

Burnes Road

1

Napier Road

2

Serai Road

3

Final Report

1st Phase (March - June 2012)

ACHR Community Based Heritage Research Project:
Karachi Historic Areas

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Part 1: Summary Review and Findings of Research (1st Phase of Project)

INTRODUCTION AND BACKGROUND TO THE PROJECT:

The Heritage Cell at N.E.D. University of Engineering and Technology (HC-DAPNED), Karachi, is a technical unit which aims to develop professional approaches towards heritage conservation in local context. In its early years of establishment HC-DAPNED focused on documentation of heritage assets within Karachi and to a certain extent the province of Sindh, and now endeavours to extend its activities towards developing systems to extend technical support for communities to participate and contribute in restoring/ conserving their heritage legacies. Through its research based initiatives the HC-DAPNED has played an instrumental role in proper mapping and inventory compilation of architectural heritage in the historic areas of Karachi. The process of heritage listings in Karachi, which was originally initiated in 1995-97, has been extended through this documentation to include hundreds of more historic structures identified for official designation as protected heritage of the city. But the government organizations responsible for the management and monitoring of protected heritage presently do not have the professional capacity to handle their responsibilities with technical expertise and efficiency. The heritage law for protection of listed properties exists, but the mechanisms to support its implementation and willing acceptance among stakeholders are lacking. Due to the shortcomings in the system owners, occupants, tenants and other stakeholders of heritage properties find themselves at a disadvantage and resent the heritage designation of their properties. The properties suffer from issues of maintenance and management, often undergoing damaging alterations through prevailing adhoc approaches. In the light of existing situation on ground in the historic areas of Karachi, the HC-DAPNED decided to undertake a community based research to be able to identify and understand the problems/ issues that presently keep most of the heritage property owners within the city centre from gaining the economic benefits that their properties have a potential for; forcing them to opt for seeking possibilities of delisting, demolition and eventually new constructions. A small percentage of owners show the intention or desire to keep their heritage properties but in the absence of proper technical support, these too are misguided in many ways ending up in damaging interventions to their properties. To carry out this research undertaking three case study areas were identified in the historic core of Karachi, each having a different set of issues related to the listed properties in that specific cluster.

Primary Focus of the Research

This research has been designed with an approach to involve and encourage community participation in the process of heritage conservation. The identified clusters being part of active commercial and residential areas within Karachi's historic core have functional dynamics involving various stakeholders; including owners, users, administrators, decision makers and managers belonging to both formal as well as informal sectors. There has never been an attempt to bring together all of these stakeholders and try to discuss their different viewpoints and problems and seek possible solutions to resolve existing conflicts that are presently hampering any progressive developing towards the betterment of the city's historic areas. This research seeks to gain insights on perspectives of different stakeholders – keeping the viewpoint of the primary stakeholders, i.e. the involved community (users and owners) in the forefront and through their vision develop an understanding of the conflicting and un-resolved grey areas that have become a cause for a degenerative development of the city's historic areas. The research process incorporates the following project elements:

- i. Approaching the willing community (users/ owners) of listed historic properties in the three identified historic clusters to participate in a discourse to communicate their feelings, associations and aspirations about their property.
- ii. Through an investigative physical survey (based on visual observations, schematic sketches and photographic documentation) identify the interventions and present state of conservation of all listed properties within the identified clusters.
- iii. Record the overall environment through a detailed mapping of the street and the identified clusters of listed buildings.
- iv. Discuss the possibilities of mobilizing the local community for cooperative action to seek solutions to their problems.
- iv. Develop and propose a possible course of action towards adoption of a conservation strategy and through advocacy seek acceptance of such policies by stakeholders.
- v. Articulation and preparation of a conservation plan with the participation and consensus of the community.
- vi. Establishing funding needs and lobbying for acquisition of funding through community savings/ grants from relevant agencies or any other sources.
- vii. Exploring possibilities of implementation for any pilot project/s that could materialize as a tentative result of this research exercise.

The first four components of research defined above have been addressed during the first phase of the project undertaken during March – June 2012. The remaining stages are to be addressed in the second phase of the project to be undertaken between July – September 2012. The project desires to instigate some motivation and advocacy for community action that is likely to cause some positive change in the approach and mindsets of heritage property owners in the selected clusters of heritage buildings, and facilitate them towards adopting conservation consistent approaches. In order to initiate this movement to take appropriate measures for safeguarding the historic fabric participation of the primary stake holders, including users and owners is instigated through field research designed to involve the community in a participatory way. Using insights and understanding of the case study areas gained through the first phase of this research project some conceptual guidelines/ ideas will be developed and taken back to the associated community during the second phase of the project; offering them technical assistance to mobilize themselves for a better re-organization of the area. In the second phase the property owners are to be approached and encouraged to undertake proper restoration of their properties; and using the technical guidance offered to them develop more economically viable usage of their assets.

Research Methodology and Process

The research methodology devised for this project incorporates two distinct approaches. For the first phase an inductive approach for field research is adopted, with the objective of gaining insights on ground realities. The methodology includes structured interviews with owners and all users of each listed property, along with its basic documentation by means of schematic sketches – mapping to detail the existing usage and occupancy patterns inside each property, as well as the entire stretch of street within the demarcated case study areas. The interviews touch upon issues of ownership, rental values, problems of infrastructure and services, maintenance and management, levels of association, and so forth. The collected data is compiled in tabulated form as well as graphic visuals to stitch together the findings and develop an overall analysis to pinpoint the issues or difficulties faced by heritage property owners/ users in their upkeep and maintenance, and gauge their insights in safeguarding their properties as heritage assets of the city. The complete documentation and findings of the analytical review is compiled in this report, formatted in four separate sections. This first section gives an overall summary and findings of the first phase of work carried out in the three case study areas, along with identification of possible directions to be taken up as the research moves into its second phase. The remaining three sections incorporate separate compilation of documentation produced for the three case study areas. The second phase of the project will have a more deductive approach in which shortlisted properties and their owners, identified in the first phase as more approachable will be dealt with in detail. The short-listing is based on two aspects of the property; its higher significance or better state of preservation, and the willingness of the owners for a more interactive participation, as in the second phase the research objective will be focused on attempting to resolve identified issues and seek viable solutions for them. For the environmental level issues relevant organizations/ government departments will be approached for supportive actions and lobbying for area conservation.

The team involved in this research includes in-house faculty and young professionals working for the HC-DAPNED, and young graduates inducted for field research specifically for this project. The team members were encouraged to interact with the resident community in the case study areas and develop communication for involvement in participatory action that this research endeavours to instigate. Since this is a pilot research – for the first time attempting interactive community participation, different ways and means are being tested. The reaction received towards structured interviews in the first phase of the project was somewhat mixed; some people participated with full willingness, while others hesitated to respond. The members of field team were advised not to pressurize anyone for participation, but try to gradually build trust and wait for positive response. The approached community members were given a printed information sheet that briefly explained the project and its objectives (developed in bilingual format – English and Urdu); and the field surveyors were instructed to approach for interviews only after the prospective participant had understood the research objective and was prepared to contribute. This required several re-visits and follow-ups for seeking appointments. This strategy required more time to build a level of trust and confidence, and as a result a few individuals from the area have been identified as potential community representatives. But further strategies like workshops, interactive discussion groups, etc. need to be experimented for developing a more sustained community-led process.



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PARTICIPANT INFORMATION SHEET

TOPIC OF RESEARCH Community Based Research Programme

Dear Participant,

You are being invited to take part in the above mentioned research study. Before you decide whether or not you want to take part, it is important for you to understand why the research is being done and what it will involve. Please take time to read the following information carefully.

Introduction.

The 'Heritage Cell' at Department of Architecture and Planning NED University, is a unit established to support and generate general awareness of issues related to heritage conservation. HC DAPNED has self initiated a community based research programme, for which your neighbourhood is being selected as research pilot area. The primary objective of this exercise is to develop an understanding of the issues related to the listed heritage properties and their owners within the historic quarters of Karachi. Through this interactive research process HC DAPNED wishes to create a better level of awareness and ownership of all stakeholders towards the historic assets of the city.

Significance of Heritage.

'Heritage building' means any premises or object declared as protected under Sindh Cultural Heritage Preservation Act-1994 by Government of Sindh Culture Department. The preservation of such irreplaceable heritage is very essential so that its vital legacy of cultural, educational, aesthetic, inspirational, economic and energy benefits may be maintained and enriched for coming generations of Pakistan. All heritage properties other than commercial are exempted from property tax.

Government of Sindh's initiative for notifying the historic structures as protected heritage is a step towards positive conservation strategies. Further initiatives are being taken to support and encourage the process.

Alterations are possible in a protected heritage premises?

Yes alterations are possible. Alterations, extensions or additions to the properties are approved by the Department of Culture through its advisory committee. Application for the same are submitted at the Department of Culture, GOs accompanied with a detailed proposal of the project. Before granting the alteration or extension, the Authority shall inform the concerned department of the Government of Sindh.

Demolition of a protected Heritage premises

Demolition of a protected heritage property is UNLAWFUL. According to the Heritage Act and SBCA regulations intentional damages done to historic properties and illegal demolitions are liable to punishment and fine.

Contact for further information

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مطلوبات دربرائے شریک کار

تحقیق کا عنوان
کینیڈا کی ایک تعلیمی پروگرام

تشریح کے بارے میں

آپ کو مزید اہم تحقیق کے بارے میں بتائے گئے ہیں کہ اس کا کیا مقصد ہے۔ یہ ایک تدریسی اور تحقیقی کام ہے۔ اس کا مقصد ہے کہ آپ کو اس کام کے بارے میں مزید معلومات دی جائیں۔

حفاظت

Department of Architecture & Planning کے نام سے Heritage Cell کا کام ہے۔ اس کا مقصد ہے کہ آپ کو اس کام کے بارے میں مزید معلومات دی جائیں۔ اس کا مقصد ہے کہ آپ کو اس کام کے بارے میں مزید معلومات دی جائیں۔

ذاتی ورثہ کے بارے میں

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مطلوبات کے بارے میں

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Case Study Area 2:

Shahrah-e-Altarf Hussain (Napier Road); forms a major junction with M. A. Jinnah (Bunder) Road, the major traffic artery cutting through historic areas of Karachi. Napier Road forms the dividing line between Jail, Market and Napier Quarters; however, the area taken up for research stretches only from M. A. Jinnah Road junction, up to the edge of Market Quarter. As the name suggests, historically these areas developed as the prime commercial zones, and still continue with that activity with high pressures of commercialization.

