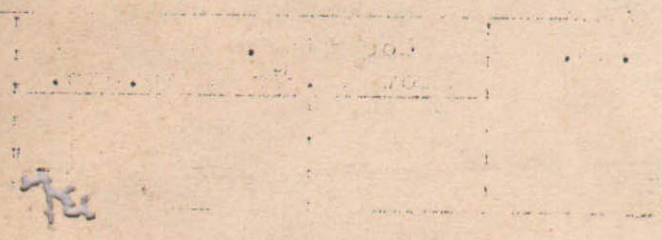
KMR.CDD.MiQ.1926-1938.01

4



104 E 7 R.e

Heritage KMR.CDD.MiQ.1926-1938.01

13 655/27

Form No. 9—500-12-2-26.

ORDER UNDER SECTION 96 (2) OF ACT, III OF 1901.

No. L. M. A. 1726. OF 1927.

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 11-2-1927.

MEMO.

With reference to his/their application, dated 13.11.1927

Mr./Messrs. Haji Naik Mahomed Mitoo is/are informed

that the plan submitted by him/them for building _____

_____

_____ on plot No. 104. Survey Sheet E-7

situate in _____ Street/Road, Ranchore

Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected, in accordadce with the By-laws and Rules of the Municipality.

10/2

Executive Engineer,
Karachi Municipality.

NOTICE 1.—This pass does not give permission to occupy Municipal land with building materials. This can only be allowed when the Street is wide enough to permit building materials being deposited on it without it being a source of danger to the public, and only then on a hoarding being placed round the land to be occupied and on payment, in advance, of fees for occupation of Municipal land, at the following rates.

	Rs.	a.	p.
(1) For the first three months, per square yard per diem ...	0	0	½
(2) For the next three months " " " ...	0	0	1
(3) For any subsequent time " " " ...	0	0	2

NOTICE 2.—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE 3.—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

Notice 4.—You are required to give timely intimation to the Land Manager and Architect before concrete is filled in for Re-inforced Concrete work.

1727 B.S. Sec
1728 Inspector Ranchore.
1729 Enquiry Inspector.
1730 Supdt. Machinist.

Heritage KMR.CDD.MiQ.1926-1938.01

(1000—1-11-26.)

KARACHI MUNICIPALITY.

———:o:———

Extract from the Proceedings of the Managing Committee Meeting of the Karachi Municipality held on the 29th Jan 1927

Subject.

13 Applications from the following persons to build on plots as per plans attached with the Executive Engineer's recommendations thereon :—

	Name.	Plot No.	Quarter.	Nature of building.
1	Mr. Ebrahimji Hakimji	160-U, E-1,	Jail	A House
2	Mr. Haji Abdulla Haroon	7, B-4,	Serai	Additions and Alterations.
3 4	Mr. Haji Naik Mahomed Mithoo — C. R. Machado.	104, E-7, 9/2, 3/4 2	Ranchore Lane	Building

RESOLUTION NO. 225. Plans sanctioned.

No. 225/13 OF 192 .

Municipal Office,

Karachi, 3. 2. 1927

MEMO:

True extract forwarded to the Executive Engineer for disposal with F.C. 20(2)

For Chief Officer,
Karachi Municipality.

KMR.CDD.MiQ.1926-1938.01

500—1-4-26.

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. 1058

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 26/1/ 1927.

MEMO:

With reference to his/their application, dated 13.11.1926, with plans for the proposed Bungalow on plot No./Nos. 104 Survey Sheet E-7 Ramchore Quarter, Mr./Messrs. Haji Nair Mahomed Mithoo is/are informed that the same is under consideration.

They/He must not start any building operations until he hears/they hear further from this office.

Yr. Dawood's Secretary

26/1/27

26/1/27

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

26/1

KMR.CDD.MiQ.1926-1938.01

Form No. 31—500—1-4-26.

No. L. M. A. 1059 of 192 /.

MUNICIPAL OFFICE,

Karachi, 26/1/ 1927.

MEMO :—

Undersigned has the honour to forward to the Managing Committee the accompanying plan for the proposed building on plot No. 104 Sheet E-7 Rum chore Quarter submitted by Mr. Haji Naik Mahomed Mitha Messrs. the registered occupant of the plot.

