

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.



Office Telephone Nos. 2805,
2806 & 2807.

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

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION
KARACHI.**

NOV 4 1938

Reference No. B. S. P. 316/38

From

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

To,

Mr. 18 Banarsi Shah Charansingh
Ch. M. Chandel
KARACHI,

With reference to your application with plan for building
on plot 18 Sheet No. 18/1 Quarter received in this
office on 16-9-38, 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

OCT 29 1938

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.

28/18/38



Heritage

KMR.CDD.MmQ.1938.07

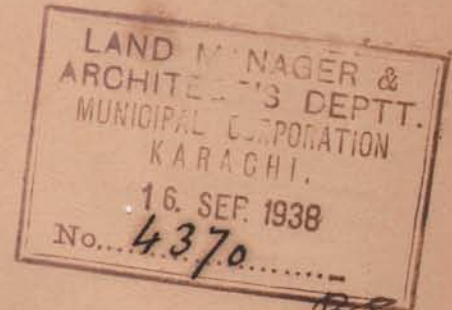
A. G. Chawla,

B. E. G. D. ARCH.

ARCHITECT, ENGINEER & SURVEYOR.

MARRIOT ROAD,

Karachi 16-9-1938



To

The Land Manager & Architect,
Municipal Corporation
Karachi

Dear Sir,

Re: Plot 48 MM1 machinery 16/9/38

With reference to your letter no L.C.P. 316/38 dated 3-9-38, I have to return the plans after consulting with your requirement as under:-

- (1) One room tenement are proposed according to the instructions laid down by the Chief Officer. Hence the objection may please be waived.
- (2) Built up area calculations have been corrected.

I request early approval of plans.

The C.O. by a subsequent circular has decided to allow one room tenements in muchi miandir. As there remains no objection remains.

Yours faithfully
A.G. Chawla
16

10/3/38

Plans approved

10/3/38
L. T. A. 8/2

B. S. 8. for usual report please within four days.

17/9
10/10



PLAN SHOWING THE REINFORCEMENT FOR PROPOSED
BUILDING ON PLOT NO 18. M.M. 1 MACHHI MIANI Q.R.

SCALE 8 FT. = 1 INCH.

APPROVED.

Land Manager and Architect

OCT 29 1938

Plan is approved subject to the following conditions:
(1) This plan does not entitle the owner to build on land not covered by the plan of the Govt. or the Municipality.
(2) This construction shall be completed within a year from this date, otherwise the sanction will be deemed to have lapsed.

R.C.C. PILLAR.
12"x4'-9"-6 1/2" RODS.

F. PROOF STAIR CASE.

R.C.C. PILLAR.
12"x4'-9"-6 1/2" RODS.

R.C.C. PILLAR.
12"x4'-9"-6 1/2" RODS.

R.C.C. PILLAR.
12"x12'-4'-5 1/8" RODS.

R.C.C. PILLARS
G.F. 18"x18'-4'-1" RODS.
F.F. 16"x16'-4'-3/4" "
2ND F. 14"x14'-4'-5/8" "
3RD F. 13"x13'-4'-5/8" "

R.C.C. PILLAR.
12"x4'-9"-6 1/2" RODS.

R.C.B. 12"x8'-3'-5/8" RODS.

R.C.B. 12"x8'-4'-5/8" RODS.

R.C.B. 10"x6'-4'-5/8" RODS.

R.C.B. 10"x6'-2'-5/8" RODS.

