

Office Telephone Nos. 2805, 2806 & 2807

1000-12-40

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



**MUNICIPAL CORPORATION,
KARACHI.**

24 MAR 1941

Reference No. B. S. P. 471/40

Order under Sch. VI, Chapter XI, Rule 5 (1) of Act XVII of 1933.

To,
Mr. *K. S. Alakshia*

Up Mr. Dattakrishna.....KARACHI.

With reference to your application with plan for... *Proposed Building*
on plot No. *74*.....Sheet *SB.4, Sadar Bazar* Quarter received
in this office on *21-2-1941*....., 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
rule of the Karachi Municipal Corporation.

A copy of a approved plan is attached herewith.

F. M. I. Kureshi
Land Manager & Architect,
Karachi Municipal Corporation.

MAR 22 1941

Notice, 1:—The 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:—The sanction does not entitle the owner to build on land not
conveyed to him either by the Government or the Municipal by a Sanad or
any 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 for building materials being deposited on it without it being a
nuisance to the public and only then on a boarding placed round the
deposited on payment in advance, of fees for occupying of land.

Water Spouts and spouts from the balconies with awnings,
and other buildings are permitted to project on or



KARACHI, 21st February. 1941.

The Land Manager & Architect,
Municipal Corporation, KARACHI.

Dear Sir,

Re: Proposed Building on Plot
No.74, S.B.4, Saddar Bazar Qr.

With reference to your letter No.B.S.P.471/
40 dated 21st December 1940, I beg to state as under:-

1. As already stated in my previous letters dated 25th October 1940 and 2nd December 1940, the Verandahs shall have ample light as portions of the same abut on the open to sky. Besides, as suggested, the partition walls between the rooms and the Verandahs shall also be raised to the height of 7'-6" only, whereby the Verandahs will get plenty of light through the rooms also.

2. The Title Deeds were duly shown to yourself as well as Mr. Mirza, the Building Surveyor, on 2nd December 1940 by the Owner's representative.

I am returning herewith the copy of the plan and trust that the same will now be passed at an early

*Pl. attached
with J.C.
10/11/3*

2-1

2.



Heritage

KMR.CDD.SaQ.1940-1941.01

date.

Submitted.

The architect ~~has seen~~
saw you in the open space, &
per your instructions he has
made the central door iron-barred.

There is no objection to the
plans now

S 11/3

11/12/41.

11/12/41

approved
for
S
11/3

Yours faithfully,

ARCHITECT & SURVEYOR.

Dev Krishna Rao

PLAN SHOWING PROPOSED BUILDING

ON Plot No. 74 SHEET No. S.B. 4.

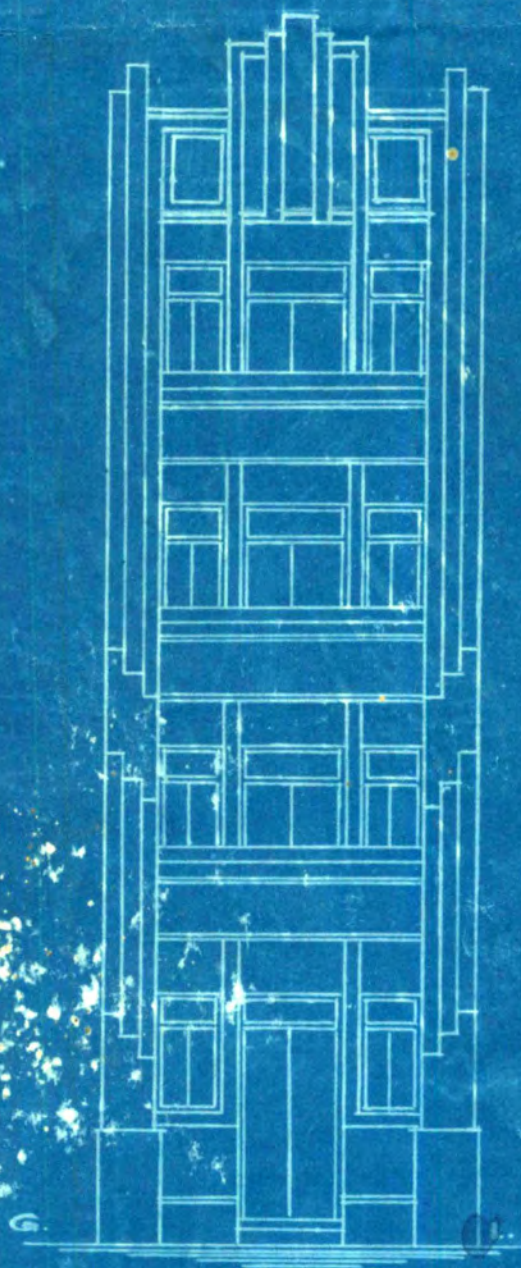
SADDER BAZAR QURT.

Plan is approved subject to the following conditions.

