



Heritage

KMR.CDD.LeQ.1941.01

Department _____

CB FILE No. 7 of 19 41

SECTION

PART

Disposal No. 19.

Subject 35 Timber godown
Lea Q.

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



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BUILDING COMPLETION REPORT

Land Manager & Architect's Office

Karachi 7.1.1949

Undersigned begs to report that the construction of Timber godown
on plot No. 35 Tin Loo Sheet Radown Lea. Quarter owned by
Mr. Vijji Mohan
has been completed according to plans approved by the Municipal Corporation.
Orders are requested to file the correspondence.

Dr. 9/1
B. E.

Building Surveyor

" " Section

No. B. S. C. 45540

12 JAN 1942

Karachi

Copy forwarded to the Assessor for information in connection to this
Office No. C27/46 Lea. dated 7.7.1941

JAN 10 1942

Land Manager & Architect.

83



Heritage

KMR.CDD.LeQ.1941.01

24/17

Form 14/1000-7-41.

3

Office Telephone : 2805, 2806, 2807.

F. M. I. KURESHI,

B. Sc., Engineering (Edin.)

LAND MANAGER & ARCHITECT.

**MUNICIPAL CORPORATION,
KARACHI.**

20 DEC 1941

No. B. S. C. 455/40.

To,

Mr. Khan Chand & N. Chand
Architect,for Mr. Virji Mohan Karachi.

Dear Sir,

Re :—Plot No. 35 Timberghadon Lea Qr.
Sheet No. Lea

With reference to your application dated 15/12/41 with amended plans for building on the above plot a copy of the plan duly signed and approved is returned herewith

The completion certificate is received on 7/2/41. your orders are requested if the further comp. certificate be attached for.

21/2

P. for up comp. report.

Yours faithfully,

[Signature]
Land Manager & Architect.

DEC 19 1941

KHEMCHAND MULCHAND
ARCHITECT & ENGINEER

WATER COURSE ROAD,
KARACHI.

Dated 15-12-1941



1487/41

KARACHI MUNICIPAL CORPORATION.

Re: Plot No: 35 Sheet Lea On

Dear Sir,

Reference your letter
no. B.I.P 455/40 dated 3.9.41,
I have to inform you in
reply that there is no Canal
stored in the Godown which
is cleared.

The plans be kindly
approved & Drainage Connection
granted

Yours faithfully
Khemchand Mulchand
Architect for owner



Office Telephone: 2805, 2806, 2807.

Form 7 1,000-7-41

F. M. I. KURESHI,
B. Sc., Engineering (Edin.).
Land Manager & Architect.



MUNICIPAL CORPORATION.
KARACHI.

Reference No. B. S. P. 455/40.

3 SEP 19

To, Mr. Khemchand Mulchand, architect for ownerKarachi.

Dear Sir,

With reference to your application dated 29/8/41
with a plan for the proposed buildings/additions and alterations on plot
No. 35 Survey Sheet No. 1ea Quarter
I have to request you to comply with the following requirements:—

B.S.'s objection.

- (1) This is timber ^{got over plot} ~~and~~ storing of cement bags cannot be
allowed.

Mr. Khemchand

as the owner proceeded!

1/3/41.

Received
objection memo
KMR
3-9-41

Submitted to the
owner for his
proceeding
1/9/41.

The plans are returned herewith rejected

Yours faithfully,

Sub mitted
cement bags have
been removed from
the timber godown.
Plans may therefore
be approved.

Land Manager & Architect.

SEP 3 1941

JLS. 3/9

Plans approved
on 12/4/41

15/11/41

Approved plan
of proposed building
on 18/11/41



KHEMCHAND MULCHAND
ARCHITECT & ENGINEER

WATER COURSE ROAD,
KARACHI.

Dated 29.8.1941

No. 115/41

To,

The Land Manager,

KARACHI MUNICIPAL CORPORATION.

