



Department.

FILE No. 2 of 19 40

SECTION.

PART

Disposal No. 225

Subject

127 for 4

Note.—Former Correspondence filed in file Compilation No.
Subsequent Correspondence filed in file Compilation No.



BUILDING COMPLETION REPORT

Land Manager & Architect's Office

Karachi

20 MAY 1940

Undersigned begs to report that the construction of add: & all: to Bungalow
on plot No. 127, 1st-4 Sheet Janeshed Quarter owned by
Mr. Kewabram Chhappi
has been completed according to plans approved by the Municipal Corporation.
Orders are requested to file the correspondence.

B. E.
Building Surveyor

B. E.

Section

No. B. S. C. 121/39

Karachi

20 MAY 1940

Copy forwarded to the Assessor for information in connection to this
office No. 127, 1st-4 dated 6.2.1940.

MAY 17 1940

Land Manager & Architect.



127 JM 4

Submitted.

The allowable built-up area in the plot is 158.12 sq. yds.
The area actually built-up, inclusive of plaster is 160.18 sq. yds.
The owner & the architect state that the plaster should be
excluded as the building work was done previous to our
circular re. plaster being counted in built area was issued.
If the plaster is excluded, the area will be within the
allowable limit.

B.20/4

Plaster not to be counted in built-up area as
this is an old construction.

N.24/4/40

Pl. put up Completion report

B.20/4



PARMAR & CO.
Architects & Engineers.

20, Lexmi Building,
BUNDER ROAD,

Karachi, 10. 4. 194

12
217
The Land Manager & Architect,
Karachi Municipal Corporation
KARACHI.

Dear Sir;

Re. Plot No. 127 J.M.4 Jamshed Cr.

With reference to your No.

dated complaining of excess built area
we have to submit that the built area mea-
sured by the Building Surveyor is inclusive
of the outer plaster whereas the Bungalow
was built before your circular ^{*Came into force*} to include
outer plaster into built area.

Further, we have shown to the B.S.
other plan approved by you only a couple of
months back in which the correct area is
shown. The above was measured by Mr. D'Costa
the then B.S.

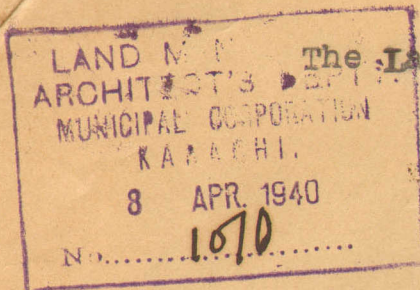
We would therefore request you
kindly withdraw the letter under reference
and approve the plan ^{of} the upper floor of
bungalow as it is pending for the sake of
this explanation.

Yours faithfully,
Parmar



Heritage

KMR.CDD.JmQ.1939-1940.07

Karachi, 8th April 1940.

The Land Manager & Architect,
Municipal Corporation,
Karachi.

Dear Sir, *B.S. 1074*

Re: Plot No.127, J.M.4, Jamshed Quarter.

With reference to your letter No.L.C.C.121/39 dated 20th March 1940, I have to inform you that my Surveyor Mr.Jairamdas Parmar informs me that he has discussed with you the question of built up area to your satisfaction.

It is presumed the difference in calculations of this built up area was due to new practice of taking plasters in the built up area and my building should not come under the new practice as it was built about four years back when this was not the case and my building was certified by the then Land Manager as having been built without any excess in the built up area.

Would you kindly confirm that there is no excess in the built up areas for my record.

Thanking you,

Yours faithfully,

Kurshan Laffing



To,

Mr.Kewalram Lekhraj,
Karachi.

Dear Sir,

Re-Plot No.127, J.M.4, Jamshed Quarter.

With reference to the completion certificate of the above plot, sent by you, I have to inform you that the built up area of the bungalow as constructed by you comes to 160.18 sq.yards. This exceeds the allowable limit to which you can build. You are therefore requested to remove the excess built up area atonce.

Yours faithfully,

Land Manager & Architect-

BJN/11-3.

Copy forwarded to Mr.J.A.Parmar, Architect for information.

Y. J. Parmar 12/5

Land Manager & Architect.

b



Mr. Kewaham Lekhraj.

7

Karachi.

Dear Sir

Re. Plot no. 127 JM 4. Jamshed Co.

With ref. to the completion certificate
of the above plot, sent by you, I have
inform you that the built-up area of
~~the above~~ ^{by you} as constructed comes to 160.18
sq. yds. The allowable limit to which you
can build is This exceeds the allowable
limit to which you can build. You
are therefore requested to remove the
excess.

