



Department.

FILE No. of 193

SECTION

PART

Disposal No.

Subject

Cr. Jan 3, Jan 3, 1937

NOTE:—Former Correspondence filed in file Compilation No.
Subsequent Correspondence filed in file Compilation No.

Khemchand Mulchand 2

Architect, Surveyor & Contractor.

ARCHITECT'S DEPT.

MUNICIPAL CORPORATION

KARACHI

10. NOV. 1938

No.

5320

WATER COURSE ROAD.

RESIDENCE: GURMUKH LODGE

Ref. No. 175/38

Karachi, 10-11-1938

To
BSO 593/38
9/10/11The Land Manager
Karachi Municipal Corporation

Re: Plot no: C/7 Jm-3

Dear Sir

I have the honour to state that the last amended plan for addition on the above plot was approved by you on 20.7.38 vide your letter no BS.C. 40/3. The entire work could not be completed due to financial circumstances.

The ^{northern} portion of the front Bungalow remained to be completed. As 12 months have since passed since passing of the plan, I am here with sending 2 copies of plans and shall thank you to kindly renew your permission to enable the owner to complete his building.

All approved plans are being shown to your Building Surveyor to expedite the matter.

Pl. treat this as a new plan.

Circulation etc

14/11

7/4/11

Yours faithfully
Khemchand Mulchand
architect



No. PMA-2s. C/7, Jm-3, Jan 2nd. 3

KARACHI MUNICIPAL CORPORATION.

600-8-38

Diary sheet in respect of Building Regulation plans received.

Date of receipt.	Date When sent.	Date When Retd.	Date when sent to B. S.	Date when put up to L. M. A.	Date when obj. sent.	Remarks.
16.11.38						
H. O. ...	15.11.38	24/11				
E. E. ...	- 52 -		24/11/38			
L. S. ...	- 52 -	18/11				
H. O. ...						
E. E. ...						
L. S. ...						
H. O. ...						
E. E. ...						
L. S. ...						

Office Telephone Nos. 2805,
2806 & 2807.

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

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION
KARACHI.**

KMR.CDD.JmQ.1938-1939.01

600-9-38.

Reference No. B. S. P. 597/38

From

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

To,

Mr. Hon Secy Cos CHS Ltd
40 in Khemchoh Bulcher
KARACHI,

With reference to your application with plan for additions
on plot C/17 Sheet No. 21-12-38 Quarter received in this
office on 21-12-38, 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.

F. M. I. Kureshi
JAN 23 1939
Land Manager & Architect.
Karachi Municipal Corporation

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 hoarding and fencing round the plot be provided before starting the work.



Khemchand Mulchand

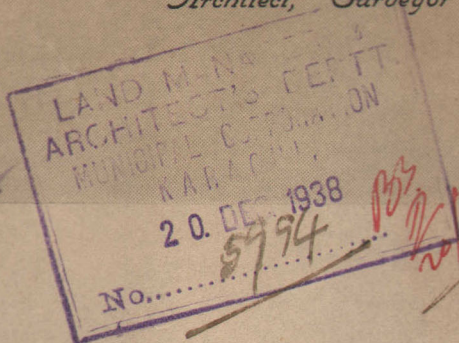
Architect, Surveyor & Contractor.

RESIDENCE: GURMUKH LODGE

WATER COURSE ROAD.

Ref. No. 193/38

Karachi, 17-12-1938



To

The Land Manager
Karachi Municipal Corporation

Re: Plot no. C/7 Pm-3

Dear Sir

Reference your letter no B.S.P
593/38 dated 7-12-38, I am sending herewith
one copy of plan on cloth for the above
plot as desired by you

Yours faithfully
Khemchand Mulchand
architect

correct
M.

as to M. verify
the copy

App. time 21/12

5/1/39
App. time 6/1



PLAN OF PROPOSED ADDITIONS ON
PLOT NO C/1 SHEET JN-3 C.C.H. SOCIETY

SCALE 8"=1"

APPROVED.

Land Manager and Architect

JAN 28 1939

Plan is approved subject to the following conditions:
1. The structure does not encroach the owner's building
2. The structure is not to be used for any purpose other than
the purpose for which it is intended or for any other purpose
3. The structure shall be built in accordance with the plan
4. The structure shall be built in accordance with the plan
5. The structure shall be built in accordance with the plan

All the built for purposes of carrying on business
operations must be covered with flooring as
required by Rule 1 (2) (b) of Chapter II schedule II
Municipal Rules sanctioned by the Commission
on 24.12.1938, G.O. 6101 dated 15.1.1939.

