



Heritage

KMR.CDD.JmQ.1937-1940.01

Form No. 3—10,000-2-40.

Department.

FILE No.

2 of 19 40

SECTION.

PART

Disposal No.

23

Subject

27 Jan 4

Note.—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



2

600-2-40.

Office Telephone Nos. 2805, 2806 & 2807.

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

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

Reference No L. C. E.

35/37

JUN 11 1940

To,

Mr. K. T. Tinani:Architect.

Karachi.

Dear Sir,

Re. Plot No.

27

Sheet No.

Jm 4

Jawhar

Quarter.

Dear Sir,

With reference to your application dated _____
with amended plans for building on the above plot a copy of the plan duly
signed and approved is returned herewith.

Submitted.

The bldg. has been completed

long ago.

B. 14/6

Ym

m 176

Yours faithfully,

Land Manager & Architect.

JUN 11 1940



27 JM 4

3

Submitted.

The ground floor of the £ building is still used for residential purposes; plans can however be approved & separate action for breach of sale conditions be taken.

Orders are requested.

B 27/3

B.S.

All object that Sale Conditions have been violated. Plans can not be approved.

M 27/3

Plans approved

M 6/6/40

Separate action for completion
be taken by L. C.

Approved A/M 7/6



Heritage

KMR.CDD.JmQ.1937-1940.01

Karachi, 24th February 1940.



The Land Manager & Architect,
Municipal Corporation,
Karachi.

Dear Sir,

Re.- Plot No. 27 Sheet J.M.4, Jamshed Quarter
Your letter of 16th Feb. is to hand.

I am surprised to learn that the building was constructed in 1937 as you write and the deviations in the plan are found out by you now. This is indeed wonderful.

However, if I were the original owner and if I had built the plot I should have been in a position to say whether I had made any deviations from the original plan.

As you know I purchased the plot in public auction in 1939 and therefore I cannot see how I can be made responsible for the commissions and omissions of the previous owner of the plot if any.

Yours faithfully,

Satramdas Navalsai
c/o R. S. Hoondkhamal Mansookhani No 31
Small Calloway No 2
Vishalhai Patel Road



Lep 35/37

16th February 1940.

Mr. Satramdas Navalrai,
C/o. R.S. Moondhomai Mansukhani,
31/1, J.M.3, Amil Colony, 2nd. wing,
Vithalbhai Patel Road, Jamshed Qr.,
K a r a c h i.

Dear Sir,

Re.-Plot No.27, J.M.4, Jamshed Quarter.

With reference to your letter dated 23rd. ultimo, I have to inform you that the plans for construction on the above plot were originally approved on 27th Feb. 1937. Subsequently you submitted amended plans for the same, which were rejected by the Corporation.

Now on inspection of the site it is found that the structures put up by you are not in accordance with the approved plans. You are therefore required to submit fresh plans showing structure as constructed and thus regularise the deviations carried out by you. These plans will be considered on their own merit.

If you require any further information in the matter, you may please see the Building Surveyor in the office on any working day between 3-0 & 5-0 p.m.

Yours faithfully,

Ymca 14/2
Land Manager & Architect.

A.T.F.

B. 15/2

Delivered on 19/2
Sachdev



Mr. Satramdas Navabhai

R. type

6

19/2

c/o R.S. Hoondhomal Mansukhani

31/1, JM 3, Amil Colony, ~~no~~ 2nd wing,

Vithalbhai Patel Rd. Jamshed Quarter
Karachi.

Dear Sir,

Re. Plot no. 27 JM 4, Jamshed Qr.

With ref. to your letter ~~no~~ dated the 23rd ultimo I have to inform you that the plans for construction on the above plot were originally approved on 27th Feb. 1937. Subsequently you submitted amended plans for the same, which were rejected by the Corporation.

(2) Now it is found that on inspection of the site it is found that the structures put up by you are not in accordance with the approved plans. You are therefore required to submit fresh plans showing the structures as ~~requested~~ ^{& thus regularize the deviations} carried out by you. These constructed ~~plans~~ ^{structures} will be considered on their own merits.

(3) If you require any further information in the matter, you may pl. see the B.S. in the office on any working day bet. 3-04 50 P.M.

Y. F.
L.M.A.



Karachi, 23rd January 1940.

The Land Manager & Architect,
Municipal Corporation,
Karachi.

Dear Sir,

Re. Plot No. 27 J.M.4 Jamshed Quarter.

Your letter No. L.C.C.35/37 dated 17th January, I have done absolutely no addition~~ak~~ or alteration work on the plot.

My tenant of the 1st floor vacated the premises on 31st December 1939 and I simply got the premises white-washed. Nothing more than that.

If you will please point out to me by appointment what addition or alteration I have made to the building I shall be prepared to give you the necessary plan.

As a matter of fact my premises do not need any addition or alteration.

Yours faithfully,

Satramdas Navalsai
C/o R. S. Hoonalhomal
Mansoorhani 31/1
Amill Colloney
Vithalhai Patell Road
Beander Road Extension



C. 35/37

JAN 17 1940

To,

Mr. Sakramda Nawalsai
3 1/2 J. m. 3, Amil Colony 2nd wing
Karachi.

Dear Sir,

Re:- Plot No. 27 J. m. 4, Middle Class Colony

It is observed that you have carried out the additions and alterations on the above plot belonging to you, without getting the amended plans passed.

Please take notice that if you fail to get the amended plans approved within 7 days on receipt hereof, I will be compelled to file prosecution against you for constructing the building contrary to the approved plan.

Yours faithfully,

Land Manager & Architect.

...ooo...

Copy forwarded to Mr. Kanyalal T. Tinnani
Architect for information.

BBB/4.1.

Land Manager & Architect.

