



Heritage

KMR CDD JmQ 1934.05  
Form No. 3-1,000-1933

Department.

FILE No.

of 1932.

SECTION

PART

Disposal No.

P. 162/34

Subject

37/1

of 3m 3

answered.

NOTE :—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



Department.

FILE No. of 1932.

SECTION

PART

Disposal No.

Subject

NOTE :—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



FORM A

[ Vide Rule 238/A (1) ]

NOTICE UNDER SECTION 96 (1) CHAPTER IX OF THE BOMBAY  
DISTRICT MUNICIPAL ACT III OF 1901 AS MODIFIED  
UPTO THE END OF 1930

Karachi, 27. 3. 34.

Date of delivery at Municipal Office

To,

THE CHIEF OFFICER,

KARACHI MUNICIPALITY

Dear Sir,

Pursuant to the provision of Section 96 of the Bombay District Municipal Act III of 1901 I hereby give you notice that I intend with the meaning of that Section to erect a building on plot No. 37/1 Survey Sheet J.M. 3. situated in Hyd. Aml. C. H. 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 Residential Qrs

†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 Burgin M. Wana, B.E (civil) Architect,  
I hereby under take to abide by the Bombay District Municipal Act and all rules and bye-laws framed pursuant to the Act.

Yours faithfully,

Signature of the owner

Address of the owner

Jamshed Jidmal  
Hony. Secy:  
Hyd. Aml. C. H. Street, Karachi

†See on the reverse.

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

NOTICE:—1 Printed copy of the extract of the Bombay District Municipal Act and the rules and regulations framed under Section 48, together with the form of notice under Section 96 (1) can be had from the Municipal Office at.....each

NOTICE:—2 It is requested that all notices and plans should be delivered to the Office Clerk of the Land Manager and Architect from whom a receipt can be obtained



Nature of soil in foundation Ordinary and easy.

Nature of masonry in foundation Kupcha masonry in lime.

do. Plinth --- SB --- SB --- SB ---

do. Superstructure --- SB --- & partly c.-s. work.

Kind woodwork in trusses, post, etc. Question does not arise.

Kind of Roof R.C.C. slab with mud plaster & kachha tiles.

Kind of Floor Indian Patent stone on 4" lime conc. bed.

Method of Drawing Sullage Water Into the Sewer Lines hereby.

—:O:—

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

Karachi 27.3.34.

To,

The Chief Officer,

Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Ram B. Shivdasani.

for the building at No. 37/1, Hyd. Anil C. H. Society.

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.

Licensed Surveyor.



# KARACHI MUNICIPALITY.

## NOTES SECTION.

Building Department.

Case No. P/8 162.

Plot No. 37/1 Sheet No. Jan 3, Janstard Quarter  
 Applicant's Name Hydr and C. H. S. S. S.  
 Architect's Name \_\_\_\_\_

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

Date of despatch 28/3/34

32 30  
*Inspector Trivedi*  
*show to H.O.*  
28/3/34

*P. S. W. D. H. S.*  
 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:—

*There is no drain in the area  
 hence n.e. cannot be permitted.*

*No objection  
 to amended plans  
 26/5-34*

Date

29-3-34

*500*  
 Health Officer.



## 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. ...               |  |
| Government ...                               |  |
| Municipal ...                                |  |
| Total ...                                    |  |
| Title and period of lease...                 |  |
| Form of lease ...                            |  |
| Any Special conditions of lease ...          |  |
| Remarks. ...                                 |  |

*June 1934  
 with out the  
 right*

## BUILDING SURVEYOR'S REPORT

- Section requires correction :- Balcony on 1st floor is not shown*
- (1) Open Thala on ground floor must show the parapet line as shown in the section. Steps are not shown in elevation.
  - (2) The section must show depths of foundations & heights of floors & plinth.
  - (3) winding stairs & sanitary block <sup>of the garage section</sup> must be 5 ft away from the boundary of the plot.
  - (4) Section of the garage must be given showing the heights of floors clearly.
  - (5) Staircase must be fireproofed.
  - (6) Compound wall with section, position of gate etc be given.
  - (7) This internal walls of WC must be <sup>at least</sup> 6" C.P.
  - (8) ~~Garage passages be dimensioned~~ <sup>and their</sup> railing be specified.
  - (9) Privies & cesspits will be allowed.
  - (10) The measurements taken into calculating the built up area do not tally with those arrived at by the additions of the dimensions put on the plan.
- |               |                       |                |
|---------------|-----------------------|----------------|
| Length 67'-6" | widths of 67'-0" on 2 | 6" walls of 9" |
| " 10'-3"      | " " 10'-9"            |                |
| " 15'-9"      | " " 15'-3"            |                |
| " 21'-0"      | " " 20'-6"            | and so on      |
- It thus follows that the built up area worked out by the architect is wrong.*
- (11) Some of the structures have to be dimensioned completely so that their areas be checked

Date 20/4/34.

Thawana K. M.  
 Building Surveyor.

## 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

S  
Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

H.O. + 215' Spectum

L 23/4

Date

Land Manager and Architect.

5

p. 162/34

37/1

Forwarded by the Ex. Eng.

for forwarding of his remarks.

M. E. W. D. H.

28/3/34

for forwarding.

as there is no drainage in this area  
there is no objection to allow privies with  
cess pits.

Mr. 4/4



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

**UMBERALI BHALEDINO,**  
L. C. E.,  
LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION,**  
**KARACHI.**

Reference No. B. S. P. 16 2/34

24 APR 1934

To,

~~Secy. Hyd. C. O. H. Society~~

~~c/d Mr. B. M. Mana, architect~~

Dear Sir,

With reference to your application dated 23-3-34  
with a plan for the proposed building/additions and alterations on plot  
No. 37/1, Survey Sheet No. J. K. 3, Jamsheed Quarter  
I have to request you to comply with the following requirements:—

- ✓ 1. There is no drainage in this area hence W.C.s cannot be permitted. *Privies with cesspits as shown in plan will be allowed.*
- ✓ 2. Section requires correction. Balcony on 1st floor is not shown. Open Thala on ground floor must show the parapet line as shown in the section. Steps are not shown in elevation.
- ✓ 3. The section must show depths of foundations and heights of floors and plinth.
- ✓ 4. Winding stairs and sanitary block of the garage section must be 5ft away from the boundary of the plot.
- ✓ 5. Section of the garage must be given showing the heights of floors clearly.
- ✓ 6. Staircase must be fireproofed.
- ✓ 7. Compound wall with section, position of gates etc be given.
- ✓ 8. Thin external walls of W.C.s must be at least 6" c.p.
- ✓ 9. Gallery passage railing be specified.
- ✓ 10. Privies and cesspits will be allowed.
- ✓ 11. The measurements taken into calculation the built up area do not tally with those arrived at by the additions of their dimensions put on the plan.  

|                                    |                                 |
|------------------------------------|---------------------------------|
| length 67'-6" works out - 67'0"    | length 41 ft works out - 40'-6" |
| 10'-3"                      10'-9" | 6"                      9"      |
| 15'-9"                      15'-3" |                                 |
| 21'-0"                      20'-6" |                                 |

The plans are returned herewith rejected. *and so on.*  
it thus follows that the built up area worked out by the architect is wrong.
12. Some of the structures have to be dimensioned completely so that the areas be checked.

Yours faithfully

*Umberali Bhaledino*  
Land Manager & Architect.

*Submitted.  
Objections are  
complied. Plans may  
be approved*

*ll 6/9  
Plan approved  
ll 10/9*

7  
Burjor M. Mana, B.E (Civil); Etc.

To,



Heritage KMR.CDD.JmQ.1934.05

Architect, Civil Engineer, Surveyor,  
& Builder.

BUNDER ROAD,

KARACHI.

The Land Manager & Architect,

LAND MANAGER &  
ARCHITECT'S DEPT. Municipal Corporation,  
KARACHI MUNICIPALITY

19 MAY 1934

No. 18.16

KARACHI.

Dear Sir,

Karachi, 18th May, 1934.

Re: Plot No. 37/1, J.M.3.

The Plans which accompanied your letter of the 24th  
ultimo, are returned herewith after due compliance, for favour of a  
very early sanction. Thanking you,

D.A. 4 Plans.

Yours Faithfully,

pts.  
me  
21/5.

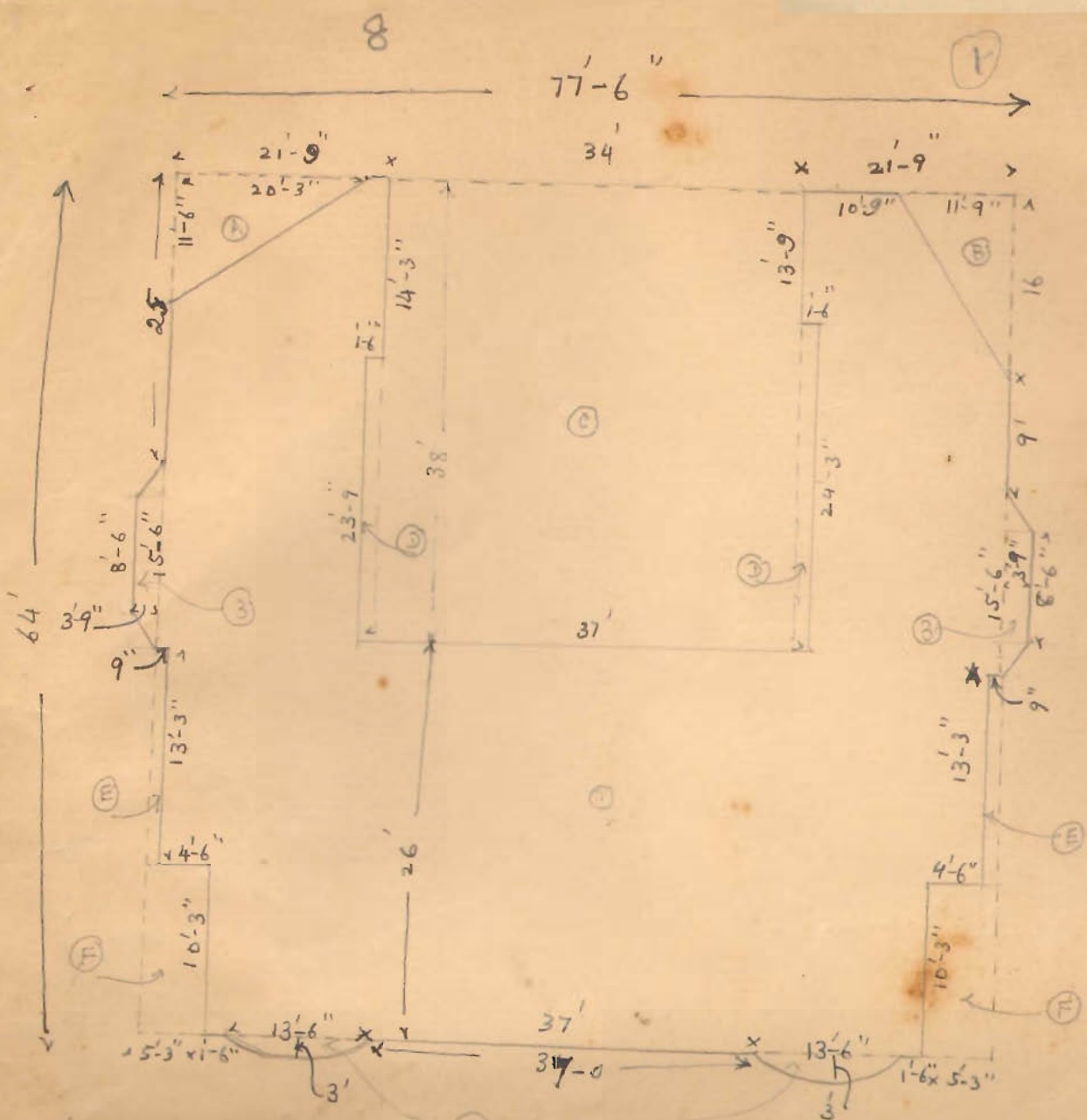
Burjor Mana Chak.

