



LAND DEPARTMENT.

FILE No. 6 of 192 9

21/10/69

39

Compilation No. 5 / 10

Subject

Building plan

R-5

191, S-6 Rameswamy Jr.

NOTE:—Former Correspondence filed in

file

Compilation No.

Subsequent Correspondence filed in

file

Compilation No.



162

B.S. 7

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

No. L. M. A. / 288 3080

OF 1929.

MUNICIPAL ENGINEER'S OFFICE,
Karachi, 25/5 1929.

MEMO.

With reference to ^{his}~~their~~ application, dated _____ 1929.Mr. Abdul Rader Rhudabux is informed
~~Messrs.~~ ^{are}that the plan submitted by ^{him}~~them~~ for building __________ on plot No. 191 Survey Sheet C-6
situate in _____ Street, Ramawansi
Road

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

[Signature] 17/5
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	$\frac{1}{4}$
(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.

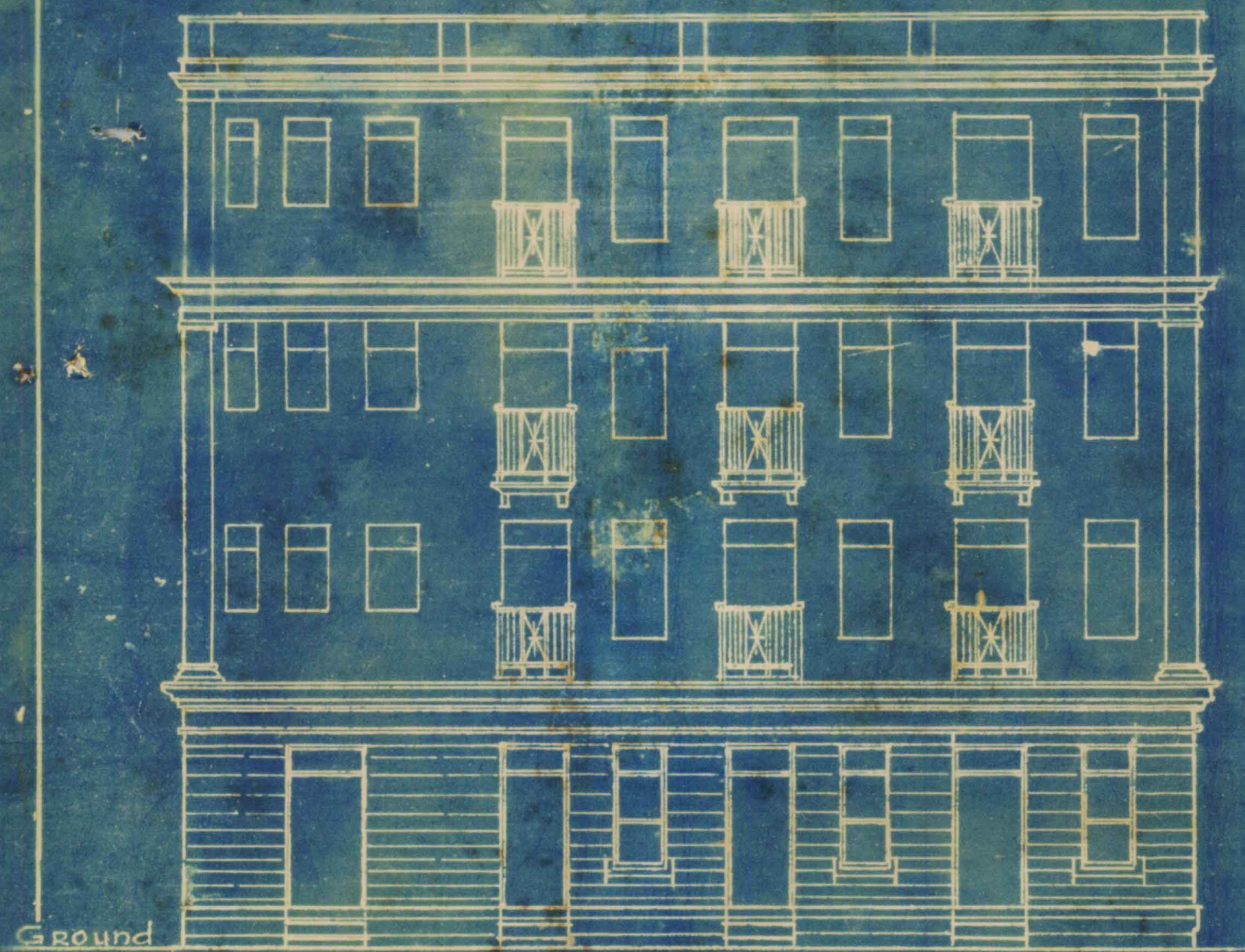
Notice 4.—You are required to give timely intimation to the Land Manager and Architect before concrete is filled in for Re-inforced Concrete work.

500—1-28.
500—11-28.