By 17/

Delivered on 19/1
Bakkar

Delivered on 19/1
Bakkar



Office Telephone Nos. 2805, 2806 &
2807

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

JUN 18 1938

Reference No. L. C. P. 35/37

To, Mr. Kanyalal T. Architect for owner.

Dear Sir,

With reference to your application dated 20-5-38
with a plan for the proposed buildings/additions and alterations on plot
No. 27 Survey Sheet No. J.M.4, Jamshed Quarter,
I have to request you to comply with the following requirements:—

The ground floor has been tenanted to Mr. Roshanlal K.
and First floor to Mr. Ramchand Premchand. This can not be
allowed. The ground floor and first floor should be
occupied by a shop keeper. *The 1st floor should be
used for shop purpose only.*

~~The plans are returned herewith rejected.~~

Yours faithfully,

14/6
Executive Engineer.
~~Land Manager & Architect.~~



Kanaiyalal T. Jinani.

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.

BUNDER ROAD,
NEAR DENSO HALL.

Karachi, 20th May 1938

The Land Manager & Architect
Karachi Municipal Corporation
Karachi.

Dear Sir,

Re:- Plot No 27 J.M.4 Jamshed Quarter.

Herewith I am sending you the ^{Amplified} ~~amplified~~ plans showing the ~~proposed~~ building on above plot and hope the plans will meet your kind approval.

Thanking you in anticipation.

Yours faithfully.

K. S. Jinani

B. S. Please attach Inspection plane and report as usual within four days also please state if this requires circulation.

K. S. Jinani

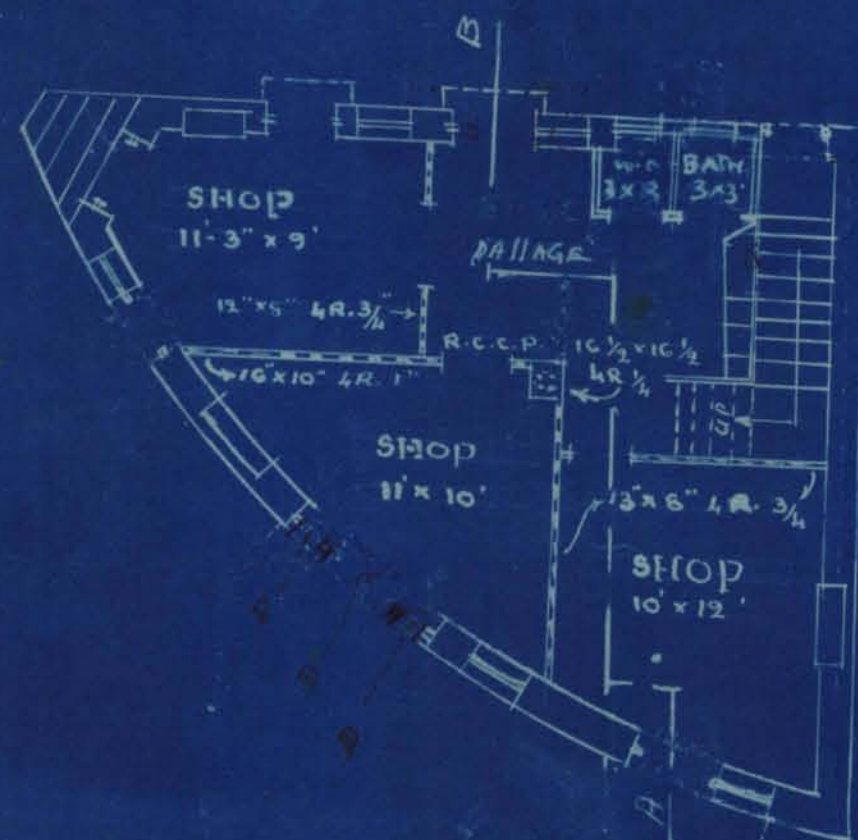
P. in form
according
1/6

the 9th floor has been tenanted to Mr. Rothaulal. K. and F.P. to Mr. Ramchand Pranchand. This cannot be allowed. The 9th floor and 1st floor should be occupied by a shopkeeper. 1/6.

AMENDED PLAN SHOWING THE PROPOSED BUILDING

ON PLOT NO 27 J.M. 4 JAMSHED Q.R.

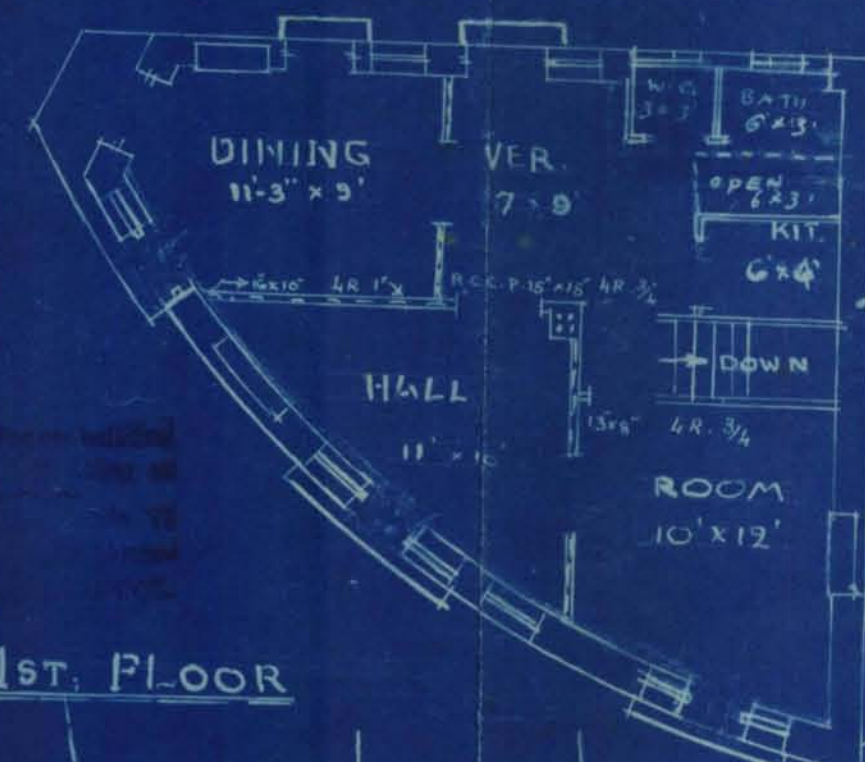
SCALE 8" TO 1"



