



Form No. 3-20,000-6-38

Department.

FILE No.

of 193

SECTION

PART

Disposal No.

14

Subject

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



Heritage

KMR.CDD.MmQ.1938.06

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. 340/38

NOV 15 1938

From

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

To,

Mr. G.H. Khalakdina

c/o Mr. Daryanomal Rambux, architect  
KARACHI,

With reference to your application with plan for buildg.  
on plot 28/30 Sheet No. M.M.3, 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.

*[Signature]*  
NOV 12 1938

Land Manager & Architect.  
Karachi Municipal Corporation

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.



Heritage

KMR.CDD.MmQ.1938.06

P. D. Budhbhatti,  
B.E. (Civil)  
Engineer, Architect & Surveyor.

P. D. Leo  
Kachery Road

D. S. Budhbhatti Building,  
Ambaji Villa Road, Ranchore Line,

Karachi, 1/11/38

J.

The Land Manager & Architect  
Municipal Corporation  
Karachi.

Sci

Re. Plot 28230 H113  
Machi Miami Quay

I am submitting modified plans  
for the above plots for favour of your  
sanction. The previous ones already  
submitted may be considered as  
Cancelled.

Yours faithfully

Daryamal  
Ranbhan

The H.O. has no objection now  
and so also the L.S. (vide letter  
dt. 2/11/38 & L.S. dt. 31/10/38)

These were the only objections remaining

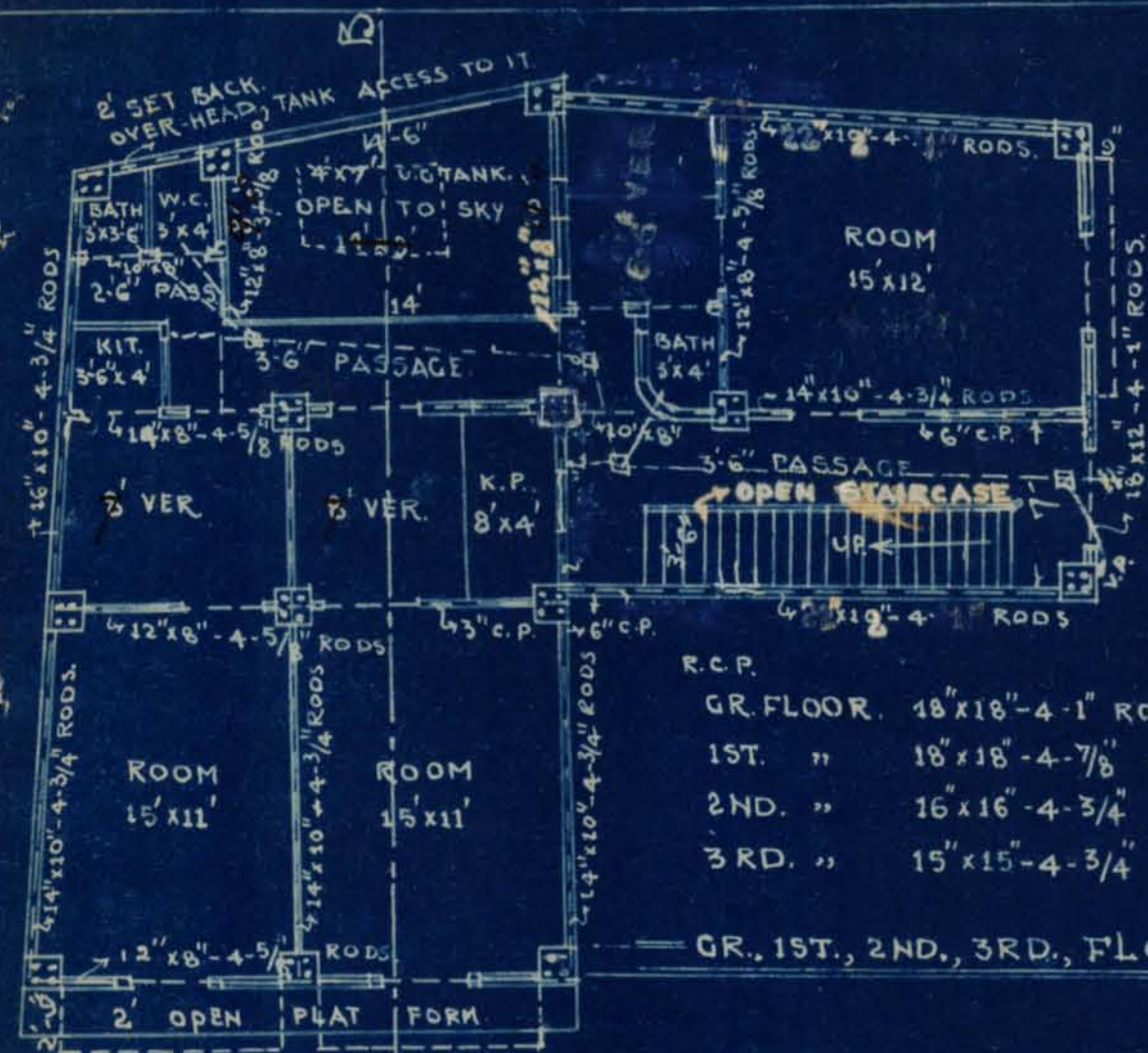
20  
11/11/38

Plans approved

11/11/38

11/11/38

11/11/38



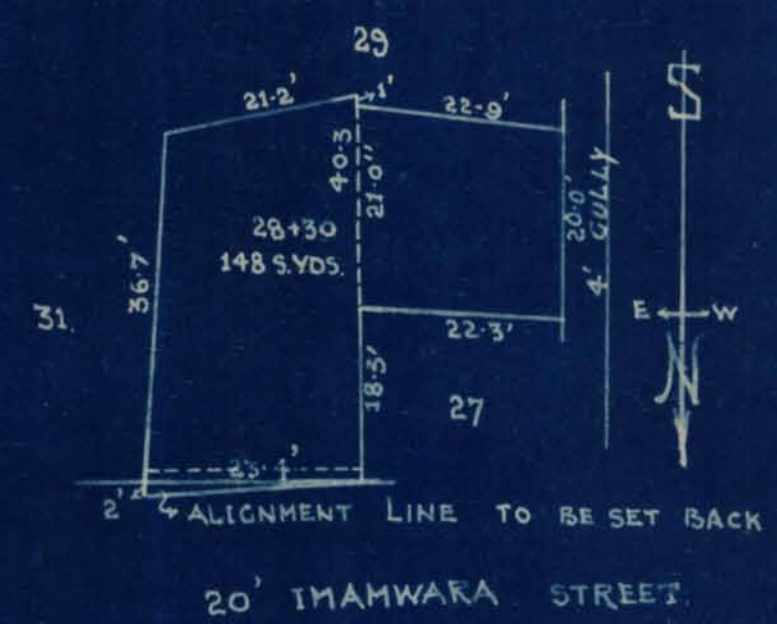
R.C.P.

|           |                   |
|-----------|-------------------|
| GR. FLOOR | 18"x18"-4-1" RODS |
| 1ST. "    | 18"x18"-4-7/8" "  |
| 2ND. "    | 16"x16"-4-3/4" "  |
| 3RD. "    | 15"x15"-4-3/4" "  |

