



Heritage

KMR.CDD.RaQ.1928-1929.01

Karachi. 10th April 29.



From:-

Haji Mirmahomed Baloach Esquire,

Municipal Councillor ,

Karachi.

To,

The Chief Officer,

Karachi Municipality,

Karachi.

6/10
12/4

Sir,

Reg: Plt no: 191 E.6. Ramswami-Questions about:

I had sent you two lists of questions with my letters dated 29th March 29, but as Land manager had not given full --- answers, you are requested to please supply me with the copies of his replies for which I shall feel grateful.

An early reply will oblige.

I have the honour to be,

Sir,

Your Most obedient ~~servant~~ servant,

Haji Mir Mohammed
Baloach

M. H.
Kerach

Fr. in

12/4

Submitted with Fr.
12/4



GENERAL DEPARTMENT.

FILE No. 33 of 1929.

SECTION

Part.

Compilation No.

Subject

NOTE—Former Correspondence filed in
Subsequent Correspondence filed in

file
file

Compilation No.
Compilation No.



BS/2024

12/4/29

M E M O :-

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.191, E/6, Ramswamy 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 22/10/28 and the plans were resubmitted by the architect on 2/11/28. 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 2" rods 6" c to c and extra 2 rods 3" be provided below P.wall.

(b) Objection No.2 communicated to you under this office No.13117 dated 22/10/28 is not yet complied with.

Cross walls are not shown correctly on all the three copies.

(4) Land Manager & Architect approved the plans on 21/12/28 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 he supplied on 4/2/29-

(5) Water connection ~~granted~~ 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.

Original letter
of Mr. Mir Mohomed
Baloch sent to the
CC with replies
today

Submitted for
orders to file
the papers now.

14/6
M. Ali
14/6



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(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 of the Managing Committee.

[Signature]
10/4/28

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

LAND MANAGER & ARCHITECT

*Submitted for
file*

B/S
22/2/2922/ 939
9/4/29

From,

The Land Manager & Architect,
Karachi Municipality.

To,

The Chief Officer,
Karachi Municipality.

Sir,

Re: -Haji Mir Mohomed Baloch's Question,
Licensed Architects and Building plans

With reference to your endorsement Ha.G/3618

dated 4th April 1929, I have the honour to reply as under :-

Para I The list of licensed architects for 1928-29 is herewith attached. As regards the other information the same is not available in the form it is required but if very necessary the same can be compiled which will of course mean extra time and labour.

Para II Since this Municipality has no printed rules of their own, rules of architecture and hygiene are enforced as per ruling practice.

Para III What they enforce don't come from their whims but their knowledge and practice and experience of years.

Para IV Their duty is to see that rotten class of construction is not allowed to ^{be} done in the city and that the growth of the city buildings may be on right lines.

Para V Within one month we are bound to reply as otherwise the plan becomes automatically passed.

Para VI Land lords may appeal to the President, the Chief Officer or the Managing Committee if they consider any of the orders either dictated by spite or in excess of usual practice.

Para VII As a matter of fact the architect seldom complies



with all the requirements or in correcting the plan and making new ones the architect makes fresh mistakes for compliance ^{for} of which the plans are returned a second time.

Para VIII Errors and omissions always occur and if the objections are just they cannot be suppressed for fear of the wrath of an influential architect.

Para IX If the land lords had genuine complaints they would have complained to the President who comes to Municipal Office daily between 2 to 3 excepting Saturdays and Sundays.

Para X The Executive Engineer has every right to make recommendations to the Managing Committee ~~one way or the other~~ for the city's interest.

Para XI Messrs Beharilal, Pathak and Elijah.

Para XII The duties of the Executive Engineer is to see that proper buildings are built. The power of revoking licenses rests with the Chief Officer.

Para XIII At present the Municipality has not got building byelaws of their own under such circumstances their advice cannot be called beyond the byelaws.

Para XIV In all cases of complaints against the architects the architect is given every chance to defend himself and in no cases the license is withdrawn. The architects were warned ~~and~~ the loss and ^{possible} ~~wealth~~ they sustained during the period of delay were considered punishment enough for behaviour of architects.