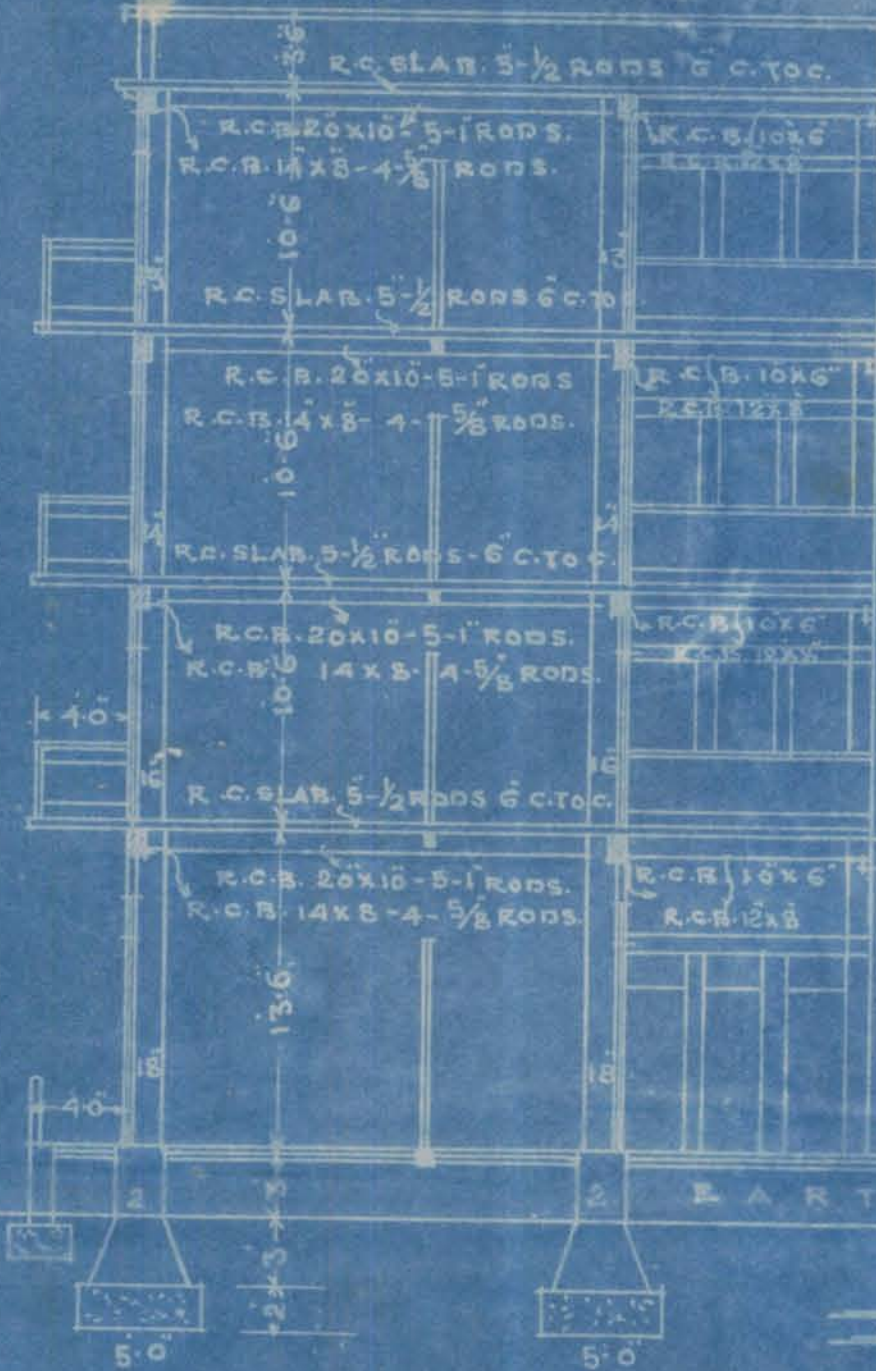
R.C. SLAB 5'-1/2" RODS G.C.T.O.C.

R.C.B. 14"x8'-4'-5/8" RODS.

R.C.B. 20"x10'-5'-1" RODS.



ELEVATION.



