

BS/17/15
27/3/27

From,

The Executive Engineer,
Karachi Municipality.

To,

M. H. Gazdar Esquire,
Architect, K a r a c h i.

Sir,

Re:-Plot No.191,E/6,Ramswami Qr.

I have the honour to inform you that the ground floor of the building on the above plot has been constructed unauthorizedly under your supervision, as the plans for that building are not yet approved by the Municipality.

You have thus rendered yourself liable for action under the District Municipal Act and accordingly a report is being made to the Managing Committee for orders to take action against you.

Until the matter is decided by the Managing Committee the plans cannot be passed.

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

(sd) J. K. Sethi

Executive Engineer
Karachi Municipality

No. L/BS/17/16 of 1929
Karachi 27/3 March 1929

Copy forwarded to Mr. Abdulkadar Khudabux, for information.

Executive Engineer
Karachi Municipality.

KARACHI MUNICIPALITY.

When letters are sent by post, please add to address on cover W. D. No. 65.

: 0 :

REFERENCE No. 1

TELEPHONE No. 6.

REWACHAND RATANCHAND
CHIEF OFFICER.

MUNICIPAL OFFICE.
KARACHI.

27/3/29

MEMO:—

NOTICE UNDER BYE-LAW 238-A, CONTAINED IN CHAPTER
XIX OF THE MUNICIPAL RULES AND BY-LAWS.

Mr. Abdul Kadir Khudaband is informed
that he has begun or made unauthorized work on
plot No. 191, sheet E-6 Rawanani Quarter.

Notice is, therefore, hereby given to him to stop the work or
to _____ within 3 days from
the receipt hereof, failing which Undersigned will be compelled to direct that
the person or persons executing such unauthorized work should be removed
from the above premises with Police help if necessary, which please note.

Chief Officer,
Karachi Municipality.

1714 Cpy to the B.S. for information + necessary action.
27/3/28

ms
C.O.
Kamachi-municip
for, W.C.



KARACHI MUNICIPALITY.

Telephone No. 6

MUNICIPAL OFFICE,

J. N. SETNA,

KARACHI.

B. Sc., (GLAS), Etc.,

EXECUTIVE ENGINEER.

Dated, 28 - 2 - 1929

REFERENCE No. L. M. A. / 28.12.1 of 1929.

(1221)

From,

The Executive Engineer,

Karachi Municipality-

To,

Mr. Abdulkader Khudabux,

Karachi.

Sir,

With reference to the building plans for plot No. 191, E/6, Ramswami Qr., I have to state that your original application states that Mr. M. H. Gazdar, licensed architect, will supervise the ^{work} plan, whereas the plan is signed by Mr. Elijah.

I am unable to pass the plan until you let me know the name of the licensed architect who will supervise the ^{work} plan.

I have the honour to be

Sir,

Your most obedient servant

Executive Engineer

Karachi Municipality



Returned with the plan.

2. Mr. M. H. Gazdar is supervising my building work.

3. Kindly approve the plan at your early convenience & oblige.

27.2.1929
i. Abdulkader Khudabux

(C)
B. Sc. 19/3

S. M. P. 19/3

Karachi 14th March 1929

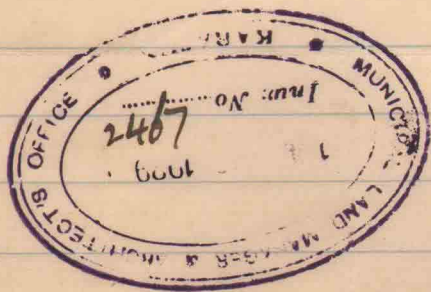
To

The Land Manager Karachi Municipality.
Karachi

Sir

In connection with the building of plot no: E6
Ramswami Dr. I the owner hereby request
you to kindly inspect the reinforcements
of the slab of the ground floor, which
is ready; & which will be commenced
for R.C.C. on 16th instant.

Hope to be favoured for which I shall
remain thankful.



I beg to remain
Sir

Yours most obedient servant

B.S.
R.R.
14/3

1129152652

Ind Kaderhoo Ranchore him



BS. 1221
28-2-29

From,

The Executive Engineer,
Karachi Municipality-

To,

Mr. Abdulkader Khudabux,
Karachi.

Sir,

With reference to the building plans for plot No. 191, E/6, Ramswami Qr., I have to state that your original application states that Mr. M. H. Gazdar, licensed architect, will supervise the ^{work} plan, whereas the plan is signed by Mr. Elijah.

I am unable to pass the plan until you let me know the name of the licensed architect who will supervise the ^{work} plan.

I have the honour to be

Sir,

Your most obedient servant

Accept 2-1 plan

Executive Engineer
Karachi Municipality

29/2



28

7

Abdul Kader
Kadambur.

With reference to your
I have to state

that your original
application for M. H. Kader
that for M. H. Kader
license will be with the
Board of Revenue
for the same.

to know you the
until you the
know the
the will be
the place.

for

26 FEB 1929



Heritage

KMR.CDD.RaQ.1928-1929.01

NEW CLOTH MARKET

BUNDER RAOD,

A. ELIJAH & Co.,
ARCHITECTS & SURVEYORS,
BUILDERS & CONTRACTORS.

mn

Karachi, dated ~~22~~ February 1929

The Land Manager of Architects
Karachi Municipality.

Dear Sir,

Re. Plot No. 191 Sheet C. 6. Ramswanji.
With reference to your memo No. L. M. A. 1637
of 22-12-1928, I have the honour to
submit herewith one more print as
desired by you.

Please pass the plans duly approved
at your early convenience & oblige.

22
4/2

Yours faithfully
A. Elijah

P.S.
22
4/2



KMR.CDD.RaQ.1928-1929.01

200—28-6-27.

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. 138. 107 OF 1929.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 8-1- 1929.

MEMO.

Re: Plot No. 191 Sheet E-6 Ramsaram Quarter

With reference to his application dated 2-11-28.

for the proposed building on the above plot Mr. Abdul Kader Kaderbhai
cp. Mr. Gajdar Architect
is informed that unless one more copy of the plan on tracing
is submitted, the plans cannot be disposed off.

7/1
B. Sc., A. M. I. C. E.,

Land Manager & Architect.

Br



Heritage

KMR.CDD.RaQ31928-1929.01

200-28.6.27.