I have the honour to be

Sir,

Your most obedient servant

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

LAND MANAGER & ARCHITECT

8/4/28



Heritage

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Mr. Thakur

Where is the other Complaint

Dr.

There is no other Complaint - 8/4
Write me except from the Mr. Thakur
Baloch sent to you with the letter in reply.

8/4



Mr. Theodore,

I am to that another
complaint is received
again

Sir,

Herewith the required letter copy
of which has been received from Co. use
his no. 2618 of 5th April 1929.

Y. O.

W. H. Anderson

16

Then prepared as
per enclosed

URGENT

5/4/29

Dated, 29th March 1929.

From :- Haji Mirmohamed Baloach Esquire,

K a r a c h i.

To,

The Chief Officer,

Karachi Municipality,

K a r a c h i.

Sir,

I have the honour to request you to reply the following questions of mine at the next meeting of the Corporation.

1. Give a list of licensed Architects in Karachi giving information as required in the following table :—

Table for plans for 1928-1929:

[illegible]

2. Is it a fact that the Land Manager and the Ex:

Engineer insist upon compliance of certain plans and opinion of theirs which have neither been passed by the Corporation nor copies thereof supplied to the Architects?

3. If (2) is in affirmative why are the Land Manager and the Executive Engineer permitted to enforce their personal opinions on land-lords and Architects?

4. What are the duties of Land Manager and Executive

Engineer with reference to plans.

5. Is it a fact that plans are kept in office for nearly a month and then returned to the Architects or Land-lord as *objectionable* objections?

6. Are land-lords and Architects bound to comply with the personal views of the Land Manager and the Executive Engineer which are not supported by any definite bye-laws?

the 10 7. Is it a fact that the Land Manager and the

7. Is it a fact that the Land Manager and the

As a matter of fact, the architect seldom ^{or} considers all the requirements which are demanded by the client.



32
Dated. 30 July 1929

I should hardly wish to disturb you in the midst of your duties in the Council with the details regarding the case of Mr. Abdul Kadar Khudabux, plot No.191, E-6 at Ramswami quarter about which you mentioned to me on the 17th instant. I have looked into the file and I find that Mr. Abdul Kadar had not given you all the facts of the case. I see that more than one reminder had to be sent to him before he complied with a simple requisition to furnish a copy of the plan. Again he proceeded with the work, anticipating Municipal permission and there was also a delay on his part in communicating the name of the licensed architect who was to supervise his work. These are material facts which I believe



(2)

he did not care to mention to you. It is true that the work was ordered to be stopped but that was due to party's own lackness. I may add that in this case the Managing Committee itself noted upon the Architect's neglect in the matter.

Trusting you are well and with all good wishes,
I am,

Yours sincerely

he
22/7/29

29/7/29

Mir Mohomed Baloch, Esqr., M.L.C.,

Municipal Councillor,

K a r a c h i



Dear ^{Mr} Mir Muhamed,

I should hardly wish to disturb you in the midst of your duties in the Council with details ~~xxxxxx~~ regarding the case of Mr. Abdul ~~Kaxx~~ Khadar Khadar Bux Plot No. 191 E 6 at Ramaswami Quarter about which you mentioned to me on the 17th instant.

I have looked into the file and I find that Mr. Abdul Kahadar had not given you all the facts of the case. I see that ^{nothing on} ~~several~~ reminders had to be sent ^{him} before ~~the complainant~~ ^{he} complied with a simple

ⁱⁿ request to furnish a copy of the plan, ^{that} ~~he~~ ^{he} proceeded with the work, anticipating Municipal permission and there was also

a delay on his part in communicating the name of the licensed architect who was to supervise his work. These are material facts which I believe he did not care to mention to you. It is true that the work

was ordered to be stopped but that was due to ^{his own} ~~the details~~ ^{lack of} ~~omission~~ on the part of the man himself. At any rate in this

case I cannot say that the Architect's ~~department was to blame.~~ I may add that in this case the Managing Committee itself ~~xxx~~ noted upon the Architect's neglect in the matter. Trusting you are well and with all good wishes, I am, ~~XXXXXXXXXXXXXX~~

Yours sincerely,

Submitted for
orders to file the papers
now.

