



Heritage

KMR.CDD.PrQ.1942.01

Department _____

15P FILE No. 18 of 1941.

SECTION

PART

Disposal No. 18.

Subject 27 PR1.

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

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



**MUNICIPAL CORPORATION,
KARACHI.**

Reference No. B. S. P. 3/42
Order under Sch. VI, Chapter XI, Rule 5 (1) of Act XVII of 1933.

To,
Mr. *Muhammad Faruk Khan*

C/o Mr. B. N. Gajjar, Karachi KARACHI.

With reference to your application with plan for *Shed & upper story & out-houses*, on plot No. *27* Sheet *P.R. 1* *Prudh* Quarter received in this office on *27/3/42*, 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
MAR 10 1942
Land Manager & Architect,
Karachi Municipal Corporation.

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 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 occupying of land.

Notice, 4:—Rain water Spouts and spouts from the balconies windows, shops and doors of the building will not be permitted to project on or overhang public street of 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 filling 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 operation must be covered with Planking as required by Rule 9 (2) (b) of Chapter II, Schedule VI of Municipal Rule sanctioned by the Commissioner-in-Sind under his No. Gel. 1601, dated 25-11-35.

Notice, 9:—Proper boarding and fencing round the plot be provided before starting the work.



Heritage

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1000-3-41

KARACHI MUNICIPAL CORPORATION

BUILDING SECTION

REVIEW FORM

Case No. P/39/42.

Applicant's Name Mr. Merwanji Edulji KandawalaArchitect's Name Mr. B. D. Gardner

EXTRACT FROM THE LAND REGISTER.

New Plot No. 27 Sheet No. PR₁ } Preedy Quarter.
 Old Plot No. _____ Sheet No. _____ }

Whether under Govt. or Municipal Control ...	<u>Govt.</u>
Registered Holder of plot	<u>Merwanji Edulji Kandawala</u>
Area	
Government ...	<u>3166 sq. yds.</u>
Municipal ...	<u>—</u>
Total ...	<u>3166 sq. yds.</u>
Title and period of lease	<u>99 yrs. from 1st August 1863</u>
Form of lease	<u>1/3/2</u>
Any Special conditions of lease	<u>—</u>
Remarks ...	<u>—</u>

P/39/42.

Submitted.

The owner wants to open windows of abutting on the adjacent plot. This is a matter between the two parties. Hence no objection. Besides there are windows already existing on the ground floor. Hence no objection. There is no objection to the plans from this dept. also.

We are not concerned with private matters.
 Plans approved.
 10/10/42.



Heritage

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Motor Cars stored with or driven by us only at Owner's Risk.

Telegram: "P.O.U.S."
Phone: 7095.
Codes: Bentley's.

MERWANJI EDULJI & Co.

Home-Deliveries and
Hire-Purchases
Arranged.

Sole Distributors for Sind & Baluchistan
CHRYSLER & PLYMOUTH CARS
CHRYSLER-BUILT FARGO TRUCKS.

Corner of Bunder & Victoria Roads,

Sadar-KARACHI, 1st March 1942.

The Land Manager & Architect,
Karachi Municipal Corporation,
Karachi.

Dear Sir,

Re: Plot No. 27 PR 1 Presdy Qr.

My architect, Mr. Gazdar informs me that you are objecting to the proposed windows which I intend to open on the first floor on the east. In this connection I may inform you that I have got the right of easement on the ground floor. Even on ground floor I have left 1'-6" from my boundary where the window shutter of my 50 years old window opens, and which open window has been inspected by you. Not only this but at the front side of the same old building near Randle Road, there is a double-shuttered door with shutters opening on this land, together with a step. This fact is known to you personally as you have yourself seen these easements, whether these easements on ground floor give me a right of easement on 1st floor also, or no, is a legal matter 50 years old. Should the owner of the adjoining plot object to these easements on the first floor after sleeping for all these years because he had no rights to argue and no legs to stand, it is for him to take legal action against me and I am prepared to face it; but so far you as Municipal Corporation are concerned, I do not see how you can interfere. You are requested to pass the plans from the Municipal & sanitary points of view and it is not your official duty to interfere in people's private rights.

