



Form No. 3—10,000-2-40.

Department.

FILE No. 2 of 19 40.

SECTION.

PART

Disposal No. 22A,

Subject. 26/5 Jan 3

[Note.—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



26/5 JM3

Submitted.

The site has already been seen by you. The architect contends that since there is no door to the enclosure below the staircase, the enclosure cannot be said to be a room & should be counted in open area

B.15/4

B.S.

Pl inform that under the circumstances the stair-case can not be counted in open area.

27/5
m. n. e. / 4.

27/5
m. n. e. / 4.

Submitted.

The area is now of the staircase is now added to the built-up area.

B.27/4



H. N. JIANDANI, B. E.
ARCHITECT & ENGINEER.

KUTCHERY ROAD,

KARACHI, 4. 4. 1940

L

The Land Manager & Architect
767 Karachi Municipal Corp

Dear Sir,

Re:- Plot no 26/5 J. m. 3
Jamsheer Quarters.

With reference to your letter
no L.C.C. 366/39 dated 16th Feb 1940.

I have to inform you that there
is no room constructed under the
stairs as mentioned in your letter.
There is only a dead partition
without a door. I don't think
there should be any objection to
this as it helps in keeping
Court yard neat & tidy.

I therefore request that the
same be allowed as it serves
no ^{other} purpose than the one shown



3-2

alone and the papers he filed.

Yours faithfully

H. V. Giardini



February 1940.

16 FEB 1940

L.C.C 366/38

Mr. H.N. Jiandani,
Architect,
K a r a c h i.

Dear Sir,

Re: - Plot No. 26/5, J.M.3, Jamshed Quarter.

With reference to your Completion Certificate dated 14-12-1939, it is noticed on site that a room has been constructed under the staircase. Hence the staircase should be included into the built up area.

You are therefore requested to see the Buildings Surveyor in the office and make necessary corrections in the plans so that the same may be filed.

Yours faithfully,

G. M. 14/1/40
Land Manager & Architect

B. 12/1

Submitted.

The architect has not come to the office to correct the plans.

B. 27/3

At last a reminder.
M. 1/4.

Reminder sent on APR 12 1940

L. M. A. APR 11 1940



T.

5

Mr H. N. Tiandiani, Architect

Ms Re: 26/5 J. M. 3, Jambura

With reference to your Completion
Certificate dated 14-12-38, it
is noticed on file - that a room
has been constructed under the
staircase. Hence the ~~room~~ ^{staircase} ~~place~~ it
^{should} ~~be~~ be included into the build-
up area -
You are therefore requested to see the B.S. in the office
I request you to pl. ~~Some~~ ^{to} make
necessary corrections in the plans so
that the same may be filed.

J. R

Pl. type
L. R

L. R. SA



26/5 JM 3

Submitted.

(1) The staircase on the plot is flanked on both sides by walls 6 ft. high. One of these is a side-wall of the Courtyard, ~~at its highest point it is~~ which is thus closed on the side up to the level of the staircase.

(2) A partition has been constructed under ~~the~~ a portion of the staircase thus forming a room under the staircase but without a door.

(3) Orders are repeated on the above.

B. 19/1

Pl Show site.
M. 9/1

Submitted. The site has been seen by you today
B.S.

Stair Case can not be included in open area.
No take ~~at~~ ^{to} be
architect accordingly.
M. 5/4/40



1000-10-39.

NOTICE OF COMPLETION UNDER SECTION 187 (1) OF THE
CITY OF KARACHI MUNICIPAL ACT, 1933.

Karachi, 14th December 1939.

To,

The Chief Officer,
Karachi Municipal Corporation.

DEAR SIR,

I hereby inform you that my following building and drainage work
(insert full particulars of the work) Plot No. 26/5, J.M.3, R.G. Sehwan

Co-operative Housing Society.

has been completed and the certificate of completion signed by the Licensed
Surveyor, who supervised the work, is submitted here-below.

Owner.

Yours faithfully,

Sd/- Illegible.
Hon: Secretary, R.G. Sehwan Co-operative
Housing Society.

Address.

—:O:—

Reference No. L. C. C. 26/5, J.M.3.

Municipal Office,

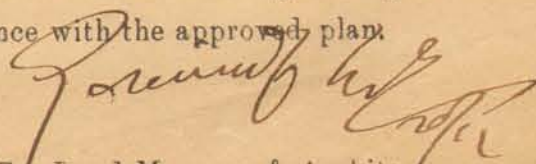
Karachi, DEC 23 1939

1. Copy forwarded to the Assessor, Karachi Municipal Corporation
for information. The above notice of completion was received
on 15th December 1939.

2. Copy forwarded to the Superintendent of Machinery, Karachi
Municipal Corporation to communicate direct to the owner if there is any
objection to occupy the building and to send copy of his objection to the
Undersigned.

3. Copy to the Land Surveyor, Karachi Municipal Corporation to
take action at once if there is any encroachment on Municipal Land.

✓ 4. Copy with original and F. C. forwarded to the building Surveyor
to please report if the work is done in accordance with the approved plan.


For Land Manager & Architect,
Karachi Municipal Corporation.

J.19.12./-



Heritage

KMR.CDD.JmQ.1938-1940.02

400-6-39

NOTICE OF COMPLETION UNDER SECTION 187 (1) OF THE
CITY OF KARACHI MUNICIPAL ACT, 1933.

To

The Chief Officer,

Karachi Municipal Corporation.

Karachi.

14. 12. 39

DEAR SIR,

I hereby inform you that my following building and drainage
work (insert full particulars of the work)

Plot no 26/5 J.m.3
R.G. Selwani Cooperative Housing Society

has been completed and the certificate of completion signed by the Licensed
Surveyor, who supervised the work is submitted here-below.

Yours faithfully

M. S. Selwani

Address

Hon. Secretary ^{Owner} R.G. Selwani Cooper-
ative Housing Society

Completion Certificate.

TO BE SUBMITTED BY LICENSED SURVEYOR

BUILDING AND DRAINAGE COMPLETION CERTIFICATE.

I do hereby certify that the following building and drainage work
(insert full particulars of the work)

plot no 26/5 J.m.3
R.G. Selwani Cooperative Housing
Society

has been supervised by me and has been completed to my satisfaction, that
the workmanship and the materials used are good; and that no provision of
the Act, or the Bye-laws and no requisition made, condition prescribed, or order
issued thereunder has been transgressed in the course of the work.

Signed

Mr. J. Pandani

Date

14. 12. 39.

16/12/39
checked



1000-9-38.

MUNICIPAL CORPORATION,
KARACHI.

JAN 7 1940

Reference No. L. C. C. 366/37.

To,

Mr. R. G. Shikani

KARACHI.

Dear Sir,

Re:—Plot No. 26/5 Sheet 3, Jamshed Qr.

I have to inform you that you have failed to submit the notice of completion along with completion certificate duly signed by you and your architect, respectively, for the building on the above plot. You are therefore hereby required to submit it within a week of receipt of this notice failing which you will be liable to prosecution.

Copy to Architect
Mr. Giandomini

Yours faithfully,

[Signature]
JAN 9 - 1940
For Land Manager & Architect.

Delivered on 11/1
Subhan

Office Telephone Nos. 2805, 2806 &
2807.



MUNICIPAL CORPORATION
KARACHI.

Reference No. L. C—P.

366/38

To.

Mr.

R. S. Chakow

Dear Sir,

With reference to your building on plot No. 26/5 sheet No. 103 Jaunpur, Quarter, I have to inform you that the building as is being erected, or re-erected differs from the approved plan. You are therefore requested to make the building in conformity with the approved plan on receipt hereof, failing which, action will be taken under the Act which please note.