Forwarded to the  
The Health Officer for perusal of  
Remarks also the amended plan.

ARCHITECT.

32  
22/5  
Insp. Hemrajani  
to show to HO M  
25/5

P. G. Bostrom  
Land Manager.



Total area of the plot = 1235.  
Built up area = 411.12

#### Build up area Calculations

|               |   |                                                     |                |         |         |    |
|---------------|---|-----------------------------------------------------|----------------|---------|---------|----|
|               | ① | $77.5 \times 64$                                    | =              | 4960.00 | Sq. ft. |    |
|               | ② | $2 \times \frac{2}{3} \times \frac{27}{2} \times 3$ | =              | 54.00   | ..      |    |
|               | ③ | $2 \times \frac{15.575 \times 5}{2} \times 3.75$    | =              | 90.00   | ..      |    |
| Garage block. | { | ④                                                   | $22 \times 11$ | =       | 242.00  | .. |
|               |   | ⑤                                                   | $14 \times 4$  | =       | 56.00   | .. |
| Total         |   |                                                     | =              | 5402.00 | ..      |    |

#### Deductions

|       |                                          |           |    |
|-------|------------------------------------------|-----------|----|
| ①     | $\frac{1}{2} \times 11.5 \times 20.25 =$ | 116.44    | .. |
| ②     | $\frac{1}{2} \times 11.75 \times 16 =$   | 94.00     | .. |
