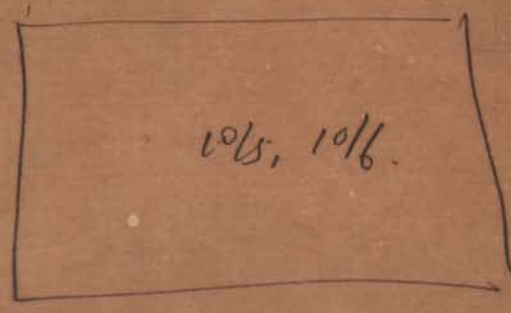
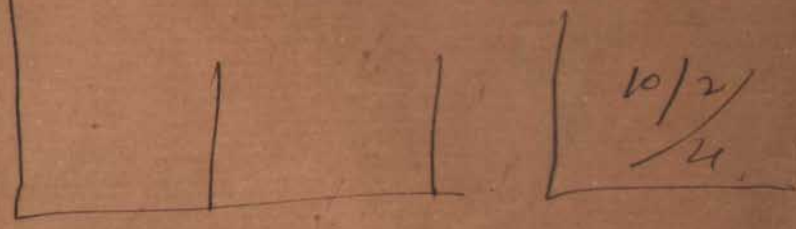




Sanjivani



To the ...
...
...
3/19/31



K. G. Gomis



Heritage

KMR.CDD.MiQ.1928-1932.01

N. J. MODI.

B. Sc., (Engineering London.)

A. M. INST., C. E., L. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect.

No. L. M. A./BS. P. No. 130 of 19

MUNICIPAL OFFICE,

KARACHI

19

MEMO :

Building Surveyor Section A in informed
 that Mr. Jethanand Jayaram has been permitted
 to live
 his house
 on plot No. 10 2/4 RB-7 Street
Ramkesh Quarter. Report should be made to the
 undersigned when house in completed.

*1. app. to amend
 plan. 2/13/30*

*no begun
 2/13/30*

N. J. Modi.

*attach amend plan
 in case for this plan*

*no amended
 plan received
 2/15*

BS. 29-100-4-29.

BS. 29-300-7-29.

BS. 29-300-11-29.

B. SC., A. M. INST. C. E. 104/30

Land Manager & Architect.

This sanction holds good for the
the purpose of construction for a term
in excess within a year from the date
whereafter the sanction will be signed
to be issued.

-SHEET NO. R. B. 7. RAMBAGH. QR.

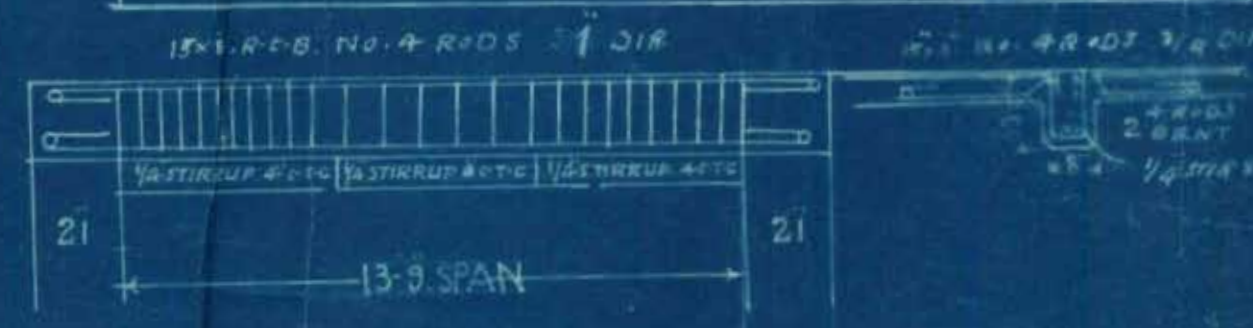
SCALE 8'-1" INCH



Chimandas. H. Labg.



GOKALDAS S. G.N. LALJI.
BUNDER ROAD KARACHI
TRACED BY BHIMJI. J. MAHETA



SITE PLAN

SCALE 40-

No. 10/2/3 10/2/4

R O A D 25 WIDE

OWNER

Per Pro. Juhana and Dayana
Pikara Dayana



KARACHI MUNICIPALITY.

B. S. 37

N. J. MODI.

B. Sc., Engineering (London)

A. M. INST., C. E., L. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A. p.c 130/30 OF 1931
B. S.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 15.5.1931.

MEMO:—

With reference to his building on plot No. 10444 sheet No. 707
Rambhadr quarter, Mr. Jethanand Dayaram is
informed that the building as is being erected or erected differs from the
approved plan. Instructions are therefore given to him to submit an amended
plan for the building within 15 days from the receipt hereof, failing which,
action will be taken under the Act.

Repaired delay is
given to 21/5

{ Delivered on 21/5
to the address
11.21/5

B. Sc. A. M. I. C. E., 17/5

Land Manager and Architect.

5  Heritage KMR.CDD.MIQ.1928-1932.01

GOKALDAS & BHINDE,

Architects & Surveyors.

Gokaldas K. Patel,

Bhimji V. Bhinde,

B. E. (CIVIL)

SWAMINARAYAN BUILDING,

BUNDER ROAD,

KARACHI, 7-7-1931.

To

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

Re. Plot No 10/2/4 + 10/2/5/1 R.B.7.

With I have the honour to submit
herewith an amended plan of building on the
above plot and request you to approve the
same at an early date.

Thanking you in anticipation

Yours truly
B.V. Bhinde



Pts. no
87.

c
The amended plan is

L
2/17

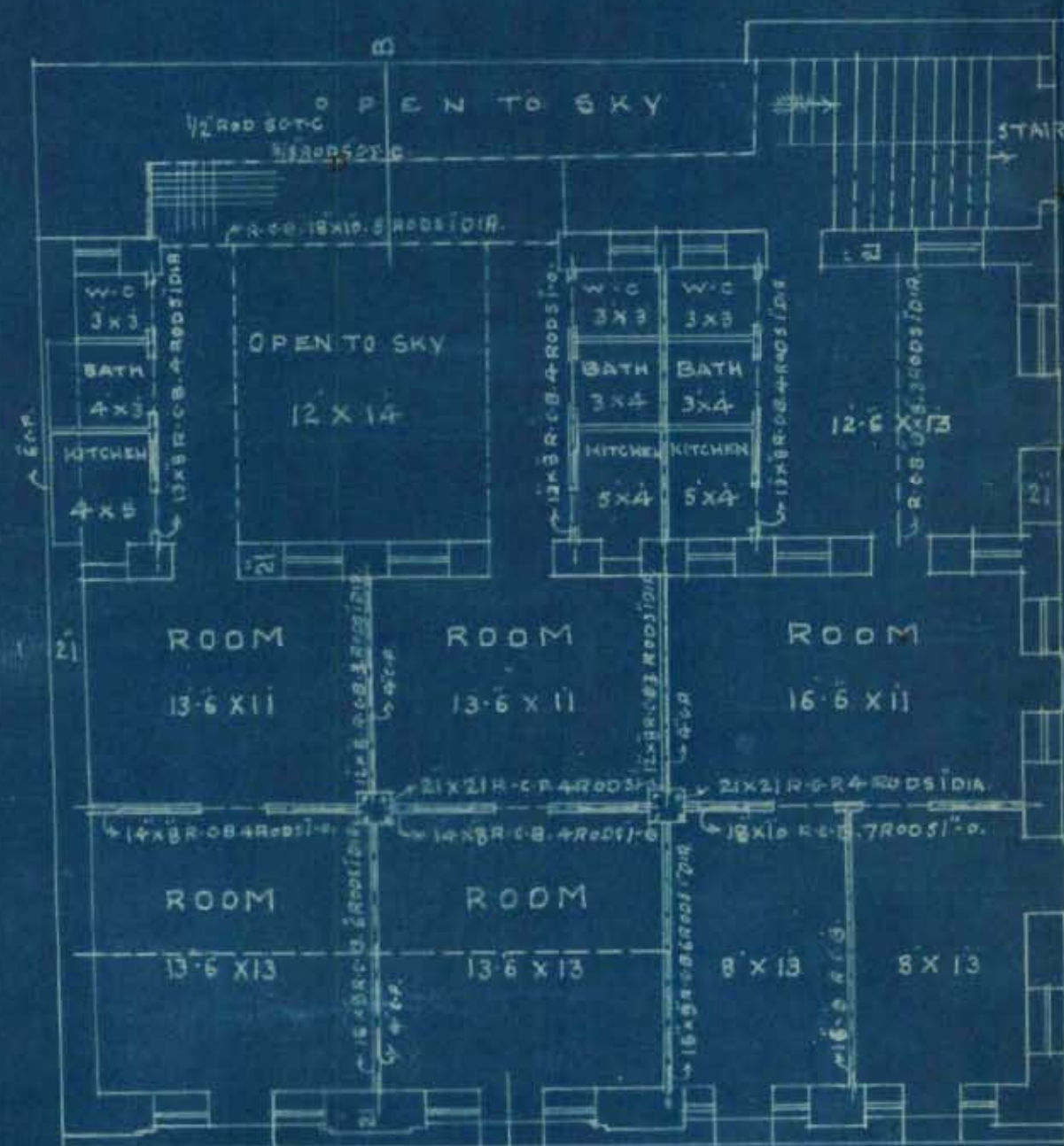


AMENDED PLAN OF PROPOSED BUILDING ON PLOT

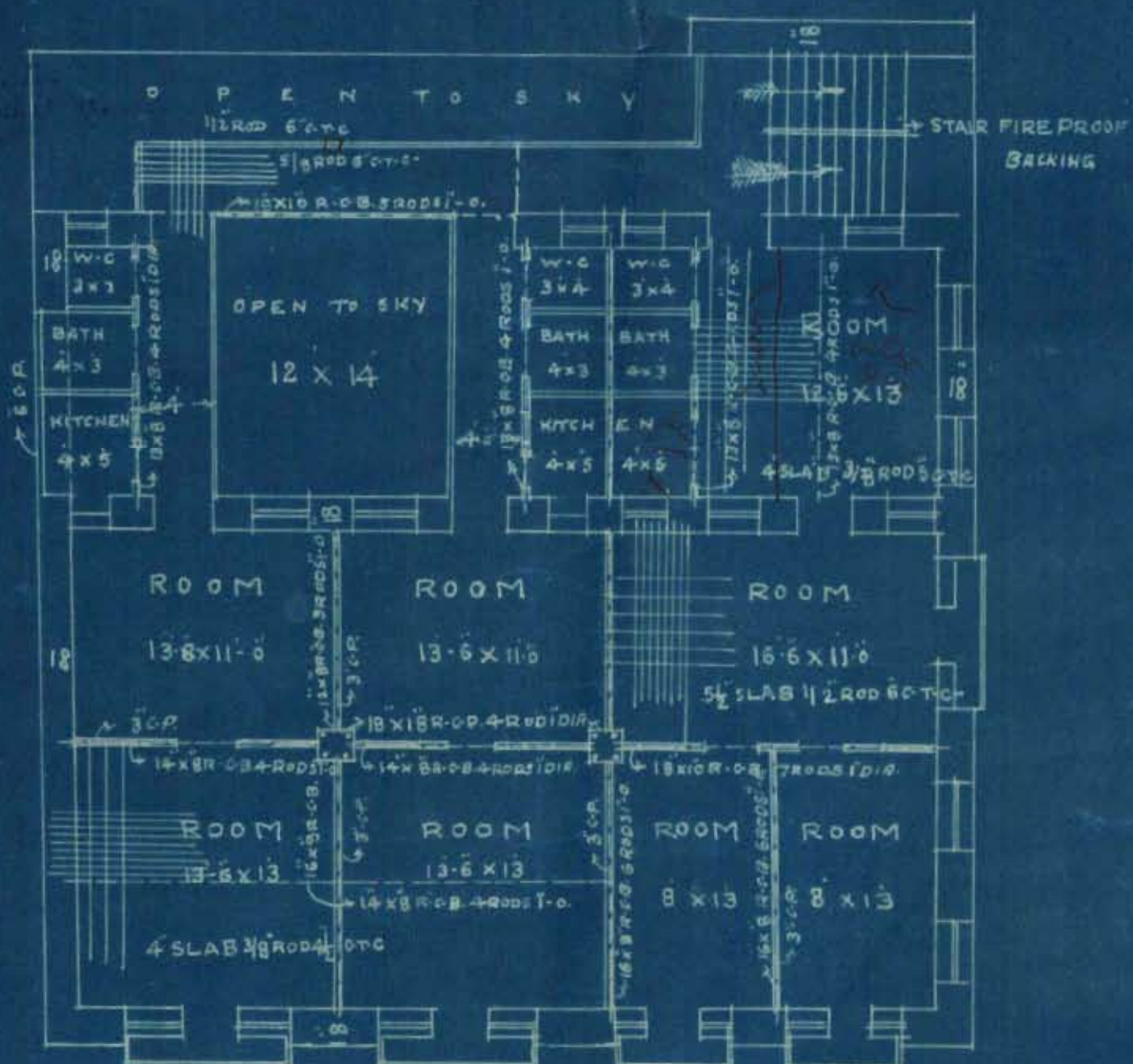
NO.10/2/4 + 10/2/5 11. SHEET NO. R-B-7.

