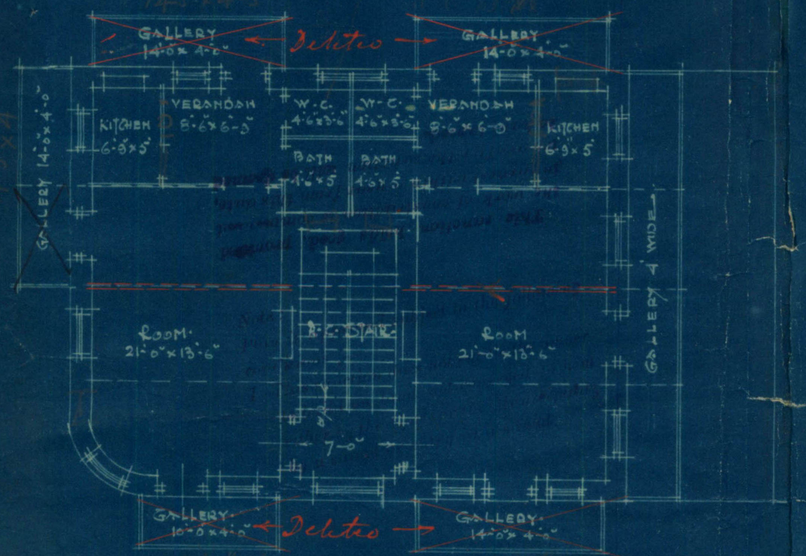
KMR.CDD.RuQ.1931.02

PROPOSED BUILDING ON PLOT No ~~20~~ A. SHEET No ~~E.7~~ R.C. 5.

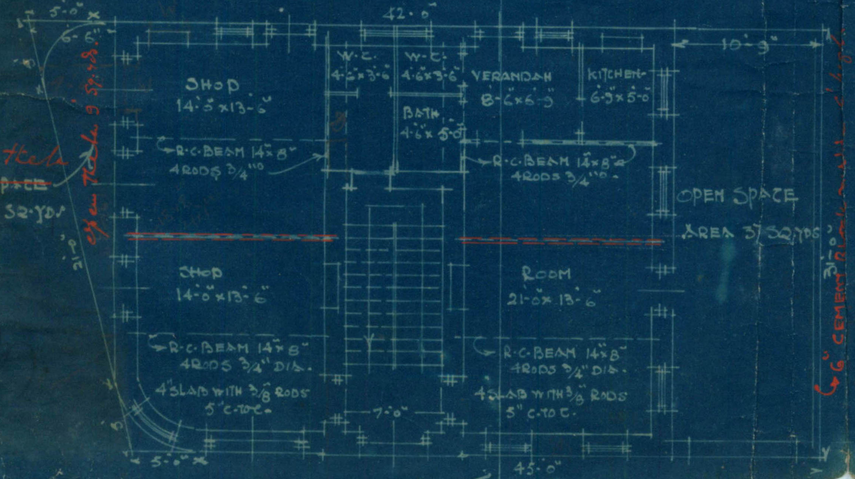
RANCHORE QUARTER.

SCALE 8 FT. TO AN INCH.

