Heritage KMR.CDD.SeQ.1934.06

Form No. 3—24,000—4-32.

_____ Department.

FILE No. of 1932.

SECTION

PART

Disposal No. P. 673/32

3

Subject ~~130.~~ ~~129~~ 129. S. R. 9 Serai Ou.

NOTE :—Former Correspondence filed in file Compilation No.

Subsequent Correspondence filed in file Compilation No.

Heritage KMR.CDD.SeQ.1934.06

2-1

Received on 19/11/34

19/11/34

p. 67 of 34

FORM A.

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

Karachi 17/11/34

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 (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. 127 Survey Sheet S.R. 9 Situated in Narain street Serai 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 Add: & alterations.

†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 that the name of the person whom I intend to employ to supervise the erection of the said building is M/s. M. Khimji & Co.

I hereby undertake 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 Matiram Mewaram bar Chetihai Matiram

Address of the owner c/o M KHIMJI & Co ARCHITECTS.

†See on the reverse.

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

Heritage KMR.CDD.SeQ.1934.06

Nature of soil in foundation Existing.

Nature of masonry in foundation — do —

do Plinth — do —

do Superstructure Animar Masonry.

Kind woodwork in trusses, post, etc. P.T. & Peynwood.

Kind of Roof R.C.C. Roof.

Kind of Floor Cement Dajri flooring.

Method of Drawing Sullage Water M/c.

—:o:—

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

Karachi 17/11/34.

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. Motiram Mewaram - for Add: & alterations for the building on plot no 129 S.A.R. Serai Q.R.

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.

M KHIMJI & Co ARCHITECTS.

Licensed Surveyor.

S. S. (A) 400—2-34. 600—6-34.

Heritage KMR.CDD.SeQ.1934.06

No. B. S. P. 673/34

MUNICIPAL CORPORATION
KARACHI.

15 FEB 1935

From

KUMBERALI BHALEDINO Esq., L.C.E.
Land Manager & Architect,

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

Mrs. Chetibai Motiram
c/o M/s M. Khimji (Architects)
KARACHI.

With reference to your application with plan for building on plot No. 129/1 & 2 Sheet No. S.R.9 Serai Quarter received in this office on 19.11.1934, 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 approved plan is attached herewith.

Kumberali Bhaledina
Land Manager & Architect,
Karachi Municipal Corporation.

NOTICE, 1:—This sanction holds good, provided the work of constuction 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 Sand 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 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 first 12 weeks, per square yard per diem	... Rs.	0 0 3¼
(2)	For the next 12 weeks, „ „	... „	0 0 7
(3)	For any subsequent time „ „	... „	0 1 2

NOTICE, 5:—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 ornametal 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 Reinforced concrete work.

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

600—4-34.
1000—1-35.

Heritage KMR.CDD.SeQ.1934.06

4-1

KARACHI MUNICIPALITY.

—:o:—

NOTES SECTION.

Building Department.

Case No. P/A 673/34.

Applicant's Name Chetchai Motiram.

Architect's Name Mr. Khimji & Co.

EXTRACT FROM THE LAND REGISTER.

New plot No. ~~129~~ ~~130~~ 129 Sheet No. S. R. 9 } Serai Quarter.

Old plot No ~~130~~ Sheet No. }

Whether under Govt. or Municipal Control ...		Govt.
Registered Holder of plot.		~~Tekchand Mangharpal~~ 6
Area.	Government ...	~~863~~ 606
	Municipal ...	—
	Total ...	~~863~~
Title and period of lease		99 years from 17-11-1914.
Form of lease ...		H/3/1 with new clauses
Any Special conditions of lease		—
Remarks.		—

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

Date of despatch 20/11/1934

11025/ Inspr Hemrajani to show to 880 pf 20/11

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:—

No objection

[illegible]

23/11/34.

Health Officer.

130 129. S.R.9

Heritage KMR.CDD.SeQ.1934.06

A copy of plan is herewith forwarded to Engineer for favour of remarks and return as early as possible.

Date of despatch 26/11/34 *for* Land Manager & Architect.

—:o:—

ENGINEER'S REMARKS.

No objection

Date 606 ENGINEER.

LAND SURVEYOR'S REPORT.

(1) Does the plot come under Alignment? No alignment on this portion

(2) Is the Alignment Correctly shown?

(3) Are the Site Mearsurements correct?

(4) Is there any encroachment? no

(5) Is the plot affected by T. P. Scheme?

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

(1) Is the width of the street correctly shown (No)

Site measurements must be clearly & correctly shown.

(2) There are two dickes in front of this plot.

(3) Whether the dickes to be removed or to be left as it is?

Side measurements must be corrected → Corrected by the architect.

Date 6/12/34 Land Surveyor.

L.S. For further action RWP 5/12/34

RWP 25/1/35

129, S. R-9
P-67 3/3
Heritage KMR.CDD.SeQ.1934.06

BUILDING SURVEYOR'S REPORT.

