KMR.CDD.JmQ.1938-1939.02

Form No. 3—20,000-6-38

_____ Department.

FILE No. _____ of 193

SECTION

PART

Disposal No. 14

*Subject* 27/4, Jan 3, Jamshed

Ref: Bld-20.27/4, Jm... Jm... 8(1)

KMR.CDD.JmQ.1938-1939.02

600—8-38

# KARACHI MUNICIPAL CORPORATION.

*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. |
|---|---|---|---|---|---|---|
| 23-11-38. | | | | | | |
| H. O. ... | 26-11-38 | 29/11 | | | | |
| E. E. ... | -do- | 11 | 30/11/38 | | DEC 1 1938 | |
| L. S. | -do- | 30/11 | | | | |
| 19/12 | | | | | | |
| H. O. .. | 19/12 | 21/12 | 24/12/38 | | | |
| E. E. ... | / | | | | | |
| L. S. ... | / | 21/12 | | | | |
| H. O. ... | | | | | | |
| E. E. ... | | | | | | |
| L. S. ... | | | | | | |

KMR.CDD.JmQ.1938-1939.02

600—9-38.

Office Telephone Nos. 2805,
2806 & 2807.

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

MUNICIPAL CORPORATION
KARACHI.

JAN 13 1939

*Reference No.* ~~B. S. P.~~ L. C. P. 614/38

From

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

To,

Mr. Tawar Lal Teramdas

KARACHI,

With reference to your application with plan for Bungalow on plot old No 27/4 New No 393 Sheet No. T.M.3 Quarter received in this office on _____, 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

Land Manager & Architect.
Karachi Municipal Corporation

JAN 12 1939

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 overbang public street or Municipal land.

NOTICF, 5:—Plinth cornice will not be allowed to project more than 2 inches on any Public street for ornametal 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.

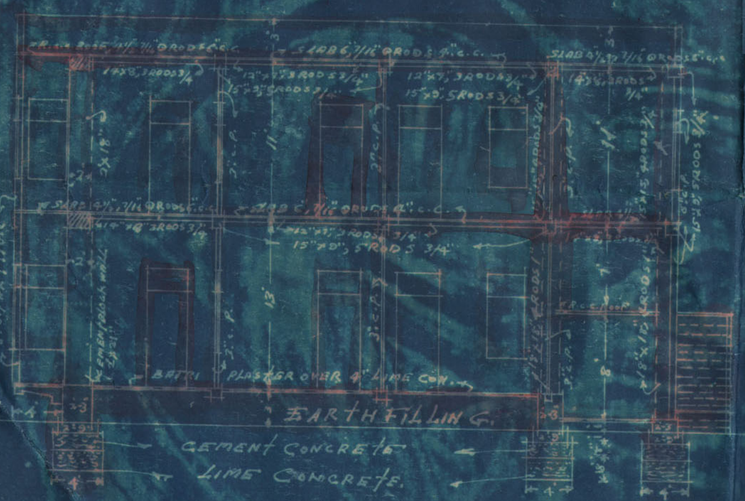
KMR.CDD.JmQ.1938-1939.02

# PLAN SHOWING PROPOSED ADDITIONS & ALTERATIONS WITH FIRST FLOOR ON PLOT No. 393 SECTT J.M. 3.

FOR THE COSMOPOLITAN CO-OPERATIVE HOUSING SOCIETY Ltd.

JAMSHED QUARTER. SCALE 8=1"

NOTE:- ALL R.C.C. PILLARS IN GROUND FLOOR 18"NOS, 4RODS 1"
" " " " FIRST " 15"x15", 4RODS 3/4"
NOTE. ALL OUTER PARTCEMENT 6"THICK.
" PROPOSED BLOCK SHOWN IN RED COLOUR.




SECTION ON A.B.