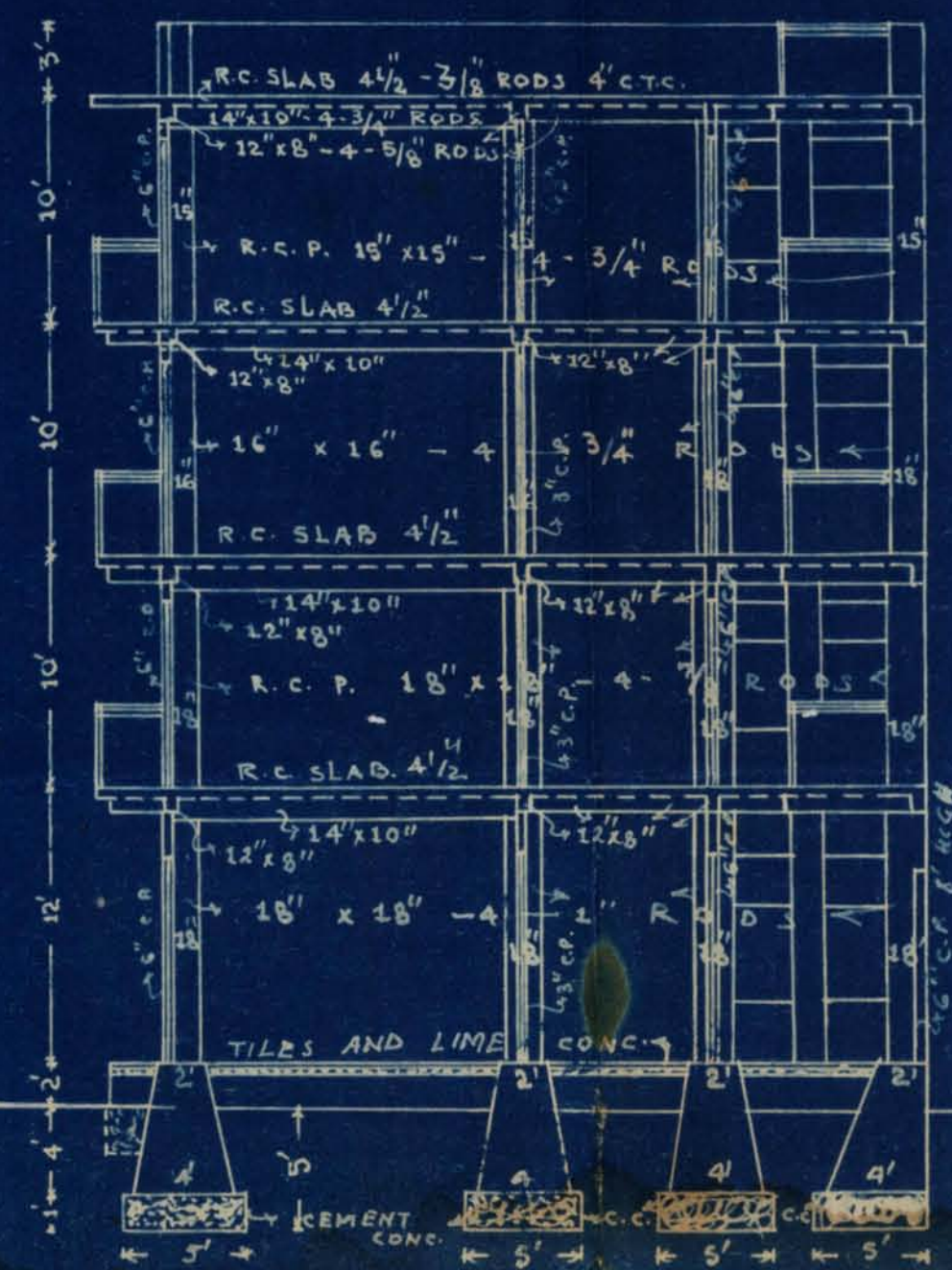
GR. 1ST, 2ND, 3RD, FLOOR

MODIFIED PLAN OF PROPOSED BUILDING  
ON PLOT NO 28+30, SHEET NO M.M.3,  
MUCCHHI MIANI QR.  
SCALE 8 FT. TO 1 IN.

SITE PLAN.  
SCALE 20 FT. TO AN IN.



FRONT ELEVATION



SECTION ON A-B

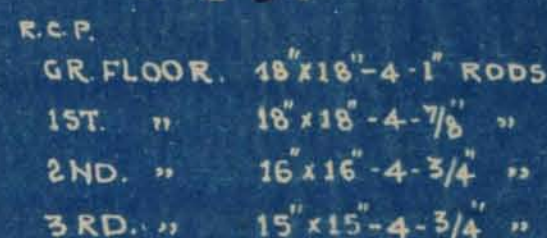
H. H. Khalildina

OWNER

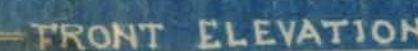
Baryamal Rambari  
R.C.E

FOR P.D. & CO.  
ARCHITECTS & ENGINEERS  
KUTCHERY ROAD  
BARACH

SCALE 8 FT. TO 1 IN



- GR., 1ST., 2ND., 3RD., FLOOR.



- OWNER

Baryonormal Rasterex  
L.C.E.

—=TOR P. D. & CO.=  
—ARCHITECTS & ENGINEERS.—  
( —=KUTCHERY ROAD=  
—=KARACHI.=



Heritage

KMR.CDD.MmQ.1938.06

P. D. Budhbhatti,  
B.E. (Civil)  
Engineer, Architect & Surveyor.

Karachi  
P.D. Des

D.S. Budhbhatti Building,  
Ambaji Villa Road, Ranchore Line,

Karachi, 17/10/38-6

To,

The Land Manager & architect,  
K.M.C.

Ref. Plot No 28+30 M.M. 3

Machhi Miani Quarters

Sir,

I have the honour to state  
that the above plots are  
amalgamated. The plan has been  
Sanctioned by C.D.C. letter no M.M. 3/28  
dated 6-10-1938, plan no. 50.

Yours

me 17/10  
P.D. Budhbhatti.

Architect

17/10



Heritage

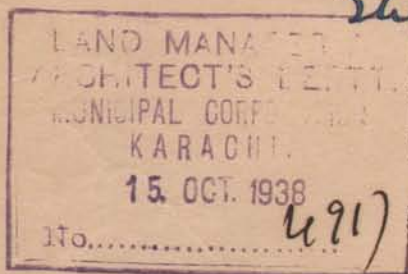
KMR.CDD.MmQ.1938.06

P. D. Budhbhatti,  
B.E. (Civil)  
Engineer, Architect & Surveyor.

Kachery Road  
P.O. Sec

D.S. Budhbhatti Building,  
Ambaji Villa Road, Ranchore Line,

Karachi, 15<sup>th</sup> Oct 1938.



Land-manager and Architect  
Karachi Municipal Corporation  
Karachi

Ref. No-28430. Sheet No. 4.3  
Municipal Engineer

Dear Sir

I am forwarding you a letter of your office  
addressed to No L.C.P. 340/38, containing  
Health Officer's remarks.

I shall be highly obliged if you  
kindly approve the plan at an early date.  
Obliged.

Yours faithfully  
P. D. Budhbhatti.



Office Telephone Nos. 2805, 2806  
& 2087



MUNICIPAL CORPORATION,  
KARACHI.

LAND MANAGER & ARCHITECT

SEP 29 1938

Reference No. L. C. P. 340/38

To, Mr. Daryanomai Rambux, Architect for owner.

Dear Sir,

With reference to your application dated 19-9-38  
with a plan for the proposed buildings/additions and alterations on plot  
No. 28&30 Survey Sheet No. M.M.3, Machi Miani Quarter,  
I have to request you to comply with the following requirements:—

H.C.'s objection.

1. Rooms abutting on 4 feet gulley are objected.

L.S.'s objection.

2. Plots require to be amalgamated.

*No objections  
under the circumstances*

*mm  
14/10/38*

*No objections  
mm  
27/11/38*

The plans are returned herewith rejected.

Yours faithfully,

*f. de C.*  
Land Manager & Architect.



Heritage

KMR.CDD.MmQ.1938.06

OCT 15 1938

1000-6-38

## KARACHI MUNICIPAL CORPORATION.

Case No. LCP

for building on plot

No. 28/30S. S. Tub 3Quarter Greenfield

:o:

Sand MgrForwarded with Compliments to the ~~Health Officer~~ Executive Engineer with a request

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

Plots require the amalgamation14/10[Signature]

For Land Manager &amp; Architect.

Remarks of the ~~Health Officer/Ex. Engineer~~Same Objection

L.S.  
The Architect may be  
asked to submit sanctioned  
plan of amalgamation from C.D.C. office  
27/8/38

[Signature]27/10

See in San. lines 19/9

no objection

8/11/38

24/10

Health Officer  
Executive Engineer

18.10.S.L.S[Signature]17/10[Signature]17/10



Heritage

KMR.CDD.MmQ.1938.06

OCT 15 1938

1000-6-38

## KARACHI MUNICIPAL CORPORATION.

Case No. LCP

for building on plot

No. 28/30 S. S. hkh Quarter hkh

:0:

Forwarded with Compliments to the Health Officer with a request  
~~Executive Engineer~~  
 to state if his following objections previously raised are now complied with

Room shutter on 4th floor  
on objection

9495

Inspr Pahir  
show 5000 pl 14/10

1576

For Land Manager &amp; Architect.

Remarks of the Health Officer/Ex. Engineer.

dim. se. please state any objection  
can under consideration particularly on  
well.

Rs's report on this to be  
obtained sent to the H.O.

1576

Health Officer  
~~Executive Engineer~~

H.D. for 28/10/38  
28.10.

B.S.

L.S. Clerk.  
This is for H.O. Name  
11/11

There was a proposal of 1500 Rs for  
work. This has been abandoned since Rs 1000/-  
Rs. no 235 of 13-4-37.

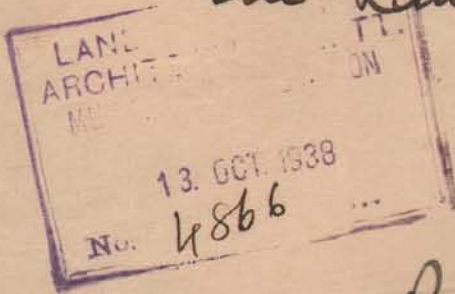
11/11  
11/11



**D. D. Budhbhatti,**  
B.E. (Civil)  
Engineer, Architect & Surveyor.

**P.D. 200**  
1 Churchill Road,  
Karachi, 30-9-38.  
D.S. Budhbhatti Building,  
Ambaji Villa Road, Ranchhore Line.

To  
The Land-manager and Architect  
K.M. Corporation  
Karachi.



Ref Plot- 28430 Sheet-M.D.D-3  
Machi Miami Gr.

Dear Sir

I am herewith sending you a revised amended plan complying with your requirements and I hope you will kindly approve the same at an early date so as to

(1) The open area is widened from 12' x 14' x 9' and it is according to the rules and regulation. The open is increased by 27'.

(2) The plan for amalgamation has also been forwarded to the C.D.C. and will be sanctioned in near future in the meantime kindly approve the plan subject to the amalgamation.