Date _____ Building Surveyor,

Remarks of LAND MANAGER AND ARCHITECT.

Date _____ Land Manager and Architect.

Heritage KMR.CDD.SeQ.1934.06

Office Telephone Nos. 1140 & 1141.
Residence „ „ 199.
KUMBERALI BHALEDINO,
L. C. E.
LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION
KARACHI.

Reference No. B. S. P. 573/34

18 DEC 1934

To,

Mr. Motiram Mewaram

c/o M. Khimji architect

Dear Sir,

With reference to your application dated _____ with a plan for the proposed building/additions and alterations on plot No. 129, Survey Sheet No. S. R. 9, Serai Quarter I have to request you to comply with the following requirements:—

1. The plot has been ~~xxxxxxxx~~ subdivided and therefore the correct plot no. must be submitted when the plans will be further dealt with.

L.S. for report P. on the correct plan.

3/1/35

H.D. Please check & report if required correction are correctly made.
Ram
9/1/35

L.S.
(1) The side measurements are found correct except the Dicky measurements
(2) Plot Numbers require to be correctly shown as per sanctioned sub-division pl

1. Plot No. as per sub division must be given on the plan → 9/1/35
2. " measurements of dickies must be given

Ram 10/1/35

The plans are returned herewith rejected.

Submitted

Yours faithfully

L.S. objection may be communicated
there is no other objection

18/12

Land Manager & Architect.

B. S. 24
2000—11-34

12/1

Je do 80
to 15/1

Heritage KMR.CDD.SeQ.1934.06

M Khimji & Co.,
Engineers, Architects
&
Surveyors.
—:0:—

No. of 193 .

Water Course Road,

Karachi, 19/12/ 1934

LAND MANAGER &
ARCHITECT'S DEPTT
KARACHI MUNICIPALITY
20. DEC. 1934
No. 4534

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

Dear Sir,

With ref: to your No. B.S.P. 673/34 ~~Dated~~ D/ 18/12/34 we have the hon[illegible] to hand you herewith corrected copies of plan for Building on plot No. 129/C. & 129/D. Sheet S.R.9. Sera[illegible] Quarter as desired.

The favour of early dispos[illegible] is requested.

Yours Faithfully
Mulchand Bhoj

f.c. attached [illegible]
22/12/34

[illegible] 21/12.

M KHIMJI & Co
ARCHITECTS.

Heritage KMR.CDD.SeQ.1934.06

Office Telephone Nos. 1140 & 1141.
Residence „ „ 199.
KUMBERALI BHALEDINO,
L. C. E.
LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION
KARACHI.

Reference No. B. S. P. 673/34

17 JAN 1935

To,

M/s M. Khimji, Architect

Dear Sir,

With reference to your application dated 20-12-34 with a plan for the proposed building/additions and alterations on plot No. 129, Survey Sheet No. S. R. 9, Serai Quarter I have to request you to comply with the following requirements :—

1. Plot no. as per subdivision must be given on th plan.
2. Measurements of dickies must be given.

17-1-35

The plans are returned herewith rejected.

Yours faithfully

Land Manager & Architect.

B. S. 24
2000—11-34

Heritage KMR.CDD.SeQ.1934.06

8

Khimji & Co.,
ENGINEERS, ARCHITECTS
&
SURVEYORS.
—:0:—

No. OF 193 .

WATER COURSE ROAD,

LAND MANAGER'S
ARCHITECT'S DEPTT.
KARACHI MUNICIPALITY
21. JAN. 1935
No.

Karachi, 19/1/ 1935

0

2.55

To,

The Land Manager,
Karachi Municipality.
Karachi.

Dear Sir.

With ref: to your no. B.S.P. 673/34 dated 17 January 1934. We beg to return the plans for Building on plot no. 129/C & 129/D Sheet S.R. 9. Serai Quarter duly Corrected as desired.

The favour of early approval is requested.

Plot Nos as per sanctioned sub divn must be shown correctly
25/1

Pinform
26/1

Put up with fcht
22/1/35

Yours Faithfully
M. Khimji & Co.
M KHIMJI & Co
ARCHITECTS.