It may also be noted that the roof of my ground floor is also old and I merely want to build within it.

I hope you will kindly do the needful.

Yours faithfully,

Merwanji Edulji Kandlawalla

BDP.



BSP. 39/92

5

27 PR1.

1000-2-41.

KARACHI MUNICIPAL CORPORATION.

Diary sheet in respect of Building Regulation plans received.

16 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.
B. S.	18/2					
H. O.	19/2	21/2				
A. E.	-	24/2	28/2			
L. S.	-	28/2				
B. S.						
H. O.						
A. E.						
L. S.						
B. S.						
H. O.						
A. E.						
L. S.						



KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION

REVIEW FORM

Case No. B.S.P. 39/42.

RE:—Plot No. 27, Sheet No. PR1, Freedy Qr.

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

Imp. Enquiry
to show to H.O. for
15/42

S. D. S. M.

FOR LAND MANAGER & ARCHITECT.

19/2.

HEALTH OFFICER'S REMARKS.

No Verandah + Kitchen for
the Charkidar.

for catch
20/2.

F. w/c to the H.O. for
remarks on plans as connected.

Imp. Enquiry
for L.H. to

HEALTH OFFICER.

No objection
for catch
6/3/42

7/3.



Heritage

KMR.CDD.PrQ.1942.01

MUNICIPAL CORPORATION,
KARACHI.

(Building Section).

Review Form

Case No: P/ 39/42.

Re:—plot No..... 27..... Sheet No..... PR, Freedy Q:

A copy of plan is forwarded with compliments to..... A.E.

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. S. S. S.
LAND CLERK.
19/2.

REMARKS OF THE.....

- (1) U. Q tank must be 5 ft away from the drainage line, man holes etc;
- (2) The space marked 'x' must be specified after which the plan will be further considered.
- (3) U. Q must be about an open space measuring atleast 64.3.5 ft with minimum width of 5 ft.

SIGNATURE OF THE.....