Y. f
LMA

Cop. Mr. J. A. Parmar Architect



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

Karachi, 17-1-1940.

To,

The Chief Officer,
Karachi Municipal Corporation.

DEAR SIR,

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

R.O.C. pillars, R.O.C. roof
D.S.W. and sanitary work of additional wing on south on
ground floor on plot No. 127, J.W. 4

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

Owner.

Yours faithfully,

34/- Ramkrishna Leharaj.

Address.

—:O:—

Reference No. L. C. C. 127, J.W. 4.

Municipal Office,

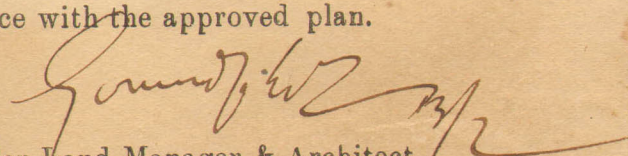
Karachi, FEB 6 - 1940

1. Copy forwarded to the Assessor, Karachi Municipal Corporation
for information. The above notice of completion was received
on 18-1-1940.

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.


For Land Manager & Architect,
Karachi Municipal Corporation.

Built-up area as measured at
site comes to 160.18 sq. yds.
B/1.2.

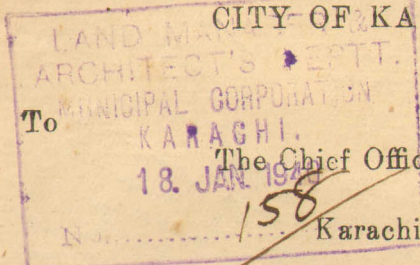


Heritage

KMR.CDD.JmQ.1939-1940.07

400-6-39

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



To

The Chief Officer,

Karachi Municipal Corporation.

Karachi.

17th January 1940

DEAR SIR,

I hereby inform you that my following building and drainage
work (insert full particulars of the work) Rec Pillars, Rec roof

of W and Sanitary work of additional wing on
South on the 9.7 on Block no 127/2/4

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

Yours faithfully

Benjamin D. Khan
Owner

Address

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) Rec Pillars, Rec roof

of W and Sanitary work of the additional wing on
South on the 9.7

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

Benjamin D. Khan

Date



Office Telephone Nos. 2805, 2806 & 2807.

1000-1139

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



**MUNICIPAL CORPORATION,
KARACHI.**

DEC 23 1900

Reference No. B. S. P. 12/29

MEMO:

Re: Plot No. 127 Sheet No. 224
Quarter.

Plan for add + alt, on the
above plot submitted by Mr. Karim Khan
has been approved by the Karachi Municipal Corporation.

Land Manager & Architect.

Copy forwarded to:—

1. Electrical Inspector in Sind,
2. Health Officer,
3. Supdt. of Machinery,
4. Assessor & Collector,
5. Land Surveyor,
- ✓ 6. Building Surveyor, with plan,
7. Enquiry Inspector,

for information and necessary action.

Pl. ask the party to
submit notice of completion
copy to architect.

21/12



Heritage

KMR.CDD.JmQ.1939-1940.07

1000-9-38.



MUNICIPAL CORPORATION,
KARACHI.

JAN 9 1940

Reference No. L. C. C. 121/39.

To,

Mr. Kewalram Lekhray.
KARACHI.

Dear Sir,

Re:—Plot No. 127 Sheet J.M. 4, Jandue Qr.

I have to inform you that you have failed to submit the notice of completion along with completion certificate duly signed by you and your architect, respectively, for the building on the above plot. You are therefore hereby required to submit it within a week of receipt of this notice failing which you will be liable to prosecution.

*Copy to Anp Panmar & Co.
Architects.*

Yours faithfully,

Yours,

For Land Manager & Architect.

*Delivered 11/1
Sachin*

Submitted to L. C. SA for order.

*Theri M. Attach
C. Certificate
11/1*

18/1

PROPOSED · ADDITIONS · & · ALTERATIONS · TO · BUNGALOW · ON · PLOT N^o 127 · J · M · A ·
JAMSHED · QUARTER ·
SCALE · 8 FT TO AN INCH ·
FINAL PLOT N^o 796

NOTE:— PROPOSED WORK SHOWN IN RED.

