



Department _____

CB **FILE No.** *7* **of 19** *41*

SECTION

PART

Disposal No. *34*

Subject _____

68 Jm

Note.—Former Correspondence filed in file Compilation No.
Subsequent Correspondence filed in file Compilation No.



Heritage

KMR.CDD.JmQ.1940-1942.01

BUILDING COMPLETION REPORT

Land Manager & Architect's Office

Karachi 17.3.1942.

Undersigned begs to report that the construction of 1st Floor.
on plot No. 60 Jm Sheet Jm Quarter owned by
Mr. Begam
has been completed according to plans approved by the Municipal Corporation.
Orders are requested to file the correspondence.

[Signature]

B. E.

Building Surveyor

” ” Section

No. B. S. C. 454/40.

Karachi MAR 19 1942

Copy forwarded to the Assessor for information in connection to this
Office No. 2 Jm 47 dated 17/4/42.

[Signature]
MAR 19 1942

Land Manager & Architect.

[Signature]



Submitted.

Re. Plots nos. 7 JM1, 45/4 JM3, 370 GE, 137 GW,
11 PR2 & 34 PR2.

Copies of Completion Certificates for the construction on the above plots were sent to the Health Officer as usual, but they have not been received back from him yet.

Under the circumstances orders are requested to put up Completion Reports or file the clips.

Yes if there is no objection to
the acceptance of Completion Certificates
from our point of view.

H. put up Completion Report.

11/3

11/3



Heritage

KMR.CDD.JmQ.1940-1942.01

B.S.C. 454/40

4 DEC 1949

The Health Officer, w/c

Re:- Plot No. 7, 1st & 2nd Amended.

A copy of completion certificate in connection with the above plot has been sent to you on 12.11.41. As it has not been returned to this department yet, it is requested that the same may please be ^{returned} ~~sent~~ to this department with your remarks early.

[Signature]
for Land Manager & Architect.

2000-11-40

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

Karachi, ~~6th November~~ 1941

To,

The Chief Officer,
Karachi Municipal Corporation.

DEAR SIR,

I hereby inform you that my following building and drainage work
(insert full particulars of work) Masonry, wood work and Drainage
work on Plot No. 7, J.M.1, (5-3, J.M.1, Jamshedpur cr.)

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

Yours faithfully,

Owner.

54. Illegible.

Address

Reference No. B. S. C. 5,41,7.

Municipal Office,

Karachi, 12/11/45

1. Copy forwarded to the Assessor, Karachi Municipal Corporation for information. The above notice of completion was received on 7th November 1941.

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.

5 copy forwarded me
to the H.O. for his
Remarks.

For Land Manager & Architect,
Karachi Municipal Corporation.

H. write to the H.O. to
return the C.C. with his remarks

¹²⁵
The C.C. has been read &
sent to you yesterday. I refer to



1000--10-38

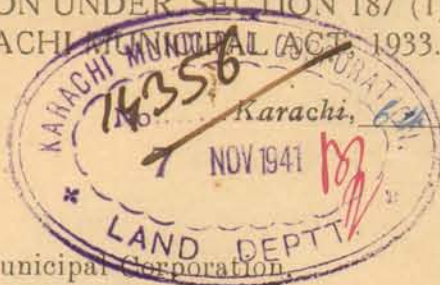


NOTICE OF COMPLETION UNDER SECTION 187 (1) OF THE
CITY OF KARACHI MUNICIPAL ACT, 1933.

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) _____

*Masonry, Woodwork and Drainage work
on plot no. 7 I.H.I. (68 I.H.I.)*

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

Yours faithfully,

Owner.

Address

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) _____

*Masonry, Woodwork
and Drainage works on plot no. 7. I.H.I.
(68. I.H.I.)*

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.

Dated.

*Mr. Jettanand
Pl. trial this is
usual.
82
87"*



MUNICIPAL CORPORATION,
KARACHI.

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

Reference No. B. S. 454/40.

31 OCT 1941

To,

MR. Naraindas M. Gidvani, Architect
for Gaganmal Jhagiani KARACHI.

Dear Sir,

Re:—Plot No. 68 Sheet J.M.I., 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.