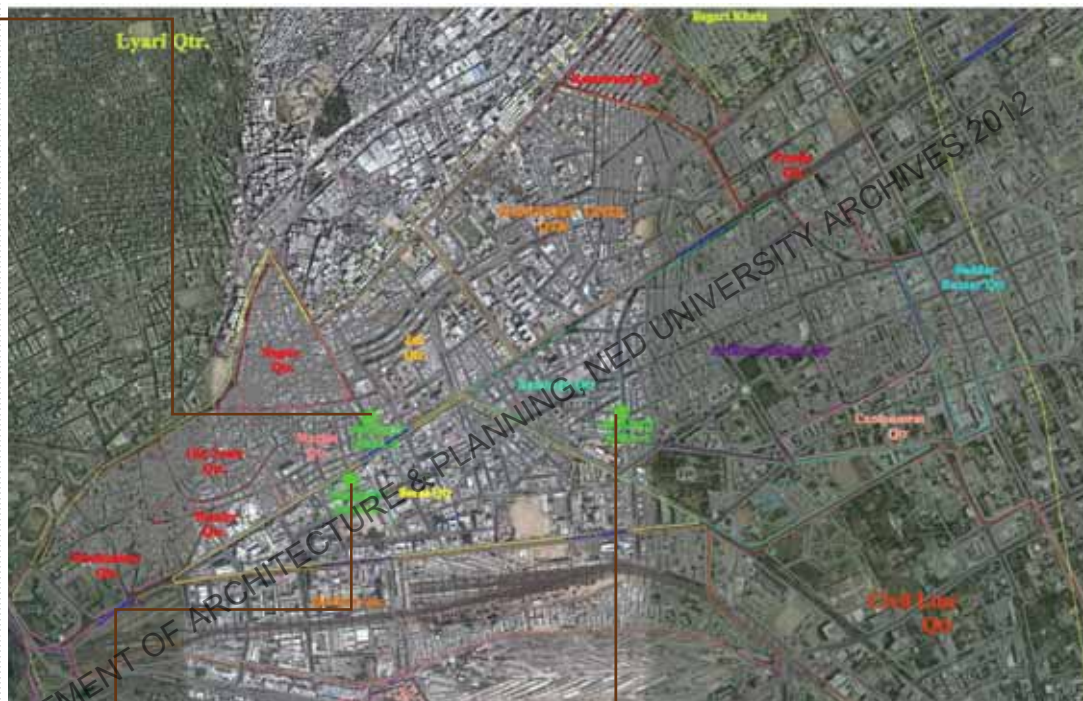
Originally a substantial percentage of residential activity also existed in the area, but this is now mostly taken over by commercial uses. Presently most of the buildings house offices, warehouses and shops within them. This change of usage has also resulted in a change of overall dynamics of the area and its surroundings. The present ambience of the area is that of a noisy and chaotic thoroughfare; choked with traffic jams due to road-side parking and irregular movement of vendors and other informal activities.

All the buildings in the area presently have shops, and some warehouses in the ground floor; whereas the upper floors, where occupied, are mostly being used for warehousing and storage. A large percentage of buildings are presently suffering through gradual illegal demolitions, and thus under high degree threat. The residential usage of these properties has reduced to almost negligible. The area presently has wholesale market activities of grains, pulses, etc. The road is thus encroached with parked Suzuki pickups waiting for hire. The constant loading/unloading activities are a major hindrance to smooth traffic flow.

Case Study Area 3:

Serai Road; located within the boundaries of the historic Serai Quarter is bounded by two major roads, namely the M. A. Jinnah (Bunder) Road to the north and Shahrah-e- Liaquat (Frere Road) on its southern end. The identified cluster of enlisted historic buildings is selected for reasons of a high degree of threat presently faced by these structures due to their present state of advanced deterioration.

Most of the listed buildings in this area are partly vacant because of which they lack in maintenance thus suffering from heavy deterioration and even partial demolition. Originally having commercial cum residential use; the residential activity has now almost completely disappeared from the area because of the increased environmental degradation of the area resulting from increased pressures of commercialization. The entire street presently has shops and warehouses on the ground floor. The warehousing activity has infiltrated to upper floors of the buildings. But a large number of buildings have their entire upper floors lying partially or completely vacant. Shops in the area mostly deal with electronic goods, and their loading/unloading or transportation is undertaken by using hand drawn trolleys. These activities cause interference in the proper flow of vehicular traffic.



Case Study Area 1:

Mohammed Bin Qasim (Burnes) Road; an important link road between Moulana Din Mohammed Wafai (Strachan) Road and Shahrah-e-Liaquat (Frere Road) - outlining the boundary of Artillery Maidan Quarter on its eastern side and Rambagh Quarter towards the western side. The selected area accommodates a mix of residential and commercial usages; prevalent in all the fifteen listed historic buildings. The commercial usage (primarily shops and warehouses) is limited to ground level, whereas all upper floors (two or three storeys) have residential apartments. The area presently retains its original combined usage of residential – commercial nature, but has undergone an overall degeneration due to over commercialization, lack of sufficient municipal management and a decline in infrastructure and services. The present ambience of the area is that of a noisy and chaotic thoroughfare, owing to irregular movement of vendors and other informal activities that encroach upon more than 50% of the road and its footpaths. The declined socio-economic configuration of the area is evident not only at an environmental level but also reflected from the poorly maintained state of most of the buildings.

ISSUES OF THE HISTORIC BUILT ENVIRONMENT – FINDINGS OF RESEARCH

The three case study areas of this research characteristically represent the picture of degradation and environmental degeneration presently being faced by the historic built environments within the city centre of Karachi. The detailed investigations undertaken in the three identified clusters have given useful insights to the various issues and problems that have been a root cause for the overall decline of environmental quality of these areas and created a change in the socio-economic configuration within these historic neighbourhoods.

The case study area #1 (Burnes Road) although very commercial at the ground floor level has a predominantly residential character. This well balanced activity pattern allows the area to be vibrant with activity throughout the day, till late night when the hustle bustle of the famed food outlets in the vicinity attract customers from not only the neighbourhood but also from all over the city. The area however, has its own set of issues and problems – not similar to those of the other two case study areas. Due to the residential activity on the upper floors of the buildings on Burnes Road the accessibility for conducting surveys was limited and the response of the resident community was not very encouraging. Since during the day only women and children were mostly available, they showed reluctance in participating. Hence after a few trials it was realized that within the short duration of this research it will be impossible to penetrate through this barrier of reluctance and build sufficient trust with the resident community to make them willing participants to the research process. For this reason the documentation of case study area #1 (Burnes Road) is limited to only the environment/ street level, with only two buildings dealt in slightly more detail for which information on upper floors was available. The possibility of developing any further links into the area could only be through a campaign for the uplift of the streetscape - suggesting possible interventions for re-organizing the traffic flow and the pedestrian footpaths and initiating a dialogue with the numerous street vendors who are the main cause of traffic disruptions on this street; but on the other hand are in high demand as a primary need of the area residents as well as regular commuters who pass through this route on a regular basis. Out of the 15 listed heritage properties on this street 14 are in a partially maintained condition – the exception is one property presently under high degree threat as it stands in a partially demolished state indicating advanced levels of deterioration. The primary reason for this maintained condition of a majority of properties in the area is their active usage on all floors, which ensures that at least a minimal level of regular maintenance is done, which contributes to a better preserved physical state. The only exception being Shaquaf House, located on a corner plot at the junction of Burnes Road and Strachen Road, which has undergone gradual destruction at the hands of prospective developers/ speculators. The case profile of this property in section 2 of this report gives more details, and seems like the only possibility in this case study area where any possibility of detailed work can be explored, as the official records indicate it being recently taken over as State property. Besides these two possibilities further work on this case study area will not be attempted in the second phase of this project.

The case study areas #2 (Napier Road) and #3 (Serai Road) are more similar in composition, both having a predominantly commercial activity related to wholesale businesses of different types, thus the identified issues of heritage properties in these areas are also mostly common in nature. Both the areas have undergone a transformation from commercial cum residential neighbourhood to a commercial area of wholesale markets. Over decades the expanding wholesale activities, initially constrained at ground level, have now penetrated into the upper level domains of residential and more subtle commercial activities like offices, etc. The resulting consequence is the present situation where, in area #3 (Serai Road) the upper floors are now only used for warehousing or lying vacant and in the case of area #2 (Napier Road) there is a predominant use for warehousing, followed by offices and few other commercial uses. However, the existence of one residential unit in each case gives indication to the potential for revival of residential activity can be given consideration to achieve a more balanced activity pattern. The slight variation in usage pattern of upper floors in the two areas is probably due to the different activities taking place in their close vicinity. The issues of these two areas are analyzed and discussed in more detail in the following sections, as it is being proposed that the focus and concentration of work in the second phase of this research will remain within these areas.

1. Environmental Level

The experience of walking or driving through the case study areas by an outsider or occasional visitor is very traumatic and un-pleasant. However, interaction with people associated with the place on a regular basis indicates levels of satisfying comfort, familiarity and sense of belonging. These two almost contrasting reactions are indicative of the potential differences that the environment offers at the two levels of engagement – in the passing based on visual senses and deeper association based on more leisurely absorption or appreciation of the intricacies that the built environment holds for its users. The expressions in latter case are of course not without disappointment at the state of apathy that has fallen onto these areas due to mismanagement and disregard to regulatory measures. A lot of the environmental disorder is actually contributed by the resident community itself because the concerned officials and departments have conveniently shrugged off their responsibility and look the other way. This lacklustre attitude of authorities has encouraged the informal sector to develop a strong hold in

the management/ control of the street occupancy rights, and a completely clamorous race for advertisement dominance, where each shop or business competes to be more visible. The area is in dire need of re-organization to bring back the visual and experiential pleasures that its urban environment historically boasted; but unfortunately slipped away in the hands of chaotic developments and still has the potential for revival.

1.1 Infrastructure and Services

The overall infrastructure and services provided through the municipality system have collapsed due to over densification and lack of maintenance and proper management. Interviews from users identify common complaints related to infrastructure; including dysfunctional or insufficient water supply, clogged sewerage lines and problems in electric supply lines. The exposed electrical and phone wiring suspended across the street or dangling along the building frontages, presents a visually disfiguring picture. The problems related to infrastructure have been identified as one of the primary issues that need to be addressed to achieve any environmental level uplift of the area. The first phase of this research did not incorporate detailed investigation of the existing infrastructure related facilities, but since this has come out as a primary concern of most of the interviewed community participants, it is being identified as an area to be explored further in the second phase of the research. The complexity would be in dealing with the various organizations responsible for the different services, and would be a time consuming and challenging task to even gather required information.

Besides issues of basic infrastructure, two other most commonly identified problems related to services in the area is the lack of sufficient provision for parking spaces and the almost non-existent or poor toilet facilities in almost all the properties in which interviews were undertaken. These two issues also need to be addressed at the environmental level scale, exploring options and possibilities for creating parking facilities and public toilets in available unused space.