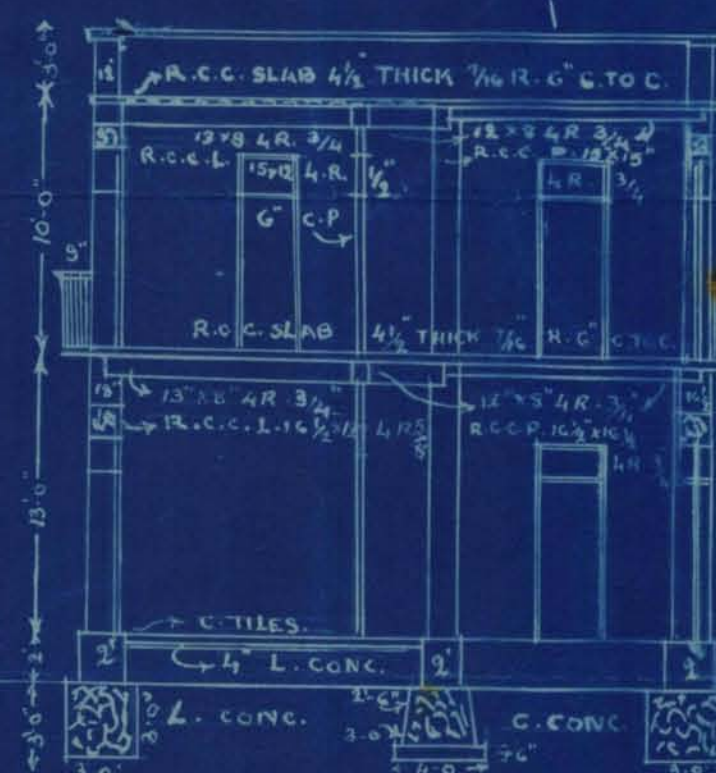
GROUND PLAN



ELEVATION



1ST FLOOR



SECTION ON A.B.

The plan is submitted for the purpose of obtaining a license to build a building on the plot of land of 27 J.M. 4 Jamshed Q.R. The plan is submitted for the purpose of obtaining a license to build a building on the plot of land of 27 J.M. 4 Jamshed Q.R. The plan is submitted for the purpose of obtaining a license to build a building on the plot of land of 27 J.M. 4 Jamshed Q.R.

BLOCK PLAN
ROAD 25'5" TO 1'
35 BY SCALE

AREA (78.35 S.YDS)

27
J.M. 4

26

APPROVED.

JUN 7 1940

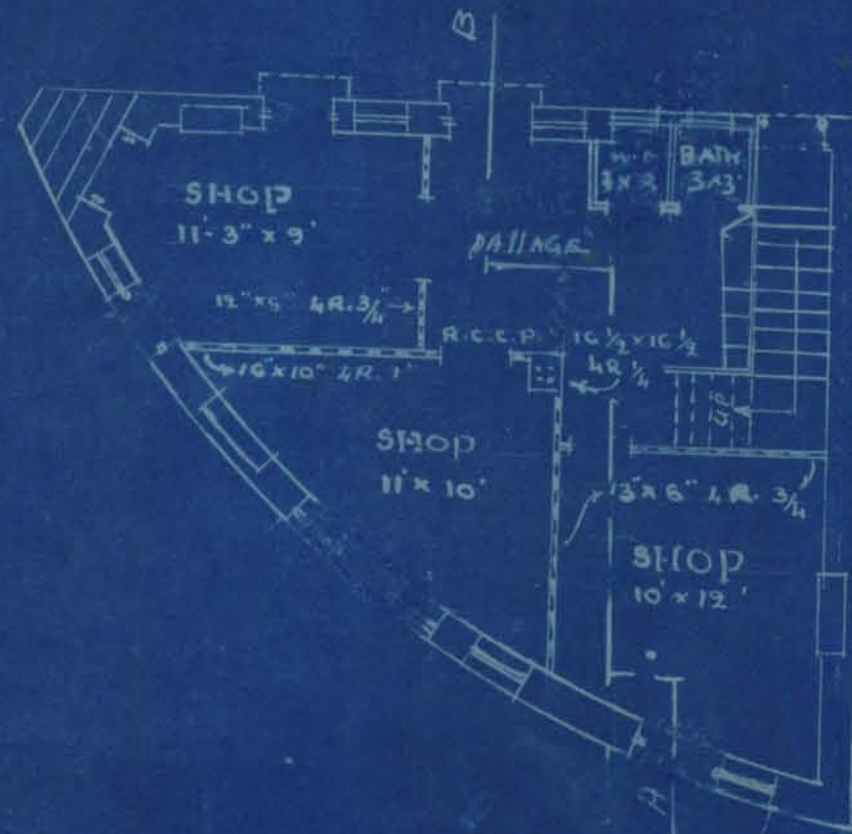
OWNER

KANAYALAL T. TINANI
ARCHITECT & ENGINEER
KARACHI

AMENDED PLAN SHOWING THE PROPOSED BUILDING

ON PLOT NO 27 J.M. 4 JAMSHED QR.

