

BUILDING COMPLETION REPORT

Land Manager & Architect's Office

Karachi 7. 1. 1942.

Undersigned begs to report that the construction of Bldg.
on plot No. 11412 Sheet NP3 Napier Quarter owned by
Mr. Kawerda Chamanlal

has been completed according to plans approved by the Municipal Corporation.
Orders are requested to file the correspondence.

B. E.

Building Surveyor

" " Section

395/38.
No. B. S. C.Karachi 12 JAN. 1942

Copy forwarded to the Assessor for information in connection to this
Office No. _____ dated _____

Land Manager & Architect.JAN 10 1942

Form 14/1000-7-41.

Office Telephone : 2805, 2806, 2807.

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



**MUNICIPAL CORPORATION,
KARACHI.**

1 NOV 1941

No. B. S. C. 395/39.

To,

Mr. T.H. Advani,

Architect,

for Mr. Thawerdas Dhamanmal Karachi.

Dear Sir,

Re :—Plot No. 11 & 12 Sheet No. N.P.3, Napier Or.

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

Yours faithfully,

P. M. I. Kureshi
OCT 31 1941
Land Manager & Architect.



Submitted

In view of L.S. summary of 12-5-41 and
7/10/41. the plans may be approved as
this was the only objection left a
few from the h.

1/7/x.

L.S.

L.S. wants to know whether the
land is properly set back.

1/9/x.

S.L.S

This is for you pl.
P.L. 13/10/41. 13/x

Submitted to L.S. & h.

The set-back is according to the revised
Sanctioned alignment -

Pullastaling.
13/x/41.

B.S (Mr. Kothari)
2nd order action M.

in 1524/4.

Submitted

this was the only objection left
as per my remarks above.

1/16/x.

Plans approved.
15/12/41

Approved approved for

Plot No. 11 d 12 N.P. 3.

Mr. Ingham. Urgent.

Below 7c is sent to me without any encroachment -
addressed to me. The 7c is ending with the
L.S. end. Olt. 13.3.40 addressed to H.D.
Pl. let me know as to from whom these papers
are received.

Bill. Castle
27/11/40
B. Weyor.

B.S.

Pl. see end. D 25.11.1940 of the L.S.
from whom the papers are recd.

B.
27.11.40

Ind. S.

Pl. let me know as to what happened
about the encroachment and if
there is any other objection to approve the plans.

Bill. 27/11

B.S.

This is for you please.

B.S.
29/11

~~Ind. S.~~ B.S.

B.S.
The revised
alignment is
now approved.

by
2/12/41

The deviation from the sanctioned alignment
line has been condoned by C.O. The papers
in this connection have been detached and
action is being taken by this Section.

L.S.

Pl. let me know if there is any objection
to approve the plans

Bill
3/12/40
BS

Site plan tallies with
the approved plan No.
27-4-39.

see 6/12
Sr. L.S.
dr. 6/12/11/12

to L.S.
7/12
H. let me know if there
is any objection to
approve this plan.

call 11/12/11/12
BS. 11/12

Sr. L.S.
this is for you please

13/12/11

Sr. L.S.

There is no other
objection pl.

No objection
see 14/12

There is no other objection to
approve the plan.

B.S.

At this point the
alignment is revised to the
conformation becomes a
sanctioned alignment.

Submitted to L.H.A.

There is a deviation from
sanctioned alignment line as
reported by L.S. on 2/12/40.
I therefore feel that as such the
site plan will alter. The L.S.
may be asked if this question
has been finally settled, & if so
the necessary corrections may be
made, before the plans are approved.

11/12/40

Plan can only be approved
after the encroachment is
proven is settled.
11/12/40

S.L.S.

Re report regarding the
encroachment matter
11/12/40

cc.

Be attach F.C. as revision
of Alignment bearing sheet No. P.3

11/12/40

The layout of sheet No. P.3
is sent to C.O. on 14-11-41

5/4 8/12

Submitted to L.H.A.

As per C.O.'s address, under of-
(in the revision of Alignment F.C.)
18/5/40, the deviation from the
original alignment was condoned.
Steps are being taken to have
the alignment revised. In the
meantime, there is no objection
from L.S.'s point of view.

12/12/5

Karachi 51
7th Feb: 1940

The Land manager & Architect
Karachi Corporation
Karachi

Sir,

Re: Plot No 11 & 12 N.P. 3.

With reference to the building constructed on the above plots, we have to state that plot no. 12 is held by us on A/I lease rent free in perpetuity while plot No. 11 is held under 99 years lease from the Government. Since we have constructed one building on the two plots with different lease, we undertake all the responsibility and will abide by any new conditions that the Govt. might impose at the time of the renewal of the lease of plot No. 11.

Under the circumstances, you will kindly pass the final plan of the building & charge.

Yours faithfully,

1. Nathosmal Shauframbh.

2. Shri Ram Shauframbh.

Submitted

C.O. order dated 6/2/40 on the application dated 6/2/40 from the owner be please perused.

Regarding other objections, the same are complied with except for the note on the original plan that the party will give no compensation agreement to the Govt. C, they will do as above & your order are requested

Shree 7/2/40

P.S.

Receved
water & drainage
Committee
12/2/40

P.S. is sent herewith
25/11/40

52
Submitted for orders on
the plans.

Mr
9/2/40

S.L.S.

Pl give your full
Report on the encroachment
which is to be sent to the
Co for orders to
~~regulate~~ 11/4/40

Mr Jephari Here 9"
bring details of this for
by actual measurements at
site. 11/2/40

H.D

Pl do the needful
as explained.

Mr Joshi Pl:-

11/4/40

11/3/40

L.S.

Now, as per your instruction,
is herewith Pl. 11/3/40

L.S.

This is also an encroachment.
Case should be sent to the
Surrender Concerned Pl

Now
8.3.40

~~11/3/40~~

S.L.S.

Given 11/3

L.M.H.

28/3

S.L.S.

In the accompanying
sketch, building line & alignment
line are given. It will be
seen that the owner has
deviated from the alignment
line. 11/3

and
please put up with this
for now with 10/2
and 11/3



Heritage

KMR.CDD.NaQ.1938-1941.01

KARACHI MUNICIPAL CORPORATION
PART PLAN OF SHEET No N.P. 3
NAPIER QUARTER
SCALE 20=1 INCH



TRACED BY: *G.S. Joshi*
CHECKED BY: *G.S. Joshi*

Parvaz
L.H. DRAFTSMAN 5/3

Land Manager & Architect,
Karachi Municipal Corporation.

6-a (front)
6-b (back)

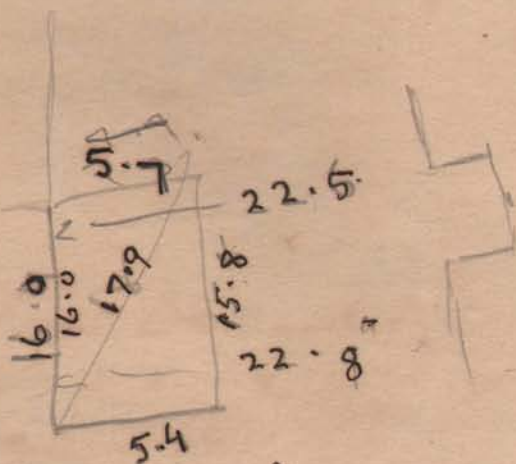
(1)



Heritage

KMR.CDD.NaQ.1938-1941.01

KMR.CDD.NaQ.1938-1941.01



in decimals

KARACHI MUNICIPAL CORPORATION

PART PLAN OF SHEET NO. N.P. 3

NAPIER QUARTER

SCALE 20=1 INCH



TRACED BY: *H.S. Joshi*
5/13/40
CHECKED BY:

P. H. DRAFTSMAN
5/3

Y. M. M.
Land Manager & Architect,
Karachi Municipal Corporation.
on p/c.

Kanach

6. 2. 40

To

The chief officer

K. in deop;

Kanach

Sir,

Re: Plot No N.P. 3. 118/2

I shall be prepared to carry out your orders in connection with the above plot. I shall be obliged if you will kindly grant me the drainage & water connection, in the meantime,

I have the honour to be Sir,

Yours most obedient servant

L. M. - 66
attached with Nathomal Ghantank
re. & report.
In the meantime
service is no other
if there is no other
street for disposal
6/2 59

See. Report with N. M. Ghantank
on drainage works
attached from 6/2



Submitted to the Chief Officer.

Below Building plan f.c. of plot No.11 and 12 N.P.3

The Building plans of the above plot were approved on 27th April 1939 and the owner had to set back land as per sanctioned alignment and as shown in red on the accompanying sketch flagged 'X'.