*Cd of forwarded to Mr
Gaganmal Jhagiani
for information and
necessary action*

Yours faithfully,

Land Manager & Architect.

OCT 30 1941



Form 14/1000-7-41.

Office Telephone : 2805, 2806, 2807.

F. M. I. KURESHI,

B. Sc., Engineering (Edin.)

LAND MANAGER & ARCHITECT.

**MUNICIPAL CORPORATION,
KARACHI.**

8 OCT 1941

No. B. S. C. 454/40.

To,

Mr. Naraindas M. Gidwani,
Architect,for Mr. Gaganmal Jhangiani Karachi.

Dear Sir,

Re :—Plot No. 68 Sheet No. J.K.1, Jamshed Or.

With reference to your application dated 3/9/41. with amended plans for building on the above plot a copy of the plan duly signed and approved is returned herewith

*Pl. ask for C. Cert. for Cate & work
received.*

Yours faithfully,

Land Manager & Architect.

OCT 7 - 1941



600-10-40

No. B. S. C. 454/40



MUNICIPAL CORPORATION
KARACHI.

29 SEP 1941

From,

T. J. BHOJWANI. Esq., M. A.

CHIEF OFFICER.

To

The ^{II}~~Chief~~ Additional City Magistrate,

Karachi.

Sir,

Corporation V/s

faganna (R. Bhujiani)

Re :—Plot No.

7 J. M. 1,

Jaunpur

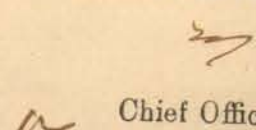
Quarter.

I have the honour to state that the above party has now complied with the Municipal requirements and it is requested that the prosecution filed against him/~~her~~ may kindly be allowed to be withdrawn.

I have the honour to be,

Sir,

Your most obedient servant.


Chief Officer.



F. M. I. KURESHI,
B. Sc., Engineering (Edin).
Land Manager & Architect.



MUNICIPAL CORPORATION.
KARACHI

Reference No. B. S. P. 454/40.

To, Mr. Nariandas M Gidvani, architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 3rd September 1941.
with a plan for the proposed buildings/additions and alterations on plot
No. 68 J.M.1 Survey Sheet No. J a m s h e d. Quarter
I have to request you to comply with the following requirements:—

B.S's objections.

- (1) Objection 1 dated 2nd September 1941 stand.
- Done allowed in open lot* } (2) Proof that the galleries were allowed in open area
be produced.
- (3) The whole sink in the court-yard should be removed.
- (4) Objection 4 dated 2nd September 1941 stand.

Submitted.

*Oly. 1 & 3 have been complied with.
Re. oly. 4 the room has been converted ~~into~~ into
a dressing room & may be allowed. ~~Always~~*

*May approved.
A. M. Gidvani,*

The plans are returned herewith rejected

Yours faithfully,

Land Manager & Architect.

6

SEP 20 1941



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

Land Manager & Architect.



MUNICIPAL CORPORATION.
KARACHI.

Reference No. B. S. P. 454/40.

To, ~~Mr. Nariandas M. Gidvani, architect for owner,~~
Karachi.

Dear Sir,

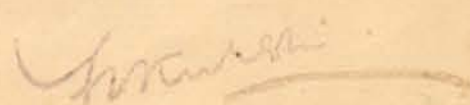
With reference to your application dated 3rd September 1941.
with a plan for the proposed buildings/additions and alterations on plot
No. 68 J.M.1 Survey Sheet No. Jamshed. Quarter
I have to request you to comply with the following requirements:—

B.S.'s objections.

- (1) Objection 1 dated 2nd September 1941 stand.
- (2) Proof that the galleries were allowed in open area
be produced.
- (3) The whole sink in the court-yard should be removed.
- (4) Objection 4 dated 2nd September 1941 stand.

The plans are returned herewith rejected

Yours faithfully,


Land Manager & Architect.

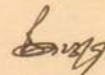
SEP 25 1941

68 JM 1

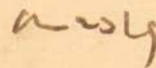
12

- (1) Obj. 1 dated 2-9-41 stand
- (2) Proof that the ~~last~~ galleries were allowed in open area be produced
- (3) The whole sink in the courtyard should be removed
- (4) Orders are requested on the architect's explanation re. objection 4.