NOTE:—PLOT AREA 182 SQ. YDS.
BUILDING AREA. 136½ SQ. YDS.
OPEN SPACE AREA. 45½ SQ. YDS.
TOTAL AREA. 182 SQ. YDS.—

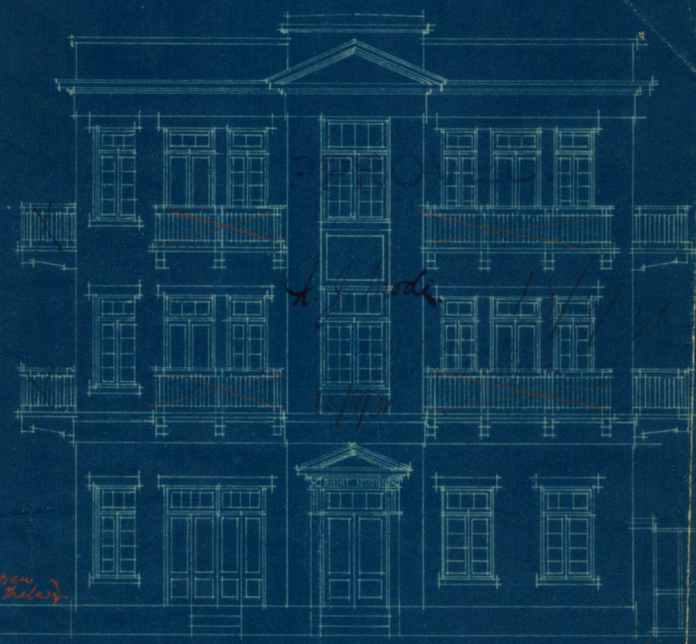


PLAN OF FIRST & SECOND FLOORS



Open Area 9 SQ. YDS

PLAN OF GROUND FLOOR

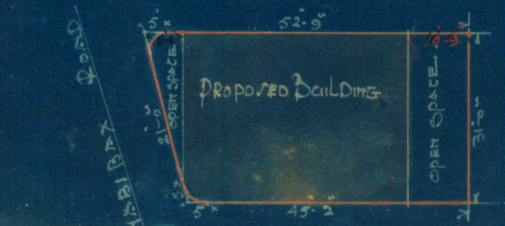


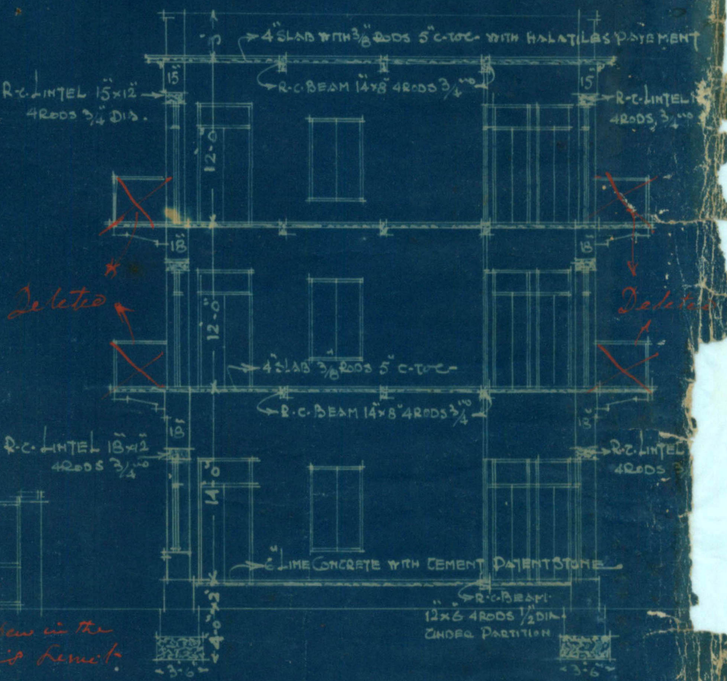
Open Area

FRONT ELEVATION

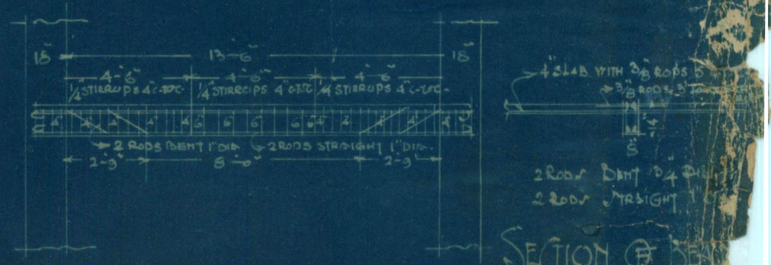
SITE PLAN

SCALE 20 FT. TO 1 INCH





SECTION ON A. B.



SECTION ON A. B.

ELEVATION OF BEAM.

SCALE 4 FT. TO AN INCH.

KMR.CDD.RuQ.1931.02

N. J. MODI.
B. Sc. Engineering (London.)
A. M. INST. C. E., L. C. E.
A. M. I. S. E., M. S. Soc. I.
Land Manager & Architect.

2

No. L. M. A/B.S. P. 87 of 1931.

MUNICIPAL OFFICE,

KARACHI 15.8.1931

MEMO:

Building Surveyor Section C in informed that Mr. Yusuf Haji Habibbhai has been permitted to Erect his house on plot No. 32 A Rs 5 Street Runchore Quarter. Report should be made to the undersigned when house in completed.

N. J. Modi. 18/8

B. SC., A. M. INST. C. E.
Land Manager & Architect.

2 18/8

B.S. 20 { 100—8-30 / 500—6-31

Heritage KMR.CDD.RuQ.1931.02

MISTRI & BHEDWAR
B. A's L. C. E's
ARCHITECTS, LTC.,
D. H. Darwala, B. E.
Representative.
Bombay Office, Esplanade Road.