Yours faithfully,  
D. D. Budhbhatti  
Licensed Architect

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

18/10/38

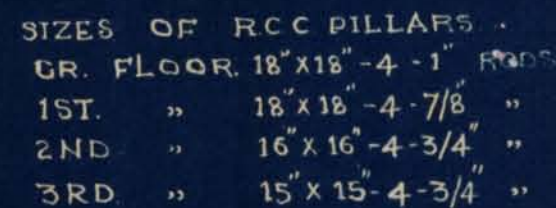
13/10/38  
14/10

14/10/38  
14/10

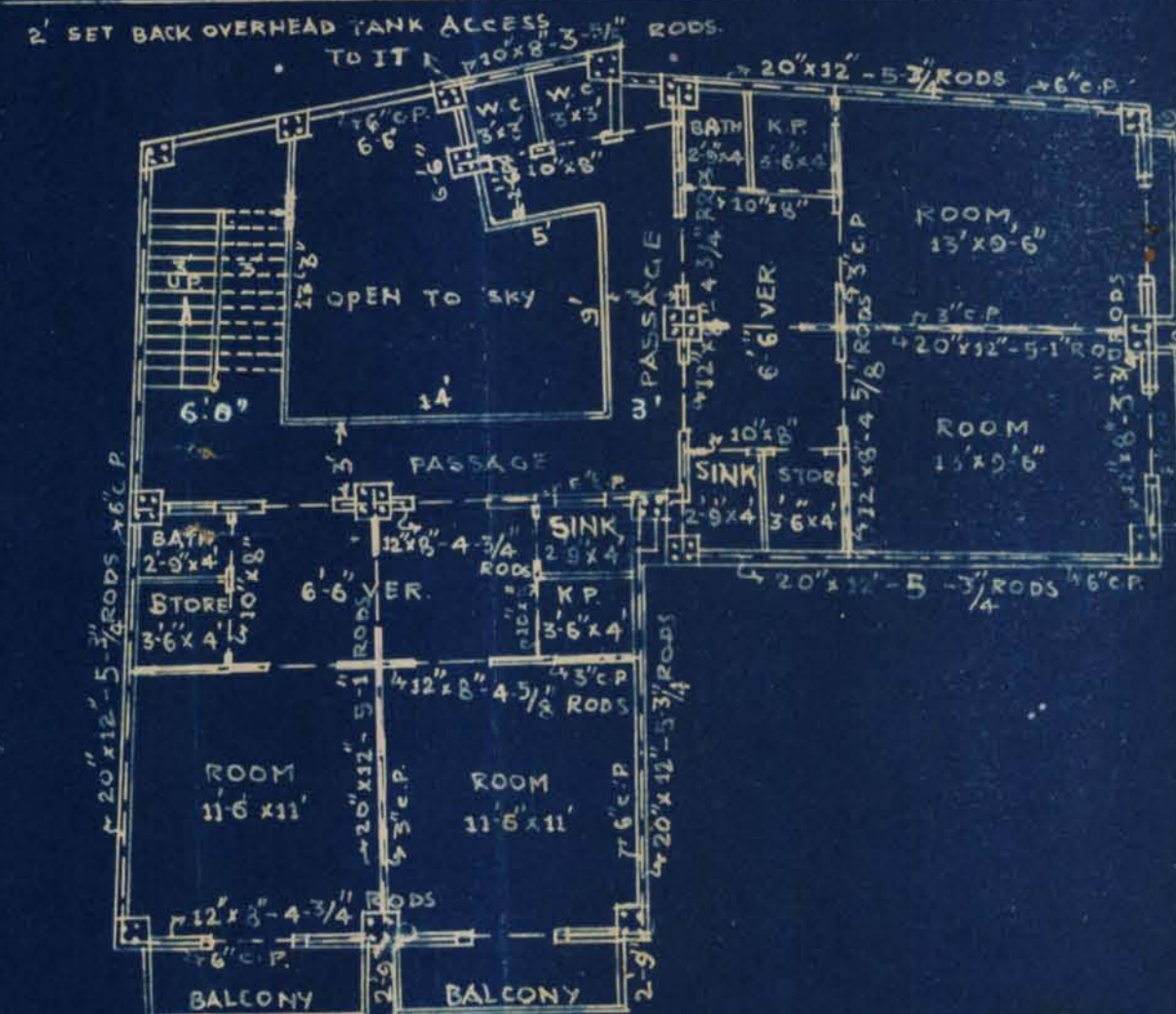




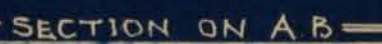
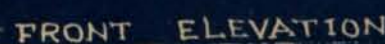
— SITE PLAN —  
— SCALE 20 FT. AN INCH — 29