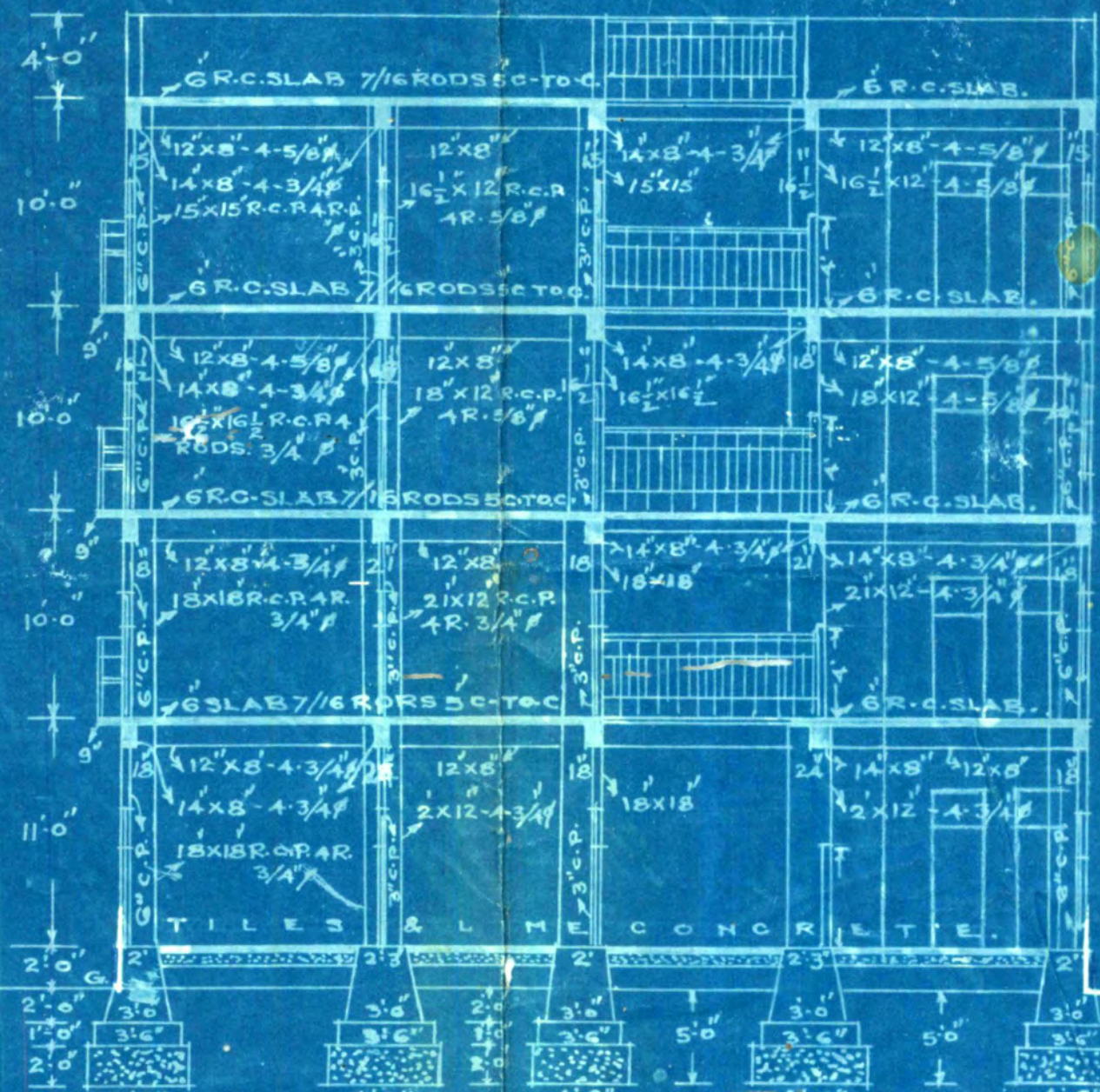
- (1) This sanction does not entitle the owner to build on any other land either by the Government or by a private person or entry.
- (2) The sanction is given on the condition that the work of construction shall be completed within a period of 12 months from the date of the sanction and thereafter the sanction will be void.

APPROVED.

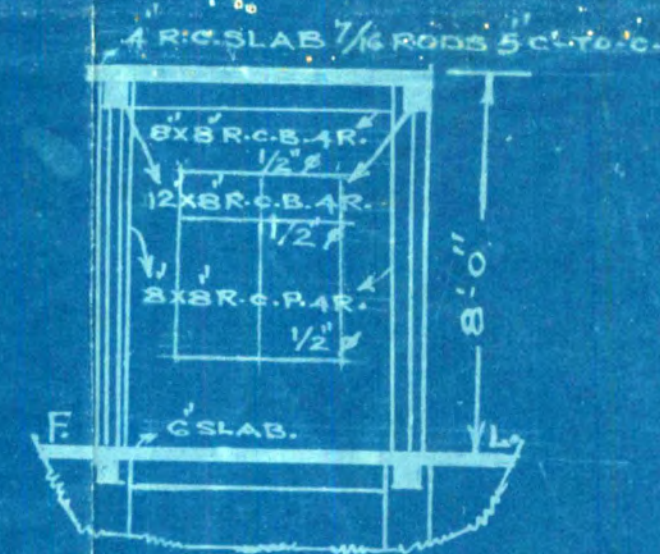
MAR 22 1941
Land Manager and Architect
B. 26/41