Phone No. 675.
CENTRAL BANK BUILDING,
BUNDER ROAD,
KARACHI, 2nd. October 1931.

B9.
M.C.10 - 7268

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

Re: Plot No.33A, R.C.5, Kunchore Quarter.

The Reinforcement of the 2nd. floor of the above building is ready for inspection.

Yours faithfully,

MISTRI & BHEDWAR
Architects.

Heritage KMR.CDD.RuQ.1931.02

JAMSHED N. R. MEHTA.
PRESIDENT, KARACHI MUNICIPALITY.

Karachi
4th November 1931

11939/11/11

2666

To,

The Deputy Chief Officer,
Karachi Municipality,
KARACHI.

The matter referred to in the enclosed has been settled. Why has it been brought up again? Mr. Yousif sent it to me today. Please enquire and let me know.

Jamshedmehta
PRESIDENT.

The President. This had been re-submitted to the W/C who sanctioned the balconies on Rest Lane today

P/S to
Nitharee 7/11

Heritage KMR.CDD.RuQ.1931.02

FORM B.

[Vide Rule 238/A (3) (a)]

UNDER BYE-LAW No. 47 (1) UNDER
SECTION 48 (N)

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) No. 32A, R.C.5, Runchore Line Quarter

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.

Rec'd 20/11/31

Signed D. Smith

Dated 19.11.31.

ES 55: (300—6-30) / (300—10-30)

KMR.CDD.RuQ.1931.02

KARACHI MUNICIPALITY

—:o:—

Reference No. B.S./C.B. 87

N. J. MODI,
B. Sc., (Engineering London)
A. M. Inst. C. E.
M. I. M. E., M. R. San. I.
LAND MANAGER & ARCHITECT.

Municipal Office,
Karachi, 21. 11 1931

Memo:—

Re—Plot No. 321 Sheet No. R.E.5 Runchore Qr.

Undersigned has the honour to inform the Assessor and Collector Karachi Municipality, that a Completion Certificate has been received in respect of building on the above plot on 20-11-31.

He is therefore requested to please note in the jamabandhi accordingly.

20/XI/31

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

52 | 200—1-10
200—3

KMR.CDD.RuQ.1931.02

KARACHI MUNICIPALITY.

—:o:—

Reference No. B. S./ C. B. 87

N. J. MODI,
B. Sc., [Engineering, London]
A. M. Inst. C. E.
A. M. I. E. E., N. S. Soc. I
LAND MANAGER & ARCHITECT.

Municipal Office,

Karachi 21. 11 19 31

Memo :—

Re :—Plot No. 3011 Sheet No. RC 5 Rundiore Qr.

Undersigned has the honour to inform the Superintendent of Machinery, Karachi Municipality, that a Completion Certificate has been received in respect of building on the above plot.

He is therefore hereby requested to please inspect the building and state if permission can be granted to the owner to occupy the building. Reply after 5 days will be too late.

21/11/31

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

C
1. up completion report after the reply is received from the S.O. Sir
21/11/31

89.65 -6.30

KMR.CDD.RuQ.1931.02

Lovatt endorsement of 24/5/32:

"B.S.

Please put up Completion report & separate Encroachment &c."

C.J. Hyp. mod: 24/5/32

B.S.

Encroachment &c is separate & being dealt with further.

25/5

KMR.CDD.RuQ.1931.02

8-1 A

KARACHI MUNICIPALITY

—:o:—

Reference No. B.S./ C. B. P 87.

Municipal Office,

Karachi 1931

SUPERINTENDENT OF MACHINERY · KARACHI MUNICIPALITY · INWARD

No. 1242

MUNICIPAL EXECUTIVE ENGINEER

30 NOV 1931

4958

1 DEC 1931

Inw. No. 7893

KARACHI

Memo :—

Re :—Plot No. 32 A Sheet No. RE 5 Runchore Qr.

Undersigned has the honour to inform the Superintendent of Machinery, Karachi Municipality, that a Completion Certificate has been received in respect of building on the above plot.

He is therefore hereby requested to please inspect the building and state if permission can be granted to the owner to occupy the building. Reply after 5 days will be too late.