Re objection
Bands.
in 1941/42



D. S. objections



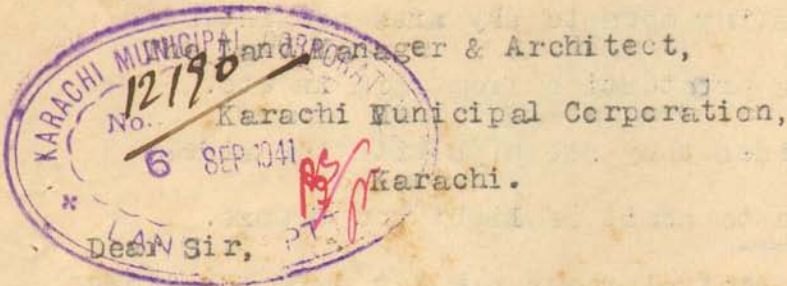



NARAINDAS M. GIDWANI & Co.
ARCHITECTS & ENGINEERS.

BUNDER ROAD.

KARACHI, 3rd. Sept. 1941.

To,



Re:- Plot No. 68.J.M.1.Jamshed Qr.

With reference to your letter No.

B.S.C.454/40, dated 2nd, September 1941, we have to state that:-

Objection No. 1. is complied with.

Reg. Objection No. 2. Balconies to the terrace have already been approved in the original approved plan. The only change is that the position of 2'-0" wide stairs has been changed from one side to the other. We might add that in this plot long galleries in the court yard have already been allowed in free area. Court yard wall has been existing since the beginning. It has been shown in the ~~plan~~ plan.

Objection No. 3. Door and roof to the sink have been removed.

P.T.O.



"2"

13-2

Objection No. 4. The covering over the existing open to sky ~~area~~ are intended as a protection from rain ~~in~~ etc.

Besides they are high with the sides open to admit of light and breeze.

The central rooms are not dark. Therefore they may kindly be allowed and plans approved.

Yours faithfully.

N. M. Gidani

B.S

with 7c for disposal etc.

B. S. Gidani



14

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

Land Manager & Architect.



MUNICIPAL CORPORATION.
KARACHI.

2 SEP 1941

Reference No. B. S. P. ~~68xx xxxxt~~, 454/40.

To, Mr. Nariandas M. Gidwani, architect for owner,
Karachi.

Dear Sir,

With reference to your application dated _____
with a plan for the proposed buildings/additions and alterations on plot
No. 68 Survey Sheet No. J.M.1, Jamshed. Quarter
I have to request you to comply with the following requirements:—

B.S's objections.

- (1) Coverings over areas which were open to sky to be shown as constructed.
- (2) Balconies to the terrace must be shown together with courtyard. They cannot be allowed in the open area.
- (3) Sink in compulsory open space to be removed.
- (4) Coverings cannot be allowed over the areas originally open to sky cannot be allowed. They also render the central bed rooms dark.

The plans are returned herewith rejected.

Yours faithfully,

Land Manager & Architect.

JLS. 2/9

SEP 2 1941
6/9

KARACHI MUNICIPAL CORPORATION

BUILDING SECTION.

REVIEW FORM.

Case No. P/C 454/40

RE:—Plot No 63, sheet no. Sm. 1, 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

Imp: Wadsworth.

anf. 16/8.

It is attached to.

FOR LAND MANAGER ARCHITECT.

HEALTH OFFICER'S REMARKS.

no objection
~~for sale~~ 18/8/41

Date _____

HEALTH OFFICER.

Forwarded with compliments to the Engineer for favour of disposal

FOR HEALTH OFFICER.

ENGINEER'S REMARKS

No objection

Handwritten signature: K. C. [illegible] 19/8

Date 1904

ENGINEER. / w.w.g

Returned with Compliments to the Land Manager & Architect.

Forwarded with compliments
to the *Bartholomew*
favours

103 for disposal. pl.
27/8/11

FOR ENGINEER.

FOR ENGINEER.

No objection to the site plan as
corrected.