KARACHI MUNICIPALITY.

:0:

N. I. MODI.

B. Sc., (Engineering London.)

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

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

Land Manager & Architect.

REFERENCE No. L. M. A.

16374 OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 27/12 1928.

MEMO.

Re: Plot No. 191 Sheet 2-6 Quarter Railway

With reference to his application dated 2-11-28

for the proposed building on the above plot Mr. Abdul Kader Kaderbhai
Proprietor P. S. G. J. Architects.
 is informed that unless one more copy of the plan on 2500 feet
 is submitted, the plans cannot be disposed off.

 27/12

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

Land Manager & Architect

 27/12



Karachi,
2/11/28.

To, The Land Manager
Karachi Municipality
Karachi

Re: Plot 191.E.6. Ramsunani

Recd Back

with L.M.A.
no: 14785 of 26/11/28.

returned again
on 17/12/28
fully completed.

Memo:

In reference to his letter
no L.M.A. 13117 of 22-10-28, to
the address of my client Mr.
Shdul Kader. The plans are
resumed for favour of appro-
val with the following alterations:

Pattas to
Prop. J
J
21/11/28

1. Bath room wall has been
decreased in height
ii The plot has been subdivi-
ded in City Survey office and
a copy of Extract will be
shown to your office in a
day or two.

3. The cross wall has been made
18' wide instead of a partition
wall.

4 North Part has been shown.

5. Slab thickness has been
measured as designed.

Plan attached.

J
22/11/28



Heritage

KMR.CDD.RaQ.1928-1929.01

B. S. I.

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. I.

Land Manager & Architect.

REFERENCE No. L. M. A.

1317.

OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 22/10. 1928.

MEMO :—

With reference to ^{his} ~~their~~ application dated.....2/10/28.....with a

plan for the proposed ^{Building} ~~additions~~ on plot No. 191 Survey Sheet No. E-6

Rama Senay Quarter Mr. Abdul Kader Kaderbux is informed that

until the following requirements are complied with the plans cannot be passed.

- (1) Partition wall (1) Bath rooms at the rear are dark.
- (2) The whole of the plot must be drawn on site plan with correct measurements.
- (3) Since the wall exceeds 30' in height, for 44' height of bldg. the thickness of walls must be 23 1/2" from the base for a height of one story, 18 1/2" for next two stories and 14" for the rest.
- (4) Wall A must be made 6' high (made)
- (5) North wall must be shown.
- (6) Slab for it must be 5 1/2" thick with 1/2" rods 6" c/c & extra rods 2 3/4" dia be provided below P. wall
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

N. J. Modi

20/10

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

Land Manager & Architect.

KMR

49-9
13-3
36-6
11-0
2-3
13-3

Ref. & plans
H. M. A. 2-11-28
6
4/11/28
34-0



KARACHI MUNICIPALITY.

:O:

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.

14785

OF 1928

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI,

27/11 1928

MEMO:—

With reference to ^{his}_{their} application dated 2/11/28 with aplan for the proposed ^{Building}_{additions} on plot No. 191 Survey Sheet No. 8-6

Rama Swamy Quarter Mr. A. H. Gazdar is informed that

until the following requirements are complied with the plans cannot be passed.

- (1) objection no. 2 communicated to you under 46 office no. 13117 dated 22/10/28 is not yet
- (2) complied with.
- (3) Cross walls are not shown correctly on all the three copies.
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

Returned after full
compliance with a
request for an early
approval.

1000-20-1-27.

500-10-28.

H. C. attached

18/11/28

A. H. Gazdar

17/12/28

Architect

R. S. Talwalkar 15/11/28

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

Land Manager & Architect.

Please see number
Re by
20/11/28

objection (1) complied with
but there is mistake in
putting down '4'
instead of 'decimals'.
obj (2) has been
complied with.
Plans may be
approved.

Submitted to L. M. A.
on 19/11/28.
notes.



Heritage

KMR.CDD.RaQ.1928-1929.01

B. S. I.

KARACHI MUNICIPALITY.

:O:

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.

14785

OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI,

26/11

1928.

MEMO :—

With reference to ^{his}_{their} application dated... 2/11/28... with aplan for the proposed ^{Building}_{additions} on plot No... 191... Survey Sheet No... 8-6...

Rama Swamy Quarter Mr... A. H. Gadger... is informed that

until the following requirements are complied with the plans cannot be passed.

- (1) objection no 2. communicated to you under the office no. 2013117 dated 22/10/28 is not yet
- (2) Complied with
- (3) (1) Cross walls are not shown correctly on all the three copies
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)

The plans are returned herewith for amendment.

KAV
15/11

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

for Land Manager & Architect.

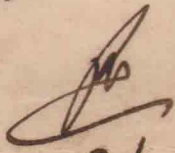


Forwarded with Compliments
to H.O. for favour & remarks
in connection with his
remarks dated 30/10/28.

5240

KMR
8/11/28

Insp. Demail
to show to Mr. H.


9/11

Return.

No objection.