Drainage Inspector,
for attention and report.
Drawing Inspector
Superintendent of Machinery

F. J. Modi
20/1/31

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

Sir,
There is no objection.
Kamble
Inspector

BS. 63—300—3-30

27.2.31

KMR.CDD.RuQ.1931.02

Return with Compliments
to the Land Manager. There is
no objection if the owner is
permitted to occupy the Building

Superintendent of Machinery.

By order
22/11/31

Heritage KMR.CDD.RuQ.1931.02

BUILDING COMPLETION REPORT

LAND MANAGER & ARCHITECT'S OFFICE,

Karachi. 193

To

THE LAND MANAGER & ARCHITECT,
KARACHI MUNICIPALITY.

Sir,

I beg to report that the construction of building ~~addition, and alterations~~ on plot No. 32A Sheet R.C.5 Rundore Quarter owned by Mr. Yusuf Haji Nathu has been completed according to plans approved by the Municipality. Orders are requested to file the correspondence.

Yours obediently,

Building Surveyor "C" Section
Karachi Municipality.

No. L.M.A. B S.P. 87/32 of 193

Karachi, 26 5 1932

Copy to the Assessor & Collector for information.

26/5

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

B S.—18—600-8-31.

Heritage KMR.CDD.RuQ.1931.02

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.

—:o:—

REFERENCE No. B.S/U.W. 117 of 1931.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 31 ω 1931.

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALTY.

To,

Yousuf Haji Mahdum & Co
Karachi

Dear Sir,

NOTICE RE: UNAUTHORIZED WORK.

I have the honour to inform you that it is reported that you have ~~begun~~/made Balconies on Rebuilding on plot No. 32 A, Sheet No-5, Lawrence quarter. You are, therefore, requested to ~~stop the work and to~~ Remove the Same within 7 days, failing which usual action will be taken against you.

Yours faithfully,

N. J. Modi. 30/1/31

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

B. S. 21 { 300—6-31 / 500—5-31

KMR.CDD.RuQ.1931.02

MISTRI & BHEDWAR
B. A's L. C. E's.
ARCHITECTS, ETC.,
D. H. Darwala, B. E.
Representative.
Bombay Office, Esplanade Road.

Phone No. 675.
CENTRAL BANK BUILDING.
BUNDER ROAD.

KARACHI, 9th. September 1931

7041

The Land Manager & Architect,
Karachi Municipality,
Karachi.

Dear Sir,

Re: Plot No.38A, R.O.5., Runchore Qurter.

The Reinforcement of the building construction in the above plot is ready for inspection.

Yours faithfully,

MISTRI & BHEDWAR
Architects.

HJK.

C
1. accise inspection plan
seen on site
10/9
11/9.

Heritage KMR.CDD.RuQ.1931.02

KARACHI MUNICIPALITY.

N. J. MODI,
B. Sc., (Engineering London)
A. M. Inst. C. E., F. C. I. S.
Land Manager & Architect

MUNICIPAL OFFICE
17 AUG 1931
GENERAL ADMINISTRATION

7990 25/8.

REFERENCE No. L.M.A. B.3. P. 8) of 1931

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 17. 8. 1931

To,

The President,
Karachi Municipality,
K a r a c h i.

Sir,

Re: Plot No. 32/A, R.C.5, Ranchore Qr.,
belonging to Seth Yusif Haji Nabibux

I have to remind you that I have not received from you a written permission that 1/4 open should be accepted as a special case as the plot is open on 3 sides and the owner has left open on the 4th side. This may please be sent early.

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

15/8/31

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

17/8 President

25/8

The Land Manager & Architect.

Why do you want my permission ? Each plan has to be passed on its own merits. There is no bye-law that more than 1/4th open should be insisted in Ranchhore quarter. If thereis any rule to that effect, please show me so that I can give my permission.

P.T.O.

PRESIDENT.

29 AUG 1931

L.C. 74
500—9-30
1000—1-31.
500—5-31.

KMR.CDD.RuQ.1931.02

Returned with compliments. 32A/R65
is a municipal plot. The owner of said
plots are subject to the rule $\frac{1}{3}$rd the left
open in the city area & $\frac{2}{3}$ the left open
in Jamshed Quarter &c. In this particular
case under the special circumstances of the plot
we have accepted $\frac{1}{4}$th open in place of $\frac{1}{3}$rd.
I can't do this on my own authority. Your
order is therefore requested.

Yr/ Mrdh
3/9/31

7/32.