Yours faithfully,

Land Manager & Architect.

L.C., Pl. refers to B.S.'s end dated 14-12-39 where a notice re C.C. is to be issued. H. do so. B 3/1



Office Telephone Nos. 2805, 2806 & 2807.

600--7-39

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

LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

DEC 14 1939

Reference No. L. O. C. 366/39.

To,

Mr. H. R. JandaniArchitect for owner

KARACHI.

Dear Sir,

Re. Plot No. 26/5 Sheet No. Jm 3, Jandani Quarter

Dear Sir,

With reference to your application dated 8-12-39
with amended plans for building on the above plot a copy of the plan
duly signed ^{and} ~~by~~ approved is returned herewith.

L.C.
Pl. write to the party to
submit notice of completion.
Copy to architect.

14/12/39

Yours faithfully,

DEC 14 1939

Land Manager & Architect.

12/12

H. N. JIANDANI, B. E.
ARCHITECT & ENGINEER.

KUTCHERY ROAD,

KARACHI, 8. 12. 1939.

Z



Mr. Gornidji
9/12
9/12

The Land Manager & District
Karachi Municipal Corp.
Karachi.

Dear Sir,

Re:- Plot no 26/5-J.M.-3.

With reference to your letter
no L.C.P 366/39 dated 2nd instant
I have to inform you that the
measurements have been jointly
checked and the corrections made
in the area calculations.

I request now that the
plan be approved at an early
date.

Yours faithfully
H.N. Jiandani

Yours faithfully
H.N. Jiandani



122
Submitted for orders.
No objection remains now.

[Signature]
11/14

[Signature]

11/14

[Signature]
11/14



Heritage
FOUNDATION

KMR.CDD.JmQ.1938-1940.02

AMENDED
PLAN SHOWING ADDITIONS & ALTERATIONS IN
BUNGALOW ON PLOT NO. 26/5 J.M.3 SEHWANI
CO-OPERATIVE HOUSING SOCIETY
JAMSHED Q² SCALE 8=1

EXISTING COVERED AREA

1 x 46.50 x 33.75	=	1565.37	Sq. Ft.
1 x 13.75 x 20.50	=	281.87	"
1 x 2.00 x 2.75	=	5.50	"
		1856.74	"
		=	206.30 Sq. Yds.
Room under stairs			
1 x 10 x 3.5	=	35.00	"
		=	3.89 Sq. Yds.

PROPOSED COVERED AREA

1 x 17.25 x 4.00	=	69.00	Sq. Ft.
1 x 5.67 x 10.50	=	59.54	"
		128.54	"
		=	14.28 Sq. Yds.
		Total	224.47 Sq. Yds.
			220.58 " 4
			224.47 " 4

Note:
Plan is approved subject to the following conditions:-
1) This sanction does not entitle the owner to build a land not conveyed to him either by Govt. or Municipality by a grant or lease or a deed.
2) This sanction is given on the condition that the instruction is complied with within a year from this date, whereafter the sanction will be deemed to have lapsed.
All Tankas built for purposes of carrying out building operations must be covered by the provisions required by Rule 1 (2) (b) of the Municipal Rules sanctioned by the Government of India under No. G.O. 1113, dated 1938.

APPROVED.
[Signature]
Land Manager
DEC 13 1938

ELEVATION

H.N. JIANDANI
ARCHITECT & ENGINEER

NOTE:-

COVERED AREA	224.47	Sq. Yds.
ALLOWABLE AREA	420.16	"
AREA OF PLOT	1260.50	"

FIRST FLOOR PLANS

Hon. Secretary
R. G. Sehwani Cooperative Housing Society Ltd
Karachi
LAND-LORD

4-6-38

GROUND PLAN

H.N. JIANDANI, B.E.
ARCHITECT & ENGINEER
KUTCHERY ROAD
KARACHI 39.9.39

Office Telephone Nos. 2805, 2806 & 2807.

1000-5-39.

F. M. I. KURESHI
B. Sc. Engineering (Edin.)
LAND MANAGER & ARCHITECT



MUNICIPAL CORPORATION,
KARACHI.

Reference No. L. C. P. 366/39.

DEC 2 - 1939

To. Mr. H.N. Jiandani, Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated xxxxxx 7-11-39,
with a plan for the proposed buildings/additions and alterations on plot
No. 26/5 Survey Sheet No. J.M.3, Jamshed Quarter,
I have to request you to comply with the following requirements —

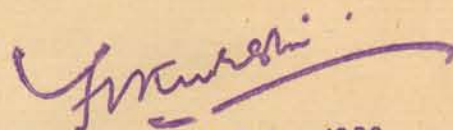
L.M.A.'s objection.

(1) Objection No.2 of this office letter dated
3rd November 1939 remains to be complied with.

*Measurements were taken along with the
architect & the built-up area has
been corrected in the plan itself.
The corrected built-up area is 220.57 sq yds.
J.M.
8/12*

The plans are returned herewith rejected.

Yours faithfully,



DEC 1 - 1939

Land Manager & Architect.

SSB/30.11.



KARACHI MUNICIPAL CORPORATION.

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.
B. S. 6/10						
H. O. ...	9/10	11/10	16/10	19/11/38	sent to the L. M. A. for stamp	
E. E. ...	"	12/10		with the L. M. A. extract		
L. S. ...	9/10 Jc	16/10				
B. S. 8/11				26/11/38		
H. O. ...			8/11	22/11/38		
E. E. ...						
L. S. ...						
B. S. ...						
H. O. ..						
E. E. ...						
L. S. ...						



H. N. JIANDANI, B. E.
ARCHITECT & ENGINEER

KUTCHERY ROAD.

KARACHI, 2. 11. 1938

To



*referred
PSS
- me
8/11*
The Land Manager & Architect
Karachi Municipal Corp:
Karachi.

Dear Sir,

Re :- Plot no 26/5 J. m. 3 Jamshed &

With reference to your letter no L.C.C
366/39 dated 3rd instant I have to submit
the plans duly corrected.

1. This is correct.
2. I think this is as per municipal record.
3. This is also correct.

Reply:

objection no. 2. remains

Yours faithfully
H N JIANDANI

*referred
L. 7-2 T. H. H. 11/11
22/4*



AMENDED
PLAN SHOWING ADDITIONS & ALTERATIONS IN
BUNGALOW ON PLOT NO. 26/5 J.M.3 SEHWANI
CO-OPERATIVE HOUSING SOCIETY
JAMSHED Q5 SCALE 8-1

EXISTING COVERED AREA

1 x 46.50 x 33.75	=	1569.37	SQ. FT.
1 x 13.75 x 20.50	=	281.87	"
1 x 2.00 x 2.75	=	5.50	"
		1856.74	"
		206.30	SQ. YDS