GROUND FLOOR PLAN



= 1ST., 2ND, 3RD., FLOOR PLAN



G. H. Khalildina

- OWNER

Gary Noel Ramsey

—P. D. & CO

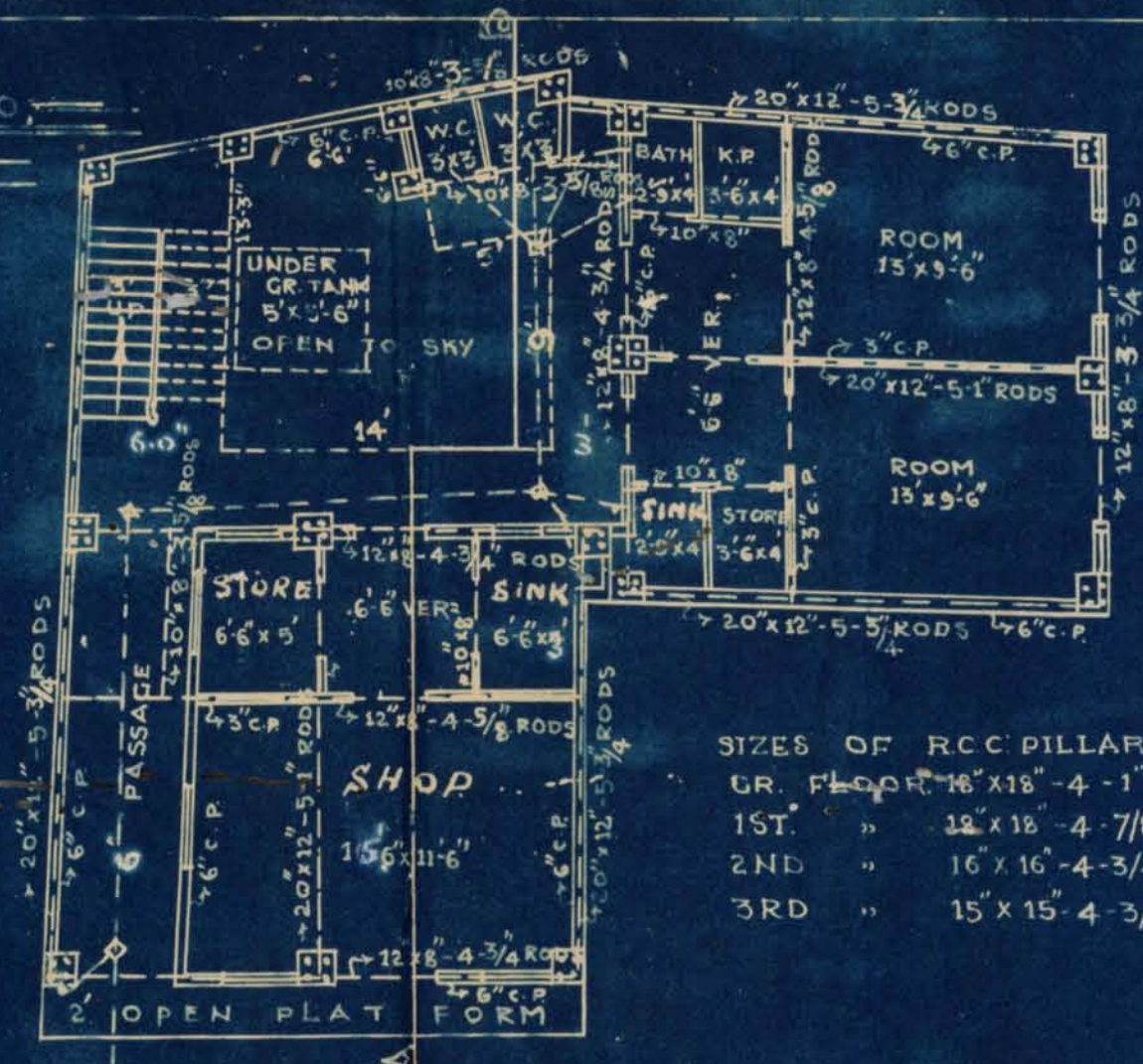
ARCHITECTS &amp; ENGINEERS

KUTCHERY ROAD

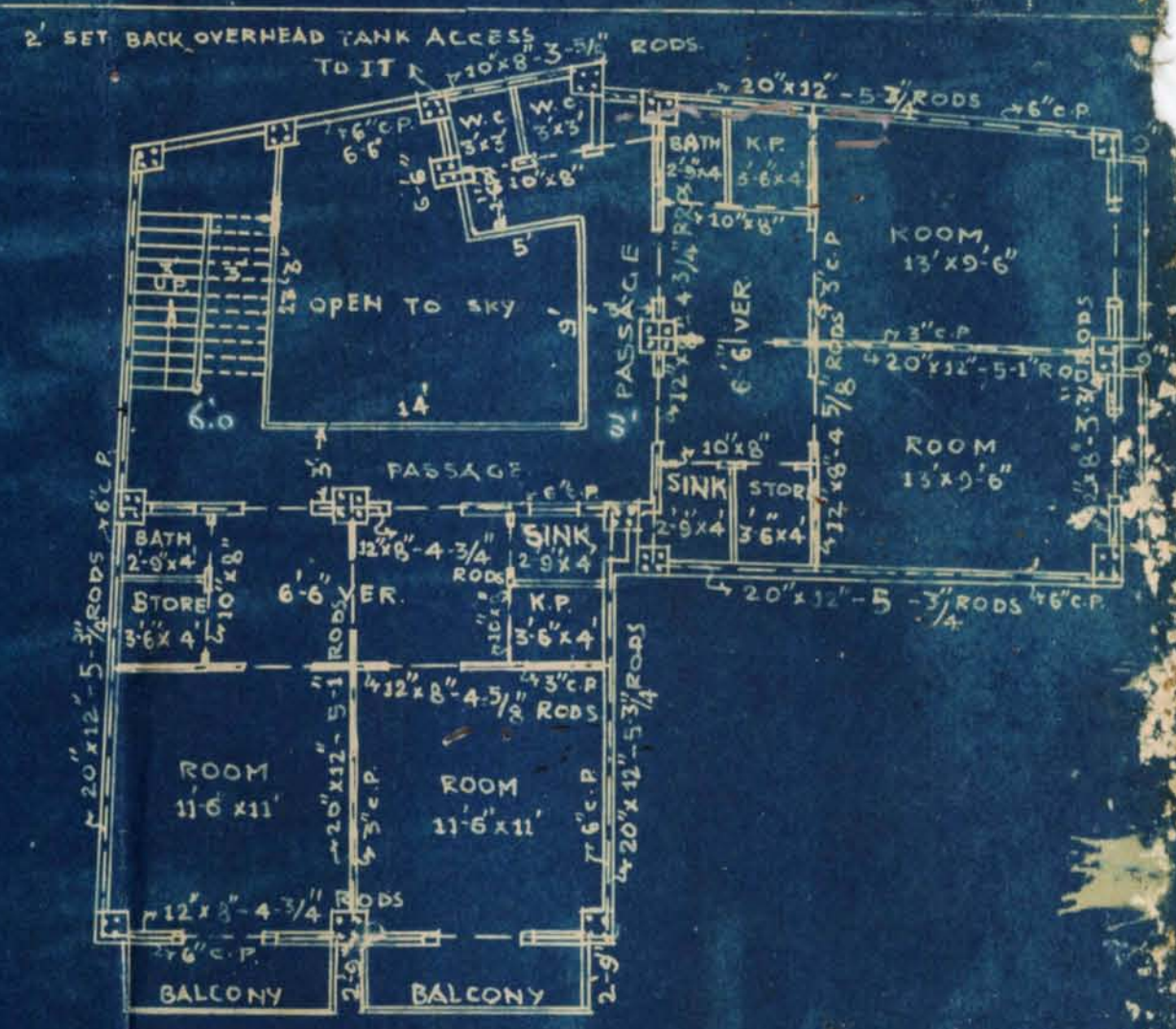
—KARACHI—

PLAN OF PROPOSED BUILDING ON PLOT N<sup>o</sup> 28+30  
SHEET N<sup>o</sup> M.M.3. MUCHHI MIANI QR  
SCALE 8 FT. TO AN INCH

SITE PLAN  
SCALE 20 FT. AN INCH



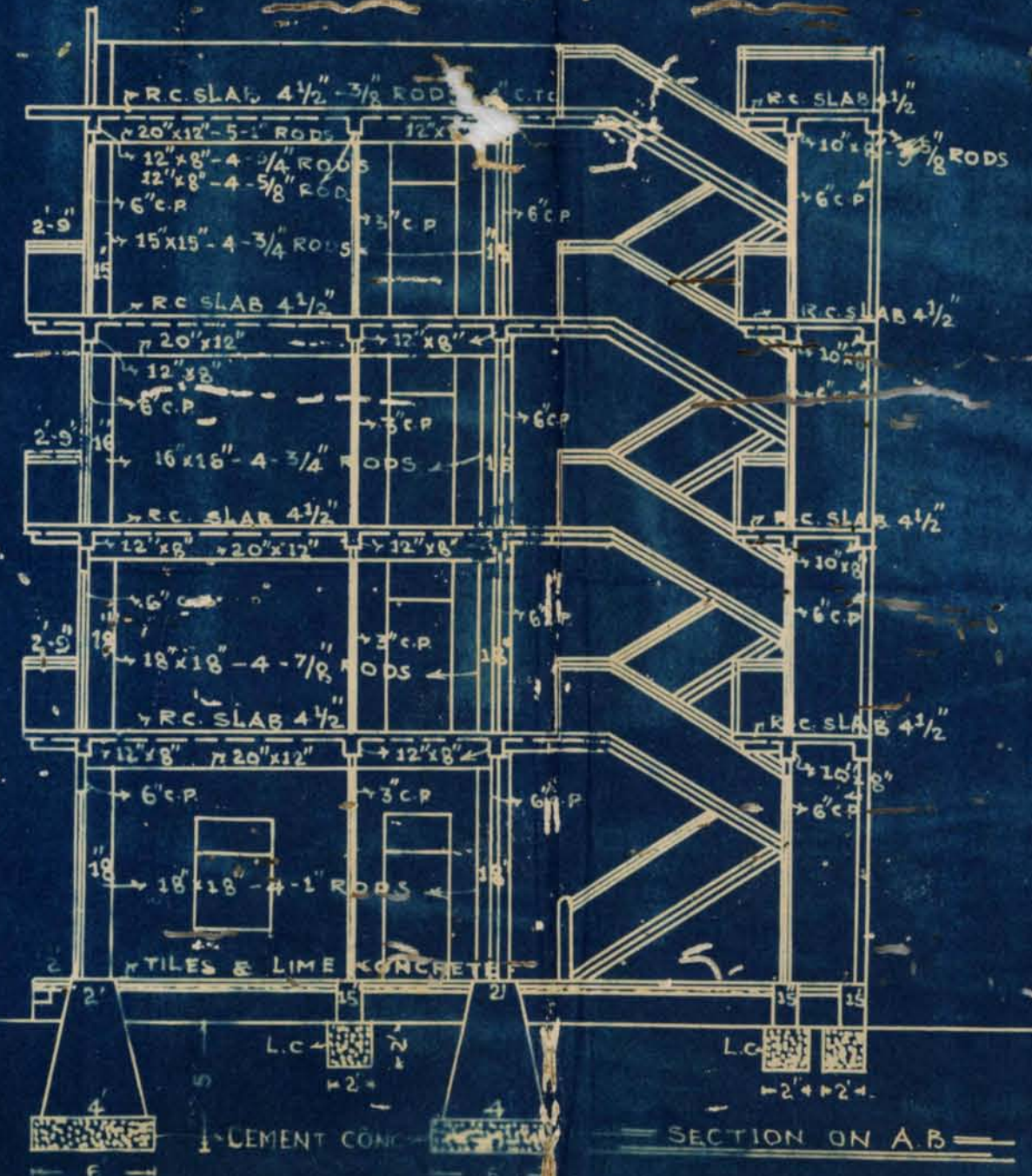
GROUND FLOOR PLAN



1ST, 2ND, 3RD., FLOOR PLAN



FRONT ELEVATION



SECTION ON A.B.

G. H. Khalidina

OWNER

Garyamal Ramli  
& Co.

P.D. & CO.

ARCHITECTS & ENGINEERS

KUTCHERY ROAD

KARACHI



Heritage

KMR.CDD.MmQ.1938.06

16

1000-6-38.

Office Telephone Nos. 2805, 2806  
& 2087

LAND MANAGER &amp; ARCHITECT



MUNICIPAL CORPORATION,  
KARACHI.

SEP 29 1938

Reference No. L. C. P. 340/38

To, Mr. Daryanomai Rambux, Architect for owner.

Dear Sir,

With reference to your application dated 19-9-38  
with a plan for the proposed buildings/additions and alterations on plot  
No. 28&30 Survey Sheet No. M.M.3, Machi Miani Quarter,  
I have to request you to comply with the following requirements:

H.O.'s objection.

1. Rooms abutting on 4 feet gulley are objected.

L.S.'s objection.

2. Plots require to be amalgamated.

The plans are returned herewith rejected.

Yours faithfully,

29/9

  
Land Manager & Architect

Rev. Mr no. 28 & 30. 11.7.3

The Architect has re-submitted the plans after complying with some of the requirements. Re: B.S.'s requir. no 1. The street width as reported by the L.S. is 20' 0 and the owner proposes to leave 2' 0 of his own land and thus he wants to take advantage of this proposing his building 14' high from R.D. level.

Re: no 2. This objection is removed and the Tenements are now proposed instead of 4 as before as shown.

Re: no 3. The internal open space is now proposed 14' 0 as shown.

Re: no 4. The base of foundation of R.C.C. pillar is increased to 6' x 6' instead of 5' x 5' as before.