Re: Plot No. 35 Sheet Lea On

Dear Sir,

Reference the objections noted by me, I have to state as under.

- (3) The owner has absolutely dropped the idea of keeping the cows in the godown
- (2) The pit is being filled up
- (1) The honey-combed openings are being closed.

I shall thank you to approve the plans & grant the necessary connection

Yours faithfully
Khemchand Mulchand
Architect for owner

Submitted to H.A.

1. The site is inspected this morning.

The party has filled up the pit in front of W.C. block with earth and surface spread with murrum.

2. The honey ^{combs} ^{on the west} openings are now closed.

3. The part of the shed which was being used for keeping a cow is now occupied with stack of cement bags, though the cement mangers are there.

Your orders are requested on the plans.

Yours

2/9/41

This is a tiger yard. He can keep cement.

2/9/41

KARACHI MUNICIPAL CORPORATION



BUILDING SECTION.

REVIEW FORM.

Case No. P/C 455/40

RE:—Plot No 505 & 506, sheet no. Lea Gunter 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

W. H. Grace 29/7

FOR LAND MANAGER ARCHITECT.

Insp: Motandas
for report etc.

29/7.

HEALTH OFFICER'S REMARKS.

This Area
Heats
Nile
30.7

Date

No objection
for 2/8/41.

HEALTH OFFICER.

Forwarded with compliments to the Engineer for favour of disposal

for
FOR HEALTH OFFICER.

ENGINEER'S REMARKS.

No objection

K. Corb
4/8

Date 4.8.41

ENGINEER. (W. W. 22)

Returned with Compliments to the Land Manager & Architect.

Forwarded with compliments to the Pr. Secy for favour of remarks.

FOR ENGINEER.

Site plan tallies with the approved plan of 31 March 1941. As per the plan, the area to be inserted, if the plot is to be further disposal, it must be cleared already.
1/8/41

KARACHI MUNICIPAL CORPORATION

Plots are amalgamated, there is
no objection now.

Van L
No Objection. 19/8/41

Subl.
19/8/41

Submitted

The requirements nos (3), (9)
and (12) remain to be complied with.

To be complied

Ref no (3) - The architect writes that
the owners own cows will stand
there for which proper sanitary
arrangement has been provided.
The reply of the architect be please
perused.

Pl refer to
H.O.

Ref no (9) The architect states that
his client agrees to close them
when asked by the Corporation at
any time or by the adjoining owner
on the west - His reply be
please perused.

Use can't be
allowed. To be
closed.

Ref no (12) The architect states
that the pit remains all the
time closed but will be used
for cleaning the manager's
car whenever necessary.
His reply in original be
please perused.

Pl refer to
the H.O.

M. S. M.

The H.O & A/E (Sr) have
no objection. Also L.S has
no objection.

Orders are requested on the
Completion plan.

Y.M.
28/8

2 Copies of plan
taken for Com. flying
the objections which
have been noted
K.M.
28/8/41



Heritage

KMR.CDD.LeQ.1941.01

2000-11-40

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

Karachi,

7/7/41

To,

The Chief Officer,

Karachi Municipal Corporation.

DEAR SIR,

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

on plot nos. 35 & 36 Timber

Godown . Lea quarter.

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

Yours faithfully,

Owner.

For Govind Moti & Co.
(✓) Virjee Mohan Partner.

Address

—o—

Reference No. B. S. C.

35 & 36 Lea quarter.
Municipal Office,

Karachi, 11 JUL 1941

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

7th July 1941.

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.



Heritage

KMR.CDD.LeQ.1941.01

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

Karachi, 2. 7. 41

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) on Plot no

35 & 36 Timber Godown

Lea Quarter

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

Yours faithfully

For Govind Moti & Co.,
Vijee Mohan
Owner *Partner.*

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) on Plot no:

35 & 36 (Timber Godowns)

Lea Quarter

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

Khem Chand Dhillon

Dated

2. 7. 41

Spist.