1.2 Street Space Management

The mapping of activities on these streets to some extent reflects on the conflicts between right of way and informally legitimized encroachment. The parked vehicles, trolleys, handcarts, plus the street vendors, all have gained claim to their encroached space, legitimizing their presence on grounds of their long-term association with the area and support through informal means. Their existence is now an integral part of the areas' character and their presence contributes to the functional needs of the community. There is however, a need to resolve the conflicts created in the official rights of way – primarily obstruction to vehicular traffic flow and pedestrian passages. This should be attempted through negotiations and advocacy for a re-organization that would help ease out the conflict yet keep the various interests intact in place.

New structures on the street have added to the street chaos by elimination of the courtyard or any other form of loading/ unloading area thus the activity has spilled out on to the street creating a conflict with the regular traffic flow. On the contrary, historic buildings that have their courtyards still intact (only five on Napier Road and four on Serai Road), even in the present state are contributing towards a slight relief in the conflicts of space usage out on the street; as these provide an opportunity of taking the loading/ unloading activity of wholesale market goods and warehouses inside their own premises and provide for sufficient parking for the inmates of the building. This functional aspect of the courtyards is however, not very consciously managed. At present many of these courtyards are not being utilized to their optimum potential and their owners need to be made aware of the possibilities that could help them generate more revenue and in turn help in further easing out the stresses on the street. Developing viable options and general guidelines for optimum use of courtyards is identified as one of the directions for further work in the second phase of the project.

The other possibility to explore in seeking solutions to a better space management of the street is to look at the potential of side streets (as in the case study area #3 Serai Road) or the space gained through the provision of road widening scheme off-set for new constructions (as in the case of area #2 Napier Road where an 8' offset I required from the present building line) as alternates for relocation of the activities encroaching upon the right of way on the main road.

1.3 Street Façades

The building frontages, especially at the ground floor/ street level present a picture of incoherence and disorderly display of hoardings and signage. In spite of existing SBCA (previously KBCA) regulations and clauses in the Sindh Cultural Heritage Preservation Act that enforces prevention of any disfiguring hoardings on façades of heritage buildings; the ground reality is completely in contradiction. Signage and hoardings in disproportionate sizes completely obscure the ground floor building frontages – so much so that in most cases the original façade is completely hidden from vision. In the absence of strict implementation of regulatory bindings, the rat race for

signage dominance has gone to the extent that many shops even place advertisement billboards blocking the footpath; and in many cases accompanied with a display of products offered at their outlet for sale. The street façades and the pedestrian pathways both need to be relieved of this nuisance of overbearing hoardings and signage culture.

The façades of upper floors in most of the historic buildings suffer from a lack of maintenance: broken window panes and shutters, damaged trellis and timber works, original openings sealed with unsightly block masonry or boards, decades of accumulating dirt and black crust blemishing the stone details, air conditioning units haphazardly jutting out of windows or masonry, series of tangled wires chaotically weaving through the delicate façade details, and the deliberate vandalism of timber carvings and balcony details; on one hand all these are a reflection on the blatant disregard of heritage protection law, and on the other hand an unwise plunder of unappreciated or undermined assets not just at a personal level but also at the expense of the city and its legacy of built heritage.

The campaign for an environmental uplift through visually pleasing street façades should be attempted via advocacy and convincing dialogue with the shop owners – making them realize that an uplift of the physical environment with a stress on visually appealing streetscape will help them build a better clientele and make their work surroundings more pleasurable.

1.4 Imbalanced Activity Pattern

The case study areas #2 (Napier Road) and #3 (Serai Road) have a common activity pattern; with the days business picking up momentum by late morning and gradually dying out towards late evening. Even the early morning hours witness some activity. But throughout the night both of these areas bear a more or less abandoned look. In the light of prevailing security concerns within the city, this imbalance in activity pattern poses a certain degree of threat to safety of the occasional passer-by and the small resident community of the area and its adjoining vicinity. Since both the areas have at least one residential unit still sustaining itself in the locality, in spite of all the odds; it would be worthwhile to re-visit the possibility of reviving the lost residential component to regain more balanced activities in the area. The many vacant spaces on upper floors of buildings in case study area #3 and the underutilized upper floors in area #2 offer a potential for re-injecting the residential activity to a certain degree. Additionally, the spectrum of commercial activities in the area should also be widened from just wholesale business to include retail shops, neighborhood grocery stores, and few recreational outlets such as eating facilities, internet cafes or tea shops, etc., that remain open till late night. The courtyards of buildings and, the few vacant shops at ground level could be explored for this potential depending on their availability.

2. Individual Property Level

The issues related to individual properties are a complex mix of property ownership and occupancy rights, as well as the physical upkeep and maintenance. A closer analysis of the root causes for the two distinct sets of issues reveals a co-relation that is indicative of the fact that the most adversely affected properties are those having multiple owners due to division of inheritance as they undergo incoherent alterations based on the whims of individuals having property rights on different subdivided segments. Similarly, the properties occupied on goodwill basis suffer from lack of maintenance, as the revenue generated from these is not sufficient for the owner to invest in its upkeep and the users on the other hand, not having ownership rights, lack interest in the long term stability of the structures. Issues related to individual properties, identified in the two case study areas, are broadly grouped under following five categories discussed below:

2.1 Usage and Space Utilization

All the listed properties in the two case study areas have a common usage on their ground floors, i.e. shops in the forefront and warehousing or storage in the backside areas. In some cases the warehousing has infiltrated to upper floors as well. The two areas, however, have a distinctly different usage pattern in upper storeys; in area #2 (Napier Road) these are predominantly occupied and in use as warehouses, or in some cases offices/ other commercial use, whereas area #3 (Serai Road) has an overwhelmingly underutilized usage of upper storeys, i.e. a majority of them being vacant. This has been a primary cause leading to the advanced state of deterioration presently suffered by most of the listed properties on Serai Road. The interviews with property owners indicate a reluctance in discussing the reason for this choice of leaving upper floors empty, leading to the conclusion that it is an intentional strategy for achieving a much desired structural collapse or inclusion of the property in the “dangerous buildings” list thus opening way for a possible demolition and new construction; which according to the existing building regulations for the area would allow FAR of 1:6 for commercial and 1:4 for commercial-residential properties. The situation is not as severe in area #2 (Napier Road) as the maximum FAR allowed on

commercial plots is 1:4.5 which does not make the quantum of unutilized floor area too high from what is already available. The owners seem to be under a misconception that the only way to achieve an increase in the usable floor area on their property is through demolitions, and new construction designed on optimum utilization of allowed FAR. The possibility of additions and extensions retaining the old structures so far seems to be an option not opted by a majority of the property owners.

The extensive occupation of spaces for warehousing and storage also seems to be an inappropriate choice of use, as the spaces especially on the upper floors are not designed for sustaining the dead extensive loads and has led to structural damages. Particularly the chemicals storage is a significant safety hazard as in the past a number of fire damage cases have occurred in adjoining areas. The upper storeys are also inappropriate for warehousing as the accessibility to upper floors is usually through narrow staircases and thus difficult for bulk loading/unloading activity. There is thus an essential need to convince the property owners to re-visit the possibilities of usage, especially for the upper storeys of their buildings and also consider the alternate possibilities they could avail for gaining an economic benefit in connection to the unutilized floor areas of their properties. While seeking options for a better utilization of upper floors the possibility of reviving residential usage holds potential, and should not be ignored.

An important feature to be focused on is the open courtyard, and the potential it holds as a respite from the chaos and trauma of the street. The best example of courtyard in the case study areas is that of Jehangir Kothari Building on Napier Road, which has huge proportions and holds immense potential in being developed into a multilevel and multi-function space. Other properties having smaller courtyards also hold potential for a better planned usage which could benefit both the owners as well as the users.

2.2 Ownership and Occupancy

The issues of property ownership and occupancy rights are quite complex and vary from case to case; ranging from private single or multiple owners to various trust managed properties. The occupancy terms of users other than owners themselves, in both the areas, are predominantly on goodwill basis – meaning that the monthly returns claimed by the owners are very nominal. The interviews indicate satisfaction of the occupants to this system as they are able to keep their space on a negligible price right in the heart of city centre. On the other hand the owners, after having gained the one-time benefit of receiving a handsome amount of goodwill money, seem to lose interest in regular maintenance and upkeep of the property, as for them the property for all practical purposes becomes solely in control of the tenant who can keep its possession for as long as he wishes. Any deals related to change of possession are at the discretion of the tenant. The owner can sell the property but the new owner has to accept it along with the *pugree* tenants. In the long run owners get frustrated at the loss they suffer due to this system which prevents them from gaining the economic benefit that their property holds in present market rates. This has led to conflicts, and a sizable number of properties are presently awaiting settlement of disputes through the court.

Although the goodwill system does not hold any legal standing but it prevails as the most common system of occupancy in majority of historic properties. According to a statement issued in 1991 by the Pakistan Law Commission almost 1/3 of pending court cases are related to landlord-tenant disputes, which are settled in the light of existing rental control laws; for the case study areas it being the Sindh Rented Premises Ordinance (Amendment) 1993. The ills of the system have an obvious negative impact on the physical state of conservation of heritage buildings as the owners do not generate enough revenue to be able to spend on their regular upkeep and the occupants on the other hand do not want to invest much in the maintenance and repairs as they do not have the legal ownership rights. The apparent difference in upkeep of the few rented and owned properties, when compared to those given out on *pugree* system gives sufficient evidence of it being a primary root cause of the decaying historic fabric. Hence efforts should be made to either officially abolish this system, enforcing a change-over to standard rental agreements or make legislative reforms that protect the interest of both parties and have positive impact on the properties.

2.3 Maintenance and Repairs

The present state of conservation of almost all the listed heritage properties in case study area indicates a lack of regular maintenance and upkeep. Repairs are undertaken only when the need for it becomes urgent. Interviews of occupants having possession of property on *pugree* basis reflect on the owners’ lack of interest in this regard. In many cases the tenants collect funds/ contributions for necessary repairs. Although there is a proper system for getting approvals for any alterations or repairs to be undertaken on any listed property, but the general practice is that regular upkeep and repair works are carried out in an adhoc manner without seeking an NOC from concerned authorities. The properties documented for this research indicate a common practice of undertaking alterations

that have resulted in defacing or damaging the original characteristics of these listed properties. These broadly fall into three categories;

- haphazard additions or removals; including addition of extra floor/s or room/s above or adjacent to existing structure, additional new blocks on open spaces of the lot, demolition of some portions of the original structure, addition of toilets or other service spaces, etc.
- change of original materials; including replacement of terracotta roof tiles with metal sheets, replacement of original flooring with new materials, cladding of external or internal walls, replacement of wooden door/window shutters with aluminium frames and large glazing, etc.
- change in original internal layout; subdivision of internal spaces, removal of original walls, addition of partition walls, closing of door/ window openings, covering of courtyard with roof slab, addition of new staircases, etc.