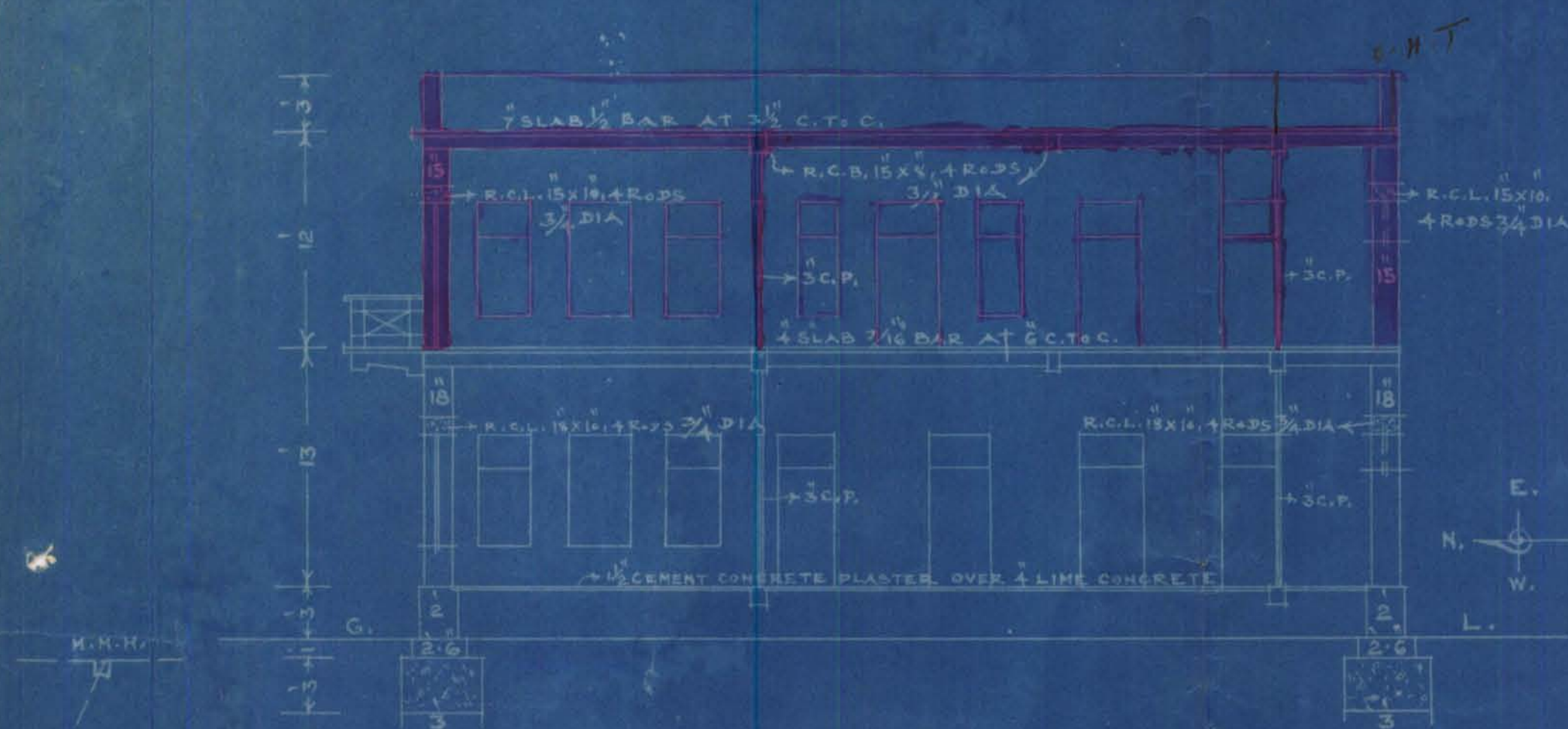
PROPOSED COVERED AREA

1 x 17.25 x 4.00	=	69.00	SQ. FT.
1 x 5.66 x 10.56	=	59.43	"
		128.43	"
		14.27	SQ. YDS
		TOTAL	220.57 SQ. YDS

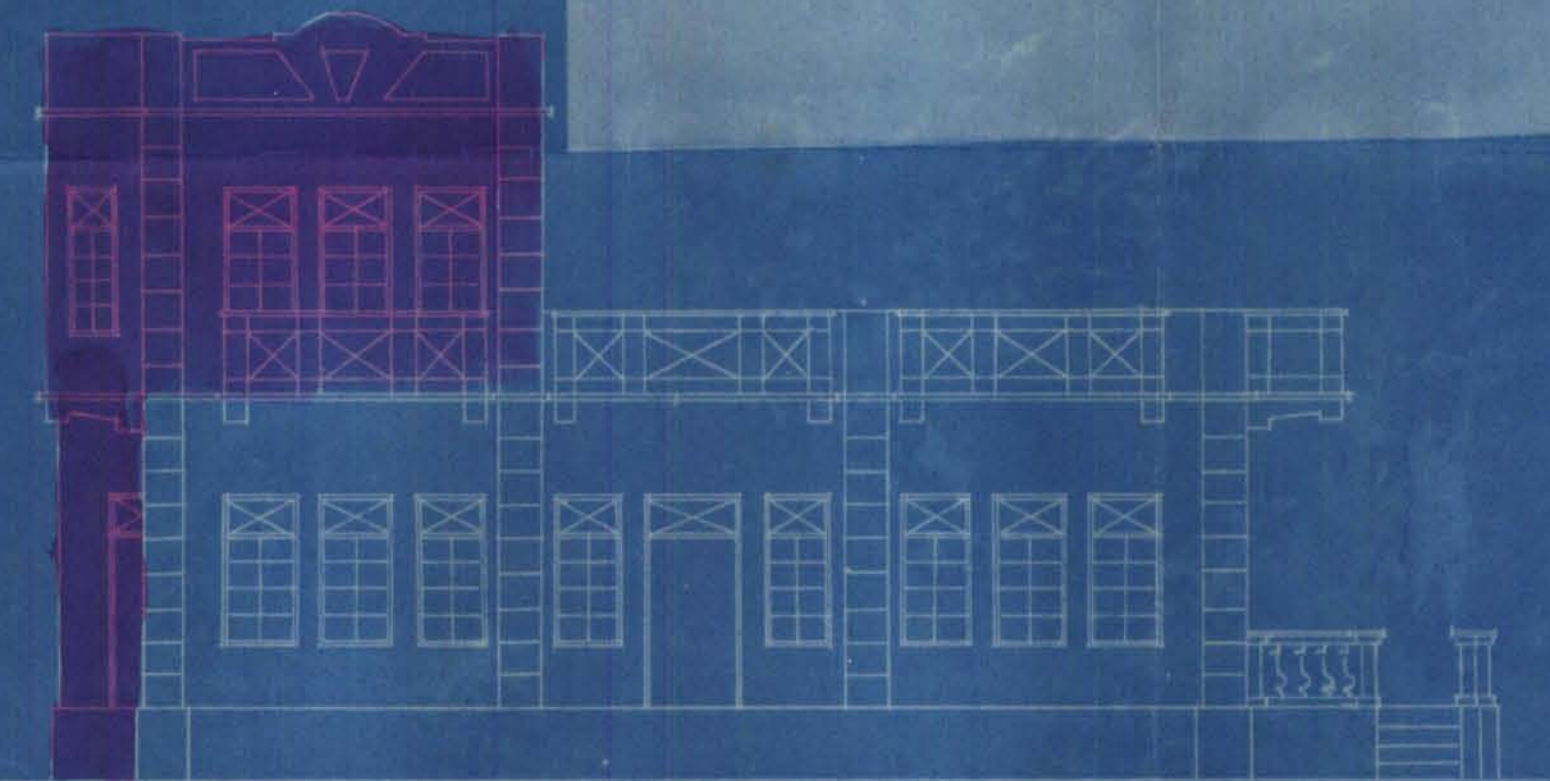
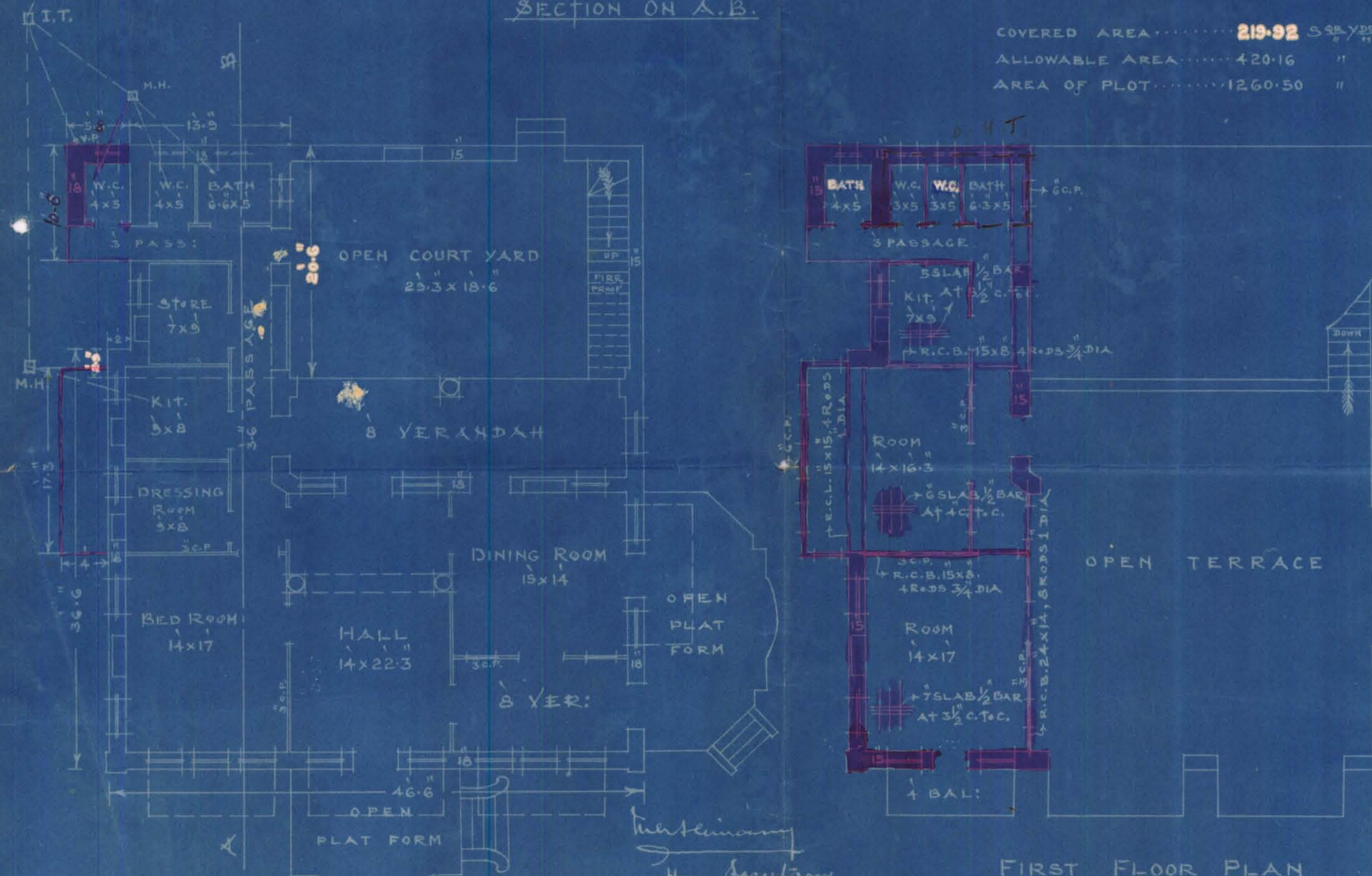
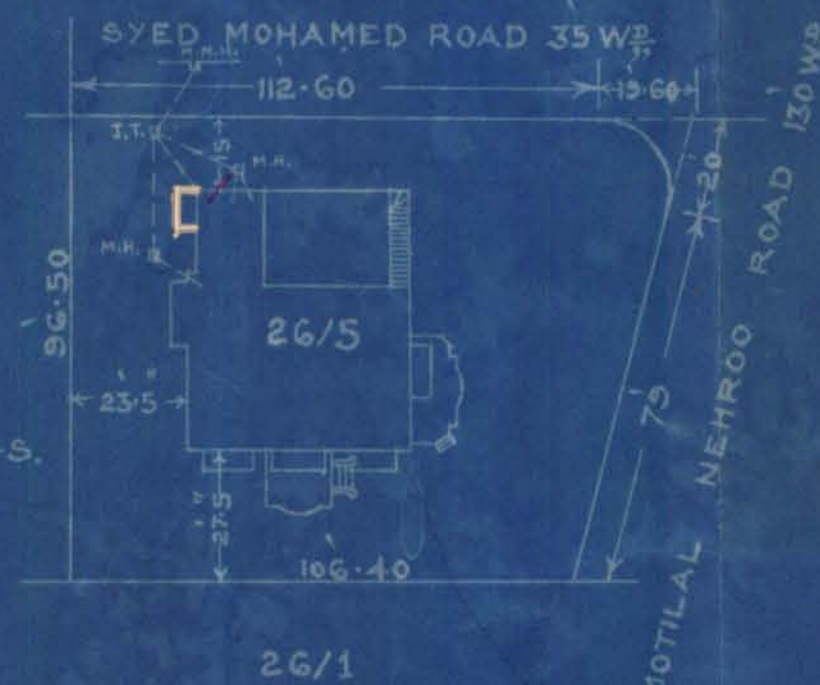
NOTE:-

COVERED AREA..... 219.92 SQ. YDS
ALLOWABLE AREA..... 420.16 "
AREA OF PLOT..... 1260.50 "

SECTION ON A.B.



SITE PLAN
SCALE 40-1



ELEVATION

H.N. JIANDANI, B.E.
ARCHITECT & ENGINEER
KUTCHERY ROAD
KARACHI DE 30.9.35

GROUND PLAN

Hon. Secretary
R.G. Sehwani Cooperative Housing Society Ltd
Karachi
- LAND-LORD -

FIRST FLOOR PLAN

4-6-38

H.N. Jiandani
ARCHITECT & ENGINEER

Office Telephone Nos. 2805, 2806 & 2807

F. M. I. KURESHI

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT.



MUNICIPAL CORPORATION,
KARACHI.

NOV 3 1939

Reference No. L. C. E 366/39

To, Mr. H.N. Jlandani, Architect for owner,
Karachi.

Dear Sir,

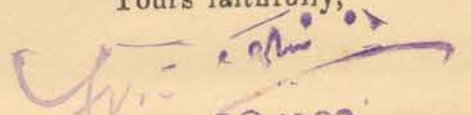
With reference to your application dated 4th October 1939,
with a plan for the proposed buildings/additions and alterations on plot
No. 26/5 Survey Sheet No. J.M.3, Jamshed Quarter,
I have to request you to comply with the following requirements—

L.M.&A's objections.

- (1) There is discrepancy in the built up area measurement and calculations.
- (2) Arrangements for joint measurement and verification of the built up area to be made.
- (3) In the site plan outline of the building is not correctly drawn.

The plans are returned herewith rejected.

Yours faithfully,


OCT 2 1939

Land Manager & Architect.

JSB/1.11.

Plot No. 26/sSheet No. Jm 3Jamshed Qr.

BUILDING SURVEYOR'S REPORT.

L.C.

Pl. for the L.C. extract duly filled in
19/x

1. There is discrepancy in the built up area measurement and calculations
2. Arrangements for joint measurement and verification of the built up area to be made
3. In the site-plan outline of the building it is not correctly drawn 26/x

Date _____

Building Surveyor.

Remarks of LAND MANAGER AND ARCHITECT.

B.S.'s objections

note.

L. M. A

Agreed

Min. M. S.
37/10

Date _____

Land Manager and Architect.



KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

Case No. P/C.

Applicant's Name _____

Architect's Name _____

EXTRACT FROM THE LAND REGISTER.

New plot No. _____ Sheet No. _____

Old plot No. 26/5 Sheet No. JmQuarter Jashed,Whether under Govt. or
Municipal Control ...MunicipalRegistered Holders of
plot ...M. S. Chisami Co-op. H. Society Ltd

Government ...

—

Area

Municipal ...

1260 1/2

Total ...

1260 1/2

Title and period of lease..

99 years, p 13-1-1930

Form of lease ...

Society ConditionsAny Special conditions of
lease ...

Remarks ...

Proposed

Date of receipt of plan

4/10/39

Date of expiry of 30 days

3/11/39



AMENDED
PLAN SHOWING ADDITIONS & ALTERATIONS IN

BUNGALOW ON PLOT N^o 26/5 J.M.3 SEHWANI

CO-OPERATIVE HOUSING SOCIETY

JAMSHED Q⁵ SCALE 8=1

EXISTING COVERED AREA

1 x 46.50 x 33.75	= 1569.37 S ^q F ^t
1 x 13.75 x 20.00	= 275.00 "
1 x 2.00 x 2.25	= 4.50 "
	1848.87 " = 205.43 S ^q Y ^{ds}

PROPOSED COVERED AREA

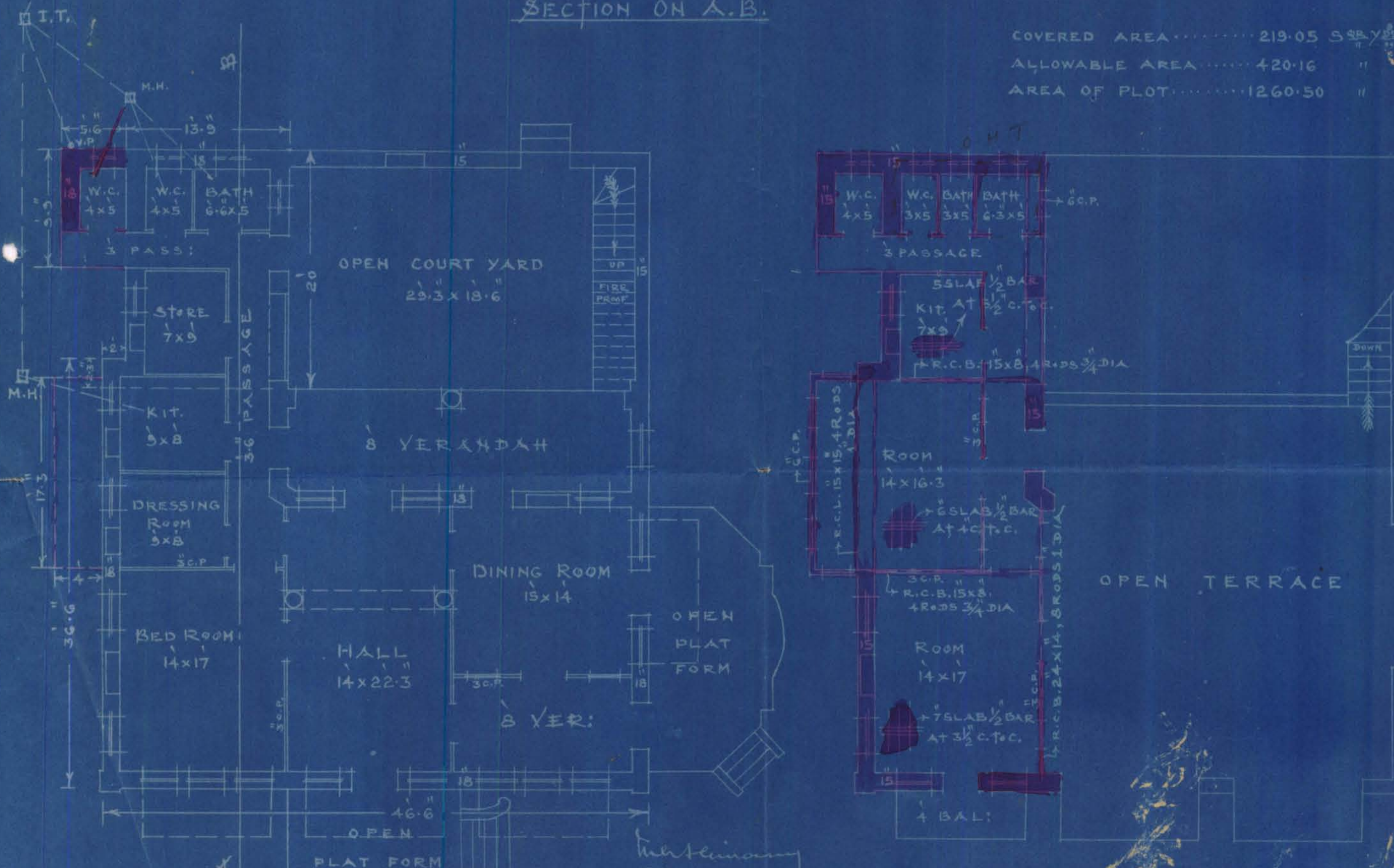
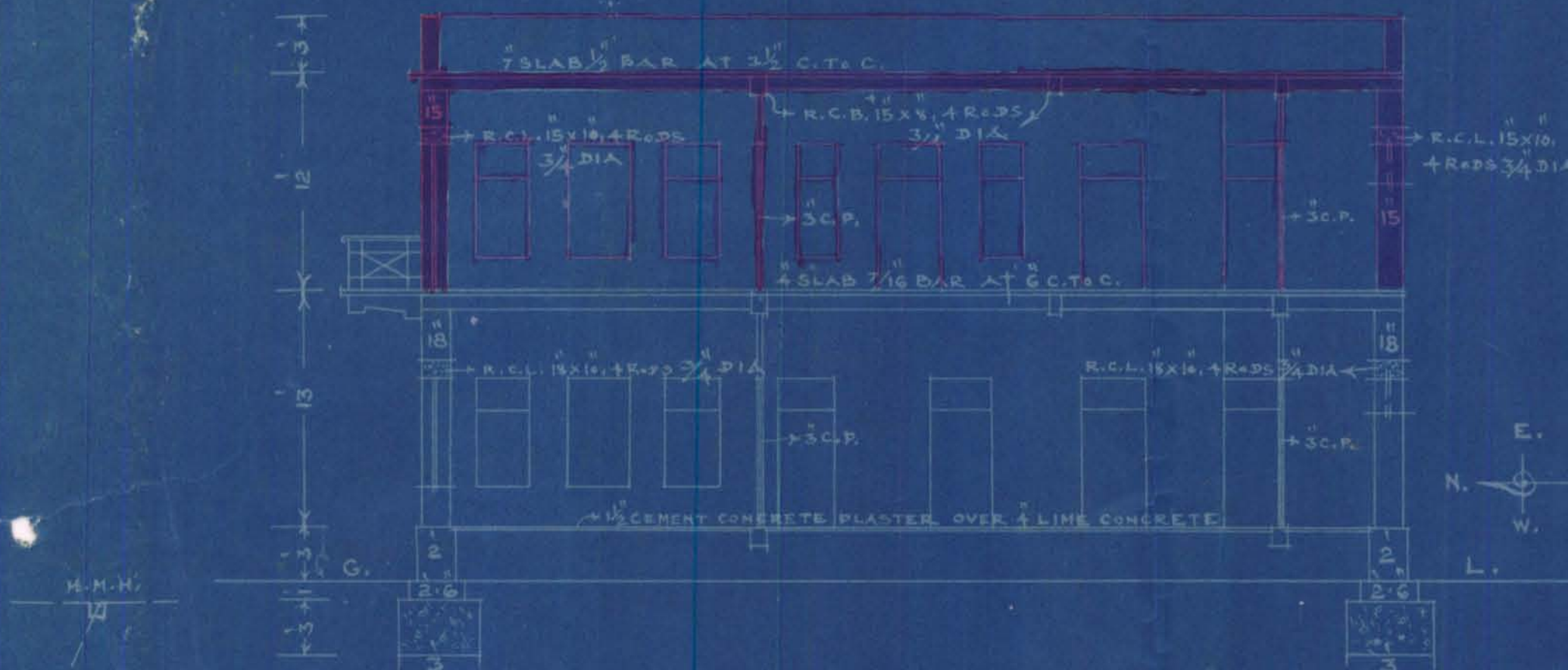
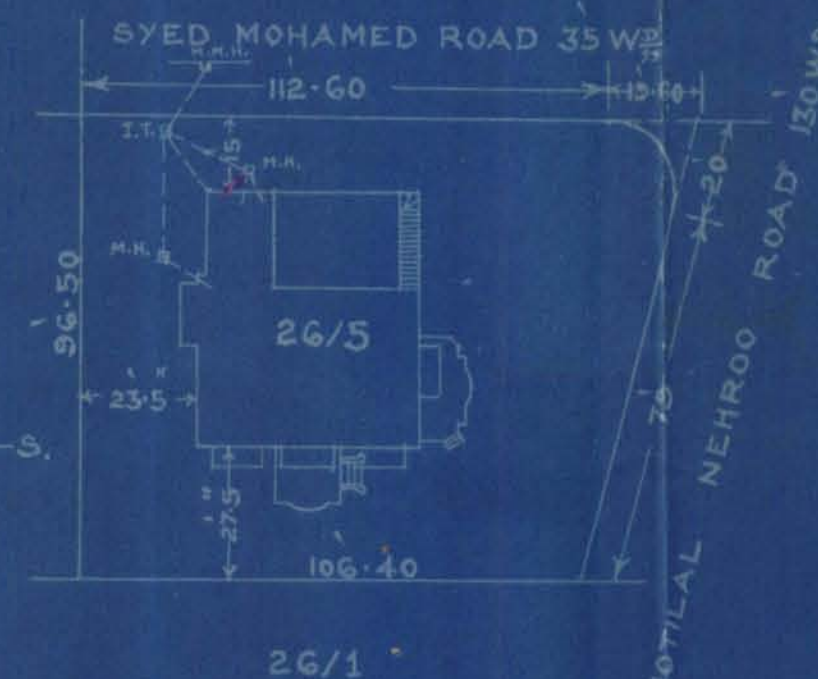
1 x 17.25 x 4.00	= 69.00 S ^q F ^t
1 x 5.50 x 5.75	= 31.62 "
	122.62 " = 13.62 S ^q Y ^{ds}
	Total 213.05 S ^q Y ^{ds}