Sanctions
Rs 1811

12/9

L. to ...
18/9

Rs
with Yr
Ltr
28/9

Secy
26/9/31

KMR.CDD.RuQ.1931.02

13

YOUSAF HAJI NABI BUKSH
Land-Lord & General Contractor.
યુસફ હાજી નબી બક્ષ
લેન્ડલોર્ડ અને જનરલ કોન્ટ્રાક્ટર

રણછોડ લાઇન-કરાચી.
Ranchhore Line,
Karachi.

Karachi, 5th. Novr. 193 1
કરાચી.

To,

The Land Manager & Architect,
Karachi Municipality,
K a r a c h i.

Dear Sir,

Re: 33A, R.C.5, Ranchore Lines Quarter.
Balconies on Riti. Lane.

With reference to your notice for the removal of balconeis in question I have been informed by the ~~xxxxxx~~ President that the Managing Committee have sanctioned the same and I refer you to their resolution.

Yours faithfully,

i. e. Yusuf Haji Habibax.

6 NOV 1931
7638

KMR.CDD.RuQ.1931.02

Karachi, 14-10-31.

Mr. Usif Haji Nabibux,

Karachi.

Dear Sir,

re- plot no. 32-A, R.C.5, Bunchore qr.-balconies-

With reference to the above, I have to inform you that your application dated 19th August 1931 was placed before the Managing Committee at their meeting held on 23rd September 1931 when the following resolution was passed:-

"1. Balconies to be permitted on Nabibux road and for the purposes ofrule 1(c) of Appendix 'C' the annual fee of 4% to be calculated on the market value of Rs. 25/- per sq.yard.

"(2) Balconies to be permitted on Alidina street and for the purposes of rule 1(c) of appendix 'C' the annual fee of 4% to be calculated on the market value of Rs. 15/- per sq.yard.

"3. Balconies on Reti Lane cannot be allowed.

You are therefore required to remove the balcony projecting on Reti Lane, failing which usual action will be taken.

yours faithfully,

sd/-N.J.Modi
B.Sc., A.M.I.C.E.
LAND MANAGER & ARCHITECT.

REF.NO. L.B 26/31 31

Karachi, 16 Oct 31.

Copy forwarded to Building Surveyor for necessary action.

N. J. Modi. 15/x/31
B.Sc., A.M.I.C.E.
LAND MANAGER & ARCHITECT.

G.L.B.
15-10-31

C
Attached the application plan
CC
16/x.

C
The Balconies projecting on Reti Lane
shown in A.B. Nabibux
21/x.

Received 29/x

KMR.CDD.RuQ.1931.02

KARACHI MUNICIPALITY.

N J MODI.
B. Sc., Engineering (London,)
A. M. Inst., C. E., L. C. E.
A. M. I. S. E., M. Z. San. I.
Land Manager & Architect.

—:o:—

REFERENCE No. B.S/L.W. 117 OF 193 1.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 31-5 193 1.

From,

THE LAND MANAGER & ARCHITECT,

KARACHI MUNICIPALTY.

To,

Yousif Haji Habibuya Esq
Karachi

Dear Sir,

NOTICE RE: UNAUTHORIZED WORK.

I have the honour to inform you that it is reported that you have ~~been~~/made Verandah on Retaining on plot No. 32 A, Sheet Rc-5, Ranchore quarter. You are, therefore, requested to ~~stop the work and to~~ Remove the same within 7 days, failing which usual action will be taken against you.

Delivered 3-11-31 PL

Yours faithfully,

30/X/31

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

B. S. 21 { 300—6-31 / 300—5-31

Heritage KMR.CDD.RuQ.1931.02

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. of 193 .

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 193 .

From,

THE LAND MANAGER & ARCHITECT,
KARACHI MUNICIPALITY.

To,

Mr. Yusuf Hajiabdulla
KARACHI.

Sir,

With reference to the Building and Drainage completion certificate dated 19-11-1931, for the newly constructed ~~Building~~ Additions on plot No. 32A Sheet R.C.S. Ramdhora Quarter, I have the honour to inform you that permission is hereby granted to you to occupy

~~of~~ the Building Additions

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

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

L-S
P. L.M.A would you to check the measurements of the plot & report if the owner has constructed within his own limits.
Fls
3/XII
Rawson 4/12/31 at S. 3 o'clock

H.O
Please attach an inspection Sketch with Side measurements & name of Road
Hall 5/12/31

Mr Jafferbhoy 7/12/31

B. S. 45—500—5-30.
B. S. 45—500—12-30.