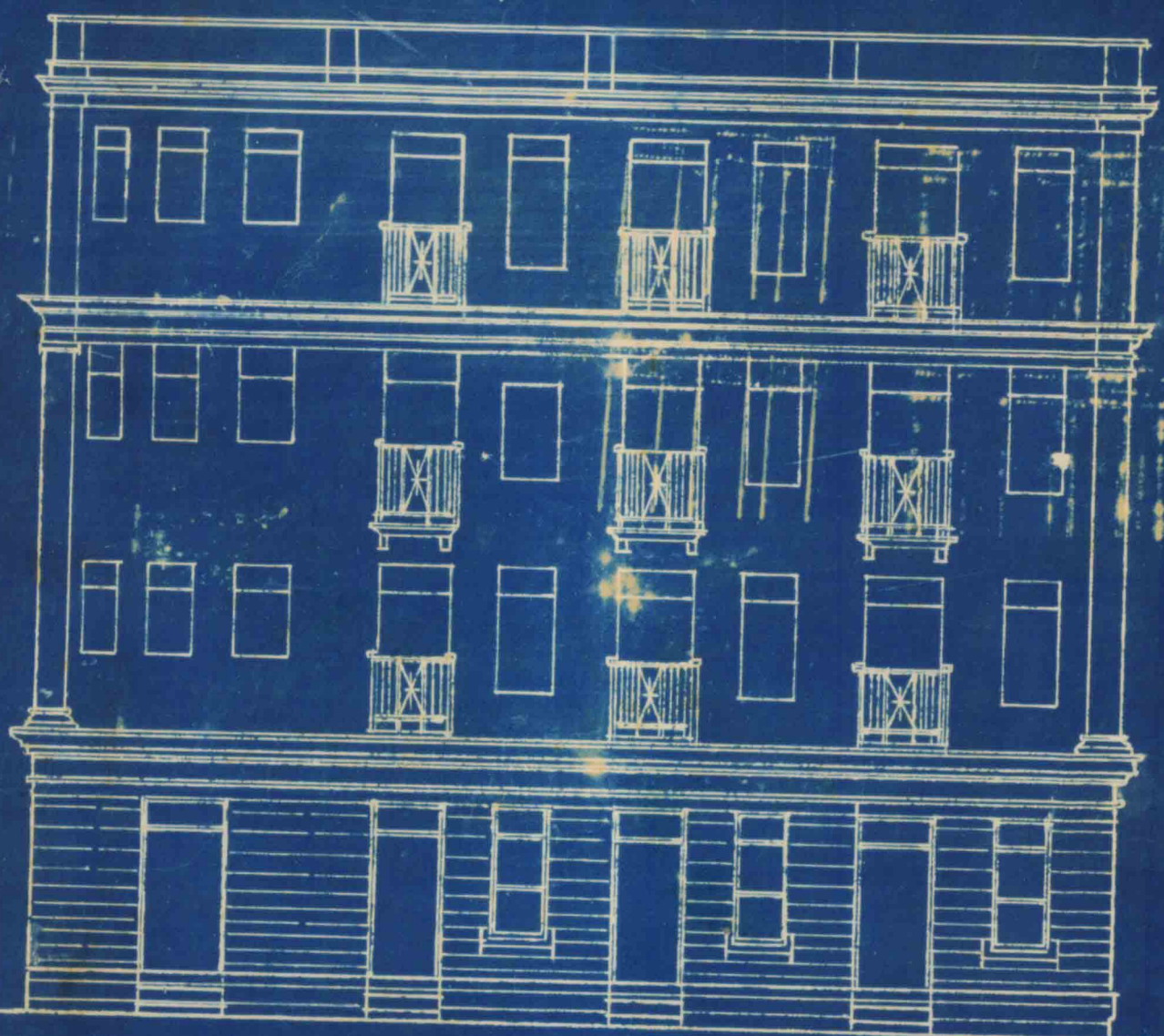
P.S. me
14/11

W.M.
18-11-28.