NOTE:-

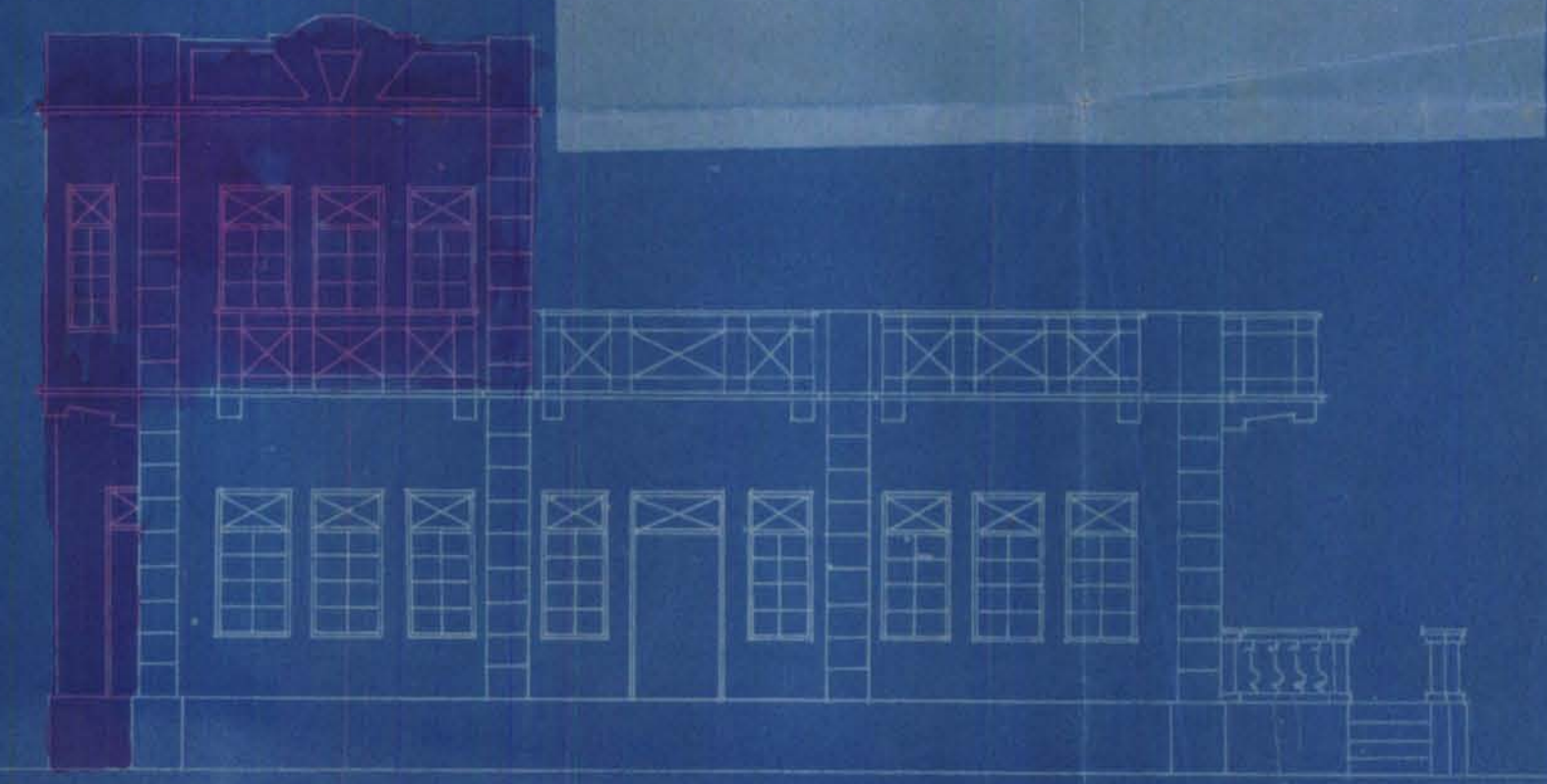
COVERED AREA.....213.05 S^q Y^{ds}
ALLOWABLE AREA.....420.16 "
AREA OF PLOT.....1260.50 "

SECTION ON A.B.

SITE PLAN
SCALE 40=1



FIRST FLOOR PLAN



ELEVATION

H.N. JIANDANI, B.E.
ARCHITECT & ENGINEER
KUTCHERY ROAD
KARACHI D-2, 30.9.38

GROUND PLAN

Hon. Secretary
R. G. Sehwanee Cooperative Housing Society Ltd
Karachi
- LAND-LORD -

4-6-38

H.N. JIANDANI
ARCHITECT & ENGINEER



H. N. JIANDANI, B. E.
ARCHITECT & ENGINEER

KUTCHERY ROAD.