Since various portions of properties are in use by different occupants, the maintenance and repairs undertaken by individuals are not consistent in the overall building. The lack of initiative by regulatory control authorities has led to indiscriminate and discretionary changes to the properties having a negative visual impact. Measures for control of these needs to be initiated, and proper guidelines or principles need to be developed to ensure that the initiatives of individuals remain in coherence with the overall urban environment.

2.4 Demolitions

A common reaction of owners towards heritage notification of their properties is to try for their de-listing and get approval for demolitions to be followed with new construction. The heritage law gives provision for an appeal against the notification, which in the case of the two study areas has been available by eleven of the property owners. However, most of these appeals were either turned down or decision was taken for maintaining the façade and allowing reconstruction behind the protected façade.

In case study area #2 (Napier Road) owners of five listed properties submitted de-listing appeals. Out of these only one case was clearly rejected (Captain & Co.) but presently only the façade of this property exists intact the rest of it has been illegally demolished. Three of the remaining appeals (Marrium Building, Hatim Bhai Building, Yousuf Ali Manzil) were first rejected, but later on decision on all four of the remaining appeals (including Abdullah Haroon Building) was taken to allow reconstruction at the back keeping the front façades intact and maintained in their original condition.

In case study area #3 (Serai Road) out of the six cases for which appeals for de-listing were filed two were clearly turned down by the reviewing committee. These two properties (Lotia Building and Rawalpindi Building) are at present existing in a partially maintained state. For one of the appeals the decision was deferred (School Building) and in another case (Kulsumbai Building) a decision was taken to allow reconstruction at the back and building façade to be maintained; both of these structures are at present existing in a partially demolished state and largely vacant. For the remaining two cases of de-listing appeal (Sindh Provincial Co-operative Bank and Safiabai Sughrabai Building) contradictory decisions are reported. Both the buildings were included in the KBCA Dangerous Building List in 1999. But the records indicate that the decision of committee reviewing their case for de-listing had clearly not accepted these appeals. Both of these structures are now demolished and new constructions exist in their place.

Seeking demolition seems to be a popularly sought after line of action by the heritage property owners. The approach adopted is to first apply for de-listing and in the mean while get the property notified as 'dangerous' by the KBCA. Since the committee that declares dangerous buildings acts independently, even if the de-listing appeal is rejected by the heritage committee the possibility of demolition is still open through the other channel, as it happened in the case of two demolished structures on Serai Road.

Inclusion in KBCA's 'dangerous buildings' list leaves open the threat of possible demolition of any property. The Jehangir Kothari Building on Napier Road is another property for which this threat lingers on as it has been on that list since 1998 and in a recent gazette notification still included in that list. Action thus needs to be taken to get it officially eliminated from that list.

2.5 Plot Subdivisions

Besides the two options of seeking de-listing and/ or getting a property declared as dangerous, a third option that seems to have worked successfully for property owners seeking demolition of heritage property is through plot sub-division. Through this channel only a small portion of the heritage property is retained (in most cases the front part exposed to the street) and approval for new construction is obtained for the newly allotted plot number of the subdivided portion. Such examples were identified in both the case study areas; two cases on Serai Road Hussaini Arcade and Mohammadi Mansion. The later being the third property on Serai Road that has undergone

complete demolition and is replaced by new construction. No record exists of its de-listing appeal submitted by the owner or its inclusion in the 'dangerous buildings' list. The building control authority does not even have any record of NOC given for demolitions; however, there is record available on subdivision of this plot into several portions, for which approval of new construction was granted. In the case of Hussaini Arcade only the front portion of the plot retains the original structure. All other subdivisions of the plot now have new constructions on them. Three cases on Napier Road following a similar format are Farhana Building, Quetawan Building and Yousuf Ali Kapadia Building. All three of these have new construction on more than two thirds of the plot, leaving only the front, road facing portion of the original structure intact. But in the case of these three buildings official record of plot sub-division or NOC for new construction was available from the authorities.

The authority responsible for decisions on plot sub-divisions is the Revenue Department's - Land Section. Since this department takes decisions independently without any consultation with the Culture Department or the building control authority, the owners are able to obtain a 'settlement document' which is shown to the KBCA for approval of new construction on these newly assigned plot numbers of subdivisions. The KBCA officials claim that for issuing NOC on these subdivided segments they only ask for property papers and letters given by the revenue department. A process needs to be initiated to ensure a check on decisions taken on sub-division of plots having listed properties on them as this has caused unchecked damage to heritage buildings.

IDENTIFIED DIRECTIONS FOR WORK IN 2nd PHASE

The three case study areas have predominantly commercial activities at their ground floor/ street level; the nature of case study area #1 (Burnes Road) differs invariably due to the predominantly residential activity existing at the upper levels of all the buildings. Due to the residential usage the nature of commercial activity also caters to a different clientele. On the contrary the other two case study areas have a predominantly commercial activity related to wholesale markets, thus the social dynamics in these areas were found to be very different. The constraints faced due to issues of privacy in case study area #1 (Burnes Road) resulted in limitation of accessibility into the buildings, thus the data collected for this area is not sufficient to work on comprehensive solutions. The area requires more concentrated and long term approaches for engaging the resident community. Since the time-frame of this does not allow such involvement it has been decided that further work in the second phase of the project will not be undertaken in this area. However, two possibilities are identified as having potential for achieving some tangible progress in the area; first the street re-organization through community participation and secondly the restoration of Shafat House through government collaboration. During the second phase of the project more comprehensive effort will be made towards resolving issues identified in the other two case study areas. These are listed as follows:

1. Interventions in Case Study Areas

The two case study areas – Napier Road and Serai Road, suffer from an overall environmental degeneration and declined urban fabric. For the area to regain some charisma of its historic charm there is a need to tackle the situation at both environmental and individual property level. The following initiatives are suggested to be undertaken in the second phase of the project to address the identified issues, and develop proposals for physical interventions that would lead to a possible uplift of the area. Within the scope of this research only the development of the proposal will be taken up and possibilities for taking consent of the community will also be attempted as part of the proposal development process. It is to be noted with clarity here that the actual implementation of any agreed proposals is beyond the scope of this research and if any doable projects materialize from the exercise – having consent of the associated community, the efforts for their actual implementation will have to be taken up as an offshoot of this research, developing into an independent project.

• Environmental Level

The environmental degradation has a direct relationship to the disorganized activities taking place at the street level. The chaos created by years of ad-hoc and unregulated developments in the area requires a more thoughtful re-organization. For this purpose first the realization for its need has to sink-in with the resident community, followed by support and adoption of that idea by various agencies and the community alike. Following course of action is proposed to be taken up in this regard, addressing the four issues identified through this research as the primary requirement for achieving any environmental uplift.

Infrastructure and Services: The strategy to be taken up for tackling this issue is to first understand and map the existing infrastructure including water supply and sanitation system, electric supply, telecommunication lines, etc. These should then be analysed to identify their shortcomings, and seek possible solutions to fulfill the needs of the area.

The different departments/ organization involved in providing infrastructure facilities will be contacted for the purpose and some liaison will be developed to instigate a community driven initiative for upgrading the infrastructure and services facilities in the area. Additionally, a viable solution for parking and public toilets also needs to be sought; either developed by the public sector or taken up as a commercial undertaking by individuals.

Street Space Management: The conflicts and obstructions created through an informally claimed right to the use of street space, resulting in hampering the flow of pedestrian and vehicular traffic needs to be resolved through re-organization of the street activities. Since the informal activities have evolved in response to the demand and need of the area, their presence cannot be ignored. An approach for incorporating these within the street management system will have to be adopted. Further details on the informal system of their functioning will be looked into with the objective of developing proposals for possibilities of a better re-organization of the informal activities that helps minimize the existing conflict in the right of way and eases out the stresses of all users.

Street Façades: Façades are an important contributor to the environmental quality of the area, as they form the most impactful visual experience. It is these historic façades that hold the potential for transforming the character and ambience of the area. Using the means of 'imagery' options of enhanced street profiles will be developed to use for gaining proactive support from the community to participation and contribute in rectifying the street's image. The existing street façade profiles will be developed through photography to present/ document the existing picture. These will then be used to develop proposals with standard guidelines to be followed for signage and hoardings. HC-DAPNED will also take an initiative to make these guidelines accepted by the regulatory organizations to adopt and enforce implementation. For developing the guidelines a review of existing clauses in the regulations document will also be undertaken to endorse their applicability or otherwise propose revisions.

Imbalanced Activity Pattern: The wholesaling commercial activity that predominantly prevails in both the case study areas has been detrimental to the urban fabric and the overall environmental quality of the area. Its excessive expansion over the years has driven out other activities that balanced out on pressures of commercialisation. These other activities have however, not completely died out from the area thus still have the potential for revival. Through a more investigative research on policies of land-use change solutions need to be sought for regaining a more balanced activity pattern in the area. The vacant spaces in the buildings should be focused on as the primary targets for re-injecting certain activities that hold potential for sound economic sustenance. Revival of residential activities is one of the possibilities that cannot be ignored, as there seems to be a need for bachelor residences, youth hostels, or motels in the area.

The complexities of a multifaceted stakeholder group and the present extreme of disorderly activities in the area make the visualization of a positive environmental change, an impossibility to achieve. Yet the historic significance that the area holds can only be appreciated through an enhanced environmental quality that could also lead to better prospects of economic viability for heritage property owners. Thus seeking policy changes that ensure a more efficient implementation of laws and regulations would be a worthwhile exercise.

• Individual Property Level

The owners of individual properties are an important target group having the potential to practically contribute towards a positive change in the area. At present a majority of the owners resent the encroachment of their properties and seem quite keen on demolitions and re-development. A primary reason for such attitude is the fact that for the enlistment process their consent was never taken, and even after the forced enlistment they have not been offered any facilitation or orientation as to how they could possibly benefit from the notified status of their properties. The common misconception in the minds of people is that because of the heritage designation they cannot do any changes to their properties. And those who know that such a possibility exists have suffered through mismanagement of the system by the concerned departments, where prolonged delays on decisions for application to obtain NOCs for undertake any restoration works have frustrated the well intending property owners. Efforts are thus required to change the mind-set of property owners and to facilitate them in developing technically sound restoration/ conservation proposals for their properties and ensure a speedy decision making process for permission of their implementation. The property owners who had shown a positive attitude towards safeguarding the heritage values of the area will be a primary target group in the second phase of the project. From the two case study areas few properties have been shortlisted either due to their more significant and better preserved built fabric or because of the co-operative attitude of the owners who will be approached directly for participation in a brainstorming exercise to seek economically viable usage of their properties – in a manner that contributes towards achieving the larger revival sought for the area. Four potential cases are shortlisted from Napier-Road cluster including Jehangir Kothari Building, Alvi Chamber, Abdullah Haroon Trust Building and Razzaque Chamber. Similarly four cases are shortlisted in the Serai Road cluster including Rubab Chamber – Feroze House, Rawalpindwala Building, Kulsum Bai Building and School Building. These properties have varying ownership types, thus initiating detailed work on these will allow for an opportunity to gain in-depth understanding of their variety

of issues. The owners will be approached for allowing access into the properties for a detailed documentation on basis of which specific probabilities for individual cases will be developed. To capture interest of the owner and gain their consent a preliminary schematic proposal for each property will be developed that gives basic guidelines of on the range of possibilities that could be explored by the owners. In the present circumstances the possibility of gaining owner's consent for complete access to the properties is very low, but it is hoped that with a convincing dialogue a few might agree to cooperate.