ELEVATION



SECTION ON AB



SECTION ON CD



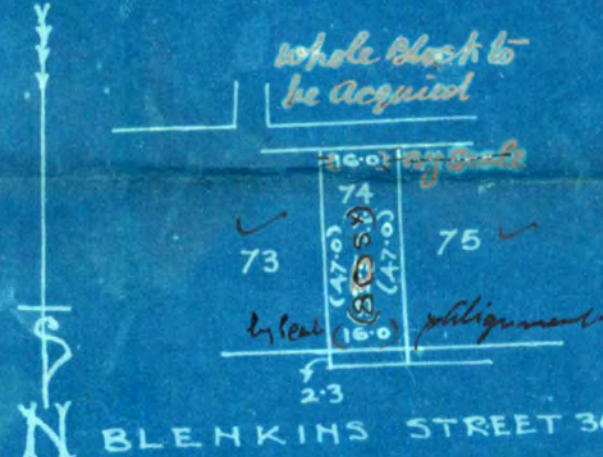
GROUND FLOOR



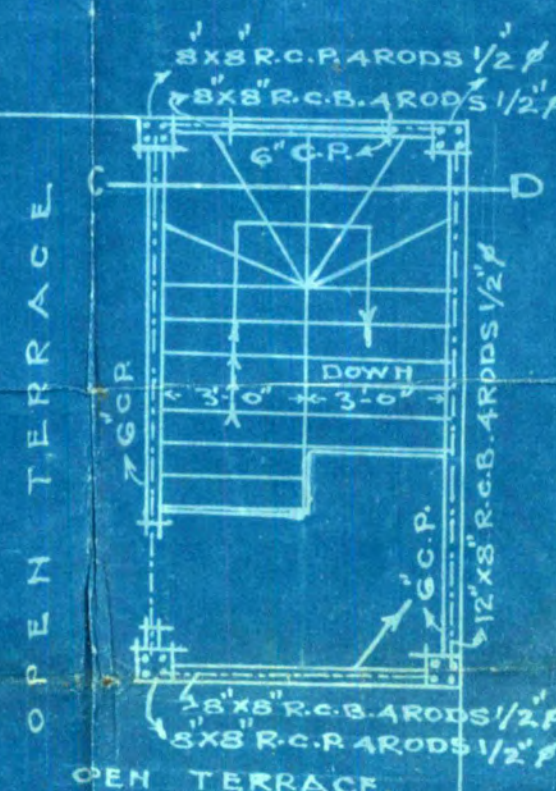
1ST, 2ND & 3RD FLOOR

All Tanks built for purposes of carrying on building operations must be covered with tanking as required by Rule 9 (2) (b) of chapter 1 of the Municipal Rules sanctioned by the Government in-India under his No. G.O. 5101, dated 25-11-1935.

SITE PLAN
SCALE 40'=1"



BLENKINS STREET 30'



PLAN OF R.C.C. COVERED STAIR CASE.

Devkishindash

DEVKISHINDAS & Co.
ARCHITECT & SURVEYOR.
KARACHI 27TH SEPT. 40.

M. Allamulla
OWNER.

Office Telephone Nos. 2805, 2806
& 2807

F. M. I. KURESHI

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI. 1 DEC 1940

Reference No B. S. P. 471/40.

To, Mr. Devkishindas Architect for owner,

Karachi.

Dear Sir,

With reference to your application dated 2nd December 1940
with a plan for the proposed buildings/additions and alterations on plot
No 74 Survey Sheet No. B.4, Saddar Bzr. Quarter.
I have to request you to comply with the following requirements—

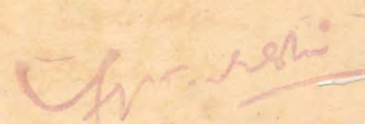
B.S's objections.

- (1) One window in the small open space 10'-0"x4'-6" will not light up the verandahs, which will still be dark.
- (2) Objection re. the Title deed stands.

The plans are returned herewith rejected.

J.19.12/-

Yours faithfully,


Land Manager & Architect

for

DEC 20 1940

Karachi Municipal Corporation.

Case N. LCP ⁴⁷¹~~744~~/40. for building on plot
No. 74 S. S. S34 Sallar Br.
Quarter

—:— S.L.S.

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

L.C. is attached pl.

Sinterami 8/12.

for Land Manager & Architect

S. L.S.

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

No objection to the plot
plan as corrected

S.L.S.
This is for you
Please. P.S.
There is no other
objection. 4/12/12

~~Health Officer~~
~~Executive Engineer~~ Re 6/12
S.L.S.

The applicants have submitted
to the separate application for
building the covered in it an
note - There is no objection.
Re 11/12

9/12/12
7/12



(1) One window in the small open space 10'-0" x 4'-6" will not light up the verandah, which will still be dark

(2) Objection re. the title deed stands

6/11/22

B.S.'s objections

11/11/22

Typed
18/11/22

8/11/22

2.28

proposed to be
proposed to be

22/11/22

Executive Engineer

22/11/22
The is for
The is for
The is for

The app. has been
to be deposited
to be deposited
to be deposited



KARACHI, 2nd December 1940.

To,

The Land Manager & Architect,
Municipal Corporation, KARACHI.

