardinal direction must be corrected

11/7
10/7

Head Draftman

8/11/7
[Signature]
LAND SURVEYOR.

11/7



KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

Case No. P/C

RE:—Plot no.

52/1

sheet no.

Jms, Jans

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.

FOR LAND MANAGER ARCHITECT.

HEALTH OFFICER'S REMARKS.

no objection

Date

HEALTH OFFICER.

Forwarded with compliments to the Engineer for favour of disposal.

FOR HEALTH OFFICER.

ENGINEER'S REMARKS.

no objection

Date

Sub-ENGINEER.

Returned with compliments to the Land Manager & Architect.

FOR ENGINEER.

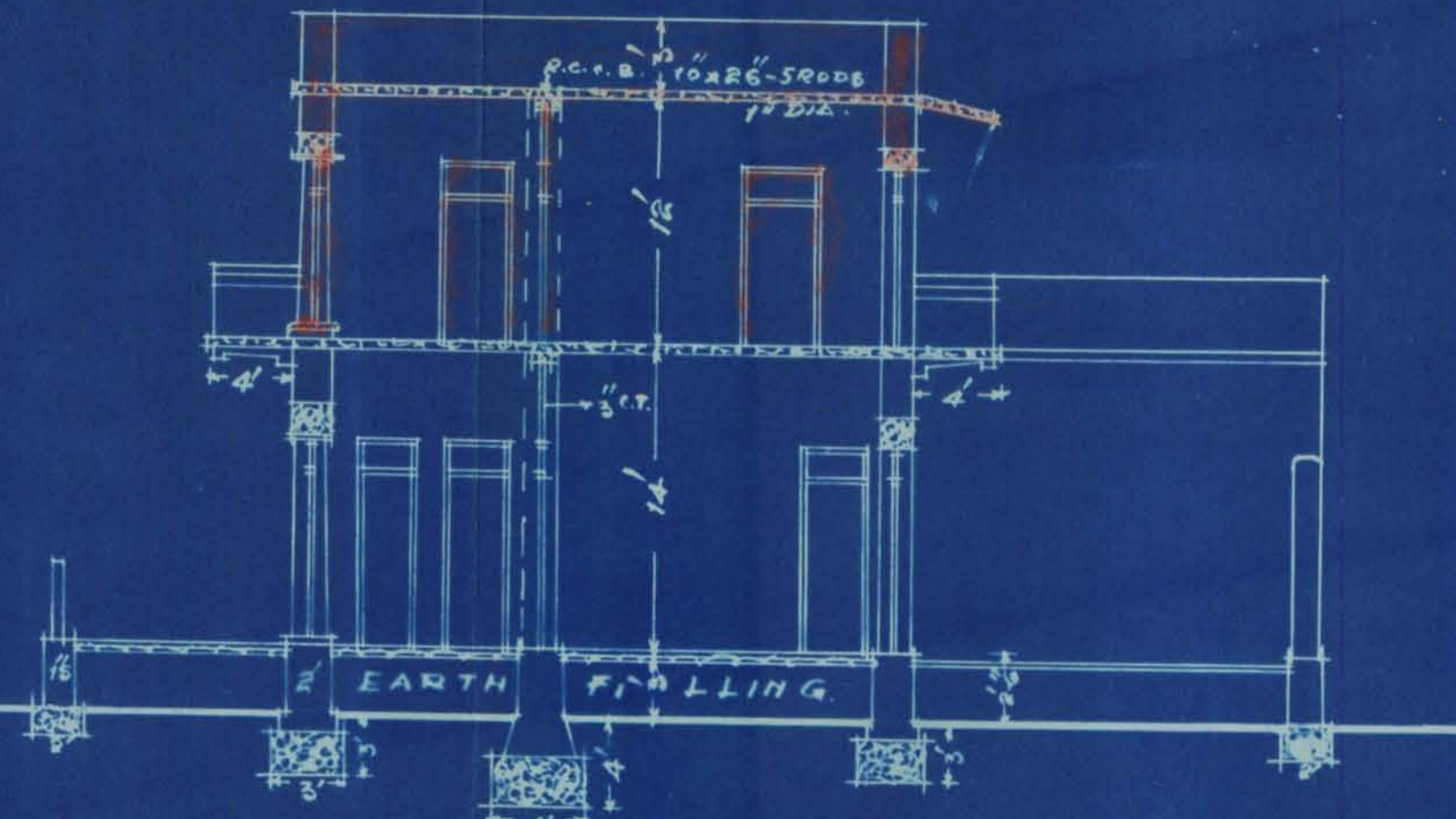


— AMENDED PLAN —
SHOWING PROPOSED FIRST FLOOR ON PLOT NO. 58 1/4 (505) J.M-3,
JAMSHED QUARTER.