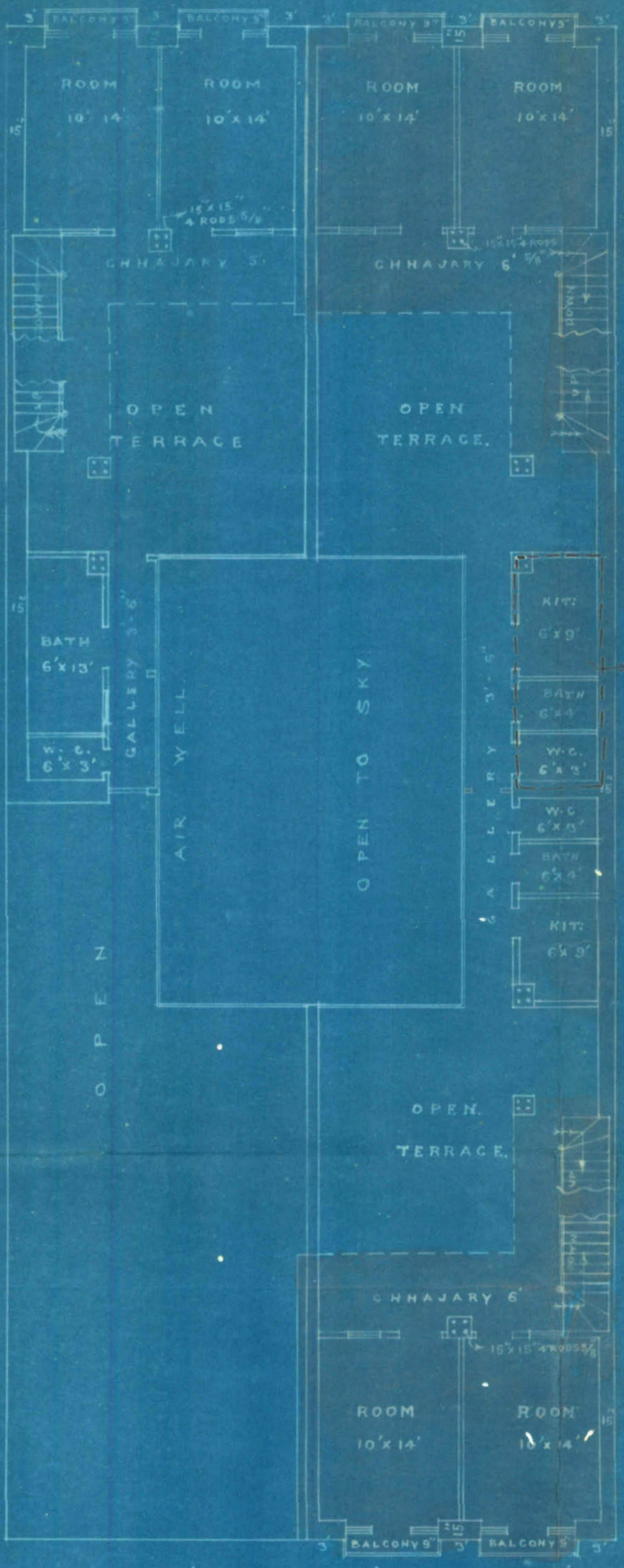
(1) Becky measurements are shown by the architect.
(2) Plot Numbers are not correctly shown as per Sanctioned Sub-division.
RNP.
25/1/35

LS for report
23/1

HD
23/1

KMR.CDD.SeQ.1934.06

TOP FLOOR PLAN.



Gobindlal Nowniram Nangia

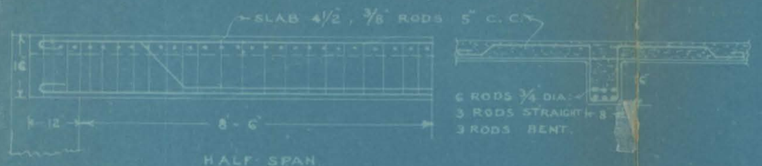
OWNER.

M KHIMJI & Co
ARCHITECTS.