8/12/40

Dear Sir,

Re: Proposed Building on Plot No.74,
Sheet S.B.4, Sadlar Bazar Quarter.

With reference to your letter No.B.S.P.471/40 dated 27th ultimo, I beg to state as follows:-

L.S's objections.

(1) As desired, separate application with plans shall be made for the balconies overhanging the land under alignment.

B.S's objections.

(2) As already stated in my letter dated 25th October 1940, the verandahs shall have ample light as portions of the same abut on the open to sky. The kitchens also shall have plenty of light from the open to sky which they are directly facing with windows towards the said open to sky.

(3) As already stated in my letter dated 25th October 1940, the Title Deeds shall be duly produced as soon as the same are received from the Sub-Registrar's Office.

(4) As already stated in my letter dated 25th October 1940, the plinth offset shall be within the Owner's limit. However, as desired, the same has been removed from the section.

I am returning herewith the **2** copies of the plan, and trust that the same will now be passed at an early date.

Yours faithfully,

Dinkishindas

ARCHITECT & SURVEYOR.

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. 471/40.

27 NOV 1940

To, Mr. Devkishindas Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 25th October 1940
with a plan for the proposed buildings/additions and alterations on plot
No 74 Survey Sheet No. S.B.4, Sadar Bazar Quarter.
I have to request you to comply with the following requirements—

L.S's objections.

- (1) Separate application should be made for balconies over hanging the land under alignment It will be treated on its own merits.

B.S's objections.

- (2) Verandahs and kitchens will be dark.
(3) Obj. 6 dated 20-10-40 stands
(4) Plinth offset on Municipal land should be removed from section

The plans are returned herewith rejected.

Yours faithfully,

for Land Manager & Architect

J.26.11/-



LS. 1000-12-39.

KARACHI MUNICIPAL CORPORATION.

Case No. LCP 471/40 for building on plot
No. 74 S. S. SB4 Sedar Bv. Quarter.
:o:

Forwarded with Compliments to the ~~Health Officer~~ Sub-Engineer Drainage with a request
to state if his following objections previously raised are now complied with
I.C. is attached pl.

Sirdesai 4/21
For Land Manager & Architect

Remarks of the Health Officer/Sub-Engineer Drainage.

No objection

A. Corke 7/4
Asst. Health Officer
Sub-Engineer Drainage.

Passed on to the S.L.S. DRK
for remarks pl.

S.L.S. Sirdesai
No objection is in f.d.m. 11/11
Site plan as enclosed;
Architect's reply, under serial no. 5, re. alignment - may be plan
- kindly perused. DRK
12/11/40
No objection to the plan
to report permission to proceed
balance in line & comply with
to be set back
or to require order
CO. 19/11

28 OCT. 1940
11358

KARACHI, 25th October 1940.

To,

The Land Manager & Architect,
Municipal Corporation, KARACHI.

Dear Sir,

Re: Proposed Building on plot No.74,
Sheet S.B.4, Saddar Bazar Quarter.

With reference to your letter No.L.C.P.471/40 dated 20 Oct.
21 1940, I beg to state as follows:-

A. E's Objections:-

(1) The kitchen shall be connected with drainage, and, as desired the U.G.Tank shall be 5 feet away from the drainage lines and 2 feet away from the adjoining Owner's wall.

(2) As desired, the I.T. manhole shall be provided within the Owner's limit.

L. S's Objections:-

(3) The measurements have been already correctly given.

(4) The area has been duly corrected, as desired.

(5) The portion coming under alignment has been already set back. The Owner, however, requests that he may kindly be permitted to project balconies over the said set back area, which is 2.3 Ft. wide, free of balcy fees, in lieu of which, he will not claim any compensation for the area set back. In this connection it may be mentioned that the adjoining corner plot in the same street towards West has been recently allowed to be built upon without setting back as per alignment line.

B. S's Objections:-

(6) As desired, the Title deed shall be duly produced.

(7) The Verandahs shall have ample light as portions of the same abut on the open to sky. The kitchens will also get sufficient light from the open to sky which they are directly facing.

(8) Jali work instead of windows may be provided to the staircase in the rear wall, as desired, but windows are absolutely necessary and will be useful than jali work in the passages.

(9) As already shown a cement block wall

high with Jali work over it shall be provided between the staircase and the sanitary conveniences.

(10) The plinth off-set shall be within the Owner's limit.

(11) As shown in the plans, the 8" x 8" pillars to the N.E. of the staircase covering shall rest on the R.C.C. beam between the Kitchen and the Staircase room.

I am returning herewith the three copies of the plan and trust that the same will now meet with your approval.

Yours faithfully,

Devi Krishna Rao

ARCHITECT & SURVEYOR.

1000-5-40.

Office Telephone Nos, 2805, 2806 & 2807.

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

LAND MANAGER & ARCHITECT.



MUNICIPAL CORPORATION,
KARACHI.

Reference No, L. C. P. 471/40.2/

To Mr. Devkishindas Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 27th September 1940
with a plan for the proposed buildings/additions and alterations on plot
No. 74 Survey Sheet No. S.B.4, Saddar Bazar Quarter,
I have to request you to comply with the following requirements—

A.E's objections.

