



Department.

FILE No. of 193

SECTION

PART

Disposal No.

16

Subject

293, Jan 3, Jan 29

NOTE:—Former Correspondence filed in file Compilation No.
Subsequent Correspondence filed in file Compilation No.

Office Telephone Nos. 2805,
2806 & 2807.

F. M. I. KURESHI,
B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT



**MUNICIPAL CORPORATION
KARACHI.**

DEC 20 1938

Reference No. B. S. P. 541/38

From

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

To,

Mr.

M. H. H. C. Kazi Ram
Q. Mr. A. S. Hingodani
KARACHI,

With reference to your application with plan for *Plot 90/3* on plot *90/3* Sheet No. *3* Quarter received in this office on *20/12*, 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.

52/12

[Signature]
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 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 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 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 boarding and fencing round the plot be provided before starting the work.

MUNICIPAL CORPORATION,
KARACHI.Reference No. L. C. $\frac{P.}{E.}$ 541/38.

To,

Mr. Arjun Das Bhowani,
Architect,

KARACHI.

Dear Sir,

Re:—Plot No. 20/3, Jm-3 Sheet Jan 8th. Quarter.

With reference to the plan for proposed Building

submitted for the above plot
you are requested to kindly call at the Municipal Office on any week
day except Saturday from 3-30 p. m. to 4-30 p. m. when the
requirements of this office will be pointed out to you.

Copy forwarded with 2c
to B.S. please.

Yours faithfully,

Adm

L. R. K. S. A

an. Jan 8th

The close copy has
been corrected by
Architect P. L.

Julie
15/2

Adm

for Land Manager & Architect.

App. 14/12

Arjandas D. Hingorani,

B. Sc. 4

A. I. A. A. (London)

WATER COURSE ROAD,

ARCHITECT & ENGINEER,

KARACHI, 6 - 12 - 1938.

To,

The Land ~~No. 20/3~~ & Architect,

Karachi Municipal Corporation.

Dear Sir,

Re:-Plot No 20/3 J.M.3 Jamshed Qr.

With reference to your letter No B.S.P.
541/38 dated 5/12/38, I herewith submit one
more copy of the correct plan on cloth as
required.

Thanking you.

Yours faithfully,

Rajaram. S. S.

For ARJANDAS D. HINGORANI
ARCHITECT & ENGINEER

*c. copy may please
be verified with
7/12*

The copy requires to be corrected.

*San. S.
7/12
Q.2*



Heritage

KMR.CDD.JmQ.1938.02

Office Telephone Nos. 2805, 2806, & 2807.

F. M. I. KURESHI,

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

600-12-38.

DEC 5 - 1938

Reference No. B. S. B. 541/38

Mr. Aijaz & L. Hingorani
Architect KARACHI.

Dear Sir,

Re: Plot No. 20/3 Sheet No. 3 Or.

With reference to your application dated 20/12 1938
for the proposed add. lat. on the above plot, you
are required to submit one more copy of the
correct plan on Clom

Yours faithfully,

to
Land Manager & Architect. *5/12*



No: 207-20.20/3, Jan-3, Jan 20.

KARACHI MUNICIPAL CORPORATION.

600-S-38

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.
OCT 19 1938						
H. O. ...	20.10.1938	21/10		28-1-28	NOV 5 - 1938	
E. E. ...	- 50 -	21/10	26/10/38			
L. S. ...	- 50 -	28/10				
16/11/38						
H. O. ...						
E. E. ...						
L. S. ...	16/11/38	21/11	22/11/38			
H. O. ...						
E. E. ...						
L. S. ...						



Arjandas D. Hingorani,

7

B. Sc.

A.I.A.A. (London)

WATER COURSE ROAD,

ARCHITECT & ENGINEER.

ARCHITECT'S DEPT.
MUNICIPAL CORPORATION
KARACHI

15 - 11 - 1938

15 NOV 1938

No.....

5433

To,

The Land Manager & Architect,

Karachi Municipal Corporation.

Dear Sir,

Re:-Plot No 20/3 J.M.3 Jamshed Qr.

With reference to your letter No L.C.P.
541/38 dated 5 /11/1938, I have the honour
to state that:-

1. Side measurements & area of the plot is correctly shown.
2. Final number of the plot is shown.

Thanking you for an early approval.

Yours faithfully.

Submitted
Objections have been settled
complies with - $\frac{1}{24}(x1)$

plans approved

in
to be $\frac{1}{24}(x1)$ 20/11
20/11

PROPOSED ADDITIONS & ALTERATIONS IN BENGALOW ON PLOT NO 20/3 J.M. 3 NEW NO 337

THE COSMOPOLITAN CO-OPERATIVE HOUSING SOCIETY, JAMSHED PUR.

SCALE 8 FT = 1 INCH

NOTE:- NEW WORK IS SHOWN IN RED.

Approved by the Municipal Committee, Jamshedpur, under the provisions of the Municipal Act, 1919, and the Municipal Rules, 1920, and the Municipal Committee, Jamshedpur, under the provisions of the Municipal Act, 1919, and the Municipal Rules, 1920.

This is approved subject to the following conditions:-
(1) This addition does not exceed the height of the original building.
(2) The addition shall be constructed in accordance with the provisions of the Municipal Act, 1919, and the Municipal Rules, 1920.
(3) The addition shall be constructed in accordance with the provisions of the Municipal Act, 1919, and the Municipal Rules, 1920.

NOTE OF AREA

TOTAL AREA	1303 1/2 SQ. YDS.
BUILT UP	294.47 SQ. YDS.
DETAILS OF AREA	
A	17.40 x 33 x 36.00 = 11743.75 SQ. FT.
B	17.56 x 16.00 = 283.97 "
C	17.50 x 42.50 = 570.25 "
D	17.50 x 3.25 = 12.38 "
LESS	
E	2 x 1.00 x 14.00 = 30.24 "
	2888.11 ÷ 9 = 287.56 SQ. YDS.

ADDED AREA
F = 17.50 x 3.25 = 24.00 ÷ 9 = 2.66 SQ. YDS.