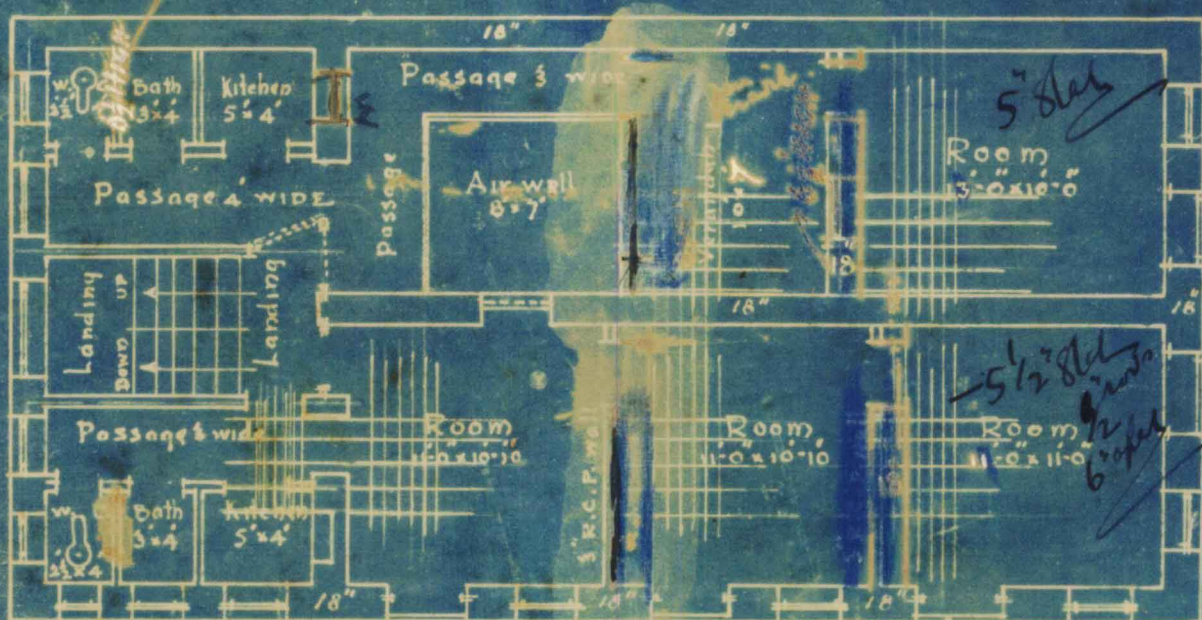
7 FEB. 1929

8

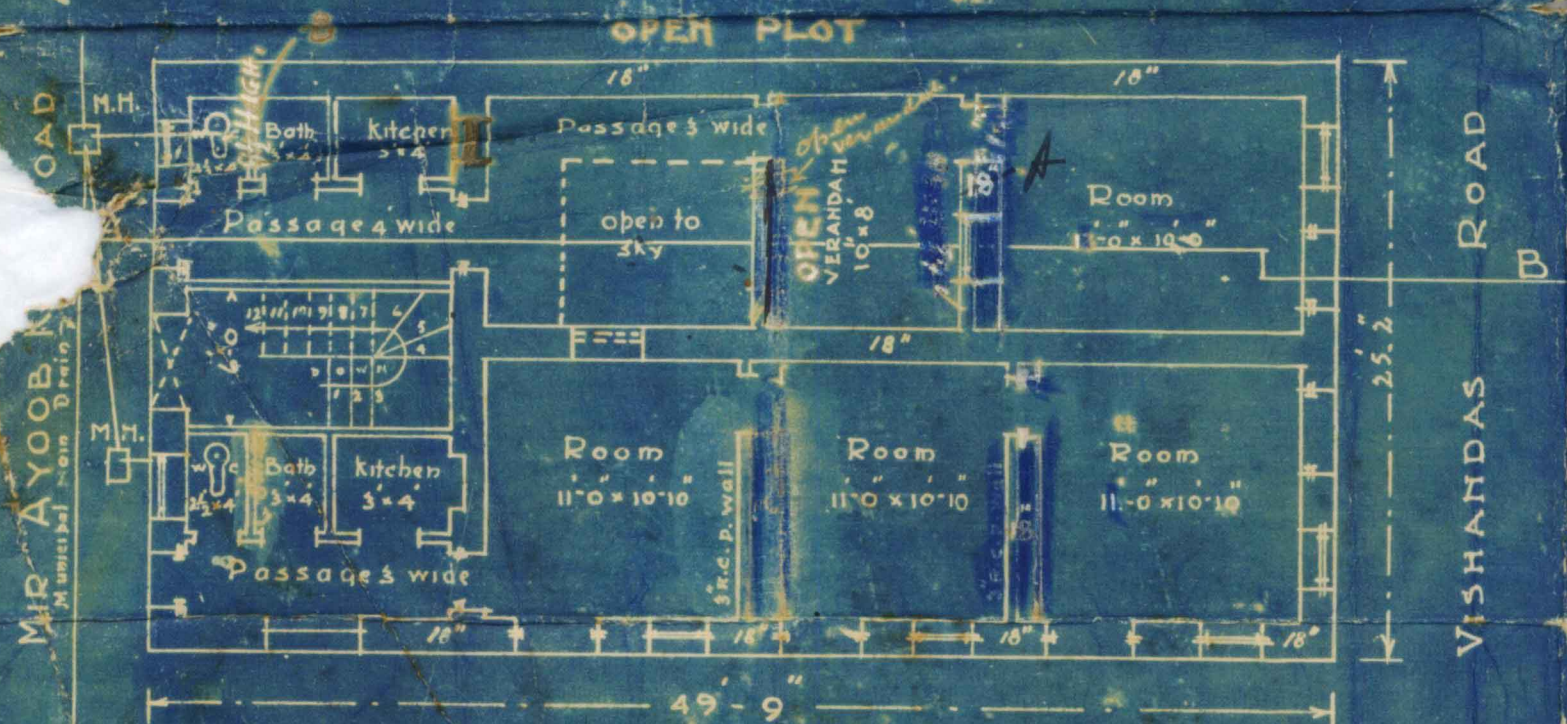
Copy to 288 3081
20. 82
80 83
Som. 84



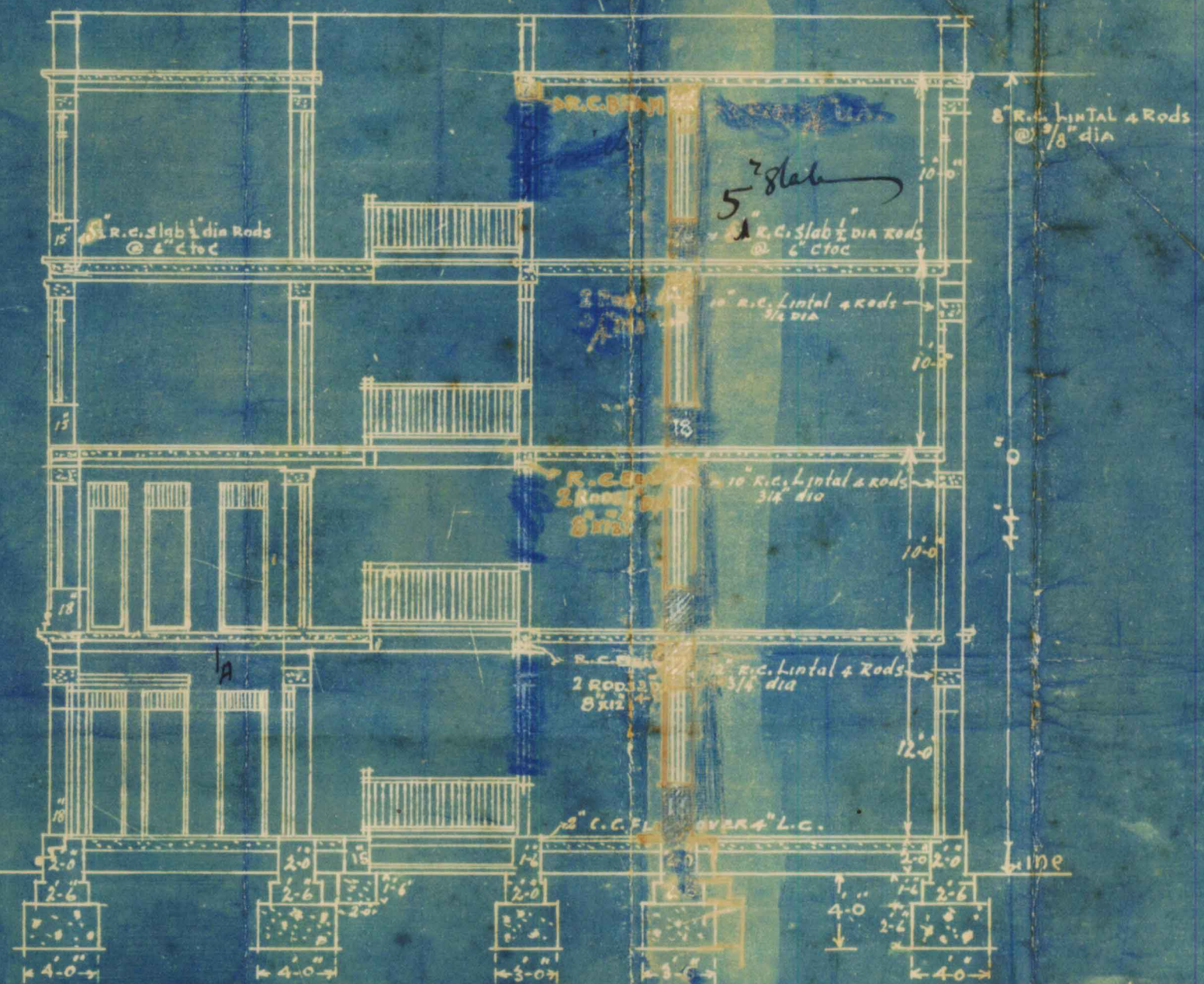
FRONT ELEVATION



PLAN OF 1ST 2ND & 3RD FLOOR



GROUND PLAN
PRAGJI STREET



LONGITUDINAL SECTION ON LINE A.B.

PLAN SHOWING PROPOSED BUILDING.

ON PLOT NO 191. E.6.