No 5. Complied with and as regards no. 6 reinforcement is now increased.

The S.E. has no objection but only H.O.'s and L.S.'s requirements remain. Also site plan requires corrections.

20  
26/5

H.O.'s & L.S.'s requirements.

W  
L.S. at  
20  
27/5  
26/5



To

18

The Land Manager / Architect  
Municipal Corporation  
Karachi

Sd,

Re. P663 no. 28230 HMM3

March 21st 1938

I am submitting 4 fresh corrected  
Plans, in which the objections of Land  
Survey, Sub. Engrs & Building Survey  
are removed. I have made  
an open space of 14' wide as  
according to rules -

Yours faithfully  
Daryal Khan  
D.O.  
Petitioner

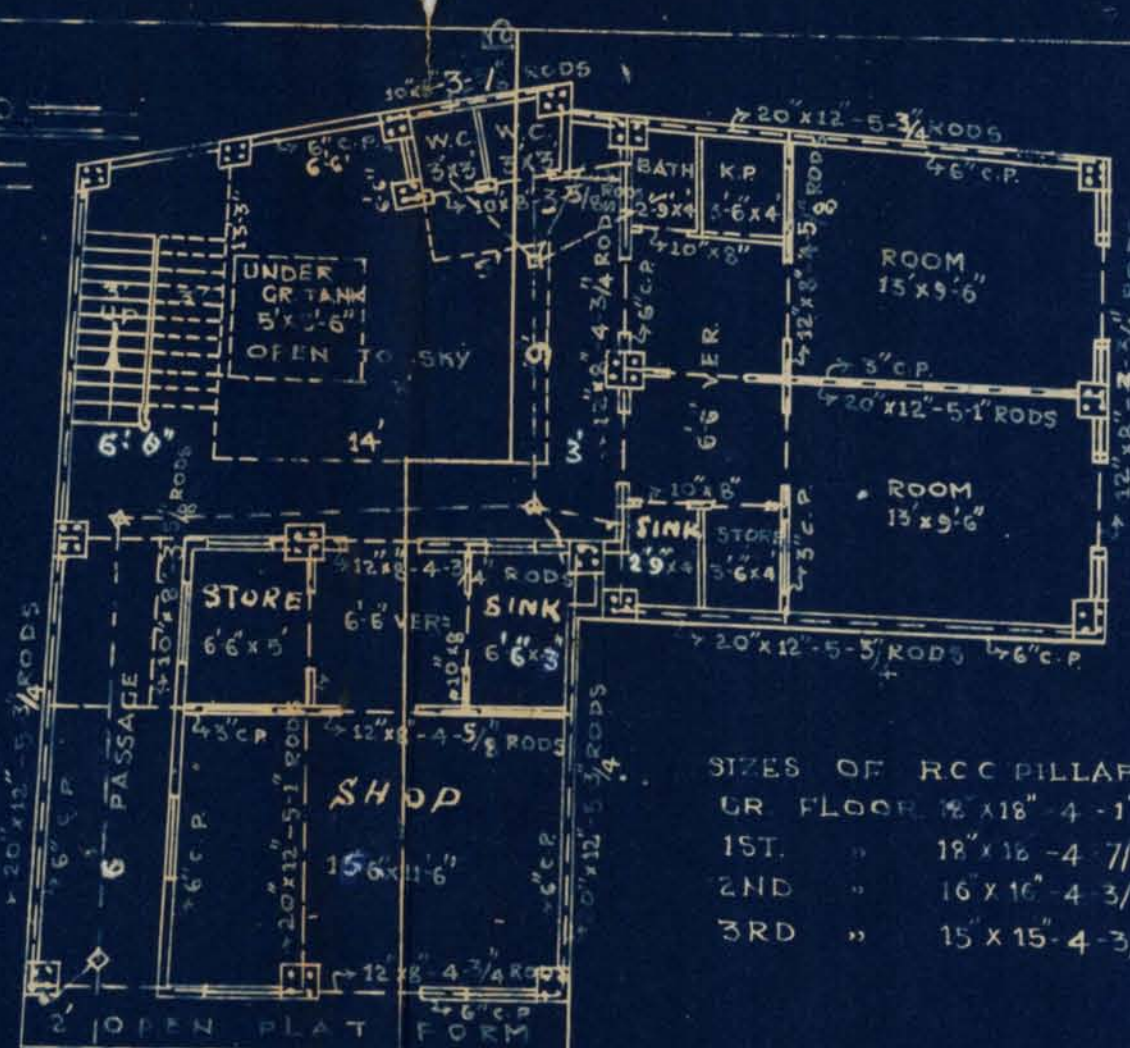
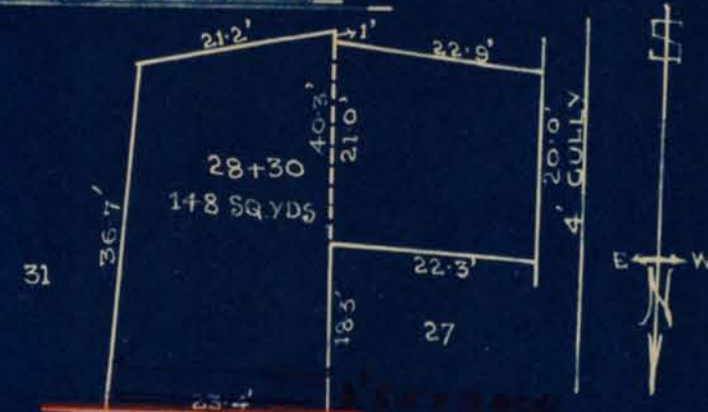
19-9  
38

Karachi.



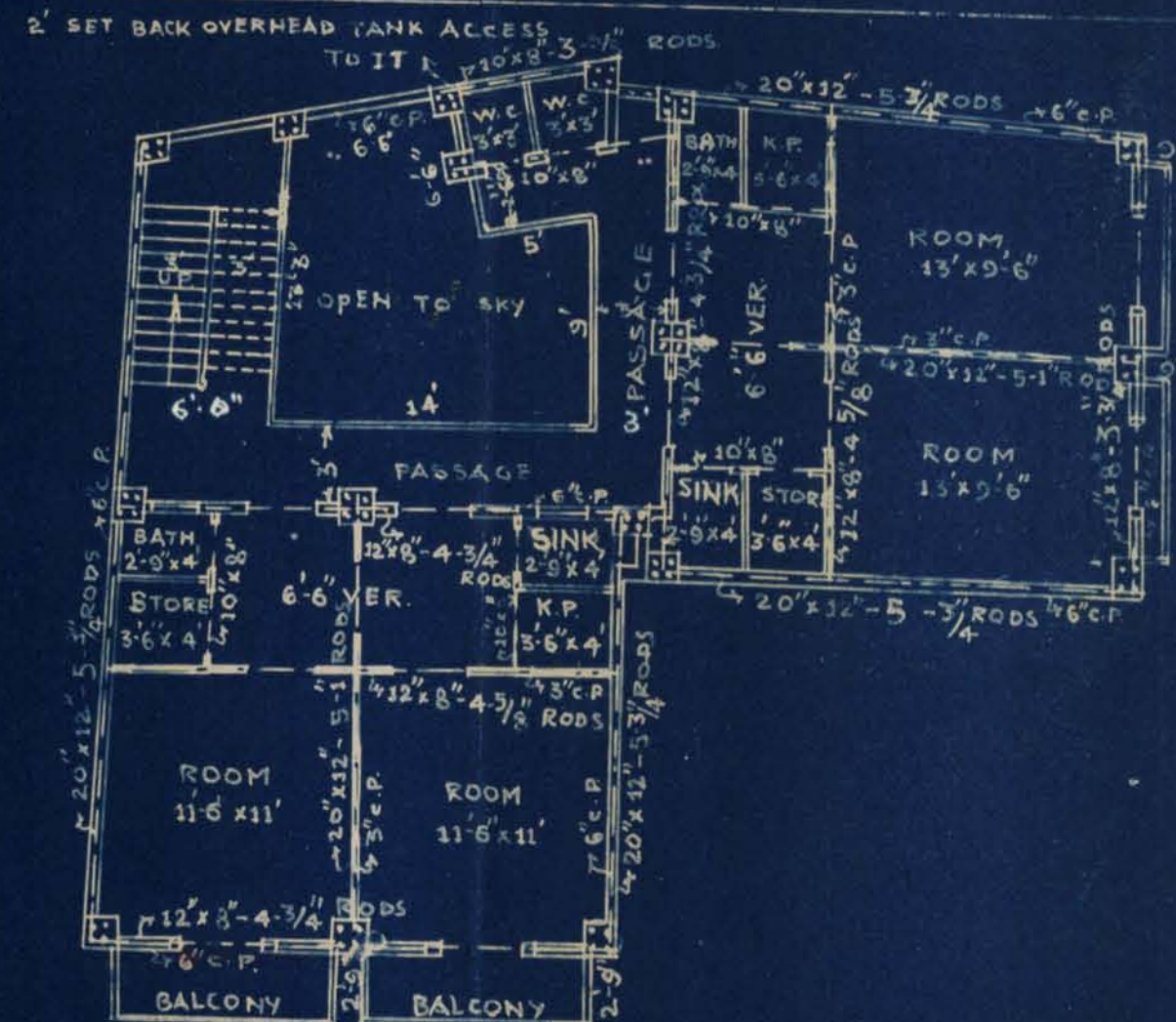
PLAN OF PROPOSED BUILDING ON PLOT NO 28+30  
SHEET NO MM.3. MUCHHI MIANI QF  
SCALE 8 FT. TO AN INCH