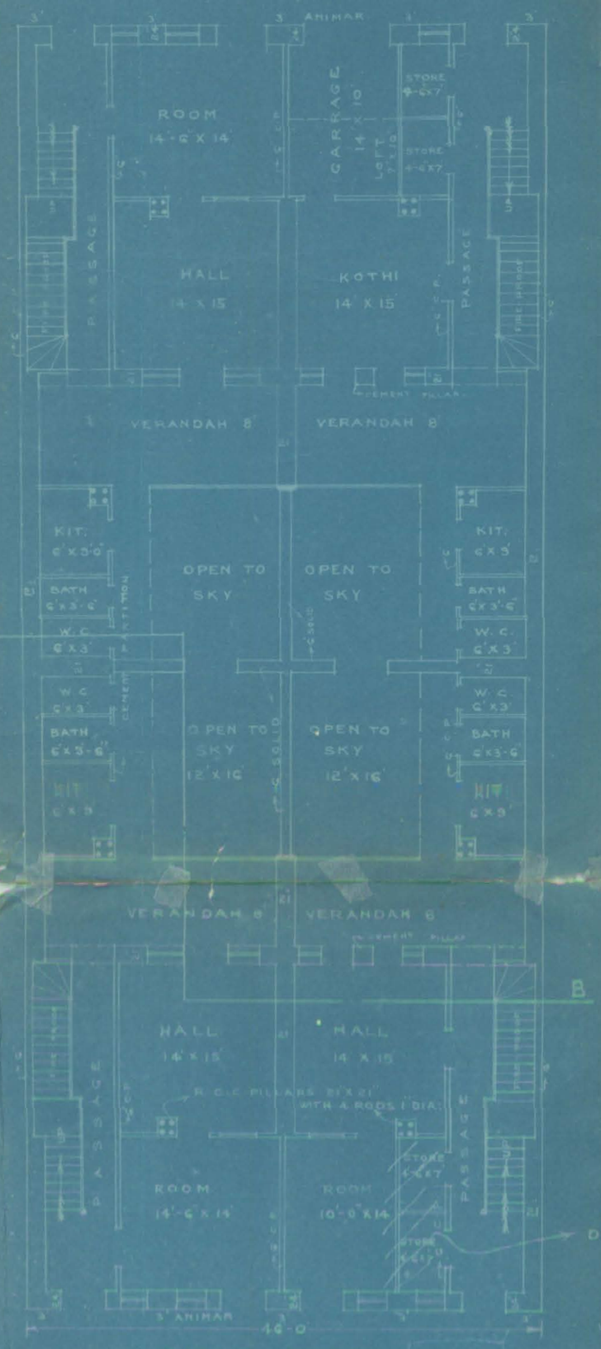
Heritage KMR.CDD.SeQ.1934.06

AMENDED PLAN
SHOWING PROPOSED BUILDING
ON PLOT Nº 129/C & 129/D S.R 9
SERAI QUARTER
SCALE 8'-1"

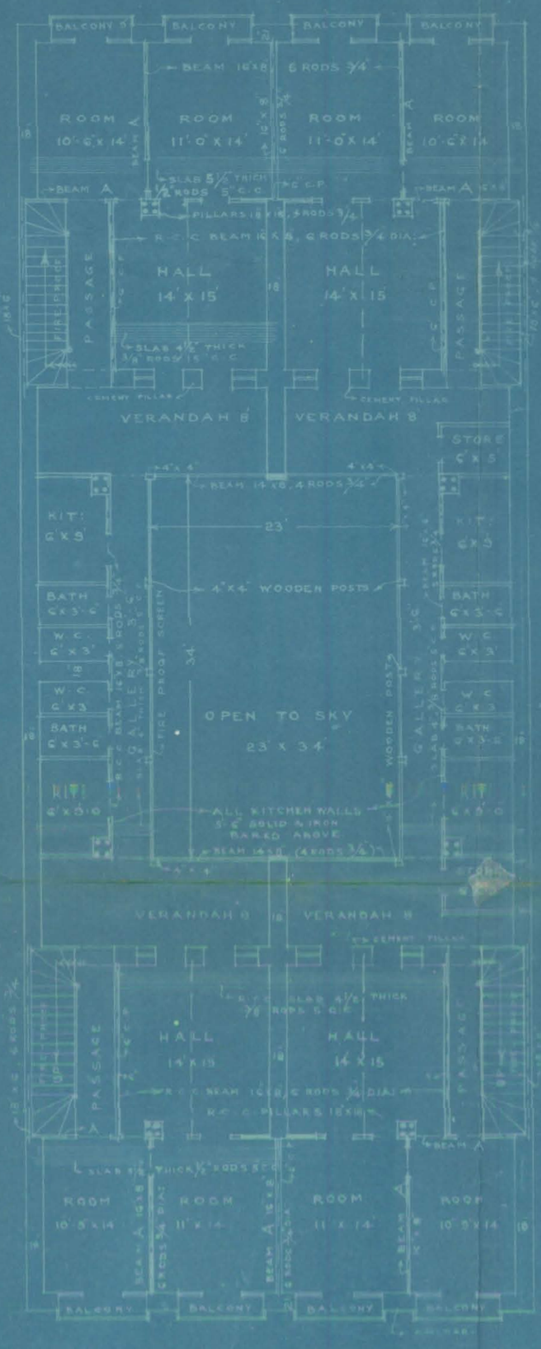
DETAIL OF R.C.C. BEAM A (16"x8")