*L. He. & Co
What is the
area here as per
align
when
land?*

The owner while constructing has deviated from the alignment line and has constructed on line marked yellow on the same sketch.

The owner has applied for drainage connection. Orders are requested if this can be granted in view of the above.

The owner saw me personally and on my refusing the drainage connection, insisted that I may forward the papers to the C.O.

James T. V. R.

Land Manager & Architect.

ALM.

6/2/39

EMBANKMENT ROAD



11
1000-12-39.

Office Telephone Nos. 2805, 2806 & 2807.

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

LAND MANAGER & ARCHITECT.

**MUNICIPAL CORPORATION,**
KARACHI.

6.2.40

Reference No. L. C. P. 385/39

To: Mr. Tarasing H. Advani, Architect for owner,
Karachi.

Dear Sir,

With reference to your application dated 17th January 1940,
with ^{amended} a plan for the ~~proposed~~ buildings/additions and alterations on plot
No. 11 & 12 Survey Sheet No. N.P.3, Napier Quarter,
I have to request you to comply with the following requirements—

(1) Objections Nos. 7, 6, 10, ^{113 K} ~~113 K~~ of this
office letter dated 5th November 1939 still remain
to be complied with.

(2) [✓] objections no (2) and (11) also sent

Ymer 21/1
Land Manager & Architect.

.....

Copy forwarded to Mr. Devkishindas, Architect
to please explain as to how the building is constructed
on the alignment land which was to be set back.

The plans are returned herewith rejected
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Yours faithfully,

Ymer 21/1
Land Manager & Architect.

SSB/50.1.

307/



Heritage

KMR.CDD.NaQ.1938-1941.01

TARASING H. ADVANI & CO.
ARCHITECTS & SURVEYORS.

PHONE 2720.

NEAR SIND MADRESSAH,
NICOL ROAD,

Karachi, 17th January 1940.

Ref. No. 22.24A-1/40.

23. JAN 1940

To,

The Chief Officer,
Municipal Corporation,
K A R A C H I .

Dear Sir,

Re: Plot no:11 & 12 N.P.X.3, Napier Quarter,.

We refer you to our letter no:841-N/24A/12/39 dated 22nd December 1939, written by us to the Land Manager & Architect on the above subject. Further to the above we have to state as under:-

The plans for proposed structures on the above plot were originally designed and submitted by another Architect and the construction work put in hand. After the completion of the masonry etc, of a ground and 3 storeys, the owners engaged our services to have the remaining miscellaneous work completed. We however submitted an amended plan before undertaking any work. It has now been pointed out to us that the owner has not left the land under acquisition as per alignment line, and as such the plans are held up.

We may point out that an error of this nature sometimes does occur in a work. What we have to be particular about is that the sense of the alignment is not mutilated by such an error. In the present case we submit that by this slight error on the part of our predecessor, the street line is not appreciably affected. Even the width of the street which was originally maintained by your scheme as 22'-6" is now at site the required width (Even after the structures have been erroneously constructed). As such, since the error does not affect the street width or otherwise affect the alignment of structures in this line, we would request you to see your way please to recommend that the alignment line be changed and in the meantime, our client who is a poor man may be granted drainage and water connections and allowed to occupy the premises. If need be, we will obtain from our client an undertaking that he will in this matter abide with any decision that the Corporation may choose to make in connection with the extra land built upon.

We trust you will give this matter your full and favourable consideration, and grant the drainage and water connections at an early date particularly in view of the fact that our client has already suffered on account of the delay in the approval of his plans, and the consequent un-occupation of his premises.

Yours faithfully,

Tarasing H. Advani

Architects & Surveyors.

TARASING H. ADVANI & CO.
ARCHITECTS & SURVEYORS.

PHONE 2720.

NEAR SIND MADRESSAH.
NICOL ROAD, 13-1



Rej. No 841-N/24A/12/39.

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

Dear Sir,

Re: Plot no:11 & 12 N.P.3 Napier Quarter.

With reference to your no:LCP 395/39 dated 9.11.39 we have to state as under

- (1) The plot no: has now been corrected.
- (2) The land has been set aside at site as per line given by the L.S. to our predecessor.
- (3) This has now been done.
- (4) W.C abuts on the open space and is only a few feet away from it and as such we shall thank you to approve it, particularly when it has already been completed.
- (5) The C.O's permission may please be obtained.
- (6) This has been done.
- (7) This has been done.
- (8) This has been done.
- (9) This has been done.
- (10) This has been done.
- (11) The required note may please be put on the plan before approving same by your office, because we have no record of the original approved plan in this office.
- (12) No structure in the alignment land is being proposed.
- (13) This has now been done.
- (14) This has now been done.
- (15) Title deed was produced in person by our Mr: Tarasing and the B.S's note with regard to it is enclosed herein.
- (16) This has been done.

The plan may please be approved at an early date now. Thank you.

Yours faithfully,

Tarasing H. Advani

Architects & Surveyors.

encl: 2 plans
1 manuscript

3

In Encl
The plan is also please
sent to the Ho

3/1/40

L.S

For report please. The reply of the
architect is now received & is enclosed
sent with te. Shy 3/1/40 8/1/40



Passed on 2/20 to Mr. for his
review as per the plan is now
corrected

155/14
Indr. Pr. Kulkarni
18 Nov 50

4/1

No objection
issued

In. Comindji

Pl. Send this to L.S. for
report on my endorsement.

At: 3.1.40

Shm

B-5 8.1.

Pr. L.S.
This is for you
please.

Submitted. This line was rectified
given to me now by Mr. An. Dargun
The Architect to please name
the surveyor who gave the line.

These papers were called for by the Co.
as Mr. T. was had come for interview.
The original plan with the previous
architect's note was shown to the Co.
& he was enquired that the architect
Dankish & Co. was responsible for this.

8.1.15/1

Submitted

These papers are handed over
to me by Mr. Tarasing
Architect today only.
He said that he has brought
these papers
from L.S.

23.1

Submitted to L.S.

The report of the land surveyors dated
12/1/40 and 15/1/40 be please perused
along with the letter of the architect dated
17/1/40 addressed to the C.O. and orders
be please passed. This pertains to L.S.
objection no(2) and also obj's no 11+12 of 9/11/39
Requirements no(6), (10), (13) and (15) of 9/11/39
still remain to be complied with.

Shm

24/1/40

B-5.

1. All get Mr. Dan Kulkarni

sydha...

2. Objections...

And with some more

...

Travis 2/2



C 11/12 & P.3

JAN 4 1940

To,

M/s Nathoomal Chanshamdas, & others,
Karachi.

Dear Sirs,

Re:- 11 & 12, N.P.3, Napier Quarter.

With reference to your notice of completion for the above plot, I have to inform you that the same cannot be accepted by this office as the plans are not yet approved and the name is also not in order. Besides this Completion Certificate ^{along with notice of Completion} should be submitted after the completion of the work duly signed by your ^{present} Architect Mr. T.H. Advani.

Yours faithfully,

G. M. S.

Land Manager & Architect.

J.28.12/-

2/3/1/40

fe sent to son
3/1

Delivered on 6/1/40
Below

Recd. from Mr. G. M. S.
on 11.1.40

Mr. G. M. S.

Please attach this to the fe
when received back from the H.O.
& then send it to me with fe.

fe sent to son & son & son & son
received by me 11/1

11/1

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) Ground and three floors in Plot
No. 11 & 12, N.P.3, Napier Quarter.

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/- Nathoomal Chanshamias.
Thawardas Dhammal.

Address.

—:O:—

Reference No. L. C. C. 11 & 12, N.P.3.

Municipal Office,

Karachi, DEC 15 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.18.12./-

in Court
Plan is in objection
Please attach this to
it & reply that final certificate
of the Surveyor - H. Adani will be
required on completion of the work.

32/12

400-6-39

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

To

Karachi.

14th Dec 1939

The Chief Officer,

N.

3752

Karachi Municipal Corporation.

DEAR SIR,

I hereby inform you that my following building and drainage
work (insert full particulars of the work) ground and Three Floors on
Plot no: 11 & 12. N.P.3 Napier Quarte.

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

Yours faithfully

Nathaniel Shandhu
Shawaraz Shandhu
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) ground and Three Floors on
Plot no 11 & 12 N.P.3. Napier Quarte.

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.

Dev Kishindas 2.

Signed

Date

14th Dec 1939

17

Registered No: 985 at page 15 & 23
Volume 517 of Book No: 1

Sd: Chandram C.
Sub- Registrar Karachi.