SITE PLAN  
SCALE 20 FT. AN INCH



SIZES OF RCC PILLARS  
OR FLOOR 12' x 18' - 4' - 1" RODS

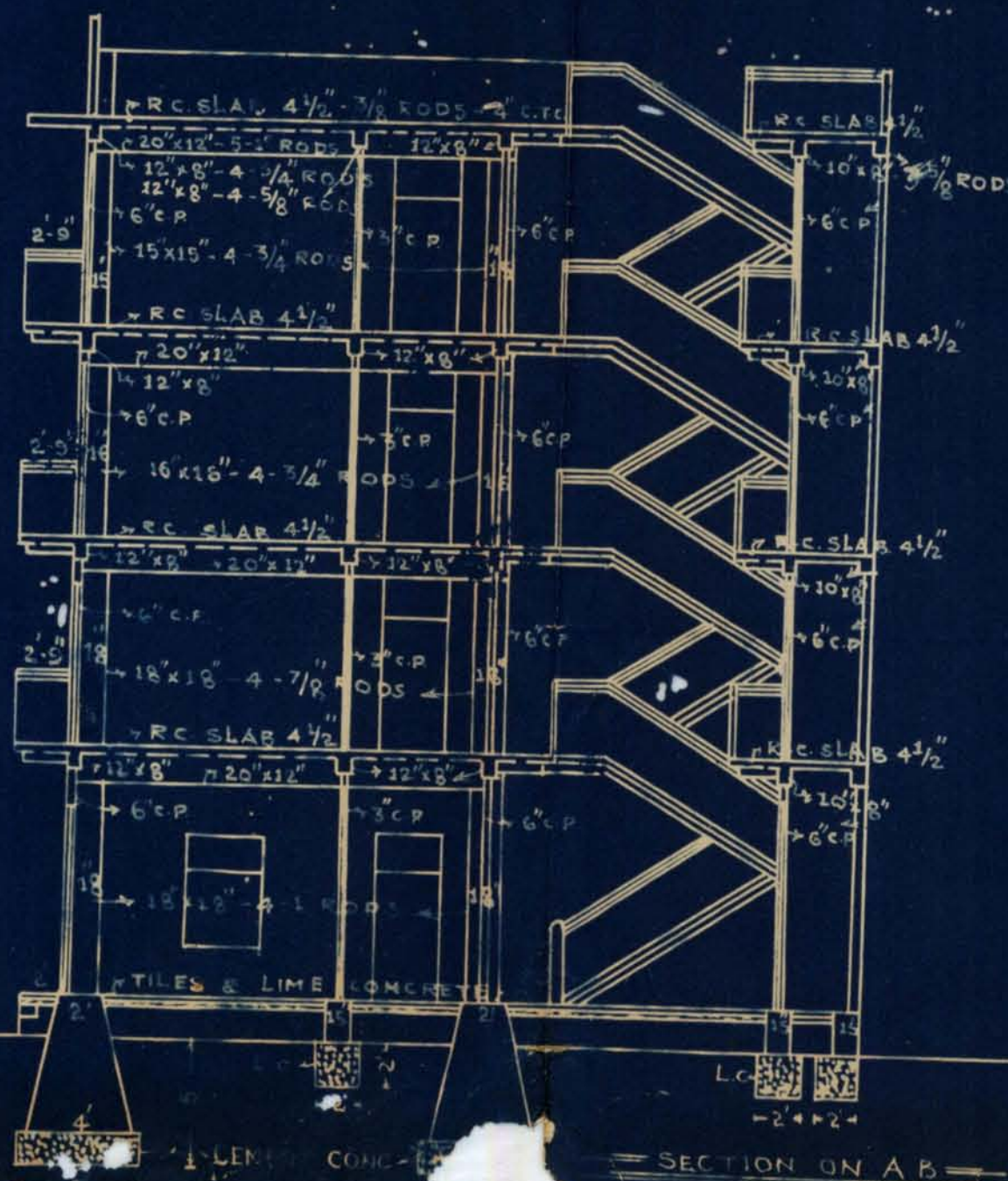
|     |                       |
|-----|-----------------------|
| 1ST | 18' x 18' - 4' - 7/8" |
| 2ND | 16' x 16' - 4' - 3/4" |
| 3RD | 15' x 15' - 4' - 3/4" |



1ST, 2ND, 3RD, FLOOR PLAN



FRONT ELEVATION



G. H. Khaliduna

OWNER

Garyummal Ramhoy  
G.C.E.

P.D. & CO.  
ARCHITECTS & ENGINEERS  
KUTCHERY ROAD  
KARACHI



AUG 17 1938

3

Plot No. P 340/38 Sheet No. 28x30, 22-3, 2.2m

## BUILDING SURVEYOR'S REPORT.

1. Height of the Building must not exceed more than allowable under the Rules.
2. In this locality, no room (elements) cannot be allowed as per order of the CO in that respect.
3. The internal open space for the height proposed must be at least 14' x wide.
4. Load intensity on soil be given with calculations and it must not exceed the allowable.
5. Steps be shown in section as shown in Elevation.
6. Calculations for the R.C. Beam carrying maximum load be given.

Notes the objections  
 & take them for  
 correction.  
 Day 15/38

Date

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

HO's, L.S's &amp; B.S's objections

15/3  
 L M A

15/3

Date

Land Manager and Architect



## KARACHI MUNICIPAL CORPORATION.

:o:

## BUILDING SECTION

## REVIEW FORM.

AUG 17 1938

Case No P/G. 340/38.

Applicant's Name S. H. Khalik JinnArchitect's Name Mr. Sayyadomal Rambux.

## EXTRACT FROM THE LAND REGISTER.

New plot No. 28230 Sheet No. 2m-3Old plot No. 28 Sheet No. 30In. Mian Quarter.Whether under Govt. or  
Municipal Control ...Govt.Govt.Registered Holder of  
plot ...Gale Hussin KhairiS. H. Khalik Jinn

Area

Government ...

5132

Municipal ...

-5

Total ...

5197

Title and period of lease...