SCALE = 3/8" = 1' INCH.

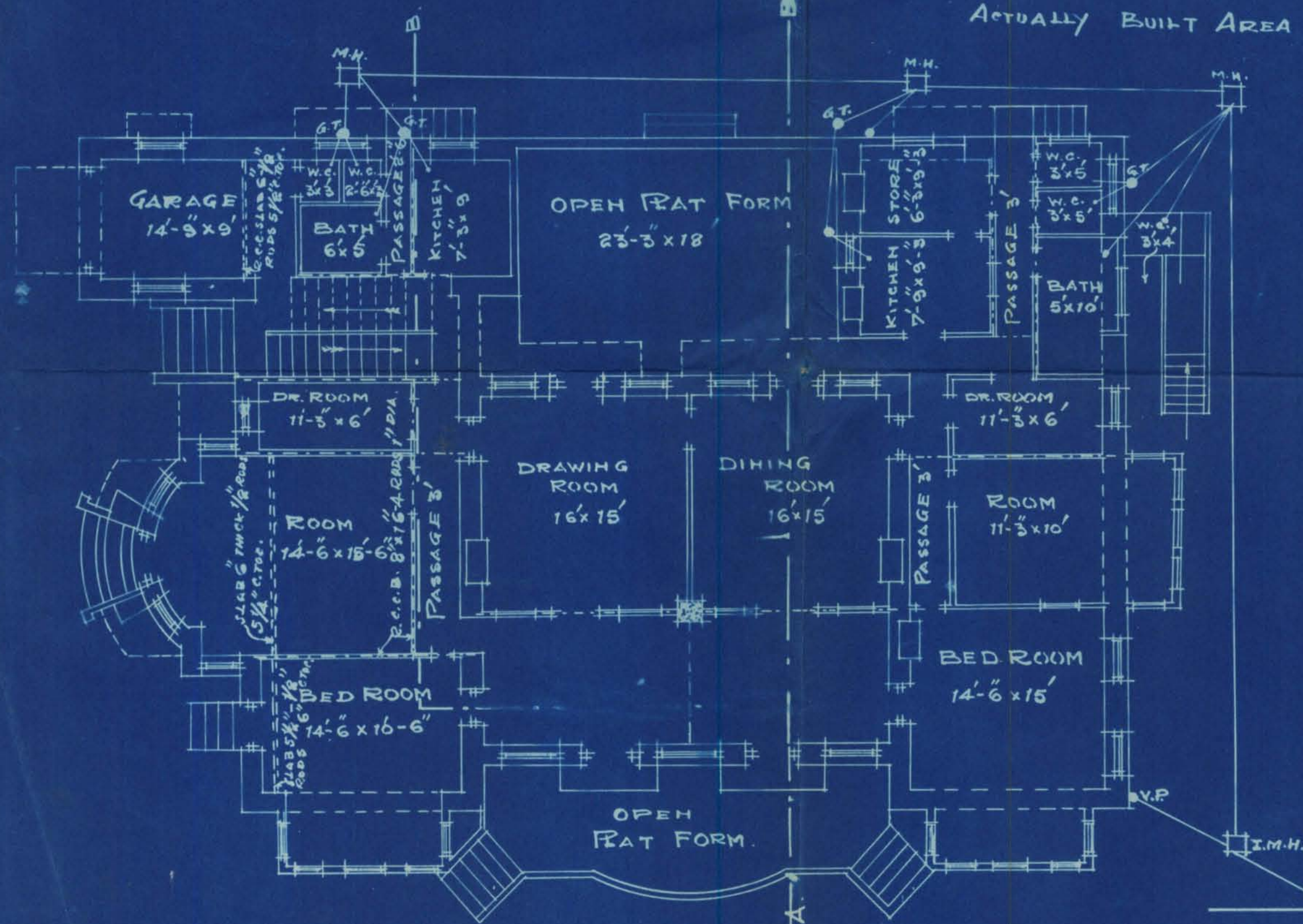


— ELEVATION —

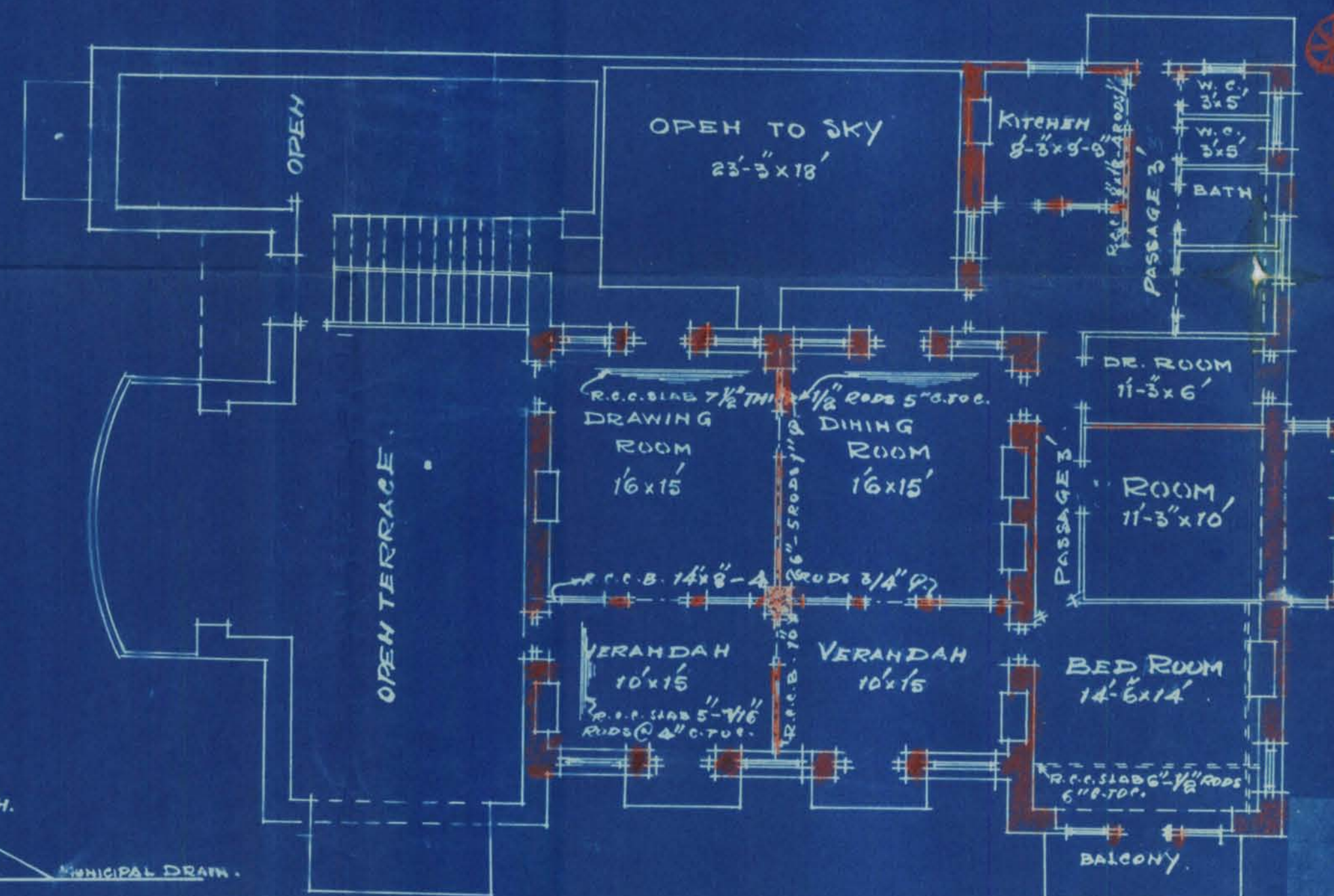


— SECTION ON A.B. —

TOTAL AREA OF PLOT = 1080 SQ. YDS.
PERMISSIBLE BUILT AREA = 340.66 " "
ACTUALLY BUILT AREA = 341.75 SQ. YDS.