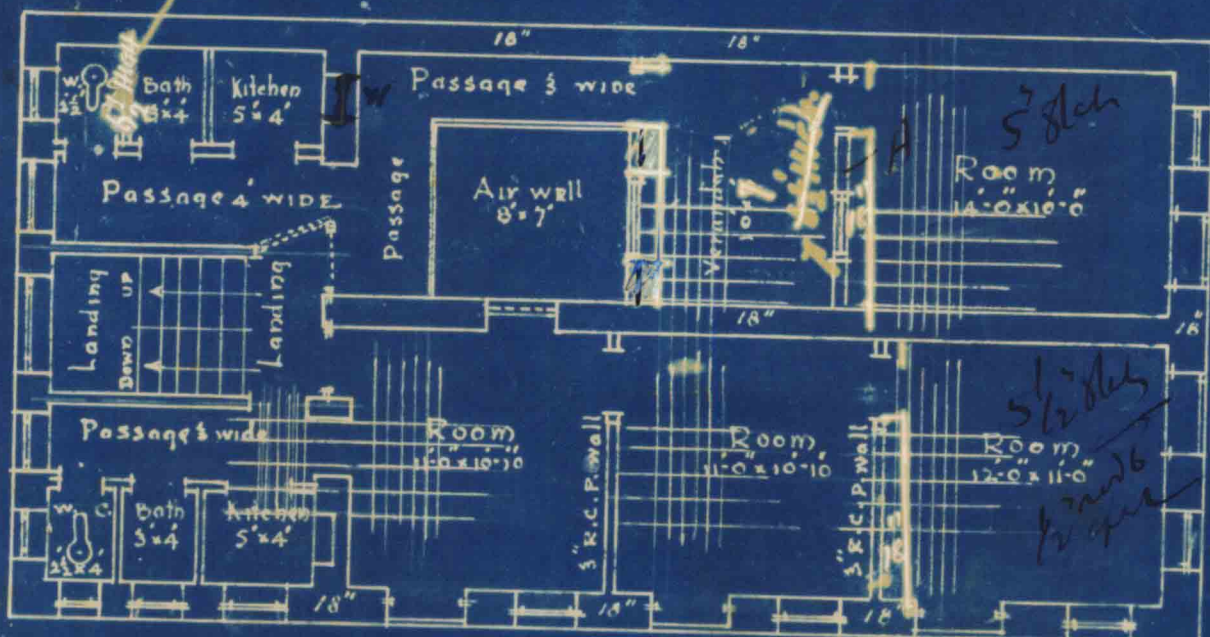


Heritage
FOUNDATION

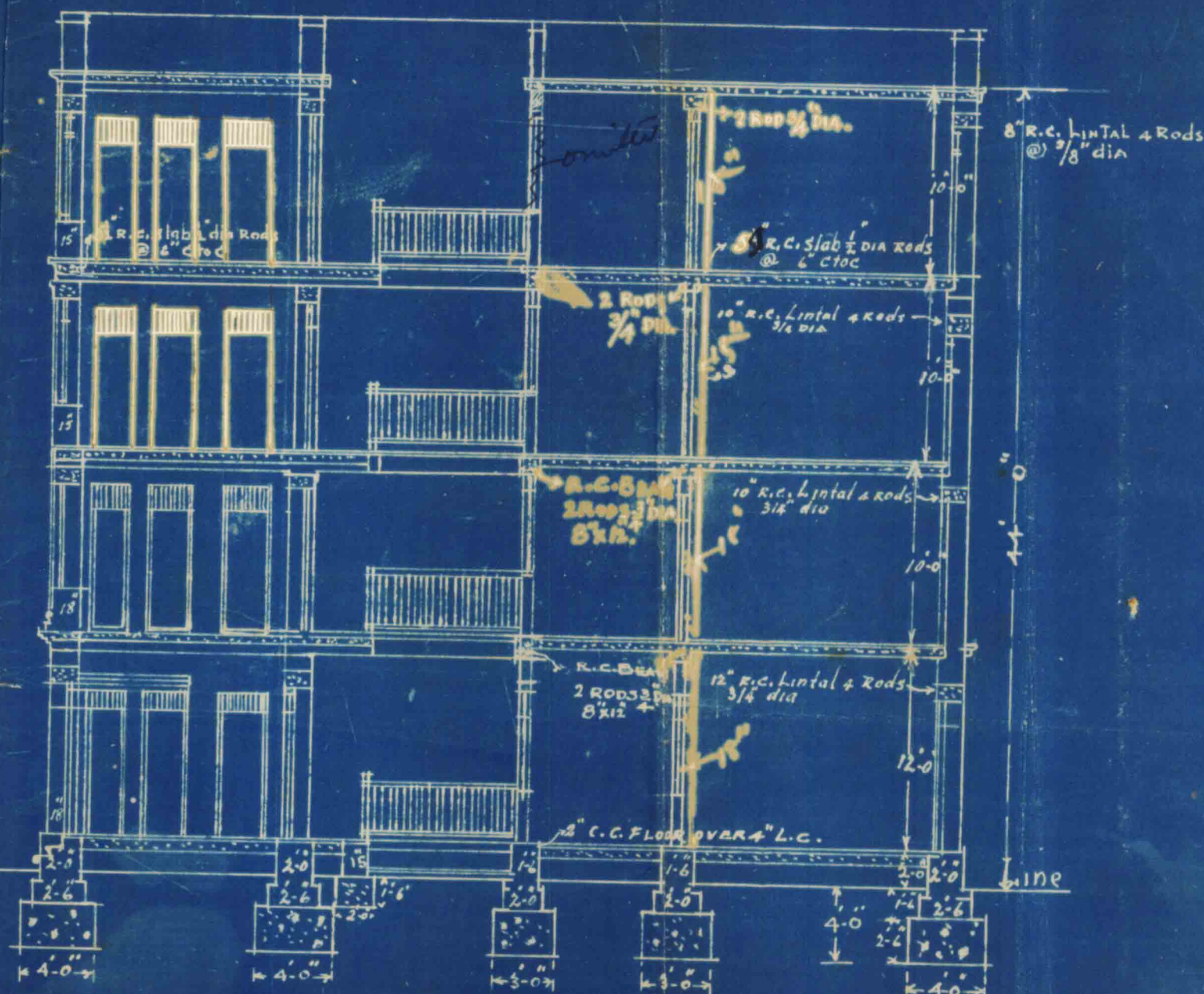
KMR.CDD.RaQ.1928-1929.01



FRONT ELEVATION



PLAN OF 1ST & 2ND FLOOR



LONGITUDINAL SECTION ON LINE A.B.

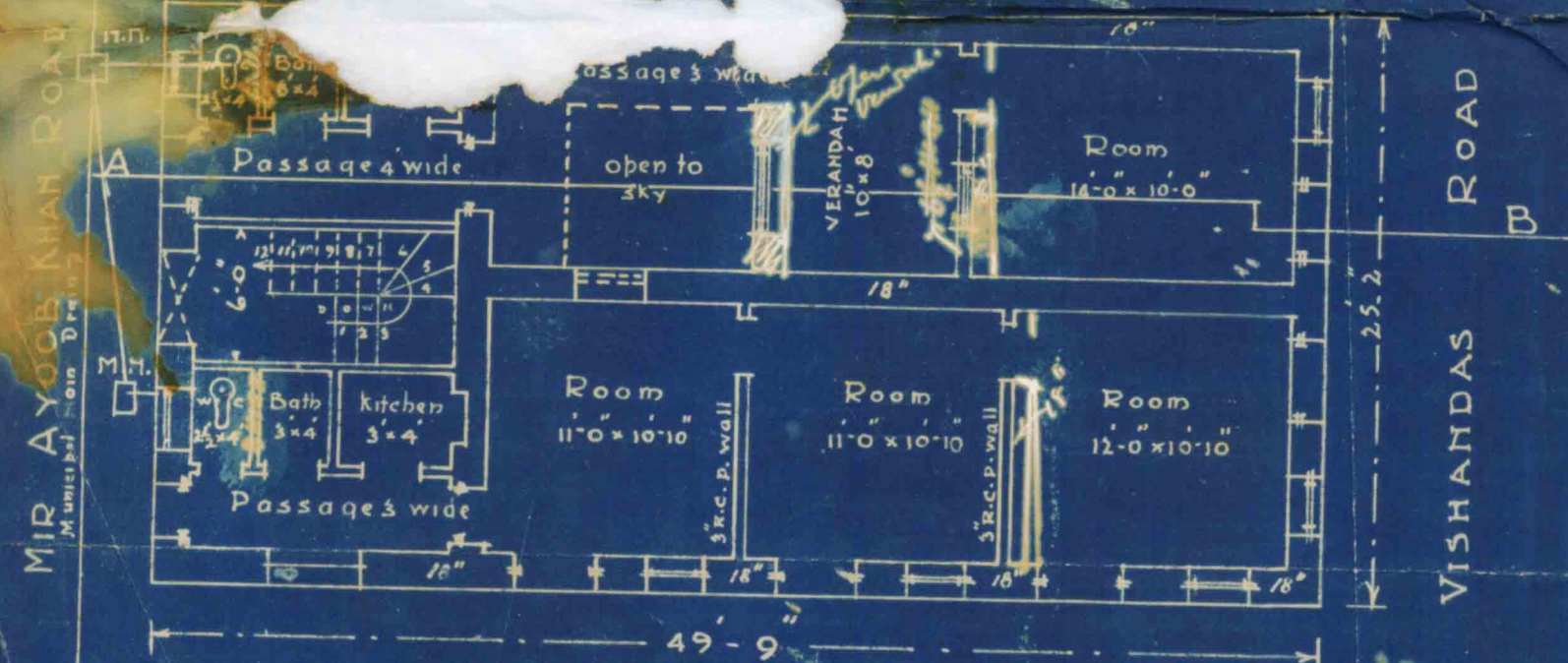
PLAN SHOWING PROPOSED BUILDING.