24/10

H. J. S.

27/7/28

24/10



Copy of Disposal of Plot



Regarding plot No.

Ramaswami

quarter belonging to Mr. Abdul Kadar
Kadr Bux.

Plan sent to the Municipal Office on
2nd October 1928. Plan returned with
objection on the 22nd October 1929.
Sent again to the Municipality on the
2nd November. 26th November returned
again with objection. 17th December
papers passed on to the Engineer complete.

8th February a letter was received by
the party to send an extra copy of the
plan. Extra copy sent. 20th February
water connection for building purposes
given. 14th March letter to the Engineer
sent to see the ~~xxx~~ reinforced concrete
work proceeding on the plot. ~~The~~
In April the party received notice to
stop work.

Land Manager kindly see me with this
case, ~~which has been given to me by Mr.~~
Mir Muhamed Baloch as at any rate, very
bad case where a party feels aggrieved
by Municipal action.

*Current facts,
22-11-28
letter sent for plan
received 8-1-29
22-2-29 letter for
28-2-29 letter about
two architect's dealing with
the
27/3 8/4 to the Engineer
& memo to me.
The party has not
received facts concerning
26/7/29.*

IMMEDIATE

*P.S. P. Give
these plans to
Mr. L.M. for
today is for
C.V. 19/7.*

Chief Officer

17/7/29

*Submitted to L.M. for
C.O. B.V.B. 19/7*

SA

Plan for enclosure not 7

Plot no. 191, B-6, Ramsawamy En

1. The owner submitted plans on 2-10-28.
2. objections sent on 22-10-28.
3. The owner returned the plans on 2-11-28.
4. Objections sent again on 26-11-28, as all of them were not complied with.
5. Plans returned by the owner after complying with all the requirements on 17-12-28.
6. Plans approved by the Don't A on 21-12-28.
7. One more copy of plan on ferro asked for on 22-12-28.
8. Reminds sent on 8-1-29 to send one more copy of plan on tracing.
9. Copy of tracing recd. on 2-2-29.
10. Papers sent to E.E. who wrote on 26-2-29 that unless the name of the Licensed Architect who will supervise the work was given, he was unable to pass the plan.
11. Letter recd. from the owner re: filling in of reinforcement on ground floor, on 14-3-29.
12. The owner wrote on 18-3-29 that Mr. M. H. Gajdar was supervising the work & hence plans be passed.
13. Notice to stop R.A. work sent on 27-3-29.
14. The E.E. wrote to the Architect on 27-3-29 that R.A. work has been carried out under his supervision, that thus he had rendered himself liable to action under the Act. As plans were being submitted to the imp. & until the decision, plans could not be passed.
15. Papers sent to imp. through the Don't A on 27-3-29.



- 37-2
16. Res. A. Structures Subcom. passed a resolution on 4-4-29, passing the plans under the circumstances mentioned in the Resolution.
 17. Mc. adopted the above Resolution on 11-5-29.
 18. Letter read from the owner on 21-5-29 re. filling in of reinforcement on 2nd floor.
 19. Res. of the Mc. Committee to the owner & Architects on 25-5-29.
 20. ²⁰⁻⁵⁻²⁹ ~~20-5-29~~ permission to build issued on 20-5-29.
- 20/5/29



Mr. Mir Muhamed Baloch's questions with L.M.S. case file regarding plot 191 E 6. Mr. Mir Muhamed has returned the file of papers. File is returned to L.M. This may be brought up personally if and when Mr. Mir Muhamed calls at this office for further discussion.

W. O. 1522
Chief Officer.

16/7 B.S. Jale



Dear Mr: Mir Mohome Baloch

With reference to our conversation re:- construction of building on plot No: 191 E-6 Ramswami Quarter I beg send you herewith for your perusal the Land Manager's file of correspondence to gether with your letter dated 29th March and the Land Manager's report thereon. As personally agreed to we may discuss any outstanding points in case you think the Land Manager was seriously to blame in any particular. The file should please be returned to me after you have done with it or you may kindly bring it along for discussion . Kindly treat the file as confidential .