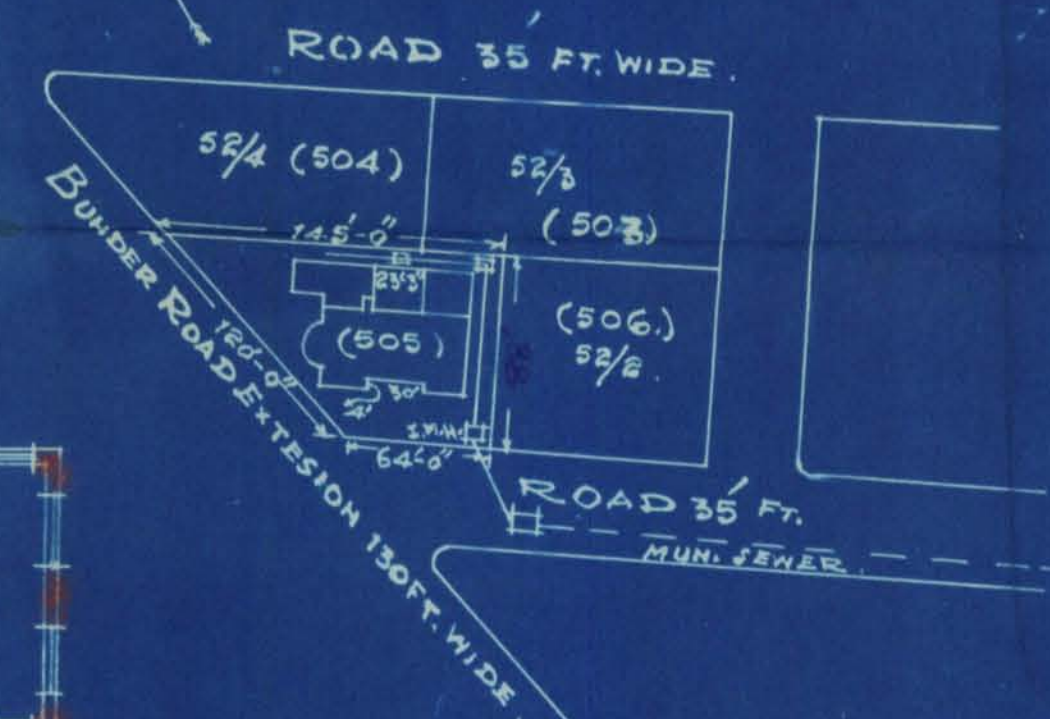


GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

Ranchandall
SIGNATURE OF OWNER.



— SITE PLAN —
SCALE = 3/8" = 1' INCH.

SECRETARY SHIKARPURI
CO-OPERATIVE HOUSING
SOCIETY.

DERIAK MOHANLAL
ENGINEER & ARCHITECT
OFFICE: - WATER COURSE
ROAD, KARACHI.



Heritage

KMR.CDD.JmQ.1939-1940.10

Office Telephone Nos. 2805, 2806 &
2807

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

23 MAY 1939

Reference No. L. C-P. 606/38

To.

Mr. The Secretary
Shikarpuri C. H. S. Ltd.,
Colon B. P. Dera

Dear Sir,

With reference to your building on plot No. 52/1 sheet
No. 223 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 Submit Amended Plan on receipt hereof, failing which,
action will be taken under the Act which please note.

Yours faithfully,

[Signature]

Land Manager & Architect.

600-8-37.

MAY 19 1939

19/5

OR
19/5



Heritage
FOUNDATION

KMR.CDD.JmQ.1939-1940.10

1000-11-38,

16

Office Telephone Nos. 2805, 2806 & 2807,

F. M. I. KURESHI,
B. SC. ENGINEERING (EDIN)

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION
KARACHI.**

Reference No. B. S.

To,

Mr. B. P. Denia.
KARACHI.

Dear Sir,

Re :—Plot No. 52/1. Sheet No. J.M.3. Jamshed Quarter.

With reference to your letter dated _____ 193 re:—
above Plot, you are requested to keep your premises open for
inspection of the Building Surveyor on 6.4. 1939
between 10-10 & 11-10 a. m., and also be present on the site.

Yours faithfully,

Land Manager & Architect.

P. anu for
amendment
plans.
12/5

Seen
Recd for P.F. filled in
Sd/-
13/5

3/7



1000-11-38.

17

Office Telephone Nos. 2805, 2806 & 2807,

F. M. I. KURESHI,

B. SC. ENGINEERING (EDIN)

LAND MANAGER & ARCHITECT

**MUNICIPAL CORPORATION
KARACHI.**

Reference No. B. S.

To,

Mr. B. P. Doria

KARACHI.