A. E. (U. Q. D.)
23/2
24/2

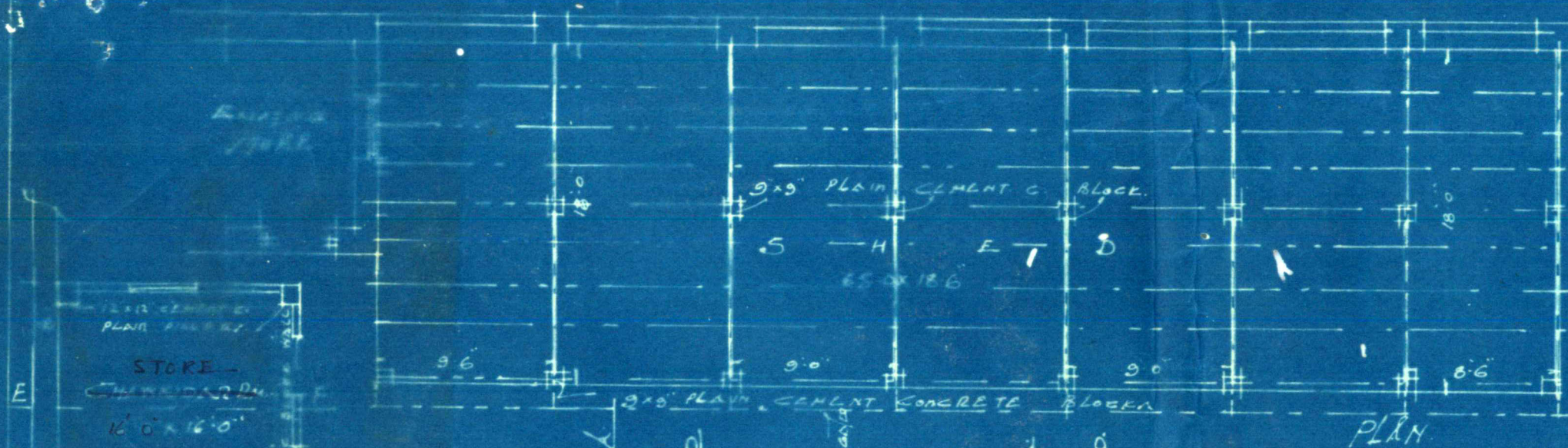


F. wife. to the A.E. (W.W. & Co)
for further remarks.

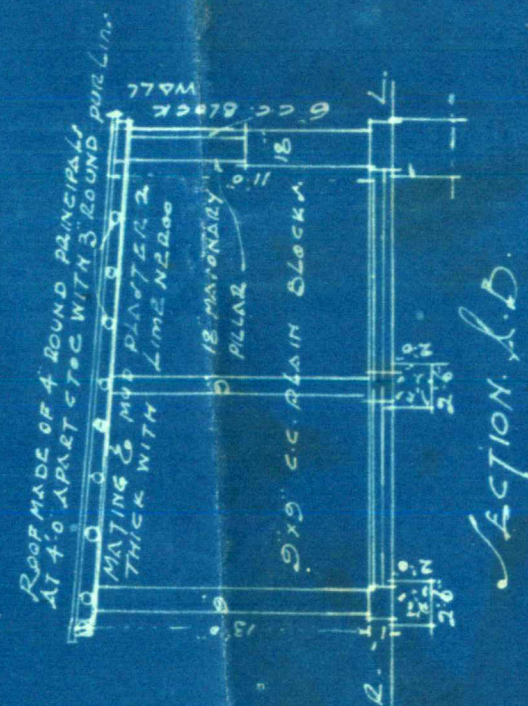
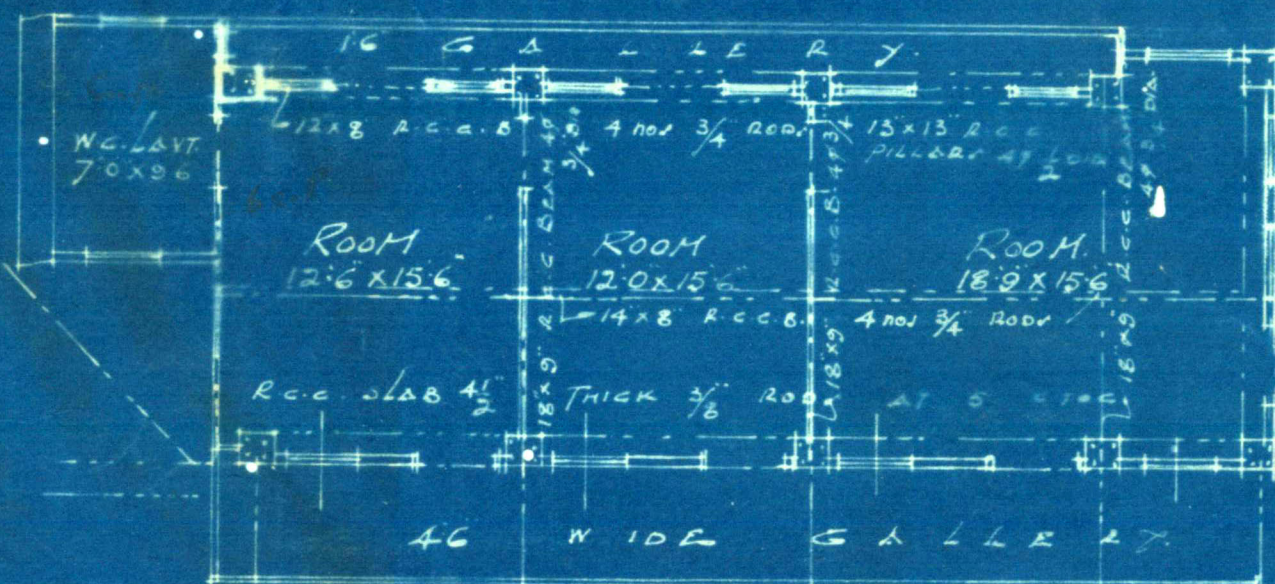
W. Lloyd
for L.H. & Co.