Dt: 19.7.38.

Vendor: Sohrabji Barseemal.

Vendor: Thauverdes Dhamamal.

Schedule of property.

On half of the plots with building thereon
bearing numbers 11 & 12 N. P. 3 Napsier Co.
incorporating 162 sq yds.

Verified
20/11



Office Telephone Nos. 2805, 2806 & 2807

F. M. I. KURESHI

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT

MUNICIPAL CORPORATION,
KARACHI.

Reference No. L. C. P. 395/39

9/11/39

To, Mr. Tarasingh H. Advani, Architect,

Karachi.

Dear Sir,

With reference to your application dated 13th October 1939, received on 15th October 1939 with a plan for the proposed buildings/additions and alterations on plot No. 11 & 12 Survey Sheet No. N. 3, Napier Qr. Quarter,

I have to request you to comply with the following requirements—

H.O's Objection

1. The Plot No. is not correct.

L.S's objections.

2. According to approved plan some land was to be set back but at site this has not been correctly done.

L.M.A's objections.

3. Sheet No. is not correctly put on the plans & 'A' Form
4. W.C. on Ground floor marked X is against Rules.
5. W.C. marked Y on 1st floor over the passage on G.F. will require Chief Officer's sanction.
6. Open to sky in front of w.cs. shall be correctly shown and must be 64 sq. ft. clear.
7. Dimension of R.C.C. beams carrying 6" c.p. wall at the back be specified.
8. Ventilator be provided to the w.cs. marked Y on upper floors abutting the open space.
9. Galleries on Municipal land shall be 9" only and this be put on plan.
10. It must be stated if the owners have executed no-compensation agreement with the City Deputy Collector which was one of the condition of passing the original plan.
11. Note regarding not claiming compensation for extra land left as per original approved plan be put in the new plan.
12. No structure in the land coming under alignment will be allowed.
13. Section be correctly drawn.
14. Some openings in the walls of staircases on the side of open spaces be made to admit air and light.
15. Title Deed be produced by the Signatory Thawardas Dharamdas.

The plans are returned herewith rejected.

Yours faithfully,

Land Manager & Architect.

J.9.11/-

Yours truly

L.M.A

9/11

Complied with
See C.O. order
50-

Complied with
50-

50-

Complied with
31/1

The new Co. name
is now entered in the
land Register by
31/1

22/11
Approved
24/11

apd
24/11

L.SPerhaps

Please see your objections no(2)
 And my objections nos (11) & (12)
 And let me know, whether the
 owner has encroached upon Mpl land
 and whether he has not set back land
 correctly in which case please
 suggest the action to be taken
 in the matter.

I/Am 23/11

B.S

It is for the architect
 to comply with the objections
 Pl await his reply.

for 27/11
 for Sr L.S

Pl. keep in objections.

29/11



✓ L.S.P. 385/13 Re: - 11/12, 2/13 Paper 3

1000-3-37

13/10 19

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. 17/10...						
H. O. ...	19/10	22/10	31/10			
E. E. ...	"	20/10				
L. S. ...	19/10 fe	"				
B. S. ...						
H. O. ...						
E. E. ...						
L. S. ...						
B. S. ...						
H. O. ...						
E. E. ...						
L. S. ...						

**KARACHI MUNICIPAL CORPORATION.****BUILDING SECTION.****REVIEW FORM.**Case No. **H/C****395/38**RE:--Plot No. **1172**Sheet No. **13****hep/i**

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.

Plot no. is incorrect

mm/ma
20/10
HEALTH OFFICER.

23 OCTOBER 1939

1000-10--38 21

KARACHI MUNICIPAL CORPORATION

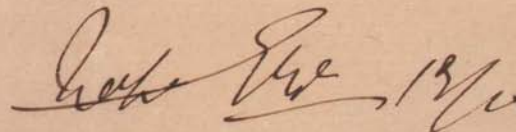
Case No.

C. 355/39

Plot No.

11972, 2023 1/2-9

Forwarded with compliments to the Sub. Engineer Drainage for favour
of remarks.



FOR LAND MANAGER & ARCHITECT.

SUB. ENGINEERS REMARKS

no objection.

Date

SUB. ENGINEER.

Returned with compliments to the Land Manager & Architect.

FOR SUB. ENGINEER.



KARACHI MUNICIPAL CORPORATION

(BUILDING SECTION)

REVIEW FORM

Case No. B. S. R. (355728)

Re:—Plot No. 1172 Sheet No. 263, Dupies 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. L. Allache
27/10

LAND CLERK.

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

This falls with the approved plan No. 27-4-39 except that the sheet is to be corrected.

Correct sheet - no. is 4. P. 3.

According to approved plan same land was to be set back but at site this has not been correctly done.

M. L. Didi
 Head Draftsman
 23/10/39

LAND SURVEYOR.

28/10

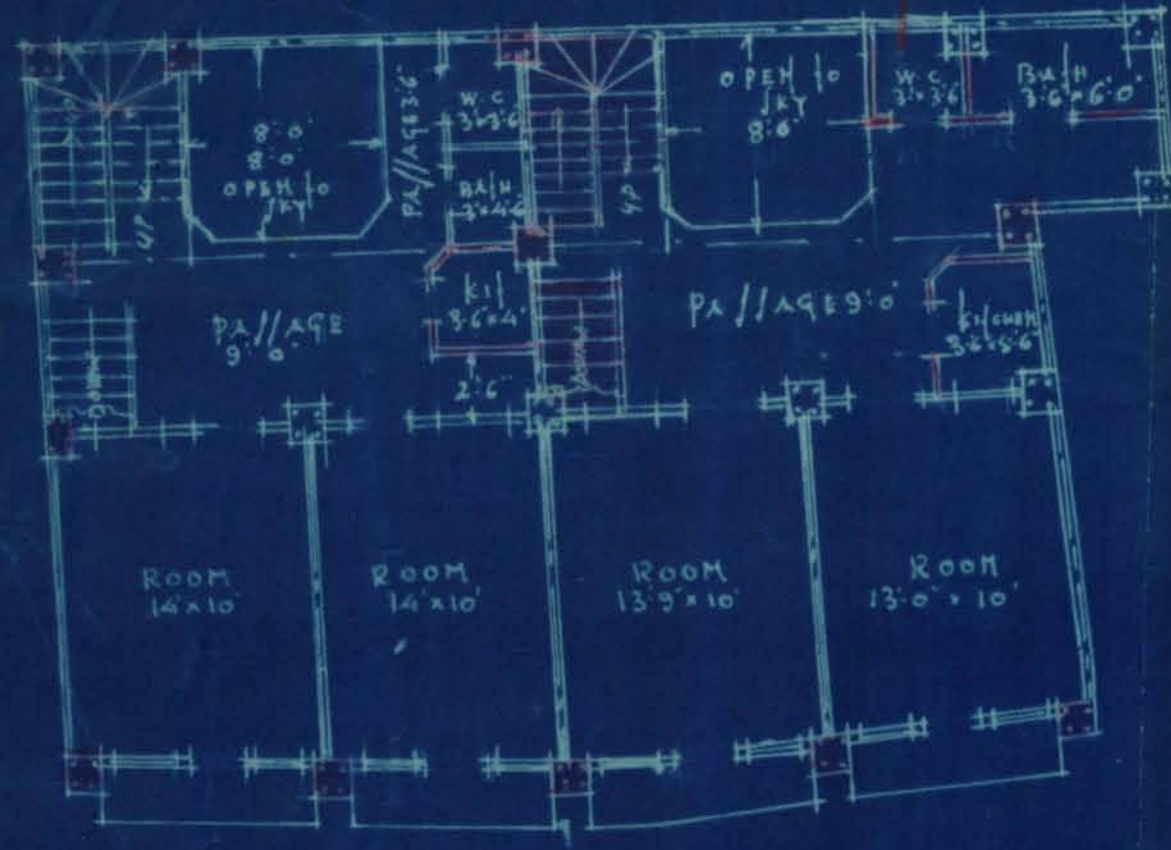
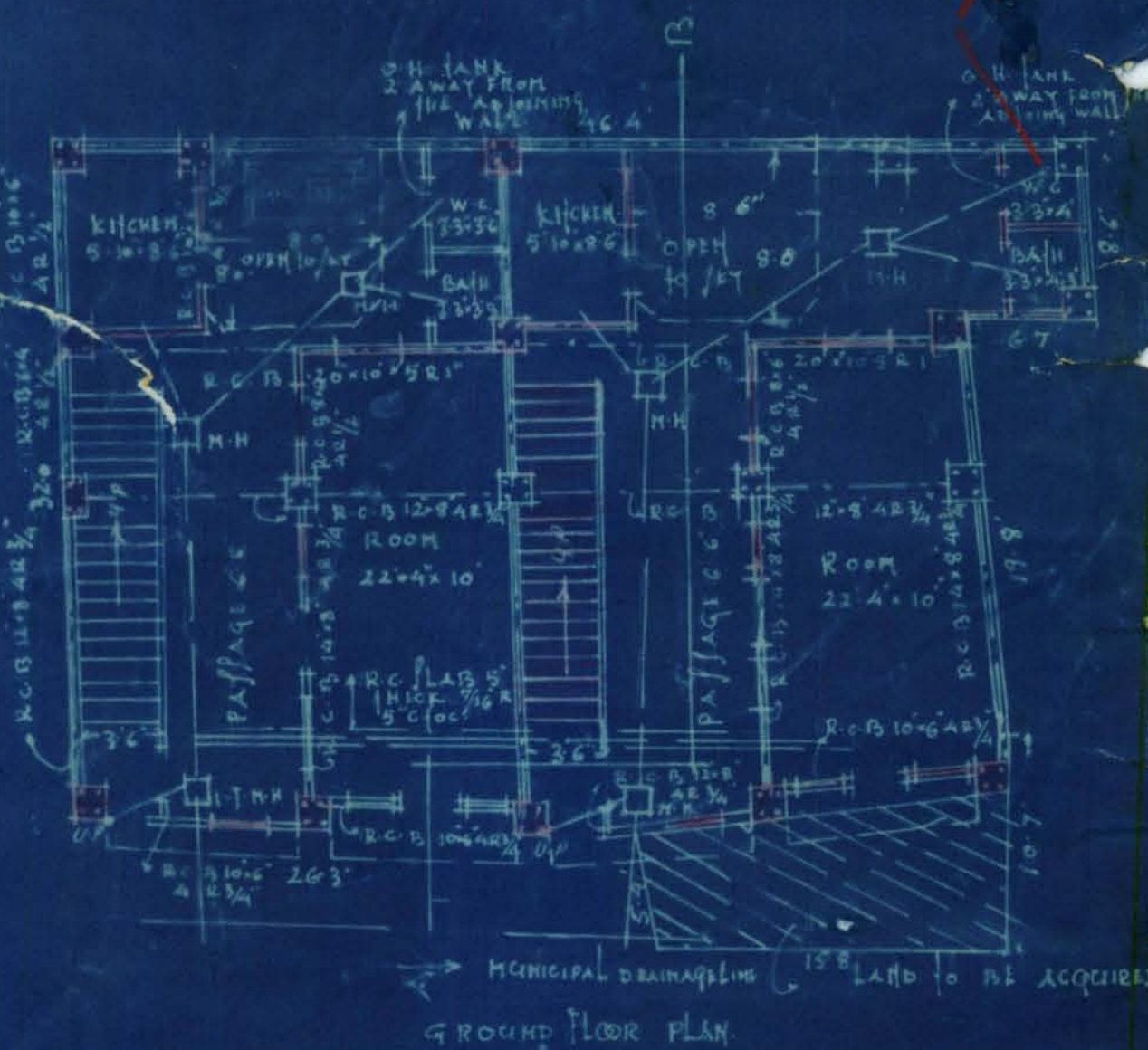
30/10