- (1) Is the kitchen proposed to be connected with drainage? If so the U.G. tank should be atleast five feet away from drainage lines and also two feet away from adjoining owners' wall.
- (2) I.T. manhole should be, within the owners' limit.

L.S's objections.

- (3) Measurements be corrected.
- (4) Correct area be given.
- (5) Portion under alignment be set back.

B.S's objections.

- (6) Title deed be produced.
- (7) Verandahs and kitchens will be dark.
- (8) Instead of windows to the staircase and the passage in the rear wall, jalliwork be provided.
- (9) Is there a wall separating the staircase from the sanitary conveniences? If so, its height be specified.
- (10) Plinth off-sets cannot be allowed on Municipal land.
- (11) On what does the 8"x8" pillar to the N.E. of staircase-shed rest?

The plans are returned herewith rejected.

Yours faithfully,

F. M. I. Kureshi
OCT 19 1940

Land Manager & Architect.

b. 18/10

J.18.10/-

Plot No. 74Sheet No. SB4Saddar B. Qr.

BUILDING SURVEYOR'S REPORT.

- (1) Title deed be produced
- (2) Verandahs & kitchens will be dark
- (3) Instead of windows to the staircase & the passage
in the rear wall, jalliwork be provided
- (4) Is there a wall separating the staircase from the
sanitary conveniences? of the Ground floor? If so,
its height be specified.
- (5) Plinth off-sets cannot be allowed on Municipal land
- (6) On what does the 8"x8" pillar of to the NW NE of
staircase-shed rest?

S. 15/10

Date _____

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

A.E., L.S. & B.S.'s objectionsN 16/1/10Typed
8/217/10

Date _____

Land Manager and Architect.



Karachi Municipal Corporation.

BUILDING SECTION.

REVIEW FORM.

Case No. P/X 471/40.

Applicant's Name K. S. AllarakhiaArchitect's Name M. Derkshender

EXTRACT FROM THE LAND REGISTER.

New plot No. 74 Sheet No. SB4 } Quarter. Sadar B.
 Old plot No. _____ Sheet No. _____

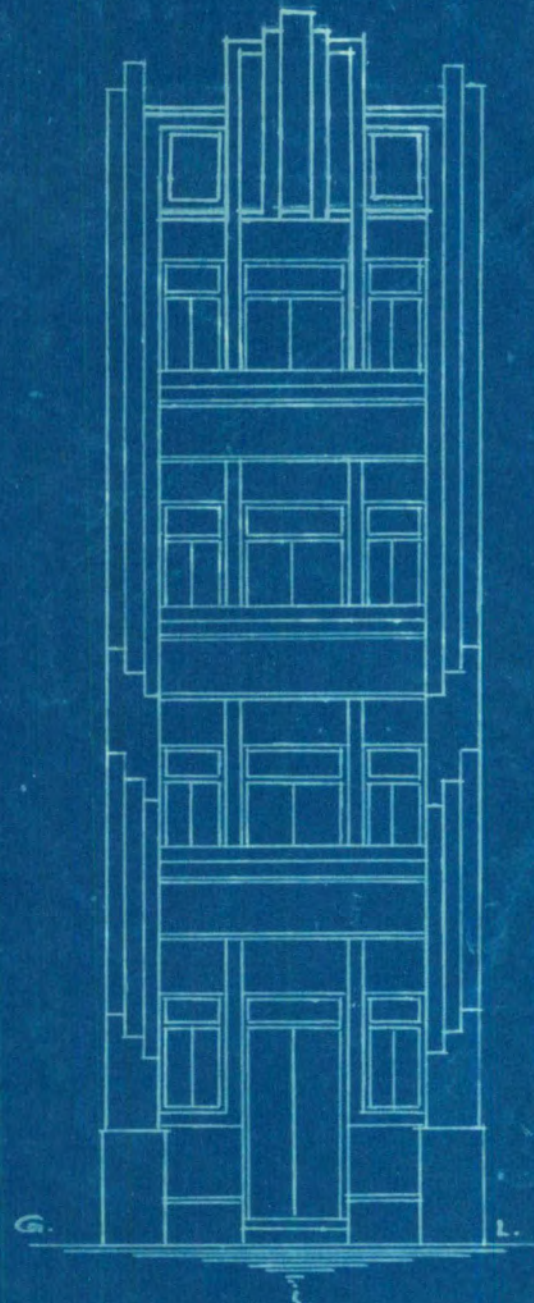
Whether under Govt. or Municipal Control ...		<u>Gouth</u>
Registered plot	Holders of	<u>Ali Mohd Haji Ismail & Ibrahim Mune.</u>
Area	Government ...	<u>80 s. yds.</u>
	Municipal ...	<u>-</u>
	Total ...	<u>80 s. yds.</u>
Title and period of lease...		<u>99 years from 1. 8. 1863.</u>
Form of lease ...		<u>H/3/1. Intms Condition</u>
Any Special conditions of lease ...		<u>-</u>
Remarks ...		<u>-</u>