Dear Sir,

Re :—Plot No. 52/1 Sheet No. J.M.3 from the Quarter.

With reference to your letter dated _____ 193 re:—
above Plot, you are requested to keep your premises open for
inspection of the Building Surveyor on 6-4- 1939
between 10-40 & 11-0 A. M., and also be present on the site.

Yours faithfully,

F. M. I. Kureshi
3/3
Land Manager & Architect.

DERIA & MOHANLAL
ENGINEERS & ARCHITECTS.

No. 542.

18
of 1938.

WATER COURSE ROAD,
OFF: NEW MUNICIPAL BUILDING.

KARACHI 1. 3 1939

1-1-1939

No. 76/

To

The Land Manager & Architect,
Karachi Municipal Corporation,
Karachi.

Re:- Plot No. 52/1 Sheet No. T.m 3 Jagged Quarter.

Dear Sir,

Under instructions from the owner
of the above plot, I beg to inform you
that the R. C. C. roof over the 1st
floor of the building on the above plot
will be filled in on Saturday
the 4th March 1939 which please note.

Yours faithfully,

Deria
1/3/39.

DERIA & MOHANLAL,
Engineers & Architects.

Rs. 1/0
3/3

Recd at 4.30. P.M. to C.A.P.

Mr. Issardas

Pl. attach with F.C.

*write to him that the plot was
recd. too late*

3/3

5/3



Heritage

KMR.CDD.JmQ.1939-1940.10

Office Telephone Nos. 2805,
2806 & 2807.

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

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI,

1000-11-38

Reference No. B. S. P. 666/38

DEC 14 1938

19

MEMO :

Re : Plan No. 52/1 Jan 3 Sheet Jan 3 Qr.

Plan for 1st floor

on the above plot submitted by Mr. Mitkhan C. H. S. Ltd.
have been approved by the Karachi Municipal Corporation.

Mr
13/12

F. M. I. Kureshi

Land Manager & Architect.

DEC 13 1938

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.



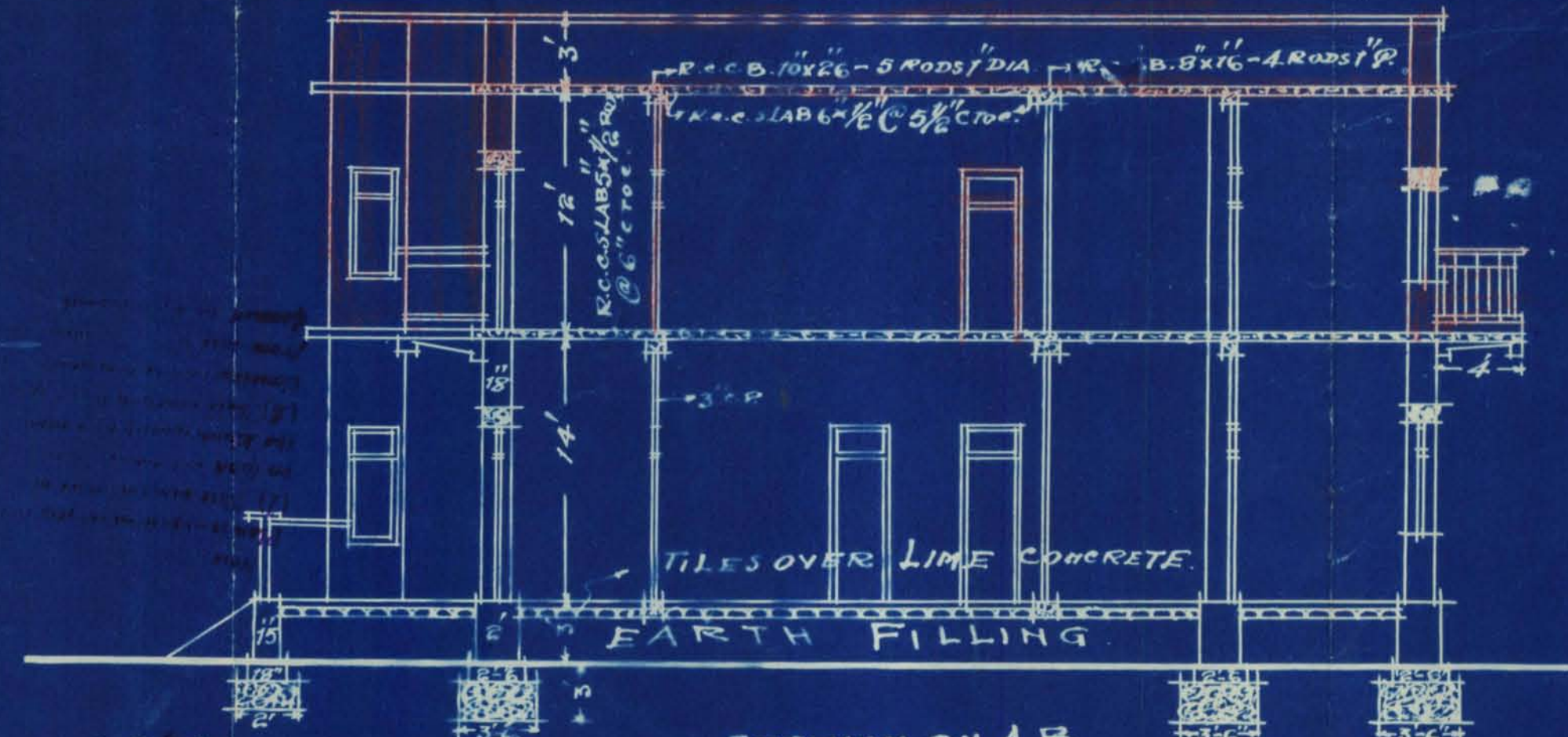
(505)
PROPOSED FIRST FLOOR ON PLOT NO. 52 1/2 J.M-3,