Note:

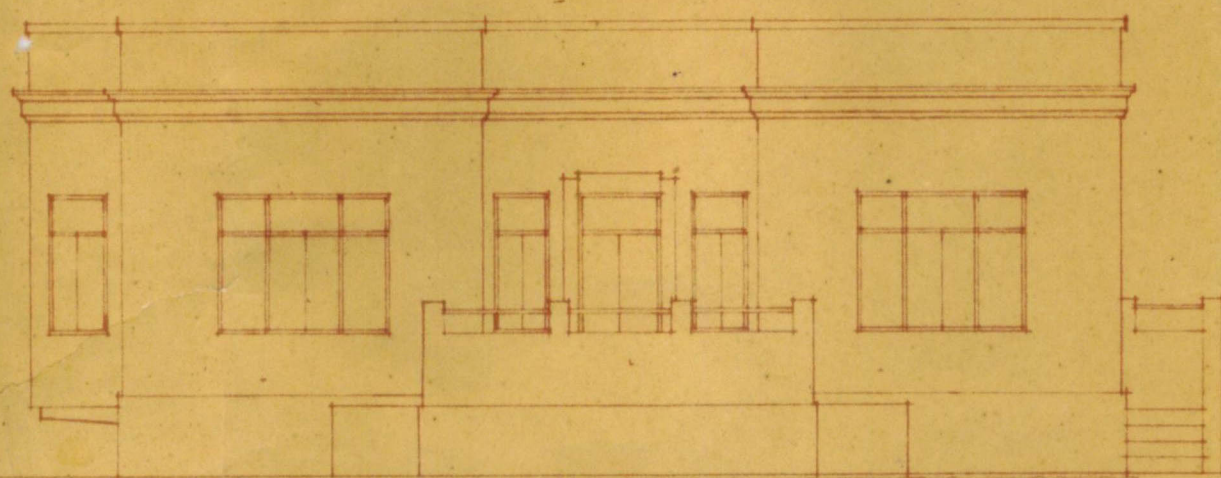
Note:
Plan is approved subject to the following conditions:-
(1) This sanction does not entitle the owner to build on land not conveyed to him either by the Govt; or the Municipality by a sanad or entry in a sanad.
(2) This sanction holds good, provided the work of construction is commenced in earnest within a year from this date, whereafter the sanction will be deemed to have lapsed.

APPROVED.

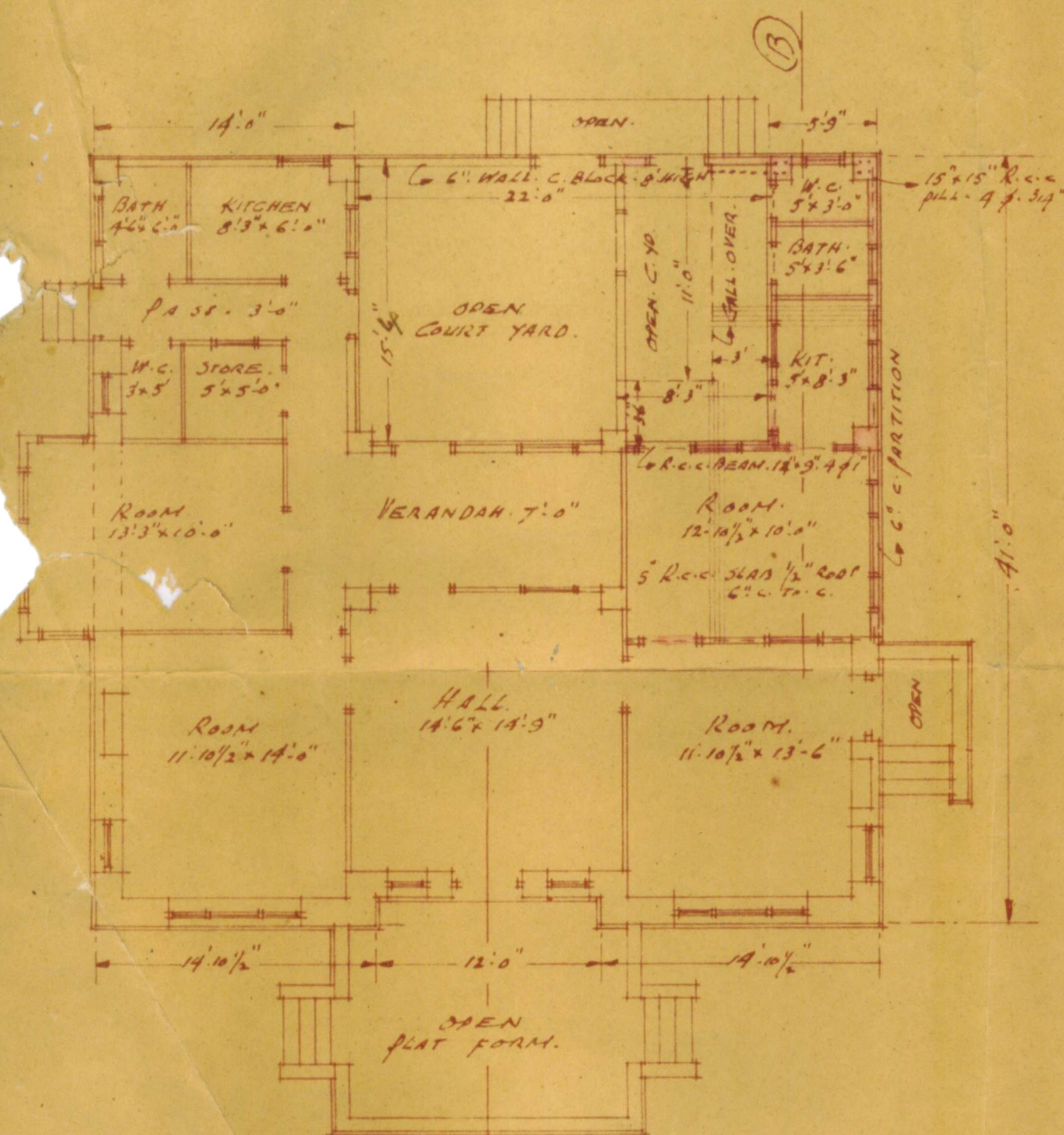
Land Manager and Architect.