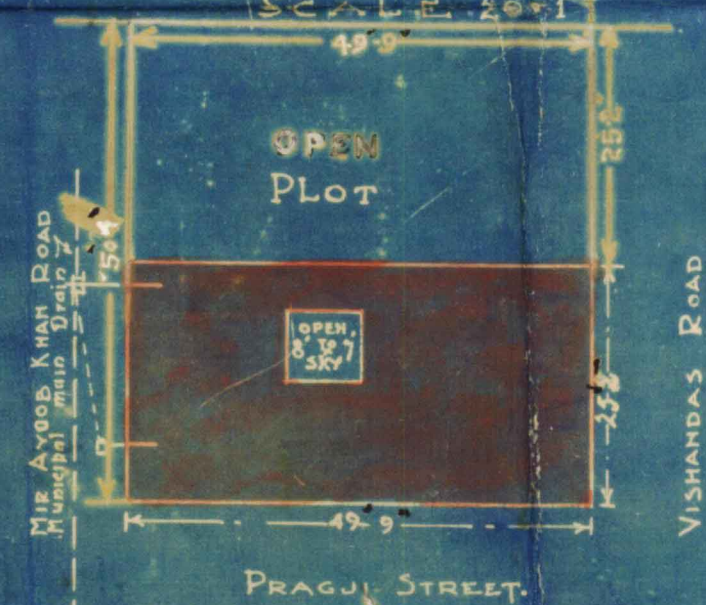
RAMSWAMY QUARTER

SCALE 8-1

APPROVED
A. J. Moti
Executive Engineer,
Karachi Municipality

SITE PLAN

SCALE 20-1



A. ELIJAH & CO
Architects & Surveyors
Bunder Road Karachi

242
28



Heritage

KMR.CDD.RaQ.1928-1929.01

P. note that the Plans
also require to be signed by
the L.M.O. 18/5

To inquire personally.
M.A. 1/5

B.S.B. Club
This is
complied with
& no. instructions
sent to the cc.
for further
disposal 18/5

Many must be Separated,
Mr. Mirchand Baloch's questions &
answer for 18/5 to the cc.
for further action & direct him
to be Separated & direct him
if his reply are received
25/5/29



F-2

B.S.—21

of 192 .

MUNICIPAL OFFICE,

Karachi, _____ 192 .

Section 119 of the Bombay District

Act III of 1901.

Abu Ebrahimjee

It appears to the Municipality that the
_____ house on plot

_____ Street _____



KARACHI MUNICIPALITY

5

REFERENCE No. L/Bs. 3078 of 1929

Karachi, 25th May 1929

M E M O :-

In continuation of notice No. 1716 dated 27/3/29 Mr. Abdul Kader Khudabux, the owner of plot No. 191, survey sheet No. E/6, Ramswamy Quarter is informed that the Managin Committee at their meeting held on 11th May 1929 passed the following resolution :-

" The architects should have personally expedited the disposal of the plans. The tracing should have been ~~xxx~~ supplied by the Architects without undue delay. There seems to be no objection in one architect submitting a plan and another undertaking supervision, provided both are licensed. Since requirements have been complied with, the plans should be passed."

22/5

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

LAND MANAGER & ARCHITECT

No. L/Bs. 3079 of 1929
Municipal Office,
Karachi, 25th May 1929

Copy to Mr. M. H. Gazdar, architect, for
information with reference to his letter dated 4/4/29.

22/5

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

LAND MANAGER & ARCHITECT



Heritage

KMR.CDD.Rao 1928-1929.01

Karachi 18 May 29.

To

The Land Manager & Architect.
Karachi Municipality
Karachi

Re: Plot no 191 E-7 Ramnagar Qu.

Sir,

I have the honour to inform
you that reinforcement of 2nd floor
of the above plot are ready bound in
situation.

You are requested to please
pass them before Tuesday the
21st instant as I wish to
concrete ~~that day~~ tomorrow the
22nd May 1929

I have the honour
to be Sir.

Yours most obediently,
21/5/29
Abdul Kader.

Received at
11-45 AM



21/5

21/5

It is not with me.

aff. 1/5

It is not with me.
21/5



Heritage

KMR.CDD.RaQ.1928-1929.01

500-11-10-27.

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 .

MEMO:—

In continuation of notice No. 1716, dated 27.3.1928

Mr. Abdul Kader Khudatun the ^{owner}_{occupier} of plot No. 191,Survey Sheet No. S-6, Ramsuamy Quarter is informed that the Managing Committee at their meeting held on 11th May 1928 passed the following resolution:—

"The Architects should have personally expedited the disposal of the plans. The tracing should have been supplied by the Architects without undue delay. There seems to be no objection in one architect submitting a plan & another undertaking supervision, provided both are licensed. Since requirements ^{have been} ~~are~~ complied with, the plans should be passed."

He is hereby required to ^{alter}_{demolish} the within

days and failing compliance a prosecution under section 96 Clause 5 and Section 155 of the Act III of 1901 will be instituted against him.

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

Land Manager & Architect,

Karachi Municipality.

Copy to Mr M.H. Gaffar Architects
for information with ref to his letter of 4-4-1928.

Typist.
14.
17/1

17/5
in



KARACHI MUNICIPALITY.

—:O:—

Extract from the Proceedings of the Managing Committee Meeting of the
Karachi Municipality held on the 11 MAY 1929

Subject.

46 Submitted papers relating to unauthorized work carried out on plot No. 191, E-6, Vishindas Road, Ramswami Quarter, under the supervision of Mr. M. M. Gazdar, Licensed Architect, together with the Unauthorized Structures Sub-Committee's report in connection therewith.

BS for final
disposal
16/5

RESOLUTION NO.

827. The report of the Sub Committee to be adopted.

2. Commence work
to the party.
16/5



No.

827
46

OF 1929.