RAMBAGH Q. APPROVED

SCALE 8-1



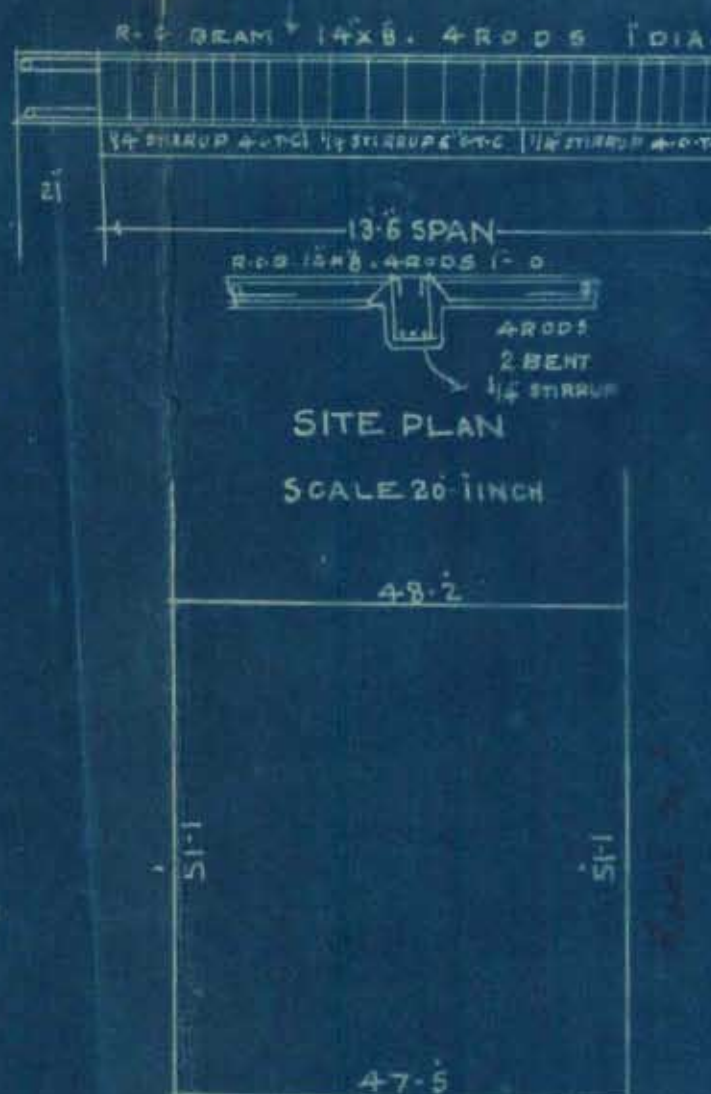
GROUND PLAN



1ST, 2ND, & 3RD FLOOR PLAN

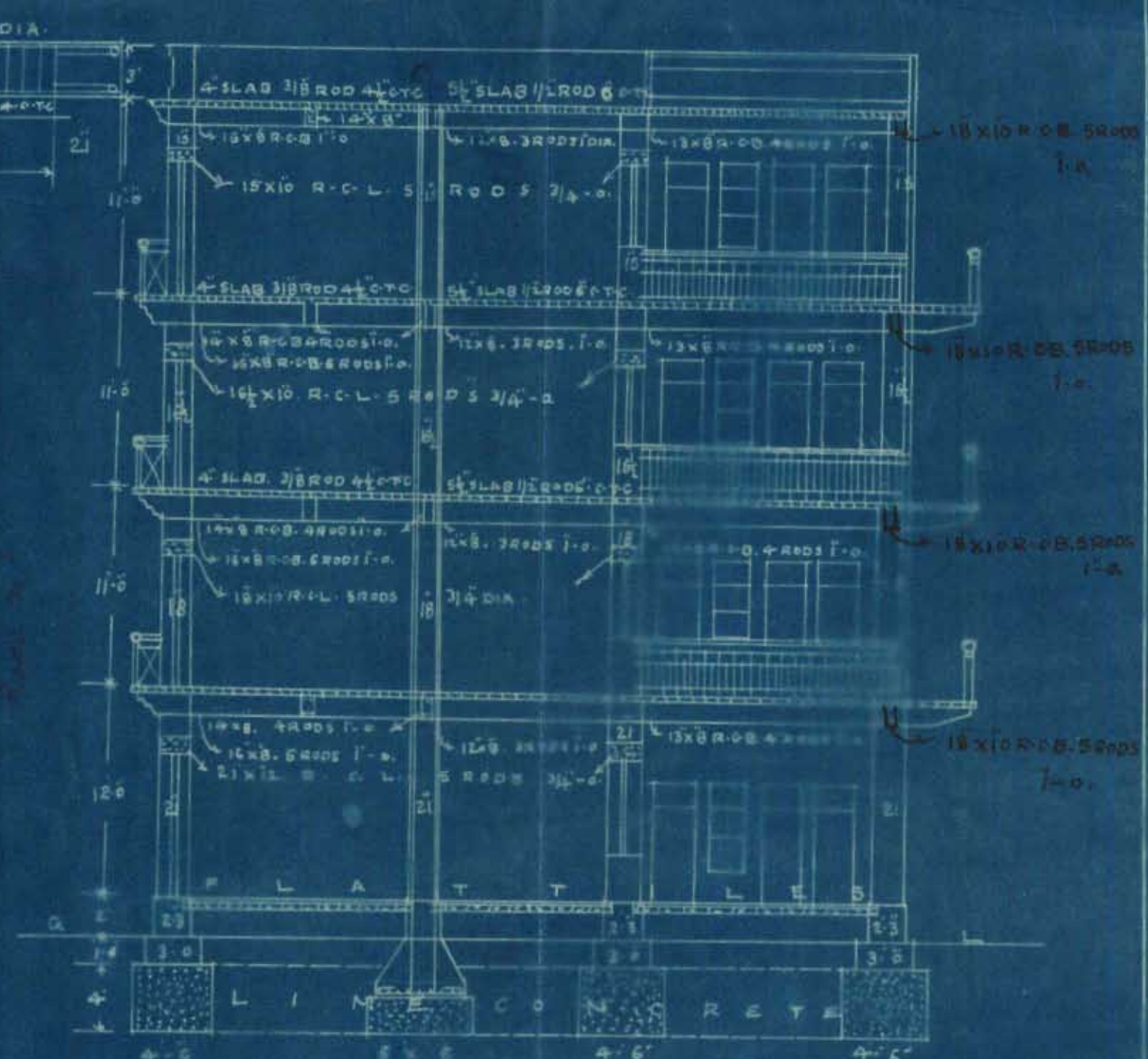


ELEVATION



SITE PLAN
SCALE 20-1 INCH

ROAD 25' WIDE



SECTION ON A.B. GOKALDAS & BHINDE
ARCHITECTS & SURVEYORS
SUNDER ROAD,
KARACHI.

ARCHITECT :-

OWNER :-

Below amended plan for
Vol. No 10/2/4 RB.7 Rumbung

Passed on with Compliments
to it for management

5403

Chasen and his

Prop Hengrajani to LMA
to show to the pt

for
2577.

No objection

musicians

28/7/31

NOTES SECTION.

_____ o _____

Building Department.

_____ o _____

Case No. **A/C** 77 of 1931/33Applicant's Name Jethanand DayaramArchitect's Name B. V. Bhinose Esq.Plot No. 1012/4 Sheet No. RD. 7., Ramdagla Quarter

The above application with plans is forwarded with compliments to the Health Officer for favour of report.

Date of despatch _____ 193

for Chief Officer,

MUNICIPAL HEALTH OFFICER'S REPORT.

Returned with compliments to the Land Manager and Architect, Karachi Municipality with the following Remarks:—

Date of receipt _____

No objection to 28-7-31.
[Signature]
30/7

Date of disposal _____

BUILDING SURVEYOR'S REPORT.

Owners Name Jethanand SanyalWhether applicant is the owner of the plot on which it is proposed to build yesPlot under whose control Gosh:Whether it is permanent or temporary 99 years:

The work proposed _____

Are the Land Sale Rules observed (in case of Municipal plots only) _____

Area of the plot: (newly Sold) _____ area built _____

Whether there is any unauthorised works existing on the plot _____

Building Surveyor's Report _____

This is ~~for~~ an amended plan for
 No. 10/24, R.B.7, Opposite Dr. Kanchandam,
 Bangalore. This we have seen last Friday.

1. Gallery at the back be supported
 by a central post as shown.
 2. Verandah and room can be allowed.
 3. Balcony projection to be limited to 9".

no objection
 20/11

Date _____

Building Surveyor.

No. 30/1

LAND SURVEYOR'S REPORT,

- (1) Does the plot come under Alignment? _____
- (2) Is the Alignment Correctly Shown? _____
- (3) Are the Site Measurements correct? no
- (4) Is there any encroachment? _____
- (5) Is the plot affected by T. P. Scheme? _____
- (6) Is in plot subject to any conditions of previous sub-division and amalgamation? _____

Remarks

Measurement must be correct and
adjoining of the plot be given.

Date

19

Land Surveyor.

Remarks of

LAND MANAGER AND ARCHITECT.

35 & 285 ft. space on the
left side passed by, we marked
down entrance door for road

3/8/31

1 day ago

28/8/31

Date of disposal

Land Manager and Architect.



KARACHI MUNICIPALITY:

N. J. MODI.

B. Sc., Engineering (London.)

A. M. INST., C. E., L. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect.

REFERENCE No. L.M.A./B.S. C. 77 of 193 31

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 6. 8. 193 /

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

B. V. Bhinse Esqr. for owner
architect.

Dear Sir,

With reference to your application dated 7. 7. 193 /, with a plan for the proposed building/additions and alterations on plot No. 10/2/4 Survey Sheet No. RB7, Panbanga quarter I have to inform you that until the following requirements are complied with plans cannot be passed:—

- (1) Gallery at the back be supported by a central post as shown.
- (2) Verandah and rooms can ~~not~~ be allowed.
- (3) Balcony projection to be limited to ~~10~~ 9"
- (4) measurements must be correct and
- (5) open space must be kept as per as per passed plans.
- (6) W.C must not have entrance direct from rooms.
- (7)
- (8)
- (9)

MM 6.8.7

The plans are returned herewith for amendment.