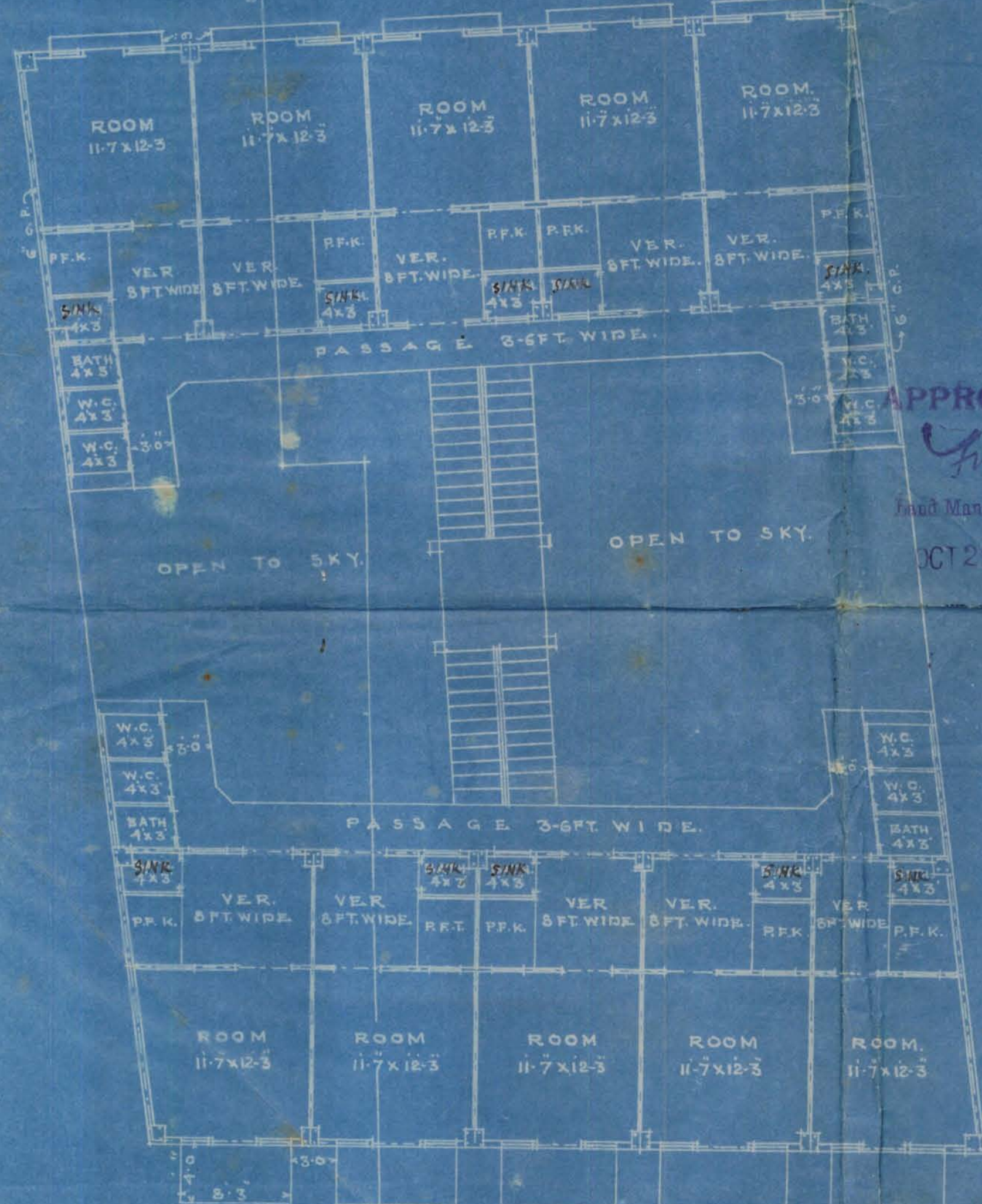
SECTION ON A.B.