Usage, Space Utilization, Maintenance and Repairs: The preliminary studies on individual properties indicate that the lack of technical support and proper guidance to property owners has resulted in damaging changes and inappropriate usage. There is very little realization and understanding of the significance of these properties and the potentials they hold. The individual owners of shortlisted properties will be provided with technical guidance to consider adoption of a possible restoration and gain better economic prospect.

Ownership and Occupancy: The disputes related to ownership including inheritance as well as occupancy rights seem to be among the primary reasons leading to the present dilapidated state of affairs for the historic structures. The occupancy rights based on *pugree* system particularly have adverse affects on regular maintenance and upkeep as neither the owner nor the occupant tenant has complete authority or ownership of the property. The system based on 'word of honour' does not have any legal standing, yet it is the most commonly prevailing mode of property transaction in the historic areas. The system does offer some benefits to both parties because of which, in most cases the owners and tenants opt to continue with it. However, there are cases where the two parties with mutual consent have switched over to the standard owner-tenant agreement. The few such cases in the study area clearly show a better maintained property. It can thus be established that an important step towards better preservation of historic areas is to find ways of eradicating the *pugree* system of tenancy. For those willing to switch over, facilitation for a quicker settlement to obtain 'fair rent' or ownership transfer should be offered by the concerned government departments. For those not willing to let go of the system, must through the law be forced to do so. Further research into the existing system needs to be undertaken to identify the sub-categories that exist in *pugree* system transactions, and for each category a convenient procedure of change over should be developed, which does justice to the interests of both parties. Attempts for developing such procedures are already done in Mumbai and other cities where the *pugree* system prevails. These should be looked up for best practice case studies and adapted to suit the local context.

Demolitions/ Plot Subdivisions: The research outcomes indicate many lapses in regulatory systems due to which a substantial number of listed properties have undergone partial or complete demolitions, carried out either through acquiring procedural approvals or without authorized permissions. The ground reality is that in the two case study clusters having a total of twenty six listed properties, three are already demolished, and ten more are suffered through partial demolitions - of which two cases have only their façades remaining intact at present. These demolitions have been steered through intentional negligence over prolonged stretch of time or through planned manoeuvring in official systems and procedures. De-listing appeals, declaration as 'dangerous property' and obtaining property subdivisions are identified as the three main approaches adopted by owners to get away with demolitions and obtain permission for new constructions. A fourth approach is throughout-right disregard of the law, undertaking illegal demolitions under the shadow of weak monitoring systems. To discourage this trend HC-DAPNED plans to initiate a 'heritage watch dog' campaign, taking up the cases in the study areas and preparing a dossier which will be submitted to the responsible departments as a petition against these illegal acts of vandalism, requesting them to take action against the officials or individuals involved in the process. Efforts will also be made to publish these cases in the local print media encouraging and inviting local communities or individuals to take action against such violations taking place in their neighbourhoods. Initiative will also be made to propose checks and balances in-built within the administrative policies, as discussed in the relevant section.

The percentage of success in the second phase of work at the level of individual properties will also be dependent on the response received from the owners. It is thus not certain what will be the final end product for this identified direction of work.

2. Advocacy and Awareness Building

As indicated by the present state of affairs, the cause of heritage conservation is not a priority – neither for the users nor for the responsible government departments that have for the past fifteen years not gone beyond mere listing notifications to encourage owners for better maintenance of the listed heritage properties. There is thus a need to invest efforts in developing advocacy and awareness building initiatives and promote directional strategies to support the cause. For encouraging participation and enthusiastic contributions from at least those who show some concern and a willingness to support better protection of the historic environment the following strategy is to be taken up.

• Guidelines for Appropriate Interventions - Do's and Don'ts

General guidelines to direct the owners towards a better conservation/restored heritage property are not available at present. The repairs or other types of alterations to address the changing needs of the users are all undertaken in a ad-hoc manner – usually without supervision of any professionals having technical know-how of historic materials and construction techniques. The resulting consequence is what is witnessed in the form of defaced and deteriorated historic structures. In the absence of affordable and easily available technical support and guidance for restoration of historic structures in the city, it would be useful to prepare informative materials providing instructions/ guidance to heritage property owners on different aspects of maintenance/ management of historic properties and their restoration principles. Keeping the target group in mind it would be useful to design these in a bilingual format taking support of pictorial and graphic illustrations that explain the concepts in a visual form, so that the intended information becomes easier to understand. (The cost for publication of developed information material is not covered in this research budget).

Brochures and leaflets: A series of information leaflets and brochures touching upon the different aspects of historic structures will be designed for publishing and disseminating it to the heritage property owners. The topics to be covered include; 'basic guidelines on procedures and processes for related to heritage property management and maintenance', 'benefits of traditional materials and historic constructions - their climatic adaptability and efficiency', 'courtyards - lungs of our choking city centres', 'principles of conservation and restoration – a guide to safeguard Karachi's historic buildings', etc.

Manual of technical guidance: Using the insights gained from the case study clusters of historic buildings, work may also be initiated towards developing a more comprehensive technical manual to guide the process of maintenance/ restoration of heritage properties. This could however, not be based on the small number of historic properties covered in this research undertaking thus the initiated work will be considered as an ongoing effort that will mature n time for eventual publication.

• Community Feedback Initiatives

The primary approach adopted for this research is to instigate community participation in the heritage conservation process. Communities and their associated activities give character and spirit to any place, thus their participation is essential for the success of heritage conservation initiatives. It is thus important to keep them not only informed but to make them participate in the process of developing strategies and proposals. The dissemination of research outcomes and inviting feedback on developed proposals is to be achieved through workshops, seminars and discussion groups, especially on the environmental level interventions (street re-organization plan and street façades profile), as these are for the collective benefit of the entire community. Petitions to various concerned departments in this regard would be initiated through a community-led process.

3. Administrative and Management Policies

The administrative systems and management processes for heritage properties presently in practice require to be refined with the objective of facilitating the owners; overcoming the present hurdles and frustrations suffered by them due to the lacklustre attitude of the concerned authorities. On one hand the regulatory and monitoring processes need to become more vigilant, and on the other hand incentives should be offered to owners to encourage willing support to the cause. The two major areas that need to be addressed in this regard are:

• Identification of loopholes in Regulatory and Legislative Procedures

In spite of existing legislation and regulatory guidelines the present situation on ground in both the case study areas reflects on violations in practice, so much so that illegal demolitions have taken place and unauthorized constructions is a common practice. Defacing alterations and obscuring hoardings are a norm. The existing legislation assigns penalties for these violations but its implementation is not strictly followed. The reasons for such lapses in the monitoring process include a dearth of competent professionals and a lack of will to implement. Additionally the overlaps in jurisdiction and powers for decision making leave loopholes due to which the conniving parties are able to work their way through the system. The identified areas of conflict identified through analysis of information available on the cases where major violations of law have taken place will be communicated to the concerned departments with a request to resolve the existing ambiguities and develop closer co-ordination procedures between all the relevant government departments.

• Incentives for Heritage Property Owners

Developing incentives for encouraging heritage property owners to willingly participate and contribute in the process of heritage conservation is a crucial component of the process that presently lacks any progress. The only incentive offered at present is a 'tax relief' on properties belonging to other than commercial category. Additionally, there were clauses included in the SBCA (previously KBCA) Regulations in 2002 that offered the option of 'Transfer of Development Rights' (TDR) on unused FAR of their properties. This has now been deleted from the present revision of the document. There is a need to deliberate on this issue and develop a series of different incentives and rewards to raise an interest in the protection of heritage properties. A wide range of incentives are offered internationally by local governments to support the cause of heritage conservation, such as grants, awards, etc. on best practice; rebates on services; soft loans for repair and restorations; and free technical support/ guidance for restorations. Unless such incentives are offered to people it is unlikely that property owners will contribute in the process with any enthusiasm. A detailed working paper on this aspect will be developed and submitted to the concerned authorities for considering its adoption.

The directions for work listed in this section spell out the various possibilities that can be explored in the second phase of this research. Since many of these identified directions are dependent on participation of the community and other stakeholders, it cannot be said for certain how far these will be achieved. As the research is to be concluded within a very brief period the process of engaging community may not keep track with the given time frame, most certainly requiring follow up on a continuous basis - beyond project deadlines. The advocacy and awareness part of the work however, has a better probability as being the tangible output achieved through this project. While the research methodology in its second phase seeks to intervene on more concrete grounds, it may be difficult due to various constraints already highlighted in the report. The identified possibilities will nevertheless be explored, but definite outcomes cannot be ascertained at this stage.



Part 2: Mohammad Bin Qasim (Burnes) Road

Rambagh & Artillery Maidan Quarter, Karachi

Mohammed Bin Qasim (Burnes) Road

Brief Introduction and Background:

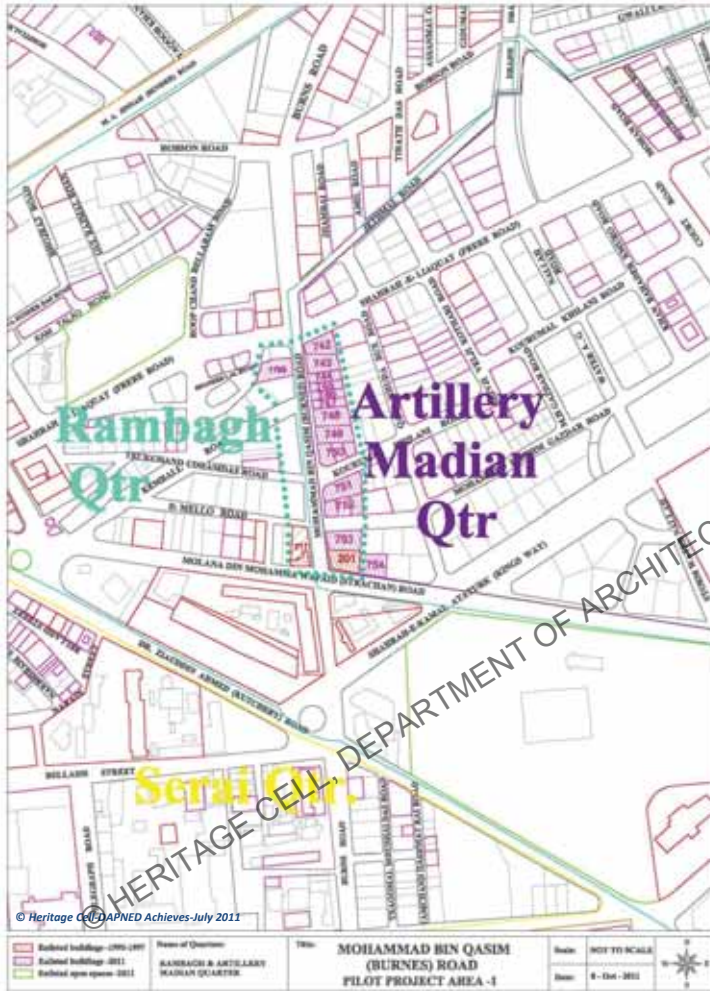
Mohammed Bin Qasim (Burnes) Road acts as major link between Moulana Din Mohammed Wafai (Strachan) Road and Shahr-e-e-Liaquat (Frere Road). Burnes Road outlines the boundary of two historic quarters of Karachi, the Artillery Maidan on its eastern side and the Rambagh towards the western side. The area demarcated as research area #1 consists of the stretch starting from Strachan Road junction to the intersection of Frere Road. The road was originally named after Dr. James Burnes, brother of Alexander Burnes (of Burnes Mission fame 1830) who had successfully settled the disputes between Mir Murad Ali Khan and the British government. After the partition of subcontinent in 1947, the road was renamed after the Muslim conqueror of Debal (once a famous port of Sindh). The area of Artillery Maidan historically developed as an open ground for artillery practice activities; whereas the Rambagh developed as a residential centre. At present both of the areas accommodate residential-commercial usage.