Recd. 23/8

Recd. 23/8/41

6.4.5

27/8/1911

152

- (1) Coverings over areas which were open to sky to be shown as constructed
- (2) Balconies to the terrace must be shown together with courtyard. They cannot be allowed in open area
- (3) Sink in compulsory open space to be removed
- (4) Submitted.

On the first floor areas open to sky have been covered with roof which is about 8 ft. higher than the general level of ^{the} roof, as shown in the plan. Orders are requested if these coverings be allowed & whether the central Bed-rooms would be permissible.

6/19

B.S.'s objections 1 to 4.

6/19

No objections

6/19

6/19

6/19

6/19

6/19

6/19



NARAINDAS M. GIDWANI & Co.
ARCHITECTS & ENGINEERS.

BUNDER ROAD.

KARACHI, 8th. August 1941.



To,

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

Dear Sir,

ReO. Plot No. 68.J.M.1. Jamshed Cr.

We are sending you herewith the
~~amended plans~~ amended plans for the
above plot for your early approval.

Yours faithfully.

[Signature]

*To be air Cabled pl.
9.8 along with formation
take f.c.s. attached
here with. 22/11/48*

for
ARCHITECTS & ENGINEERS
BUNDER ROAD KARACHI

Please attach Inspection plate and
port as usual within four days also
please state if this requires circulation.

[Signature] 21/11/48



Case No. B. S.

1000-5-41

**In the Court of 2nd Additional City Magistrate,
KARACHI.**No. 1090 of 24-7-41The Land Manager & Architect
for the City of Karachi,

COMPLAINANT,

Jaganmal Phangiani ACCUSED.Complaint under Section 8, chapter 20, schedule 251 of the
Rule

City of Karachi Municipal Act, 1933.

Address of the accused _____

Offence :—

U/A deviations from the approved
plan on plot No. 75 M. 1
granted on.The Land Manager and Architect requests that the witness herein
below mentioned may be examined and the matter be investigated.

Name of the witnesses

Pat-homes to 27th
re 1/8Fulahmai A. PYunus 25/1
Land Manager & Architect
for the City of Karachi.re 23/1



1000-11-40

Telephone, Nos. 2805, 2806 & 2807.

MUNICIPAL CORPORATION
KARACHI.

25 MAR 1941

Reference No. B. S. C 454/40.

Mr.....

Gaganmeh Phangra

KARACHI

Dear Sir,

With reference to your building on plot No.....⁶⁸ sheet
No.....*Jan 1 Jan 1*.....Quarter, I have to inform
you that the building as 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

[Signature]

MAR 24 1941

Land Manager & Architect.

*Copy forwarded to Mr. Navindas Mr.
Giderani, Architect, for recd. action.*

*Journal 25-3-41**KMM*

NARAINDAS M. GIDWANI & Co.
ARCHITECTS & ENGINEERS.



Heritage

KMR.CDD.JmQ.1940-1942.01

BUNDER ROAD.

KARACHI, 1st. January.....1941.

To,

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

Dear Sir,

Re:- Plot No. 7.J.M.1. Jamshed Gr.

This is to inform you that the R.C.C.
roof of the ~~E~~ First Floor on the above
plot will be filled on Thursday 6th.
February 1941.

Yours faithfully.

N.M. Gidwani
Seen - 1st floor roof filled in.
lime work work in progress -
There are deviations from
the approved plan.

18/1/41

Pl. issue notice of
deviation. Copy to architect.

18/1/41



Heritage

KMR.CDD.JmQ.1940-1942.01

Office Telephone Nos. 2805, 2806
& 2807

2000-9-40



MUNICIPAL CORPORATION,
KARACHI.

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

Reference No. B. S. P. 454/40.

14 DEC 1940

MEMO:

Re: Plot No. 68 , J.M.1

Sheet Jamshed

Qr.

Plan for proposed first floor
on the above plot submitted by Mr. Gaganmal Jhangiani
has been approved by the Karachi Municipal Corporation.