TOTAL AREA OF PLOT 993 SQ.YDS.
ALLOWABLE BUILT AREA 331 SQ.YDS
EXISTING BUILT AREA 150.26 " "
PROPOSED BUILT AREA 178.95 " "

Details of Existing Structure:-

(1) 1 x 14·75 x 3·33 = 57·24
(2) 1 x 13·5 x 25·25 = 340·88
(3) 1 x 14·75 x 28·25 = 416·69
(4) 2 x 11·75 x 2·5 = 58·75
DEDUCT 7383·95
(A) 1 x 1·46 x 16·58 = 24·18 } 36·68
(B) 2 x 2·5 x 2·5 = 12·50
36·68 135·27

1352.27 ÷ 9 = 150.25 Sq.Yds.

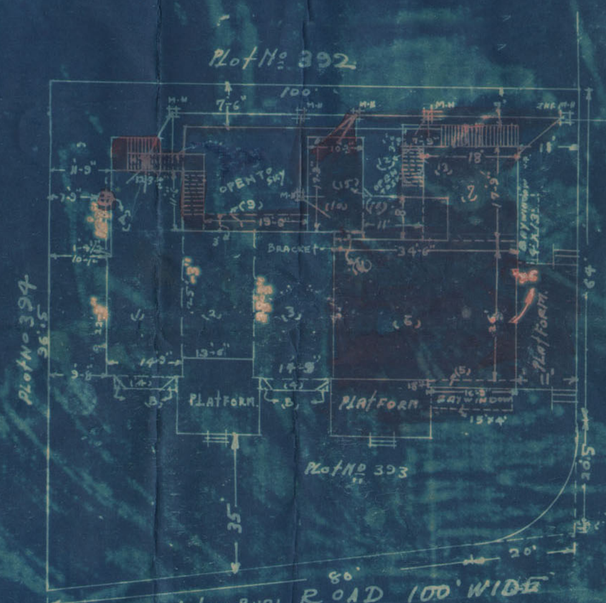
Details of Proposed Structure.

(5) 1 x 1·5 x 16·75 = 25·13
(6) 1 x 34·5 x 26 = 897·00
(7) 1 x 18 x 17·75 = 319·50
(8)
(9) 1 x 3 x 19·5 = 58·50
(10) 1 x 10·25 x 17·75 = 181·94
(11) 1 x 2·25 x 5·5 = 12·38
(12) 1 x 3·5 x 7·75 = 27·13
(13) 1 x 4 x ·5 = 2·00
(14) 1 x 8 x 11 = 88·00
(15) 1 x 1 x 1 x ½ = ·50
1612·08

DEDUCT:-
(C) 1 x 1 x 1·5 = 1·5 } 1·50
1610·58 ÷ 9 = 178.953 Sq.Yds.
329·21 Sq.Yds. TOTAL BUILT AREA.

LANDLORD

HON. SECRETARY
THE COSMOPOLITAN CO-OPERATIVE HOUSING SOCIETY LTD.




NARAINDAS. M. GIDVANI & Co.,
ARCHITECTS & ENGINEERS.

Land Manager and Secretary

KMR.CDD.JmQ.1938-1939.02

**NARAINDAS M. GIDWANI & Co.**

ARCHITECTS & ENGINEERS.

Bunder Road,

KARACHI, 16th. Dec. 193 8.

LAND ARCHI... DEPTT. 594/ATION 14 DEC 1938

The Land Manager & Architect,
Municipal Corporation,
Karachi.

Dear Sir,

New No. 393 J.M.3.

Re: Plot No.27/4. J.M.3.

With reference to your letter No. L.C.P.614/38 dated 13th. Dec. 1938, we have to state that :-

L.S.'s Objections Nos.1 & 2 are complied with.

S.E.'s Objections No. 3 is complied with.

H.O.'s Objection No.4. W.C. under the staircase has been removed.

L.M.'s Objections Nos.5,6,8 & 9 are complied with.

Re: No.7, door has been removed and window put instead.

Re: No.10. W.C. marked X has been removed.

The plans may therefore be kindly approved.

