KMR.CDD.JmQ.1934.02

000—4.32.

Departme[illegible].

FILE No. **of 1932.**

SECTION

PART 13

Disposal No. 1144/34

Subject 36/6, Jm 3 Journal
Hyd. H. Court.

NOTE :—Former Correspondence filed in file Compilation No.

Subsequent Correspondence filed in file Compilation No.

KMR.CDD.JmQ.1934.02

No. B. S. P. 184/34

MUNICIPAL CORPO
KARACHI.

2

KUMBERALI BHALEDINO Esq., L.C.E.,

Land Manager & Architect,

ORDER UNDER SCH. VI CHAP. XI, RULE 5 (I) OF ACT XVII OF 1933.

M/s Secty Hyd. Amil Cooperative Housing Socie
C/o M/s N. M. Gidwani (Architects)
KARACHI.

With reference to your application with plan for building on plot No. 36/6 Sheet No. JM 3, Jamshed Quarter received in thi office on 28. 5. 1934, I have to inform you that the said plan approved and permission to build in accordance therewith is hereby gran The building must be erected in conformity with the Bye-laws and rule the Karachi Municipal Corporation.

A copy of approved plan is attached herewith.

Land Manager & Archite
Karachi Municipal Corp

1. write to him that 1st copy on cloth is insufficient & required Correction Rs 1/6.

Rs 1/6

NOTICE, 1 :—This sanction holds good, provided the work of c commenced in earnest within a year form this date, whereafter the sa deemed to have laysed.

NOTICE, 2 :—This sanction does not entitle the owner to bui conveyed to him either by the Government or the Municipality by a in a Sanad.

NOTICE 3 :—This pass does not give premissionto occupy Mu building materials. This can only be allowed when the Street is permit building materials being deposited on it without it being a sour the public and only then on a hoarding being placed round the land and on payment in advance, of fees for occupation of Municipal land, rates.

(1) For first 12 weeks, per square yard per diem ... Rs.
(2) For the next 12 weeks, „ „ ... „
(3) For any subsequent time „ „ ... „

NOTICE, 4 :—Windows, steps and doors of the building will no project on or overhang public street or Municipal land.

NOTICE, 5 :—Plinth cornice will not be allowed to projcet m on any Public street for ornametal purposes.

NOTICE, 6 :—You are required to give timely intimation to and Architect before filling in the foundation and before concrete inforced concrete work.

NOTICE, 7 :—In case of set back or set forward, the first c be laid after the line is checked by the Land Surveyor.

600—4-34.

KMR.CDD.JmQ.1934.02

S.P. 438/38

4 - SEP 1934

Municipal Office,
Karachi.

Corporation of Karachi

From

Kumberali Bhaledino Esq., L.C.E.,
Land Manager & Architect

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

Mr. Kamberali Baledina Sahjuria
C/o Mulla & Jeevanjee (Architects)

KARACHI.

With reference to your application with plan for addition & alteration on plot No. 3C sheet No. Jn 2, Jamshed Qr., received in this office on 12.7.1934, I have to informyou 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 approved plan is attached herewith.

Kumberali Bhaledina
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 Govtt 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 hoarding being placed round the land to be occupied and on payment in advance, of fees for occupation of Municipal land, at the following rates.

(1) For the first 12 weeks, per sq.yard per diem.. ...Rs. 0-0-3½
(2) For the next 12 weeks, " " " " ..... " 0-0-7
(3) For any subsequent time " " " " ..... " 0-1-2

Notice.4:- 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 & Architect before filling in the foundation and before concrete is filled in for Reinforced concrete work.

Notice.7:- In case of setback or set forward, the first course of Plinths must be laid after the line is checked by the Land Surveyor.

KMR.CDD.JmQ.1934.02

Rec'd on 5 P.M. 4-1
22/3

FORM A.

NOTICE UNDER SCHEDULE VI CHAPTER XI, RULE 2 (1) OF THE CITY OF KARACHI MUNICIPAL ACT, 1933.

Karachi, 28/3/34

Date of delivery at Municipal Office

To,

THE CHIEF OFFICER,
MUNICIPAL CORPORATION,
KARACHI.