PLAN SHOWING THE PROPOSED BUILDING ON PLOT NO. 18
M.M.I. MACHHI MIANI QUARTER

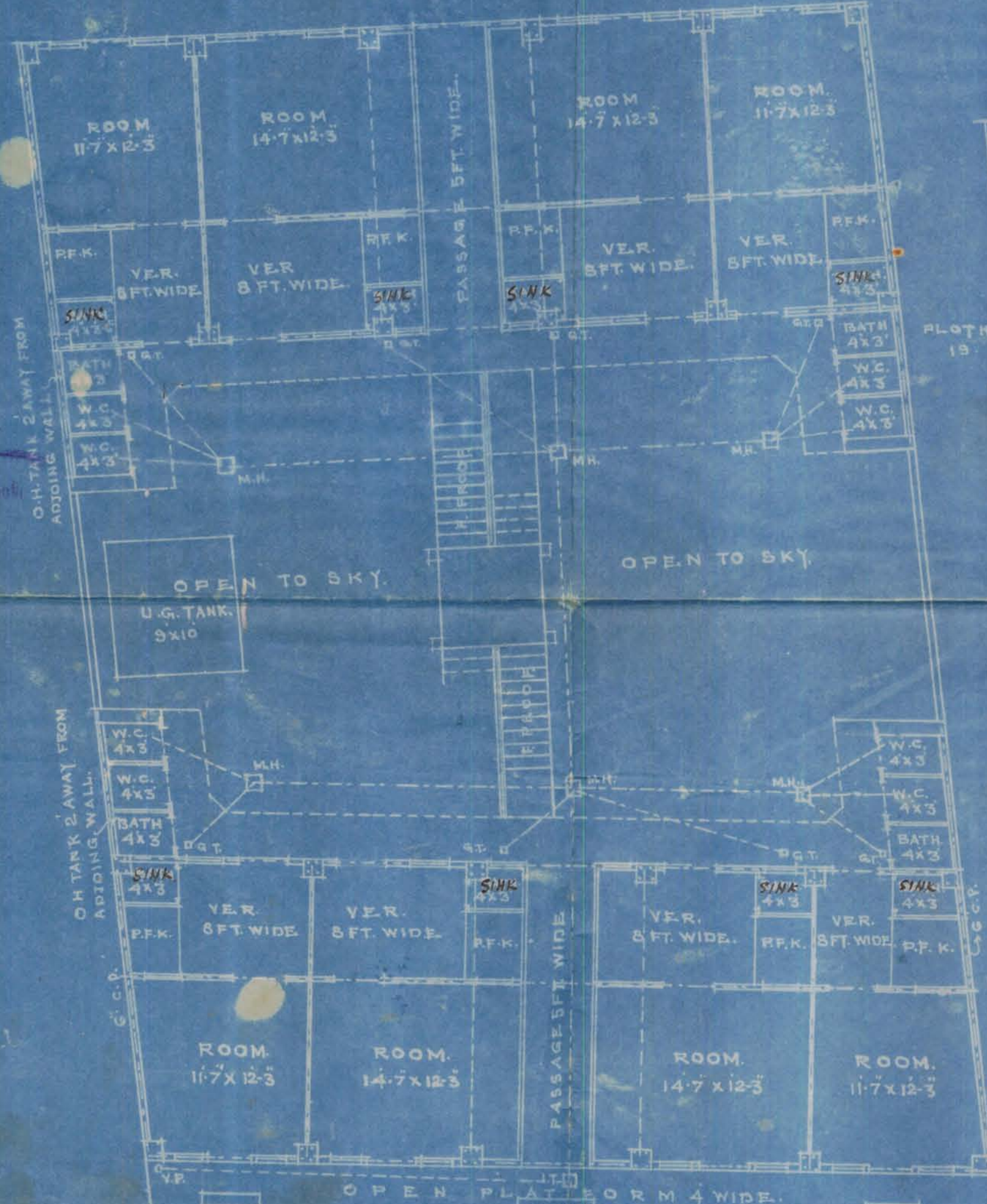
SCALE 8 FT. = 1 INCH

Note:
This sanction does not entitle the owner to build on the land not conveyed to him either by the Govt. or the Municipality, or a private owner, in a road or a public place, provided the work of construction is commenced within a year from this date, whereafter the sanction will be deemed to have lapsed.

All Tanks built for purposes of supplying water to the public must be covered with flanking as required by Rule 2(2) (b) of chapter II, Schedule VI of the Public Health Act, 1937, as amended by the Local Government, No. 10, dated 1-11-1937.