SCALE 8" TO 1"

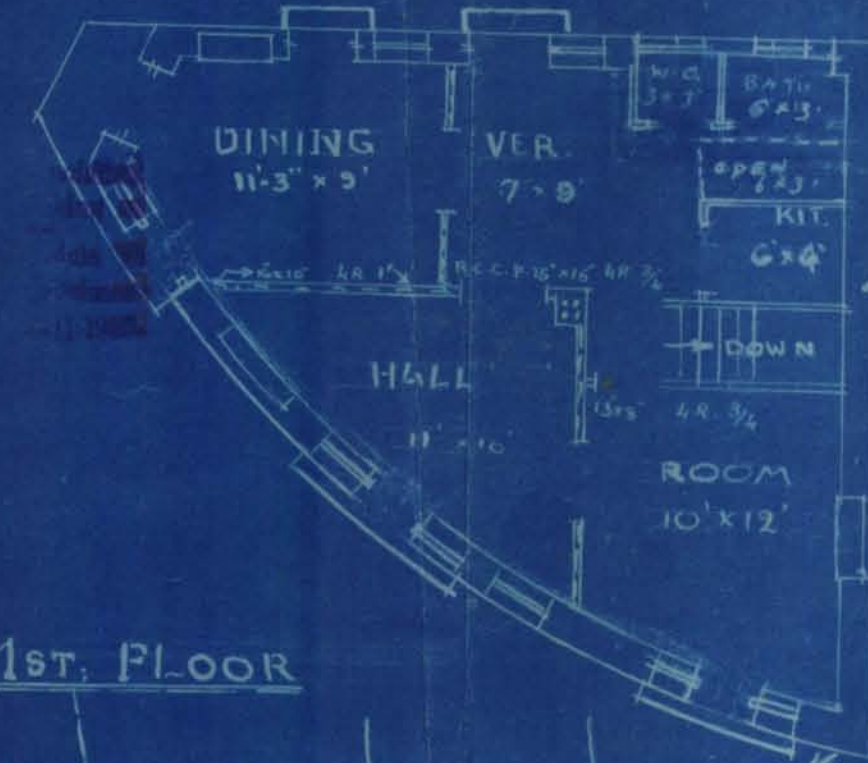


GROUND PLAN

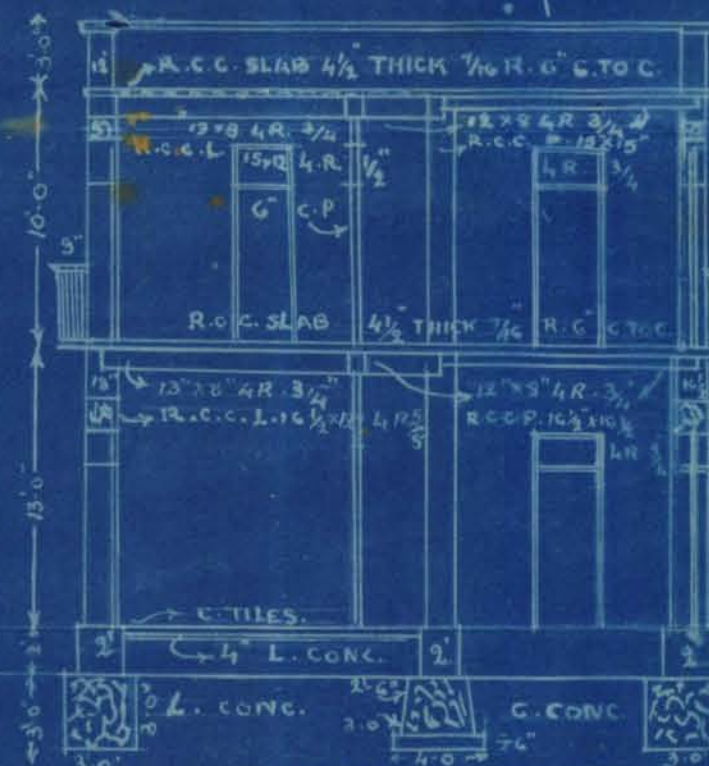


ELEVATION

All the walls for the purpose of
partitioning shall be of
Standard 4" thick R.C.C.
work with 1/2" dia.
bars at 12" c/c.



1ST FLOOR



SECTION ON A.B.