TOTAL AREA OF PLOT 1216.54 YARDS
AREA ALLOWABLE $\frac{1}{3}$ RD 405.33

ORIGINAL BUILT AREA

1.	1x50.83x27.05	=	1376.48	SFT
2.	1x55.33x25.25	=	1397.68	
3.	1x18.0x3.0	=	54.00	
4.	1x7.0x1.0	=	7.00	

OEDUCT 2834.56

1x30.83x12.25=377.66

2x5.0x5.0 = 25.00

402.66

NET 2431.90

PROPOSED

5.	1x11.25x10.75	=	1222.18	SFT
6.	1x10.75x10.33	=	1117.05	
7.	1x11.25x4.00	=	45.00	
8.	1x30.50x24.235	=	744.37	
9.	1x16.0x2.25	=	36.00	

TOTAL 2246.60

LESS 1x8.25x6.5=53.62

1x14.25x0.25=3.56

57.18

3599.32

LANDING 1x15.00x3.00=45.00

5.00

399.82

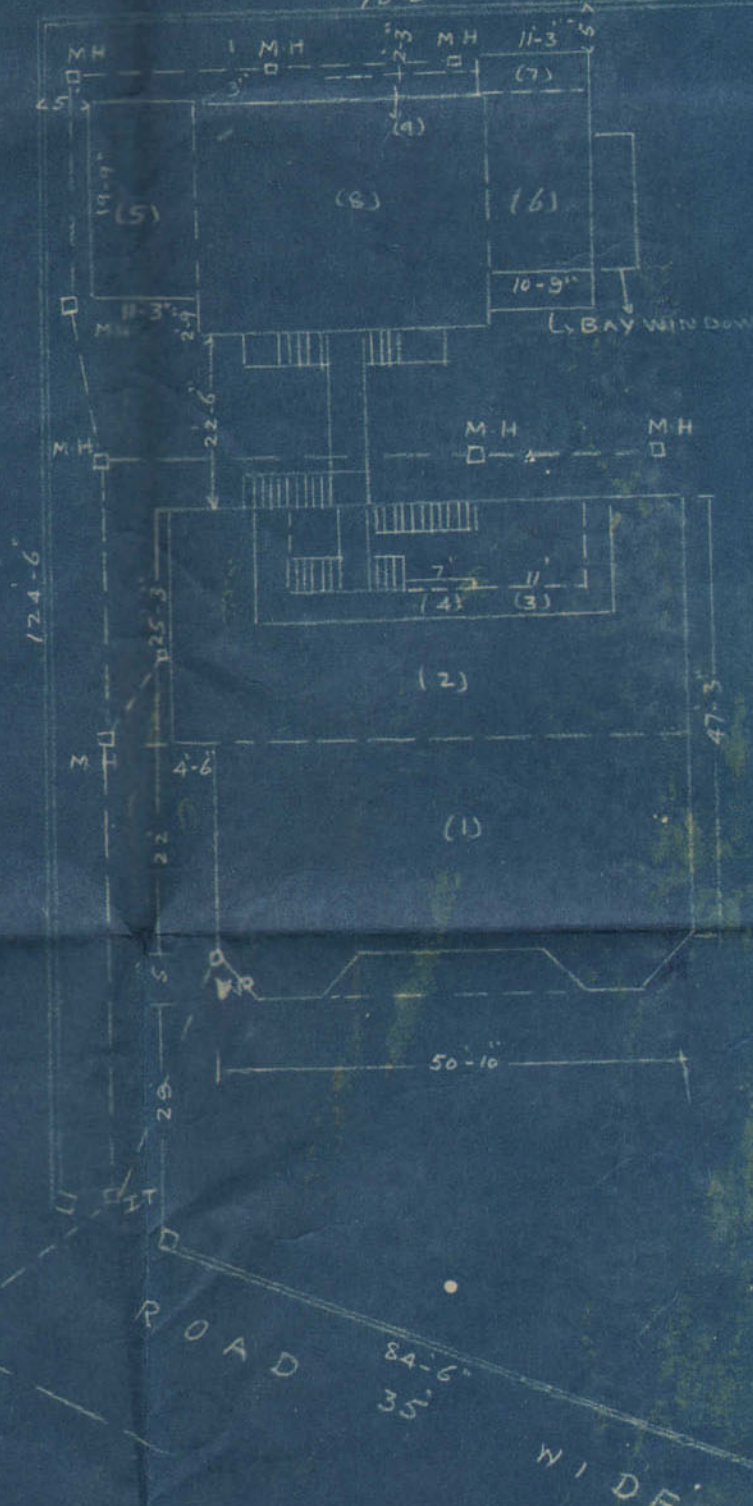
TOTAL 404.32

BLOCK PLAN

SCALE 20"=1"

PLOT NO C/6

78-2



OWNER

KHEMCHAND MULCHAND
ARCHITECT & ENGINEER

Office Telephone Nos. 2805, 2806, & 2807.