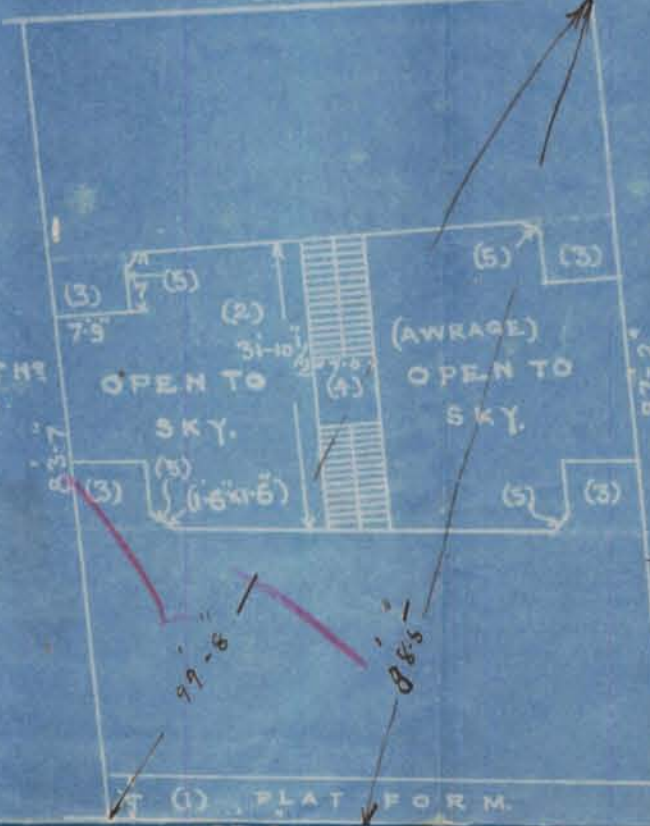
1ST, 2ND & 3RD FLOORS.



GROUND FLOOR.

SITE PLAN
SCALE 20 FT. = 1 INCH

HARRIS ROAD 80 FT. WIDE.



ROCHIRAM THAKURDAS ROAD (30)

AREA	
TOTAL AREA OF PLOT	563.00
ALLOWABLE COVERED AREA	187.67
OPEN LEFT	188.80
(1) 1x4.0x59.92	239.68
(2) 1x31.87x59.96	1910.92
	2150.60

DDT	
(3) 4x7x7.75	217.00
(4) 1x31.87x7.0	223.69
(5) 4x1/2x1/2x1/2	4.50
	444.59

NET OPEN AREA 2150.60 - 444.59 = 1706.01 ÷ 9 = 189.56 SYD.

Standard filler 4x1.25x1.25 = 6.25
1706.01 - 6.25 = 1699.76 ÷ 9 = 188.86 SYD

APPROVED:

Food Manager and Architect
OCT 29 1938

Is here Gen
OWNER

Corrected
Mr
29/1/38

ARCHT. & SURVEY



Office Telephone Nos. 2805, 2806
& 2087

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

Reference No. L. C. P. 316/38

SEP 3 - 1938

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

Dear Sir,

With reference to your application dated 8-8-38
with a plan for the proposed buildings/additions and alterations on plot
No. 18 Survey Sheet No. M.M.1, Machi Miani Quarter,
I have to request you to comply with the following requirements:—

L.M.'s objections.

1. One room tenements in this locality can not be allowed
as per Chief Officer's latest orders.
2. Built up area requires correction.

The plans are returned herewith rejected.

Yours faithfully,

[Signature]
2-SEP 1938

Land Manager & Architect.



AUG 9 - 1938

5

Plot No. P 316/38. Sheet No. 18/22-1, The main Qr.

BUILDING SURVEYOR'S REPORT.

- 1. One room tenement in this locality cannot be allowed as per C.O 5' latest orders.
- 2. Built up area requires correction

Copy of conditions of sale

B. 26/8

16/8

Date

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECT

B.S' objections

2. MVA 12

26/8

Date

Land Manager and Architect



KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION

REVIEW FORM.

AUG 9 - 1938

Case No P/C.

Applicant's Name Mr. Isher Singh for Banarsi Lal Chauran SinghArchitect's Name Mr. R. S. Chavla

EXTRACT FROM THE LAND REGISTER.