AMENDED PLAN OF PROPOSED BUILDING ON PLOT NO. 11812 /HEET N.P. 13

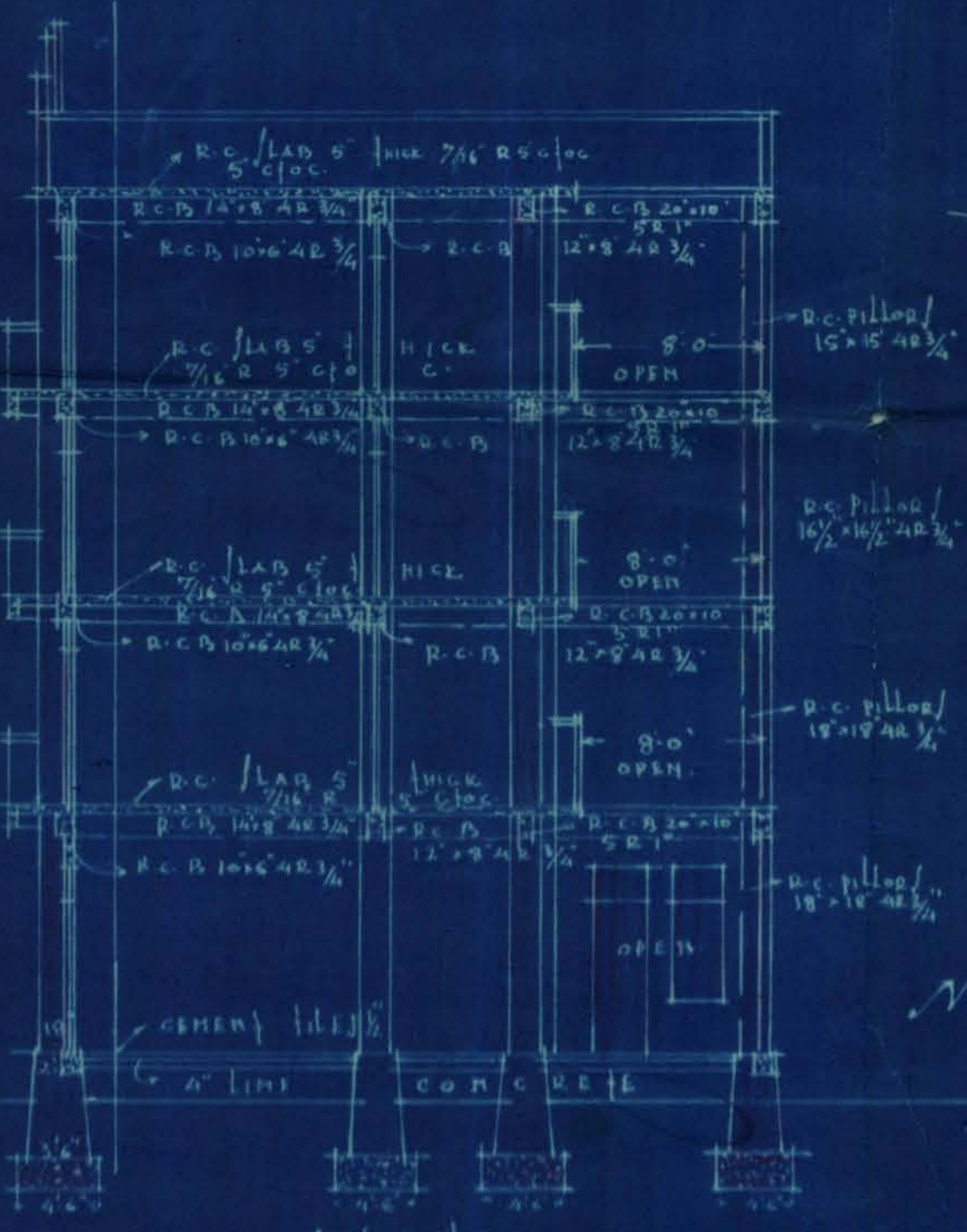
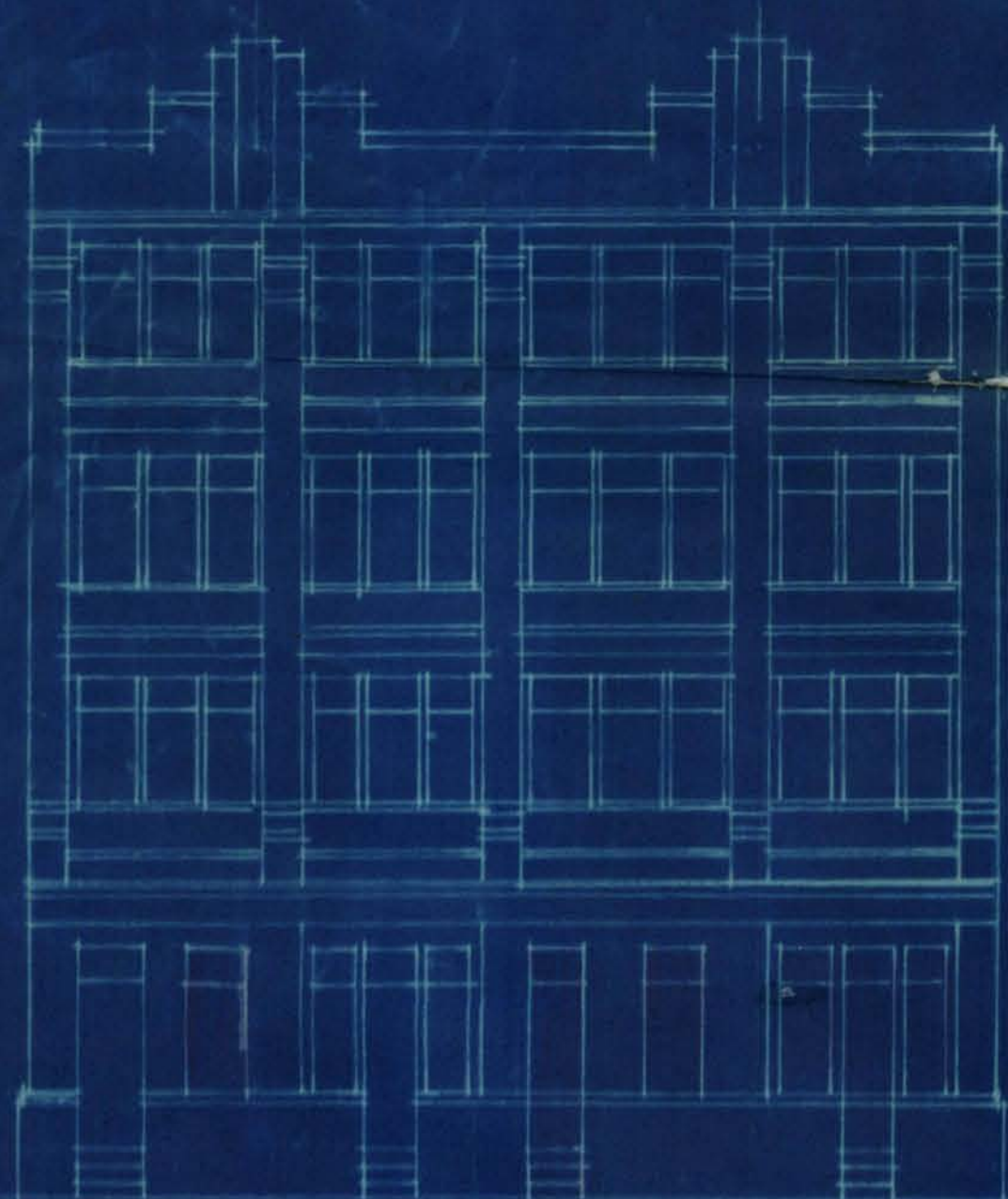
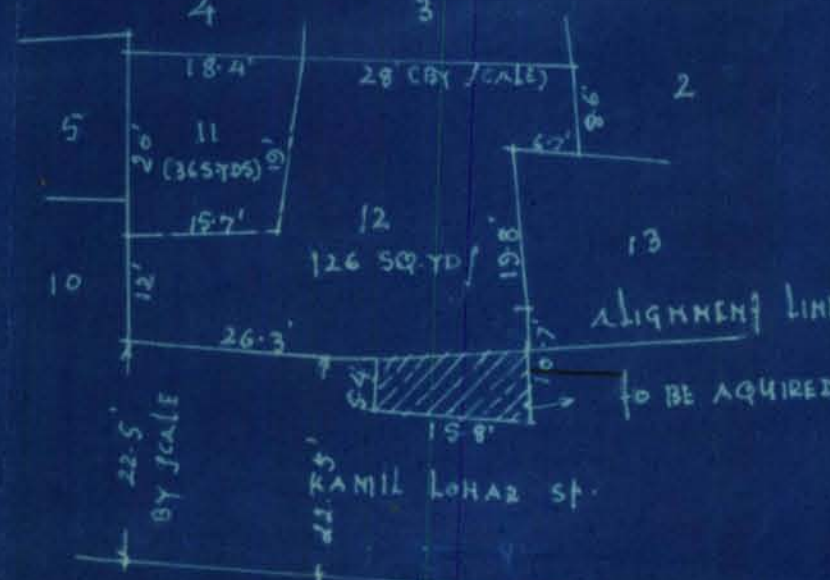
HAPIOR QUARTER
/SCALE 8' FT TO AN INCH