BLOCK PLAN



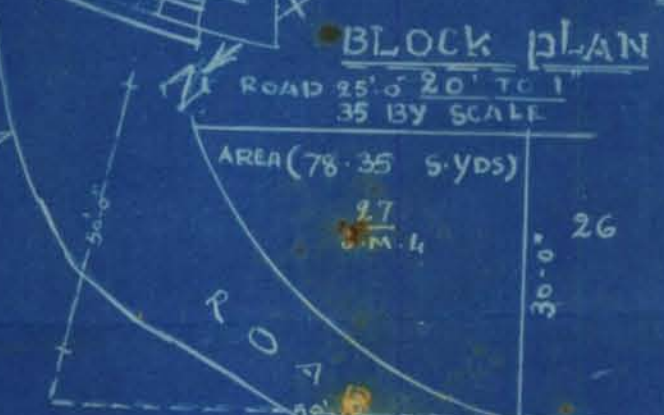
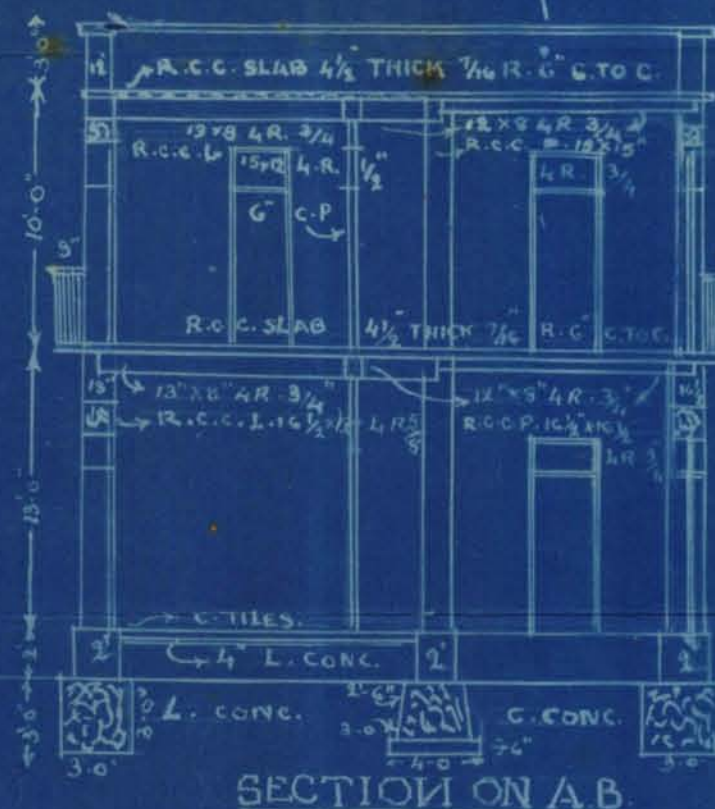
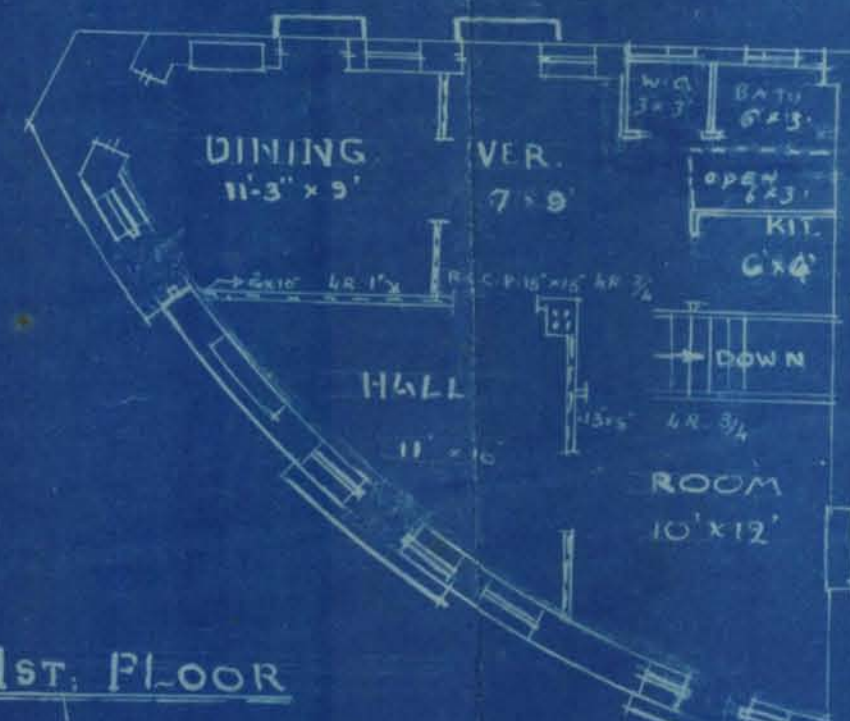
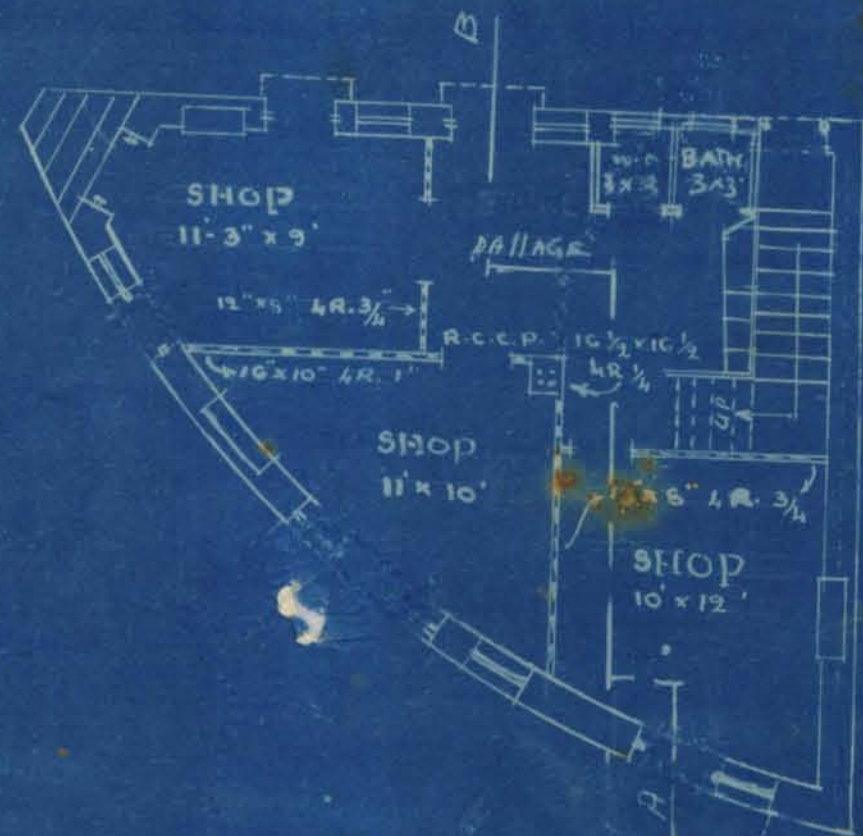
APPROVED.

[Signature]
JUN 11 1940
Local Manager and Architect.