Municipal Office,

Karachi,

15.5

1929

MEMO:—

True extract forwarded to the

Licensed Engineer

Architect for disposal with F.C

Ismaeel
For Chief Officer,
Karachi Municipality.

Entered in M.A.
Register.
14.
17/5



KARACHI MUNICIPALITY.

Extract from the Proceedings of the Unauthorised Structure Sub-Committee

Meeting of the Karachi Municipality, held on the 4-4-1929

SUBJECT—

*Lishkudas Road*Submitted papers re-unauthorized work carried on
No. 1, 6, Ramsani R., under supervision of Mr. M.
for orders in the matter.

RESOLUTION No.

Resolved:—The architects should have personally examined the plans. The tracing should have been completed without undue delay. There seems to be no objection to an architect submitting a plan and another person supervising, provided both are licensed. Since the above have been complied with, the plans should be passed.



c.c.
for L.M.A. at the meeting
30/4/29

No. L. M. A. 228-2467 of 1929

Municipal Office,

Karachi,

30/4/

1929

MEMO:

*with L.C.*True extract forwarded to the *Managing Committee**for favour of orders.**J. J. Mow*

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

Land Manager & Architect.

ac

22/4



Heritage

KMR.CDD.RaQ.1928-1929.01

No: 1 of 1929.

10-1



Mowji Street, Ranchore Lines, Karachi;

4th April. 1929.

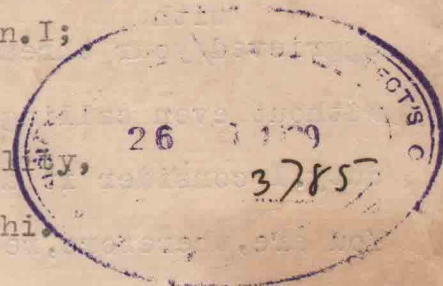
From,

M.H. Gazder, Esquire; B.E; A.M.I.E; M.R.San.I;

To,

The Executive Engineer, Karachi Municipality,

Karachi.



Sir,

Reg; Plot No: 191, E/6, Ramswamy Qr;

With reference to your letter No: L.M.A; B.S/1715, dated 27th.3.29

I have the honour to inform you that I am supposed to be an agent only of the landlord and my connection with the building is limited to watching the quality of work. I have no other control whatsoever over the doings of the landlord.

2. I request you to please acquaint me with the byelaw arming a surveyor with constitutional powers for stopping or expediting the work or in any way meddling with the affairs of the landlord, except as regards the quality of work. And there is no fault found with it.

3. It is not for me to defend the action of landlords but I may inform you that it is a CUSTOM in Bombay, as well as ⁱⁿ Karachi, to start construction of work after satisfying all the requirements of the law. It is not a practice to delay construction for formal sanction which follows in due course. In this particular case the plans were approved by the ~~landlord~~ Land Manager on 18th, December 1928 and the formal sanction was still awaited. If the plot happened to be Govt: one it would take another six months, at this rate, to obtain formal approval. But if a serious notice is taken to this Customary law, just as you have done in this particular case, there will be a serious loss of rents and interests and a great discouragement to building public which could not be tolerated ~~in~~ even on the ground of red tapeism. However the landlord seems to have given you two intimations notifying to you various stages of his building viz. on 2.1.29 and 14.3.29. Besides the building staff under you must have inspected it several times in their duty rounds since 20.12.28 the day on which work was begun. Thus it is plain that you had sufficient intimation about the building activities of the landlord and you could have easily stopped it at the foundation without waiting till 27.3.29 ^{after} for the first floor to be completed.

L.M.A
5-7
6-4
L.M.
Please
His letter direct
for
P.S.
me
27/4.

10.2

Sir,

W. L. L. L. L.
5469

Handwritten notes in Urdu script, including "میں نے" (I have) and "کے" (of), and a date "1/1/19".

disposal in fairness to me.



Heritage

KMR.CDD.RaQ.1928-1929.01

Land clerk

Please attach 2c.
& return at once.

10

42 4 27

Re

The. is sent to
the co. to day.
14. 1/249

11-2



Heritage

KMR.CDD.RaQ.1928-1929.01

C. O. Record clerk

Please attach 75. +
return ^{early} for the report of Executive
Engineer

11-24
11-29

Se



Lead clerk

Please state

What for the books
were sent to Co,
1574 Delaware
Kre

The books are with the
Co. They will be sent
to you when the books
have been sent.

H/c call 15th section
B/S
See

See Do Carmo
to please allow
Pay
3574

Very Urgent:

From,

Mahomed Kaderbux & Bros.,
Landlords & Contractors.



The Chief Officer,
Karachi Municipality,
Karachi.

Sir, *6069*
12/4 Re: Plot No. 191, E-6, Runaway Quarter:

With reference to your letter No. L/B.S. 1713 of 27-3-29, and the Executive Engineer's endorsement No. L/B.S. 1713 dated 27th March 1929, both received by us on 28-3-29, we beg to state that your action based on the Executive Engineer's letter has given us greatest surprise of our life.

2. As the action of the Executive Engineer is absolutely uncalled for to say the least about autocratic and irregular action of a public servant, we request you to very kindly place the following facts before the Managing Committee at your earliest for their very careful consideration and necessary disposal:-

(a) The plans for construction of a building on the above plot were submitted to the Land Manager on 3-10-28.