35
39

A.P. 3



SITE PLAN
SCALE 20' TO AN INCH



NOTE:
INTERIOR CEMENT PARTITION ARE 3" THICK
OUTSIDE " " " 6 "

Nathomal Shankar & Co.

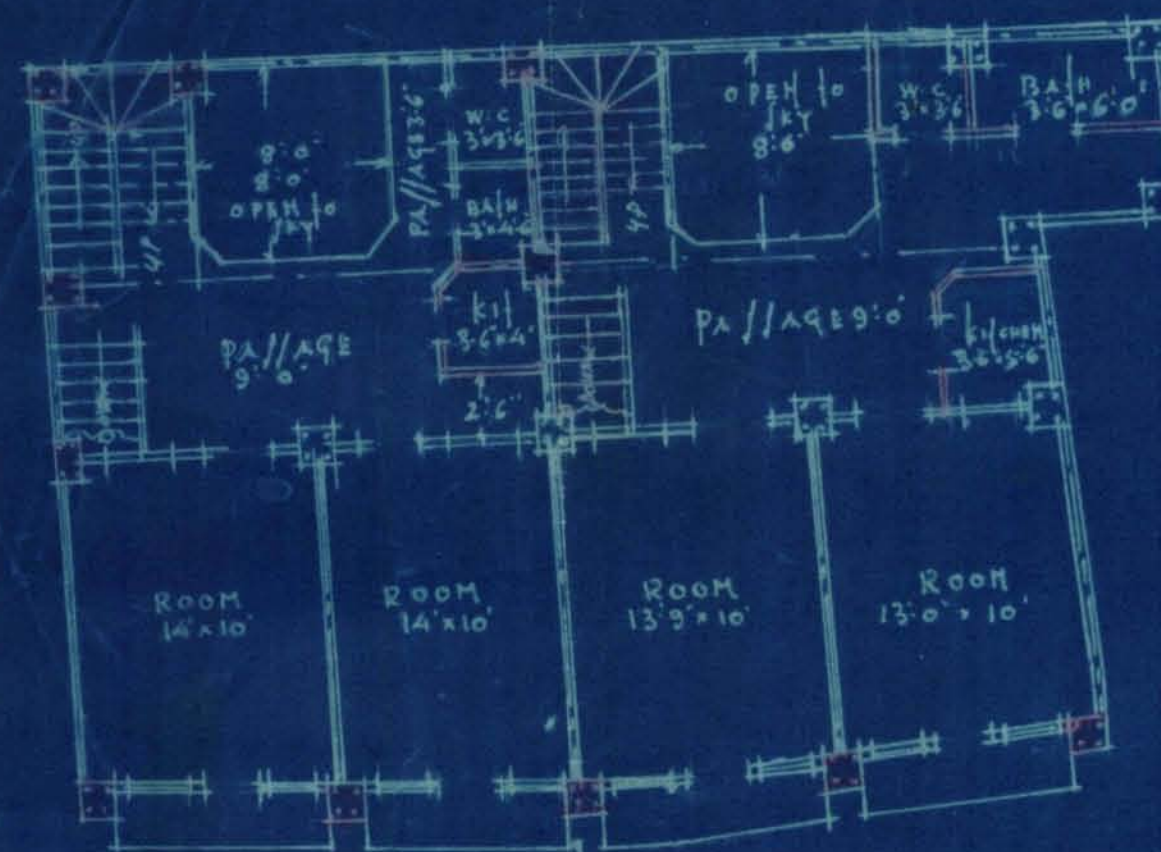
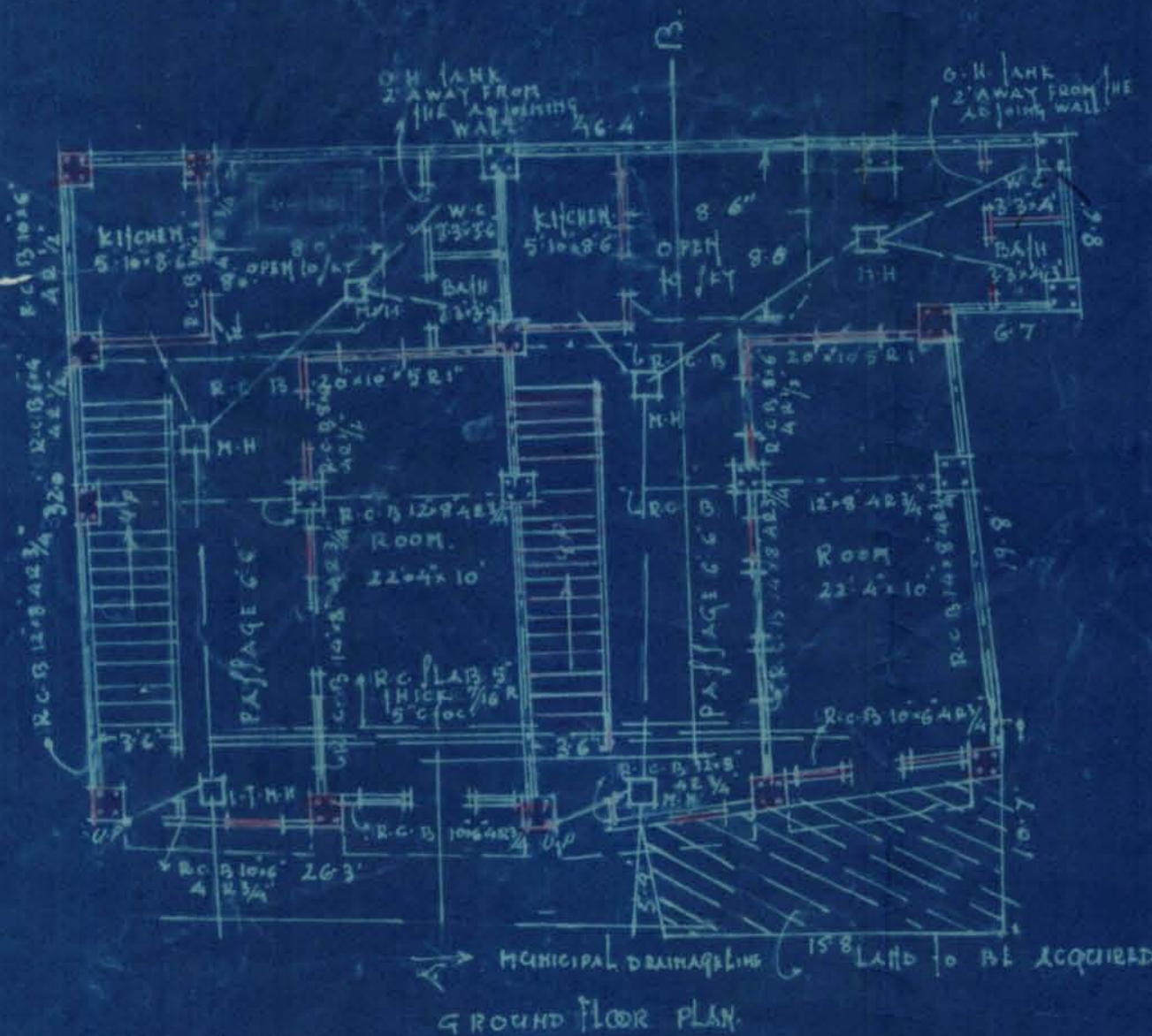
Tarasing H. Advani & Co.