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 with the meaning of that rule to erect a building on plot No. 36/6 Survey Sheet Jam-3 Situated in Jamshed street Jamshed Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of the following description, _____

It is intended for the purpose of 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 92 (3) of the Indian Electricity rules.

I further beg to inform you that the name of the person whom I intend to employ to supervise the erection of the said building is M/s. N. M. Gidumal & Co.

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 Jhamsad Gidumal

Address of the owner _____

†See on the reverse.

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

Heritage KMR.CDD.JmQ.1934.02

4-2.

2

Nature of soil in foundation Hard Murram.

Nature of masonry in foundation Kuffcha Stone.

do. Plinth 2'0"

do. Superstructure 1'0"

Kind woodwork in trusses, post, ect. Pucka Teak Wood.

Kind of Roof R. C. C. Roof.

Kind of Floor Bajri Plaster.

Method of Drawing Sullage Water

———:o:———

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

Karachi 28/3/34.

To,

The Chief Officer,

Municipal Corporation,

Sir, Karachi.

With reference to the notice under Schedule VI, Chapter XI, Rule 2(1) of the City of Karachi Municipal Act 1933, submitted to you by ~~Mr.~~ The Hon. Secretary, the A. A. & A. Society Ltd.

for the building at Jamshed Quarter.

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.

N. M. Sidvani

Licensed Surveyor.

S. S. (A) 400---2-34

KMR.CDD.JmQ.1934.02

5 P 184/34

Re. Plot no. 36/6, Jn 3, Jamba

Forwarded with compliments
to the Health Officer for
favour of remarks.

4/4

Land Manner & Architect

As there is no drainage in this area there is no objection to allow privies with cesspits.

M. 5/4

Heritage KMR.CDD.JmQ.1934.02

6-1

KARACHI MUNICIPALITY.

—:o:—

NOTES SECTION.

Building Department.

Case No. P/C 184/34

Plot No. 36/6 Sheet No. Jn 3, Jacobs Quarter

Applicant's Name Syed Hamid Saeed

Architect's Name M. A. H. Siddiqui

The above application with plans is forwarded with compliments to the Health Officer for favour of report.

Date of despatch 4/4

Insp Trends
& Shaw 5004

4/4.

for Land Manager and Architect,
Karachi Municipality.

MUNICIPAL HEALTH OFFICER'S REPORT.

Returned with compliments to the Land Manager and Architect, Karachi Municipality with the following Remarks:—

W.S. cannot be permitted as no drainage is laid in this area

No objection to amended plan

25/5

Ps
for hirewag
please
$2 17/4.

Date 5-4-34

Health Officer.

B. S. I.—1000-5-33

Heritage KMR.CDD.JmQ.1934.02

6-2

EXTRACT FROM THE LAND REGISTER.

New plot No._____ Sheet No._____ } _____ Quarter.
Old plot No._____ Sheet No._____ }

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

BUILDING SURVEYOR'S REPORT

1. The various structures are not completely dimensioned with the result that the built up area calculations cannot be checked. (Dining Hall & Drawing Room not completely specified. ~~Passage~~ gallery passage near the bath projections etc)
2. RCC beams & Rob pillars with reinforcement be specified
3. Their external walls must be 6" CP.
4. Section required correction.
5. Court yard walls be specified both in thickness & height
6. Bay windows must be specified in dimensions
7. Gallery passages have to be taken in built up area.
8. WCs cannot be allowed as there is no drainage.
9. Landing for Rear stairs be shown.
10. It must be shown how main staircase for cut hours is supported
11. Section through the garage with separate loft plan be given

Date 17/4/34.

Thanjavur
Building Surveyor.

6-3 Heritage KMR.CDD.JmQ.1934.02

LAND SURVEYOR'S REPORT.

(1) Does the plot come under Alignment? no

(2) Is the Alignment Correctly Shown? -

(3) Are the Site Measurements correct? yes

(4) Is there any encroachment? no

(5) Is the plot affected by T. P. Scheme? no

(6) Is the plot subject to any conditions of previous sub-division and Amalgamation?