F. M. I. Kureshi
DEC 13 1940
Land Manager & Architect.

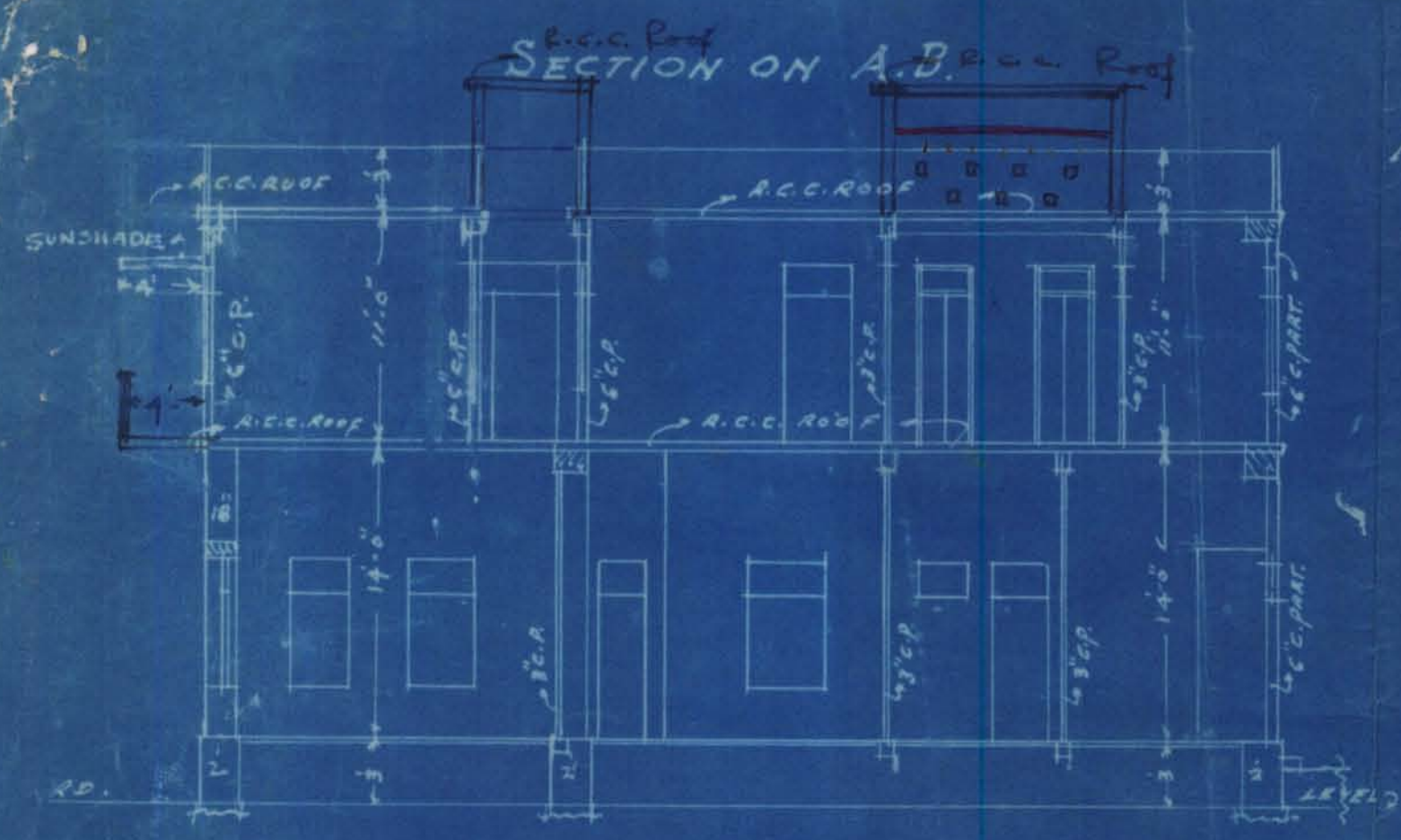
Copy forwarded to—

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.