JAMSHED QUARTER

SCALE = 8'-1"



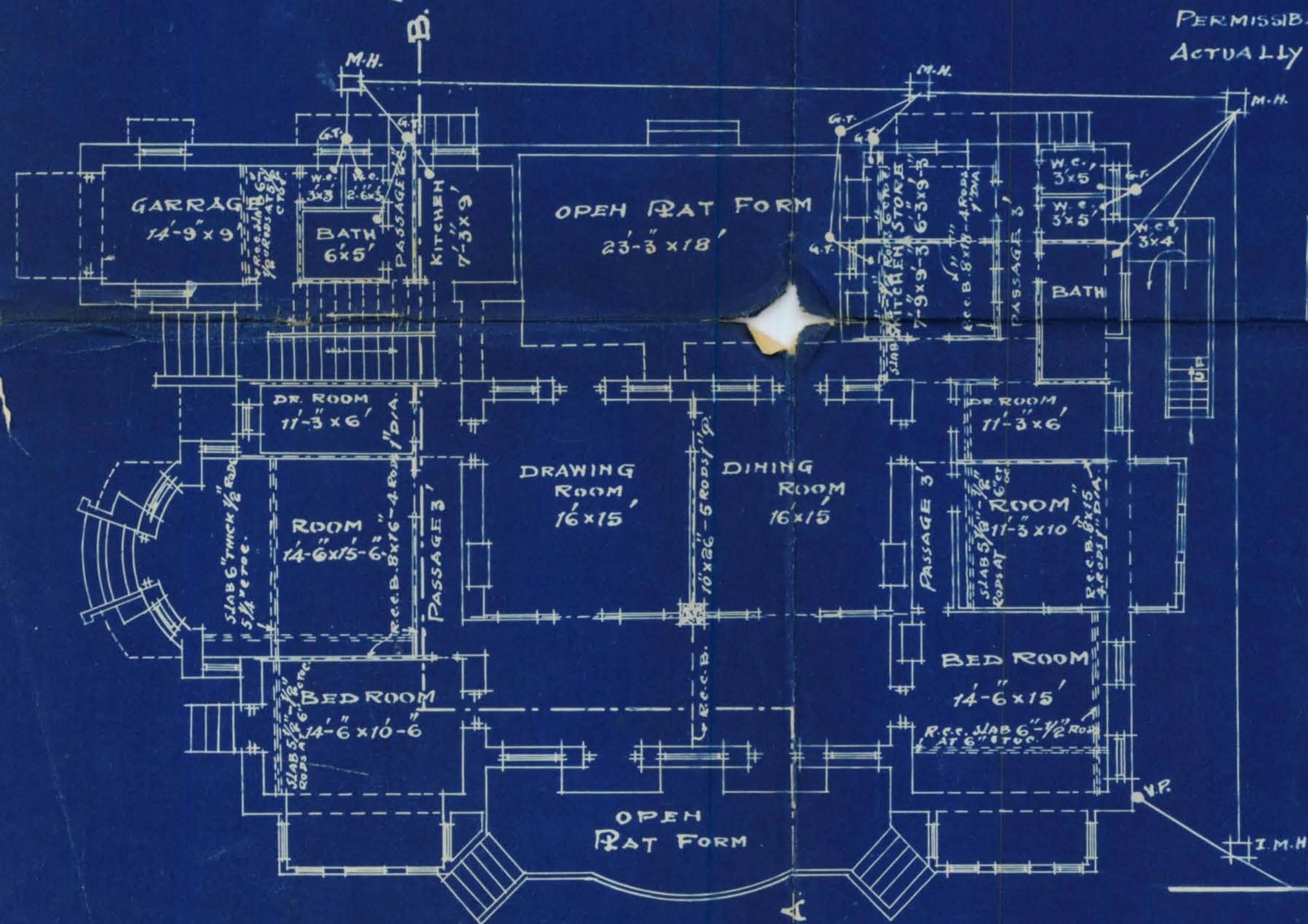