No objection to
collected from

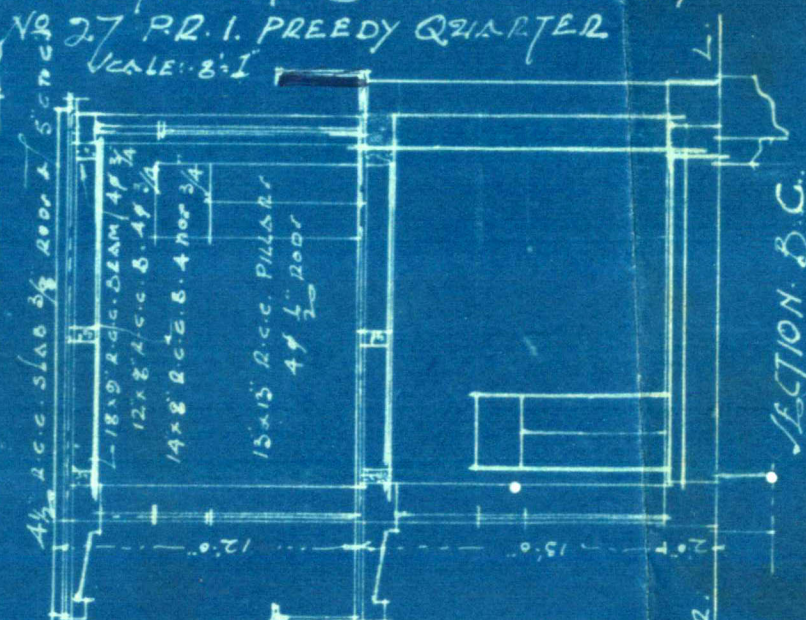
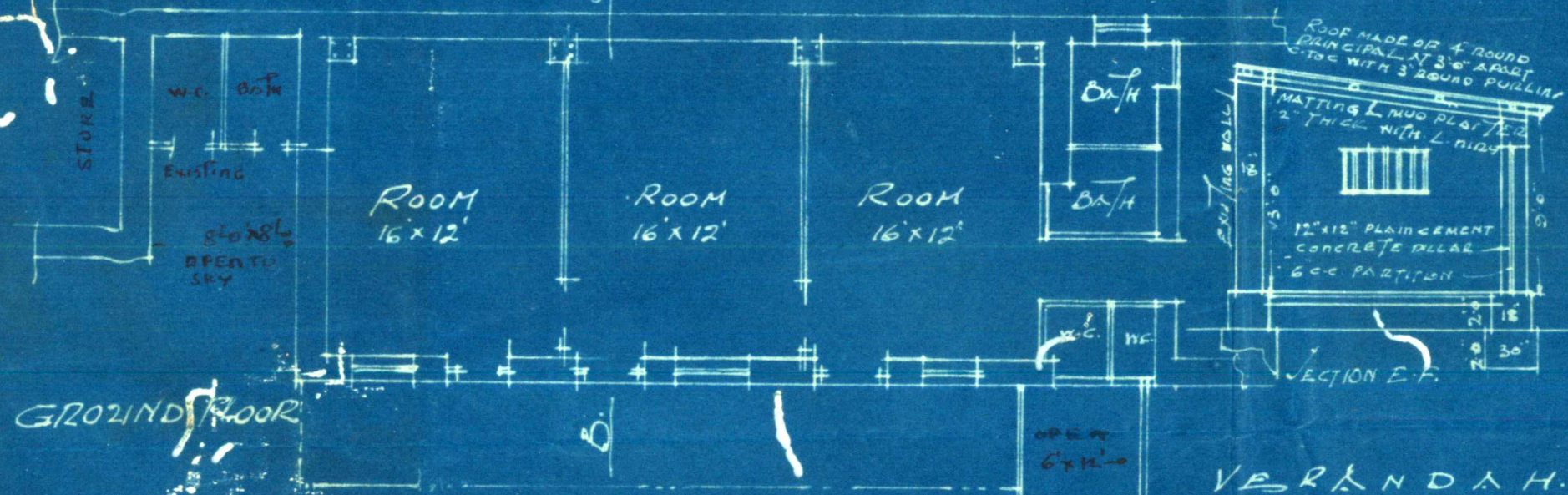
A. E. (W.W. & Co)
19/3