FreeFree

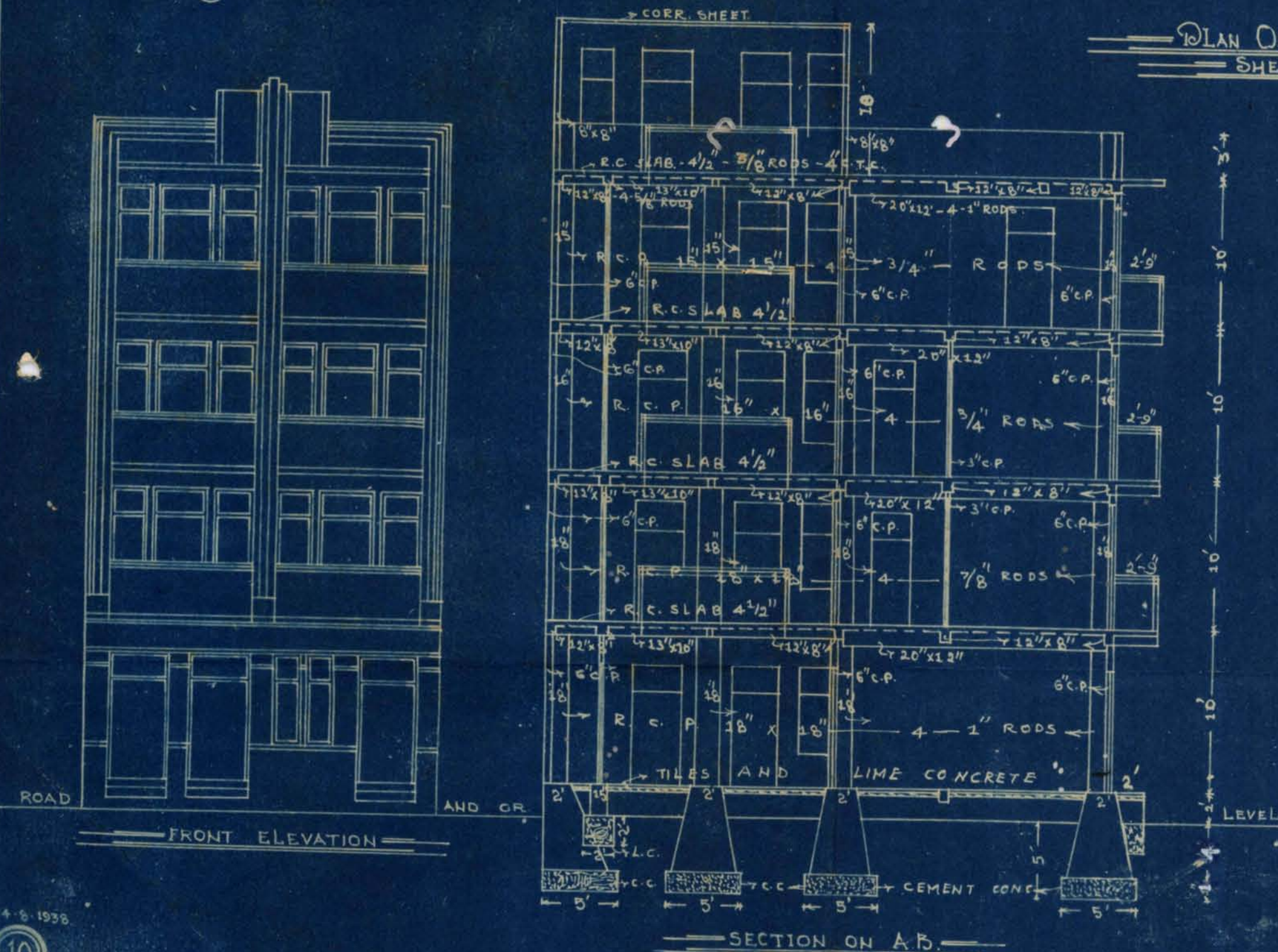
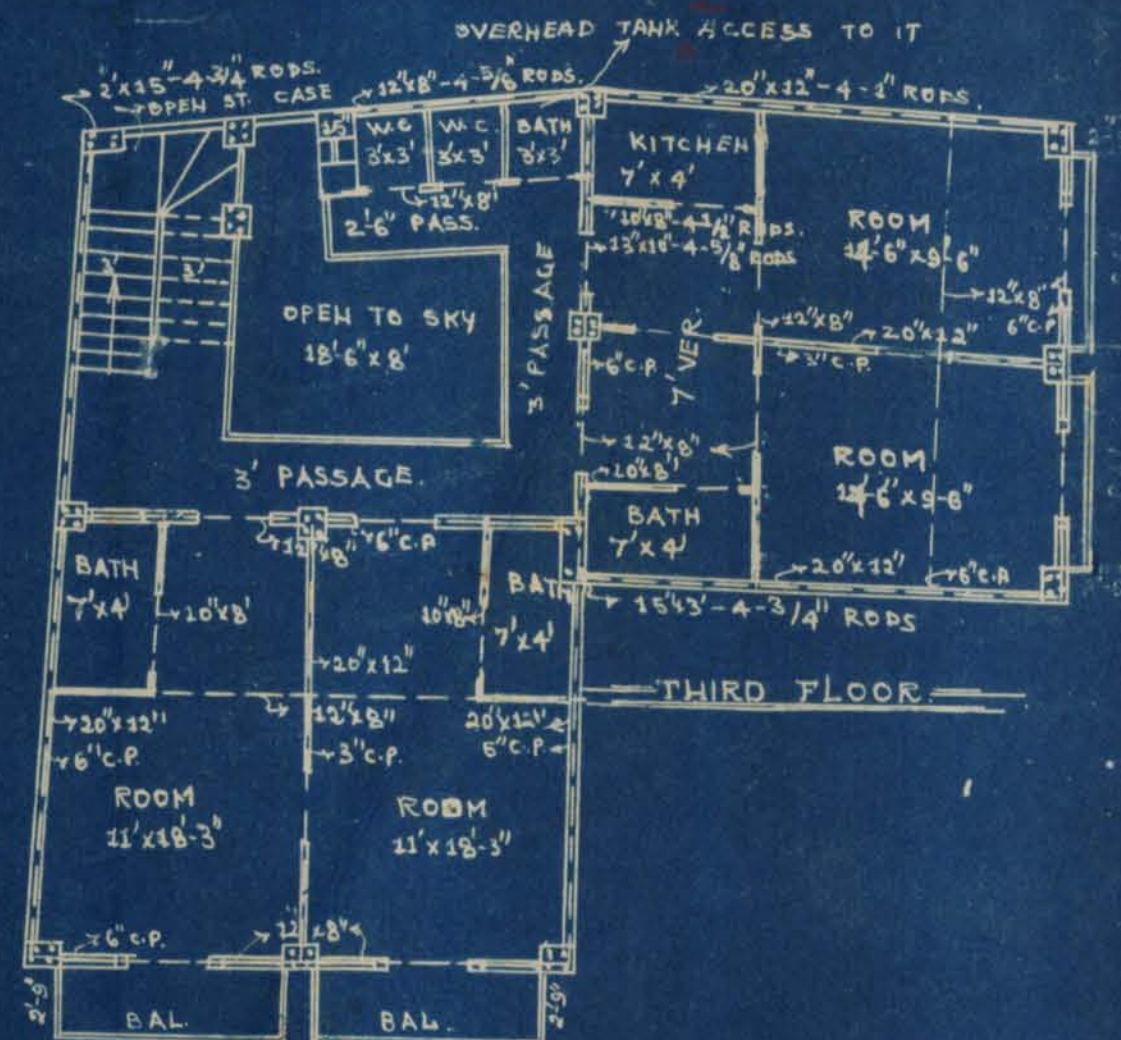
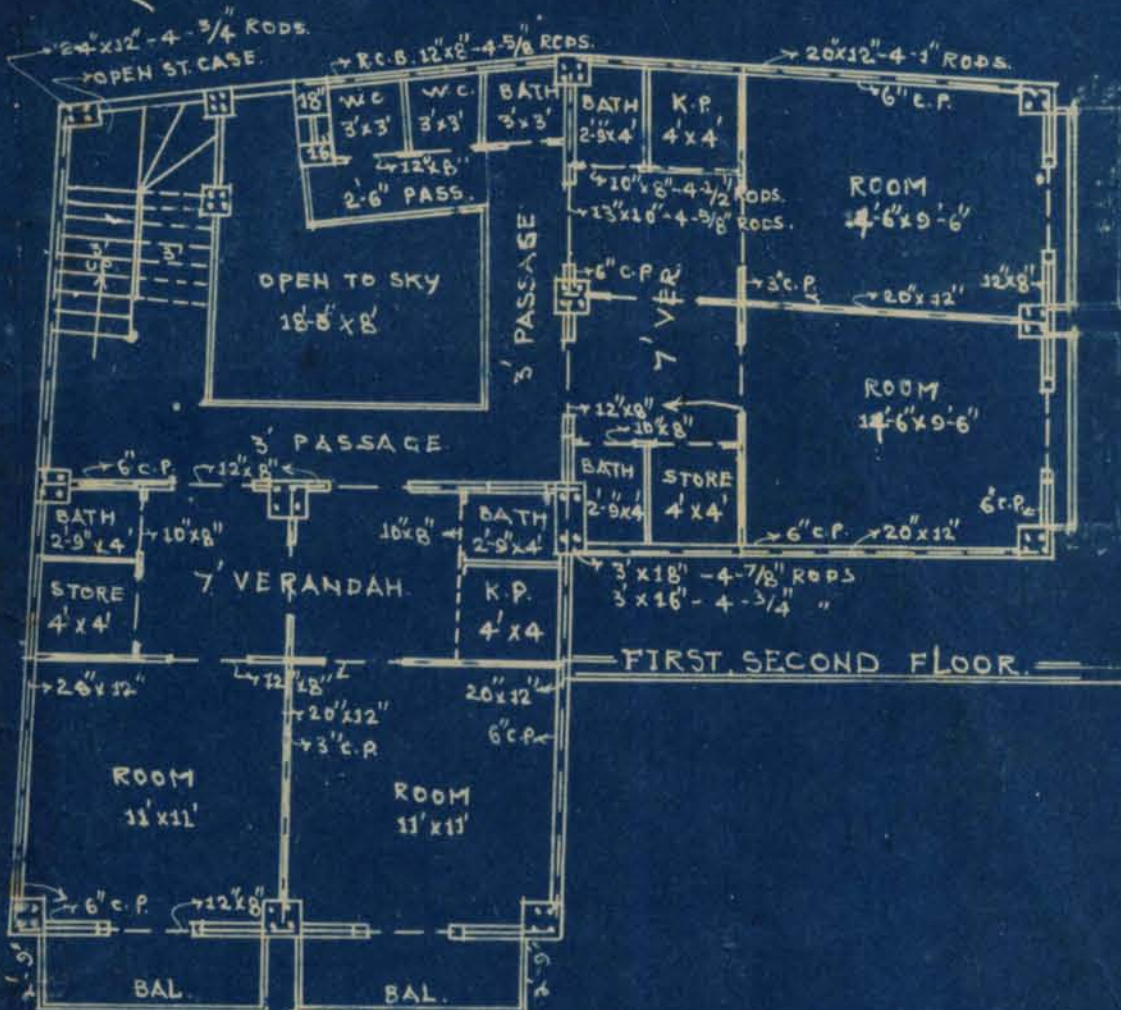
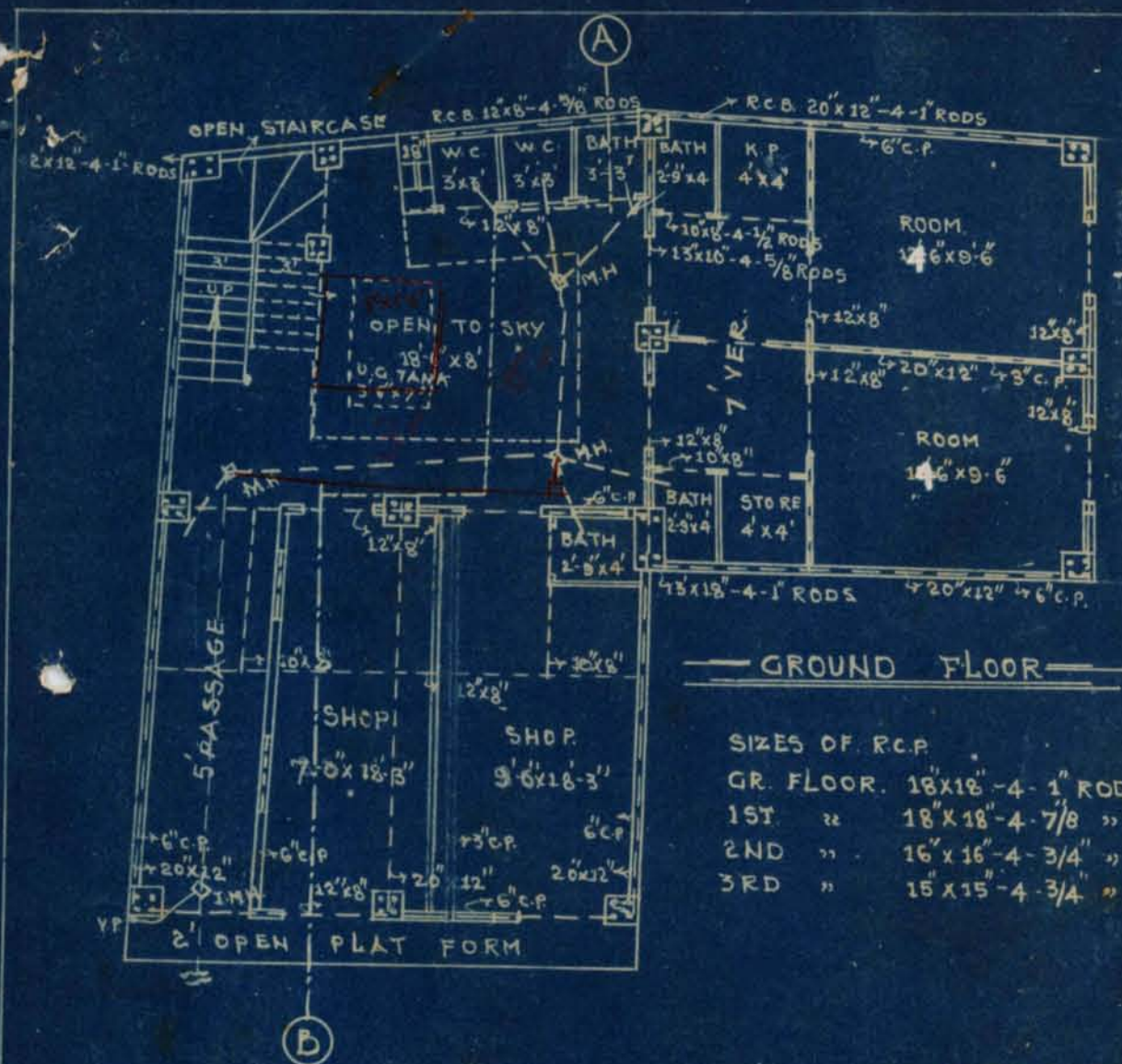
Form of lease ...