16. Jy.

2. 8/7



Khemchand Mulchand

ARCHITECT & ENGINEER

WATER COURSE ROAD,

KARACHI, 29.7.41

REF. NO. 97/41

The Land Manager
K. M. Corporation

Re: Plot no: 35.36 Lea Quarter

Dear Sir

Ref: Your letter no B.S.P. 455/40 dated
22.7.41, I am returning herewith 2 copies of plans duly
correctedB.S. objection

1. Built-up area has been checked with the B.S. and noted down.
2. Plans are corrected
- x 3. This is only a shed and the owner's own Cons will stand there for which proper sanitary arrangements has been provided, your attention has been drawn by a dwarf wall 5' high which shows a separation and this is only a fire caution against the animals jumping on the other side, as otherwise there is nothing objectionable.
4. Sometimes the Manager's car will be in this store otherwise it will be used as a store.
5. Changes are being made as per plan.
6. The little seen there has been removed to
7. Floor and the same will be used as store
7. This is not necessary
8. Corner is rounded & floor shown
9. This is done on one side on west and my client agrees to close if asked at any time by Corporation or adjoining owner
10. all the objections should have been communicated at one time, however without this being noted

Khemchand Mulchand
ARCHITECT & ENGINEER

WATER COURSE ROAD,

KARACHI, -----

REF. NO.

- as a precedent. I shall comply with their objections which there are none.
11. Your Building Surveyor has seen that there is only a Chowkidar there, looking after a few bags lying there and in reality it is not occupied as there is no drainage connection and the owner after performing some ceremony will occupy the same and no prosecution is necessary.
12. The pit remains all the time covered and will only be used for cleaning the manure for cars and can never be used for any other purpose than that and does not infringe any rule or bye-law.

I shall request you to kindly recommend my drainage connection, as I shall satisfy all your demands one way or other.

Yours faithfully
Khemchand Mulchand
Architect for owner



F. M. I. KURESHI,
B. Sc., Engineering (Edin).
Land Manager & Architect.



MUNICIPAL CORPORATION.
KARACHI
22 JUL 1941

Reference No. B. S. P. 455/40.

To, Mr. Khemchand Mulchan, architect for owner.

Dear Sir,

With reference to your application dated 23/6/41 with a plan for the proposed buildings, additions and alterations on plot No. s. 35 & 36 Survey Sheet No. Lea Quarter. Quarter I have to request you to comply with the following requirements:—

B.S's objections.

- (1) Built up area and open area and dimensions of structures constructed require correction according to site. For this the architect is requested to have them jointly measured. These ~~max~~ shall be as per conditions of sale. *Complied with*
- (2) Plans require correction as per structures on site. *do*
- (3) A portion of the timber shed on the west is converted into a cow stable with two mangers which cannot be allowed.
- (4) Store adjoining garage is converted into another garage which cannot be allowed. *Complied with*
- (5) Verandah is converted into chowkidar's room while chowkidar's room is converted into a store which is objectionable. *Complied with*
- (6) One of the stores in the front ~~max~~ on the south is converted into an office. *Office shifted to 1st floor*
- (7) Sanitary block on the first floor is not constructed. This must be done. *The part is not. Want it and is deleted from plan. Plan corrected*
- (8) North east corner is *rounded* and plan does not show that Also a door is provided near there on the east.
- (9) Above 8'-6" of wall on the west, north and east, honey-comb C.B. work is provided which cannot be allowed except on roads.
- (10) Other objections of Land S., Health O. and Assistant E. if any will be communicated later on. *No objection*
- (11) Building is unauthorisedly occupied for which prosecution is being filed. *Ball*
This is
The plans are returned herewith rejected
- (12) A pit for motor cleaning is provided in front of sanitary block which cannot be allowed. *Yours faithfully,*

JUL 22 1941
Land Manager & Architect.



KHEMCHAND MULCHAND
ARCHITECT & ENGINEER

WATER COURSE ROAD,
KARACHI.