KARACHI, 4. 10. 1939

21

20



The Land Manager & Architect
Karachi Municipal Corporation
Karachi.

Dear Sir,

Re: Plot no 26/5 J.M. 3.

I beg to submit herewith four
copies of amended plans for building on the
above plot and request you to kindly sanction
the plans at an early date and oblige.

Yours faithfully
H.N. Jiandani

B.S. Please attach Inspection plane and
report as usual with plans also
please state if this requires circulation.

To be circulated.
I.O's attached.

27/10

29/10

26/10



600-8-39.

KARACHI MUNICIPAL CORPORATION

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. E. *366/38*Re:—Plot No. *26/5* Sheet No. *103* *James* 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.

J. C. Attwood
LAND CLERK. *9/11*

LAND SURVEYOR'S REPORT.

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

Objections

*No objection to the site plan since
the same tallies with the approved
plan No. 2-8-38*

Head Draftsman

Re
14/10
16/10
LAND SURVEYOR.*12/10*



Heritage

KMR.CDD.JmQ.1938-1940.02

600-9-39.

KARACHI MUNICIPAL CORPORATION.

BUILDING SECTION.

REVIEW FORM.

Case No. *366/28* *23*

RE:—Plot No.

26/5, Sheet No. *Am 3*, *Jan 1939* Qr.

A copy of plan is forwarded with compliments to the Sub-Engineer for favour of remarks.

9/10 *Euz*

FOR LAND MANAGER & ARCHITECT.

SUB-ENGINEER'S REMARKS

No objection

Hudul Oani
SUB-ENGINEER. *12/10/39*

STC
13 OCT 1939



24

KARACHI MUNICIPAL CORPORATION.
BUILDING SECTION.

REVIEW FORM.

Case No. *F/C 316/27*

RE:—Plot No. *20/5*, Sheet No. *3*, *Jaumez* Qr.

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

11/3/10
10/10
2nd for health
show to 10/10
9/10
Reg
FOR LAND MANAGER & ARCHITECT.

HEALTH OFFICER'S REMARKS.

No objection

M. S. S. S. S. S.

HEALTH OFFICER.

4/10

Office Telephone Nos. 2805, 2806 &
2807.



MUNICIPAL CORPORATION
KARACHI.

ARACHI.
AUG 2-1938

Reference No. L. O. P.

MEMO:

Re: Plan No.

Sheet

Plan for

on the above plot submitted by Mr. W.H. Jones
have been approved by the Karachi Municipal Corporation.

Land Manager & Architect.

Copy forwarded to:—

1. Health Officer,
2. Supdt of Machinery,
3. Assessor,
4. Building Surveyor, with plan,
5. Land Surveyor,
6. Enquiry Officer,

for information and necessary action.



EXISTING COVERED AREA

1x46.50x33.75 = 1569.37 SFT
1x13.75x20.00 = 275.00 "
1x2.00x2.25 = 4.50 "

PROMISED COVERED AREA

1x27.75x8.25 = 228.56 SFT
2x3.5x13.00x5.00 = 85.00 "
1x3.5x8.00x5.75 = 160.62 "
1x10.00x2.00 = 20.00 "
1x15.25x3.00 = 45.75 "
1x24.25x1.50 = 36.37 "
1x4.00x15.00 = 60.00 "
2146.58 "
213.66 "