The identified area comprises of an interesting cluster of fifteen listed historic buildings, built during 19th century; originally having a combined residential – commercial usage, which is still very much the same. Presently most of the buildings have shops and warehouses at ground floor, and residential apartments on upper floors. The present ambience of the area is that of a chaotic thoroughfare; choked with traffic jams due to road-side vendors catering to the residential community of the area.

The stone structures along this road have architectural features that strongly represent colonial influences. The cantilevered balconies of the apartments have a dominant visual impact on the street façades. The centrally placed open courtyards that function as light and air well for these densely planned apartments are an important feature of the building layout. The historic façades have, however, suffered through heavy alterations and inconsistent changes undertaken by individual owners, defacing the buildings to a great degree. The extensive commercialization at ground level has resulted in overall environmental degradation of the area.

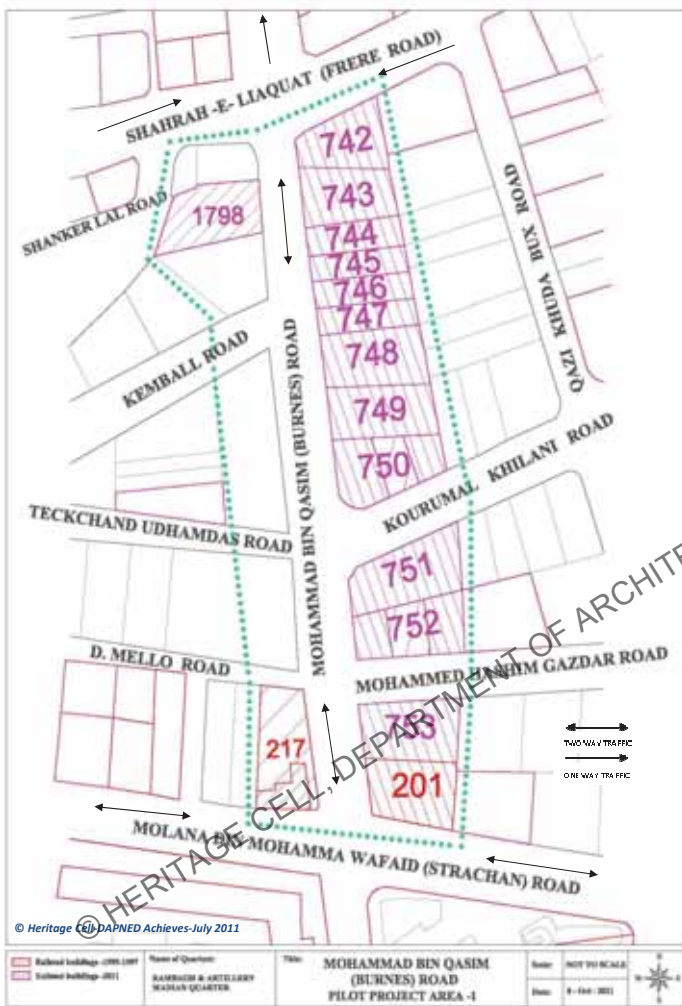
The identified cluster of fifteen enlisted historic buildings on both sides of this road includes two properties declared as protected heritage in 1997, whereas the remaining thirteen properties were declared protected in 2011, under the Sindh Cultural Heritage Preservation Act 1994. Only one of the listed properties in this cluster is categorized as being under high degree of threat due to its partially demolished status. The remaining fourteen structures are in a partially maintained state due to consistent and continuous use which ensures that they undergo regular maintenance. The ownership of these properties is private (single or multiple); with the exception of one being a trust property. The ownership lease of most of the buildings has already expired but due to the prevailing system of *pugree* or goodwill the occupants still hold on to their properties. Official records indicate that seven of these properties have been forfeited to government. The present status of ownership/ occupancy leaves the inhabitants vulnerable to the possibility of eviction as the *pugree* system does not have any legal standing. There is thus a need for the resident community to take collective initiative to sort out the issues of expired lease as well as proper ownership documentation. Collective efforts are also required to eliminate the area of the menace of encroachments at street level; seeking a better re-organization of the street and its footpaths.

The documentation of Burnes Road compiled in this section of the report could not be undertaken completely in accordance with the format developed for this research as the access to most of the buildings was denied due to their residential use and issues of privacy. The analytical summary thus gives just an overview of the overall environmental issues and problems based on visual observations and few interviews. The documentation includes mapping of the street activities, followed by brief information on each of the listed properties. The local resident community presently has no community groups working to resolve the issues of ownership or other environmental/ infrastructure problems. Means of extending assistance to owners and users need to be developed to raise awareness regarding the heritage value of their properties and guide them towards achieving optimum gains through conservation consistent approaches.



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<ul style="list-style-type: none"> Existing buildings: 1997-1999 Existing buildings: 2001 Existing open spaces: 2001 	<p>Part of Quarter:</p> <p>RAMBAGH & ARTILLERY MAIDAN QUARTER</p>	<p>Scale: NOT TO SCALE</p> <p>Date: 4-Oct-2011</p>
<p>MOHAMMAD BIN QASIM (BURNES) ROAD</p> <p>PILOT PROJECT AREA -1</p>		



Analysis:

Burnes Road has a two-way traffic flow connecting the busy Shahrah-e-Liaquat (Frere Road) at its northern end and the comparatively lesser active Maulana Din Mohammad Wafaidd (Strachan) Road at its southern end. This road acts as an important thoroughfare for the daily commuters to the city centre from other parts of the city; especially the pedestrians as the intersection of Burnes Road and Frere Road has a major bus stop known as the Fresco stop. The street changes its character over the span of the day, acting as a pedestrian thoroughfare in morning and afternoon hours when the students of adjoining educational institutions, and other office goers, pass through here to access the public transport routes. In the morning hours day labor for various construction related tasks also come and sit along the footpaths waiting to be taken on hire for the day. Thus the activity starts on the street quite early in the morning. But the commercial and business activities pick momentum after around 10.00 am.

Burnes Road although famous as a popular food street, has a combination of other businesses as well which cater to the offices, residential areas and the educational institutions located in adjoining areas. During lunch hours the activities related to food outlets become intense, but their highest point of activity is during the evening hours that stretch up to late night. All commercial activities other than food outlets start to close around 8pm, after which the footpaths are taken over by the food lovers. The street also has a lot of fame for its reputation of good quality fruit vendors. These start to appear around 11am and stay in the area till evening. The push carts of fruit vendors block more than half of the street blocking free passage of traffic flow. The street suffers through severe traffic jams during the afternoon hours and the evening hours when the commuters in private vehicles randomly stop for purchases from the fruit vendors lined along the entire street. During evening the activity level is reduced but the street is still lively with customers of food outlets which stay open till late night.

Except for two all other listed properties on this road are aligned on the eastern side, which falls within the boundaries of Artillery Maidan Quarter. The historic fabric along Burnes Road predominantly follows the profile of G+3 storeys (13 of 15); followed by G+2 structures (2 of 15). Additional floors built in RCC are a common occurrence; ten of the listed historic structures have these additional floors. The new constructions in the area extend to a maximum of G+4 storeys as the Sindh Building Control Authority Regulations (SBCA) for floor area ratio (FAR) in this area is limited to 1:3 for residential and 1:4 for residential-cum-commercial plots. Only some areas of Artillery Maidan Quarter can go up to 1:6 only for completely commercial plots.

The usage of all listed properties on Burnes Road is a mix of commercial and residential; the ground floors being exclusively used as shops or some warehouses. Access to upper floors in almost all the buildings was denied during the surveys but from outside observations it can be established that the upper floors are entirely in use as residential apartments. Except for one listed properties are in a partially maintained state. Only Shafquat House, a corner building is in a partially demolished state where the damage to the interiors is quite extensive in some parts. The occupancy of historic buildings on Burnes Road is on goodwill (*pugree*) basis, but the exact pattern of ownership and occupancy could not be determined due to the lack of willingness for participation in the research process by the resident community.

The general physical state of conservation for almost all historic properties is at an average minimal; even though all structures fall within 'partially maintained' category they still suffer from poor maintenance, or inconsistent external appearance due to haphazard changes; having large hoardings/ sign boards or heavy alterations that deface their façades. Since most of the changes to historic structures are without any technical guidance from the point of view of building conservation; these usually end up being contradictory to building conservation principles, having a negative and often damaging impact on their physical fabric. Most of the historic structures on Burnes Road require proper restorations to uplift and enhance their ambience. The one property being largely vacant and partially demolished is under 'high degree threat'; requiring urgent measures to ensure its survival.

Although given protection under the Sindh Cultural Heritage Preservation Act 1994, most of the properties today suffer from conservation inconsistent interventions primarily resulting from a lack of professional capacity within regulatory and administrative institutions. The owners are not provided with any incentives or technical support by concerned government departments, to encourage them in maintaining their properties. Appropriate measures towards their restoration can bring uplift to the overall urban environment and ambience of the street.