Dated 23-6-1941

No. 80/41

L. A. F. C. I.

To,

The Land Manager,

KARACHI MUNICIPAL CORPORATION.

9430.

Re: Plot No. 35-36 Sheet Lea On
Timber Godown

Dear Sir,

I am forwarding herewith
2 Copies of final plan on the
above plot for favour of your
Record. There is no amendment
except Change of R.C.C. roof to
Truss Roof on first floor
which does not require any
circulation.

Yours faithfully
Khemchand Mulchand
Architect
for owner

P.S. Please attach Inspection plane and
submit it within four days also.
Please state if it requires circulation.

8/2
25/6/41

Please Communicate
the following objections:

1. Built up area & open area & dimensions of structures constructed require correction according to site. For this the architect is requested to have them jointly measured - these shall be on the conditions of sale.
2. Plans require correction as per structures on site.
3. A portion of the Timber shed on the west is converted into a cow stable with two mangers which cannot be allowed.
4. Store adjoining garage is converted into another garage which cannot be allowed.
5. Verandah is converted into Chowkidar's room while Chowkidar's room is converted into a store which is objectionable.
6. One of the stores in the front on the South is converted into an office.
7. Sanitary block on the 1st floor for the office is not constructed. This must be done.
8. North east corner is rounded & plan does not show that. Also a door is provided near there on the east.
9. Above 8'-6" of walls on the South

West, north and east honey comb C.B. work is provided which cannot be allowed except on roads.

10. All the objections of L.S. Ho. are if any will be communicated later on.

11. Building is small one occupied for which process is being filed.

12. A pit for motor cleaning is provided in front of same block which cannot be allowed.

22/1
S. M. M.



KHEMCHAND MULCHAND

ARCHITECT & ENGINEER

WATER COURSE ROAD,
KARACHI.

Dated 15.4.1941

To,

The Land Manager,

KARACHI MUNICIPAL CORPORATION.

Re: Plot No: 35-36 Sheet 163/2

Dear Sir,

I have been informed
that R. C. C. roof on the above
plot will be filled on Thursday
the 18th Inst.

Yours faithfully
Khemchand. Mulchand
Architect for owner



Heritage

KMR.CDD.LeQ.1941.01

Office Telephone Nos. 2805, 2806
& 2807



2000-9-40

**MUNICIPAL CORPORATION,
KARACHI.**

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

7 APR 1941

Reference No. B. S. P. 455/100

MEMO:

Re: Plot No. 35-26 Sheet 4ea Qr.

Plan for Timber Godown
on the above plot submitted by Mr. Mirza Mohan
has been approved by the Karachi Municipal Corporation.

[Signature]
MAR 31 1941
Land Manager & Architect.
25/3

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.

See — work started
Kul.
3/3/4.