Yours faithfully,

B. S. I

1000-8-30
600-6-31.

B. SC. A. M. INST. C. E.

Land Manager & Architect.



GOKALDAS & BHINDE.

Architects & Surveyors.

Gokaldas K. Patel.

Bhimji V. Bhinde,

B. E. (CIVIL)

SWAMINARAYAN BUILDING,

BUNDER ROAD,

KARACHI, 7th August 1931.

To

The Land Manager & Architect,

Karachi Municipality,

Karachi

Pls
The
10/8

Dear sir,

Re. Plot No 10/14 + 10/15/1 R.B.7 Pambay St.

With ref to your letter No L.M.A / B.S.C 77/ of 1931 dated 6.8.31, I have complied with your objections as under: -

6737.
5 - AUG 1931

- (1) Gallery is supported as suggested.
- (2) Room is converted into a verandah.
- (3) Balcony projection is limited to 9"
- (4) Measurements are correct.
- (5) Open space on the contrary is increased. The previous open was 14'x15'. The present open is 14x12 + 34 x 4'-6" + 5x3'x6" with an open gallery 14'-6" x 3'-6".
- (6) Verandah was wrongly marked as room though our right to the same is now corrected.

Three copies of plans one on cloth, duly corrected are sent herewith for favour of approval & record.

C
T. call in architect to this
15/8

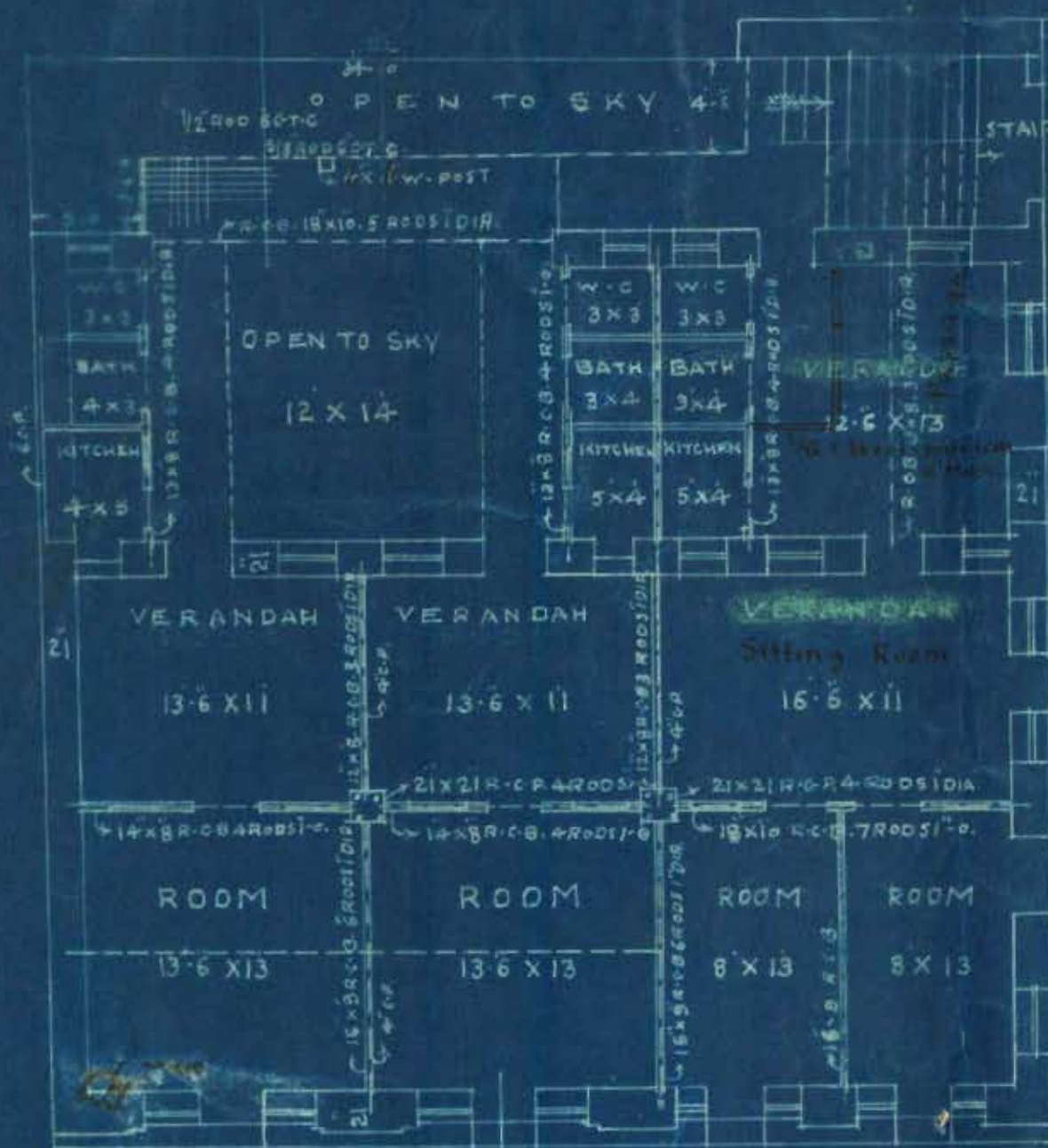
Yours truly,
B.V. Bhinde.

AMENDED PLAN OF BUILDING ON PLOT

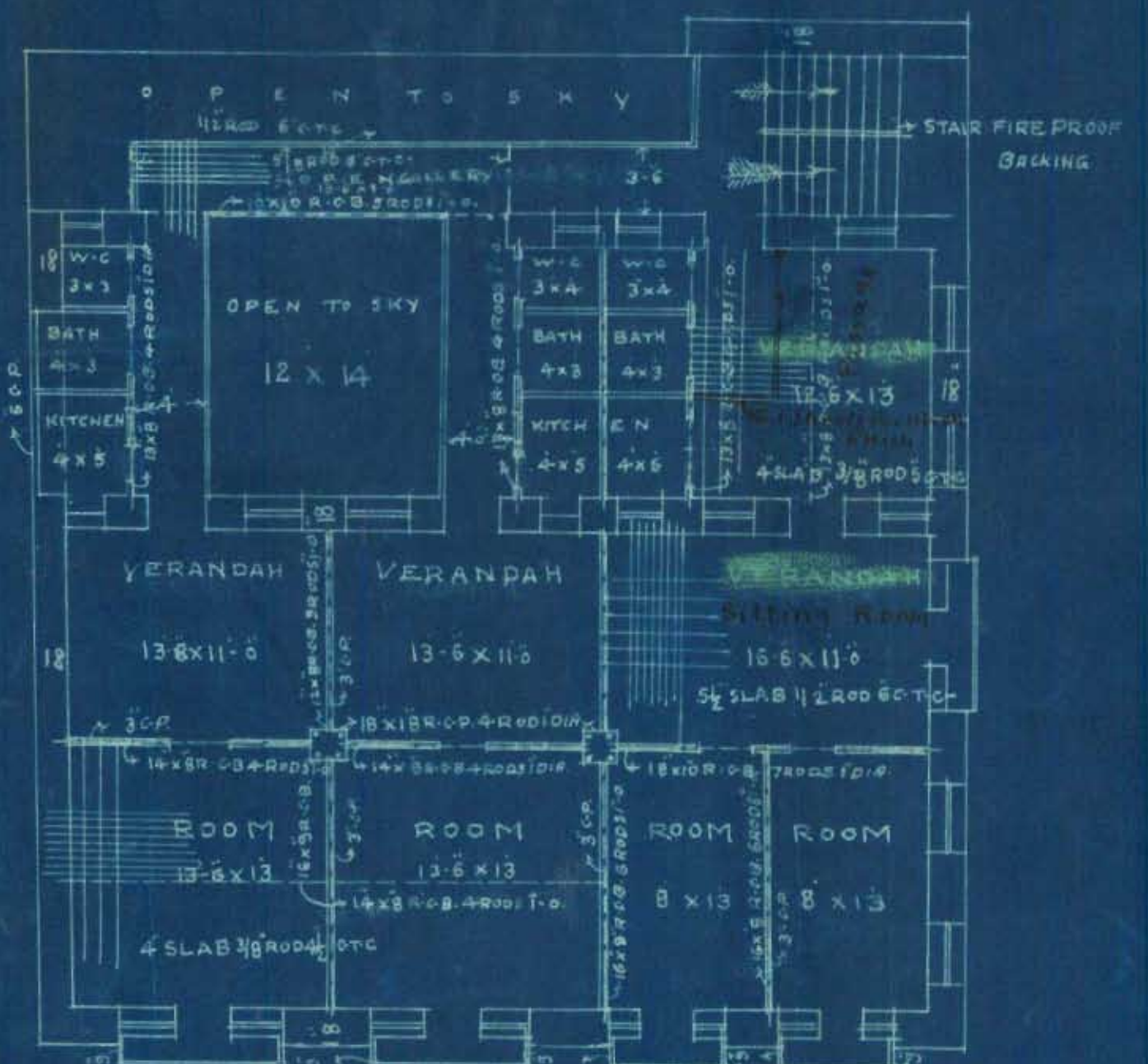
NO.10/2/4 + 10/2/5/1. SHEET NO.R-B.7.

RAMBAGH Q.R.

SCALE 3/1



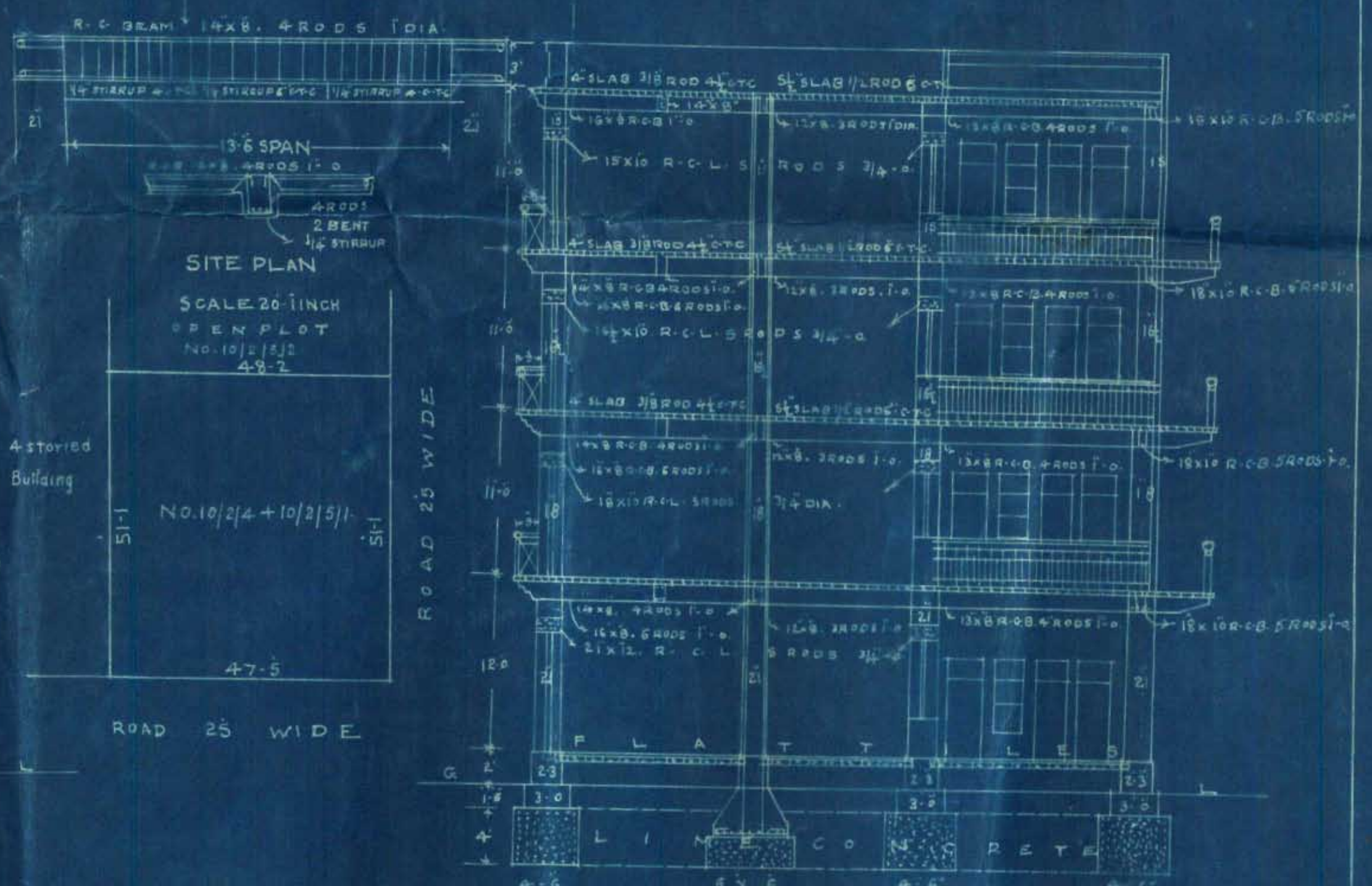
GROUND PLAN



1ST, 2ND, & 3RD FLOOR PLAN



ELEVATION



SECTION ON A.B. GOKALDAS & BHINDE
ARCHITECTS & SURVEYORS
BUNDER ROAD,
KARACHI.