There being no objection from either a Municipal or Sanitary point of view, undersigned recommends permission to build may be accorded, with the sanction of the Managing Committee, under the *Land Sale Rules*, the plot being under the control of the Municipality.

K. J. Mody 26/1/27

Ag. Executive Engineer,
Karachi Municipality.

RDT 26/1

KMR.CDD.MiQ.1926-1938.01

Form No. 31—5co—1-4-26.

No. L. M. A. 1059 **of 192**7.

MUNICIPAL OFFICE,

Karachi, 26/1/ 1927.

MEMO :—

Undersigned has the honour to forward to the Managing Committee the accompanying plan for the proposed building on plot No. 104 Sheet E-7 Ramchore Quarter submitted by Mr. / Messrs. Haji Naik Mahomed Mithoo the registered occupant of the plot.

There being no objection from either a Municipal or Sanitary point of view, undersigned recommends permission to build may be accorded, with the sanction of the Managing Committee, under the *Land Sale Rules*, the plot being under the control of the Municipality.

26/1/27

Executive Engineer,
Karachi Municipality.

KMR.CDD.MiQ.1926-1938.01

Re: Plot No. 104 E-7 Ramchore

Submitted with Report that the Architect has made the necessary corrections on the plans.

Re 21/1

RTC 20/1

BS Please correct the Receipt for 5th Instl to Rs 2nd & 6th Instl

Respectfully submitted for orders also.

Please do this

Personally has as yr 22/1/27

Jaidev to point out to the architect when he was in our office.

Submitted with Report that the Necessary corrections have been made in the Plans.

Re 25/1

RTC 24/1

Plans may be returned.

25/1/27

KMR.CDD.MiQ.1926-1938.01

300—14-8-25.

LAND MANAGER AND ARCHITECT'S OFFICE.

KARACHI MUNICIPALITY.

Dated 11-1- 1927.

Raference No. L. M. A. 688 of 1925

To

Mr J. S. Jagus.,
Architect.,
Karachi

SIR,

Re. Plot No. 104 Sheet No. K-7 Runchore Quarter.

With reference to the plans for proposed building
.....submitted for the above plot, I have the honour to request you to see the ~~undersigned~~ B. S. at the Municipal Office any week day from 1-30 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,

15/1/27

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

RM 13/1

KMR.CDD.MiQ.1926-1938.01

104 E

Total Load =

(Total Masonry − openings)

$(13\times13\times1'6''\times140 - 8\times\frac{5\frac{1}{2}}{2}\times140 - 7\frac{1}{2}\times3\times140)$

$13\times\frac{3}{2}$

$+ 21\times13\frac{1}{2}\times15''\times140 - 4\times3\times2\times15''\times140 - 2\times6\frac{1}{2}\times3\times15''\times140$

$27\,\frac{3}{10\frac{1}{2}}$

$283\frac{1}{2}$

$+ 2\times\frac{7}{14}\times11\times140 + 1\times7\times11\times70$

$\frac{11}{15\cdot4}$

Total Length of Pillar — $1\frac{1}{2}+1+1. = 3\frac{1}{2}\times1\frac{1}{2} = \frac{7}{2}\times\frac{3}{2} = \frac{21}{4}$ ft.

$140\,(169\times\frac{3}{2} - 44\times\frac{3}{2} - 22\frac{1}{2}\times\frac{3}{2}) + \frac{35}{140}\times\frac{5}{4}\,(283\frac{1}{2} - 24. - 39)$

$169-66\frac{1}{2} = 103\frac{1}{2}$

175

$\frac{63}{220\frac{1}{2}}$

$+ 154\times140 + 77\times70$

$= 140\,(210\times103\frac{1}{2} + 175\times220\frac{1}{2} + 2156 + 5390$

$\frac{21630}{105}$

$\frac{3500}{88}$

$\frac{175}{22}$

Total Load. 21735

358 8

350

350

385 00

88

385588

21735

2268

3588

2156

5390

2240 | 1340 2 | 6

2240 | 67869 | 31 Tons

6720

669

Crushing Strength of Masonry = $31\times\frac{4}{21} = \frac{124}{21.} = 5.9$

21 | 124 / 105 | 5.9 = 5.9 Tons per sq ft

190

A+B pillars must be made 1'-6" wide.