Q
3/2

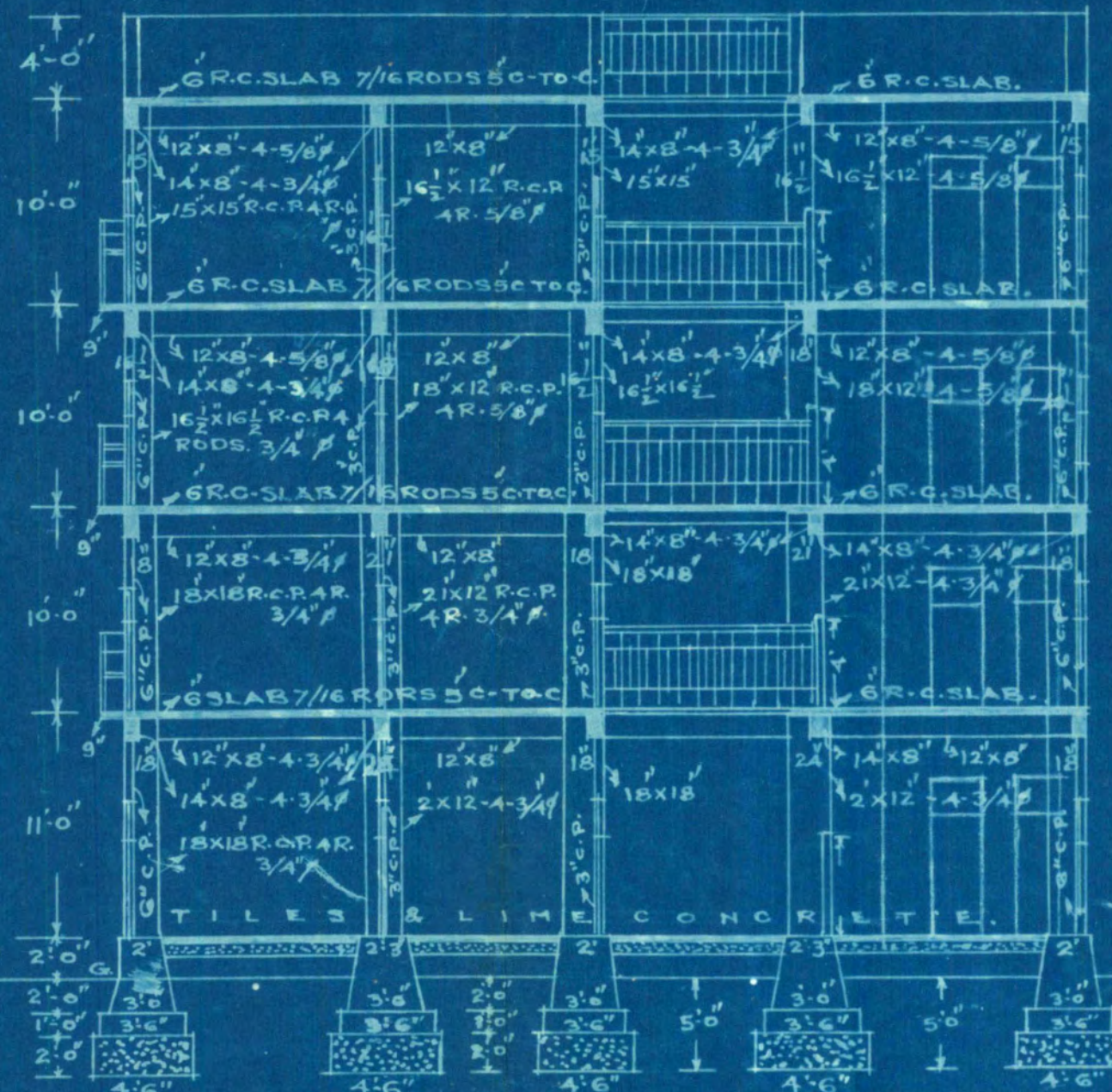
Date of receipt of plan _____

Date of expiry of 30 days _____

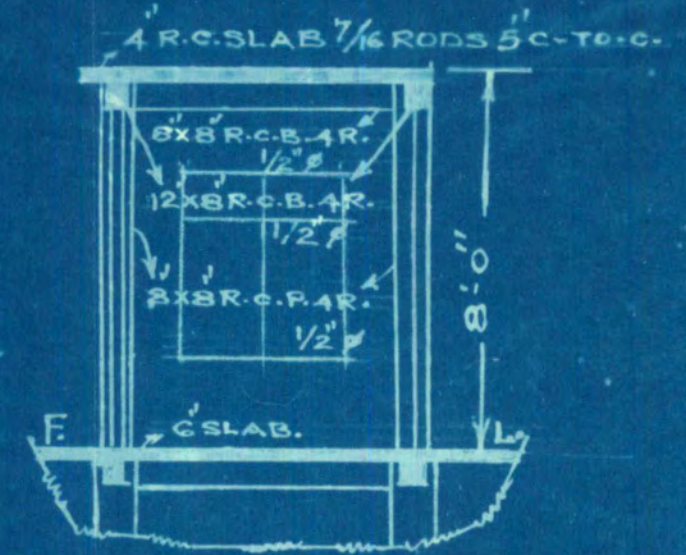
PLAN SHOWING PROPOSED BUILDING.
ON PLOT No. 74 SHEET No. S.B. 4.
SADDER BAZAR QURT.