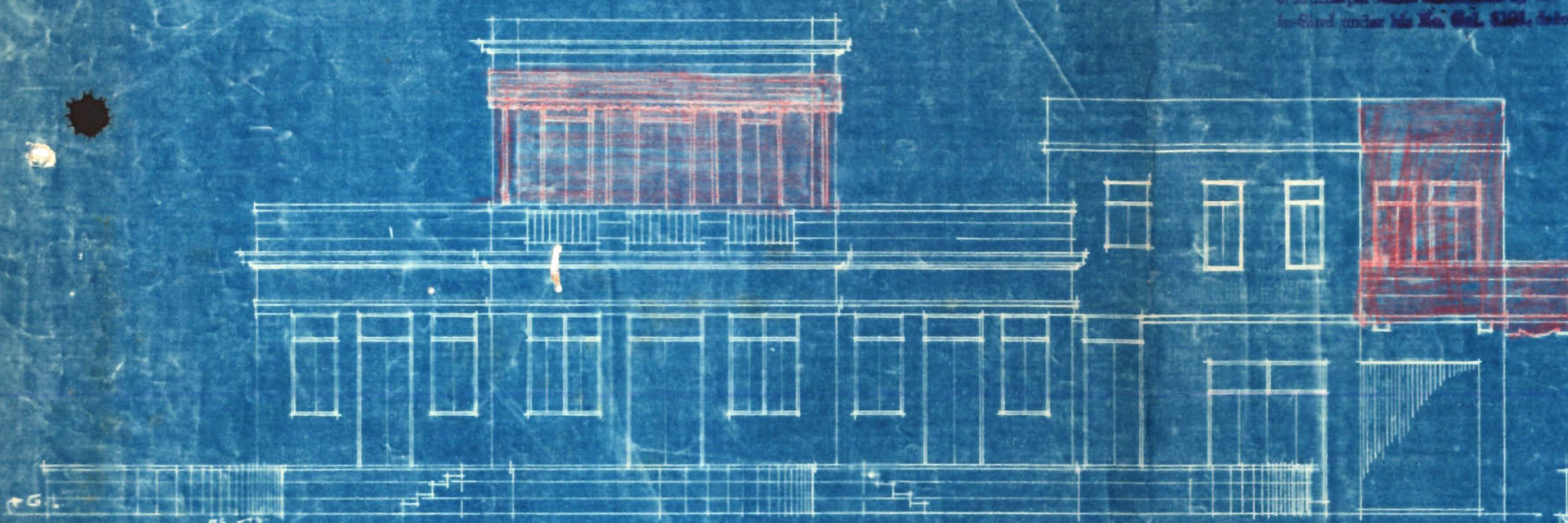
TOTAL BUILT UP AREA = 287.56 + 2.66 = 290.22 SQ. YDS.

ADD AREA OF WATER CLOSET
1 x 6.00 x 4.00 = 24.00 ÷ 9 = 2.66 SQ. YDS.

TOTAL BUILT UP AREA = 290.22 + 2.66 = 292.88 SQ. YDS.

AD AREA OF W.C.
1 x 4.00 x 3.50 = 14.00 ÷ 9 = 1.55 SQ. YDS.

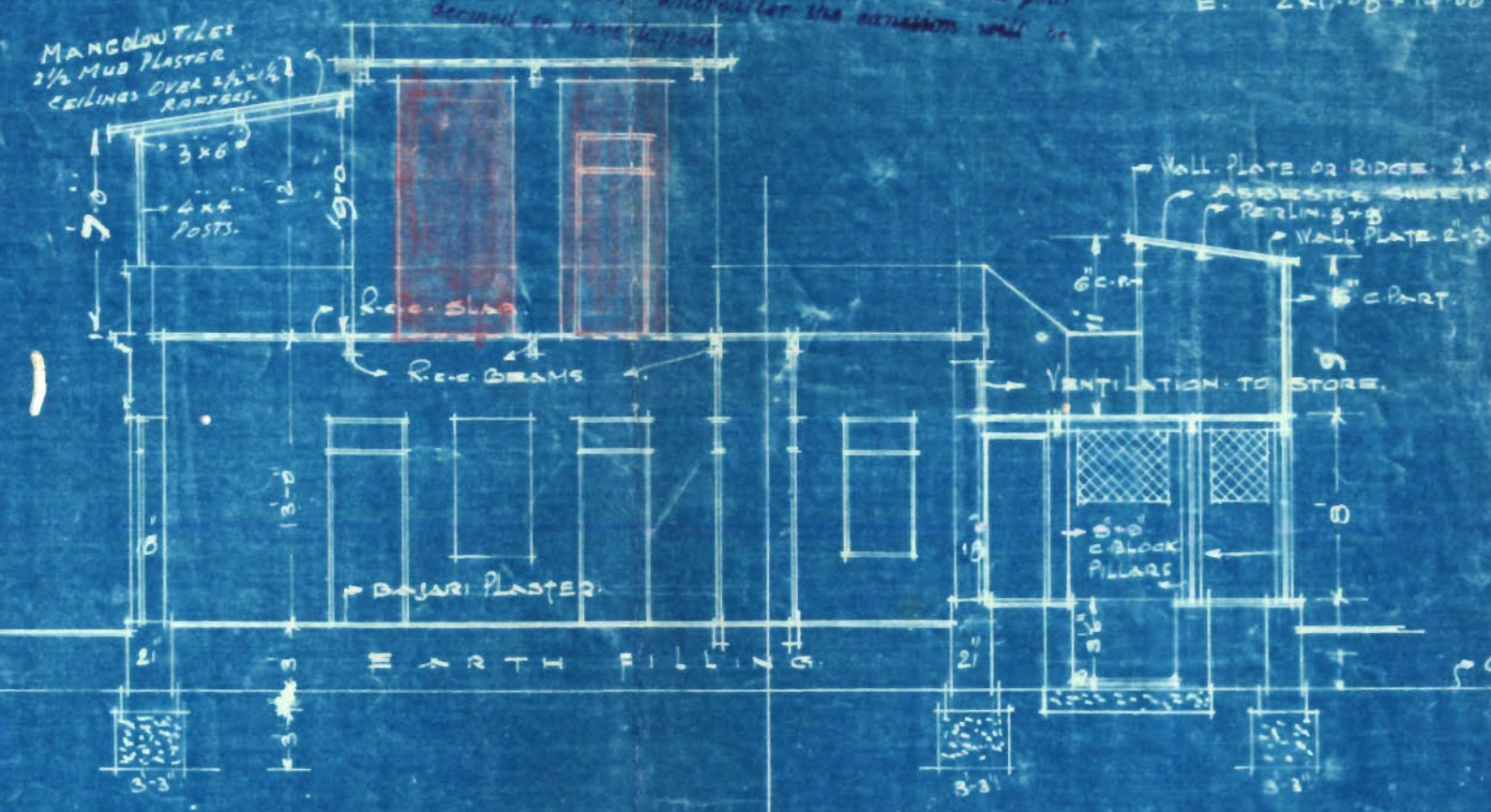
292.88 + 1.55 = 294.43 SQ. YDS.