I see there is another set of questions re:- an architect to whom license was not granted for some reasons . This matter I can explain to you when we meet . I had recently an occasion to go through this case and the matter is already before a committee on the question of disciplinary action .

Yours

Sd/- K.N.Rama Suba Aiyer

4/7/29.

Correspondence sent
Conday 1929/2000 16/43



into the conduct of the public servants concerned regarding charges contained in para (6) above. They should not protect the autocratic doings of Municipal servants for any reasons whatsoever. It is high time that landlords' worries are put an end to and the public servants taught a proper conception of their duties. We hope our prayers will not fall on the deaf ears of the Managing Committee.

In the end we beg to inform you that we feel ^{ag}grieved by the actions taken by you and the Executive Engineer and as these actions are irregular, prejudicial & unlawful, we shall continue the building operations and shall be compelled ~~the~~ to sue the Municipality for damages if any further attempt is made to bully us.

We beg to remain,

Sir,

Your most obedient servants,

ਮਨਦੀਪ ਕੌਰ

ie mnd Kaur Bue

Re plot no 191 E-6  *relying on Ahmed Kader - 15*
Heritage KMR.CDD.RaQ.1928-1929.01

No 541

Order for making

Connection for building purposes
was issued on 20.12.28 under
No. E 10041.



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Land Clerk

Please attach I-C
return at once

84
C. M. A. P.
10/4

R
B. S. M. (C)
9/4





Mowji Street, Ranchore Lines, Karachi;

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 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.



43-2
Further I had given a written intimation to the Land Manager
that I would be out of Karachi from 15.2.29. to 16.3.29. XXXX

Under the circumstances, mentioned above, your letter
is uncalled for, to say the least about it. I feel deeply
aggrieved/your threat to report me to the Managing Committee
without even calling for my views about this supposed lapse of
duty. I consider it a very exceptional attack on my bonafides.
You are, therefore, requested to be so good as to withdraw
it, please.

I have the honour to be,

Sir,

Your most obedient servant,

H. J. J. J.
5/4/29.

Copy forwarded to the Chief Officer for favour of placing it
before the Managing Committee for their information and necessary
disposal in fairness to me.



Heritage

KMR.CDD.RaQ.1928-1929.01

18

Mr. Valey

Please put up to me by
Suzdy. Mr. is Ransworth
Which the H. A. S. B. has passed
resulting & regarding which

H. C. S.
herein with perhaps
15.
9/4

Mr. Muhammad. Balwant has
also Quoted 9/4

(14)



Heritage

KMR.CDD.RaQ.1928-1929.01

19

191 E 6 ~~Bar~~

at the Junction of Page
& Main

31 RS3

See the work is being
done is with very plans made
checked. g

3/4

P. attach to g

g
4/4/8





21.

5 1/2

4/4/29

2000-1929

193



Heritage

KMR.CDD.RaQ.1928-1929.01

L.C. 74
1000-22-12-28
1000-3-29

KARACHI MUNICIPALITY.

REFERENCE No. L. M. A. BS/1717 OF 1929.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 27/3/ 1929.

MEMO :-

Re:-Unauthorized construction on plot No.191,
E/6, Ramswami Quarter.

Undersigned has the honour to report to the Managing Committee that the ground floor of the building on the above plot is constructed unauthorizedly under the supervision of Mr. M. H. Gazdar, licensed architect, without the plans for this building being passed by the Municipality.

The architect has defiantly carried on the work thus flouting municipal regulations.

Undersigned therefore requests sanction to revoke his license as cases of this type require to be severely dealt with.



Executive Engineer.

Karachi Municipality

28/3
For on 18/3/29 through
managing committee
Pls see
The architect should have formally
submitted the plan of the building
to the managing committee for their
approval. The architect should have
submitted the plan to the managing
committee with the necessary details.
These seem to be no objection in the
architect submitting a plan & architect
architect undertaking supervision, provided
both are licensed.
have been completed, the plans
should be passed.
W. 4/4/29