| ③     | $34 \times 38 =$                         | 1292.00   | .. |
| ④     | $(23.75 + 24.25) \times 15 =$            | 72.00     | .. |
| ⑤     | $2 \times 7.5 \times 13.25 =$            | 19.87     | .. |
| ⑥     | $2 \times 5.25 \times 10.25 =$           | 107.82    | .. |
| Total |                                          | = 1701.93 | .. |

Net built up area = 3700.07 Sq. ft.  
= 411.12 Sq. ft.

\*9L

182 ✓

67-0

3) 747  
72  

---

27  
27

67-6



# BUILT AREA OF BUNGALOW

TOTAL AREA OF PLOT 1235 SQYDS

|                               |  |
|-------------------------------|--|
| (1) 64' x 76' 0" = 4864.00    |  |
| (2) 24' x 5' 0" = 120.00      |  |
| (3) 18' x 3' 1" 0" = 56.70    |  |
| (4) 14' x 0' 1" 0" = 14.00    |  |
| (5) 12' x 4' 0' 3" 0" = 50.40 |  |
| GARAGE                        |  |
| (6) 12' x 11' 0" = 132.00     |  |
| (7) 14' x 4' 0" = 56.00       |  |

5395.25 SQFT

|                                    |  |
|------------------------------------|--|
| DEDUCT                             |  |
| (1) 24' x 3' 4" = 81.60            |  |
| (2) 4' x 3' 3" = 13.20             |  |
| (3) 1/2 x 16' 0" x 11' 0" = 88.00  |  |
| (4) 1/2 x 0' 11' 6" = 10.75        |  |
| (5) 1/2 x 37' 0" x 39' 0" = 726.75 |  |

1725.00

5395.25 SQFT  
1725.00  
3670.25 SQFT  
OR  
407.80 SQYDS

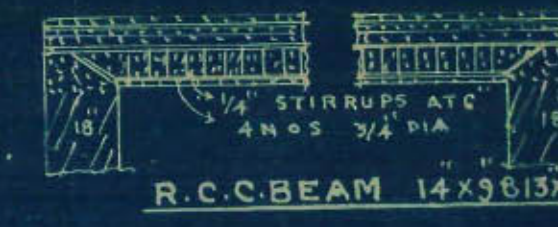
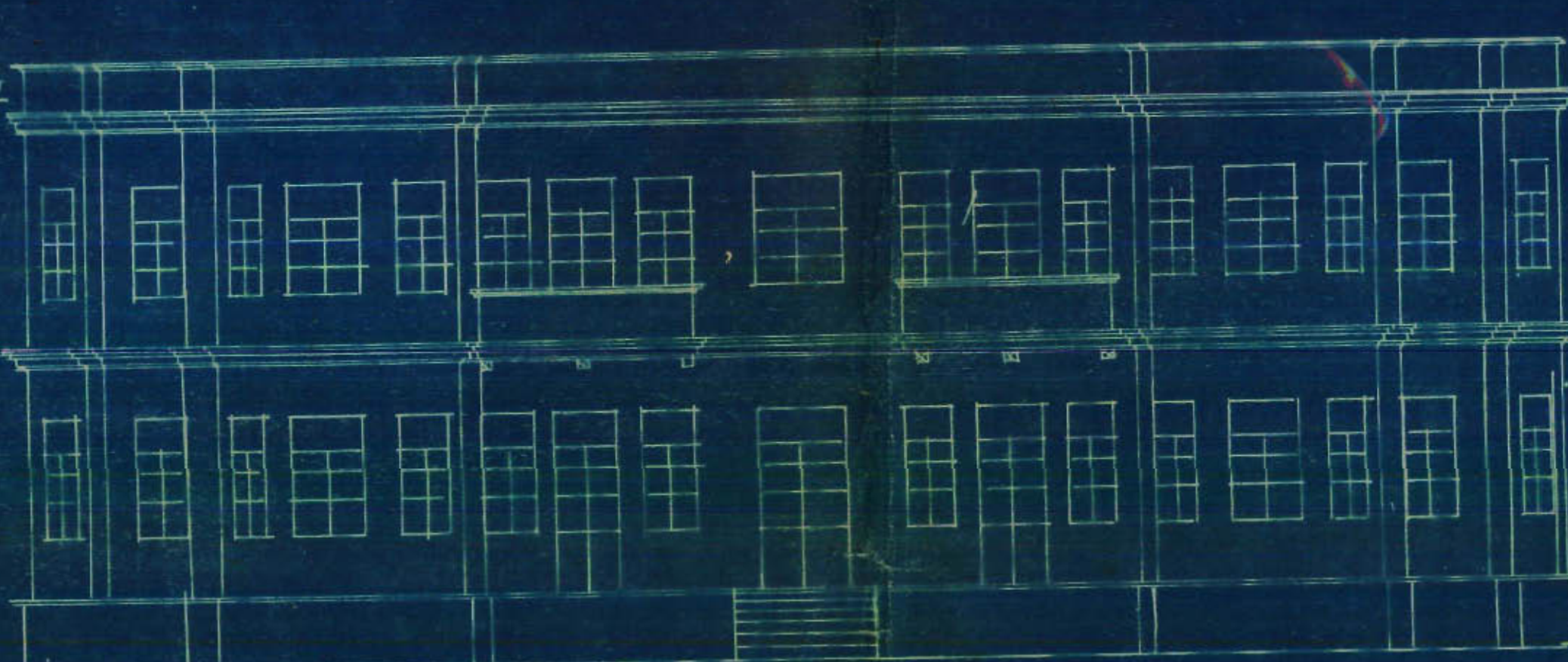
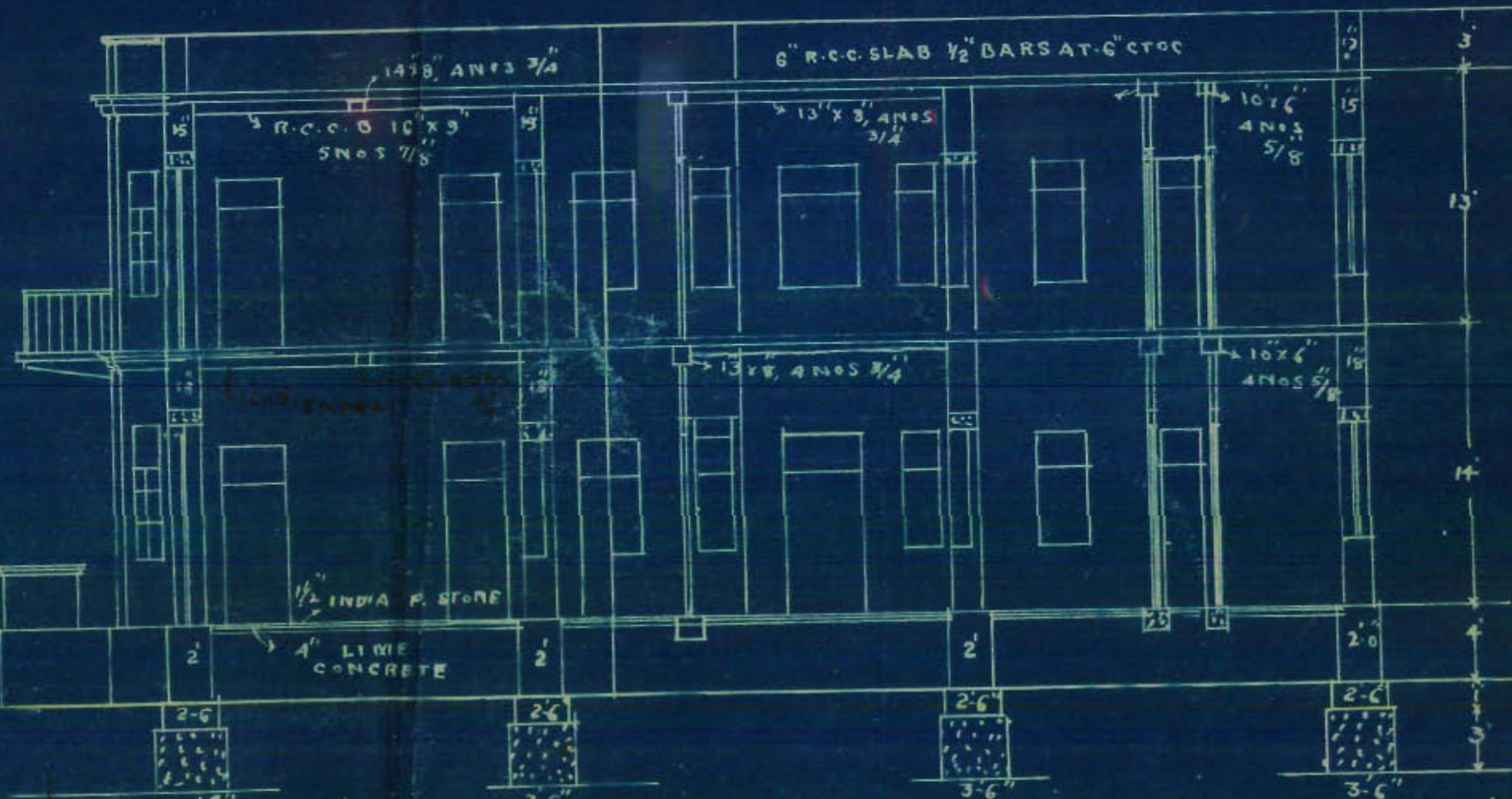
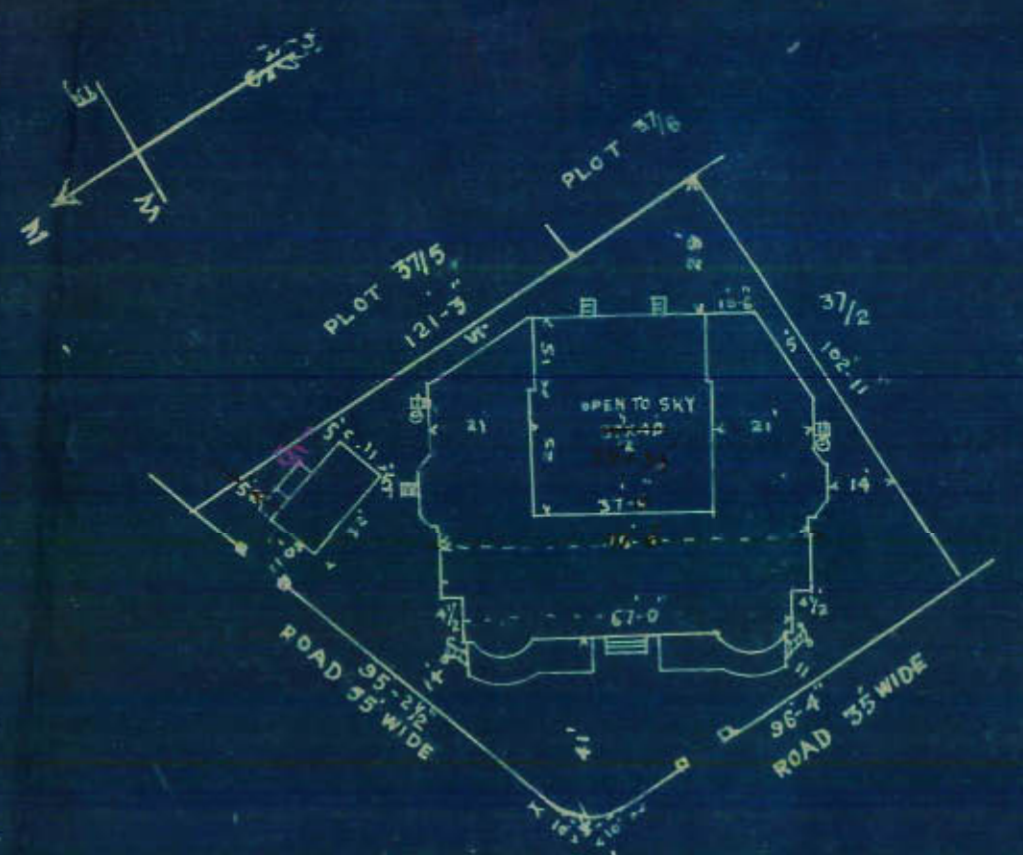
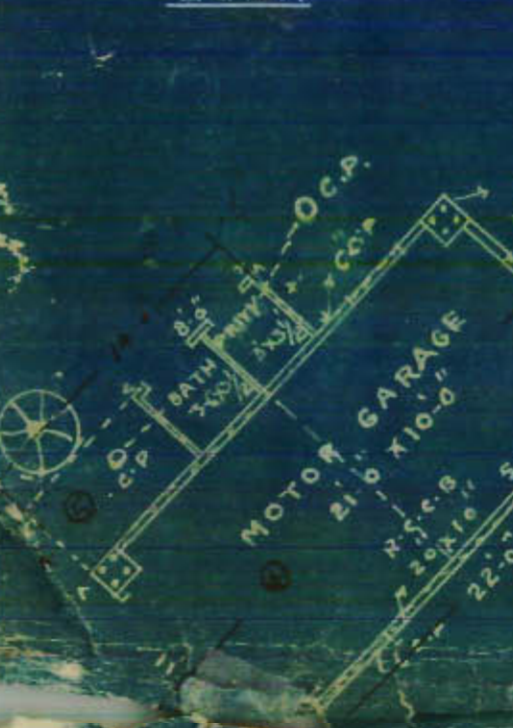
## PLAN FOR PROPOSED BUNGALOW ON