Footing rods must be shown in detail & dimensions shall be given

for 10' storey 5' steel ties ½" rods 6" apart

for 13' storey 13'-3" long 4 rods ⅞" dia.

14'-9" long must have 4 rods 1" dia.

Please send for the amended [illegible] necessary corrections

12/1/27

Heritage KMR.CDD.MiQ.1926-1938.01

(1)

Re: Plot No: 104 E-7 Runchore St

L. M. A.

Sir,

The Architect has submitted amended plans; Except the following objections, he has complied with the rest:-

1. H.O.'s objection re: Kitchens to be provided.
2. Corridors to be 6' at least.
3. Party walls cannot be permitted.

Instead of putting Brermuers for Verandah partition wall, he has provided extra reinforcement of two bars.

RPP
22/12

BS. Please calculate the loads on the A, B, C the small pillars. They will have to be of cut stone, Thickness of Slab for 13'-6" Span must not be less than 6½"

3/1/27

The approximate load on each of the pillars is 2·75 Tons per Sq. ft. Allowing ¾ Ton as the Safe load, the foundation width required will be 4 feet which the Architect has provided.

The thickness of Slab for 13'-6" Span comes to about 6" by calculation, for a super load of 140 lbs.

RPP
8/1/27

10/1/27

KMR.CDD.MiQ.1926-1938.01

F.P.S.9/37 OCT 11 1938

To,

The Legal Adviser,

Municipal Corporation,Karachi.

Sir,

Re:-Sir Haji Abuoola Haroon V/s K.M.C.Suit No.202/35

With reference to your letter dated 26th September 1938 re-above, I have the honour to request you to please obtain and send me a copy of the judgment which was delivered on 23rd September 1938 in the above suit, for the purpose of the records of this office.

I have the honour to be,

Sir

Your most obedient servant,

(sd) T. J. Bhojwani

Ag.Chief Officer.

Copy with Building plan papers of the year 1927 forwarded to Mr.Govindji for doing the needful in the matter.

Land Manager & Architect.

Heritage KMR.CDD.MiQ.1926-1938.01

12

LAND MANAGER & ARCHITECT'S DEPTT. MUNICIPAL CORPORATION KARACHI. 16 JUL 1938 No.....

KARACHI MUNICIPAL CORPORATION

Summons for **producing record.**

No.G/ 520/264 / 38 of 1938

Municipal Office,

Karachi, 16th July 1938

IMMEDIATE

W.C. Land
Forwarded /in duplicate to the ~~Head~~ Clerk,
the ORIGINAL
Department, for return of ~~xxxxxxxxx~~ duly served on the person
~~authorised hereby~~. concerned during the course of the day.

By order

Andrew Dsouza
Chief Clerk

DRM.

13-1 Heritage KMR.CDD.MiQ.1926-1938.01

C's. P. P.—E.

Revised J. Civ. 36 (E.)
Old J. Civ. 64 (E.).
(stereo).

Order for re-attendance of a witness
(O. 16, r. 16.)

The Hon'ble Mr. C.to. Lobo Judge

IN THE COURT OF J.C. Judl

AT Karachi

CIVIL SUIT NO. 202 OF 1935.

Sir Haji Abdulla — Plaintiff

versus

Karachi Municipal Corporation — Defendant

1/- 7 Chief Offices, Karachi Municipal Corporation.

The witness resident of

[P.T.O.

13-2

Heritage KMR.CDD.MiQ.1926-1938.01

Whereas you have been summoned (~~or brought~~) to give evidence ~~to-day~~ in the above suit but ~~on account of~~ the hearing has been adjourned till ~~day the~~ 18th July 1938 ~~next~~.

Cause it.

Your are hereby required to ~~appear~~ in this Court on the said date at 11-0 a.m. to give evidence in the said suit.

Dated this 13th day of July 1938

it to be produced all Docuts, plans of buildings, Registers & other Correspondence in connection with plot bearing S. No 1 Sheet C.R. 5 Serai Quarter Kacheri from the years 1911 to 1917.

Seal

JUDICIAL COMMISSIONER DELHI

Nur Lahiri

Clerk of the Court

(Signature.)