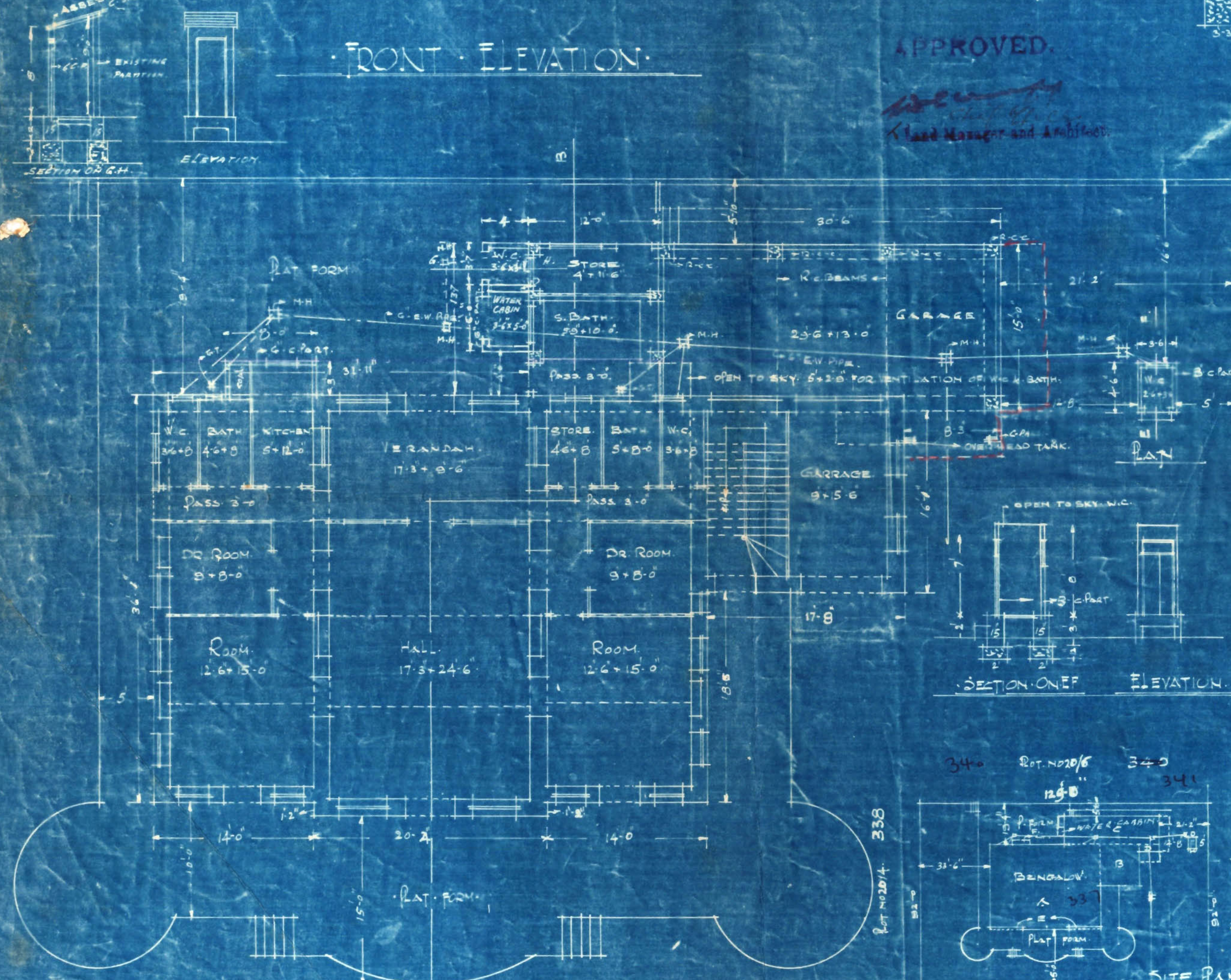
FRONT ELEVATION

APPROVED

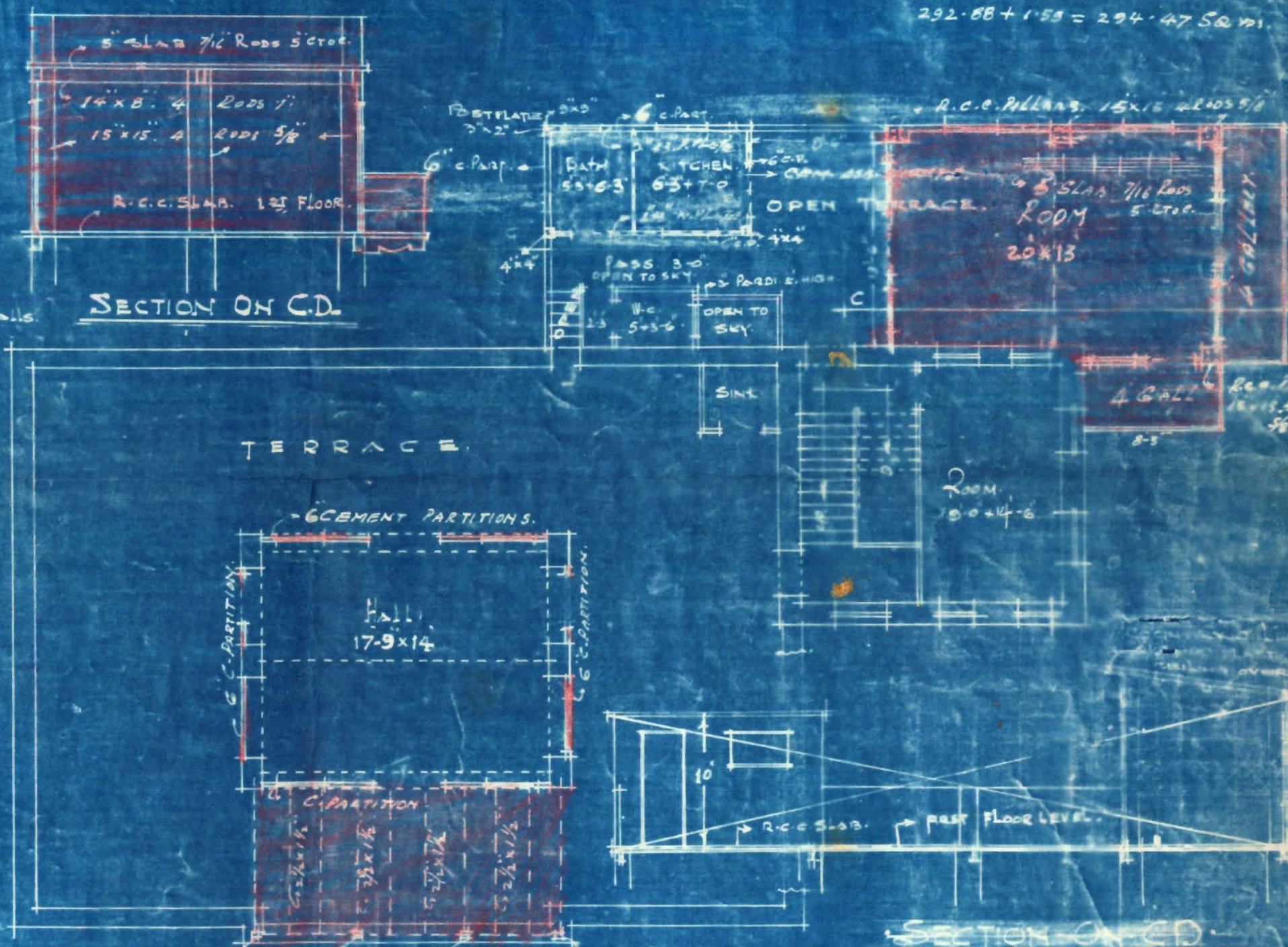
Approved by the Municipal Committee, Jamshedpur, under the provisions of the Municipal Act, 1919, and the Municipal Rules, 1920.



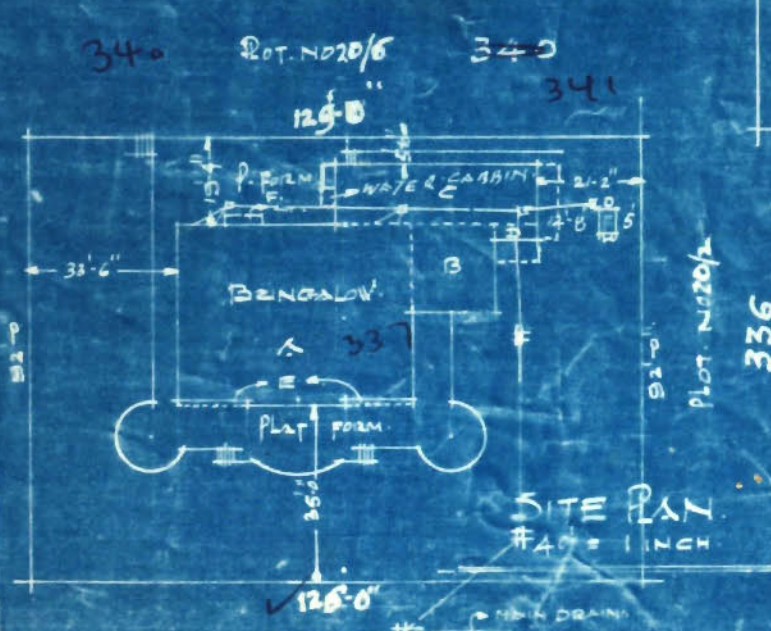
SECTION ON AB



GROUND FLOOR PLAN



SECTION ON CD



FIRST FLOOR PLAN

OF THE COSMOPOLITAN CO-OPERATIVE HOUSING SOC.

NOTE: NEW WORK IS SHOWN IN RED.

SECTION ON AB

SECTION ON C.D.

SECTION ONE ELEVATION

FIRST FLOOR PLAN

GROUND FLOOR PLAN.

3422 DOT. 1020/0 20/6

129-6"

P. FORM
WATER

1264

04. 2020

OF

W. W. W. W.
HON. SECRETARY

OF THE COSMOPOLITAN CO-OPERATIVE HOUSING SOC.

NOV 16 1938

1000-638

KARACHI MUNICIPAL CORPORATION.

Case No. LCP

for building on plot

No.

20/3

S. S.

Quarter

:0:

Forwarded with Compliments to the ~~Health Officer~~
~~Executive Engineer~~ with a request

to state if his following objections previously raised are now complied with

*Ride measurements given of the
plot to be corrected shown**A final number of the plot - 5-6
shown*10/11
For Land Manager & Architect.Remarks of the ~~Health Officer/Ex. Engineer.~~*Objection no 1 & 2 complied by the Architect.**no objection.*~~Health Officer~~
~~Executive Engineer~~

S.L.S.

19/11

2/1/11

19/21



Office Telephone Nos. 2805,
2806 & 2807.

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

NOV 5 - 1938

Reference No. L. C. P541/38

To, Mr. Arjandas D. Hingorani, Architect for owner.

Dear Sir,

With reference to your application dated 19-10-38
with a plan for the proposed buildings/additions and alterations on plot
No. 20/3 Survey Sheet No. J.M.3, Jamshed Quarter,
I have to request you to comply with the following requirements:—

L. S.'s objections.

1. Side measurements & area of the plot to be correctly shown.
2. Final number of the plot to be shown.

The plans are returned herewith rejected.