ARCHITECT

OWNER:-

NO. 10/2/4 + 10/2/5 11. SHEET NO. R-B-7.

RAMBAGH QR.

SCALE 8-1

GROUND PLAN

1ST. 2ND. & 3RD FLOOR PLAN

13

GOKALDAS & BHINDE,

Architects & Surveyors.

Gokaldas K. Patel.

Bhimji V. Bhinde,

B. E. (CIVIL)

Heritage KMR.CDD.MIQ.1928-1932.01

SWAMINARAYAN BUILDING,

BUNDER ROAD.

KARACHI, 14-8-1931.

To

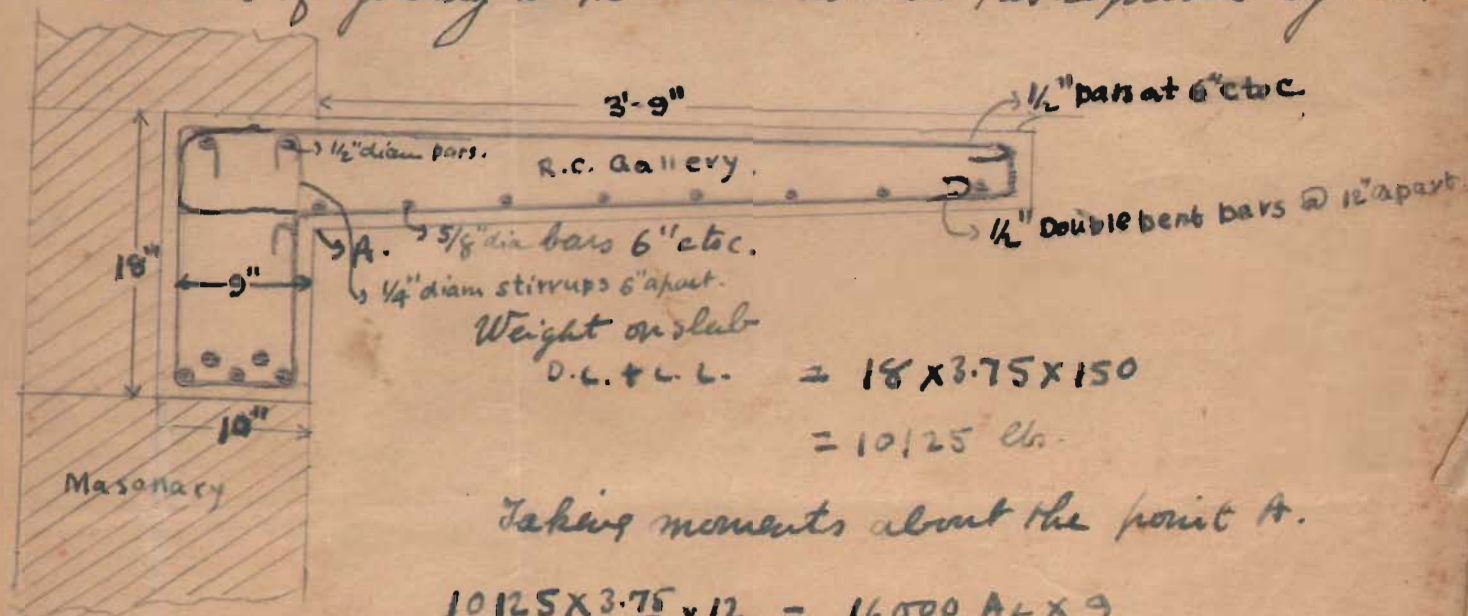
The Land Manager & Architect,
Karachi Municipality
Karachi.

Pfrie
17/8

Dear sir,

Re. Plot No 10/2/4 + 10/2/5/1, R.B.7, Rambagh etc.

In continuation of my letter dated 7th inst and subsequent interview with your surveyor, I am giving herewith details of gallery with calculations, as required by him:-



Weight on slab

$$D.L. + L.L. = 18 \times 3.75 \times 150$$

$$= 10125 \text{ lbs.}$$

Taking moments about the point A.

$$10125 \times \frac{3.75}{2} \times 12 = 16000 A_t \times 9$$

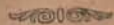
assuming all stress taken up by the bent rods

$$\therefore A_t = \frac{10125 \times 3.75 \times 12}{2 \times 16000 \times 9}$$



14
GOKALDAS & BHINDE,

Architects & Surveyors.



Gokaldas K. Patel.

Bhimji V. Bhinde,

B. E. (CIVIL)

SWAMINARAYAN BUILDING,

BUNDER ROAD,

KARACHI, 193

∴ area per running ft of gallery

$$= \frac{1.58}{18} = .088 \text{ sq inches.}$$

Area actually provided is $2 \times .196 = .392 \text{ in}^2$

Hence the gallery is safe from over turning.

Further double bent up bars at 12" apart are provided.

* $5/8$ " bars at 6" are provided from bracket to bracket.

Kindly approve the plans without any delay.

yours truly,
B.V. Bhinde

B.S.C 77/31

19

10/2/4 + 10/4/5/1

R. B. 7 Randolph



Heritage

KMR.CDD.MIQ.1928-1932.01

No. L. M. A. 9403 of 1928.

MUNICIPAL OFFICE,

Karachi, 31/7 1928.

MEMO :

Building Surveyor Section B is informed
that Mr. Abdul Rasool Hoji has been permitted
to live Abdul Wahab
his house
on plot No. 17 2nd Street
Hoji Quarter, report should be made to the
undersigned when house is completed

M. S. T. N. A.
Executive Engineer,

Karachi Municipality.

31/7

17 NP6

could's pl

4

g

17 NP6
17 NP6
①

cl. pl attach completion report

m
5/2



Bs. CB26/30

Dh: 25/2/1931

Mr. Abdul Rasul Haji Abdul Khalik.
Karachi.

Dear Sir,

Re: Building on plot No.17, N.P.6.

With reference to the above you are requested to immediately comply with the following requirements:-

- (1) Advance for balcony fees be immediately deposited, prosecution has already been filed for this.
- (2) Steps on the ground floor to be made easy as explained personally on site.
- (3) Wooden stair case partition from inside to be plastered.

Yours faithfully,

Reminders sent on 17/3/31

m B.Sc., A.M.Inst., C.E. 24/2

LAND MANAGER & ARCHITECT

se
P. report - delivery
25/3

for 25/3 17/3

delivery on 18/3/31

Dh: 25/3

18-2



Heritage

KMR.CDD.MIQ.1928-1932.01

B.Sfor orders. no reply
is receivedLW
8/13L. cl - to M. State &
advance paid.m
2/4Balcony (upper of the section
are also with you for trans-
action - rec'd by you 13/1/34.W/H
- 2/4/34

A. H.

P. no. A 38

Submitted. Papers he filed
as the requirements
are complied with.m
14/7

P-2.

x. u. - 1

19

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London.)

A. M. INST., C. E., L. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect.

REFERENCE No. L.M.A/B.S.C.B. 261 of 1936

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 18.8.1936

From,

THE LAND MANAGER & ARCHITECT,
KARACHI MUNICIPALITY.

To,

Mr. A. H. Khan (Architect)
for Mr. Abdul Basit Haji Abdul Khaliq
KARACHI.

Sir,

With reference to your application dated.....
with amended plans for the building on plot No. 17.....Sheet. N.P. 6. Napier's
Quarter, I have the honour to return herewith a copy of the plan duly signed
and approved.

I have the honour to be

Sir,

Your most obedient servant.

*The unauthorized
has been
& sent to be for
putting before me:
18.8/36*

18/8
B. Sc., A. M. INST., C. E. 18/8
Land Manager and Architect.