Heritage KMR.CDD.MiQ.1926-1938.01

14

LAND MANAGER & ARCHITECT & CERTT. MUNICIPAL CORPORATION KARACHI
2 - JUL 1938
No. 2965

KARACHI MUNICIPAL CORPORATION

Summons for **producing record.**

IMMEDIATE

No.G/ 5~~0~~7238/38 ~~of~~ 1938

Municipal Office,

Karachi, 2nd July 1938

W.C. Land

Forwarded in duplicate to the ~~xxxx~~ Clerk,

~~xxxxxxxxxx~~, for return of one copy duly served on the person mentioned early.

By order

Chief Clerk

DRM.

KMR.CDD.MiQ.1926-1938.01

15-1

C's. P. P. -E-

Revised J. Civ. 36 (E.)
Old J. Civ. 64 (E.).
(stereo).

Before The Honourable Mr. C.M.Lobo
Judge.

Order for re-attendance of a witness.
(O. 16, r. 16.)

IN THE COURT OF the Judicial Commissioner of Sind.

AT Karachi.

CIVIL SUIT NO. 202 OF 19 35

For plaintiff

Haji Sir Abdula Haroon } Plantiff

versus

Karachi Municipal Corporation. } Defendant

To,

Re 1/- Tha Chief Officer Karachi Municipal Corporation Karachi to cause to be produced through a clerk all building plans submitted and approved in respect of Plot No.1 S.R.5 Serai quarter Karachi.

The witness above resident of Karachi.

P.T.O.

15-2

KMR.CDD.MiQ.1926-1938.01

Whereas you ~~have been~~ were summoned (~~or brought~~) to give evidence to-day in the above suit but on account of other work the hearing ~~has been~~ was adjourned till ~~day~~ the 4th July 1938 next:

Your are hereby required to appear in this Court on the said date at 11-0 a.m. to give evidence in the said suit.

Dated this 18th day of July 1938

BY ORDER

Clerk of the Court.

(Signature.)

Heritage KMR.CDD.MiQ.1926-1938.01

12

Form No. 9—500-12-2-26.

ORDER UNDER SECTION 96 (2) OF ACT, III OF 1901.

No. L. M. A. 1716 OF 192 7

MUNICIPAL ENGINEER'S OFFICE,

Karachi, 11-2- 1927.

MEMO. In cont.n of no. 967

~~With reference to this application~~ their, dated 24. 1. 1927

Mr. Haji Abdulla Haroon ~~Messrs.~~ is ~~are~~ informed

that the plan submitted by ~~them~~ him for building _____

_____ on plot No. 7 Survey Sheet B-4

situate in _____ ~~Street,~~ Road Sarai

Quarter, is approved and permission to build in accordance therewith is granted. The building must be erected, in accordadce with the By-laws and Rules of the Municipality.

10/2

Executive Engineer,
Karachi Municipality.

8/2/27

NOTICE 1.—This pass does not give permission to occupy Municipal land with building materials. This can only be allowed when the Street is wide enough to permit building materials being deposited on it without it being a source of danger to the public, and only then on a hoarding being placed round the land to be occupied and on payment, in advance, of fees for occupation of Municipal land, at the following rates.

	Rs.	a.	p
(1) For the first three months, per square yard per diem ...	0	0	½
(2) For the next three months " " " ...	0	0	1
(3) For any subsequent time " " " ...	0	0	2

NOTICE 2.—Windows, steps and doors of the building will not be permitted to project on or overhang any public street or Municipal land.

NOTICE 3.—Plinths will not be allowed to project more than 2 inches on any Public street for ornamental purposes.

Notice 4.—You are required to give timely intimation to the Land Manager and Architect before concrete is filled in for Re-inforced Concrete work.

1717 B.S. See H.
1718 Inspector Sarai
1719 Deputy Inspector
1720 Supdt: Markets.

KMR.CDD.MiQ.1926-1938.01

(1000—1-11-26.)

KARACHI MUNICIPALITY.

—:o:—

Extract from the Proceedings of the Managing Committee Meeting of the Karachi Municipality held on the 29th Jan 1927

Subject.