OWNER

KANAYALAL T. TINANI
ARCHITECT & ENGINEER
KARACHI.

AMENDED PLAN SHOWING THE PROPOSED BUILDING
ON PLOT NO 27 J.M.4 JAMSHED QR.
SCALE 8" TO 1"



Check and *Handwritten signature*
 OWNER
 KANAYALAL T. TINANI
 ARCHITECT & ENGINEER
 KARACHI



Kanayalal J. Tinani.

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.

BUNDER ROAD,
NEAR DENSO HALL.

Karachi, 11th March 1938.

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



Dear Sir,

Re: Plot No 27 J.M.4 Jamshed gr. Karachi.

With regard to the above plot I have to state that the owner informs me that he had seen you personally and that it was agreed that if ^{he} charged one set of the doors and windows into a big door the amended plans will be approved.

This the owner has accordingly done on site and I hope the plans will therefore meet your kind approval.

I may add further that there are no two shops same in elevation and it is not understood why my client is being unnecessarily harassed. The drainage Commission has been detained too long and I hope the plans will meet your approval without further delay.

B. S/L. 8. for usual report please within four days.

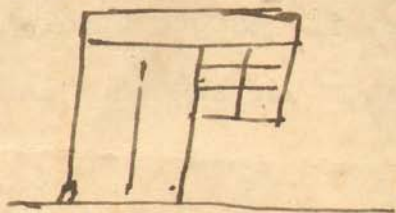
Yours faithfully,

OR 18/3

K. J. Tinani

Submitted to order
for

Passed on with Conf.
to C.O. The owner
has put on the
2^d. floor instead
of one door of 5'
~~has put a door of 3'~~
and a window of
2'. As shown below.
Please let me know



if this be allowed. Personally
I do not think it is
objectionable.

K/ham

ex. Eng. 26/3

To be allowed

30/3



Kanayalal T. Tinani.

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.

BUNDER ROAD,
NEAR DENSO HALL.

Karachi, 16th Feb. 1938.

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



Dear Sir,

Re: - Plot No 27 J.M.4 Jamshed gr.

With reference to your letter No LCP 35/37 dated 11th Feb. 38, I have to state that one door ^{with windows} on the road side have been changed and made into one door. This has also been corrected in the plan.

I hope the plans will now meet your kind approval.

Thanking you in anticipation.

Subscribed

Only one door has been made alright. Two others still remain. ^{my air lines} ^{me} ^{16/2} ^{8/2} ^{firm floor} ^{two premises} have been occupied with out ^{13. S.} for usual report please within four days. ^{18/2} ^{Submitted} ^{me} ^{22/2} ^{19/2} ^{21/2} ^{shall have to be taken}

^{I want original} ^{Review} ^{papers when the} ^{original plan} ^{was submitted} ^{22/2} ^{Architect.}

15-2



Heritage

KMR.CDD.JmQ.1937-1940.01

Submitted

James A. File 1937

C No. 156

28/2 28/2

me
28/2

I have seen
this - only the
file requires to
be sent to C.O.
in connection with
the reference made
for 10 & 11 Jan 4

25/2

24/2

Submitted on the above
reference the Co has forwarded
notes (7. sent to BS)
notes are required if
objections of BS have
been made

James
BS objection to 11/3
re communicated
10/29

25
Co me
17/3



Kanayalal T. Jinani.

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.

BUNDER ROAD,
NEAR DENSO HALL,

Karachi, 26th Jan. 1938.

The Land Manager & Architect,

Karachi Municipal Corporation,

Karachi.

Dear Sir,

Re:- Plot No 27 J.M. 4 Jamshed cr.

With reference to the plans of the above
plot I have to inform you that the window has been
removed and door put up in as the adjoining shops.

I hope this will meet your kind approval.

Thanking you in anticipation.

Yours faithfully,

K. Jinani
Architect.

By S. J. Jinani
1/2 AS 1/2
P. attach to from obj. this
7c abail
3/2 5/2

16-2



Heritage

KMR.CDD.JmQ.1937-1940.01

Submi 100

All the doors on
2nd floor must be
be doors for shops
matching with the
doors of the adjoining
shops.

No. 100
9/2

↑
Are
they
not
shop
doors?

No. 2 of 9-10-37 stands.

↓ 4/8
4/12
4/12

Inter-accounts
10/2



Office Telephone Nos. 2805, & 2806.
2807.

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



**MUNICIPAL CORPORATION
KARACHI.**

Reference No. L. C. P. 35/37

To, Mr. Kanyalal T.
Karachi

Dear Sir,

With reference to your application dated 28/1/1938
with a plan for the proposed buildings/additions and alterations on plot
No. 27 Survey Sheet No. JM 4, Jamshed Quarter,
I have to request you to comply with the following requirements: —

Objections mentioned in this office letter dated
9/10/1938 stand

The plans are returned herewith rejected.

Yours faithfully,

me
11/2
Land Manager & Architect.



18

Office Telephone Nos. 2805, & 2806.

2807.

KUMBERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT

**MUNICIPAL CORPORATION
KARACHI.**

MAR 12 1938

Reference No. L. C. P. 35/37

To, Mr Kanyalal T

Dear Sir,

With reference to your application dated 16/2/38
with a plan for the proposed buildings/additions and alterations on plot
No. 27 Survey Sheet No. Jm 4, Jamshed Quarter,
I have to request you to comply with the following requirements: —

1. Only one door has been made alright. Two others
stull remain
2. The first floor premises have been occupied without
permission for which action is being taken against the
owner.

The plans are returned herewith rejected.

Yours faithfully,

me
12/3

Land Manager & Architect.