No objection

Date 17. 4. 34

Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

Hd & Bfs Directions
dt 18/4

Date

Land Manager and Architect.

KMR.CDD.JmQ.1934.02

Office Telephone Nos. 1140 & 1141.
Residence „ „ 199.

MMBERALI BHALEDINO,
L. C. E,
LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION,
KARACHI.

19 APR 1934

Reference No. B. S. P. 184/34

To,

Secy, ~~Hyd~~ Hyd. Amil Society

c/o Mr. H.M. Vidwani, architect.

Dear Sir,

With reference to your application dated 29/3/34.
with a plan for the proposed building/~~additions and alterations~~ on plot No. 36/6, Survey Sheet No. J.M.3, Jamsned Quarter
I have to request you to comply with the following requirements :—

1. The various structures are not completely dimensioned with the result that the built up area calculations cannot be checked (diving hall and drawing room not completely specified. Gallery passage near the bath projections etc)
2. R.C.C. beams and slab pillars with reinforcement be specified.
3. Thin external walls must be 6½ c.p.
4. Section requires correction.
5. Court yard walls be specified with thickness and height.
6. Bay windows must be specified in dimensions.
7. Gallery passages have to be taken in built up area.
8. W.cs. cannot be allowed as there is no drainage
9. Landing for round stairs be shown.
10. It must be shown how main staircase for out-horses is supported.
11. Section through the garage with separate loft plan be given.
12. W.C.s cannot be permitted as no drainage is laid in this area.

Submitted, the requirements are complied with the plans may please be approved

The plans are returned herewith rejected.

Yours faithfully

18-4-34.

May approved
19/5

Land Manager & Architect.

B. S. 24.
1000-1-34

18/4.

KMR.CDD.JmQ.1934.02

8

NARAINDAS M. GIDVANI & CO.

ARCHITECTS & ENGINEERS

KARACHI.

478, BUNDER ROAD,

KARACHI, 25th. July 1934.

LAND MAN G...
ARCHITECT'S DEPT.
KARACHI MUNICIPALITY
27. JUL. 1934
No. 2797

B.P. file 2797.

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

Re: Plot No.36/6. J.M.3.

We are herewith sending you a tracing cloth copy together with 3 blue prints of the plan of the above plot for favour of your approval.