13 Applications from the following persons to build on plots as per plans attached with the Executive Engineer's recommendations thereon :—

	Name.	Plot No.	Quarter.	Nature of building.
1	Mr. Ebrahimji Hakimji	160-U, E-1,	Jail	A House
2	Mr. Haji Abdulla Haroon	7, B-4,	Serai	Additions and Alterations.
3/4	Mr. Haji Naik Mahomed Mithoo	104, E-7,	Runchore	Building

C.R. Macleod 4/2, Hur. Dawsleed

RESOLUTION NO. 225. Plans sanctioned

5/2

No. 225/13 OF 192 .

Municipal Office,

Karachi, 3. 2. 192 7

MEMO :

True extract forwarded to the Executive Engineer for disposal with T.C. re (3)

For Chief Officer,
Karachi Municipality.

KMR.CDD.MiQ.1926-1938.01

Form No. 31—5co—1-4-26.

No. L. M. A. 968 **of 192**7.

MUNICIPAL OFFICE,

Karachi, 24th Jan 1927.

MEMO:—

Undersigned has the honour to forward to the M.C., the accompanying plan for the proposed building on plot No. 7 Sheet B-41, Serai Quarter submitted by Mr. ~~Messrs.~~ Haji Abdulla Haroon the registered occupant of the plot.

There being no objection from either a Municipal or Sanitary point of view, undersigned recommends permission to build may be accorded, with the sanction of the Managing Committee, under the *Land Sale Rules*, the plot being under the control of the Municipality.

22/1/27

Executive Engineer,
Karachi Municipality.

for me
24/1

Sd
21.1.27

25/1.

KMR.CDD.MiQ.1926-1938.01

500—1-4-26.

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. ~~966~~ 967

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 24-1- 192 7.

MEMO:

With reference to ~~their~~ his application, dated 6.1. 1927, with plans for the proposed building on plot ~~Nos.~~ No. 7 Survey Sheet B-4, Serai Quarter, ~~Messrs.~~ Mr. Haji Abdulla Haroon ~~are~~ is informed that the same is under consideration.

~~They~~ He must not start any building operations until ~~they hear~~ he hears further from this office.

22/1/27

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

21.1.27

Heritage KMR.CDD.MiQ.1926-1938.01

Form No. 1 A—500-15-5-25.

No. G. _____ of 192 .

MUNICIPAL CHIEF OFFICER'S OFFICE,

Karachi, _____ 192 .

MEMO:

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

Insp Bhatt
Show to Dr.
82

11/1

Reiander
12/1/27.
for Chief Officer.

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt _____

no Objection

Date of disposal _____

Health Officer.

Date 13-1-1927
14

20-2 Heritage KMR.CDD.MiQ.1926-1938.01

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.

Applicant's Name M. Haji Abdulla Haroon

Whether he is the owner of the plot on which it is proposed to build Yes

Plot under whose control Municipal.

Whether it is permanent or temporary Permanent

The work proposed Additions & Alterations

Building Surveyor's Report

The plans as submitted are Complete plans & have been resubmitted by the architect as the original ones are mislaid. They maybe passed.

Date 18/1/27

Building Surveyor.

KMR.CDD.MiQ.1926-1938.01

LAND SURVEYOR'S REPORT.

Does the plot come under Alignment — No

Area of plot —

Area under Alignment —

Remarks

No objection

S.L.N. Dhawan

Date 18/1/1927. Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

Plans may be passed

20/1/27

5/1/27

Date of disposal

Submitted to Ex. Engineer:

Land Manager and Architect.

Heritage KMR.CDD.MiQ.1926-1938.01

No. E. of 192 .

MUNICIPAL ENGINEER'S OFFICE,

Karachi,_____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 _____

_____

_____

_____

_____

Heritage
KMR.CDD.MiQ.1926-1938.01

MISTRI & BHEDWAR
B. A.'s. L.C. E.'s.
ARCHITECTS, ETC.,
D. H. Darurala, B. E.,
Representative,
Bombay Office 46 Churchgate Street.

19

CENTRAL BANK BUILDING,
BUNDER ROAD,

Karachi, 6th January 192 7.

BS
Re
8/1/27

Dear Mr. Modi,

Regarding the plans for extensions in plot No.7, sheet B-4, Serai Quarter which we had submitted to you on 14th July 1926, + which you say are missing from your office and as desired by you I send you here-with 4 sets of plans which you will return back to me duly approved, for applying for permission from the City Deputy Collector.