OWNER

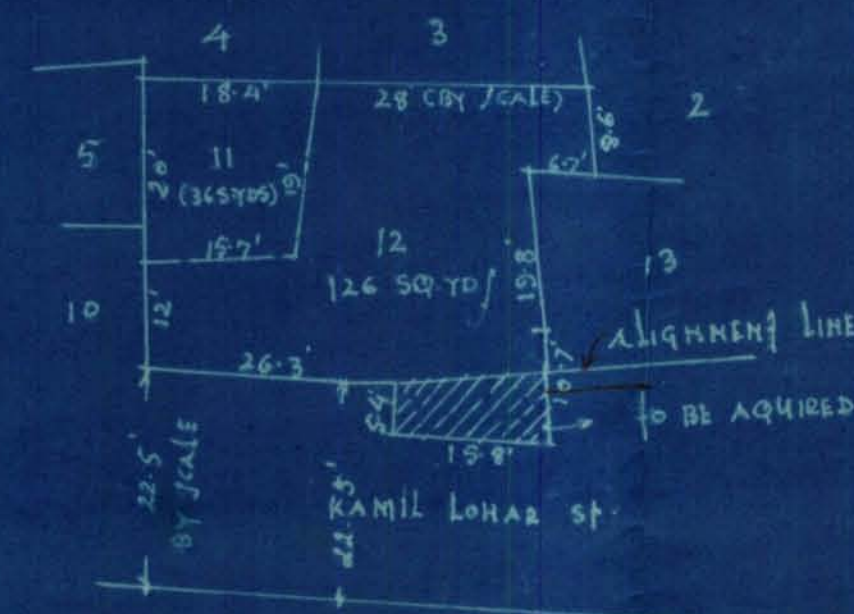
TARASING H. ADVANI & CO.
Architects & Surveyors
NICOL ROAD,