ON PLOT NO 191. E.6.

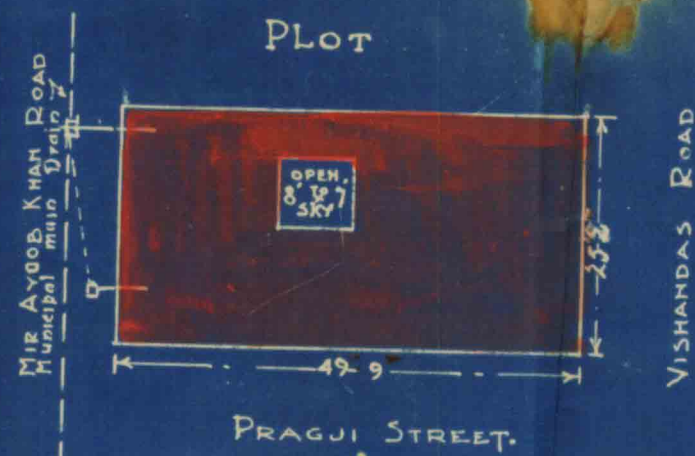
RAMSWAMY QUARTER

SCALE 8=1

SITE PLAN
SCALE 20=1



GROUND PLAN
PRAGJI STREET.



Owner

A. ELIJAH & CO
Architets & Surveyors
Bunder Road Karachi

24/2
28.



KARACHI MUNICIPALITY.

:O:

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. 13117

OF 1928.

LAND MANAGER & ARCHITECT'S OFFICE,

KARACHI, 22/10. 1928.

MEMO:—

With reference to ^{his}~~their~~ application dated... 2/10/28... with a plan for the proposed ^{add.}~~Building~~_{additions} on plot No. 191... Survey Sheet No. 86... Rame Sany Quarter Mr. Abdul Kader Kadabur is informed that until the following requirements are complied with the plans cannot be passed.

- (1) Bath rooms at the rear are dark.
- (2) The whole of the plot must be drawn on site plan with correct measurements.
- (3) Since the wall exceeds 30' in height, for 44' height of old the thickness of walls must be $23\frac{1}{2}"$ from the base for
- (4) a height of one storey, $18\frac{1}{2}"$ for next two storeys and 14" for the rest.
- (5) Wall A must be made 7'6" high.
- (6) North ^{line}~~wall~~ must be shown.
- (7) (6) Slab for 11' must be $5\frac{1}{2}"$ with reinforcement $\frac{1}{2}"$ rods 6" etc. & extra 2 rods $\frac{3}{4}"$ be provided below P. Wall.
- (8)
- (9)

The plans are returned herewith for amendment.

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

Land Manager & Architect.

KMR



Form No. 1 A—1000—11-10-27.

No. 6. of 192

MUNICIPAL CHIEF OFFICER'S OFFICE.

Karachi, 192

MEMO:

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

for favour of report.

unf
I will
show to the
for
3/10.

J. Ramchandani
Chief Officer. 74

MUNICIPAL HEALTH OFFICER'S REPORT.

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

Date of receipt

Date of receipt

Bathrooms at the rear
Duck.

~~no original plan~~

30' 7 1/2"

Date of disposal

Date 6-10-1928

Health Officer



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.

ref. no. 15.3
31.

Plot No. 191

Sheet No. E-6

Applicant's Name Abdul KaderbuxWhether he is the owner of the plot on which it is proposed to build yesPlot under whose control municipalityWhether it is permanent or temporary permanentThe work proposed building

Building Surveyor's Report _____

(1) whole plot must be drawn on site plan with correct measurements.

(2) Since the wall exceeds 30' in length for a height of 44' of the bldg. the thickness of walls ^{shall be} 23 1/2" from the base for the height of one storey, 18 1/2" for next two stories and 14" for the rest.

(3) Air-well is much less. At least 14' width must be kept for a height of 44' of the bldg.

(4) North line must be shown.

(5) rear wall for Sanitary conveniences or front must be dimensioned

(6) Size & reinforcement for Beam A under Sanitary conveniences to be given

Date

18/10/28

K. Lalwaker
Building Surveyor.



LAND SURVEYOR'S REPORT.

Does the plot come under Alignment noArea of plot -Area under Alignment -It is applied by T. P. Scheme noRemarks Site measurements are requiredDate 18/10 1928K. Malwalka
Land Surveyor.

Remarks of.

LAND MANAGER AND ARCHITECT.

H's Obj. - BB ① + ②, wall A must be
made 7'-6" high, staircase ends under
Parked stage BB ④. Slat in 11' must be
5 1/2" high (original present) is by table.
Other 2 rows 3 1/4" high present below P. wall.

Plans may be approved by

L. M. + A.

21/10/28

20/10/28

Date of disposal

Submitted to Ex. Engineer:

Land Manager and Architect.



65-4

4

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.

Manager and Architect 15/2

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

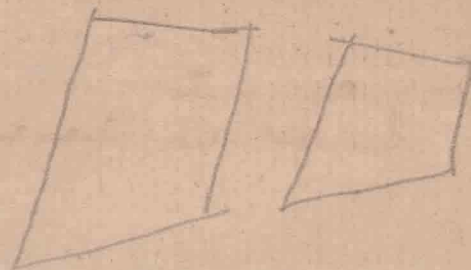
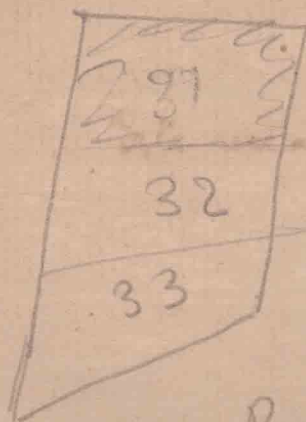
Handwritten notes and signatures in the resolution section, including a date 1/4/29.



41

Kushdas

Praggi sheet



Barnes sheet

←
from
Bed Rm

←
To Lawrence
Road

new no

14/11/29

R 33
37



248
928

FORM A

[Vide Rule 238/A (1)]



NOTICE UNDER SECTION 96 (1) CHAPTER IX OF THE BOMBAY
DISTRICT MUNICIPAL ACT III OF 1901 AS MODIFIED
UPTO THE 1ST MARCH 1915.

Karachi 2 - 10 - 1928

Date of delivery at Municipal Office.