(b) They were returned to us and resubmitted by us several times by and to the Land Manager, with objections, some of which were very frivolous and unnecessary and outside the bye-laws.

(c) We saw the Health Officer and the Land Manager on 30-10-28 and explained our proposals. The Health Officer was pleased to withdraw his objection and the Land Manager wanted certain points to be attended to before he approved of the plans. Which was done.

(d) But plans were again returned to us, with the same or additional objections.

(e) Ultimately being fed up with the delay and unnecessary trouble we attended the office of the Land Manager



and corrected the plans as desired by him on 18-12-28 - whether his demands were reasonable or unreasonable, we did this to cut short our worries. The Land Manager then approved our plans and told us that there was nothing further required of us and we should get the formal approval in due course after the subdivision and plans were formally approved by the Executive Engineer and the Managing Committee.

(f) We then saw the Executive Engineer on the same day i.e. 18-12-28 and requested him to grant us permission to have water connection for constructional purposes. He sent for the plans and satisfied himself that all the demands of the Land Manager's Department were complied with by us. After this he gave us permission for the water connection for which we paid on 20-12-28 vide Receipt No. 48934.

(g) We started work and intimated the Executive Engineer on 2-1-29 that the foundation trenches of the building were ready and he might inspect them.

(h) Again we intimated the Executive Engineer on 14-3-29, that shuttering and fabrication of steel for first floor were ready for his inspection and that we intended to pour concrete on 18-3-29 which we did.

(i) That no objection was taken to our building operations during all this period i.e. from 18-12-28 to 27-3-29 - over a period of three months during which the Executive Engineer had two intimations from us regarding different stages of the work.

(j) That our plans were not returned to us after 18-12-28 nor any other objection raised within this period.

(k) That besides our intimations of activities about continuation, the Land Manager's Staff - which is rather too costly for the tax-payers, must have seen several times the building operations during these 3 1/2 months.

(l) That our plans are still pending ^{sanction} by the Executive Engineer though they have remained with him since 3-10-28 i.e. exactly for six months. What an efficiency!

(m) That the Executive Engineer did not write to us



to stop work till 27-3-29 nor obtain our explanation before rushing to the Managing Committee.

3. From the above it is clear that we have not done anything without authority. We made every effort to modify our proposals - at great inconvenience and loss to us in order to comply with orders of the Land Manager's Department, which is nothing but autocratic. There is no rule or bye-law or constitution or experience or administrative authority which they have for their guidance. They have their fleeting fancy only which varies from day to day and compels all landlords to bow to it respectfully.

4. That we took our plans as approved after 18-12-28 as they were awaiting only formal sanction. We are building according to the corrected plans and we have received no intimation taking any objections to our plans regarding sanitation or stability.

5. We cannot understand why the Executive Engineer should have burst out on 27-3-29 i.e. 3 months after our first intimation to him for commencing work and 14 days after our intimation to concrete the first floor. Was it because we did not fall in with Mr. DeCosta - the Land Surveyor ~~Mr. DeCosta~~ after 18-3-29? He had inspected the centring & steel for the first floor between 14-3-29 & 16-3-29 and did not ask us to cease work. Why then this threat to prosecute etc.?

6. This is only one example amongst hundreds showing how approval to plans is delayed for six months and over; (b) how arbitrary objections are raised over and over again; (c) how landlords are harassed and troubled, and (d) lastly how our public servants are discourteous towards the public in trying to charge landlords where they should apologise for their efficiency and troubles to us. in-

7. We request that the President and the Members of the Managing Committee which includes the Presidents of the Karachi Architects' and Karachi Landlords Associations will carefully go through this case and then order an enquiry into



-2-

~~should raise objections~~ are in the habit of raising new and fresh objections every time a plan is submitted.

8. Is it not fair that the Land Manager & Executive

Engineer should raise all objections once only?

9. Is it a fact that the land-lords & Architects are

complaining of troubles and harassment by the Land Manager and Executive Engineer with regard to delaying of plans, unnecessary and frivolous objections?

10. Is it a fact that the Architects dare to stand on the

rights of Land-lords and those of their own, The Executive Engineer refuses to issue licenses to such Architects for the next year?

11. Will the president give the names of all such Architects

amongst whom the Executive Engineer have made such, (in question 10) recommendations?

12. Is it fair that Architects should be left at the mercy of Executive Engineer? Will it not demoralise Architects?

13. Are Land Manager and Executive Engineer within their jurisdiction when they offer advice beyond the bye-laws?

14. Is it not fair that an open enquiry should be held if Executive Engineer reports against any Architect's conduct as is done by Law Courts when any pleader's conduct is in question.

I have the honour to be,

Sir,

Your most obedient servant,

Sd/- Haji Mir Mohamed Baloach,

Municipal Councillor,
Karachi.

3618

No. G.

Karachi,

of 1929,
Municipal Office,
4th April 1929.

3

Copy forwarded to :-

The Executive Engineer,
The Land Manager & Architect,

Chief Officer,

Karachi Municipality.

every
decision

always occur
if the objects are
+ if the cause be

just the
Supreme for fear of
an important

the whole of an important
architect.

If the Land Manager had
given complaint to the
President who comes to
this day's a Saturday

The EE has every right to
make recommendations to the
M.C. in the day for the
sake of the city.