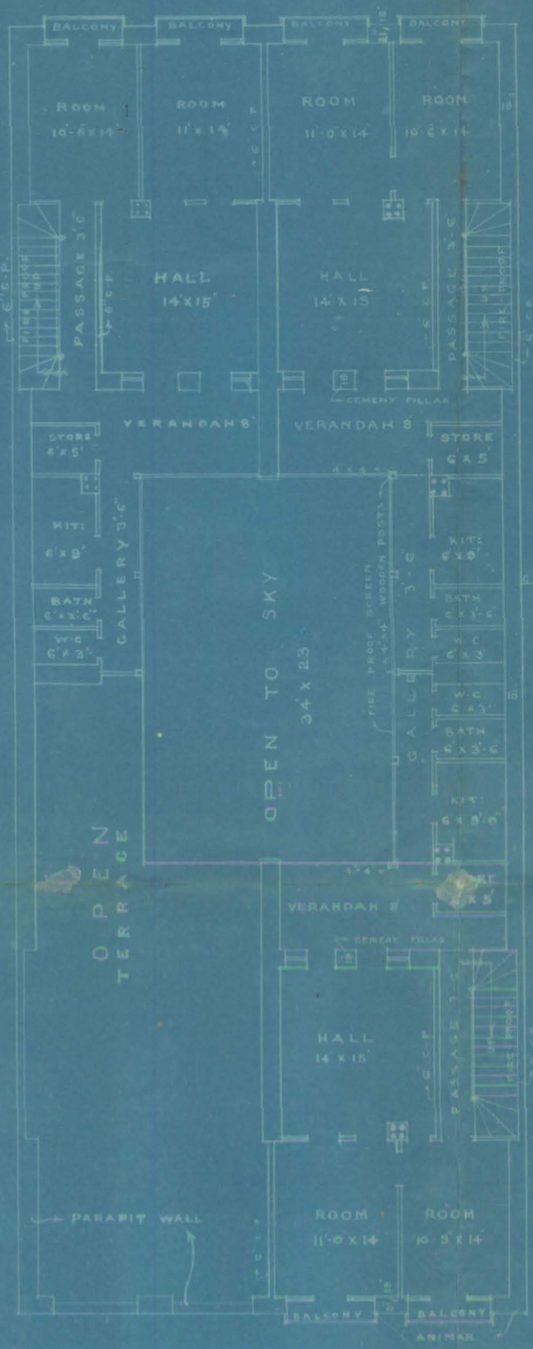
BELLASIS STREET



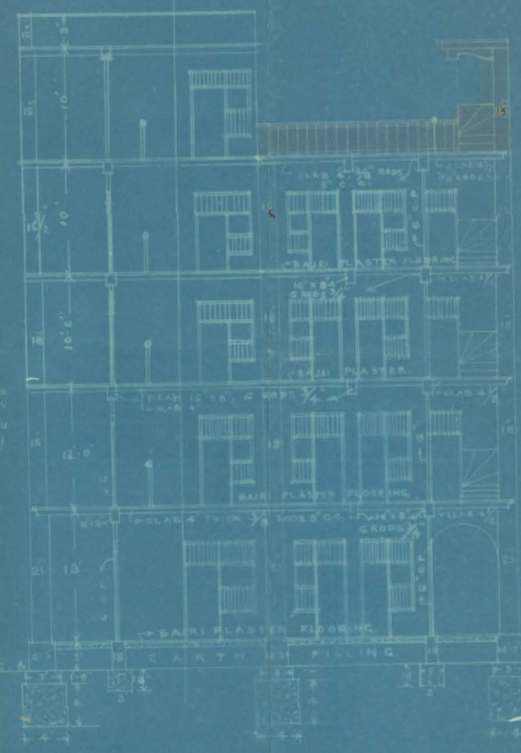
GROUND FLOOR

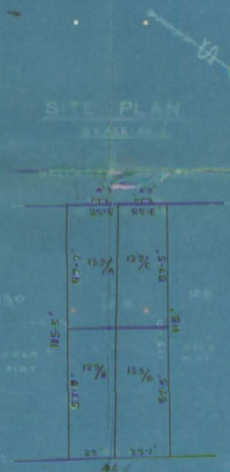


FIRST FLOOR



2 Nº & 3 Rd FLOOR





OWNER

M KHINJI & Co

Heritage KMR.CDD.SeQ.1934.06

Office Telephone Nos. 1140 & 1141.
Residence „ „ 199.
KUMBERALI BHALEDINO,
L. C. E.
LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION
KARACHI.

Reference No. B. S. P. 673/34

29 JAN 1935

To,

~~M/s M. Khimji, architects~~

Dear Sir,

With reference to your application dated 19-1-35 with a plan for the proposed building/additions and alterations on plot No. 129, Survey Sheet No. S.R.9, Serai Quarter I have to request you to comply with the following requirements:—

✓ 1. Plot no as persanctioned subdivision must be xshown correctly .

Submitted
Objections have been complied with.

28-1-35.

Plan approved
7/2

4/2 7/2

The plans are returned herewith rejected.

Yours faithfully

Kumberali Bhaledino
28/1

Land Manager & Architect.

B. S. 24
2000—11-34

Heritage KMR.CDD.SeQ.1934.06

12

M Khimji & Co.,
ENGINEERS, ARCHITECTS
&
SURVEYORS.
—:0:—

No. OF 193 .

WATER COURSE ROAD,

Karachi, 30/1/ 1935

LAND MANAGER & ARCHITECT'S DEPTT. KARACHI MUNICIPALITY 31 JAN 1935 No.....

To,
The Land Manager,
Karachi Municipal Corporation.
Karachi.

Dear Sir,

With ref: to your No. B.S.P. 673/34 dated 29th inst: We have the honour to submit herewith plans for Building on plot No. 129/1 & 129/2 Sheet S.R. 9 Serai Quarter, duly Corrected as desired.

Now the plans may kindly be approved.

no objection

Yours Faithfully
[signature]

L S for report

M KHIMJI & Co
ARCHITECTS.