PLOT NO. 371 SHEET NO. J.M.3.

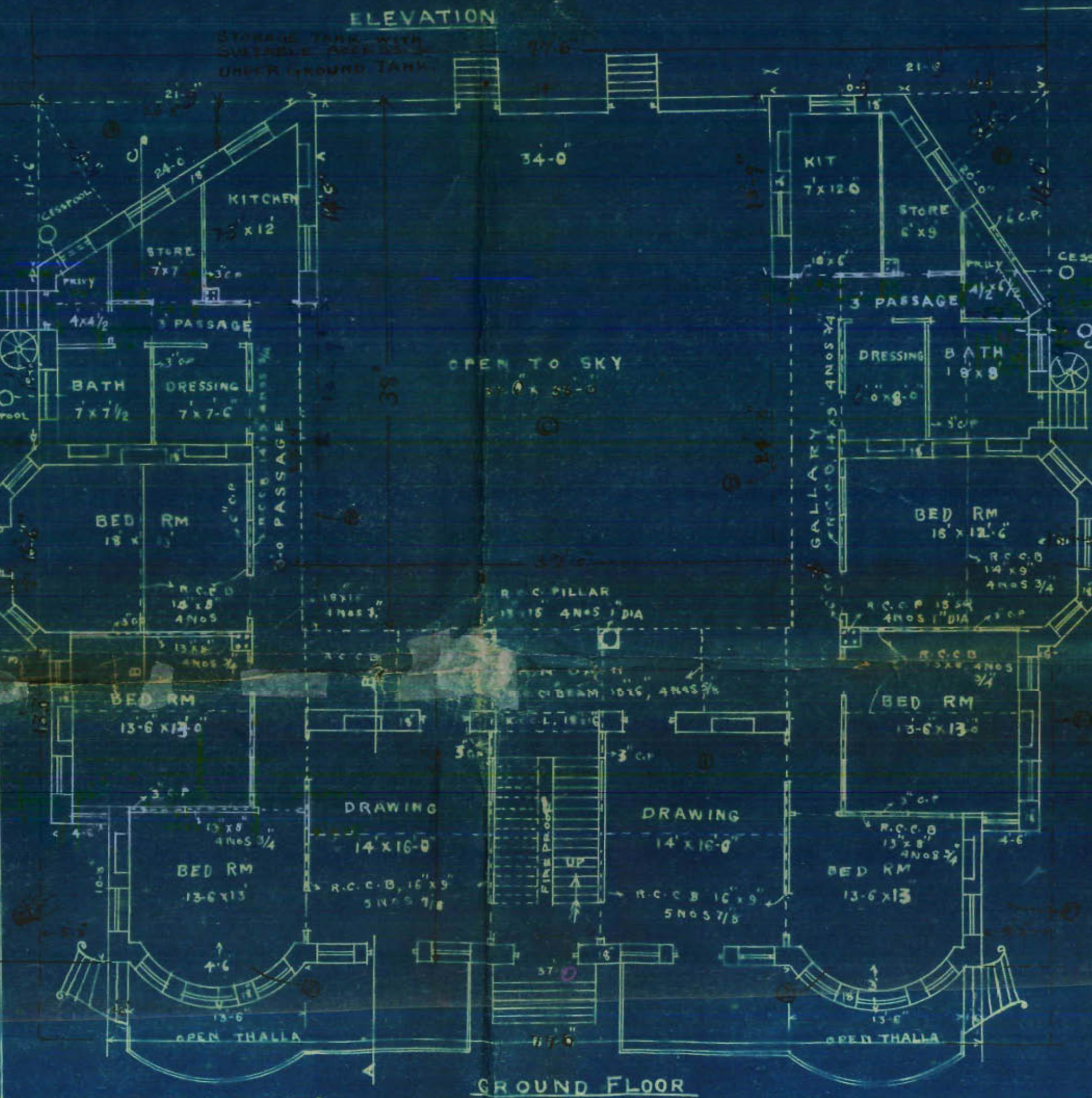
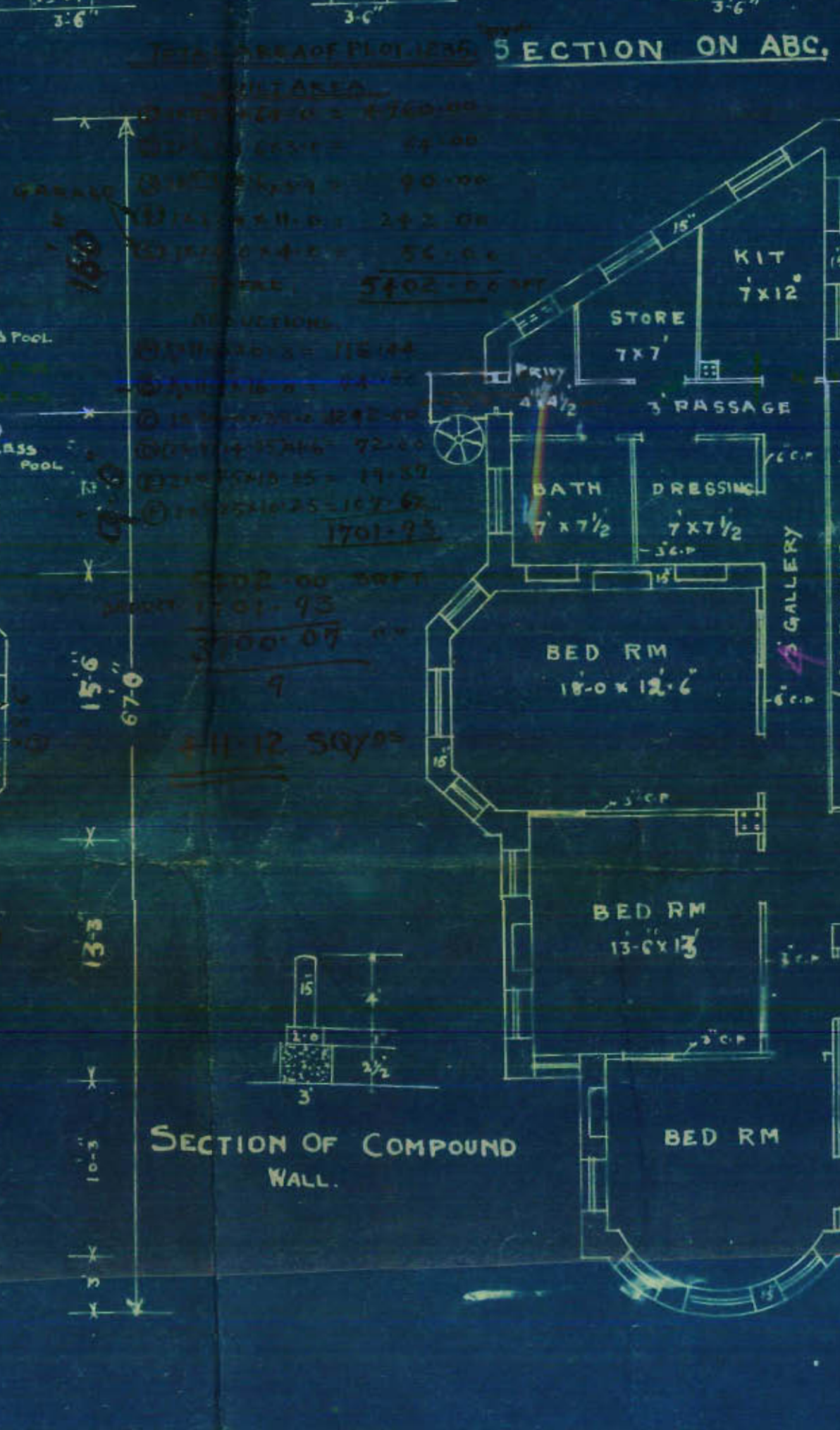
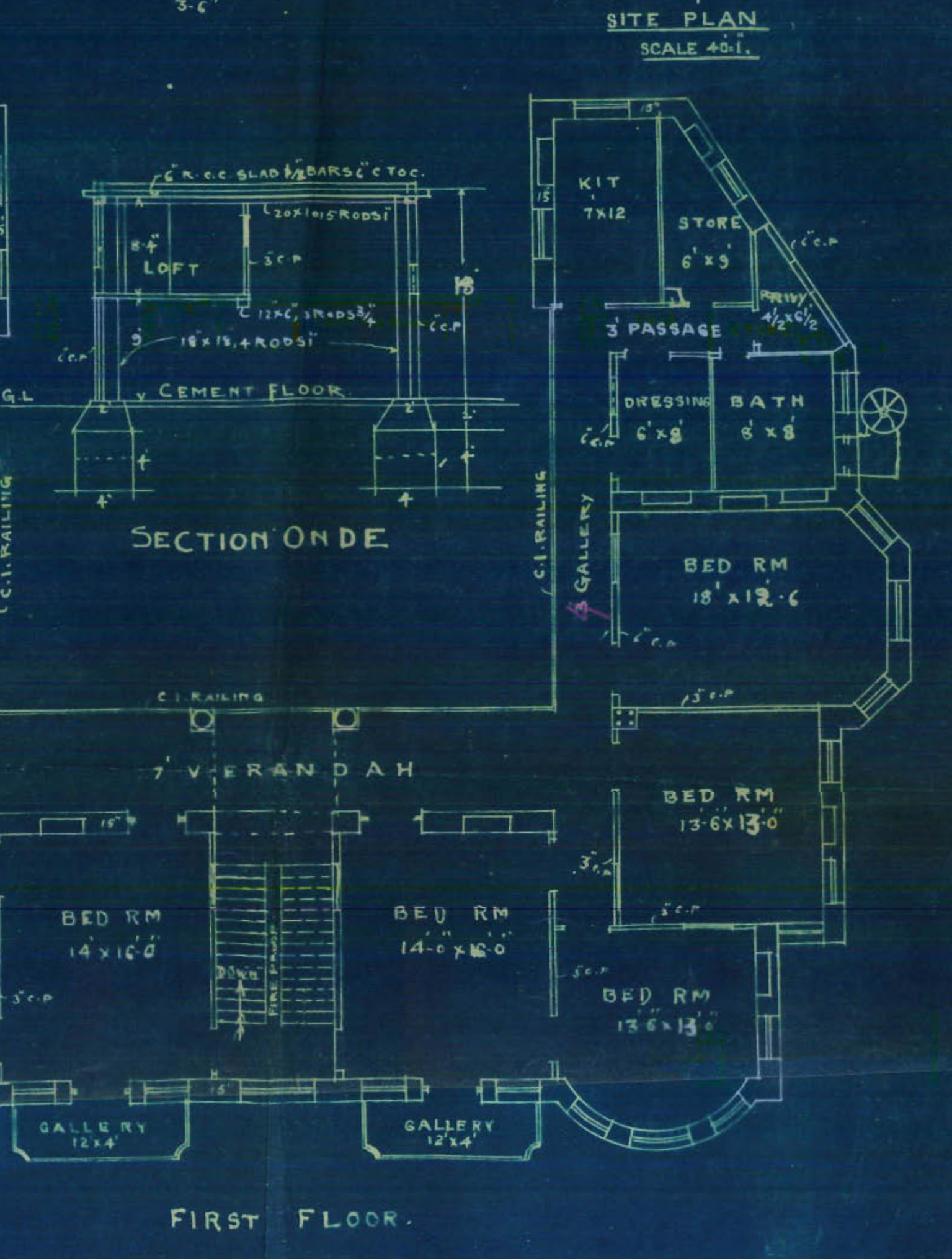
AMIL CO-OP SOCIETY

JAMSHED GA.

SCALE 1/4" = 1'-0"



|                                         |  |
|-----------------------------------------|--|
| BUILT AREA                              |  |
| TOTAL PLOT AREA 1235 SQYDS              |  |
| 1 x 64' x 76' 0" = 4864.00              |  |
| 1 x 24' x 5' 0" = 120.00                |  |
| 2 x 18' x 3' 1" 0" = 113.40             |  |
| 2 x 14' x 0' 1" 0" = 28.00              |  |
| 2 x 12' x 4' 0' 3" 0" = 100.80          |  |
| 1 x 12' x 11' 0" = 132.00               |  |
| 1 x 14' x 4' 0" = 56.00                 |  |
| DEDUCT                                  |  |
| 2 x 24' x 3' 4" = 163.20                |  |
| 2 x 4' x 3' 3" = 26.40                  |  |
| 1 x 1/2 x 16' 0" x 11' 0" = 88.00       |  |
| 1 x 1/2 x 0' 11' 6" = 10.75             |  |
| 1 x 1/2 x 37' 0" x 39' 0" = 726.75      |  |
| BUILT AREA = 4073.75 - 329.50 = 3674.25 |  |
| 7 SQ. YDS 408 SQ. YDS                   |  |



THIS PLAN AND DESIGN ARE THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE OR COPY THEREOF IS LIABLE TO PROSECUTION.