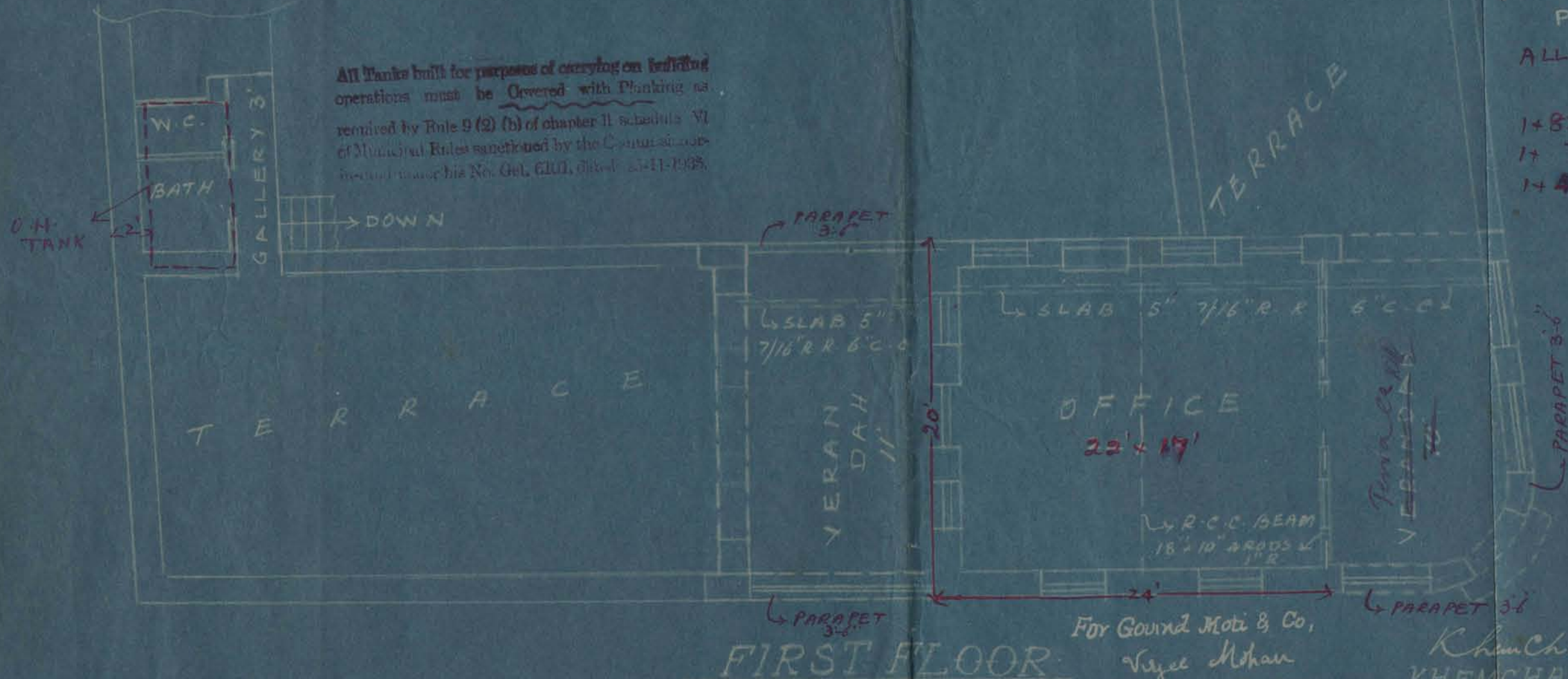
PLAN OF PROPOSED TIMBER GODOWN ON PLOT Nos 35 & 36 LEA QUARTER SCALE 8"=1"

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.

All Tanks built for purposes of carrying on 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 of the Govt. dated 25-11-1935.

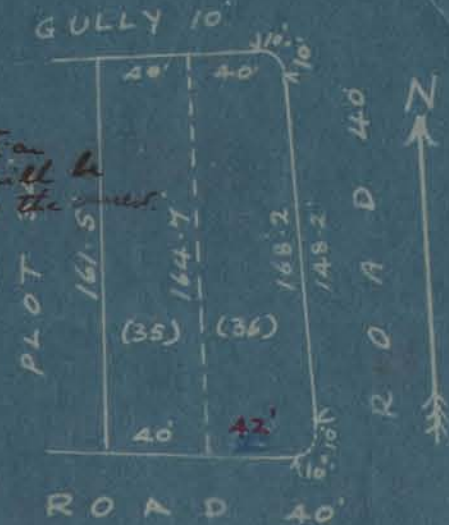


FIRST FLOOR

For Gound Moti & Co,
Vijay Mohan
Partner
OWNER

Khemchand and Mulchand
KHEMCHAND MULCHAND
ARCHITECT & ENGINEER

SITE PLAN SCALE 80"=1"



TOTAL AREA OF
PLOTS 1477 S.YDS
ALLOWABLE 1/4
= 300.25

1 x 82 x 21 = 1722 sq ft
1 x 7 x 9 = 63
1 x 43 x 21 = 903
2088
= 298.75 S.YDS