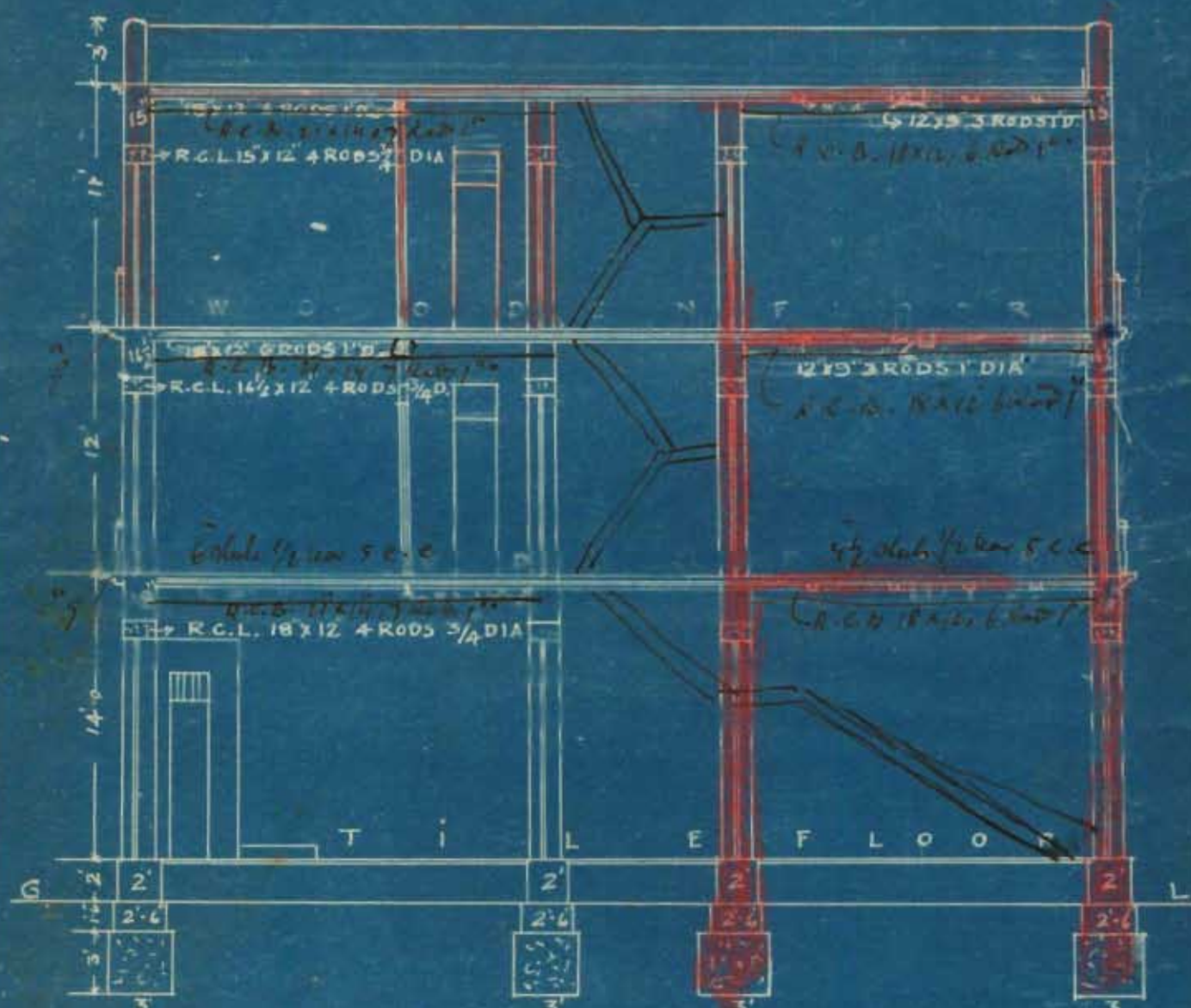
2ND FLOOR PLAN

AMMENDED PLAN OF BUILDING ON PLOT

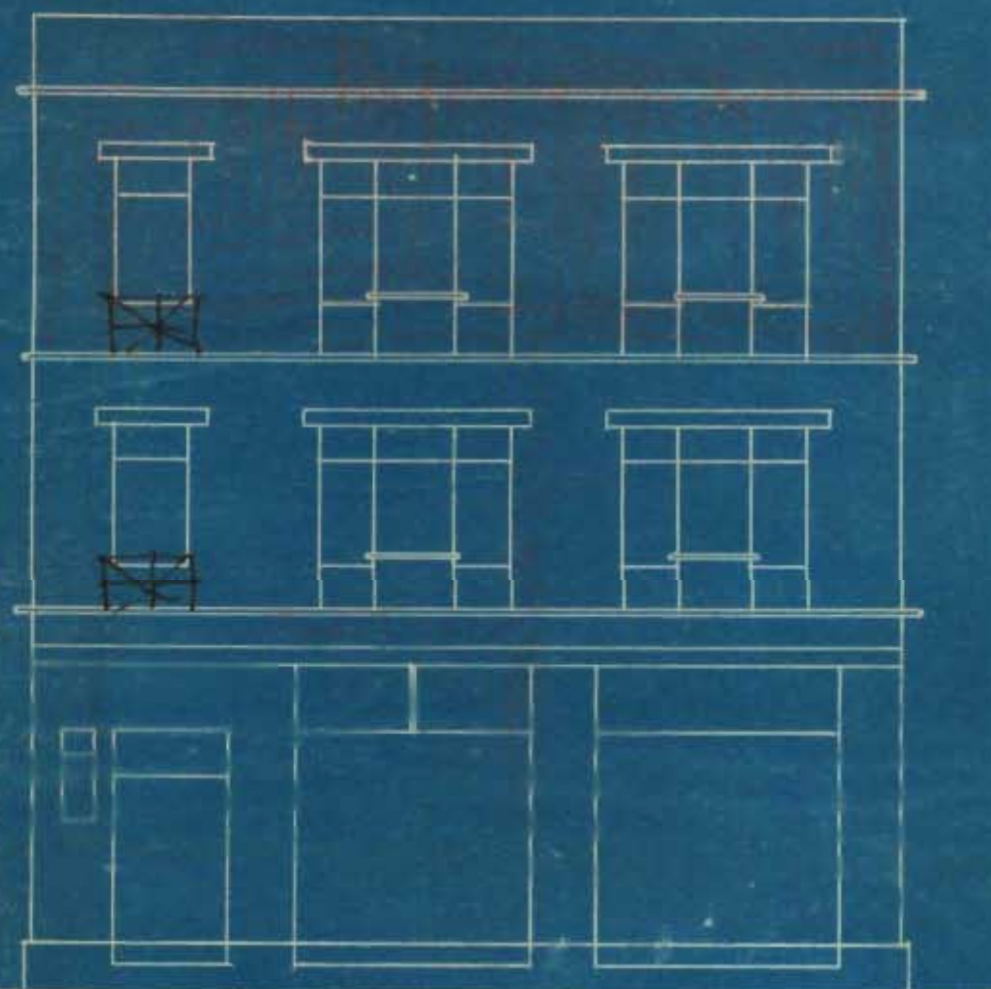
Nº53 SHEET Nº A-30

NAPIER Q⁵

SCALE 8'-1"



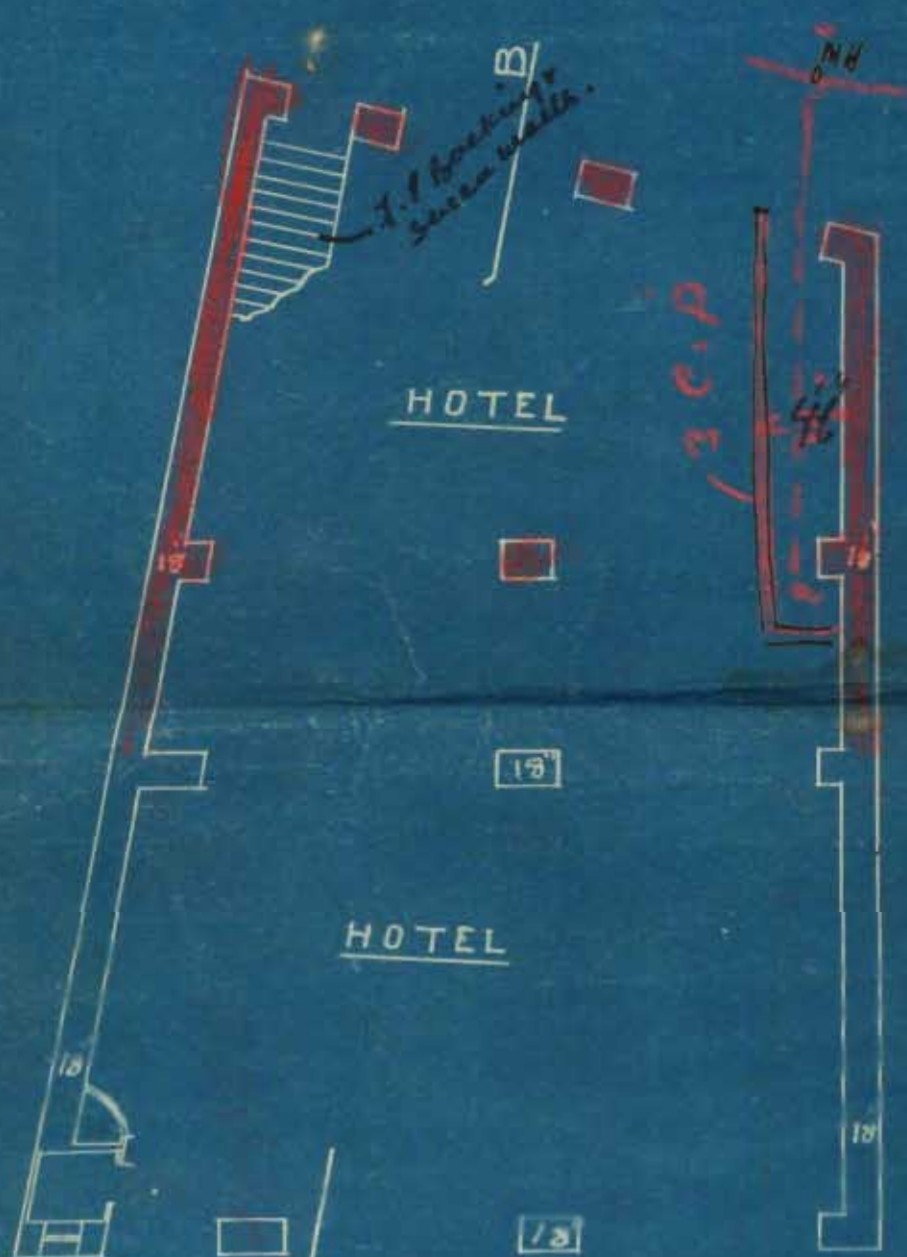
SECTION ON A-B



ELEVATION

APPROVED.

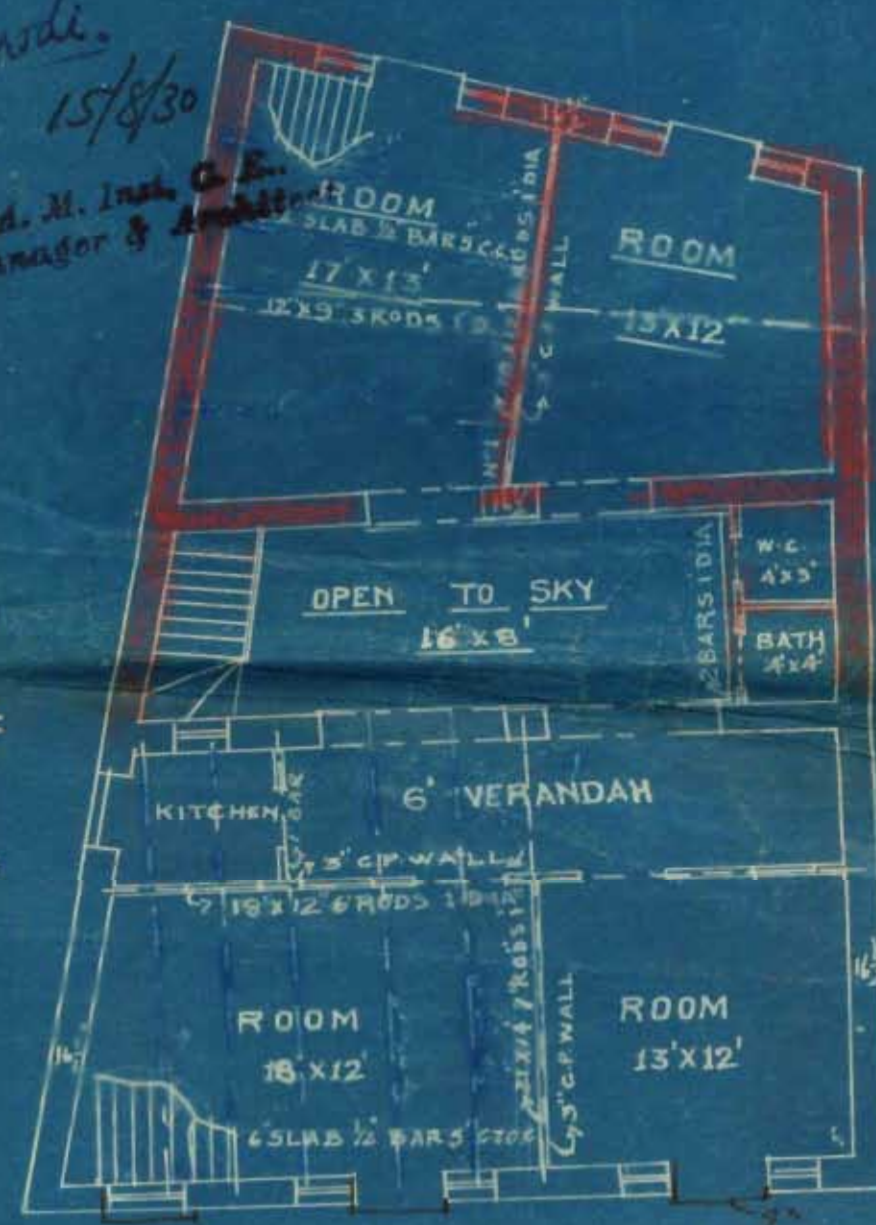
K. J. Modi.
15/8/30
B. Sc. & M. Inst. C. E.
Land Manager & Architect



GROUND FLOOR PLAN



NAPIER ROAD



1st & 2nd FLOOR PLAN

OWNER

A. H. Aggarwal
ARCHITECT & SURVEYOR

BS

22



Heritage

KMR.CDD.MIQ.1928-1932.01

Room with a strip of paper

P.S. - R. R. 2

13/8/30.