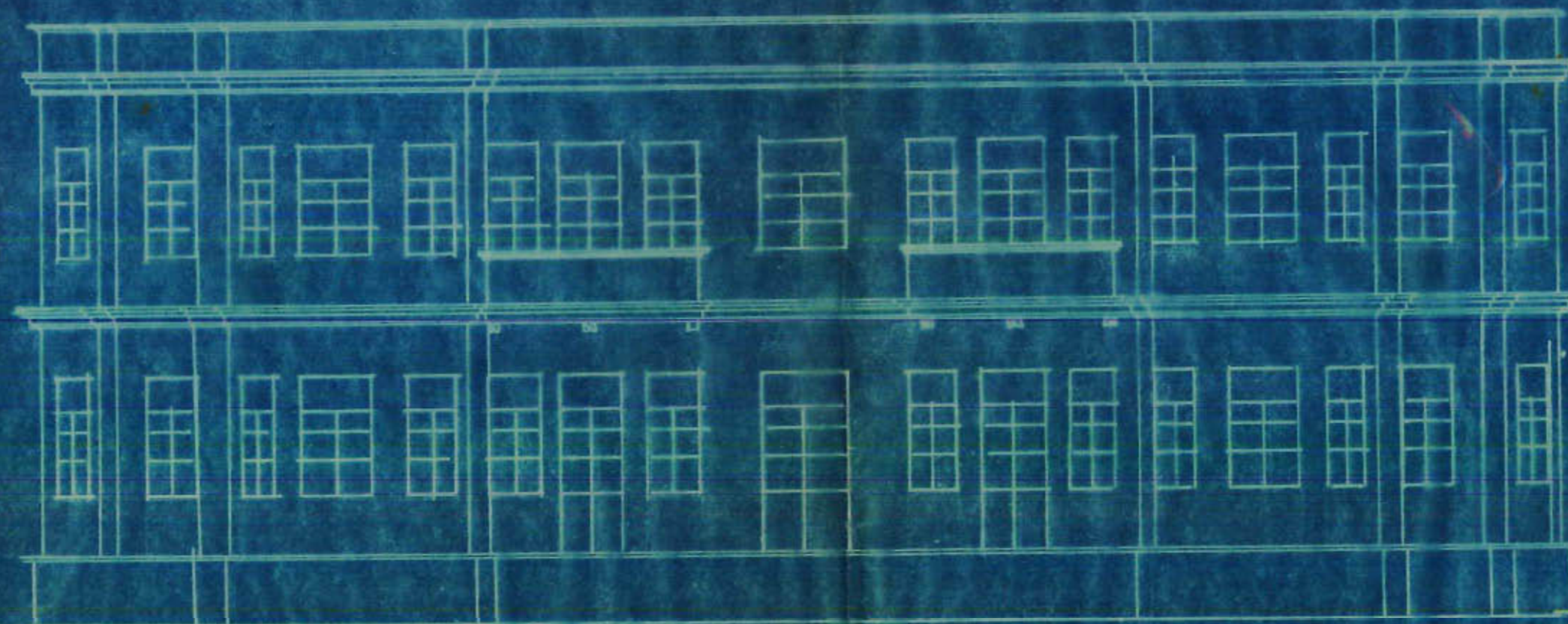
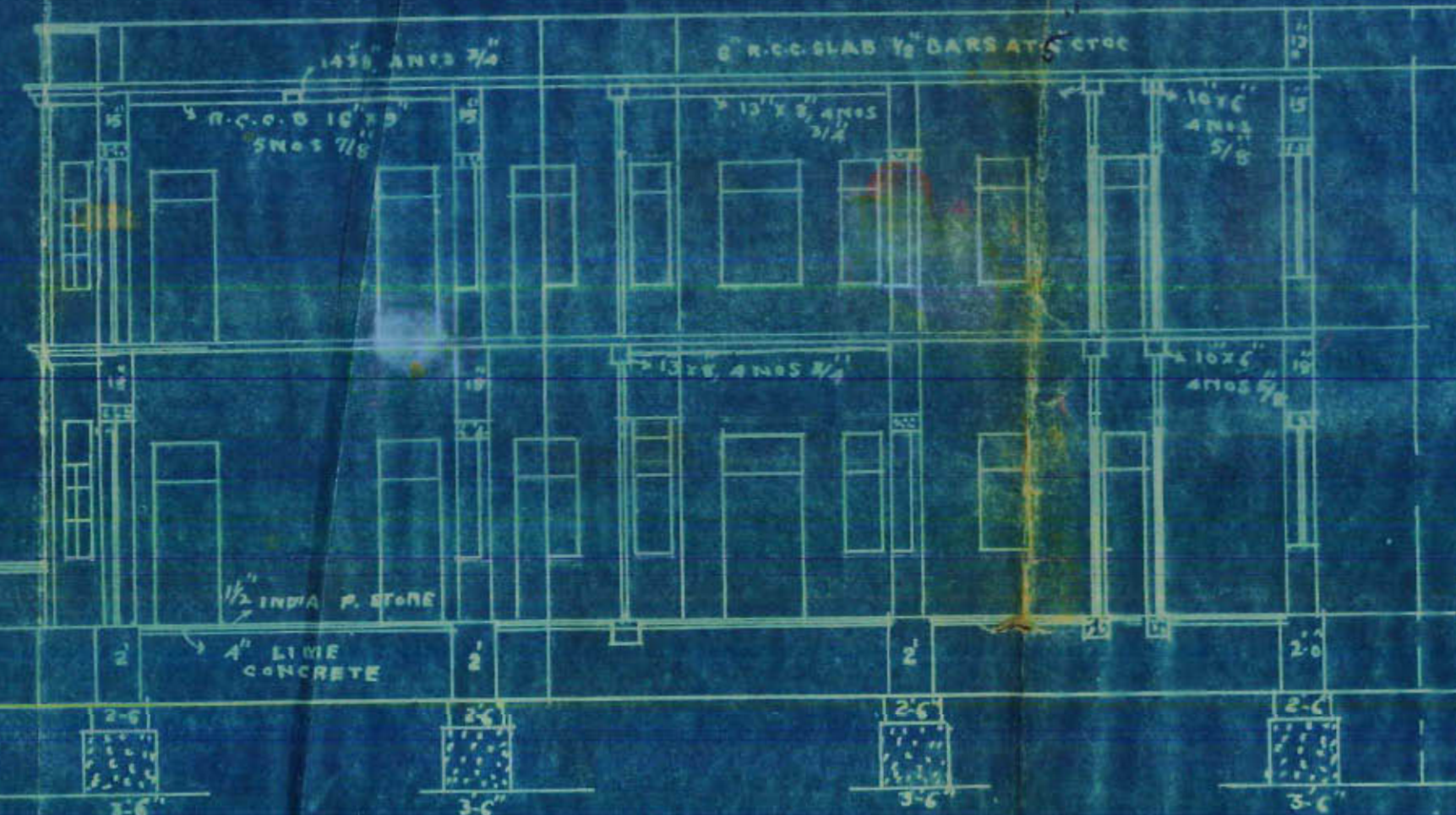
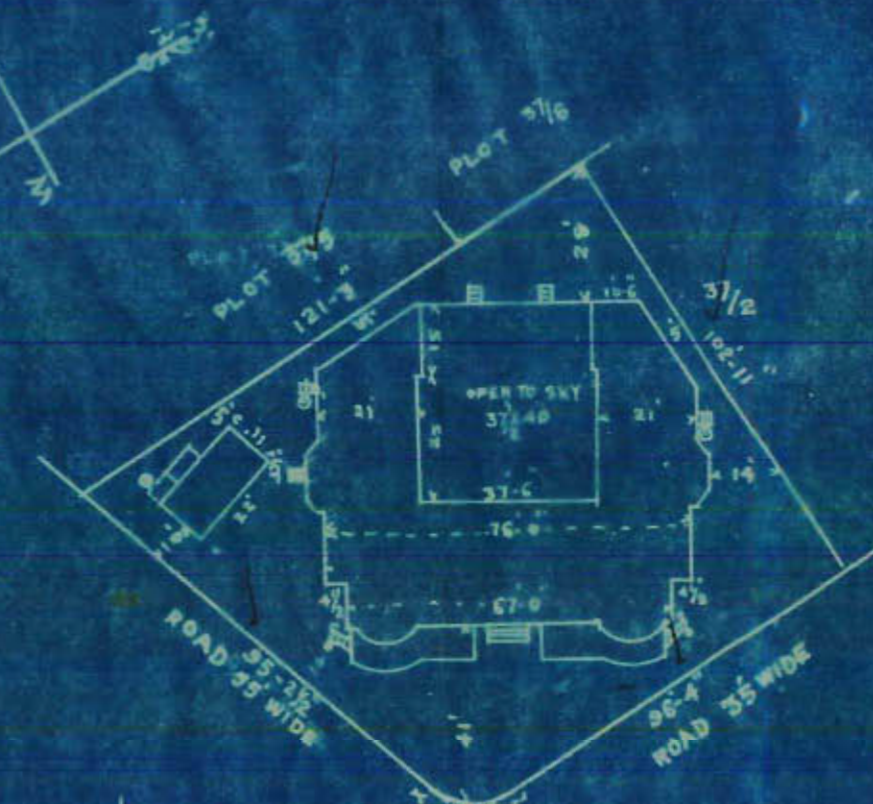
OWNER  
J. M. Dasani

J. M. Dasani  
HYD: AMIL CO-OP. SOCIETY

Buyer M. Mans. B.E.(CIVIL)  
Architect Engineer & Surveyor  
BUNDER ROAD KARACHI.

PLAN FOR PROPOSED BUNGALOW ON  
PLOT NO. 374 SHEET NO. J.M.3.  
XMI. CO. HO. SOCIETY

SCALE 1/4" = 1'-0"