To,
THE CHIEF OFFICER,
KARACHI MUNICIPALITY.

Sir,

B.S.
19/10/28

Pursuant to the provision of Section 96 of the Bombay District
Municipal Act III of 1901. I hereby give you notice that I intend with the
meaning of that Section to erect a building on plot No. Old/new 191
Survey sheet Old/new 191 E. 6 situated in Pragji street,
Ramswamy Quarter as per Ground plan, Elevation and Section
sent herewith in quadruplicate.

The said building will be of the following description.

It is intended for the purpose of flats for living

† Specification of the work will be as follows :—

* I also submit herewith a certificate from the Electricity Inspector to
Government as required under rule 62 (3) of the Indian Electricity rules.

I further beg to inform you that the name of the person whom I intend
to employ to supervise the erection of the said building is Mr. M. H. Gajdar.

I hereby undertake to abide by the Bombay District Municipal Act and
all rules and bye-laws framed pursuant to the Act.

Yours faithfully,

Signature of the owner 24055113122052

Address of the owner 24055113122052
3222

See on the reverse.

* This line to be struck off if there is no electric aerial line passing by the plot.

NOTE:—1 Printed copy of the extracts of the Bombay District Municipal Act
and the rules and regulations framed under Section 48, together with the form of
notice under Section 96 (1) can be had from the Municipal Office at.....each

NOTE:—2 It is requested that all notices and plans should be delivered to
the Office Clerk of the land Manager and Architect from whom a receipt can be
obtained.

C
H. H. H. H. H.
KMR
4/10/28



Nature of soil in foundation Hard ordinary soil

Nature of masonry in foundation Kapcha in lime mortar

do Plinth bits

do Superstructure bits

Kind of woodwork in trusses, post, etc., —

Kind of Roof } Reinforced Cement Concrete

Kind of Floor }

Method of Draining Sullage Water Flush System with drainage.

:0:

NOTE:—Specification and nature of work should be correctly given against items of work mentioned above.

Karachi, dated 19 .

To,

The Chief Officer,
Karachi Municipality.

Sir,

With reference to the notice under Section 96 of the Municipal Act submitted to you by Mr. Abdul Kader Bulbule

for the building at Ramchandani Quarter

I beg to inform you that I have agreed to supervise the erection of the building work mentioned therein.

I beg to remain,
Sir,

Your most obedient servant.

Enclaves.
Le plans.

W. S. S. S.

Licensed Surveyor.



Karachi.

2.11.28

To,



The Land Manager,

Karachi Municipality

Karachi.

Memo: Re: Plot 121.E.6. - Ramsay.

With reference to his letter

No: L.M.A. 13117 Dtd 22.10.28, to the
address of my Client Mr. Abdul
Kader, ~~you are in~~ the plans
are returned for favor of
approval with the following remarks.

1. Bath room wall has been decreased in height
2. The Plot has been subdivided in City Survey office and a copy of Extract will be shown to you office in a day or two.
3. The cross wall has been made 18' wide instead of a partition wall.
4. North Point has been shown
5. Slab thickness has been increased as desired.

I
2/11/28

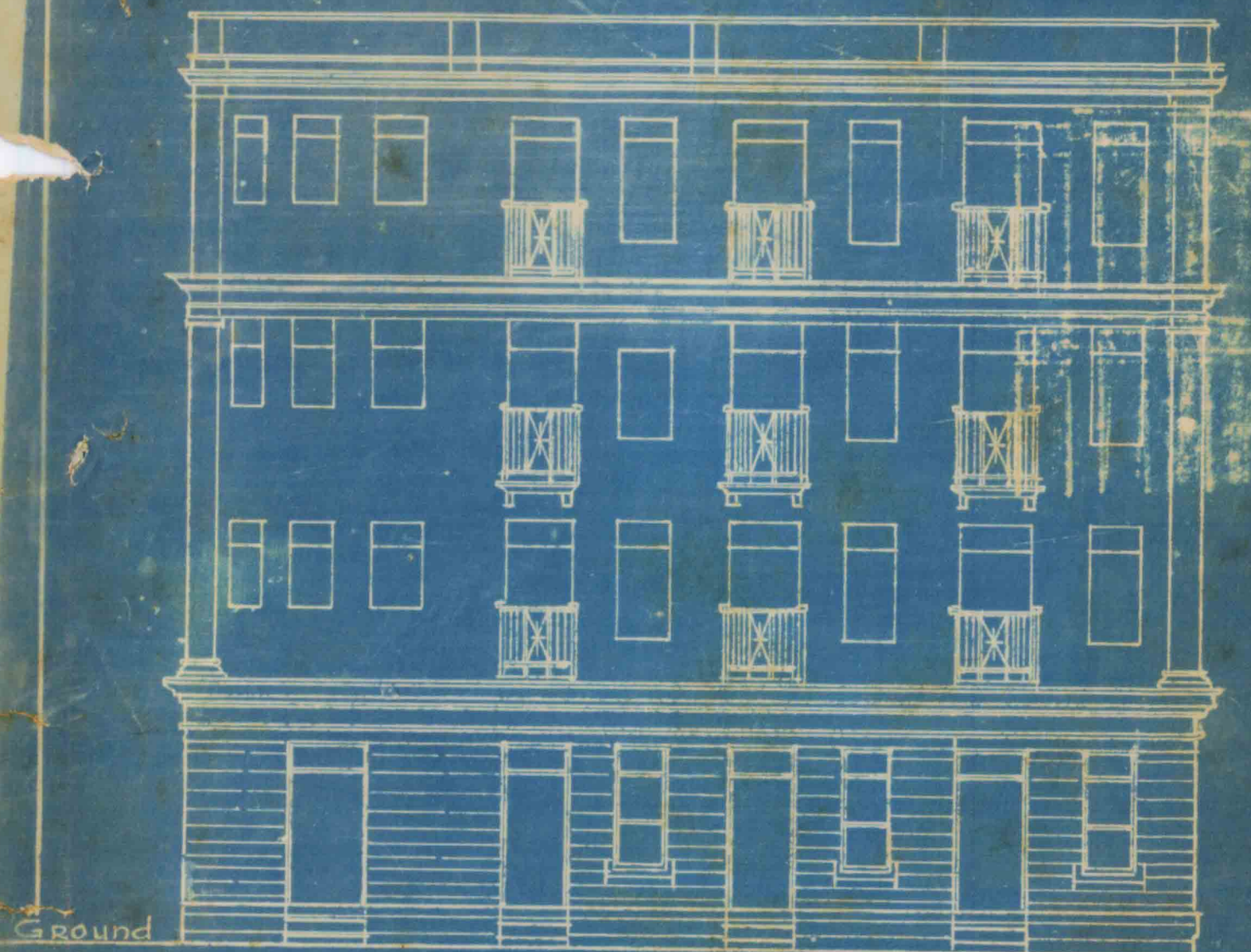
C. H. B. C.