4/2/35

1/2/35

1/2

Heritage KMR.CDD.SeQ.1934.06

Office Telephone Nos. 1140 & 1141.
Residence „ „ 199.
KUMBERALI BHALEDINO,
L. C. E.
LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION
KARACHI.

Reference No. B. S. P. 673/34

11 FEB 1935

To,
M/s M. Khimji & Co: (Architects)
for owner . KARACHI.

Dear Sir,

Re: Plot No. 129/1&2 Sheet No. S. R. 9 Serai Qr.

With reference to your applications dated 30 . 1 . 1935 for the proposed additions & alterations on the above plot, you are required to submit one more ~~copy~~ copies of the correct plan on CLOTH .

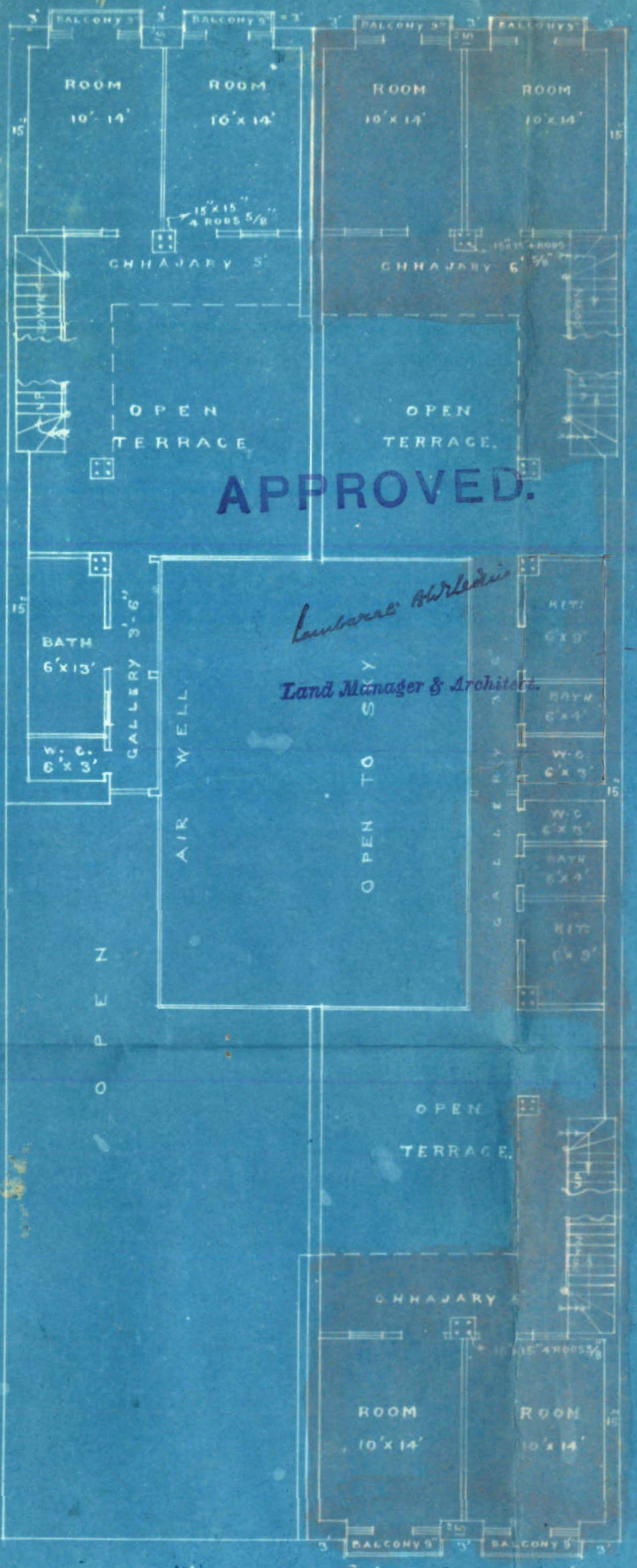
Yours faithfully,

for Land Manager & Architect.

1000-8-34

Heritage KMR.CDD.SeQ.1934.06

TOP FLOOR PLAN.



Land Manager & Architect.