ELEVATION

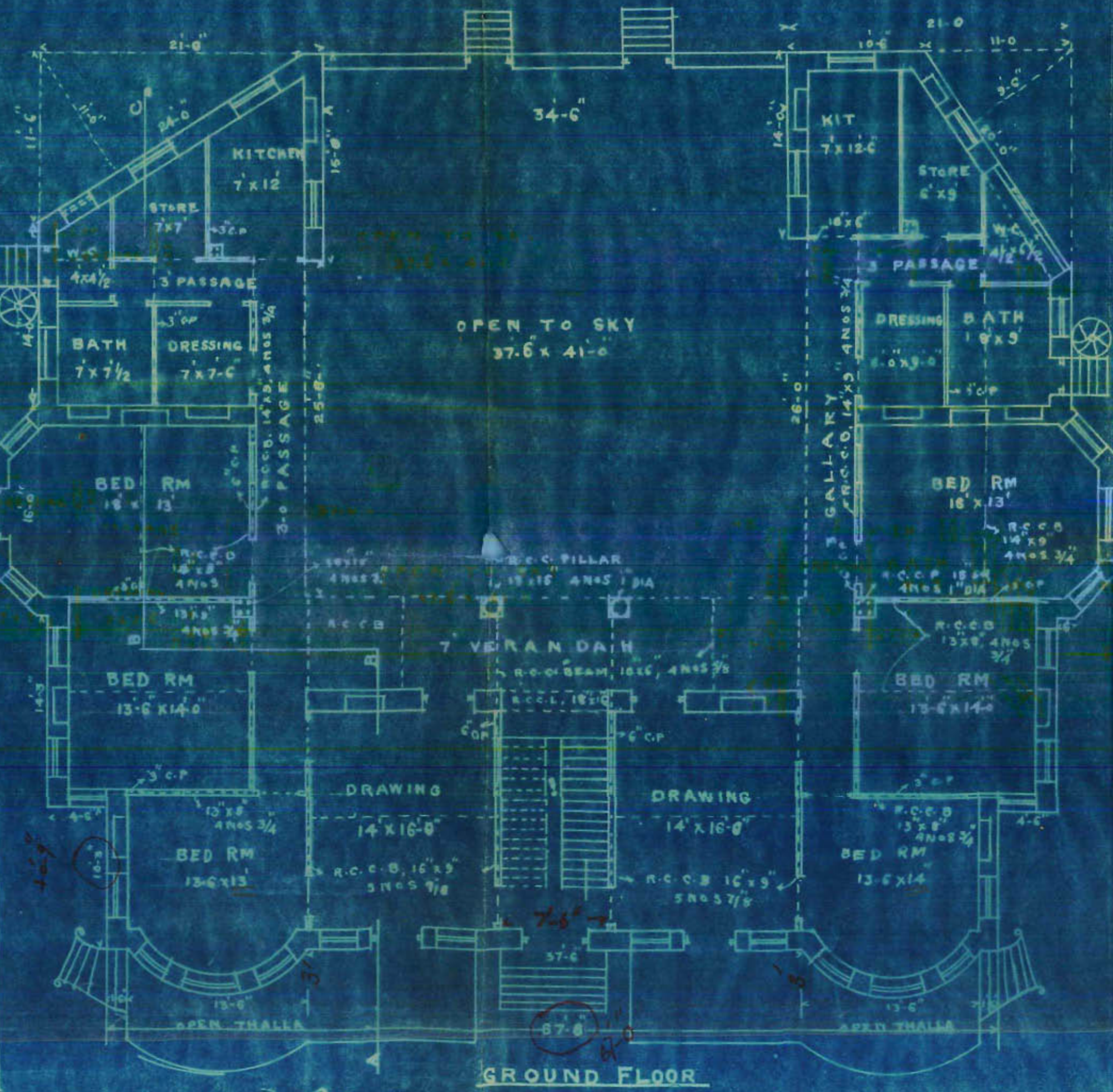
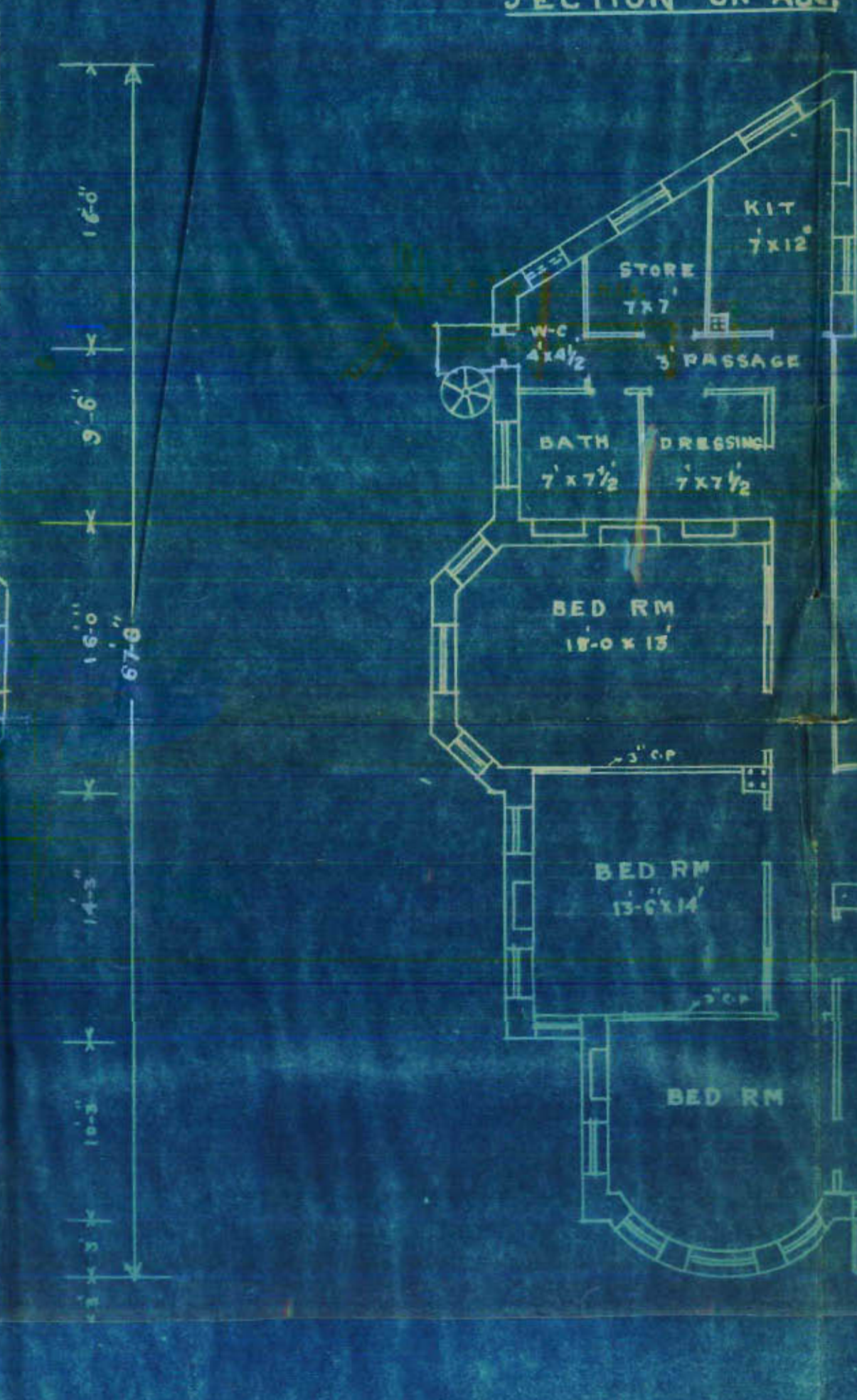
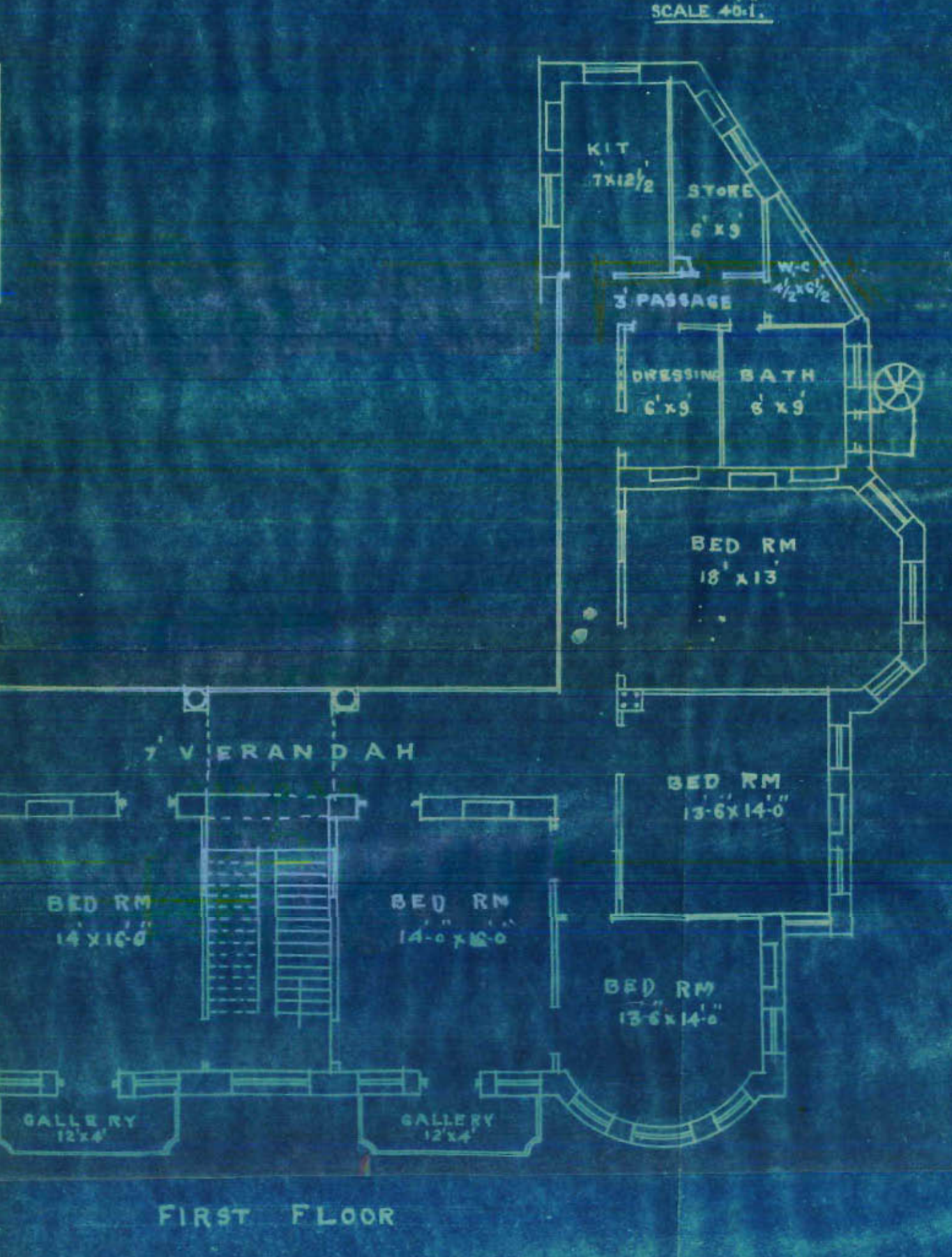
SECTION ON ABC

SITE PLAN  
SCALE 1/4" = 1'-0"

**BUILT AREA**

TOTAL PLOT AREA = 1235 SQ. YDS

|                   |                |
|-------------------|----------------|
| 1x 67-0 x 10-3    | = 670.00       |
| 1x 76-0 x 15-5    | = 1177.00      |
| 2x 40-0 x 21-0    | = 1680.00      |
| 2x 15-0 x 3-0     | = 90.00        |
| 2x 13-6 x 3-0     | = 81.72        |
| 1x 22-0 x 11-0    | = 242.00       |
| 1x 8-0 x 4-0      | = 32.00        |
| <b>SUBTOTAL</b>   | <b>4083.72</b> |
| 2x 26-0 x 1-6     | = 81.60        |
| 2x 3-6 x 3-6      | = 25.92        |
| 1x 24-6 x 11-6    | = 285.36       |
| 1x 20-0 x 3-0     | = 60.00        |
| <b>BUILT AREA</b> | <b>4456.60</b> |
| <b>BUILT AREA</b> | <b>4456.60</b> |



GROUND FLOOR

FIRST FLOOR

*R. S. Wandasani*  
OWNER

*Shamsai Siddiqui*  
HONY. SECY  
HYD: AMIL CO. HO. SOCIETY

*Burjor M. Memon, B.E. (Civil)*  
Architect, Engineer & Surveyor  
BUNDER ROAD KARACHI.

THIS PLAN AND DESIGN ARE THE PROPERTY OF  
THE ARCHITECT. ANY UNAUTHORISED USE OR  
COPY THEREOF IS LIABLE TO PROSECUTION.