Yours faithfully,

N. M. Gidvani

for attached to
2797

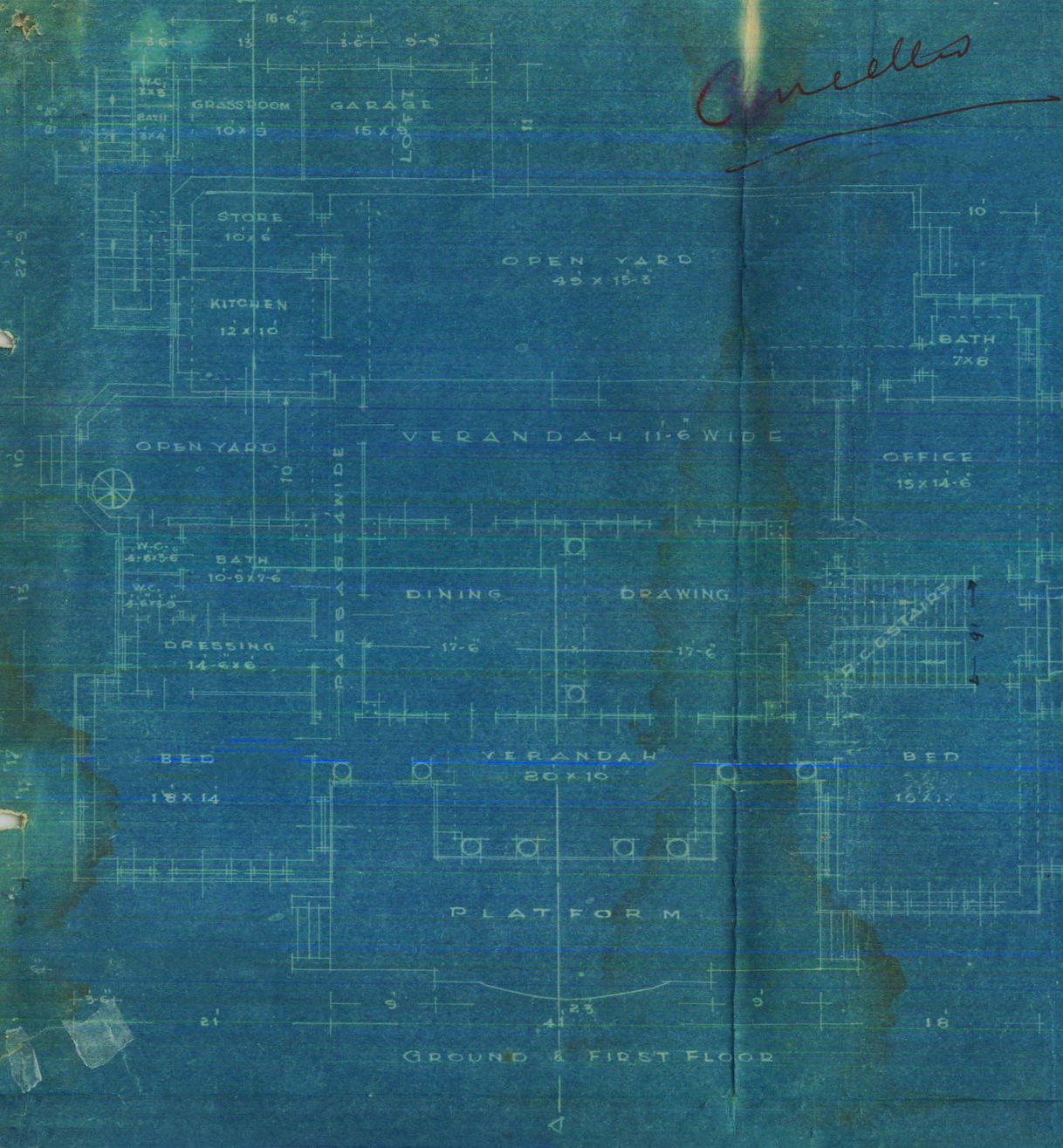
Submitted to L.M&A with the report that there is no objection to the plan as amended. The garage is made 25'-0" and the loft 12'-6" x 9. The design is as personally agreed by the architect & the owner with you.

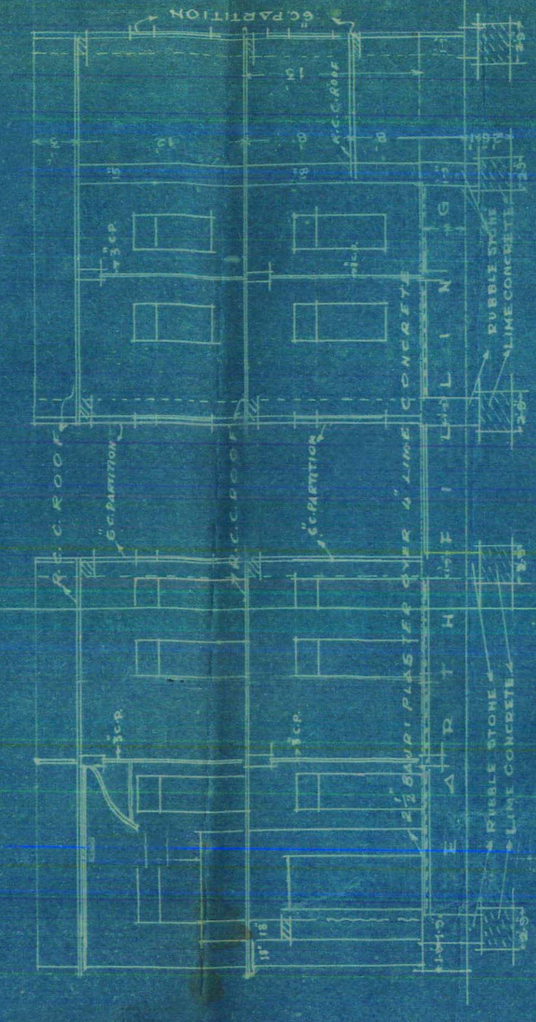
Man applicant
31/7.