Mr. 2/11/28

attached

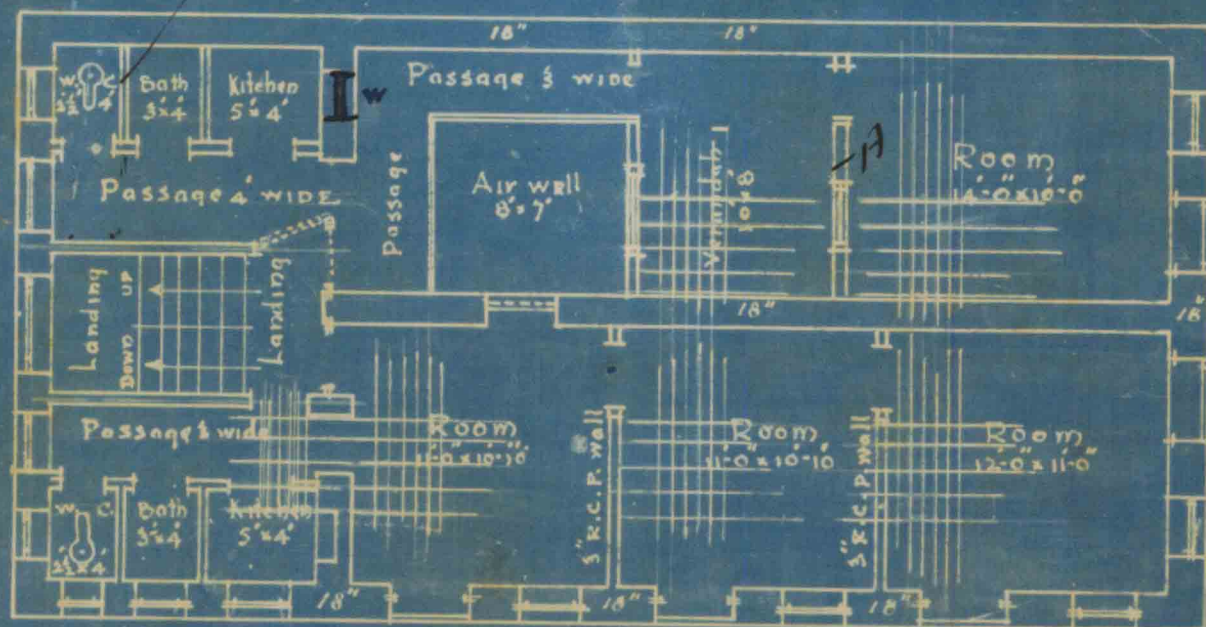
pub 2/11

H. J. J. J.

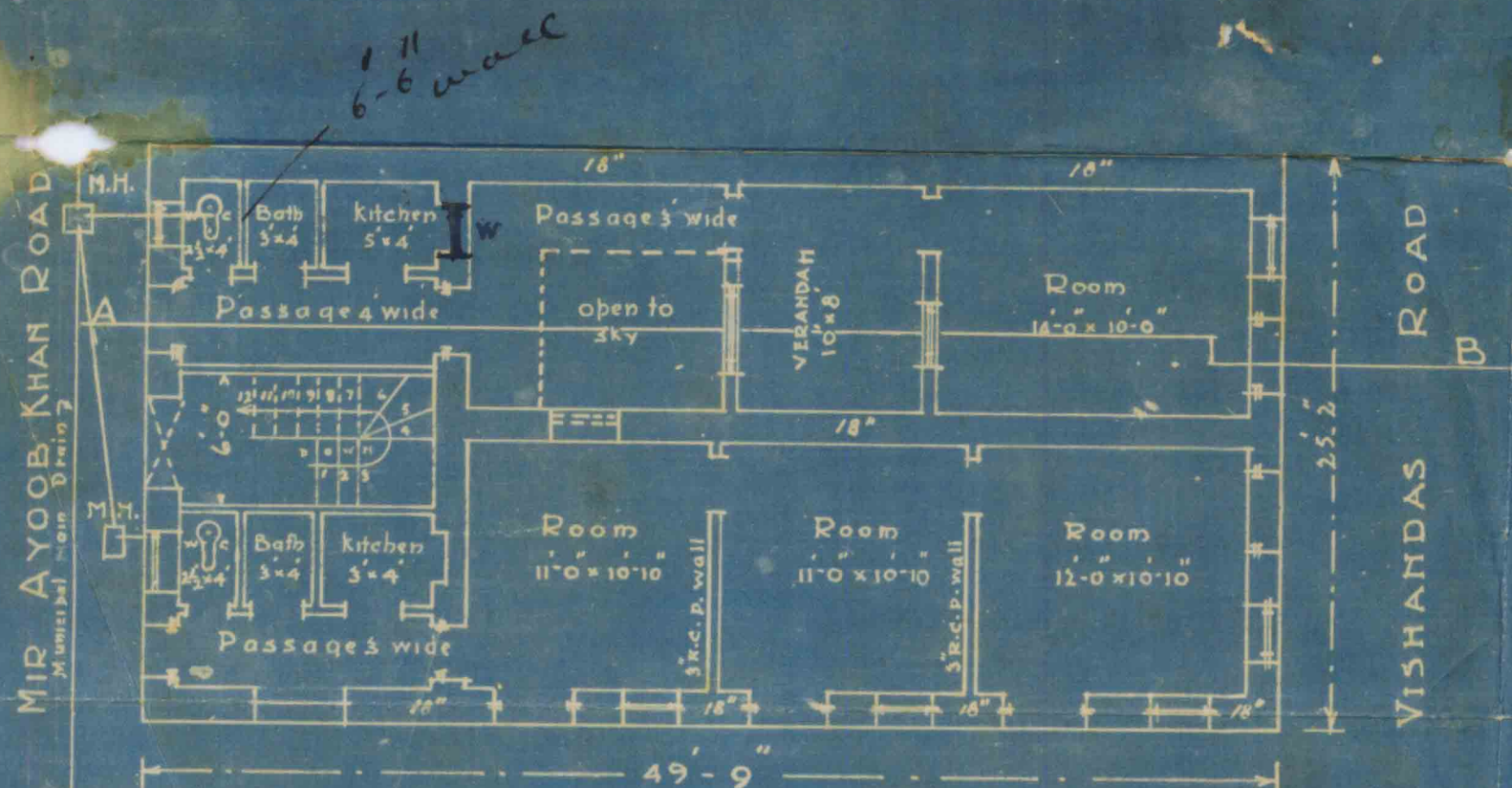


Ground

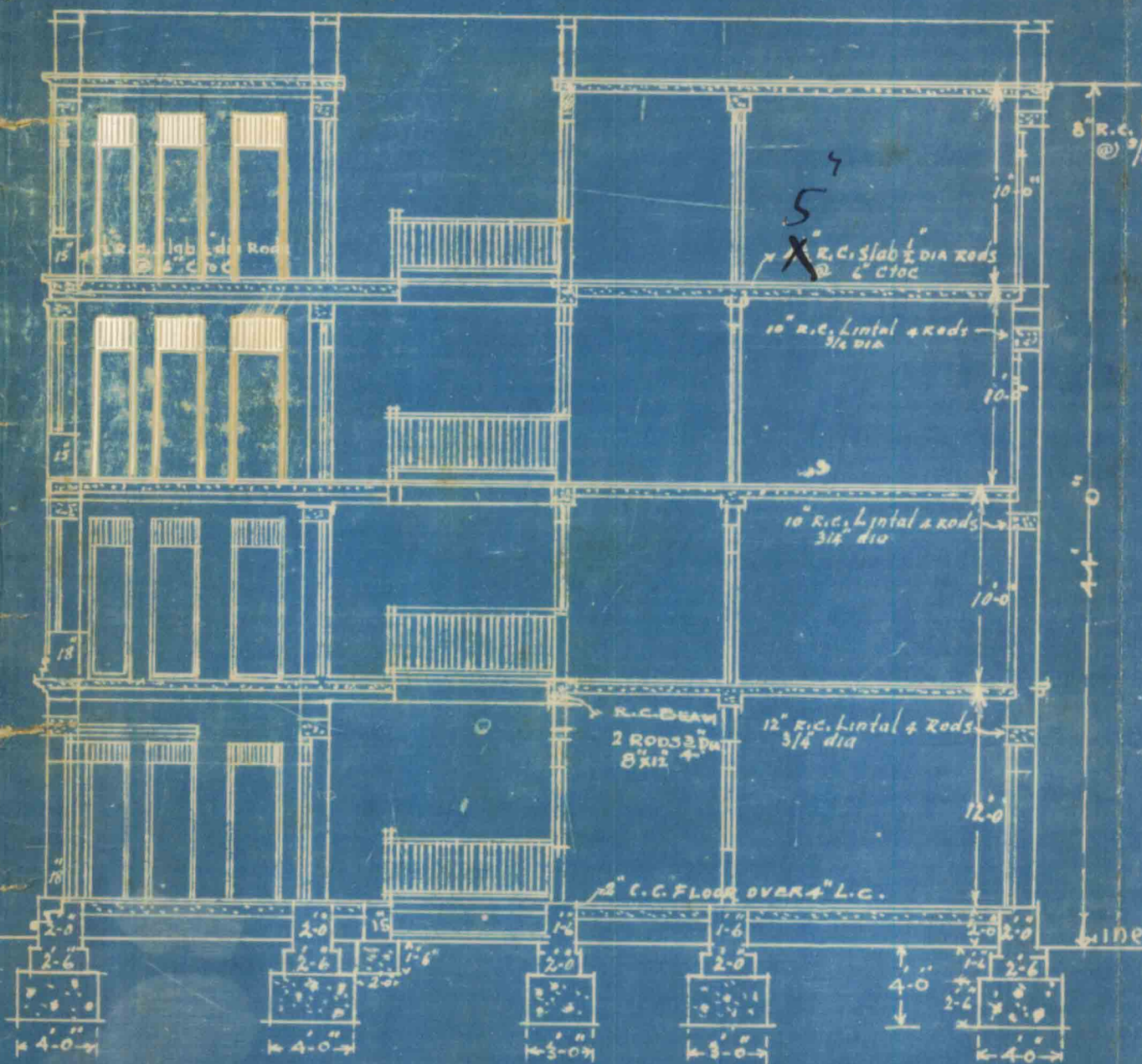
1 1/2" wall
6-6 wall FRONT ELEVATION



PLAN OF 1ST 2ND & 3RD FLOOR