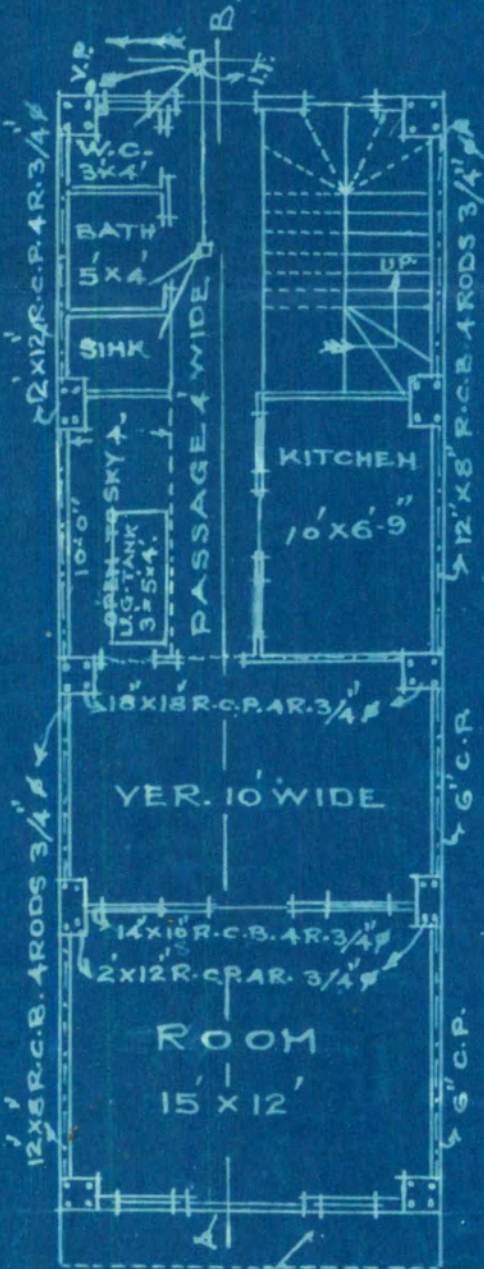
ELEVATION



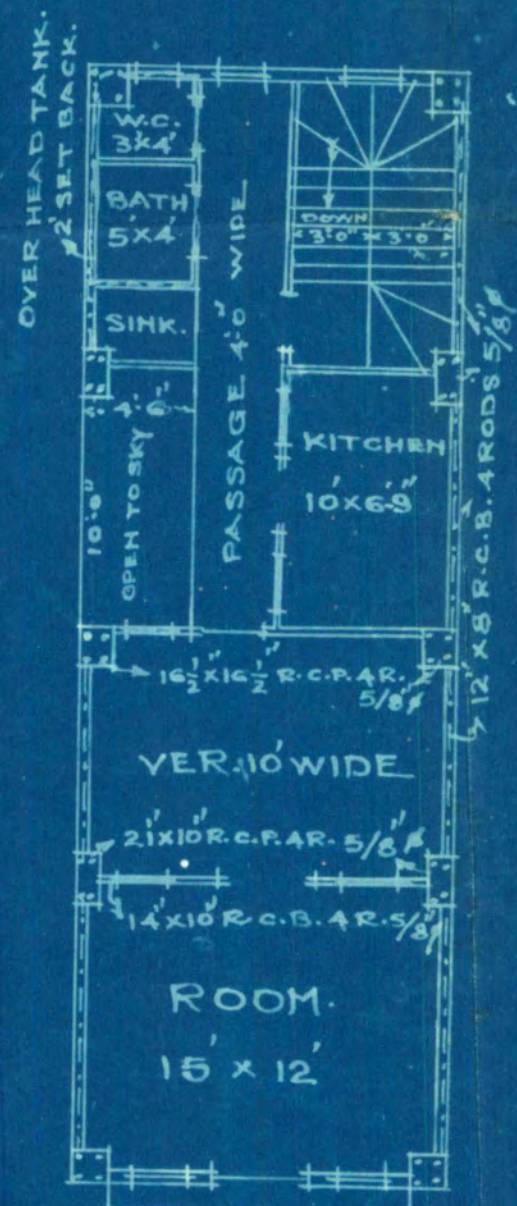
SECTION ON AB.



SECTION ON CD.