31/7

Heritage KMR.CDD.JmQ.1934.02

Cancelled





CEMENT LINTELS

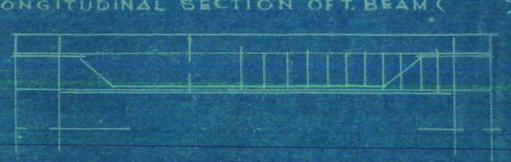
SPAN 5-6	TO 4-7	4 RODS 3/8
" 2-6	TO 3-6	3 RODS 3/8
" 1-6	TO 2-5	3 RODS 3/8
" 4-6	TO 5-9	4 RODS 1/2
" 5-6	TO 6-10	5 RODS 1/2
" 6-6	TO 7-11	5 RODS 1/2
" 7-6	TO 8-12	4 RODS 5/8

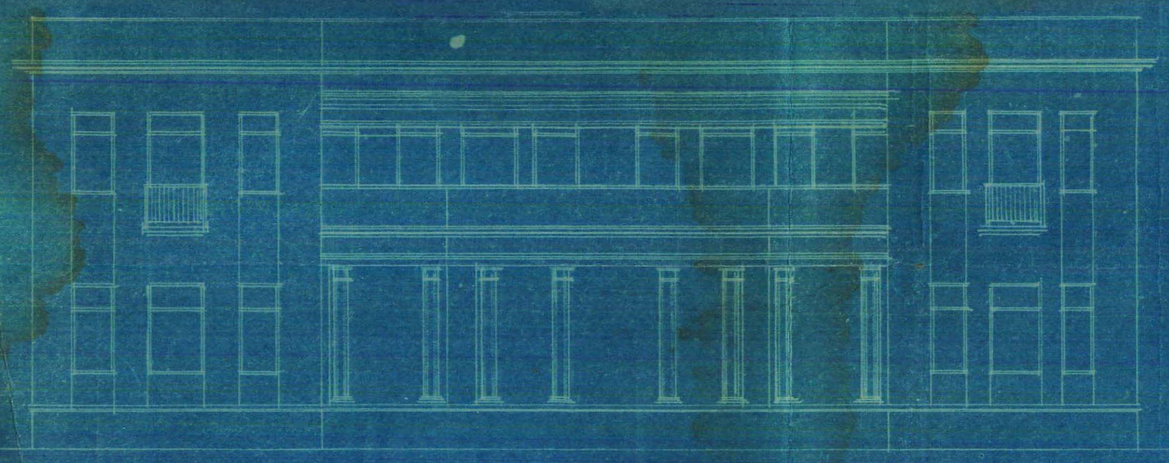
TOTAL AREA 1200 Sq. YDS.
BUILT AREA 399 Sq. Yds.

1 × 44	× 18	=	792	
1 × 41	× 39·5	=	1619·5	
1 × 30	× 21	=	630	
1 × 7·25	× 10	=	72·5	
1 × 12	× 3	=	36	
1 × 27·75	× 16·5	=	457·87	
1 × 9·75	× 11	=	107·25	
1 × 8·25	× 3·5	=	28·75	
			3743·87	
DEDUCT 5×7·5		=	153·5	
1×15×3·5 = 45·5			3590·37	
2×9×6 = 108·0				
153·5				

3590·37 ÷ 9 = 399 Sq. YDS.

LONGITUDINAL SECTION OF T. BEAM ( ) CROSS SECTION OF T. BEAM ( )