THE STREET VENDORS:

The footpaths and road sides of Burnes Road are almost entirely encroached by the fruit vendors and their push carts. All of these vendors informally gained rights to occupy their claimed space; most of them doing business at the location since more than 10 years – a few being here since even more than 30-40 years. Of the 35 vendors recorded during surveys a majority is of those selling fruits; only two are vegetable sellers, two are beetle nut stalls, one cobbler and one food stall (*halwa puri*). All of these cater to the local residential clientele and to some extent the commuters passing through the road during working hours. The location of various hawkers is mapped on the street layout; a majority occupying footpaths or road side on the eastern edge. Only a few occupy a small belt on the other side. The details of recorded vendors are given in the table below:

HAWKERS DETAILS						
Ref. no.	Hawker's name	Standing in front of building	Type of business	No. of workers	Here since	Informal/
H-1	Ghulam Niaz	Shafqat House	Fruit seller	-	5years	-
H-2	NOT INTERVIEWED	Shafqat House	Fruit seller	-	-	-
H-3	Abdul Ghaffar	Shafqat House	Fruit seller	-	1 ½ years	-
H-4	Yousuf	Shafqat House	Fruit seller	1	35 years	-
H-5	Sherbat khan	Shafqat House	Fruit seller	-	10 years	-
H-6	Ahmed	Meher Terrace	Fruit seller	-	15 years	-
H-7	M.Saeed	Meher Terrace	Fruit seller	-	40 years	-
H-8	M. Nacem	Meher Terrace	Paan stall	-	7 years	-
H-9	Abdul Razzaq	Meher Terrace	Fruit seller	-	12 years	-
H-10	Waqas	Maryam Mansion	Fruit seller	-	20 years	-
H-11	Ghafoor Ahmed	Maryam Mansion	Paan stall	-	17 years	-
H-12	M. Saeed	Maryam Mansion	Vegetable seller	-	8 years	-
H-13	Wasim Shah	Maryam Mansion	Fruit seller	-	11 years	-
H-14	M. Sami	Maryam Mansion	Vegetable seller	-	14 years	-
H-15	Haider Ali	Maryam Mansion	Cobbler	-	40 years	-
H-16	Iqbal	Maryam Mansion	Fruit seller	-	20 years	-
H-17	Wahab Ahmed	Raja Mansion	Foodstall: <i>Halwa</i>	-	17 years	-
H-18	Ahmed	Yousuf Mansion	Fruit seller	-	19 years	-
H-10	Rehman	Yousuf Mansion	Fruit seller	-	30 years	-
H-20	Ali Noor	Yousuf Mansion	Fruit seller	-	23 years	-
H-21	Shehzad	Yousuf Mansion	Fruit seller	-	31 years	-
H-22	Rafeeq	Kanpat Panchayat Building	Fruit seller	-	18 years	-
H-23	Asghar	Zia Manzil	Fruit seller	-	21 years	-
H-24	M. Qazi	Zia Manzil	Fruit seller	-	23 years	-
H-25	Farooq	Hafiz Building	Fruit seller	-	12 years	-
H-26	Mehnoor Shah	Ayesha Manzil	Fruit seller	-	14 years	-
H-27	Wajid	Ayesha Manzil	Fruit seller	-	27 years	-
H-28	Shahid	Zulaiqa Manzil	Fruit seller	-	33 years	-
H-29	Kamran	Anees Manzil	Fruit seller	-	11 years	-
H-30	Shahid	Anees Manzil	Fruit seller	-	20 years	-
H-31	Anwar Qureshi	Bombaywala Mansion	Fruit seller	-	14 years	-
H-32	Rustum	Opposite to Kanpat Panchayat	Fruit seller	-	30 years	-
H-33	M. Hafeez	Opposite to Yousuf Mansion	Fruit seller	-	25 years	-
H-34	M. Waqeeel	Opposite to Yousuf Mansion	Fruit seller	-	16 years	-
H-35	Haroon	Opposite to Yousuf Mansion	Fruit seller	-	22 years	-

SHAHRAH-E-LIAQUAT (FRERE ROAD)



BURNES ROAD



GROUND FLOOR PLAN

USAGE

USAGE KEY:

- Shops
- Ware house
- Office
- Not known

KEY:

- Enlisted building 1995-1997
- Enlisted building 2011
- Hawker
- Entrance
- Parking
- Informal sitting
- Labourers

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Meher Terrace
AM-1/11, Mohammad Bin Qasim
(Burnes) Road, Mohammad Hashim
Gazdar Road

Enlistment No: 2011-14
R.E. Register Ref. No:

- Particulars for Map:
- (Top) record of variation in construction materials and building technology;
 - (Left) representative of social, cultural and economic values;
 - (Right) contribution to the group value of an area or cluster;
 - (Right) corner plot with two facades on main road/ street.

G+3 + 1
Residential, Commercial

Ground Floor	Commercial	Present Usage
First Floor	Residential	(Shop)
Second Floor	Residential	(Apartment)
Third Floor	Residential	(Apartment)
Fourth Floor		
Ownership		Occupancy
Private (Single)		Pugree

Present Status: **Partially Maintained**
Threat Level: **Second Degree Threat**
Alterations: **Major, Minor**

Present Architectural Features:
Railways/Colonies/ Complex Colonies/Corridors/
Modelling/Entrances/ Garlands/Curtains/ Iron
works/Brackets/Decorative parapet/Pillasters/Window



HERITAGE BUILDING CHARTER
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MEHER TERRACE

Enlistment no: 2011-14
NED reference no: DAP-NED/00753



Introduction:

Meher Terrace is a corner building originally having G +3 storey stone construction, to which a later fourth floor has been added. Its ground floor is completely in use for commercial purposes, whereas upper floors have a mix of residential, office and educational usage. The entire building is in use on pugree basis. The building has three entrances, of which two have cemented flooring, whereas the third one has timber flooring which presently exists in a highly dilapidated state.

OWNERSHIP DETAILS (from records of Mukhtiarak office)

1 st Owner	Last Owner	Lease period
Haji Mir Ghulam Hussain Khan Abdullah Khan	Mst. Schnaz wd/o Muhammad Ahmed and 04 others (forfeited to Govt.) dt.22-03-2000	99 years from 1 st Nov 1933

Alterations:

The profile of façade between second and third entrance has been totally changed since past 15years. Some 30 years back the additional floor built in RCC was also added to the building. Exposed girders on roof of added floor can be observed. The building had a courtyard which is now encroached completely with a residential unit of G+1, built of block masonry. The RCC slabs of the building at places indicate severe deterioration, exposing the reinforcement bars.

General comments & views of the occupants/owner:

Occupants of the building show general satisfaction. They themselves do alterations and maintenance of the building as and when required. There is no management committee in the building. A major issue faced by residents is water supply. According to Mr. Rashid Butt who has an office on first floor, the area has disputes on water supply as the water taxes are not paid. So the water board has closed the connection to this area since two and a half months. The residents have solved this issue by using boring water but it is unfit for drinking purposes. For drinking water services are hired at Rs. 50/- charges, providing *meetha pani* to the occupants. Mr. Mukarram showed concerns and worries about rights of tenants as they have no legal authority, and cannot undertake repair by themselves without permission of authorities.

OCCUPANTS DETAILS

	Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of family members /	Association since
Ground Floor	753-1	-	Mukarram	Mukarram Printers	Printing press	Pugree	4 workers	40 years
	753-2	-	Rasheed Butt	Rasheed Butt Printers	Printers, publishers	Pugree	-	8 years
	753-3	-	-	Decent Electric Service	Shop	Pugree	-	-
	753-4	-	-	Paradise Press (Civil Defense organization of paradise press)	Printing press	Pugree	-	-
1 st Floor	753-5	-	Refused Interview	Morning Glory Montessori	Montessori school/coaching center	Pugree	-	16 years
2 nd Floor	753-6	-	M. Ashraf	-	Residence	Pugree	7 members	20 years
	753-7	-	Mujiaba	-	Residence	Pugree	5 members	25 years
3 rd Floor	753-8	-	Shakeel	-	Residence	Pugree	6 members	7 years
	753-9	-	Faisal	-	Residence	Pugree	9 members	20 years



Shafqat House

AM-U/11/A, Mohammad Bin Qasim
(Burnes) Road, Strachan Road

Enlistment No.

0997-004

H.F. Register No.

KAR/ART/004

G+3

Residential, Commercial

Ground Floor
First Floor
Second Floor
Third Floor
Fourth Floor

Commercial
Vacant
Residential
Vacant
Vacant

Present Usage
(Usage)
(Usage)
(Usage)
(Usage)
(Usage)

Ownership
Private (Single)

Rented

Present Status
Partially
Demolished

Threat Level
High Degree
Threat

Alterations
Major,
Minor

Preserved Architectural Features
Balcony, Columns/ Corbelled Columns, Arched windows,
ventilators, Cornices/ Moldings, Grills/ Iron works,
Bracket, Courtyard, Dome, etc.



3rd
58 pbs



ARTICLE 19, NATIONAL CHARTER

18/09/2016



Introduction:

Shafqat House is a G+3 storey structure with shops/ offices on ground floor and residential apartments on upper three floors. Being located at the junction of Stretchan Road and Burnes Road it enjoys an important corner location. It is a fine example of stone structure with an elaborate rounded corner surmounted by a dome topped by a lantern. The entire facade of the building is decorated with cantilevered balconies having grills of wrought iron details, typical to the period style. One wing of the building on the Burnes Road side is in a good condition where all the flats are still occupied by residents. Occupants of the building as such have no issues; they have occupancy rights on *pugree* basis. According to one of the residents *pugree* fees is very low i.e. around Rs.500/- month. One identified problem is water supply that is presently through boring.

OWNERSHIP DETAILS (from records of Mukhtiar's office)

1 st Owner	Last Owner	Lease period
Jankibai w/o Kundandas	Abdul Qadir So Haji Suleman and 2 others (forfeited to Govt . dated.11-11-1928)	99 years from 19 th March 1933

Alterations:

The building has undergone heavy alterations especially along the parapet and the roof where additional rooms have been built defacing the building's exterior appearance. Although one portion of the building is in use, illegal demolitions were carried out by the owner on the wing facing Strachan Road. An inspection was carried out in response to a complaint published in the press. Report on the matter was submitted in June 2006, and demolitions stopped for some time, but illegal demolition was again carried out at a rapid pace in January 2007. Present action was then taken to stop further destruction of this heritage property through efforts of HC-DAPNED, KBCA and the local press. However, much of Strachan Road side wing has been damaged. The building had three staircases one from Burnes Road and two from Strachan Road. Almost all apartments having access from Strachan Road are badly damaged.

General comments & views of the occupants/owner:

The records from Mukhtiar's office indicate that the property has been confiscated to government since 2002. The illegal demolition activities taking place in 2006 and 2007 are thus very strange and need to be investigated in detail.

OCCUPANTS DETAILS

Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of family members/ workers	Association since
201-1	-	Kaleem	REFUSED INTERVIEW	Shop	Pugree	-	-
201-2	-	Farooq	-	Shop (book binding)	Pugree	5	1.5 years
201-3	-	Ghulam Niaz	-	Shop	Pugree	-	5 years
201-4	closed	-	-	Shop	-	-	-
201-5	-	Allahuddin	-	Residence	Pugree	10 members	40 years
201-6	-	Nafessa Begum	-	Residence	Pugree	3 members	40 years



Raja Mansion

AM-1/9, Mohammad Bin Qasim
(Burnes) Road, Kourmal Khilani
Road

Estimate No. 2011-12

H.F. Region Ref. No.