Office Telephone Nos. 2805, 2806 &
2807

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



**MUNICIPAL CORPORATION
KARACHI.**

OCT 9 - 1937

Reference. No. ~~B.18.18.1~~ LCP 55/37

To,

Kanyalal T Tinani Esquire,
Karachi

Dear Sir,

With reference to your application dated 1st October 1937
with a plan for the proposed buildings/additions and alterations on plot
No. 27, Survey Sheet No. JM 4, Jamshed, Quarter
I have to request you to comply with the following requirements:—

1. Requirements of this office letter dated 13/9/1937
still stand good
2. The owner himself must give in writing that the first
floor will not be let on rent to any one else except
the shopkeeper hiring the ground floor

The plans are returned herewith rejected.

Yours faithfully,

Kumberali Bhaledino

8 - OCT 1937

Land Manager & Architect.

me
8/10



20

Office Telephone Nos. 2805, 2806 &
2807

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



**MUNICIPAL CORPORATION
KARACHI.**

SEP 27 1937

Reference. No. B. S. P. C.36/37

To,

Mr. K.T Tinanai for owner

Dear Sir,

With reference to your application dated 18-9-37
with a plan for the proposed buildings/additions and alterations on plot
No. 27, Survey Sheet No. J.M.4, Jamshed, Quarter
I have to request you to comply with the following requirements:—

1. Requirements of this office letter dated 13-9-37 stand.
2. It may please be made clear if the owner will not let
the 1st floor to anyone else than the shopkeeper
~~living~~ hiring the ground floor.

The plans are returned herewith rejected.

Yours faithfully,

Kumberali Bhaledino

27 SEP 1937

Land Manager & Architect.

me
27/9/37



Kanayalal T. Jinani.

B. E.

ARCHITECT, ENGINEER
AND SURVEYOR.

BUNDER ROAD,
NEAR DENSO HALL.

Karachi, 18th Sept. 1937

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



Dear Sir,

Re: - plot No 27 J. 4 Jamshed Or. Karachi

With reference to your letter No B. S. P. S 36/37 dated 18th Sept. 37, I have to state that the building as a whole is matching with the adjoining buildings. The difference in the design of the doors & windows does not in any way materially affect the same. I hope the plans will ~~then~~ therefore meet your kind approval.

Thanking you in anticipation.

the objection stands.

Yours faithfully,

K. Jinani

Architect.

Submitted for ...

Jinani

24/9.

BS for usual report 1st week 4 days.

Jinani 21/9

The objection stands - as for the first floor enquiry be made if the owner will not let the 1st floor to anyone else than the superintendent during the S.F.



22

Office Telephone Nos. 2805, 2806 &
2807

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



MUNICIPAL CORPORATION
KARACHI.

SEP 12 1937

Reference. No. B. S. P. 36/37

To,

Mr. K.T. Tinani for owner

Dear Sir,

With reference to your application dated 17th August 1937
with a plan for the proposed buildings/additions and alterations on plot
No. 27, Survey Sheet No. J.M.4, Jamshed, Quarter
I have to request you to comply with the following requirements:—

The doors as provided will not do. They should match
with those of the adjoining shops.

The plans are returned herewith rejected.

Yours faithfully,

Kumberali Bhaledino
10 SEP 1937
Land Manager & Architect.

me 21/9
10/9

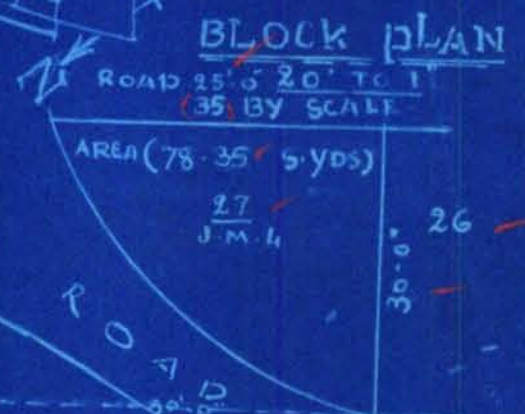
AMENDED PLAN SHOWING THE PROPOSED BUILDING
ON PLOT NO 27 J.M. 4 JAMSHED QR.

SCALE 8' TO 1"

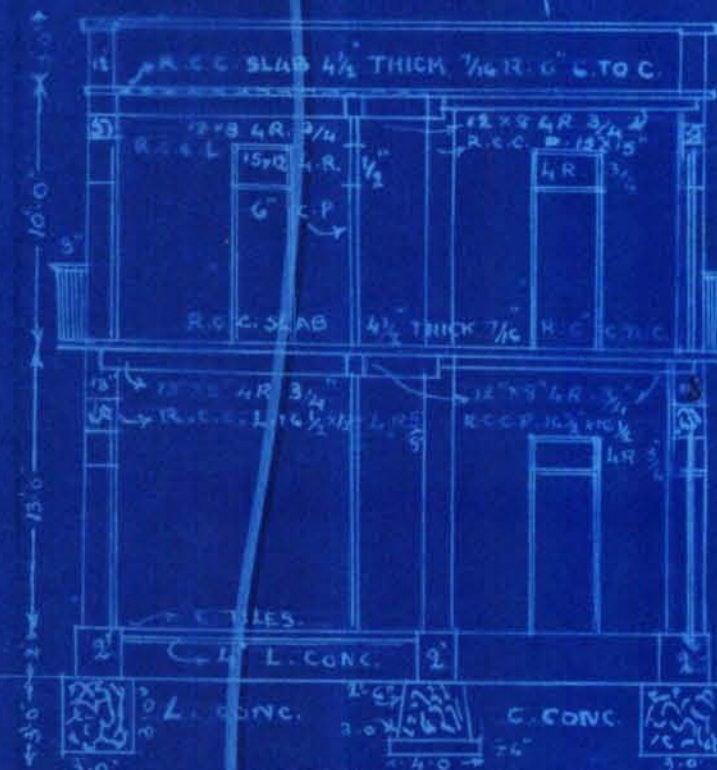
GROUND PLAN

ELEVATION

1ST FLOOR



BLOCK PLAN



SECTION ON A.B

OWNER

KANAYALAL T. TINANI.
ARCHITECT & ENGINEER
KARACHI.