Yours faithfully,

N. M. Gidwani

Submitted
All objections complied with
5/1.
Plans approved
5/1.

KMR.CDD.JmQ.1938-1939.02

6

1000 - 6-38

# KARACHI MUNICIPAL CORPORATION.

Case No. LCP 28/7 for building ~~on plot~~ Jamshed

Final No 393

No. ~~27~~/4 S. S. Jin 3 Quarter

——:o:——

Land Survey

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

I Encroachments plot nos. be corrected & shown

II Road named width be given

19/1 Elp

For Land Manager & Architect.

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

R. 24/12

Objection Nos 1 & 2 complied by the Architect-

No Objection to the site plan as corrected

Health Officer / ~~Executive Engineer~~

20/12/38

S.L.S 21/12

20/12/38

Dy. 21/12

Heritage KMR.CDD.JmQ.1938-1939.02

7.

Ho+
EB

Below plan fe&le. - 27/43 Jun 3
Journal &c.

I accede as to the ~~Ex~~ Health
Officer's for favour of his
report and the Press as to
the Ex. Engineer's direct.
to his report. This original
objection memo is enclosed

Yours &c
19/12 W. Hurst

Inspr Works Shore
& Sewerage

20/12

11178.

Same objection
W. Abt.
21/12

Heritage KMR.CDD.JmQ.1938-1939.02

(8)

1000—6 38.

# KARACHI MUNICIPAL CORPORATION.

## *BUILDING SECTION.*

**REVIEW FORM.**

NOV 26 1938

Case No. P/~~C~~ 614/38

RE:—Plot No. 27/4, Sheet No. Jam. 3, Jam Qtr. Qr.

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

10592

FOR LAND MANAGER & ARCHITECT.

25/11

**HEALTH OFFICER'S REMARKS**

W.C. under the Staircase.
cannot be allowed.

HEALTH OFFICER.

29/11

KMR.CDD.JmQ.1938-1939.020

9

NOV 26 1938

1000—10--38

# KARACHI MUNICIPAL CORPORATION.

Case No. P614/38. Plot No. 27/4, Jm-3, Jm-82 Q.

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

FOR LAND MANAGER & ARCHITECT.

**SUB. ENGINEERS REMARKS**

Position of O.H. tank should be shown.

28/11/38
Sub. Engineer

Dtd 28/11

No objection 29/11

Date _____

SUB. ENGINEER.

Dtd 22/12

Returned with compliments to the Land Manager & Architect.

FOR SUB. ENGINEER.

10

Heritage KMR.CDD.JmQ.1938-1939.02

1000—10-38.

Office Telephone Nos. 2805,
2806 & 2807.

LAND MANAGER & ARCHITECT.

MUNICIPAL CORPORATION,
KARACHI.

DEC 1 1938

*Reference No. L. C. P.* 614/38

To, Mr. N. M. Gidwani, Architect for owner.

Dear Sir,

With reference to your application dated 23-11-38 with a plan for the proposed buildings/additions and alterations on plot No. 27/4 Survey Sheet No. J.M.3, Jamshed Quarter, I have to request you to comply with the following requirements:—

L.S.'s objections.

1. Measurements and plot nos. be correctly ~~shown~~ shown.
2. Road name and width be given.

S.E.'s objection.

3. Position of O.H. tank should be shown.

H.O.'s objection.

4. W.C. under the staircase can not be allowed.

No objection if it is complied with 21/12

L.M.'s objections.

5. The compulsory open space should be clearly marked on the plan.
6. The spiral staircase should be shown in site plan and its distance from boubdary be given.
7. Door to thebay window can not be permitted.
8. Section through the bath and W.C. under landing be given.
9. ~~Raising~~ existing built up area should be checked with Building Surveyor.
10. W.C. X can not be allowed.

The plans are returned herewith rejected.

Yours faithfully,

Objection No. 3 complied with.
No objection
21/12

Sub-Engineer

Land Manager & Architect,

J.H.S.
10/12

21/12