Mr. Bhanu Lal
Patel
Eligible

The duties of the EE is
to see that the bye-laws are
enforced. The power of
revoking license rests
with the C.O.

Approve the Municipal Council
in giving By-laws of their own & then
such circumstances then
beyond the By-laws.

In all cases of complaints against
architects the architect is given every chance
to defend himself in his case. The decision is
withdrawing. The architect's work
either to amend or to leave the
house the architect's work
period of delay does not
detract from the
behaviour of the architect.

URGENT



Heritage

KMR.CDD.RaQ.1928-1929.01

16

Handwritten in red ink: *Hand*

Handwritten in red ink: *2613*

K. N. RAMASUBBA AIYAR,
B.A., B.L., J.P. (Bom.)
Chief Officer.



Municipal Office,
Karachi.

Dear Mr. Ramasubba:

with reference to our conversation
concerning building on
ground, No. 191. E. 6 Ramasubba
Munshi, I beg to send you herewith
for your perusal. The ~~the~~ card
manager's list of correspondence
together with your letter of the
29th March & card manager's
reply thereon. As personally
agreed to, we may discuss ~~this~~
any outstanding points,
in case you ~~think~~ ^{think} the card
manager was seriously to
blame in any particular.
The Mr. Bhandari please to be assured
to me after you have done
with it or you may kindly
bring it along for discussion.
Kindly treat this as
Confidential.
Don't ~~that~~ there is another



172

sergustion regarding
 an architect's ~~license~~
 was not passed for some
 reason. ~~For~~ This matter I
 can explain to you when
 we meet. ~~as~~ I had received
 an accession of this ~~the~~
 case & the matter's already
 before a committee ~~for~~
 on a series of disciplinary
 action.

Yours sincerely

W. R. M. M. M.

474.

Paper sent by the
 Dept. of the
 Govt.

Mr. R. M. M. Baloch 8/7/14
 M. C.



KARACHI MUNICIPALITY.



REFERENCE No. L. M. A. 65/1024

OF 192

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 12/4/1929

MEMO :-

With reference to his endorsement dated 3/4/29 on the letter dated 29/3/29 of Mr. Mir Mohomed Baloch re-disposal of building plan of plot No.131, E/6, Ramswanj Gr., Undersigned has the honour to forward to the Chief Officer the following report :-

- (1) Plan was first submitted on 2/10/28
- (2) First objections were communicated on 23/10/28 and the plans were resubmitted by the architect on 3/11/28. As objections were not fully removed the plans were returned on 26/11/28 and were again resubmitted by the architect on 17/12/28

- (3) (a) Bath rooms at the rear are dark.
The whole of the plot must be drawn on site plan with correct measurements.

Since the wall exceeds 30' in length for 44' height of building the thickness of walls must be 23 1/2" from the base for a height of one storey, 18 1/2" for next two stories and 14" for the rest.

Wall A must be made 7'-6" high.

North line must be shown.

Slab for 11' must be 5 1/2" with reinforcement rods 6"e to c and extra 2 rods 3/4" be provided below R. wall.

- (b) Objection No.2 communicated to you under this office No.13117 dated 22/10/28 is not yet complied with.
Gross walls are not shown correctly on all the three copies.

- (4) Land Manager & Architect approved the plans on 31/12/28 and the same were submitted to the Executive Engineer on 8/2/29 during which time the architect was asked to supply more copies of plan which be supplied on 4/2/29-

- (5) Water connection gratm granted on 20/12/28 under No. E/10041.

- (6) No such notice was received.

- (7) 14/3/29 but the No. of the plot was not mentioned.

- (8) From the correspondence nothing of the kind appears to have taken place.

- (9) The reply is in the negative.

- (10) Plan has not been delayed unavoidably but it has taken its usual course of time.

- (11) This question does not arise as no notice in (6) was received.

- (12) Does not arise as no notice in (6) was received.

L. C. arrange drawing in answer in position in plan
24/4/29

C. C. for further disposal with original letter of Mr. Mir Mohomed Baloch.
24/4/29



(13) This question cannot be understood.

(14) The architect should report the fact ~~immediately~~ to the Municipality.

(15) The architect should supervise the work and see that it has been completed to his satisfaction; that the workmanship and the materials used are good; and that no provision of the Act or the byelaws and no requisition made, condition prescribed or order issued thereunder has been transgressed in the course of the work.

(16) The reply is in the affirmative.

(17) The Executive Engineer had brought to the notice of the Managing Committee the infringement of the rules and the architect was subsequently given full opportunity to express his views before the Sub-Committee for Unauthorized Structures.

(18) This is a matter to be decided by higher officers or the Managing Committee.

H. J. M. R.
10/4/29

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

LAND MANAGER & ARCHITECT

*Passed on to the Clerk of the Council.
The case is being dealt with by the Land Manager, who will refer the matter over to the Council.
J. H. M. R.
23/4/29*



Heritage

KMR.CDD.RaQ.1928-1929.01

Dated. 29th March 29.

From:-

Haji Mirmahomed Daloach Esquire,
Karachi.

To,

The Chief Officer,
Karachi Municipality,

Karachi.