ELEVATION



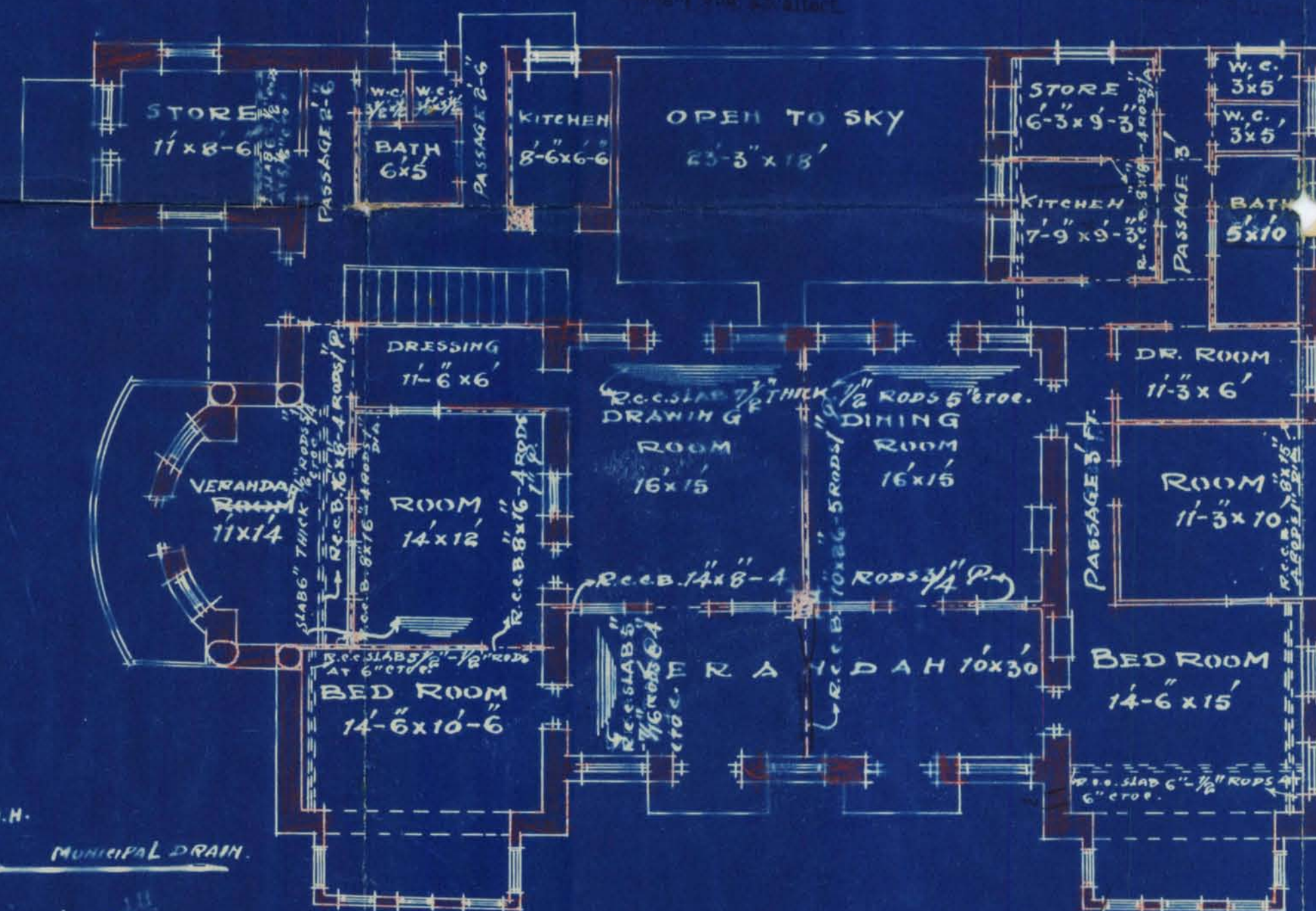
SECTION ON A.B.