H/1H/1Any Special conditions of  
lease ...

Remarks ...

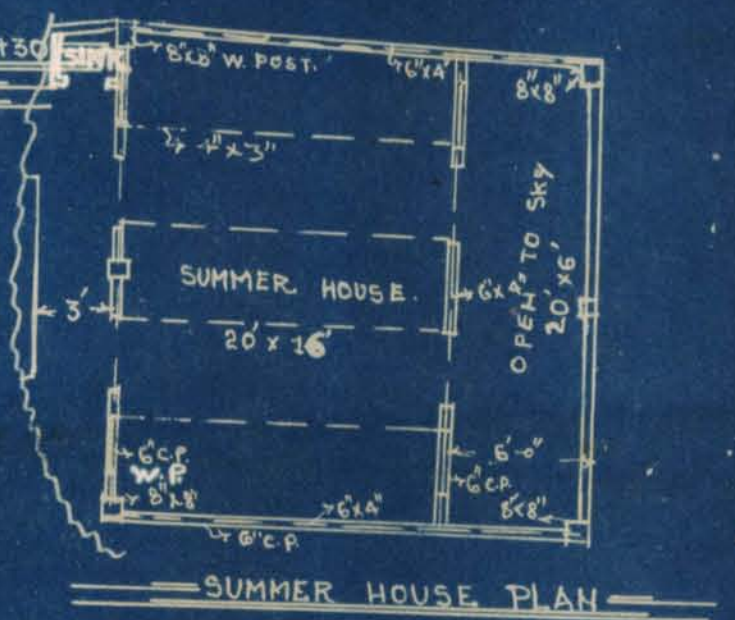
Date of receipt of plan \_\_\_\_\_

Date of expiry of 30 days \_\_\_\_\_



PLAN OF PROPOSED BUILDING ON PLOT NO 28+30  
SHEET NO. MM.3. MUCHHI MIANI QUARTER  
SCALE 8 FT. = 1 INCH

SITE PLAN  
SCALE 20 FT. TO AN INCH



J. H. Jhalil Khana  
OWNER

Daryum al Raimi  
L.C.E.

P. D. & CO.  
ARCHITECTS & ENGINEERS  
KUTCHERY ROAD  
KARACHI



# KARACHI MUNICIPAL CORPORATION.

## (BUILDING SECTION)

REVIEW FORM **AUG 17 1938**Case No. B. S. P. **340/38.**Re:—Plot No. **28x30** Sheet No. **242-3**, **R. Mian** Gr.

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? 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. (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 (but the plots are not amalgamated)  
(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? no.  
(b) If not state the widths. 20' by scale

### Objections

- (1) Width of the street, measurements & southern boundary of the plot to be corrected.
- (2) Plots to be amalgamated

*L.S. Clerk*  
*Plot nos. 28x30 are not amalgamated as shown in the plan*  
*18/8*

Head Draftsman.

*10 pieces of work referred to me by the Architect on 19/8*  
*objection to 1 confirmed by the Architect*  
*11/9/38*

LAND SURVEYOR.

*Plots referred to me by the Architect on 19/8*  
*is no objection to amalgamation*  
*the needed survey has been done*  
*11/9/38*  
*500*  
*for amalgamation*  
*11/9*

u  
26/7

AUG 17 1938

## KARACHI MUNICIPAL CORPORATION

Case No. P340/38.Plot No. 28130, 244-3, 24. Mian Qr.

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



FOR LAND MANAGER &amp; ARCHITECT.

## SUB. ENGINEERS REMARKS

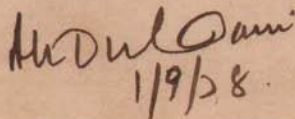
u.g. Tank is too close to the  
Drainage lines  
O.H. Tank should be 2 ft away  
from the adjoining owner's wall.

Date \_\_\_\_\_

M. 24/8/38  
SUB. ENGINEER

Returned with compliments to the Land Manager &amp; Architect.

→ No objection as per  
corrections made on  
the plan.

  
1/9/38

FOR SUB. ENGINEER.



1000-638.

**KARACHI MUNICIPAL CORPORATION.**  
**BUILDING SECTION.**

REVIEW FORM. AUG 17 1938

Case No. P# 340/38.

RE:—Plot No. 28130, Sheet No. 22-3, M. Miami Qr.

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

1720  
Imp. Pami to  
Brow to H.O. Pl  
me  
17/8

FOR LAND MANAGER &amp; ARCHITECT.

## HEALTH OFFICER'S REMARKS

Rooms abutting on a public  
alley are objected.

1878

  
HEALTH OFFICER.



Heritage

KMR.CDD.MmQ.1938.06

1356340/38  
17/8.

251

## FORM A.

NOTICE UNDER SECTION SCHEDULE VI CHAPTER XI RULE 2 (1)  
OF THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 16/8/38

Date of delivery at Municipal office

THE CHIEF OFFICER

MUNICIPAL CORPORATION,

Dear Sir.

KARACHI.

Recd 16/8/38  
on 16/8/38  
14/8

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. 285 Survey sheet M73 Situated in Imam Wasa street Machhi Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description.

For Bridal 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 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. Daryamurad Khan

Arre. Lr.

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

H. H. Khalik stine

Address of the owner

†See on the reverse

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

3rd-6/8/38  
E.E. Lr.  
17/8.

26/8



2

Nature of soil in foundation Cracked clay  
 Nature of masonry of foundation Cracked concrete & R.C.C. pillars.  
 do Plinth Cracked & R.C.C. concrete.  
 do Superstructure R.C.C. pillars & concrete partitions  
 Kind woodwork in trusses, post etc. \_\_\_\_\_

Kind of roof R.C.C. Roof.  
 Kind of Floor Bay'se plaster & Cracked tiles  
 Method of Draining Sullage Water connected with municipal drain  
 \_\_\_\_\_ : 0 \_\_\_\_\_

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

Karachi

16/8/38

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 1932, submitted to you by Mr.

for the building 28+30 M.M.3 Machi Mian

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)

1000-2-38

Licensed Surveyor