F. M. L. KURESHI,

B Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT



Heritage

KMR.CDD.JmQ.1938-1939.01

MUNICIPAL CORPORATION,
KARACHI.

DEC 7 - 1938

Reference No. B. S. P.

593/38

Mr. Khurshid Khan

KARACHI.

Dear Sir,

Re: Plot No. *cf*

Sheet No. *for one*

Gr.

With reference to your application dated *12/11/38* 193
for the proposed *additions* on the above plot, you
are required to submit *One* more ^{copy} of the
correct plan on *clow*

Yours faithfully,

F. M. L. Kureshi
Land Manager & Architect.

Done 7/12

Plot No. 0593/38Sheet No. C/2, Jan-3, Jan 820 Qr.

BUILDING SURVEYOR'S REPORT.

P. put up comp/plan

29/11

No objection to the plans as
correct

29/11

Date _____

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

Plans approved.

W

29/11
2/12

correctly
2/12

Date _____

Land Manager and Architect.



Karachi Municipal Corporation.

BUILDING SECTION.

REVIEW FORM.

Case No. P/C. 593/38

Applicant's Name Mr. S. Joseph

Architect's Name Mr. Klunck & Co.

EXTRACT FROM THE LAND REGISTER.

New plot No. 9/7 Sheet No. Jan 2 } Quarter Jan 2
Old plot No. _____ Sheet No. _____ }

Whether under Govt. or Municipal Control ...	
Registered Holders of plot ...	
Area	
Government ...	
Municipal ...	
Total ...	
Title and period of lease...	
Form of lease ...	
Any Special conditions of lease ...	
Remarks ...	

Date of receipt of plan _____

Date of expiry of 30 days _____

KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

Case No. P/E 593/88

RE:—Plot no. C/2, sheet no. 8-3, 1984 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.

FOR LAND MANAGER ARCHITECT.

HEALTH OFFICER'S REMARKS

no objection

Date _____

16741

Wm. L. L. L.
HEALTH OFFICER.

Forwarded with compliments to the Engineer for favour of disposal.

FOR HEALTH OFFICER.

ENGINEER'S REMARKS.

Position of O.H. tanks should be shown on the plan.

Abdul Qadir
 Engineer 2/11/38

Sub-Engineer

21/1

No objection

2711

Date _____

Hubel Cam

Sub-ENGINEER

coll 29/1

Returned with compliments to the Land Manager & Architect.

FOR ENGINEER.



LAND SURVEYOR'S Report

1. (a) Does the plot come under Alignment? _____
(b) If so, is the street line correctly shown? _____
 2. (a) Does the plot come under the T. P. Scheme? _____
(b) If so, is the plot shown as finally re-constituted? _____
 3. (a) Is there any encroachment? _____
(b) If so, state the nature and No. of sq. yards? _____
 4. (a) Is the area of the plot stated on plan correct? _____
(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? _____
(b) If not state the widths. _____
- _____
- _____
- _____
- _____

Head Draftsman

LAND SURVEYOR.



$$\begin{array}{r} 124.8 \\ 156.0 \\ \hline 280.8 \end{array}$$

$$\begin{array}{r} 140.4 \\ \hline \end{array}$$

$$\begin{array}{r} 78 \\ \hline \end{array}$$

$$\begin{array}{r} 11232 \\ \hline \end{array}$$

$$\begin{array}{r} 9828 \\ \hline \end{array}$$

$$\begin{array}{r} 9 \overline{) 10951.2} \quad (1216.8 \\ \underline{9} \\ 19 \\ \underline{18} \\ 15 \\ \underline{9} \\ 61 \\ \underline{55} \\ 72 \\ \underline{72} \\ 0 \end{array}$$



KARACHI MUNICIPAL CORPORATION.

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. P. 593/38.

Re:—Plot No. 97 Sheet No. 3, Jan 8th. 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.

1. (a) Does the plot come under Alignment? no.
(b) If so, is the street line correctly shown? _____
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? _____
(b) If so, state the nature and No. of sq. yards? _____
4. (a) Is the area of the plot stated on plan correct? no.
(b) If not give the correct area 1190, 88.75
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

Plot area, side measurements & area of the plot to be correctly shown

This plan with the proposed scheme has already been passed before & the applicant is now has applied for renewal of the permit to which no objection is taken. The area as depicted by CDC is shown as 1190 which accords to our calculation. Cons to 1216.8 sq. yds which is 18/11

Head Draftsman.

16/2/38

the are now refused.

LAND SURVEYOR.

As such the shall be no objection in approving the plan as now submitted. 17/2/38

Head Draftsman 29/2/38

Calculation attached 22/2/38