TOTAL AREA OF PLOT = 1020 SQ.YDS.
PERMISSIBLE BUILT AREA = 340.66 SQ.YDS.
ACTUALLY BUILT AREA = 341.7 SQ.YDS.

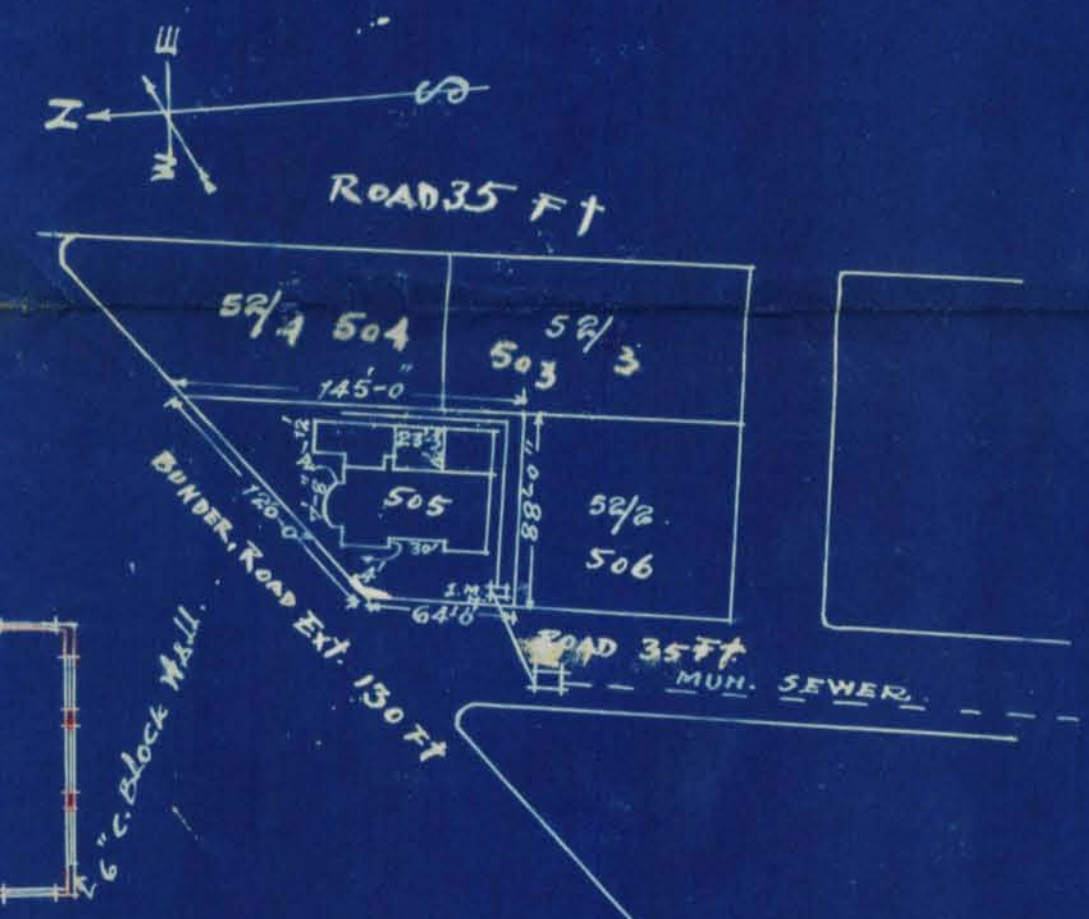
APPROVED.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN
SCALE = 80'-1"

SIGNATURE OF OWNER

SECRETARY SHIKARPURI
CO-OPERATIVE HOUSING
SOCIETY.

DERIA & MOHANLAL
ENGINEERS & ARCHITECTS
OFFICE - WATER COURSE
ROAD, KARACHI.