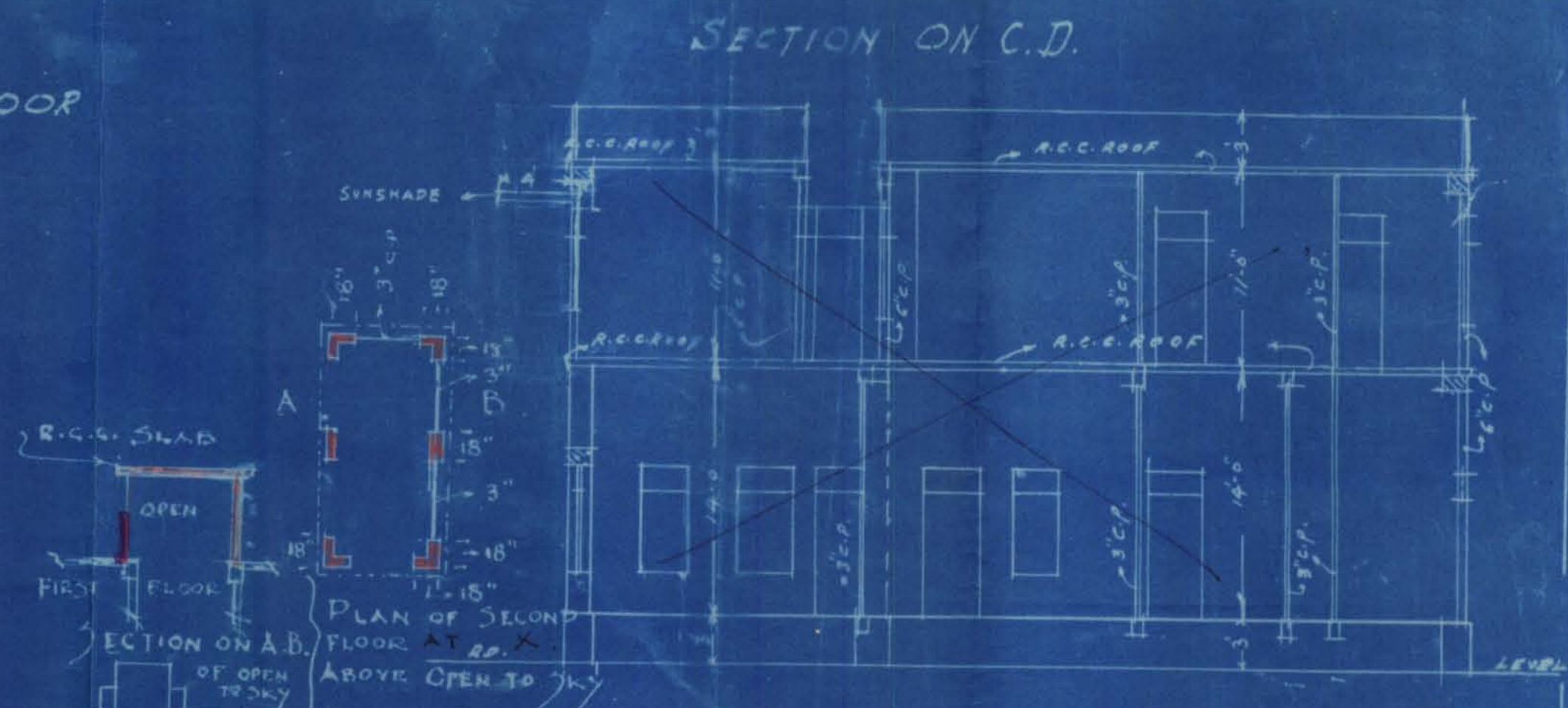
*See - 1st floor roof contour
being ready -*