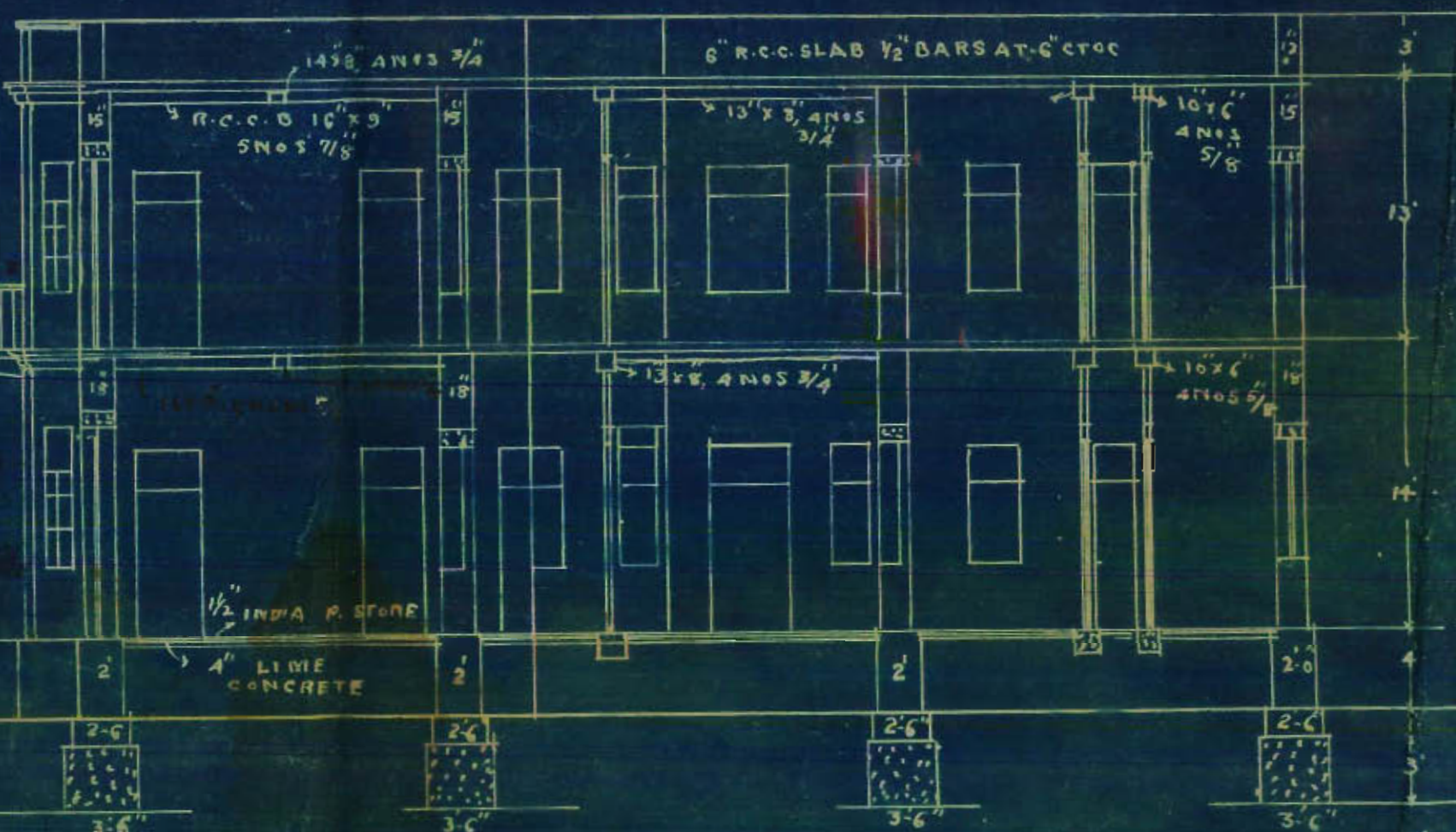
BUILT AREA OF BUNGALOW  
TOTAL AREA OF PLOT 1235 SQ.YDS

PLAN FOR PROPOSED BUNGALOW ON  
PLOT NO. 3/4 SHEET NO. J.M.3.  
AMIL CO-OP SOCIETY.

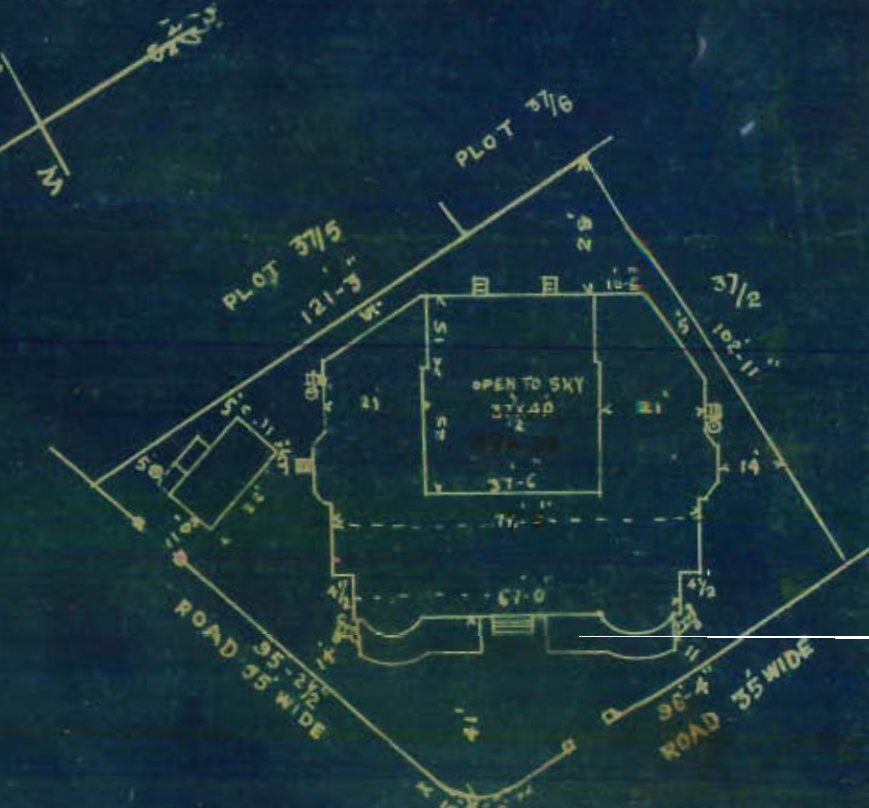
JAMSHED GA  
SCALE 1/4" = 1'-0"



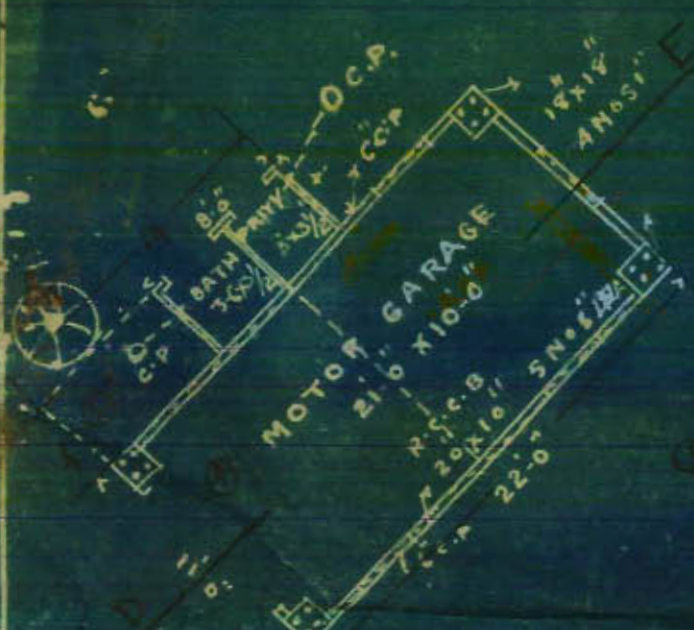
ELEVATION



SECTION ON ABC.



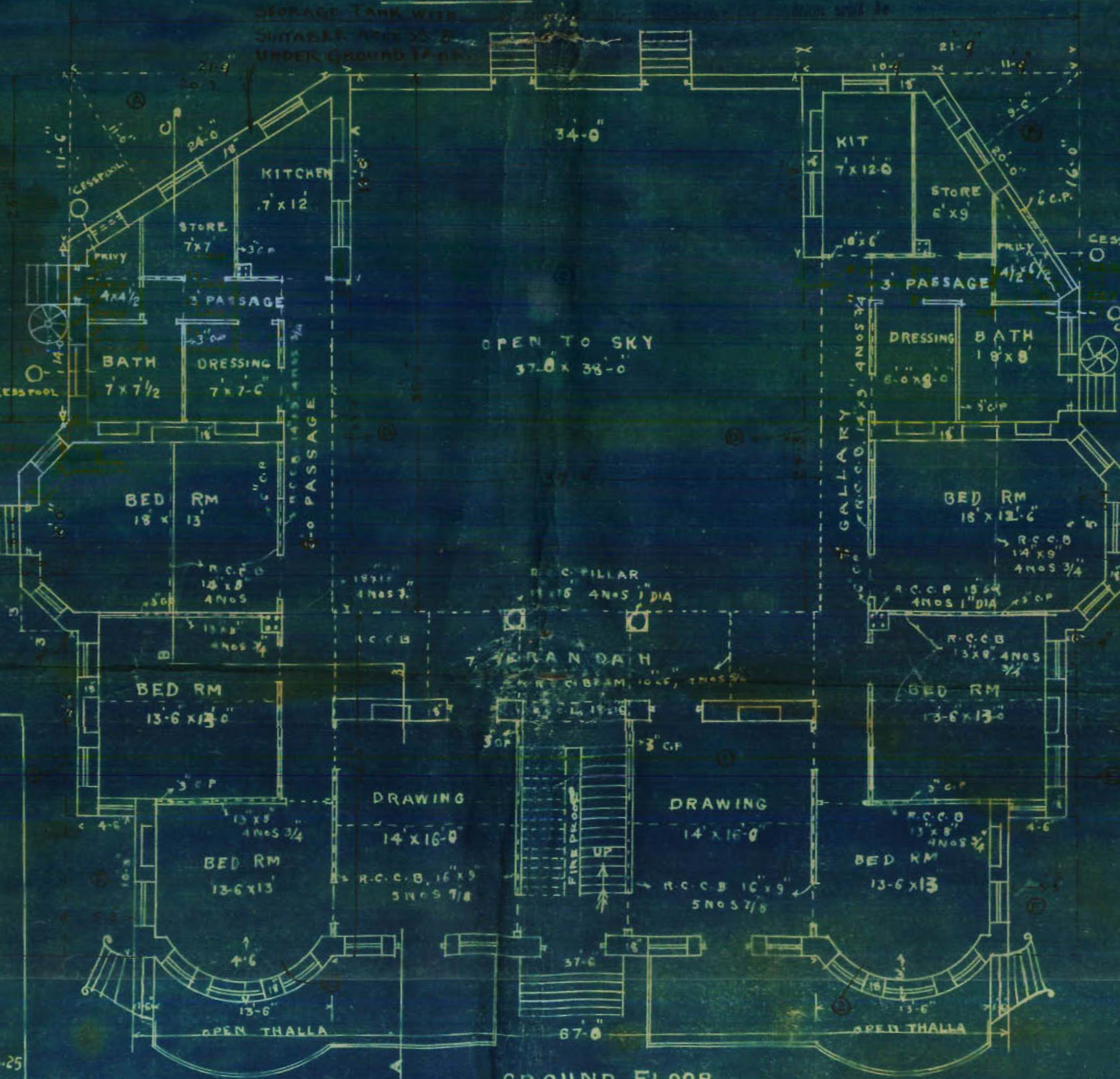
SITE PLAN  
SCALE 1/4" = 1'-0"