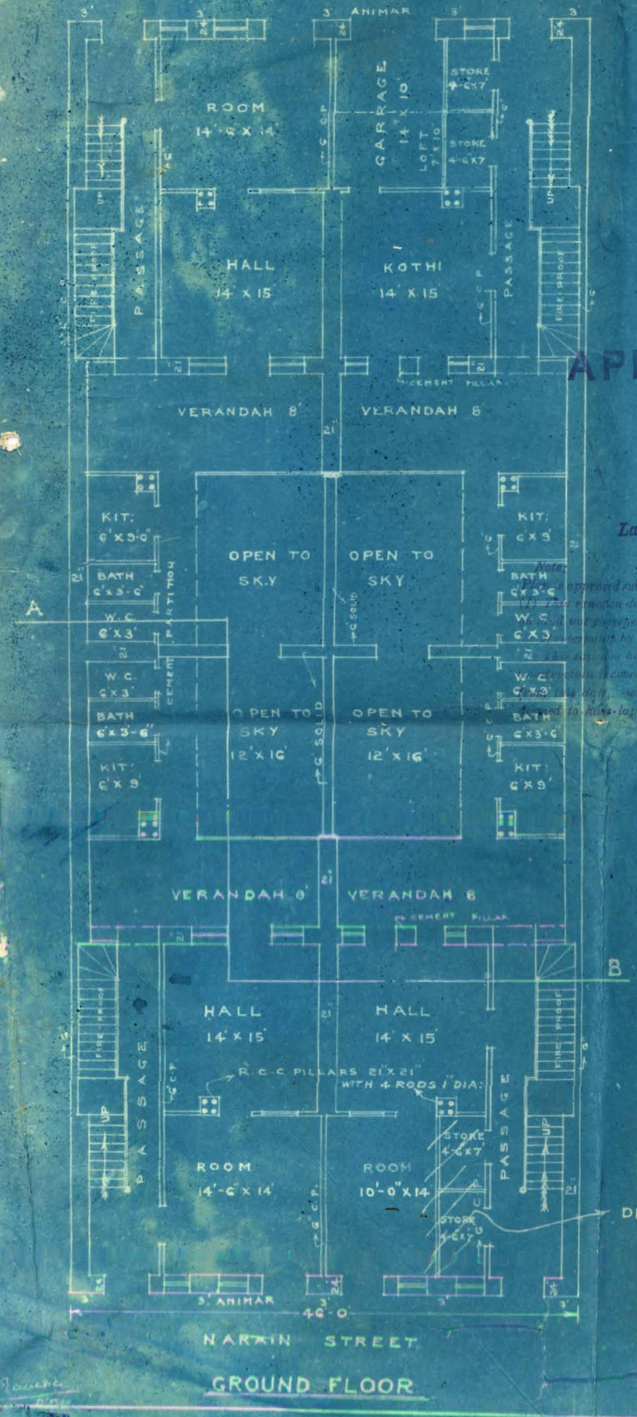
OWNER.

M KHIMJI & Co
ARCHITECTS.

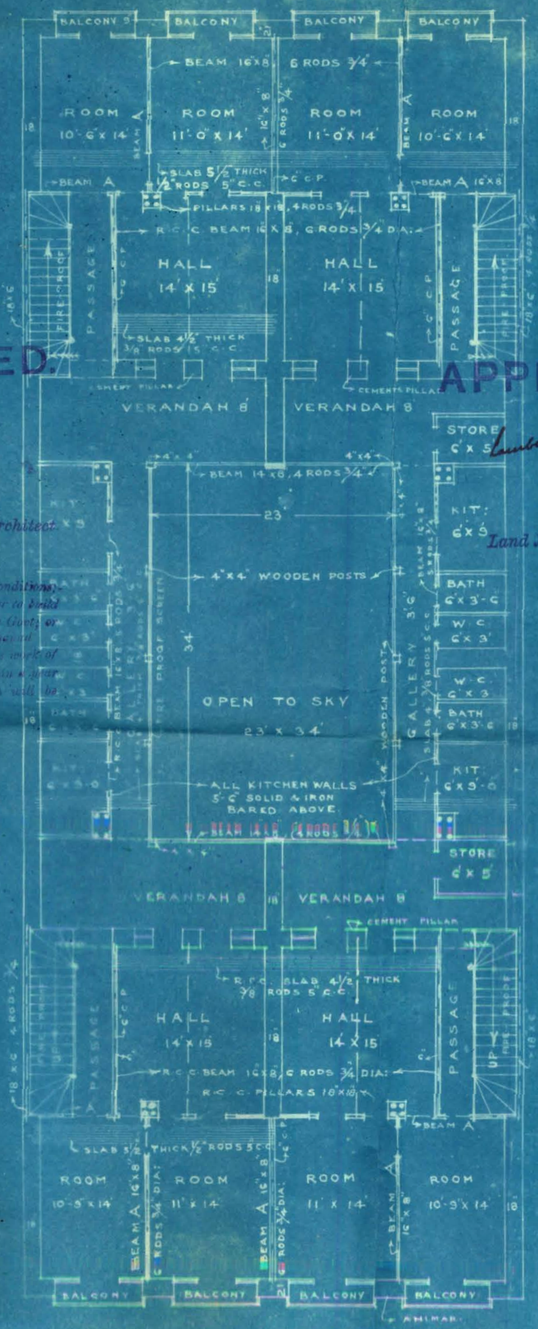
Heritage KMR.CDD.SeQ.1934.06

AMENDED PLAN
SHOWING PROPOSED BUILDING
ON PLOT Nos 123/1 & 123/2 S.R 9
SERAI QUARTER
SCALE 8'-1"