Kanayalal T. Jinani.

B. E.

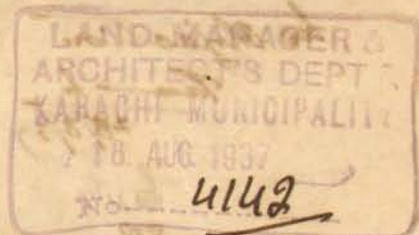
ARCHITECT, ENGINEER
AND SURVEYOR.

BUNDER ROAD,
NEAR DENSO HALL.

me Sharkey
me
18/8

17th Aug. 1937

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



Dear Sir,

RE; - Plot No 27 J.M. 4 Jmashed Qr. Karachi.

With reference to your letter No B.S.P.36/37 dated 11th Aug. 37. I am sending you herewith the amended plans for the above plot as required by you and hope the same will meet your kind approval.

Thanking you in anticipation.

Yours faithfully,

K. Jinani

Architect.

BS for updat please within 4 days - If circulation is necessary the same may please be stated.

This should be sent in circulation 19/8
Notice will be done. The doors as provided will not do. They must match with those of the adjoining shops. 19/8



L.S. for report please within 4 days as usual.

27/4

21/8/37

L.S.

no objection

28/8/37

21/8

80

21/8

Submitted to L.M.A. H.O. & E.E's
remarks are on review forms attached. B.S.
remarks are overleaf & L.S. objection has no
objection as above.

2/9

2/9

forwarded W.C. to the
H.O. with the original
sanctioned plan & the
amended one.

7-6-43
4/9
no objection
to show to the
H.O.

4/9

no objection

21/8/37

Submitted to L.M.A.

2/9

2/9

as per
objection
to the
plan
2/9



Heritage

KMR.CDD.JmQ.1937-1940.01

27. June 1902

Forwarded with compliments to the Engineer for favour of disposal.

Harman 182
10/4

FOR HEALTH OFFICER.

ENGINEER'S REMARKS

No Objection

Date _____

Danyanani V. S.
for ENGINEER. 20/8

Returned with compliments to the Land Manager & Architect.

FOR ENGINEER.



Heritage

KMR.CDD.JmQ.1937-1940.01

25

18/8/37

KARACHI MUNICIPAL CORPORATION

BUILDING SECTION.

REVIEW FORM.

Case No. P/C 36/37.

RE:—Plot no. 27 , sheet no. Jan. 4 , Jamshed Qr.

A copy of plan is forwarded with compliments to the Health Officer for favour of remarks and to pass on directly to the Engineer for favour of his remarks.

74/6
27/8 J. P. Wadhwa
to show to Govt
Karachi 27/8
FOR LAND MANAGER & ARCHITECT.

HEALTH OFFICER'S REMARKS

Please show what is asked

Date _____

28/8
M. S. Hussain
HEALTH OFFICER.



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

BERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT.



**MUNICIPAL CORPORATION,
KARACHI.**

REF. No. B. S. P.

27 FEB 1937

MEMO:—

Re: Plot No. _____ Sheet _____ Qr. _____

Plan for _____

on the above plot submitted by Mr. _____

has been approved by the Municipal Corporation, Karachi.

Lambaree Bhaleedino

24 FEB 1937

Land Manager & Architect.

Copy forwarded to:—

1. Health Officer.
2. Supt. of Machinery.
3. Assessor,
4. Building Surveyor.
5. Land Surveyor.
6. Enquiry Officer-

for information and necessary action.

*P. aske for
Plan.
amended
B/K*



Office Telephone Nos. 1140 & 1141.

Residence. " " 199.

K. S. BERALI BHALEDINO,

L. C. E.

LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION
KARACHI.

AUG 11 1937

Reference No. B. S. P. 26/37

To,

Mr. Choochamal Navandas
C/o R. T. Tinani

Dear Sir,

With reference to your building on plot No. 27, Jm-4
sheet No. Jamshed, Quarter, I have to inform you that the
building as is being erected or erected differs from the approved
plan. You are therefore herewith requested to submit an
amended plan for the building within 15 days from the receipt
hereof, failing which, action will be taken under the Act which
please note.

Yours faithfully,

Handwritten signature
Handwritten signature
AUG 10 1937
Land Manager & Architect.
Handwritten signature
me 2/9/8
10/8



Kanayalal T. Jinani.

30

BUNDER ROAD,
NEAR DENSO HALL.

ARCHITECT, ENGINEER
AND SURVEYOR.

LAND
ARCHITECT'S
KARACHI MUNICIPALITY
- 1, OCT. 1937

Karachi, 1st, October. 1937.

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

m. Jauhar
1/10

Dear Sir,

Re:- Plot No 27 J.M.4 Jamshed Qr Karachi.

With reference to your letter No B.S.P.C.

38/37 dated 27th Sept. 37, I have to state that:-

1. The design of the frontage is quite in agreement with the adjoining shops and I hope you will be kind enough to wave this objection.
2. With regard to objections No 2 I have to state the owner is bound to agree to the terms of the lease and it is not necessary to connect that in any way with the plans.

I hope the plans will meet your kind approval

Thanking you in anticipation.

A. re. no 1. the objection stands.

Yours faithfully,

A. re. no. 2 the owner must
give in writing to this

K. Jauhar

Architect.

Submitted
Jauhar
7/10
me
7/10

Accepted
7/10

BS Pl report as usual
within 4 days
Jauhar
14/10