Yours faithfully,

J.H.S.

4/11

L. H. A.
Land Manager & Architect,



12-1

2

OCT 20 1938

Plot No. P 541/38.Sheet No. 20/3, Jan 5, Jan 8 and Qr.

BUILDING SURVEYOR'S REPORT.

No objection

23/1x

Date _____

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

28's objection

h

28/1x

h

31/10

Date _____

Land Manager and Architect.

Karachi Municipal Corporation.

BUILDING SECTION.

REVIEW FORM.

OCT 20 1938

Case No. P/O. 541/38.

Applicant's Name M. Nishadwan . C. VafianiArchitect's Name E. A. H. H. H.

EXTRACT FROM THE LAND REGISTER.

New plot No. 20/3 Sheet No. Jm-3 } Quarter Jm-80
Old plot No. _____ Sheet No. _____ }

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

Stamp: 21/11

Date of receipt of plan _____

Date of expiry of 30 days _____

PROPOSED ADDITIONS & ALTERATIONS IN BENGALOW ON PLOT NO 20/3 J.M. 3.

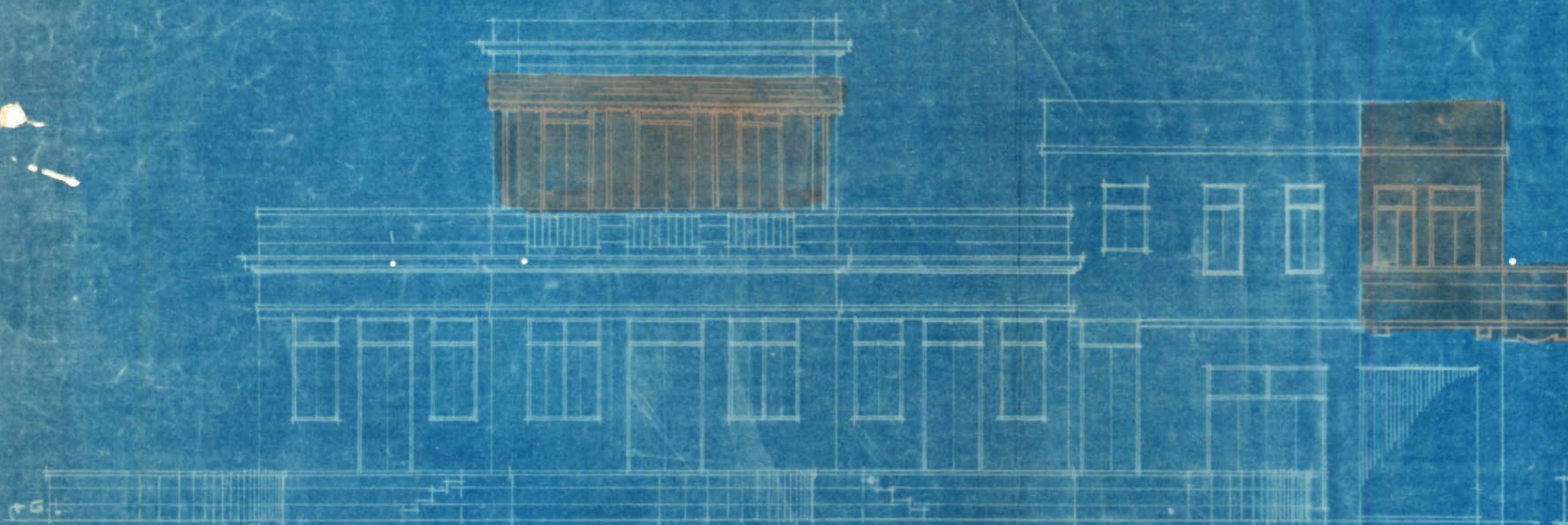
THE COSMOPOLITAN CO-OPERATIVE HOUSING SOCIETY, JAMSHED PUR.

SCALE: 8 FT = 1 INCH.

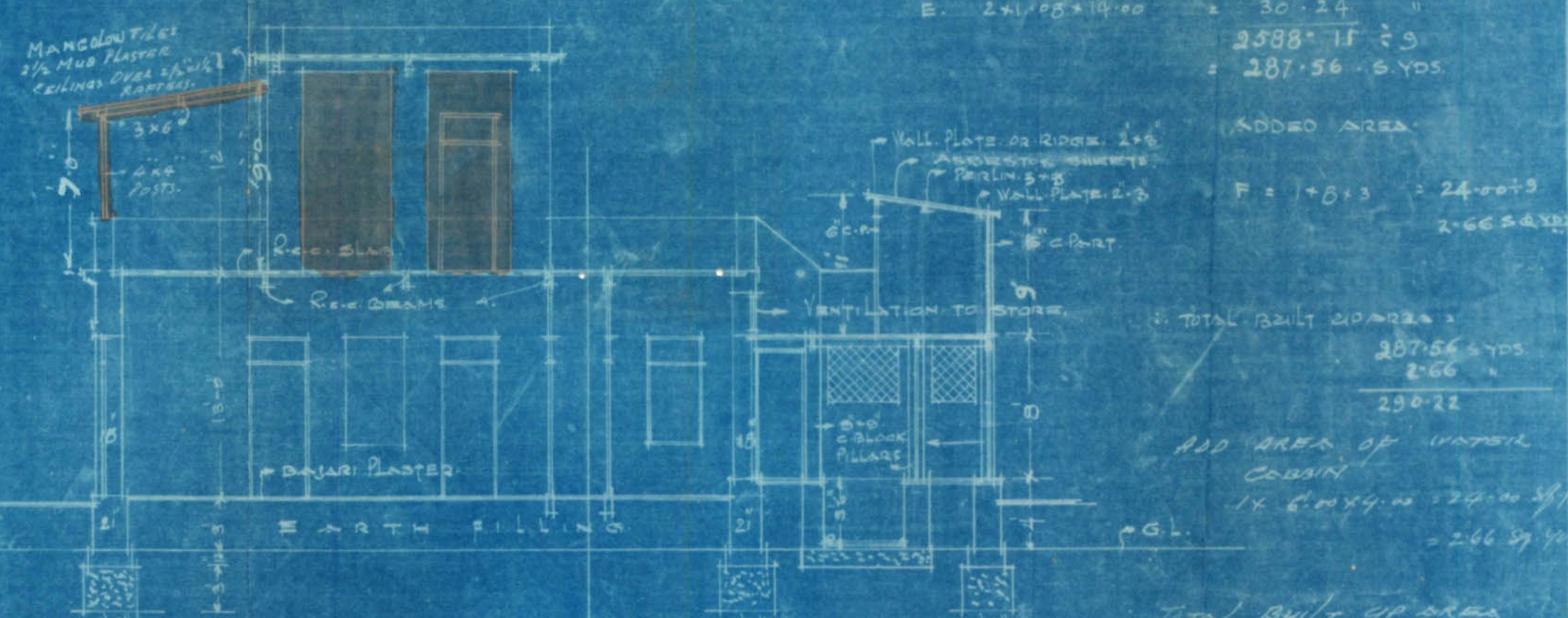
NOTE: NEW WORK IS SHOWN IN RED.