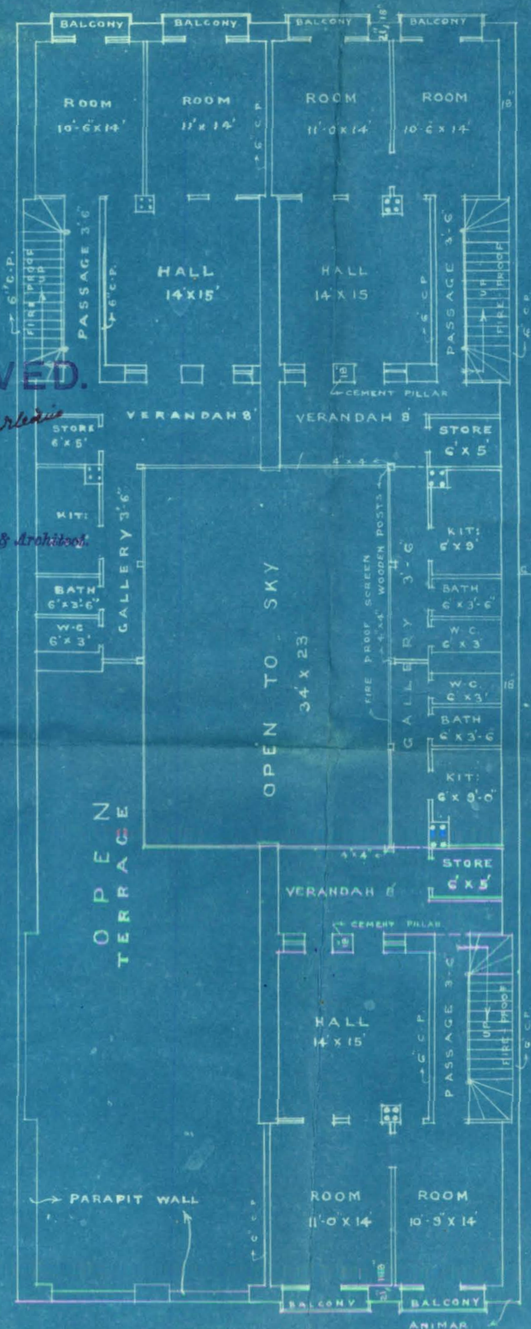
DETAIL OF R.C.C. BEAM A (16"x8")



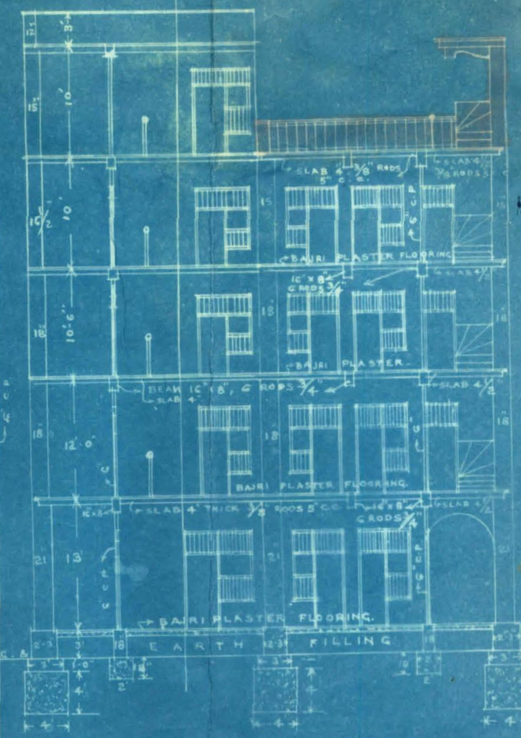
GROUND FLOOR



FIRST FLOOR



2 NO & 3 RD FLOOR.



SECTION ON A B

Gopal Das Mourya and others
OWNER

M KHIMJI & Co
ARCHITECTS

APPROVED.
Land Manager & Architect

APPROVED.
Land Manager & Architect

Approved subject to the following conditions:
1. Erection does not entitle the owner to build
2. Not to be occupied by a tenant or entered in a rental
3. Water supply to be connected in earnest within 6 months
4. Sewerage connection to be connected to this sewer

Heritage KMR.CDD.SeQ.1934.06

16

M Khimji & Co.
ENGINEERS, ARCHITECTS
&
SURVEYORS.
—:0:—

No. OF 193 .

WATER COURSE ROAD,

Karachi, 12/2/ 1935

LAND MANAGER & ARCHITECT'S DEPTT. KARACHI MUNICIPALITY
12 FEB. 1935
No. 441

To,

The Land Manager,
Karachi Municipality,
Karachi.

B.S.P. ML 12/2

Dear Sir,

With ref: to your No. B.S.P. 673/34 Dated 11th Feb: 1935. We have the honour to submit herewith one more Copy on Cloth for Building on plot No. 129/1 & 129/2 Sheet No. S.R. 9. Serai Quarter, as desired. Now the plans may kindly be approved soon.

Yours Faithfully.
M. Khimji

B.S. pl. notify archi
12/2

M KHIMJI & Co
ARCHITECTS.

P. pur up approval forms etc.
13/2