Yours Sincerly,

D H Bhedwar

MUNICIPAL LAND MANAGER'S
8. JAN. 1927
Rec'd. No. 167
KARACHI

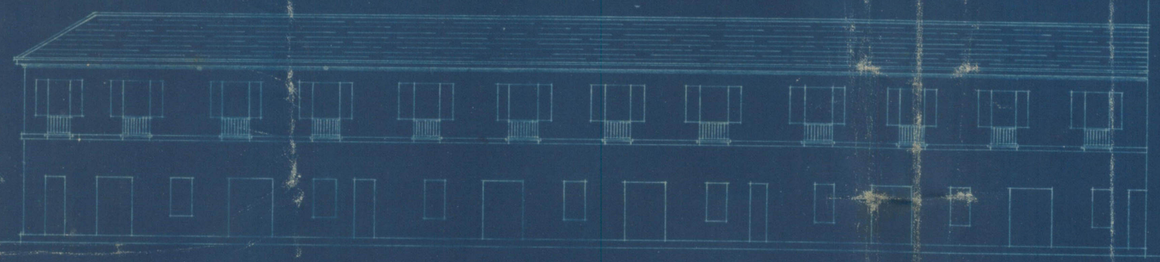
C
Pl. Send to H.O. for favour of approval.
SCM
10-1-'27

KMR.CDD.MiQ.1926-1938.01

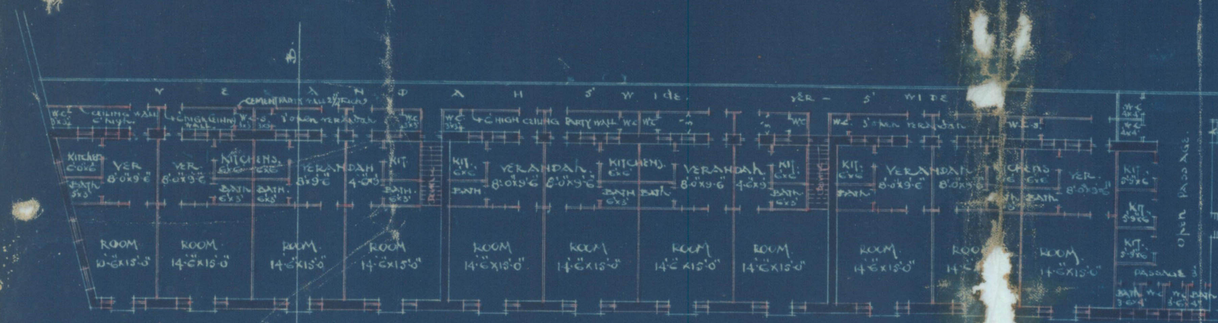
PROPOSED ADDITIONS & ALTERATIONS IN BUILDING ON PLOT No 7 SHEET B-4 SERAI QUARTERS