B 22/12/3

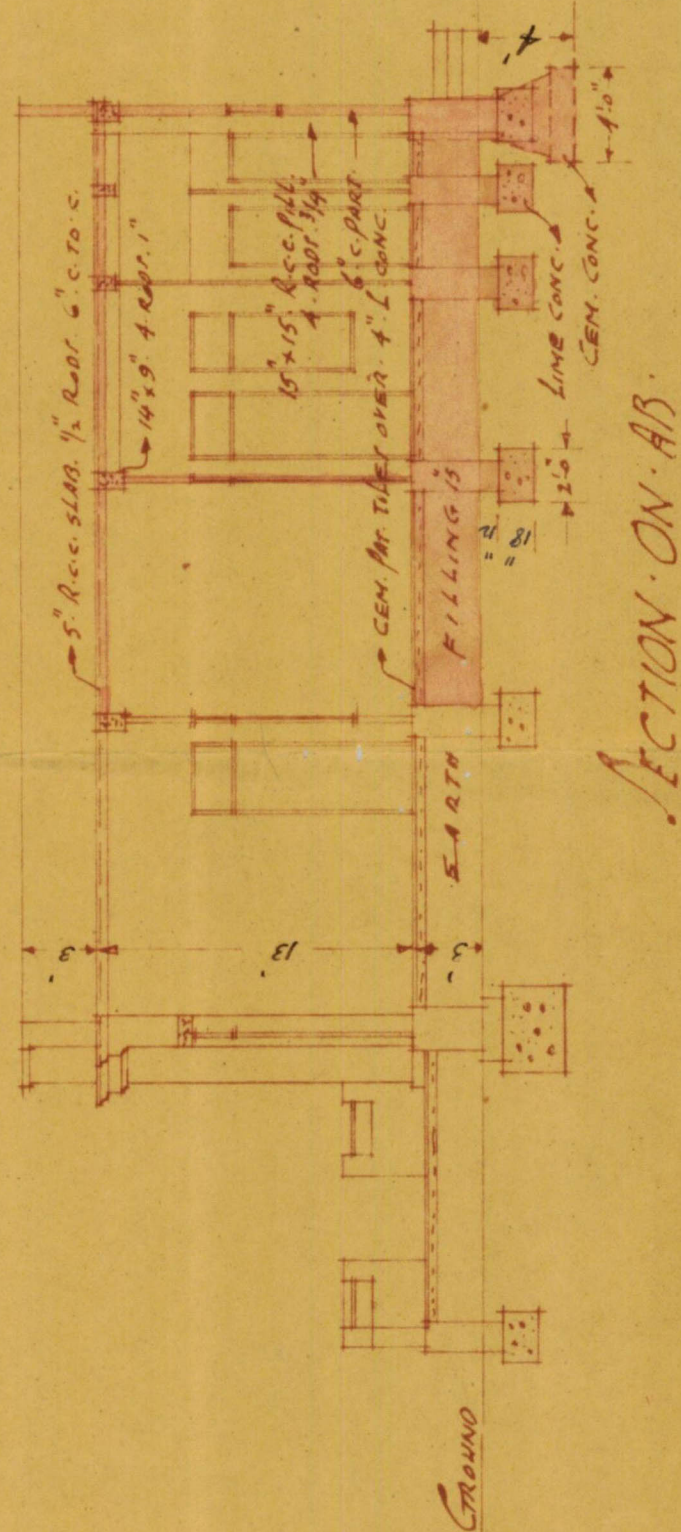
All Tanks built for purposes of carrying on hostilities
operations must be covered with Planking as
required by Rule V (2) (b) of chapter II schedule IV
of Municipal Rules mentioned by the Commissioner
of Public Works, His No. 6101, dated 25-11-1935.