12/11

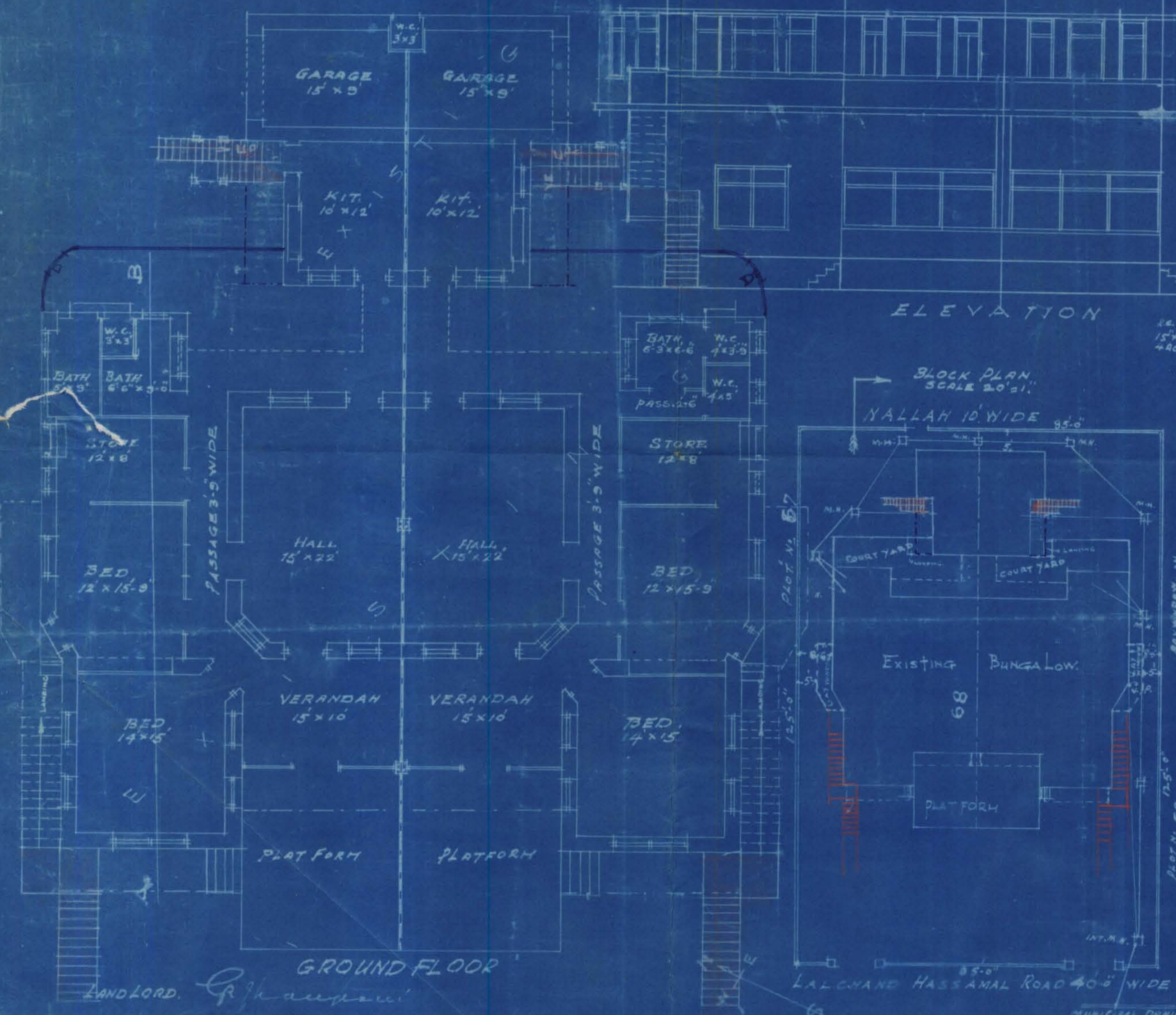


AMENDED
PLAN SHOWING PROPOSED FIRST FLOOR
ON PLOT No. 68. SHEET No. J.M.1.
JAMSHED QUARTER
SCALE 8"=1."

TOTAL AREA OF PLOT 1180 1/2 SQ. YDS.