SCALE 16 FEET TO AN INCH

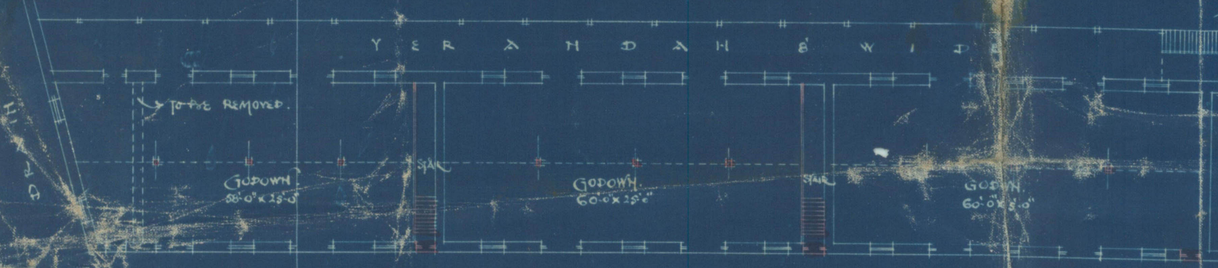
NOTE,
NEW WORK SHOWN IN RED.
WORK TO BE REMOVED SHOWN IN YELLOW



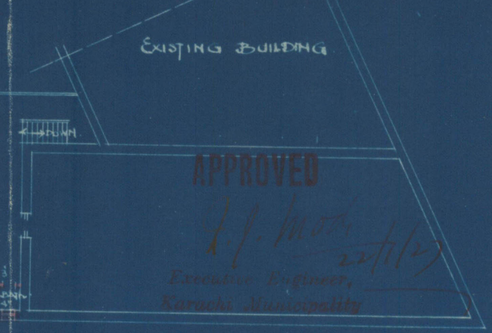
ELEVATION ON GRANT ROAD



PLAN OF FIRST FLOOR

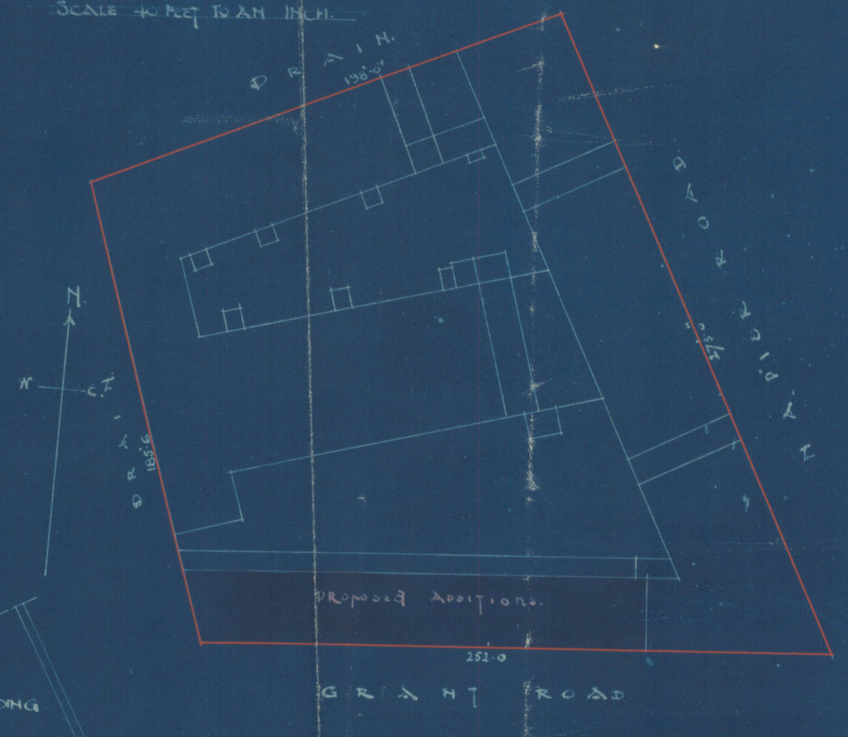


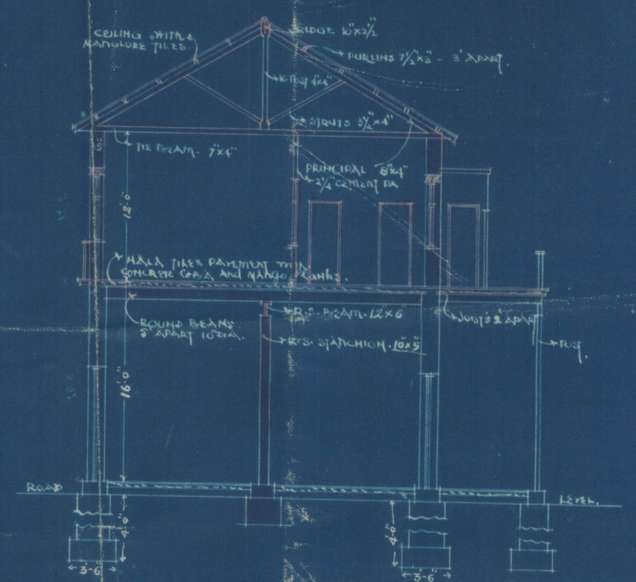
PLAN OF GROUND FLOOR



SITE PLAN

SCALE 40 FEET TO AN INCH.





SECTION ON A.B
SCALE 8 FEET TO AN INCH.

MISTRI & BHIDWAR.
B.A. B.E. C.E.
ARCHITECTS AND CIVIL ENGINEERS