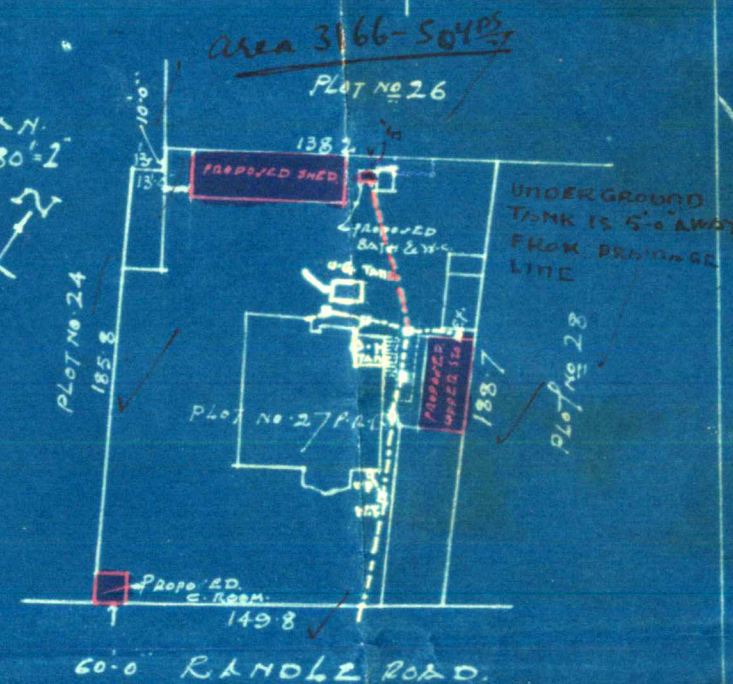
PLAN SHOWING PROPOSED SHED,
UPPER STOREY TO OUT HOUSE IN
CONNECTION WITH BUNGALOW ON PLOT
NO. 27 P.R. I. PREEDY QUARTER
SCALE: 8"=1'



EXISTING
OPEN TERRACE



SITE PLAN
SCALE: 80' = 1'



Merwanji Abdulji Kandawalla
192-1942

Bongasda

BURDOR N. GOZDAR A.P.M.
ARCHITECT. 57.9.2.42

187 11-1



KARACHL.

Dear Sir,

Pursuant to the provision of Schedule VI, Chapter XI Rule 2 (1) of the City of Karachi Municipal Act 1933, I hereby give you notice that I intend within the meaning of that rule to erect or re-erect/make additions & alterations to building on plot No. 27, survey sheet P. K. 1 Situated in Rauho. street Prey Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description.

It is intended for the purpose of

†Specification of the work will be as on the reverse.

I further beg to inform that the name of the licensed architect and or surveyor whom I have employed to prepare plans and to supervise the erection or re-erection of, additions and alterations to, the said building is Mr. Burton N. Goodale.

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

Address of the owner

See on the reverse

B.S. for Remarks of re to
Circulation of the Ideas

1872

Circulato pl.

L 107

Nature of soil in foundation Hard SoilNature of masonry of foundation R.R. masonrydo Plinth C.R. masonrydo Superstructure R.C.C. pillars & slab6" C.C. wallsKind of roof R.C.C. Roof and wooden roof

Kind of floor _____

Method of Draining Sullage Water _____

: o :

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

Owner.

To,

The Chief Officer,

Karachi 14th February 1942

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 along with the plans for erection or re-erection/additions and alterations on plot No. 27 sheet No. R.R.1, by Mr./Messrs. Masroorji E. Kewatalla who is/are registered owner/owners of the above plot for building extension and alterations.

I beg to inform you that I have prepared that plans and have agreed to supervise the erection or re-erection of/additions and alteration to, the building work mentioned therein.

I beg to remain,
Sir

Your most obedient servant.

B. N. J. da.

Licensed Architect and/or Surveyor.