BUILT AREA

TOTAL PLOT AREA 1235 SQ.YDS

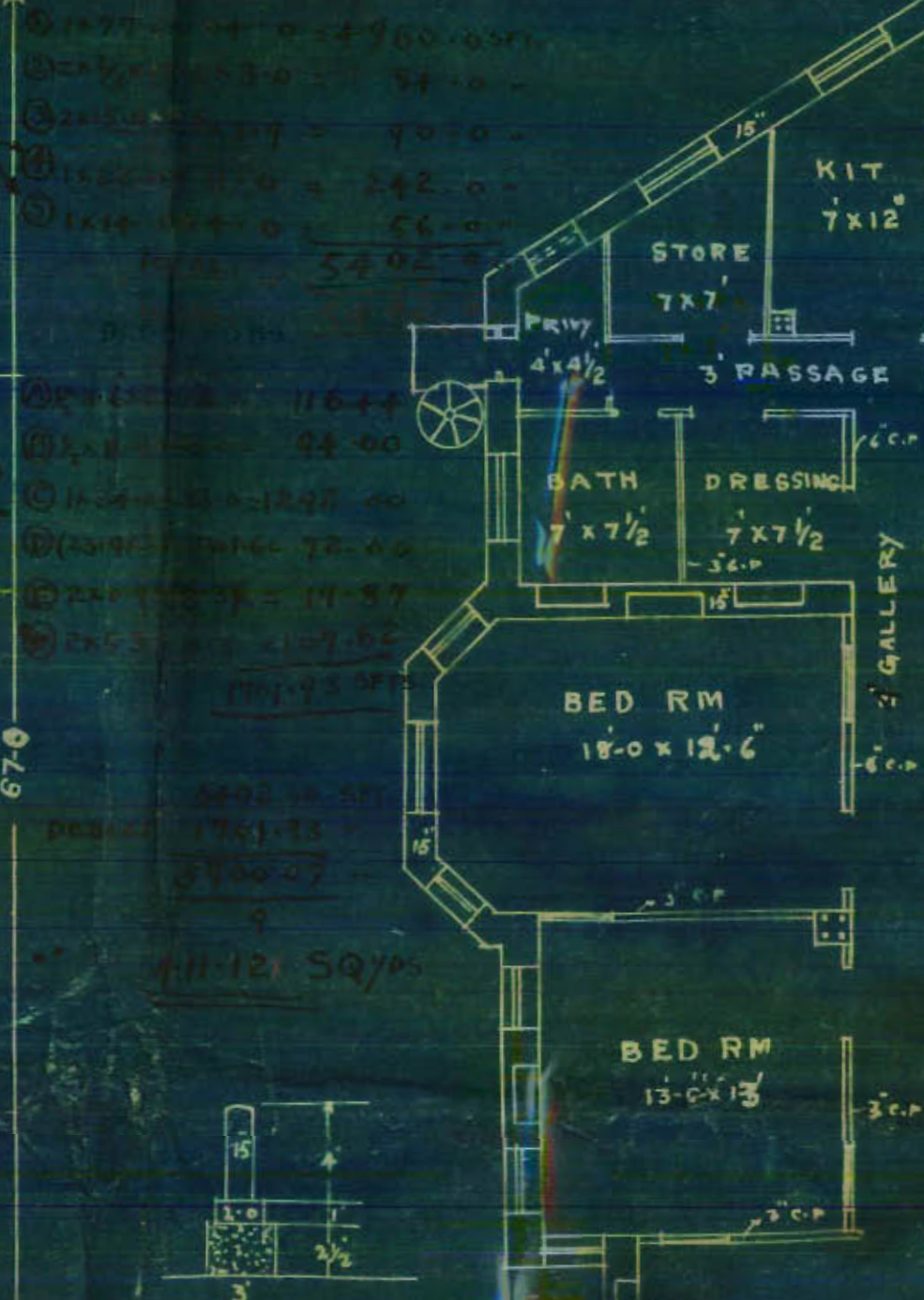
|                                           |
|-------------------------------------------|
| 1x 67'-0" x 10'-3" = 696.75               |
| 1x 76'-0" x 15'-9" = 1197.90              |
| 2x 40'-0" x 21'-0" = 1680.00              |
| 2x 15'-0" x 3'-6" = 108.00                |
| 2x 13'-6" x 3'-0" = 81.00                 |
| 1x 22'-0" x 11'-0" = 242.00               |
| 1x 8'-0" x 4'-0" = 32.00                  |
| DEDUCT 7003.75                            |
| 2x 22'-0" x 1'-6" = 72.00                 |
| 2x 22'-0" x 3'-6" = 158.40                |
| 1x 24'-0" x 10'-0" = 240.00               |
| 1x 20'-0" x 3'-0" = 60.00                 |
| 2 323.50                                  |
| BUILT AREA = 4003.75 = 329 SQ.YDS 3674.25 |
| 7 SQ.YDS 408 SQ.YDS                       |



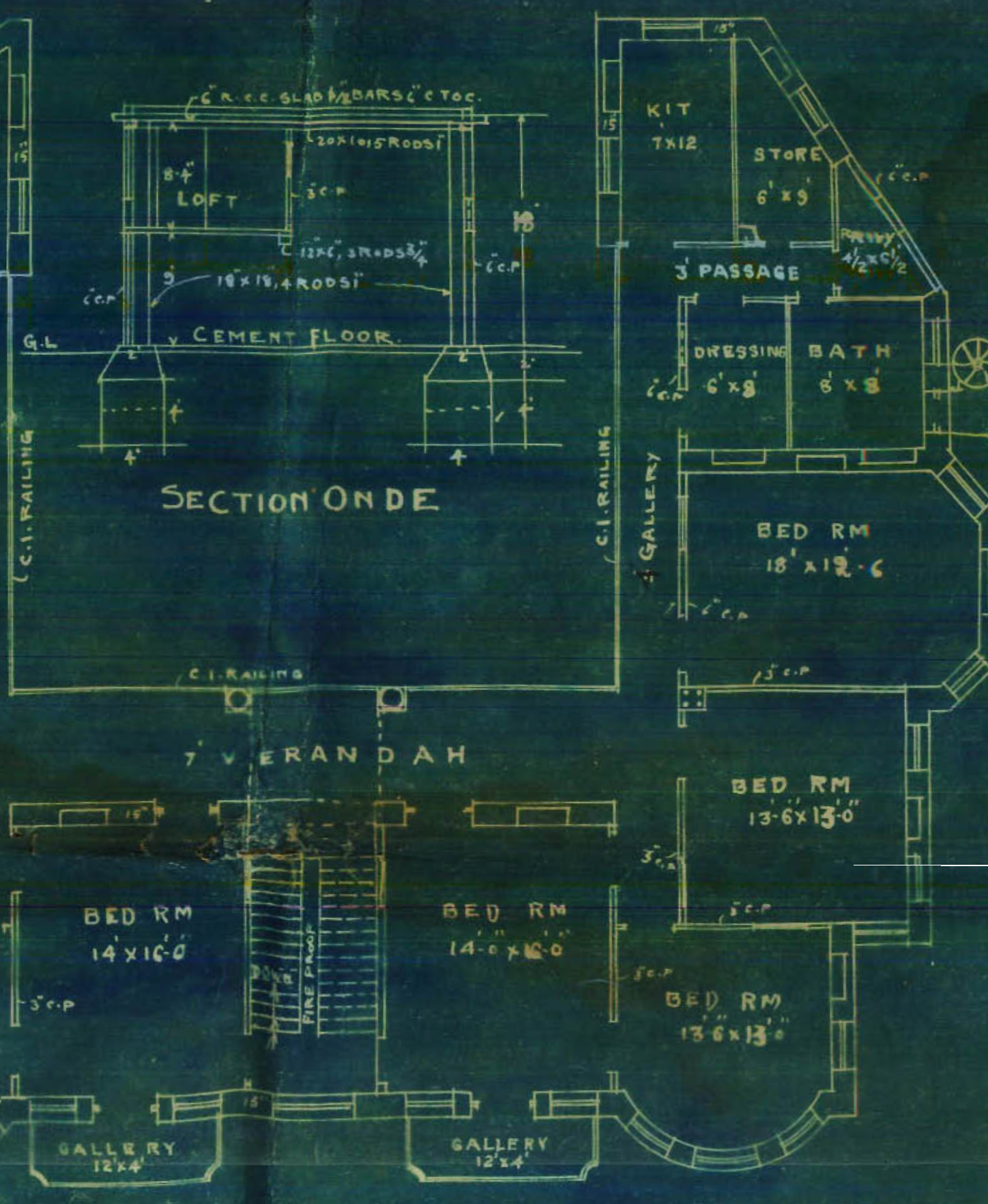
GROUND FLOOR

TOTAL AREA OF PLOT 1235 SQ.YDS

BUILT AREA



SECTION OF COMPOUND WALL.



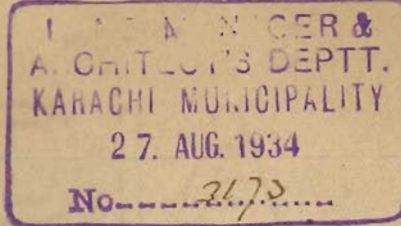
FIRST FLOOR

THIS PLAN AND DESIGN ARE THE PROPERTY OF  
THE ARCHITECT ANY UNAUTHORISED USE OR  
COPY THEREOF IS LIABLE TO PROSECUTION.

*P. S. H. Dasani*  
OWNER

*John M. Mena*  
ARCHITECT  
HYD: AMIL CO-OP. SOCIETY

*Barjor M. Mena. B.E. (Civil)*  
Architect, Engineer & Surveyor,  
BUNDER ROAD KARACHI.



Karachi, 25-8-34.

To,

The Engineer & Architect,  
Municipal Corporation, Karachi,

Dear Sir,

Re: plans for h.o. 37/1. J.M. 3.

I beg to return herewith the plans  
in question, as I have complied with, for favour  
of your early approval.  
Thanking you,

D.A. Plans.

Yours faithfully,  
Burgess  
25-8/34.  
ARCHITECT.

Pls. file  
27/8.

Pls. file with the file  
27/8.