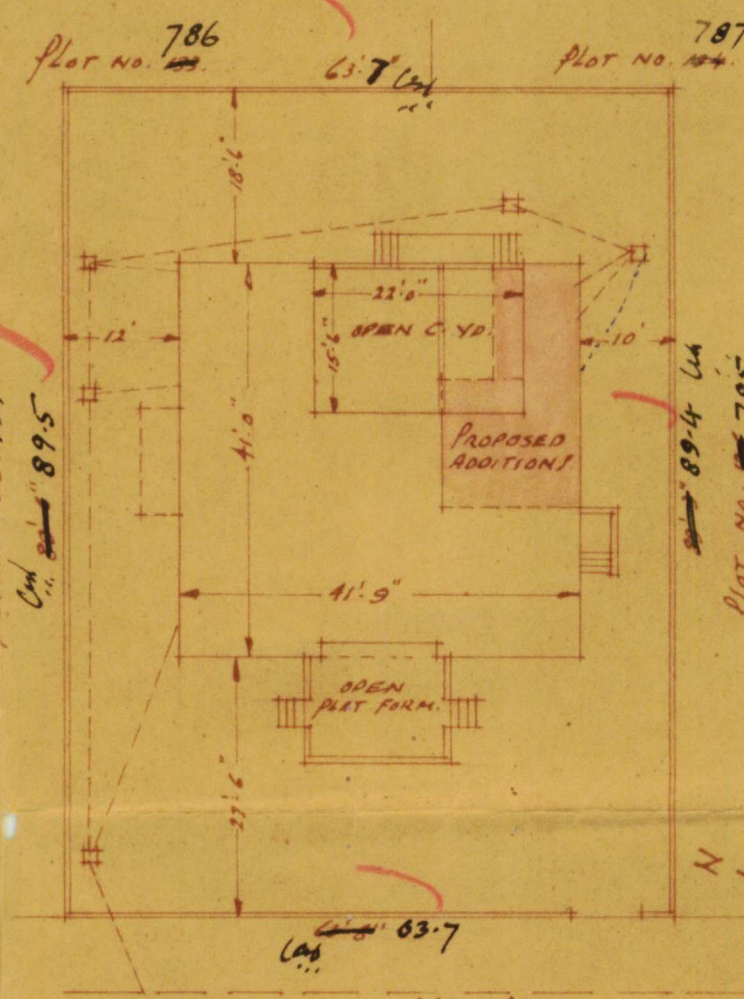
FRONT ELEVATION



· GROUND · FLOOR ·



SECTION. ON. AB.



SITE PLAN.
SCALE: 30' = 1" INCH

NOTE OF AREA.

632 $\frac{1}{2}$

TOTAL PLOT AREA = 654.52 YDC.
BUILT UP " = 157.66 " (inf)

DETAILS OF BUILT UP AREA.

1 x 41.00 x 41.75 = 1711.75 S.F.
GALLERY.

$$1 \times 11.00 \times 3.00 = 33.00 \text{ " "}$$

$$1 \times 3.5 \times 8.25 = 28.88 \text{ " "}$$

1773.63 " "

DEDUCT. 336.66
 $1 \times 22.00 \times 15.33 = 340.00$ (cont)

$$1 \times 1.50 + 12.00 = 13.50$$

$$354.66 \text{ Cent}$$
$$\therefore 1773.03 - 357.00 = 1416.03 \div 9$$

$$= 157.33 \text{ sq. yd}$$

Class
..

Class
..

14

1111

London

ARCHITECT & SURVEYOR.
KARACHI.