New plot No. 18 Sheet No. 224 } Mr. Mian Quarter.
 Old plot No. _____ Sheet No. _____

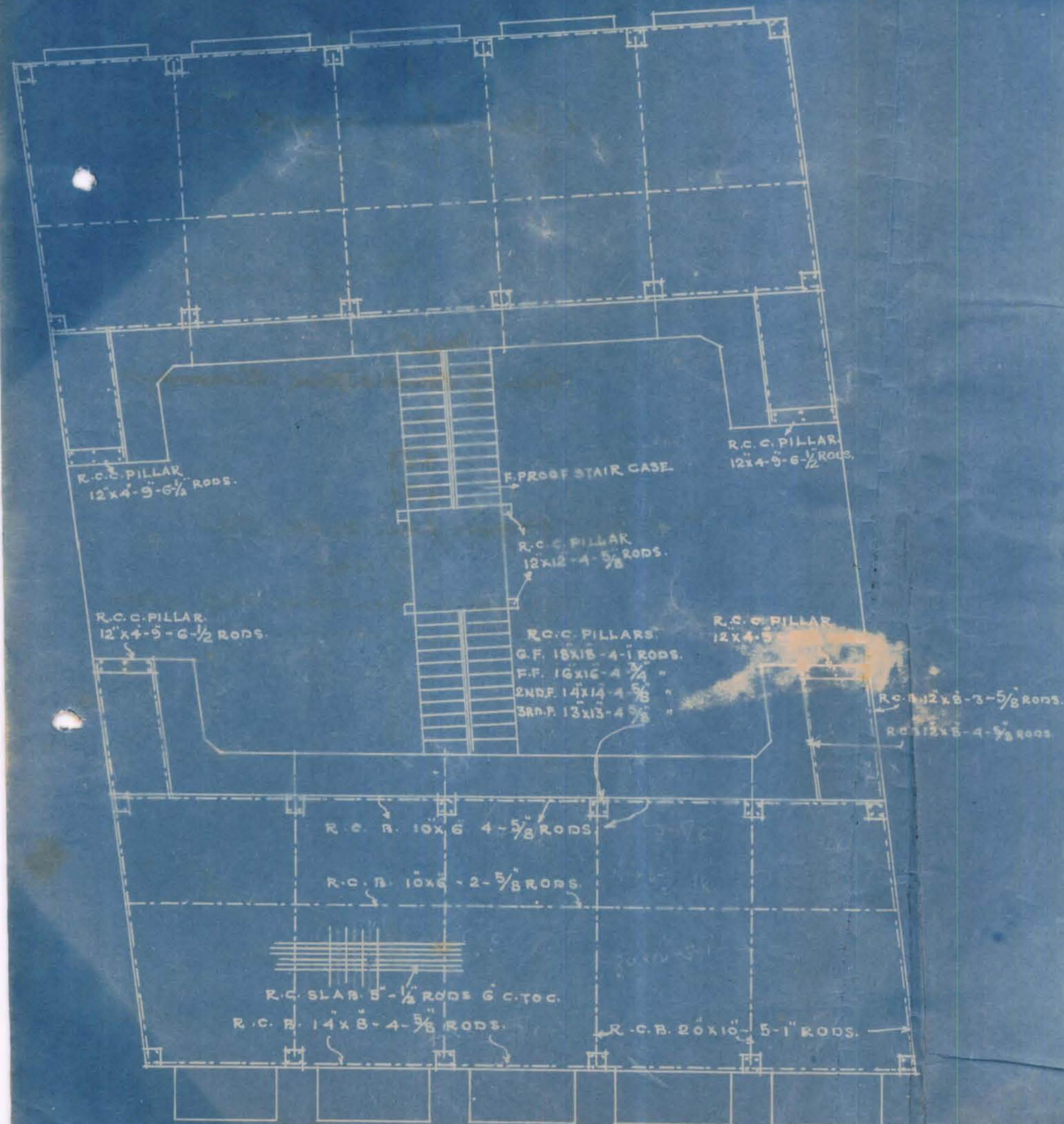
Whether under Govt, or Municipal Control ...	Impl:	
Registered Holder of plot ...	Firm of Banarsi Lal Chauran Singh	
Area	Government ...	-
	Municipal ...	563
	Total ...	563.
Title and period of lease...	99 years from 22.11.1937.	
Form of lease ...	18/ New	
Any Special conditions of lease ...	To be used for residential, shop garden purpose	
Remarks ...		