AMENDED PLAN OF PROPOSED BUILDING ON PLOT NOS 11 & 12 /HEET N.P. 13 NAPIOR QUARTER /SCALE 8' FT TO AN INCH

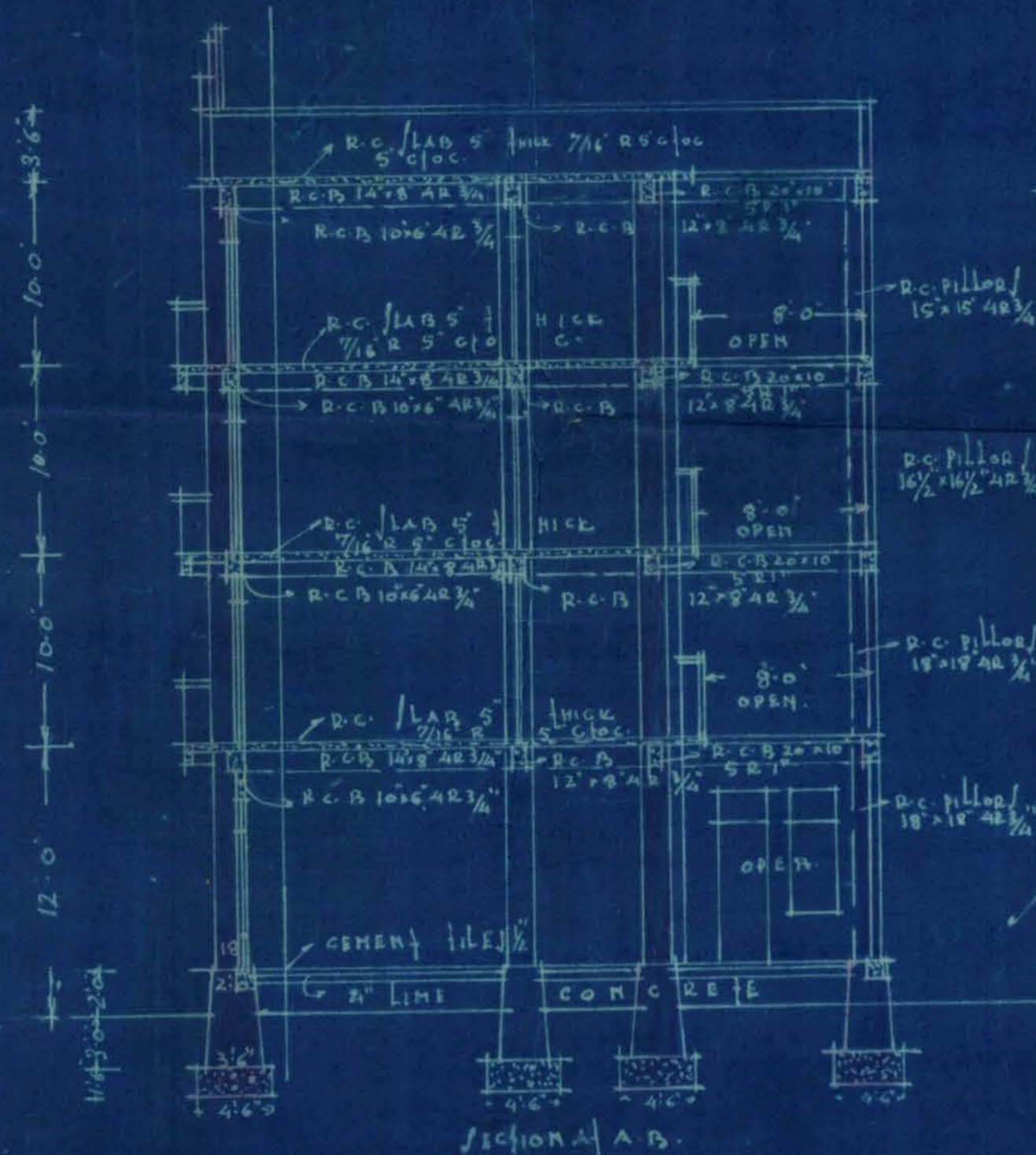
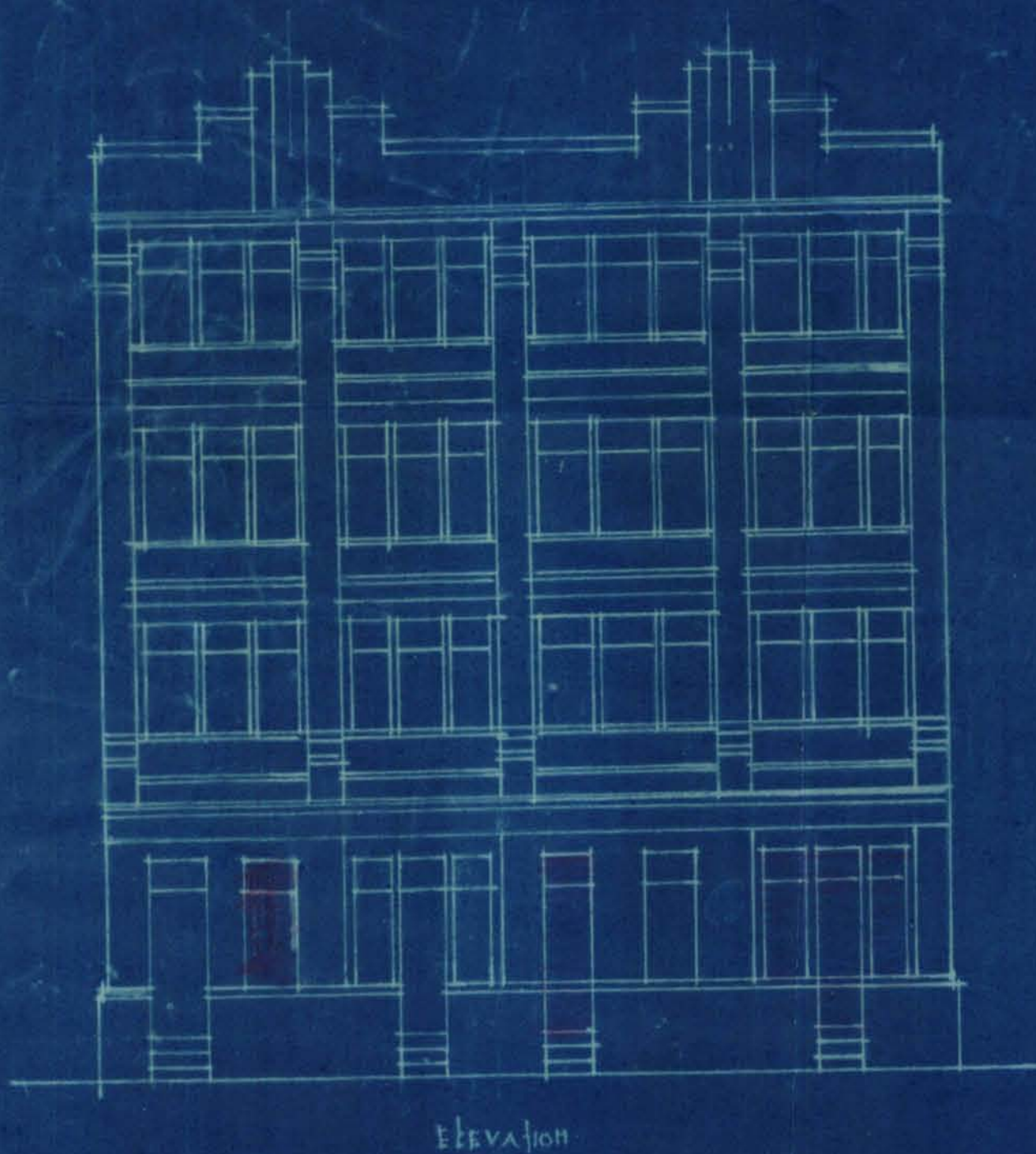
35
39



SITE PLAN
SCALE 20' TO AN INCH



NOTE:
INTERIOR CEMENT PARTITION ARE 3" THICK
OUTSIDE " " 6"



Nathomal Shankar...

OWNER

TARASING H. ADVANI & CO.
Architects & Surveyors.
NICOL ROAD,

Office Telephone Nos. 2805, 2806 &
2807.



MUNICIPAL CORPORATION
KARACHI.

Reference No. L. C—P.

To.

C 55/38

Mr. Nathu al Chaudhary & others.

Dear Sir,

With reference to your building on plot No. 112/12 sheet
No. N.P.3 Napier 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.

1000—5—38

Copy to Mr. Deekishindes
doing the needful. ~~done~~

Yours

L. M. A.



Heritage

KMR.CDD.NaQ.1938-1941.01
1000-11-88.

26

Office Telephone Nos. 2806, 2806 & 2807,

F. M. I. KURESHI,

B. SC. ENGINEERING (EDIN)

LAND MANAGER & ARCHITECT

**MUNICIPAL CORPORATION
KARACHI.**

Reference No. B. S. C-5/38

1938

To,

Mr. D. C. Kishin DasArchitect KARACHI.

Dear Sir,

Re:—Plot No. 11212 Sheet No. N.A.3 Napier Quarter.

With reference to ~~your letter dated~~ the building under your supervision 193 re:—
 above Plot, you are requested to keep ~~your~~ get the premises open for
 inspection of the Building Surveyor on 10/7/ 1939
 between 9-45 to 70 A. M., and also be present on the site.

Yours faithfully,

Shawwal

Land Manager & Architect.

8/7

22-9-38

DEVKISHINDAS & Co.

ARCHITECTS
AND
SURVEYORS.

NEAR KHORI GARDEN.

KARACHI, 2nd May 1939

To

The Land Manager & Architect
Karachi Municipality

Cooperation

Re plot no 11 & 12 Sheet NP-3

I hereby inform you
that the Centre for 6th floor
and placing of reinforcement
is ready for the 6th floor on
plot no 11 & 12 Sheet NP-3
Mapin Q² which please note.

Yours faithfully
Devkishindas

24
MAY 11 1939

BSC 55/28

To,

The City Deputy Collector,
Karachi.

Sir,

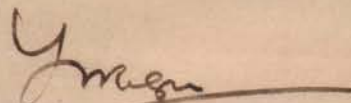
Re: Plot Nos. 11 & 12, N.P.3, Napier Qr.

I have the honour to inform you that copy of your letter No. N.P.3/11, of 1939 dated 27th April 1939 has been forwarded to the lessees of the plots for information and necessary action.

I have the honour to be,

Sir,

Your most obedient servant.



Land Manager & Architect.

J.10.5./-

29

The C. O. C.

Sir.

Re: Plot Nos. 11 & 12 N.P.3 Napier Co.
I have the honour to inform you that.

~~the~~ Copy of your letter ~~no N.P.3/11 of 19~~
~~dated 27.4~~

No: N.P.3/11 of 1938 dt.: 27.4.38

has been forwarded to the Persecs of
the plots for information and necessary
action.

I have - - -

L. M. A

8/5



Below letter No. N.P.3/11 dated 27th April 1939 from the City Deputy Collector, Karachi, to the Land Manager and Architect, Karachi Municipal Corporation, regarding Plot Nos. 11-12 Sheet 3, Napier Quarter. 30

"With reference to your letter No. L.C.P.55/38 of the 10th August 1938 on the above subject, I have the honour to state that under the conditions of the lease the lessee has to approach the Collector in the matter, The lessee was explained the position and it is for him to approach the Collector or not. The case will be disposed of according to the orders of the Collector."

bse 55/38
MAY 8 - 1939

Copy forwarded to M/s. Nathumal Ganshamdas and others c/o Mr. Devikishindas, Architect, for information and necessary action, in continuation of this office No. B.S.P 5/38.

Land Manager & Architect.

MAY 6 - 1939

J.5.5./-

Copy of above cc's with the
typed

24

Copy forwarded to M/s ~~Gaushandes~~.
Nathu Lal Gaushandes & others
C/o Mr. Dewkishindes Architect.
For information and necessary action, in
continuation of this office No: B.S. PS-5/38.
L. M & A.