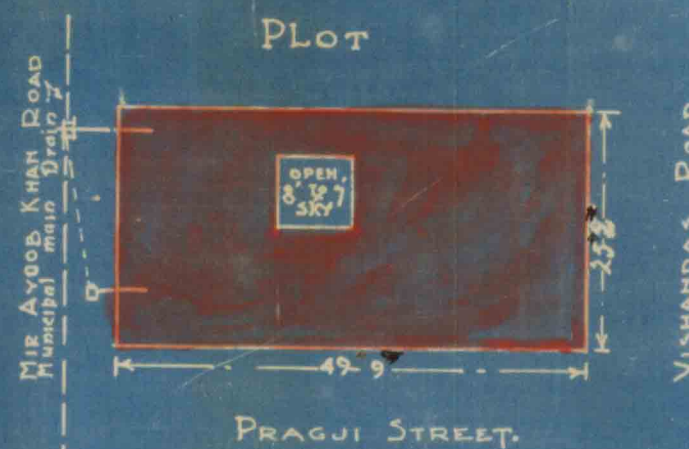
GROUND PLAN
PRAGGI STREET.



LONGITUDINAL SECTION ON LINE A.B.

PLAN SHOWING PROPOSED BUILDING.
ON PLOT NO 191. E.6.
RAMSWAMY QUARTER
SCALE 8'-1"

SITE PLAN
SCALE 20'-1"



Owner

A. ELIJAH & CO
Architects & Surveyors
Bunder Road Karachi
242
28.