Date of receipt of plan _____

Date of expiry of 30 days _____

PLAN SHOWING THE REINFORCEMENT FOR PROPOSED BUILDING ON PLOT NO 18, M.M.1 MACHHI MIANI Q.R.

SCALE 8 FT. = 1 INCH.





Heritage

KMR.CDD.MmQ.1938.07

1000-638.

KARACHI MUNICIPAL CORPORATION.**BUILDING SECTION.****REVIEW FORM. AUG 9 - 1938**Case No. P/C 316/38.RE:—Plot No. 18, Sheet No. M-2-1, M-2-2 Qr.A copy of plan is forwarded with compliments to the Health Officer for
favour of remarks

built
Imp. Plan
to show to H.O. H.
no

FOR LAND MANAGER & ARCHITECT.

HEALTH OFFICER'S REMARKS*no objection**10/8*

HEALTH OFFICER.



Heritage

KMR.CDD.MmQ.1938.07

AUG 9 - 1938

KARACHI MUNICIPAL CORPORATIONCase No. P 316/38. Plot No. 18/22-1, In. Mian, Qr.

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

FOR LAND MANAGER & ARCHITECT.

SUB. ENGINEERS REMARKSNo objection

Date _____

SUB. ENGINEER

Returned with compliments to the Land Manager & Architect.

FOR SUB. ENGINEER.



KARACHI MUNICIPAL CORPORATION.
(BUILDING SECTION)

REVIEW FORM AUG 9 - 1938

Case No. B. S. P. 316/38.

Re:—Plot No. B Sheet No. 222-1, in. Quai. 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.

- (a) Does the plot come under Alignment? Ans.
(b) If so, is the street line correctly shown? _____
- (a) Does the plot come under the P. T. Scheme? _____
(b) If so, is the plot shown as finally re-constructed? _____
- (a) Is there any encroachment? Ans.
(b) If so, state the nature and No. of sq. yards? _____
- (a) Is the area of the plot stated on plan correct? Ans.
(b) If not give the correct area 563, 827.5
- (a) Is the plot subject to any conditions of previous sub-division and amalgamation? _____
(b) If so, state the conditions. _____
- (a) Is the street width correctly shown? yes (by scale)
(b) If not state the widths. _____

Objections

Area of the plot & mile measure to be corrected

Mr. Siddiqi
Head Draftsman.
16/8/38
no objection to the plan as corrected

822, 1210.
15/8
LAND SURVEYOR.
H.O. Will let me know if there is a kind where two dimensions are shown.
15/8



Recd on 8/8/38

127

P 316/38
5/9/38

FORM A

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

Karachi 8/8/38

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. 18 Survey sheet M.M/1 Situated in Harris street Machhi mian Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description. a ground and three upper floors 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. Chaudhary

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

FOR BANARSI SHAH CHARAN SINGH

Signature of the owner

Ishar Singh
Proprietor.

Address of the owner

†See on the reverse

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

Sent to H.O.
E.E. & L.P.
12/8/38

15/8



2

Nature of soil in foundation clay & sandNature of masonry of foundation Rubbledo Plinth "do Superstructure R.C.C. pillars / partitionKind woodwork in trusses, post etc. /Kind of roof R.C.C. flatKind of Floor C. Baji PlasterMethod of Draining Sullage Water with canopy & drain
connected to main drain

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

Karachi 8/8/38

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 1933, submitted to you by M/s

Banarsi Shah Charan Singhfor the building on Plot 18 m.m. / Meekhimman Quater

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.

R. K. Chawla

S. T. (A) } 1000-2-38

Licensed Surveyor