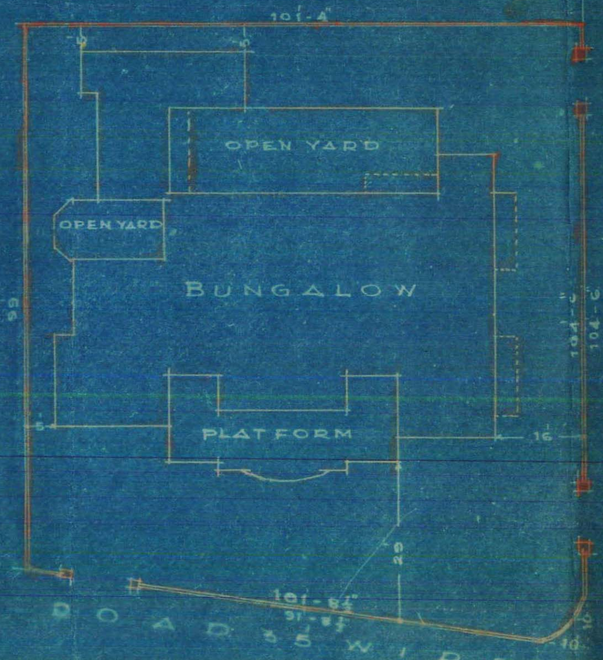




ELEVATION

PLAN
SHOWING PROPOSED BUNGALOW
ON PLOT No 36/6. SHEET No J.M.3.
FOR
THE HYDERABADI AMIL CO-OPERATIVE HOUSING SOCIETY
SCALE 8 Ft. To 1 In.

BLOCK PLAN
SCALE 20 Ft. To 1 In.



Thaumal Bilaram
LAND LORD

Jhamsai Sidumal
HON. SECRETARY.
THE HYDERABADI AMIL CO-OPERATIVE HOUSING SOCIETY Ltd.

NARAINDAS M. GIDVANI & Co.
ARCHITECTS & SURVEYORS.
KARACHI

Heritage KMR.CDD.JmQ.1934.02

NARA[illegible]DAS M. GIDVANI & CO.
ARCHITECTS & ENGINEERS,

478, Bunder Road,

10

KARACHI, 2nd. May 193 4.

LAND MANAGER & ARCHITECT'S DEPTT. KARACHI MUNICIPALITY 2 - MAY 1934 No. 1563

To,

The Land Manager & Architect,
Karachi Municipality,
Karachi .

Dear Sir,

Re: Plot No.36/6.J.M.3.
Jamshed Quarter.

With reference to your letter No. B.S.P.184/34 dated 19th. April 1934 , we have the honour to return the plans herewith duly corrected with all objections complied with.

The favour of an early permission is requested.

Yours faithfully,

Narain L. Dalvi

Naraindas M. Gidvani & Co.
ARCHITECTS.
BUNDER ROAD. KARACHI.

Heritage KMR.CDD.JmQ.1934.02

Office Telephone Nos. 1140 & 1141.
Residence „ „ 199.

KUMBERALI BHALEDINO,
L. C. E.
LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION,
KARACHI.

Reference No. B. S. P. 184/34

8 JUN 1934

To,

Mr. N.M.Gidwani, architect

Dear Sir,

With reference to your application dated 31-5-34
with a plan for the proposed building/additions and alterations on plot No. 36/6, Survey Sheet No. J.M.3, Jamshed Quarter
I have to request you to comply with the following requirements :—

1. The copy on cloth now submitted is quite indistinct and require correction.
2. Till this is done the plans could not be approved.

5-6-34

The plans are returned herewith rejected.

Yours faithfully

Land Manager & Architect.

B. s. 24.
1000-1-34

7/6

Heritage KMR.CDD.JmQ.1934.02

NARAINDAS M. GIDVANI & CO.
ARCHITECTS & ENGINEERS
KARACHI.

478. BUNDER ROAD,

KARACHI, 20th. June 1934

LAND MANAGER & ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY
21 JUN 1934
No. 2299

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

Re: Plot No.36/6. J.M.3.

With reference to your letter No. B. S. P. 184/34 dated 8th. June 1934, we have the honour to send you herewith a tracing cloth copy of the plan of the above plot, ~~duly complied~~ with all objections. duly complied with.

An early approval is therefore requested.

Yours faithfully,

N. M. Gidvani

Servants room must be detached from the main Bldg & 8'-0" to small a height for a locality like Jam. Colony.
21/7.

Submitted to M.S.A. for orders. The part of the construction where a first floor is proposed the servants room with 8 ft height. This the Architect has made clear today and is conversant with loft.
21/7.

The copy on cloth requires corrections
22/6.