PLAN OF SECOND FLOOR AT 20' X 15' ABOVE OPEN TO SKY



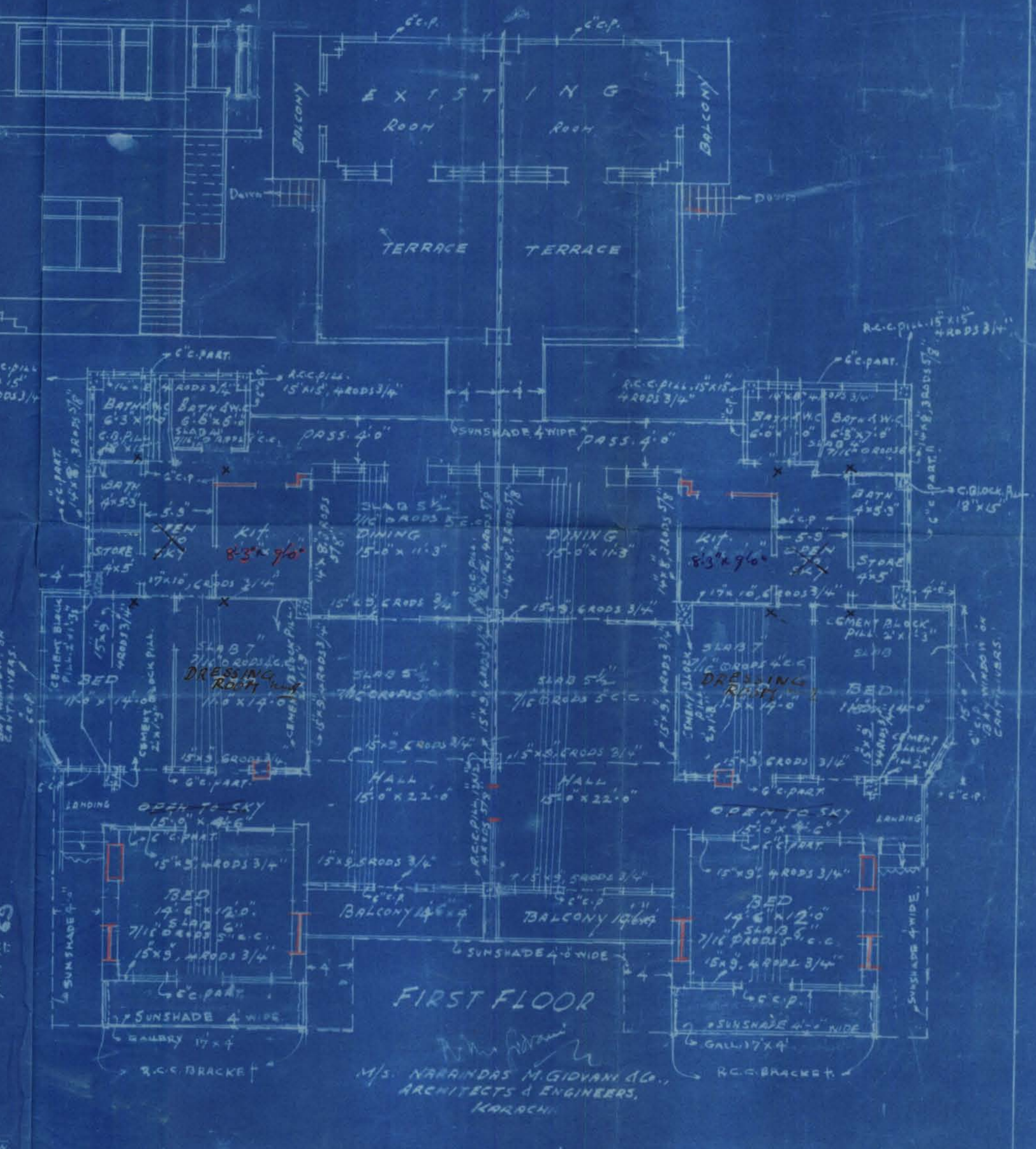
ELEVATION

BLOCK PLAN SCALE 20"=1"

NALLAH 10' WIDE

EXISTING BUNGALOW

PLATFORM



FIRST FLOOR

M/S. NARAYAN M. GIDVANI & CO.,
ARCHITECTS & ENGINEERS,
KARACHI.



KMR.CDD.JmQ.1940-1942.01 21

Plan is approved subject to the following conditions.
(1) This sanction does not entitle the owner to build on and not conveyed to him either by the Municipality by a grant or otherwise.
(2) 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.

All Tanks built for purposes of carrying on fishing operations must be covered with plank as required by Rule 9 (2) (b) of chapter II, Appendix A of Municipal Rules sanctioned by the Government. For-Build under No. 621, dated 22-11-1933.

APPROVED.

[Signature]
DOT 7-1841
Land Manager and Architect,
[Signature]