Have you sent notice for A. A. Belamy

2
13/8/30

1) cl. ^{stamp} ~~sent~~ to Haus & put up to appraisal.

2) Issue A. A. notice to Belamy.

101
15/8



Submitted.

objection

(1)

complied with

(2)

Architect says that L. M. A has been satisfied in this point.

Plans be approved.

MP
21/7

Agha

P. S. R. V. R

L. M. A

I am in satisfaction.

21/7

Submitted - 2nd objection also carried out. Plans be approved.

MP
22/7

Do ask him to submit plans

Showing passage or J. M. A. I want

Complete plans & not merely showing arrangement
in plan. Plans must be nearly drawn to the
requisite. 22/7

complete plan in
must was already
MP
21/7

BS to return the
plans from the drawing
office to the architect
at once to complete his plan

2



Heritage

KMR.CDD.MiQ.1928-1932.01

25/11/30 253/30

18/1/30

Mr. Abdul Rasul Haji Abdul Khalik,
K a r a c h i.

Dear Sir,

Re. plot No. 17, N.P-6, Napier Qr.

I have to invite your attention to
this office No. B.S 7052, dated 25th November
1929 and to state that the plan will be passed
if the following requirements are complied with

- (1) Passage must be left for taking
drainage pipe.
- (2) Position of kitchen be changed from
X to Y.

Yours faithfully,

M. P. Jalil

B.Sc., A.M.Inst., C.E.,
LAND MANAGER & ARCHITECT.

No. 253/30 of 1930.
Karachi, 15th June 1930.

Copy forwarded to Mr. A. H. Agha, For
information in continuation of this office No;
B.S 7385 dated 9th December 1929.

*The architect is to send
a better plan showing
w/c in S.M. & H*

MP
B.Sc., A.M.Inst., C.E.,

Pl. keep pending

For Mr. Jalil
SNT 17.6



Submitted - The amended plan be approved. All objections complied with and the work also is stopped.

MP

5/4/30

The Architect says that the building will be vacated & damaged portions pulled down before new work is started.

See the first Porter is about time for 2nd floor

8

14/6

Passage must be left for taking drainage pipe. Position of kitchen be changed from X to Y.

8

14/6



KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc. Engineering (London).

A. M. INST., C. E., L. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect.

REFERENCE No. L.M.A./.

OF 192

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 192

FROM,

THE LAND MANAGER & ARCHITECT,
KARACHI MUNICIPALITY.

To,

Mr.

Sir

Subject :-

To stop the unauthorized construction of
or usual action will be taken re. plot No. 17, NP-6 Nafis B.

I have the honour to invite your attention to this office No. 33.7052
dated, 25. 11. 1912 and to request an early reply to the same.

I have the honour to be,

Sir,

Your most obedient servant.

B. SC., A.M. INST. C.E.

Land Manager and Architect.

Pethers...
carried out. The
work is now stopped.
P. keep hearing.

The water is stopped.
P. keep hearing a
water.
To 19/12
Put up for further
disposal in
21/11

19/12
Puthi
21/11

Puthi
21/11

P. keep hearing
21/11
Puthi
21/11

KARACHI MUNICIPALITY

M. J. MODI.
B. Sc. Engineering London.
A. M. INST., C. E., L. C. E.
A. M. I. S. E., M. R. San. I.
Land Manager & Architect.

REFERENCE No L. M. A/BS. 7052 OF 1928

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 25/11 1928

FROM,

THE LAND MANAGER & ARCHITECT,
KARACHI MUNICIPALITY.

To,

Mr. Abdul Rasul Haji Abdul Khalik,
Karachi.

Sir

Gentlemen

NOTICE RE: UNAUTHORIZED WORK

I have the honour to inform you that it is reported that you have begun/made *unauthorized Construction* on plot No. *17* Sheet *N.S. 6.* *Haji* quarter. You are, therefore, hereby requested to stop the work and to *until the plans are passed* with in 7 days, failing which usual action will be taken against you.

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

[Signature]
B. Sc., A. M. Inst. C. E.,
Land Manager & Architect.

237+1



Heritage

KMR.CDD.MiQ.1928-1932.01

B.S. 7385

9.12.29

Mr. A. H. Agna,
Architect, K a r a c h i

Dear Sir,

Re:-Plot No.17, N.P/6, Napier Qr.

With reference to your letter dated 5/11/29, I have to inform you that the construction work cannot be allowed unless the building is vacated. The position has been explained to you already.

It is therefore unnecessary to continue corresponding on the subject.

Yours faithfully

✓ B.Sc., A.M.Inst.C.E.,
7/12/29
LAND MANAGER & ARCHITECT

Submitted to M.A.

The architect state that the hotel will
be kept closed when the work is in progress.
Plan may therefore be approved

do
22/XI.

c
1. informs the architect that construction can not
be allowed unless the building is vacated.

do
27/XI.

A. H. AGHA,
ARCHITECT
AND
SURVEYOR.
++++

Heritage KMR.CDD.MiQ.1928-1932.01
WATERCOURSE ROAD,
NEAR GLOBE CINEMA,

Karachi, 5-11-192



To,

The Land Manager & Architect
Karachi Municipality

Dear Sir

With reference to your letter
no 6605 dated 4th instant. re:
plot no 17, R.P. 6 Napier St. I beg
to state that the drain of the
hotel will be closed & proper
junction be provided, not less
than an 18" drain in front
portion. Under such circumstances
my kind regards be granted.

Yours faithfully
A. H. AGHA
Architect

c
I. K. L. up. in A. H. Agha
21/11 P. S. 7/11
For with 100 lb.
7/11



31

Res. 6605

4.11.1929

(P. 21)
A. H. Agha, Esquire,
Architect, K a r a c h i

Dear Sir,

Re:-Plot No.17, N.P/64 Napier Cr.

With reference to your letter dated 16/10/29, I have to inform you that I do not agree to the arrangement suggested by you as who would be responsible for the consequences in case of an accident.

Yours faithfully

[Signature]

30/10

d
3/10 B.Sc., A.M. Inst. C.E.,
LAND MANAGER & ARCHITECT



Submitted to M.A.

Mr. Agah says that he has settled this matter with you. F.O. are subject to

I don't agree to this arrangement
who will be responsible for the consequences
in case of an accident.

26/12/28

C
P. inform Mr. Agah accordingly.

28/12

A. H. AGHA,
ARCHITECT
AND
SURVEYOR.
++++

3



Heritage

KMR.CDD.MIQ.1928-1932.01

WATERCOURSE ROAD,
NEAR GLOBE CINEMA,

Karachi, 16. 10. 1929

To,

18. OCT. 1929

9200

obj: 17, NP-6

The Land Manager & Included
Kachi Municipal

Dear Sir

P.S. 19/11

With reference to your letter
no 5935 dated 11^{1/2} instant. re:
building on plot no 17 - NP/6 N.P. 17
I beg to state that the plan
submitted for 2nd floor may be
be approved on the points which
I have explained your personally
that when the rear portion was
be demolished it was to naturally
vacated before the construction
of the said portion. I therefore
request you to kindly approve the
plan & valuation.

H.C. attached
u.
M.P.

In fact
A. H. AGHA
Architect

34
B8.5935

11.10.29

A. H. Agha, Esquire,
Architect, Karachi.

Dear Sir,

Re:-Plot No.17.NP/6.Navier Qr.

With reference to your letter dated
11/9/29, I have to inform you that I cannot allow
a building to be constructed while under occupation

Yours faithfully

1 *dic*
B.Sc., A.M.Inst.C.E., 144

LAND MANAGER & ARCHITECT

Submitted to Adm.

All objections are complied with excepting that the architect building is not constructed according to plans. For this the architect ^{writes} says that he is going to dismount the portion of building on river side and is only going to keep the portion which is built according to plan. Orders are returned.

B
5/10.

I cannot allow a building to be constructed while under occupation.

B
5/10/28.

C
Information architect accordingly.

B
11/4



KARACHI MUNICIPALITY.

:0:

N. J. MODI.

B. Sc., (Engineering London.)

A. M. INST. C. E., L. C. E.

A. M. I. S. E., M. E. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A.

OF 192 .

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI,

192 .

To

*A. H. Alpha. Esq.**Architect, Karachi.*

SIR,

Re Plot No.

*17*Sheet No. *MP-6 Nafier Quarter.*With reference to the ^{*amended*} plans for ~~proposed~~ *building*

.....submitted for the
above plot, I have the honour to request you to see the undersigned at the
Municipal Office any week day from 1-30 p. m. to 4-30 p. m. when the
requirements of this Office will be pointed out to you.

I have the honour to be

Sir,

Your most obedient servant,

B. Sc., A. M. INST. C. E.,
Land Manager & Architect,
Karachi Municipality.



Heritage

KMR.CDD.MiQ.1928-1932.01

300-11-10-27.

KARACHI MUNICIPALITY.

—:0:—

N. J. MODI.

B. Sc., (Engineering London.)

A. M. INST., C. E., L. C. E.

A. M. I. S. E., M. R. San. L.

Land Manager & Architect.

REFERENCE No. L. M. A.

OF 192 .

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI,

192 .

To

A. H. Akbar Saq...
Architect, Karachi.

SIR,

Re Plot No. 17 Sheet No. MP-6 Nafar Quarter.

With reference to the ^{amended} plans for ~~proposed~~ *building*.....

.....submitted for the
above plot, I have the honour to request you to see the undersigned at the
Municipal Office any week day from 1-30 p. m. to 4-30 p. m. when the
requirements of this Office will be pointed out to you.

I have the honour to be

Sir,

Your most obedient servant,

B. Sc., A. M. INST. C. E.,
Land Manager & Architect,
Karachi Municipality.

ac
19/9



A. M. AGHA,

ARCHITECT
AND
SURVEYOR.
++++

Ref. No. M.

WATERCOURSE ROAD,
NEAR GLOBE CINEMA

Karachi, 11. 9. 1929

To

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY,

KARACHI.

SIR,

With reference to your No. 5161 dated 10. 9. 29
 regarding the building plans of the plot No. 17.
 Sheet No. N.P. 6 Napier Quarter.

I beg to resubmit herewith the plans duly amended
 as desired. *Further I beg to say that the rear side partition
 will be demolished when the front partition will be ready
 as the tenants of the rear side will come in front partition*
 I hope you will find the same in order and therefore
 request you to kindly approve the same at an early date so
 that work may not suffer.

Thanking you in anticipation.

Yours faithfully,

A. M. Agha

Architect.

c
P. A. M. Agha architect to be
put in office.
do
1929.

37

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., Engineering (London)

A. M. I. T., C. E., L. C. E.

A. M. I. S. E., M. R. San. I.

Land Manager & Architect.

REFERENCE No. L. M. A. B. S.

5161

OF 1929

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI,

10.9.

1929.

FROM,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALITY.

To,

A. H. Agha, Esq.

Architect Karachi.