NOTE OF AREA

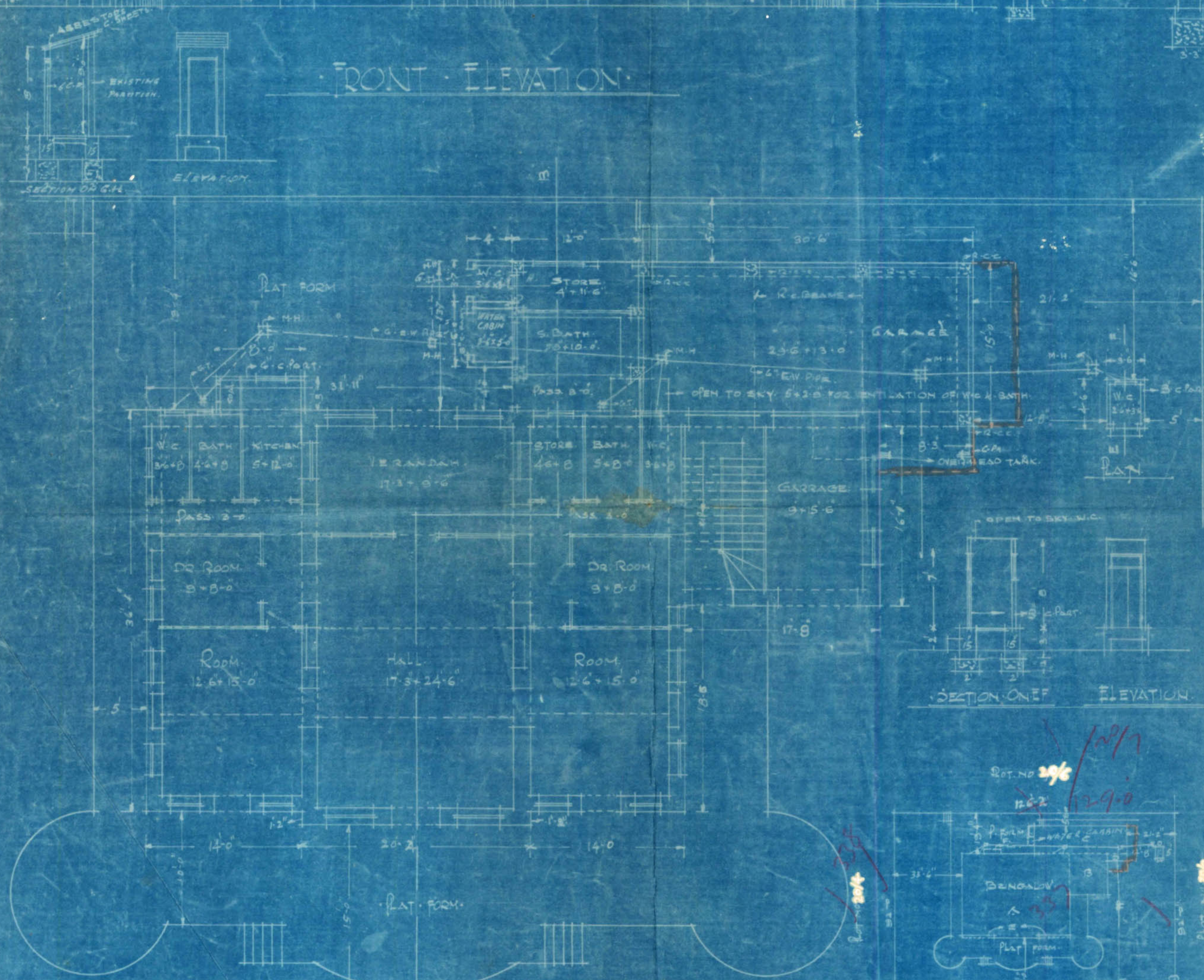
TOTAL AREA	130 1/2 SQ YDS
BUILT UP	294.47 SQ YDS
DETAILS OF AREA	
A	14.33 x 36.00 = 514.35 SPT.
B	17.66 x 16.00 = 283.57 "
C	13.50 x 42.50 = 573.75 "
D	1.5 x 25.25 = 37.88 "
	2618.35
LESS	
E	24.00 x 14.00 = 336.00 "
	2588.15 ÷ 9
	287.56 SQ YDS
ADDED AREA	
F	14.33 x 3 = 42.99
	266.44 SQ YDS
TOTAL BUILT UP AREA	287.56 SQ YDS
	266.44
	290.22
ADD AREA OF WATER COBBING	
14.60 x 4.00 = 58.40 SPT.	
	266.44 SQ YDS
TOTAL BUILT UP AREA	
	290.22 + 2.66 SQ YDS
	292.88 "
ADD AREA OF W.C.	
14.33 x 3.50 = 50.16 ÷ 9 = 5.57 SQ YDS	
	292.88 + 5.57 = 298.45 SQ YDS