Sir,

request you to
I have the honour to reply to my following ---

questions at the next Municipal Meeting:-

1. Date of first submission to the Mand-manager of building plan for plot no. 191 E.6 Runchore quarter.
2. Susequent dates on which this plan was returned by land-manager to the Archtect or Land-lord with dates of resubmissi^{on}
3. List of first objections and new and fresh objections subsequently raised.
4. Date of submission of plan by the Land-manager to the Ex: Engineer for approval.
5. Date of granting water connection for construction purposes by the Executive engineer.
6. Date of notice by the Land-lord to executive engineer to inspect foundation trenches for the building.
7. Date of notice by the land-lord to the executive engineer to inspect the reinforcement of the 1st floor.
8. I-s it fact that architect said to the executive Engineer on the date in (5) and satisfied the Ex:Engineer that the plans were finally approved by the Land-manager before Ex:Engineer gave permission for water connection.
9. Is it a fact that no objection was raised to the plan by the Ex:Engineer after date given in (5)
10. Why has the plan be hanging~~ing~~ ~~sanction~~ delaying sanction since date in (5)
11. Did Ex:Engineer raise objections to commencing construction when notice of filling foundation trenches was given by land-lords in no (6) above .?
12. What time elapsed between dates of notices in (6) & (7) above when construction was going on ?





20-2
Dated. 29th March 29.



From:-
Haji Miranahmed Baloch Esquire,
Karachi.

To,
The Chief Officer,
Karachi Municipality,
Karachi.

Sir,

I have the honour to reply to my following request you to

Questions at the next Municipal Meeting:-

1. Date of first submission to the Land-manager of building plan for plot no. 191 E.6 Runchore quarter.
2. Subsequent dates on which this plan was returned by land-manager to the Architect or Land-lord with dates of resubmission on
3. List of first objections and new and fresh objections subsequently raised.
4. Date of submission of plan by the Land-manager to the Ex: Engineer for approval.
5. Date of granting water connection for construction purposes by the Executive engineer.
6. Date of notice by the Land-lord to executive engineer to inspect foundation trenches for the building.
7. Date of notice by the Land-lord to the executive engineer to inspect the reinforcement of the 1st floor.
8. Is it a fact that architect said to the executive Engineer on the date in (5) and satisfied the Ex: Engineer that the plans were finally approved by the Land-manager before Ex: Engineer gave permission for water connection.
9. Is it a fact that no objection was raised to the plan by the Ex: Engineer after date given in (5)
10. Why has the plan been hanging up delaying sanction since date in (5)
11. Did Ex: Engineer raise objections to commencing construction when notice of filling foundation trenches was given by Land-lords in no (6) above?
12. What time elapsed between dates of notices in (6) & (7) above when construction was going on?



13. Did Ex:Engineer raise any objection to the construction of the building there dates as given in (13) above.

14. Suppose a land-lord commences construction in ----
anticipation of approval to plans after having complied with all the
by the Land-manager, what remedy an Architect has to stop him for --
doing so ? *objection*

15. Is ~~any~~ Architect only paid for supervising work by Land-lords or he has any other control over works under their bye-laws or any other law ?

16. Is it a fact the Ex: Engineer has reported the Architect to the Managing Committee for the Land-lords having started work in anticipation of the sanction ?

17. If (16) is in affirmative, please state whether the ~~Arch~~ Architect was given any opportunity by the Ex: Engineer to give his views of the affair.

18. Is this action of the Executive Engineer in order --- bearing in view that he is responsible for delaying sanction, for not objecting to construction till the first floor was ready ?

I have the honour to be,

Sir,

Your most obedient servant,

Haji Mir Mohamed Baloch

*Copy to the En. Engineer
for immediate report on
each point -*

R. S. R.

IMMEDIATE

2286
L. to 2A

*for immediate compliance please
as desired by the Chief Officer*

3/4/29

3/4

*(C) B.S. for suit with
required information pl.*

*2/3
3/4*

3 29



Questions	replies.
8. Is it a fact that x Architect said to the Executive Engineer on the date in (5) and satisfied the Executive Engineer that the plans were finally ~~xxx~~ approved by the Land Manager before the Executive Engineer gave permission for water connection?	8. From the correspondence nothing of the kind appears to have taken place:
9. Is it a fact that no objection was raised to the plan by the Executive Engineer after date given in (5)?	9. The reply is in the negative.
10. Why has the plan be delaying sanction since date in (5)?	10. Plan has not been delayed unavoidably but it has ~~xxxx~~ taken its usual course of time.
11. Did the Executive Engineer raised objections to commencing construction when notice of filling foundation trenches was given by land.lords in No. (6) above ?	11. This question does not arise as no notice in No. (6) was received.
12. What time elapsed between dates of notices in (6) and (7) above when construction was going on ?	12. Does not arise as no notice in No. (6) was received.
13. Did the Executive Engineer raise any objection to the construction of the building ~~xxxxx~~ there dates as given in (13) above??	13. This question cannot be understood.
14. Suppose a landlord commences construction in anticipation of approval to plans after having complied with all the objections by the Land Manager, what remedy an Architect has to stop him for doing so ?	14. The Architect should report the fact to the Municipality.
15. Is Architect only paid for supervising work by Landlords or he has any other control over work under the bye-laws or any other law.?	15. The Architect should supervise the work and see that it has been completed to his 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.
16. Is it a fact that the Executive Engineer has reported the Architect to the Managing Committee for the Landlords having started work in anticipation of the sanction?	16. The reply is in the affirmative.

81. 5. 29