Sir,

Gentlemen,

With reference to your application dated 16.8.1929, with a plan for the proposed building additions and alterations on plot No. 17, Survey Sheet No. M.P. 6, Napier quarter, I have the honour to inform you that until the following requirements are complied with, the plans cannot be passed:—

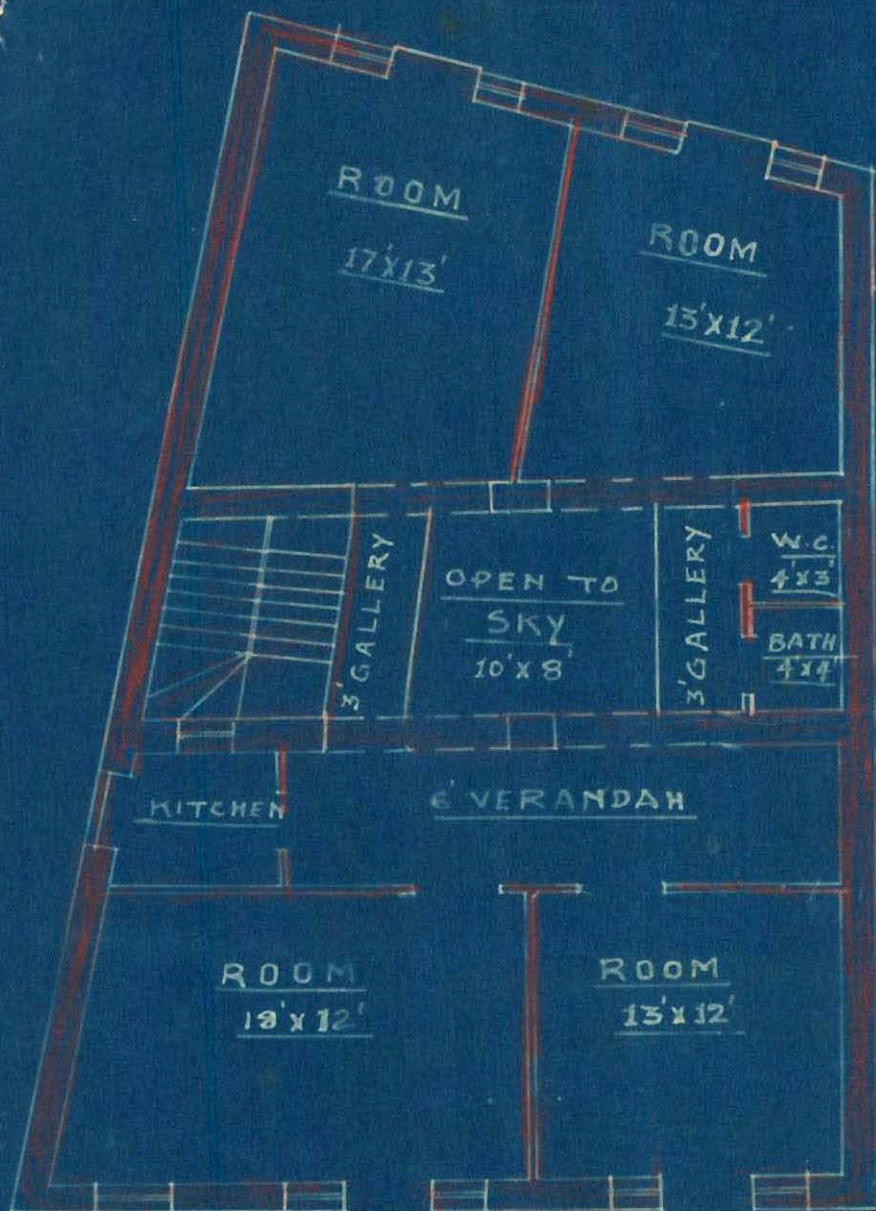
- (1) The building is not built as per sanctioned plan.
- (2) On the River Road Side, the timber & the well are old & so it cannot be have an upper story.
- (3) Plan & section do not tally.
- (4) Balcony projection should be 9"
- (5) Balcony 14' is constructed on site but not shown on plan neither on elevation.
- (6) The Architect should explain why he has tried to pass off wrong things.
- (7) Measurements of plot should be corrected.
- (8)
- (9)

The plans are returned herewith for amendment.

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

9/9
B. Sc., A. M. INST. C. E.,

Land Manager & Architect.



2ND FLOOR PLAN

AMMENDED PLAN OF BUILDING ON PLOT

№53 SHEET № А-30

NAPIER QR

SCALE 8' = 1"

SECTION ON A-B

ELEVATION

GROUND FLOOR PLAN



NAPIER ROAD

1ST & 2ND FLOOR PLAN

● 之 之 用 用

TRACED BY HANSRAJ J. PATEL

ARCHITECT & SURVEYOR



Form No. 1 A-1000-11-10-27.

No. G. _____ of 192

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, _____ 17/8 _____ 1929.

MEMO:

The above application is forwarded to the Municipal Health Officer
for favour of report

4184

Inq. for Mohri
to show to the pl

[Signature]
19/8

[Signature]
Chief Officer.

17/8

[Signature]
12/8

MUNICIPAL HEALTH OFFICER'S REPORT.

Returned to the Land Manager and Architect, Karachi Municipality
with the following Remarks:—

Date of receipt _____

5269
11/8

no objection

Date of disposal _____

Date 21-8-1929

[Signature]
Health Officer

42-2



Heritage

KMR.CDD.MiQ.1928-1932.0

No. L. M. 192

Date of receipt:

LAND MANAGER AND ARCHITECT'S OFFICE

Karachi, 192

Forwarded to the Building Surveyor and Land Surveyor for report.

Land Manager and Architect.

BUILDING SURVEYOR'S REPORT.

Plot No. 17

Sheet No. N.P. - 6 Rajpuri Q.

Applicant's Name A. H. Agha Raja.

Whether he is the owner of the plot on which it is proposed to build ArchitectPlot under whose control Govt.Whether it is permanent or temporary PermitThe work proposed add: (amended plan)

Building Surveyor's Report

1. Balcony projection should be 9"

2. Balcony 'a' is constructed on site but not shown on plan neither on elevation.

no objection

Date

Building Surveyor.



LAND SURVEYOR'S REPORT.

Does the plot come under Alignment no.Total Area of plot 167 sq. yds.

Area under Alignment _____

It is applied by T. P. Scheme _____

Remarks Measurements of the plot are incorrect ✓

Date _____ 1928

Land Surveyor.

Remarks of _____

LAND MANAGER AND ARCHITECT.

Seen 13/8/30 BB the building is not similar as per Sanction plan, on the River Road Side we saw the tower + the walls also, it can't have an upper story. Plan & Section don't tally, BB's story he has his to pass of the architect shows explain why of my things.

Plan attached.

13/8/30

Date of disposal _____

Submitted to Ex. Engineer :

Land Manager and Architect.

42-4



Heritage

KMR.CDD.MiQ.1928-1932.0

No. E.

of 192

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 1st of 192

Ex. Engineer's Orders

Returned to Land Manager and Architect for necessary action and submission to Managing Committee

Ex. Engineer,
Karachi Municipality.

No. L. M.

of 192

Submitted to the Managing Committee through the Chief Officer.

Land Manager and Architect.

RESOLUTION OF THE MANAGING COMMITTEE.

Resolution No.

Dated

8/20

10/8/20

A. H. AGHA,
ARCHITECT
AND
SURVEYOR.
++++

43

Heritage KMR.CDD.MIQ.1928-1932.01
WATERCOURSE ROAD,
NEAR GLOBE CINEMA,

Karachi, 16. 8. 1929

To,

The Land Manager & Architect
Karachi Municipal

Dear Sir,

I beg to submit herewith the
copies of the amended plan as
sent no 53, A-30 Paper & show
showing are additional plan
for favor of your ever desired
in the same.

Yr. truly
A. H. AGHA
Architect

5157
17.8.29
12.11.67

Office
H.O. Original plan
not traceable
17/8

Drawing plan
It was seen with
the D.S. 17/8

P. 53, A 30 Napier Rd.

A. H. AGHA,
LICENSED SURVEYOR
AND
ARCHITECT.

Office-WATER COURSE ROAD,
NEAR GLOBE CINEMA.

MANAGER
Karachi, 15 FEB 1929
Jaw No 1623

1929

To,

The Land Manager & Receiver
Karachi Mpn Karachi.

Dear Sir,

Re: plat no 17 NP/6 Napier Rd

With reference to your letter no
679 of 6th instant. re submitting
amended plan of the plat referred
to above.

I beg to inform you that
after "Daugan" my client intend
to start the work. Therefore I
think that the amended plan
is not necessary now.

C. P. P. put up
after a month
15/1/1929
19/1/1929
21/1/1929
27/1/1929
31/1/1929
1/2/1929
3/2/1929
5/2/1929
7/2/1929
9/2/1929
11/2/1929
13/2/1929
15/2/1929
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23/12/1929
25/12/1929
27/12/1929
29/12/1929
31/12/1929



45

Bs. 674

6-2-29

MEMO :-

Re:-Plot No.17,N.P/6,Napier Cr.

With reference to his letter dated 23/1/29,
Mr. A. H. Agha, architect, is informed that the building
as is erected differs from the approved plan. He is therefore
requested to submit an amended plan for the same within 15 days
from the receipt hereof, failing which action will be taken
under the Act.

B.Sc., A.M. Inst. C.E.,

LAND MANAGER & ARCHITECT.

No. LMA/65/675 of 1929
Municipal Officer
Karachi 6th February 1929

Copy forwarded to Mr. Abdul Basool Haji Abdul
Khalik for information.

B.Sc., A.M. Inst. C.E.,

LAND MANAGER & ARCHITECT.

Bs.
Please inspect report
if the work is being carried
on in accordance with the
approved plan. Cg.
7/8

Memo: —

48

By plan no. 17, P.B. 6, Paper 12

With ref. to the letter of 23.1.29,
Mr. A.H. Raza, Architect is informed
that the building is erected
~~at~~ differs from the approved
plan. He is therefore requested
to submit an amended plan for the
same within 15 days from the
receipt here of, failing which
action will be taken under
the Act.

Copy to

owner, ~~the~~

Consty

Mr. Abdul Rasool
Haji Abdul Khabir.

42

Typist

O. Typist

BA
1/2

Submitted

For order

28/2/29

Why has he occupied without permission
 Was Supervision Compulsory in this case
 if we take the architect's papers
 explanation + take action

26/1/29 28/2/29

C A find out from the file the original of
 with form A. See if the Supervision of Architect
 is compulsory. If yes ask for explanation from
 the owner + architect for occupying building
 without permission.

Original is.

28/2/29

in Bldg. file 1928

Part II Comp. No. 12.

28/2/29

Submitted.

From the file, it is found that the
 Supervision of Architect is not compulsory.
 Further orders are required.

28/2/29

The Architect be asked to
 Submit accordingly in the
 mean time, a copy to me

28/2/29



Heritage

KMR.CDD.MiQ.1928-1932.01

A. H. AGHA,
LICENSED SURVEYOR
AND
ARCHITECT.

Office-WATER COURSE ROAD,
 NEAR GLOBE CINEMA.



Kharachi

23. 1.

1929

To, The Public Manager & Architect
 Kharachi, Kharachi

Dear Sir
 With reference to your
 letter no 332 of 18th inst. re.
 submitting amended plan of
 building on plot no 53. A-30.

I beg to inform you that my
 client has filed a suit in Court
 for ejecting the tenants & as soon
 as the occupied portion is vacated
 my client will complete the whole
 building as per approved plan.

Yours faithfully
 A. H. AGHA
 Architect

C/attach to file
 RA/24, 1/24
 H.C. attached.
 19/2/29

KARACHI MUNICIPALITY.

N. J. MODI.

B. Sc., (Engineering London).

M. INST., C. E., L. C. E. & C.

Land Manager & Architect.

REFERENCE No. L. M. A.

88-332 OF 192*8*

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI

18-1-1928

MEMO :—

With reference to his building on plot No.....*53*.....sheet No. *A-30*,
Kapir.....quarter, Mr. *Abdul Reoul Haji Abdul Chalik*.....is
informed that the building as erected differs from the approved plan.
Instructions are therefore given to him to submit an amended plan for the
building within 15 days from the receipt hereof, failing which, action will
be taken under the Act.

of a H. after

B. Sc., A. M. I. C. E.,

Land Manager and Architect.