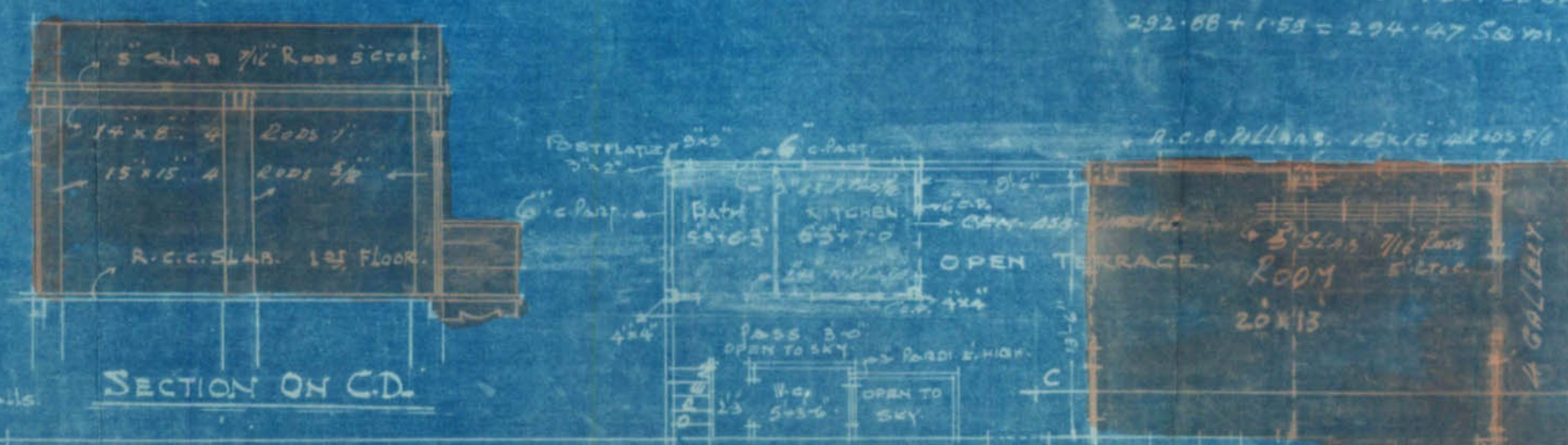
FRONT ELEVATION



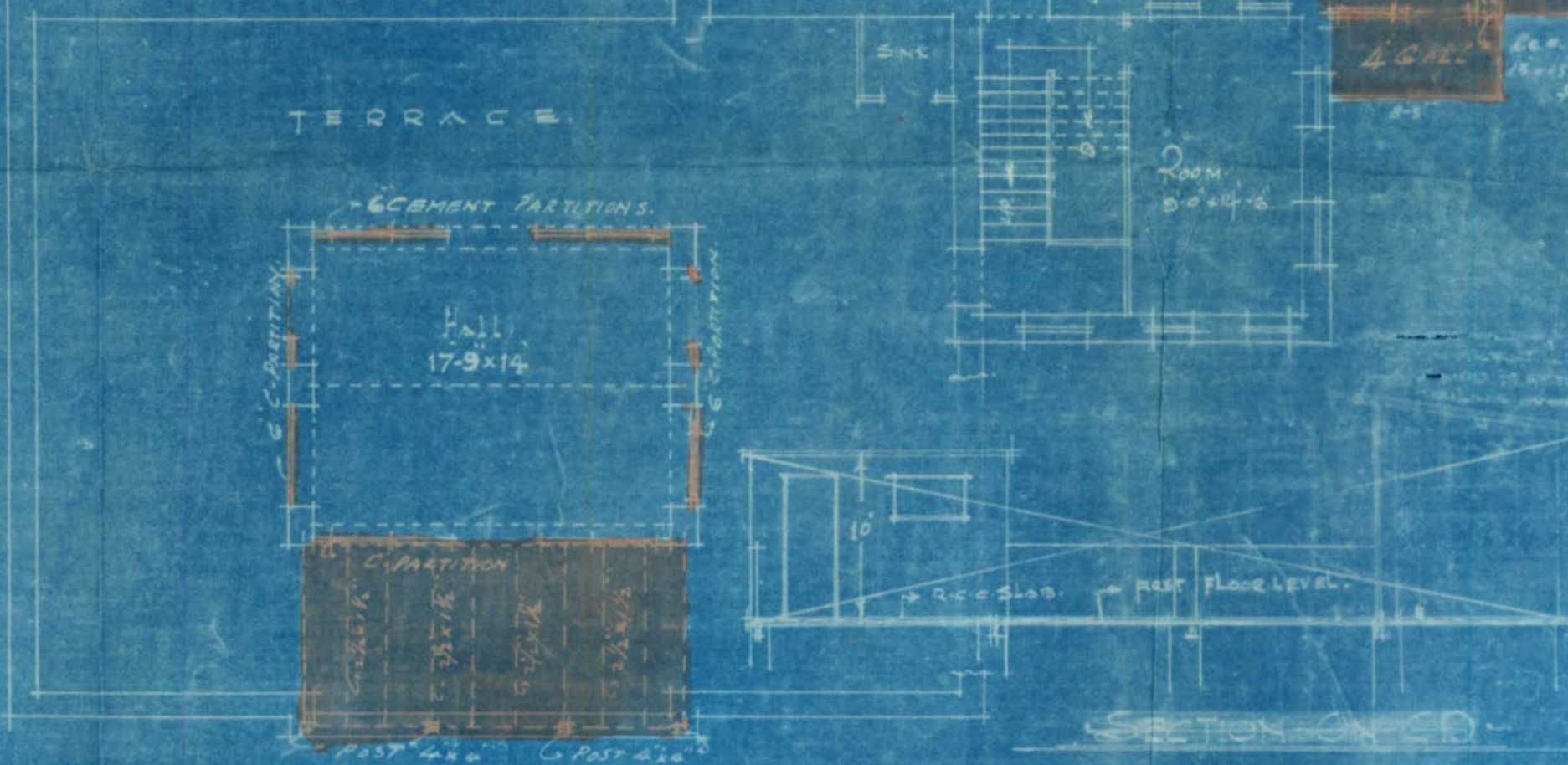
SECTION ON AB



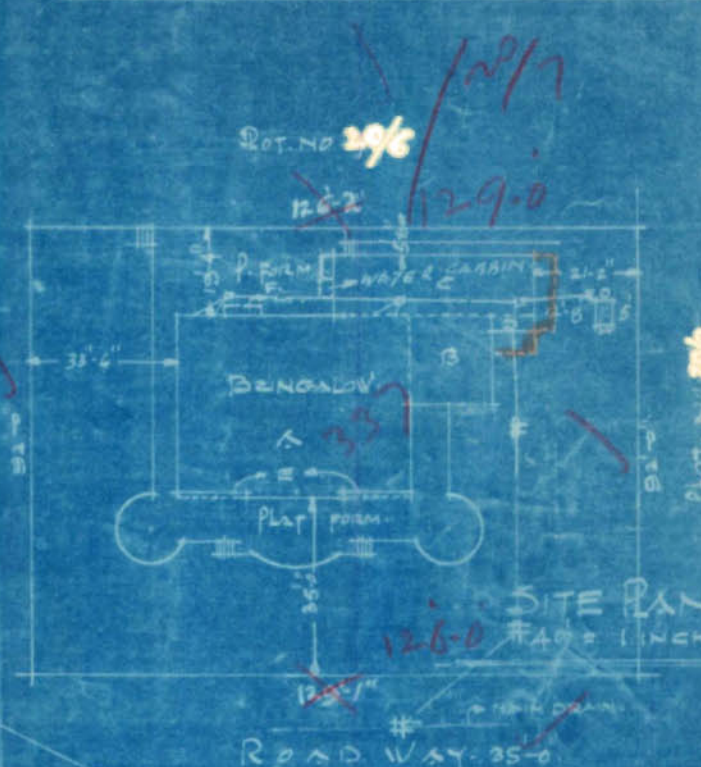
GROUND FLOOR PLAN



SECTION ON CD



FIRST FLOOR PLAN



SITE PLAN

Joint Secretary

Owner

Architect

KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

OCT 20 1938

Case No. P/C 541/38.

RE:—Plot No. 20/3, Sheet No. gm-3, gm 8th Qr.

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

FOR LAND MANAGER & ARCHITECT.

HEALTH OFFICER'S REMARKS

no objection

HEALTH OFFICER.

21/10/38

Imp. was drawn
to show to H.O. for
no
20/10

9/6/38



Heritage

KMR.CDD.JmQ.1938.02

1000-6 33.

KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

OCT 20 1938

Case No. P/C 541/38.

RE:—Plot No. 20/3, Sheet No. Jm-3, Jm-80. Qr.

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

FOR LAND MANAGER & ARCHITECT.

Sub. Engr.

HEALTH OFFICER'S REMARKS

No objection

Mu Dul Qam

21/10/38

Sub. Engr.

HEALTH OFFICER.

KARACHI MUNICIPAL CORPORATION.

(BUILDING SECTION)

Final no 337

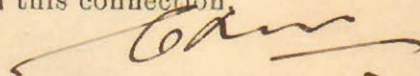
REVIEW FORM

OCT 20 1938

Case No. B. S. P. 541/38

Re:—Plot No. 20/3 Sheet No. 22-3, 22-82. Qr.

A copy of plan is forwarded with Compliments to LAND SURVEYOR for favour of remarks and return to the Land Clerk within FIVE DAYS as per order of the CHIEF OFFICER issued in this connection.

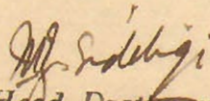

 LAND CLERK.

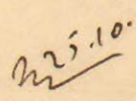
LAND SURVEYOR'S REPORT.

1. (a) Does the plot come under Alignment? Yes.
 (b) If so, is the street line correctly shown? Yes.
2. (a) Does the plot come under the P. T. Scheme? Yes.
 (b) If so, is the plot shown as finally re-constructed? Yes.
3. (a) Is there any encroachment? Yes.
 (b) If so, state the nature and No. of sq. yards? 1303 1/3, 848.75
4. (a) Is the area of the plot stated on plan correct? Yes.
 (b) If not give the correct area 1303 1/3, 848.75
5. (a) Is the plot subject to any conditions of previous sub-division and amalgamation? Yes.