4/5

4/5

No.
Karachi,NP 2/11
27of 1938.
April 1938.From
To

The City Deputy Collector, Karachi.

The Land Manager & Architect,
Municipal Corporation, Karachi.Subject. Plots Nos. 11 - 12 Sheet 3 Napier Quarter.

Sir,

With reference to your letter No. LCP 55/38 of the 10th August 1938 on the above subject I have the honour to state that under the conditions of the lease the lessee has to approach the Collector in the matter. The lessee was explained the position and it is for him to approach the Collector or not. The case will be

LAND M
ARCHITECT
MUNICIPAL CORPORATION
28. APR. 1938
No. 967.

disposed of according to the orders of the Collector.

informing
net
28/4
28/4

I have the honour to be,
Sir,
Your most obedient servant.

P. S. M. R.

City Deputy Collector, Karachi



Heritage

KMR.CDD.NaQ.1938-1941.01

1000-2-39

33

Office Telephone Nos. 2805, 2806 & 2807.

F. M. I. KURESH

B. Sc. Engineering (Edin.)

LAND MANAGER & ARCHITECT

**MUNICIPAL CORPORATION,
KARACHI.**

APR 28 1939

Reference No. B. S. P. 55/38

MEMO:

Re: Plan No. 11012

2P3

Sheet

haphis

Qr.

Plan for

Building

on the above plot submitted by Mr.

S. Hatturmal Chaudhary & others

have been approved by the Karachi Municipal Corporation.

Land Manager & Architect.

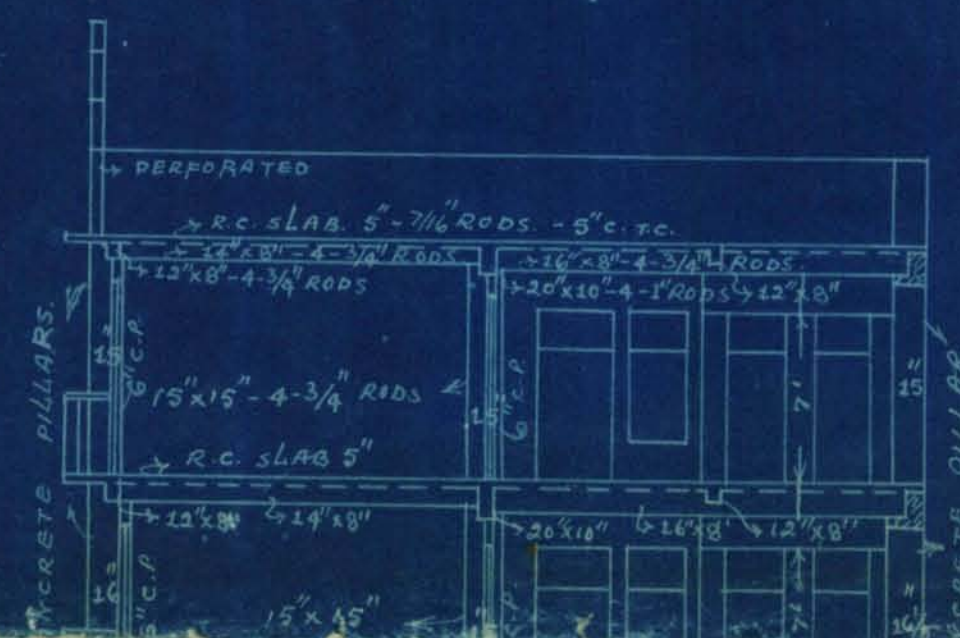
APR 27 1939

26/4

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.





APPROVED. *The court's*
operation no compensation
the C.A.C.

Land Manager and Architect
Validity

APR 25

of carrying on building
 All Tanks built for general
 operations must be
 issued by the *Authority*
 of the *Government*

Denkihi in law

ARCHITECTS & SURVEYORS

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. _____ Sheet No. _____ } Quarter. _____

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 ...	

Date of receipt of plan _____

Date of expiry of 30 days _____

Plot No. 112/2Sheet No. N13 N of Qr.

BUILDING SURVEYOR'S REPORT.

1. Sheet no is not correctly put on the plans & A form
2. W.C on 1st floor marked x is against rules.
3. W.C marked y on 1st floor over the passage on 2nd floor will require C.O's sanction. ~~for objection~~
4. ^{60 sq ft} Open in front of W.C, shall be correctly shown and must be 64 sq ft clear.
5. Dimension of R.C beams carrying 6" C.B wall at the back be specified.
6. Ventilator be provided to the W.C marked y on upper floors abutting the open space.
7. Galleries on municipal land shall be 9" only and this be put on plans.
8. It must be stated if the owner have executed no compensation agreement with the C.D.C which was one of the condition of passing the original plan.
9. Note regarding not claiming compensation for extra land left as per original approved plan be put in the new plan.
10. No structure on the land coming under alignment will be allowed.

Building Surveyor

Remarks of LAND MANAGER AND ARCHITECTS

11. Section be correctly drawn
12. Some openings in the walls of staircases on the side of open space, be made to admit air & light.
13. Title deed be produced by the signatory Tharwad & Tharwad.

[Signature]
 6/11

Pro, Ls and Hs' objection.

11/11

L. M. S.

28/9

Date _____

Land Manager and Architect.

G/o. TARASING H. ADVANI & CO.
ARCHITECTS & SURVEYORS.

NEAR SIND MADRESSAH
NICOL ROAD,

Karachi, 13th October 1939.

PHONE 2720

Ref. No. _____

To,
The Land Manager & Architect,
Municipal Corporation,
K A R A C H I.



Dear Sir,

Re:-Plot No. 11 & 12 N.P.13^x
Napier Quarter.

We are handing you herein amended plans for building under construction on the above plot.

The original plans were submitted by Mr. Devkishendas, who has now abandoned the work after completing the skeleton of the building upto the 3rd floor roof.

"A" Form duly signed by the owners and by Mr. Tarasing is being sent herewith.

Completion certificate signed by Mr. Devkishendas will for work done by him will be submitted in due course.

We shall thank you please to deal with M/s Tarasing H. Advani & Co in this matter, in fortune.

Yours faithfully,

Nathaniel Ghosh

1. P. attached
M. Circulate

Owners.

[Signature]

19/10

B.S. [illegible]

[illegible]

[illegible]

17/10



FORM A.

NOTICE UNDER SECTION SCHEDULE VI CHAPTER XI RULE 2 (I)
OF THE CITY OF KARACHI MUNICIPAL ACT 1933.Karachi 16/10/39

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 (I) of the City of Karachi Municipal Act 1933, I hereby given you notice that I intend within the meaning of that rule to erect or re-erect/make additions & alterations to building on plot No. 11 E/12, Survey H.P. 13 sheet H.P. 13 Situated in Kamil Lohar street Hafior Quarter as per Ground plan, Elevation and Section sent herewith in quadruplicate.

The said building will be of following description. Ground& three other floors.It is intended for the purpose of Residency

†Specification of the work will be as on the reverse.

I further beg to inform that the name of the licensed architect and or surveyor whom I have employed to prepare plans and to supervise the erection or re-erection of, additions and alterations to, the said building is Mr. Tarasing H. Advani

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

Nathomal Shamshani

Signature of the owner

Jahangir Trading Co. P.O. 151

Address of the owner

Shawar Das Shamshani
Kinari

† See on the reverse



2

Nature of soil in foundation MurumNature of masonry of foundation R.C.C. pillars & C.B. Masonrydo Plinth Dodo Superstructure DoKind of roof R.C. ConcreteKind of Floor Cement TilesMethod of Draining Sullage Water Municipal Drainage

—:0:—

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

To,

The Chief Officer,

Karachi

Municipal Corporation.

Sir,

Karachi.

With reference to the notice under Schedule VI, Chapter XI, Rule (2) I of the City of Karachi Municipal Act 1933, submitted to you along with the plans for erection or re-erection/additions and alterations on plot No. 11812 sheet No. 17-P-13 by Mr./Messrs. Nathoomal Ghansemdas & Hawardas Dhanmal who is/are registered owner/owners of the above plot for building a Residency.

I beg to inform you that I have prepared the plans and have agreed to supervise the erection or re-erection of/additions and alteration to, the building work mentioned therein.

I beg to remain,

Sir

Your most obedient servant.

(Signature)
Licensed Architect and/or Surveyor.



Department _____

CB **FILE No.** *9* **of 19** *411*

SECTION

PART

Disposal No. *20*

Subject *11 & 12 NP 3*

Note.—Former Correspondence filed in file Compilation No.

Subsequent Correspondence filed in file Compilation No.