*de
15/1*

16/1



50

c

1. ask for amended plans
The building as erected
differs from the approved
plan. (Small form was attached)

Sk
1/1

Rec'd 5/14/11



Heritage

KMR.CDD.MIQ.1928-1932.01

A. H. AGHA,
LICENSED SURVEYOR
 AND
ARCHITECT.

Office-WATER COURSE ROAD,
 NEAR GLOBE CINEMA.

Karachi, 18. 7. 1928

To,

B.S.
 18/7/1928

The Land Manager & Architect
 Karachi M/- Karachi.

Dear Sir,

I beg to sub. herewith
 two Copies of R.E. Plans of
 building on plot no 53, A-30
 proper & for purpose of your
 early approval. In the original
 approved plan wooden
 floor is shown.

Yrs frdly
 A. H. Agha
 Architect.

c/x 20/7
 7. called at
 18/7



Plan sent after
 correction
 18/7/28



Heritage

KMR.CDD.MIQ.1928-1932.01

A. H. AGHA,
LICENSED SURVEYOR
AND
ARCHITECT.

Office-WATER COURSE ROAD,
 NEAR GLOBE CINEMA.

Korachi, 18. 7. 1928

To,

B.S. 18/7

The Land Manager & Broker
 Korachi M/- Korachi.

Dear Sir,

I beg to sub-here with
 two copies of R.C. plans of
 building on plot no 53, A-30
 proper & for your of your
 chief approval. In the original
 approved plan wooden
 frame is shown.

c/x 18/7

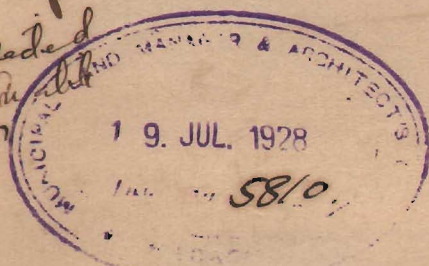
Yours faithfully

A. H. Agha

Principal

Plan sent after
 correction
 14/8/28

7. called d
 18/7



A. H. AGHA,
LICENSED SURVEYOR
AND
ARCHITECT.

Office-WATER COURSE ROAD,
NEAR GLOBE CINEMA.

Karachi, _____ 192

(2) 12×9 beam and 13 ft. span

$$\begin{array}{rcl} \text{Floor load} & 13 \times 8 \times 150 & = 15600 \\ \text{Wall load} & 13 \times 80 & = 10400 \\ \hline & & 16640 \text{ lb} \end{array}$$

$$\text{Bm.} = \frac{16640 \times 13 \times 12}{8} = 32448 \text{ lb-in}$$

$$f. = \frac{324480}{14000 \times 9} = 2.37 \text{ sq. ft.}$$

(3) 21×18 beam and 14 ft. span

$$\begin{array}{rcl} \text{Floor load} & 14 \times 4 \times 150 & = 8400 \\ \text{Wall load} & 14 \times 1.6 \times 12 \times 150 & = 37800 \\ \text{Beam load} & 14 \times 200 & = 2800 \\ \hline & & 48800 \text{ lb} \end{array}$$

$$\text{Bm.} = \frac{48800 \times 14 \times 12}{8} = 924800 \text{ lb-in}$$

$$\frac{924800}{180000} = 5.14$$



A. H. AGHA,
LICENSED SURVEYOR
 AND
ARCHITECT.

Office-WATER COURSE ROAD,
 NEAR GLOBE CINEMA.

Karachi, _____ 192

(4) 18x12 ~~area~~ area 16 ft. span

$$\begin{array}{rcl}
 \text{Pl. low.} & 16 \times 9 \times 150 & = 21600 \text{ lb} \\
 \text{p. wall} & 18 \times 12 \times 50 & = 10800 \text{ lb} \\
 \text{beam low} & 16 \times 100 & = 1600 \text{ lb} \\
 \hline
 & & 34000
 \end{array}$$

$$\text{Sum } \frac{34000 \times 16 \times 12}{8} = 81600$$

$$L = \frac{81600}{(4000 \times 18)} = 4. \text{ g. sq. ft. } 1 \text{ Rod } 1$$

(5) 21x14 beam area. 18 ft. span

$$\begin{array}{rcl}
 \text{Pl. low} & 18 \times 14 \times 150 & = 37800 \text{ lb} \\
 \text{p.w. low} & 18 \times 12 \times 50 & = 10800 \text{ lb} \\
 - & 14 \times 12 \times 50 & = 8400 \text{ lb} \\
 \text{beam low} & 18 \times 200 & = 3600 \text{ lb} \\
 \hline
 & & 60600
 \end{array}$$

$$\text{Sum } \frac{60600 \times 18 \times 12}{8} = 1636200 \text{ lb}$$

$$L = \frac{1636200}{(4000 \times 18)} = 7.2 \text{ g. sq. ft. } 1 \text{ Rod } 1$$



55

A. H. AGHA,
LICENSED SURVEYOR
AND
ARCHITECT.

Office-WATER COURSE ROAD,
NEAR GLOBE CINEMA.

Karachi, 25. 7. 1928

To

The Land Manager & Purchaser
Korachi Ship Ranch

Dear Sir

I beg to inform you that
Reimbursement of plans of
buildings on plot no 53
at 30 Napier St is ready for
filing. Could you please drop
after tomorrow, please send
your surveyor to check the
same. The plan of D.C. plan
has already been submitted
to your sanction.

C. P. Allcock
to the Govt
19/11

C. P. Allcock
for C. P.
25/11
2c is house
plot 4. 25/11

Yours faithfully
A. H. AGHA
Architect



AMMENDED PLAN OF BUILDING ON PLOT

Nº53 SHEET Nº A-30

NAPIER Qº

SCALE 8 TO 1

Nº 101

HOTEL

HOTEL

SITE PLAN

SCALE 20-1

RIVER ROAD

NAPIER ROAD

OWNER

ROOM

17x13

ROOM

13x12

OPEN TO SKY

16x8

KITCHEN

VERANDAH

ROOM

18x12

ROOM

12x13

1ST FLOOR PLAN

GROUND PLAN

WOODEN FLOOR

TILE FLOOR

SECTION ON A-B

ELEVATION

ARCHITECT & SURVEYOR



DETAIL PLAN OF R.C.FLOOR FOR BUILDING ON

PLOT N^o 53 SHEET N^o A-30

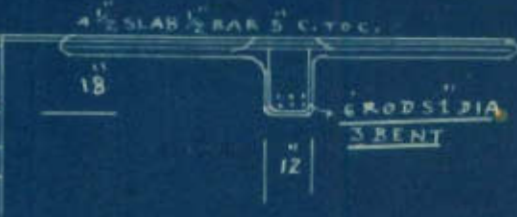
NAPIER Q⁸

SCALE 8 TO 1

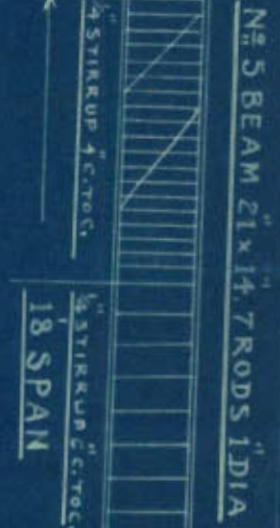
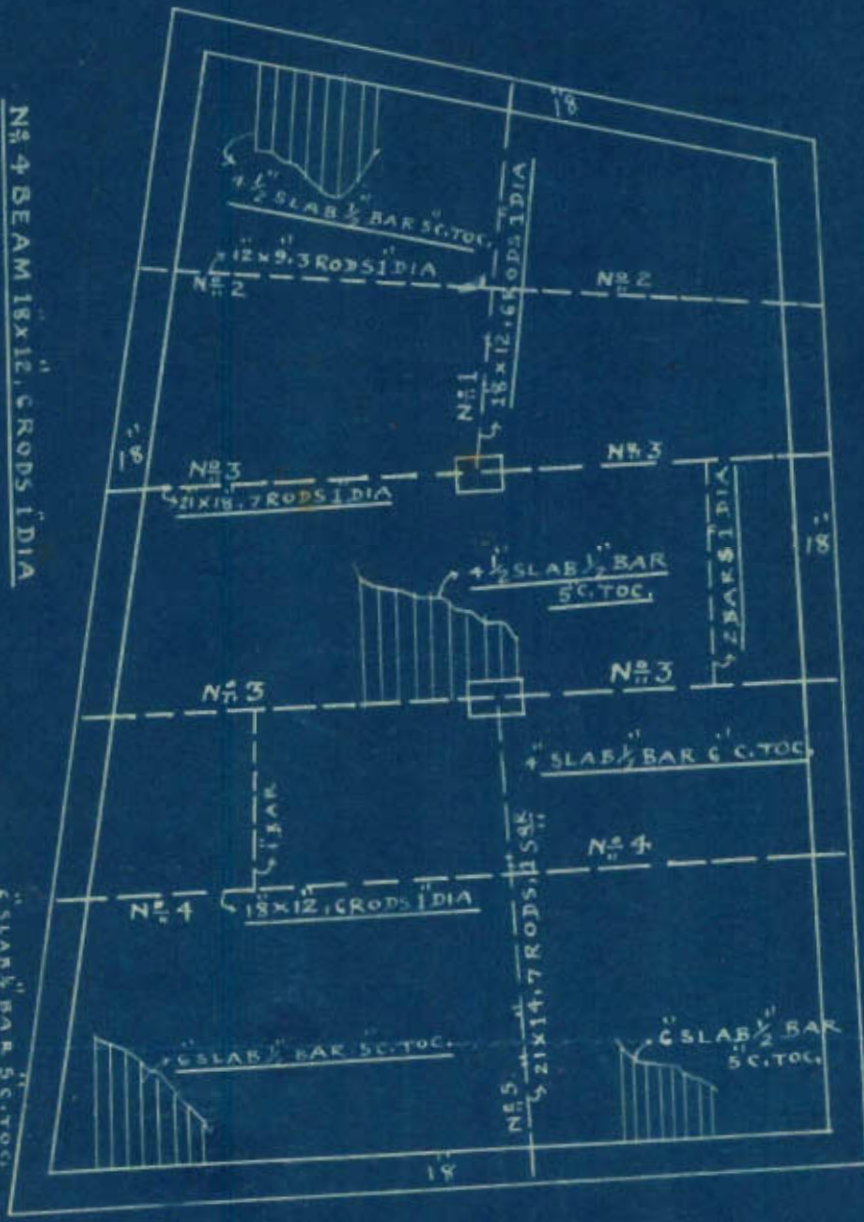
N^o 1 BEAM, 18x12, 6 RODS 1 DIA



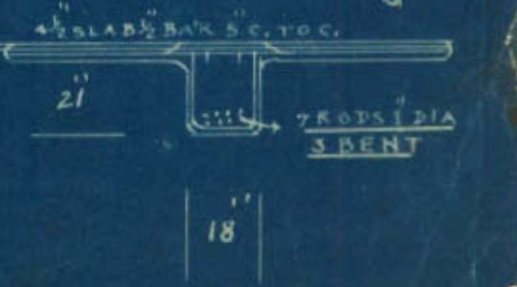
N^o 2 BEAM, 12x9, 3 RODS 1 DIA



N^o 4 BEAM 18x12, 6 RODS 1 DIA



N^o 3 BEAM 21x18, 7 RODS 1 DIA



A. M. Ayler

ARCHITECT & SURVEYOR

DETAIL PLAN OF R.C.FLOOR FOR BUILDING ON

PLOT №53 SHEET №A-30

NAPIER Q^B.

SCALE 8 TO 1

Allyssa

ARCHITECT & SURVEYOR