 (b) If so, state the conditions. Yes.
6. (a) Is the street width correctly shown? Yes.
 (b) If not state the widths. Yes.

Objections

Side measurements & area of the plot to be
correctly shown
(2) Final number of the plot to be shown


 Head Draftsman.
 21/10


 LAND SURVEYOR.

26/10



BSS 541/38
20/7

Recd on 19/10/38
17-1

FORM A.

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

Karachi 19/10/38

Date of delivery at Municipal office

THE CHIEF OFFICER

MUNICIPAL CORPORATION,

Dear Sir

KARACHI.

Pursuant to the provision of Schedule VI, Chapter XI Rule 2 (1) of the City of Karachi Municipal Act 1933, I hereby given you notice that I intend within the meaning of that rule to erect a building on plot No. 20/3 Survey sheet JM3 Situated in _____ street Tamed 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 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 62 (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 ARJANDAS D. HINGORANI

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

Nicholas C. Vaguiam

Address of the owner

No. 2, Lushan?

†See on the reverse

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

Arj. D. Hingorani
C.E.H. Seng

2/0

ARJANDAS D. HINGORANI
ARCHITECT & ENGINEER

17-2

1938/10/19
1938/10/19

Nature of soil in foundation _____

Nature of masonry of foundation _____

do Plinth _____

do Superstructure _____

See pillars & brackets

Kind woodwork in trusses, post etc. _____

Kind of roof _____

See Roof

Kind of Floor _____

Method of Draining Sullage Water _____

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

Karachi 19/10/38

To,

The Chief Officer,

Municipal Corporation,

Sir, Karachi,

With reference to the notice under Schedule VI, Chapter XI, Rule (2) of the City of Karachi Municipal Act 1933, submitted to you by Mr. Nikhar C.

Vagiani for the building 11 no 20/2, 2nd

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.

[Signature]

Licensed Surveyor