PLAN SHOWING ADDITIONS & ALTERATIONS IN BUNGLOW ON PLOT

N^o 26/5 J.M. SEHWANI CO-OPERATIVE HOUSING SOCIETY

JAMSHED QUARTER

SCALE 3=1

SITE PLAN

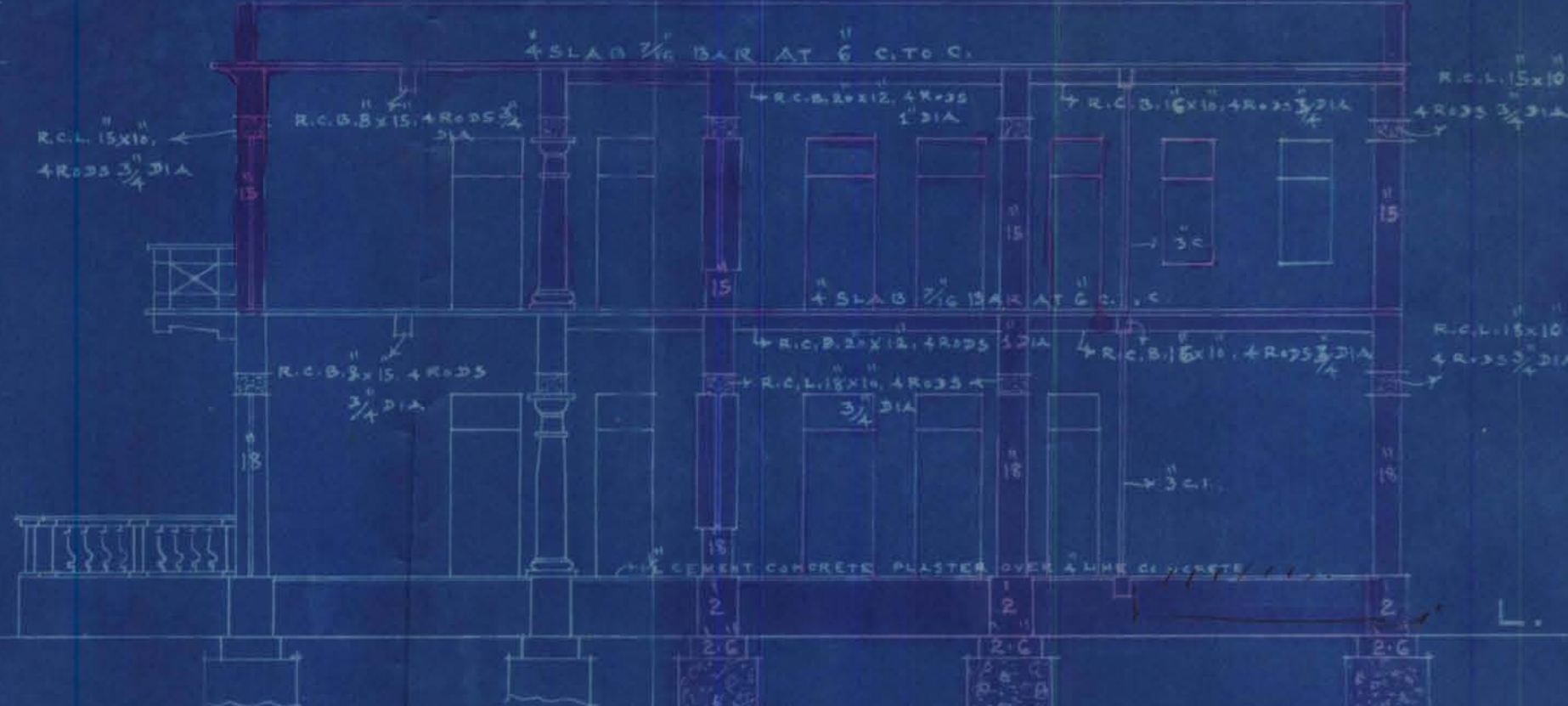
SCALE 40=1

SYED MOHAMED ROAD 35 W

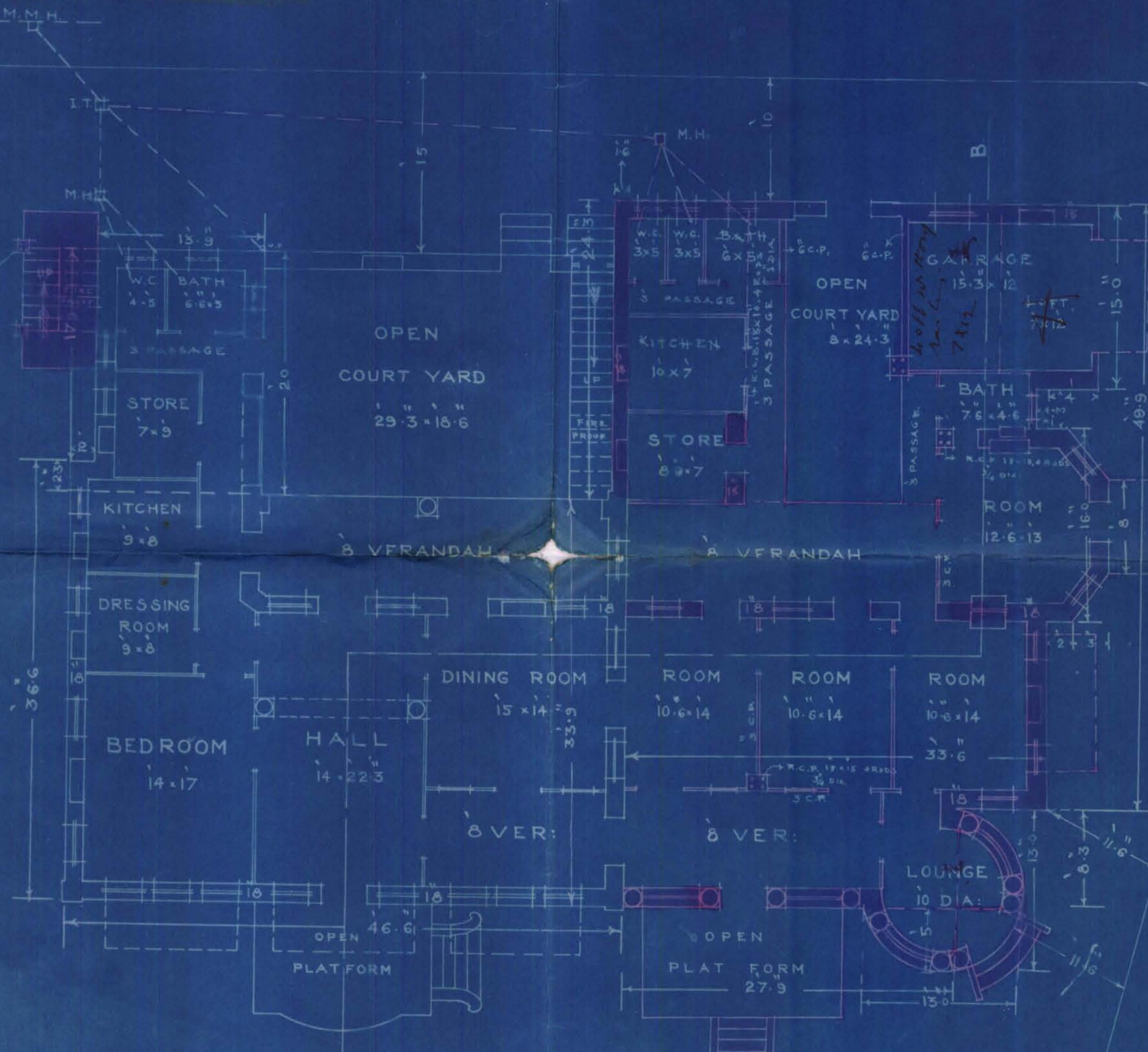
MOTILAL NEHRO ROAD 130 W



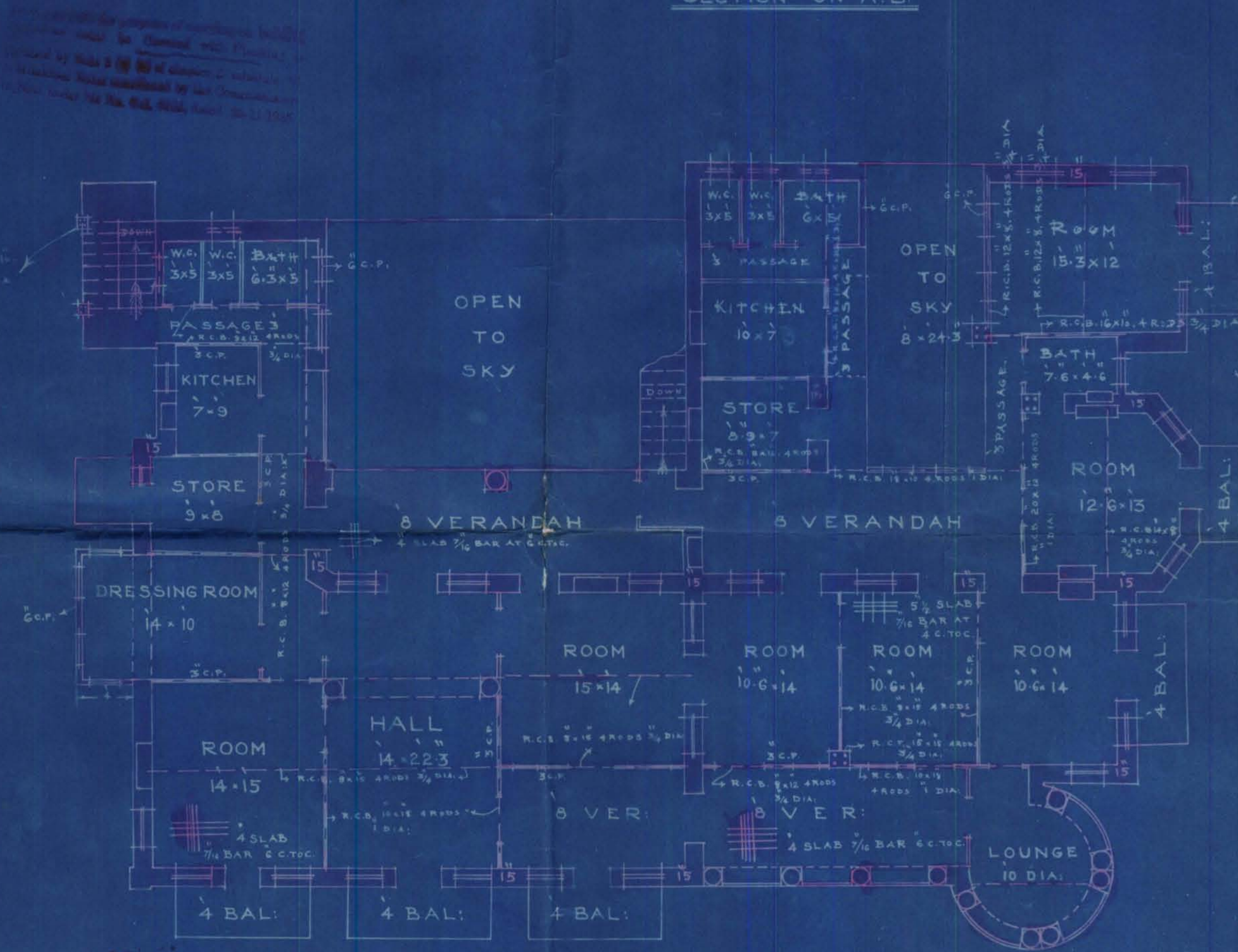
ELEVATION



SECTION ON A.B.



GROUND FLOOR PLAN



FIRST FLOOR PLAN