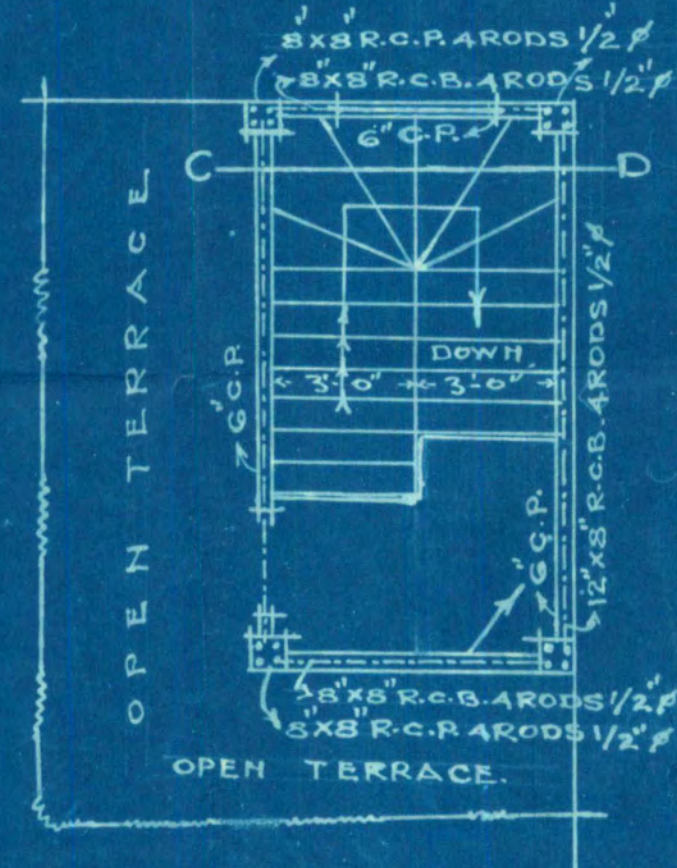
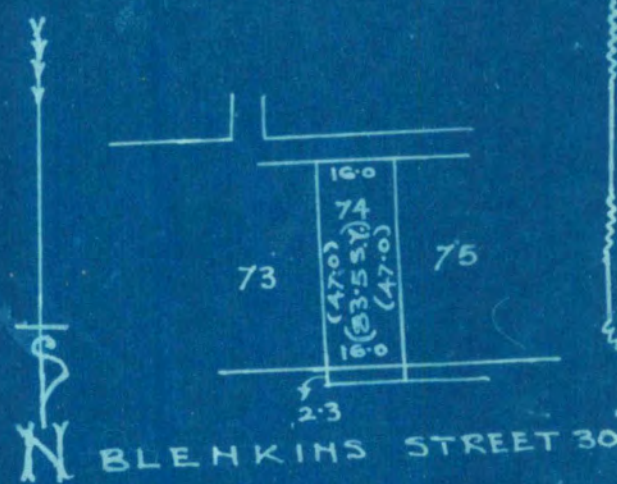


GROUND FLOOR



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

SITE PLAN
SCALE 40'=1



PLAN OF R.C.C. COVERED
STAIR CASE.

Devkishindash

DEVKISHINDAS & Co.
ARCHITECT & SURVEYOR.
KARACHI 27TH. SEPT. 40.

H. Allawalla Khan Solis
OWNER.



Heritage

KMR.CDD.SaQ.1940-1941.01

800-2-40.

KARACHI MUNICIPAL CORPORATION.
BUILDING SECTION.

REVIEW FORM.

Case No. P/

RE:—Plot No. 74, Sheet No. SP4, Sadar Bv Qr.

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

Sardesai 30/9/40.

FOR LAND MANAGER & ARCHITECT.

HEALTH OFFICER'S REMARKS.

No objection
3/10/40



KARACHI MUNICIPAL CORPORATION.

(Building Section).

Review Form

Case No. P/ 471/40.

Re:—plot No. 74 Sheet No. 5/34 Sadan Bv. Qr:

A copy of plan is forwarded with compliments to *Asst Engineer*

for favour of remarks and return to the Land Clerk within FIVE DAYS

as per orders of the CHIEF OFFICER issued in this connection.

S. S. Sani
 LAND CLERK. 30/9/40

REMARKS OF THE *Asst Engineer*

1. Is the kitchen proposed to be connected with drainage? If so the U.G. tank should be atleast five feet away from drainage lines and also two feet away from adjoining owners wall.
2. I.T. manhole should be within the owners limit,

SIGNATURE OF THE *Asst Engineer*
and a note should be

A. Cole
 Asst H. Engineer
 8/10

600-5-40

KARACHI MUNICIPAL CORPORATION

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. P. 471/40.Re:—Plot No. 74 Sheet No. SB4, Sadar Bv. 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.

S. S. S. S.
LAND CLERK. 30/9/40.

LAND SURVEYOR'S REPORT.

1. (a) Does the plot come under Alignment? Yes
(b) If so, is the street line correctly shown? -
2. (a) Does the plot come under 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
(b) If not give the correct area 40 sq yds.
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.

(1) Measurements be corrected

(2) Correct area be given

(3) Plot under alignment be set back

Head Draftsman.

LAND SURVEYOR.



16

P/471/40

FORM A.

NOTICE UNDER SECTION SCHEDULE VI CHAPTER XI RULE 2 (1)
OF THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 27th Sep 1940

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) or 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. 74 Survey sheet SB-4 Situated in Blankins street Saddlers Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description. 3 Third Building

It is intended for the purpose of

Domestic 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. Dentristinder

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. Marakka
Rhona Selwa

Address of the owner

†See on the reverse

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

2

Nature of soil in foundation EarthNature of masonry of foundation lime concretedo Plinth Cement Blockdo Superstructure - do -Kind woodwork in trusses, post etc. -Kind of roof R.C. roofKind of Floor PavedMethod of Draining Sullage Water Con with main

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

Karachi 27th September 1940

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 Mr.

Khan Sahib A. L. Allarakhia
for the building on Plot No 74 S.B. 4 Saltu Bazar Cr.
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.

Deekrishindar