G+3 + 1

Residential, Commercial

Ground Floor Commercial
First Floor Residential (Apartment)
Second Floor Residential (Apartment)
Third Floor Residential (Apartment)
Fourth Floor -

Ownership Private (Single) Occupancy Pugree

Present Status Partially Maintained Threat Level Second Degree Threat Alterations Major, Minor

Permanent Architectural Features

Railways, Columns/ Coupled Columns/ Coupled Columns/ Coupled Columns/ Arched windows/ Ventilators, Corbels/ Mullings/ Grilles/ Iron works/ Brackets, Pedestals/ Parapets/ Pilasters/ Timber jaffri



METROPOLITAN MAPPING CENTRE
DECEMBER 2011



RAJA MANSION

Enlistment No: 2011-12
NED reference no: DAP- NED/00751

Introduction:

Raja Mansion is located on a corner plot at the junction of Burnes Road and Kourmal Khilani Road. It is originally a G+3 storey structure, having an additional fourth floor added to it later. The ground floor of the building is totally commercial having shops, including a general store and some meat shops. All upper floors are residential in use. The building has twenty one apartments in all; six on each floor and remaining three probably at the additional fourth floor. The whole building is occupied on pugree system. Te buildings has five entrances.

OWNERSHIP DETAILS (from records of Mukhtiyarkar office)

1 st Owner	Last Owner	Lease period
Viranbai w/o Mulehand	Muhammad Ibrahim Razaq w/o Haji Muhammad Idrees and 29 others	99 years from 3 rd March 1934

Alterations:

Building is in badly maintained state especially in the courtyard facing sides. The walls are without paint and haphazard masonry construction is done defacing the courtyard. The courtyard is encroached by Pehalwan *halwa puri* shop. The RCC is also in a deteriorated state with reinforcement bars being exposed at various locations. Wooden beam is renovated and extra beam is added for support. The parapets are also damaged and broken.

General comments & views of the occupants/owner:

Occupants of the building seem satisfied and did not complain of any major issues. As they are in possession of the property on pugree basis the residences pay a nominal monthly rent of Rs.700-1000/- and the shops pay Rs.500/-. The occupants themselves do alterations and maintenance of the building. There is no management committee in the building. One problem identified by occupants is that of water supply.

OCCUPANTS DETAILS

	Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of family members / workers	Association since
Ground floor	751-1	-	Arif Kadiwala	Gujrat Store	Shop (General Store)	Pugree	4	37 years
	751-2	-	M. Naeem	-	Meat shop	Pugree	3	20 years
	751-3	-	Ghulam Niaz	Super Mutton	Meat shop	Pugree	-	1year
	751-4	-	-	Guddu General store	Shop	Pugree	-	-
	751-5	-	Nadeem	Nadeem store	Shop	Pugree	2	30 years
	751-6	-	Yousuf	M. Yousuf Store	Shop	Pugree	3	-
	751-7	-	-	Madina store	Shop	Pugree	-	-
1 st floor	751-8	-	Mehmood Ayaz Chashmey wala	-	Residence	Pugree	4	2 years
	751-9	-	Munawar	-	Residence	Pugree	3	30 years
	751-10	-	-	Merry Time Montessori	Commercial	Pugree	-	14 years



Geetumal (Giddu Mall) Building

RB-3/26, *Minawala Din M. Wajidi*
(Strachan) Road, M. Bin Qasim (Burnes) Road

Enlistment No: 1997-022
H.F. Register Ref. No: KAR/EAR/009

Other Reference

KAR/EAR/009

G+2

Residential, Commercial

Ground Floor	Commercial	Present Usage (Shop)
First Floor	Residential	..
Second Floor	Residential	..
Third Floor
Fourth Floor

Ownership: Private (Multiple) Owned

Present Status: Partially Maintained
Threat Level: Second Degree Threat
Alterations: Minor

Present Architectural Features: Cornices/ Moldings, Decorative Parapet, Balcony

Parameters for Merit

- (a) external architectural features, including decorations etc.
- (a) representative of typical or unique plan typology.
- (a) record of variation in construction materials and building technology.
- (a) representative of social, cultural and economic values.
- (a) contributes to the group value of an area or cluster.
- (a) corner plot with three facades on street/ route road.

GPS Coordinate



Location Map



SAMPAK CHATTERJEE

2019-2020



GEETUMAL (GIDDUMALL) BUILDING

Enlistment no:1997-022
NED reference no: DAP- NED/00217

Introduction:

Geetumal (Giddu Mall) building is located at the corner of Burnes Road and Strachan Road. It is G+2storey structure. The ground floor is occupied for commercial purpose including a bank and retail shops. The upper floors are occupied by residential apartments. The building belongs to a trust and its occupancy is on *pugree* basis.

OWNERSHIP DETAILS (from records of Mukhtiarakar office)

1 st Owner	Last Owner	Lease period
Mrs. Parpati Bai Basant Rai	The Shikarpuri Panchayet of Karachi and 11 others	99 years from 29 th July 1885

OCCUPANTS DETAILS

	Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
Ground floor	1	-	Refused interview	Universal Decorators	shop	Pugree	-	-
	2	-	-	United Bank Ltd.	bank	rent	-	-
	3	-	-	Pakistan Handicraft	shop	Pugree	-	-

KEY:

- Old
 - New
 - Enlisted building 1995-1997
 - Enlisted building 2011
 - Not listed
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key :
- Owned
 - Rent
 - Puggree
 - Not known

Shops are occupied on pugree system and bank is on rent.

OCCUPANCY PLAN

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

Ground floor has shops and bank whereas, upper floor has residential usage. Courtyard is also being used for warehousing.

USAGE PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





RB-A/1, Shahrah-e-Iqbal (Frere) Road,
Shankar Lal Road

Enlistment No:
M.F. Register Ref. No:

G+2 +1

Residential, Commercial

Ground Floor
First Floor
Second Floor
Third Floor
Fourth Floor

Commercial
Residential

Ownership
Private (Single)

Occupancy
Pugree

Present Status
Partially
Maintained

Threat Level
Second
Degree Threat

Alterations
Major,
Minor

Prominent Architectural Features
Balcony, Arched windows, Cornices/ Moldings, Grills/ Iron
works, Carved timber bracket, Decorative parapets,
Platbands



Enlistment no: -
NED reference no: DAP- NED/001798

Introduction:

It is originally a G+2 storey structure, having a later added third floor built in cement concrete. The ground floor is fully occupied for commercial purpose. Upper floors have residential use. In all the building has four apartments, two on each floor. The occupancy rights in the building are on *pugree* basis.

OWNERSHIP DETAILS (from records of Mukhtarkar office)

1 st Owner	Last Owner	Lease period
Mrs. Maya w/o Bhagwan Ramchand	Punjab Ismail Seedal and 5 others	99 years from 13 th Aug 1894

OCCUPANTS DETAILS

Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
1798-1	-	Refused interview	Top Taste	shop	Pugree	-	-
1798-2	-	-	Pak Telecom Customer Service Center	shop	Pugree	-	-
1798-3	-	-	Punjab Tent	shop	Pugree	-	-



Ayesha Mansion

AM-1/3, Mohammad Bin Qasim
(Burnes) Road

Parameters for MVR:

- (single) representative of social, cultural and economic values.
- (single) contributes to the group value of an area or cluster.
- (single) established plot with one facade on main road.

Enlistment No. **2011-4**
H.F. Register Ref. No. —

G+3 + 1

Residential, Commercial

Ground Floor **Commercial** Present Usage (Shop)
First Floor **Commercial** (Warehouse)
Second Floor **Commercial** (Warehouse)
Third Floor **Residential** (Apartment)
Fourth Floor —

Ownership **Private (Single)** Occupancy **Pugree**

Present Status **Partially Maintained** Threat Level **Second Degree Threat** Alterations **Major, Minor**

Prominent Architectural Features
Balcony/Corridors/ Moldings/Grills/ Iron works, Bracket, Decorative parapet, Timber work



AYESHA MANSION

Enlistment no: 2011-4
NED reference no: DAP- NED/00743

Introduction:

Ayesha Mansion is originally a G+3 storey structure, having a later added fourth floor. The ground floor is fully occupied for commercial purpose. Upper floors are primarily residential in use, but additionally have office and warehousing. The occupancy rights are on *pugree* basis. In all the building has sixteen apartments; four on each floor. Official records indicate the property being forfeited to government.

OWNERSHIP DETAILS (from records of Muktamarkar office)

1 st Owner	2 nd Owner	Lease period
Bhagsing W. Ramchandani and others	Mst. Fatima Bibi Abdul Rashid Jiwa and 14 others (Forfeited to Govt.)	99 years from 28 th April 1933

OCCUPANTS DETAILS

Ground floor	Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
	743-1	-	Not Available	Dehli Store	shop	Pugree	-	-
	743-2	-	-		shop	Pugree	-	-

AM-1/4/1, Mohammad Bin Qasim
(Burnes) Road

Other References

Fallout No. 2011-5

H.F. Register Ref. No. _____

G+3 + 1

Residential, Commercial

	Commercial	Residential	Residential	Residential	Personal Usage (Other)
Ground Floor					
First Floor					(Apartment)
Second Floor					(Apartment)
Third Floor					(Apartment)
Fourth Floor					

Ownership	Company
Private (Single)	Pugree

Present Status	Threat Level	Abandonment
Partially Maintained	Second Degree Threat	Major, Minor

Balcony, Columns/ Coupled Columns, Corridors,
Moldings, Grills/ Iron works, Bracket, Decorative panels

4th Degree
35 pts

GPS Coordinates

Location Map

ARTHUR LINDY NATHAN CLARKSON

ANEES MANZIL

Enlistment no: 2011-5

NED reference no: DAP-NED/00744

Introduction:

Anees Manzil is originally a G+3 storey structure, having a later added fourth floor. The ground floor is fully occupied for commercial purpose. Upper floors are in residential usage; in all sixteen apartments, four on each floor. The occupancy of the building is on pugree system. Official records indicate the building being forfeited to government in 1985.

OWNERSHIP DETAILS (from records of Mukhtiarkar office)		
1 st Owner	Last Owner	Lease period
Gangabai Sobraj Vakeha Chushi Gopal Dewanchand	Zulkefly Bai w/o Muhammad Ajmeri (forfeited to Govt dated 16.01.1985)	99 years from 18 th May 1933

Ground floor	OCCUPANTS DETAILS							
	Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
	744-1	-	-	Villa Bakery	shop	Pugree	3	-
	744-2	-	Closed	-	shop	Pugree	-	-



Ayesha Manzil

AM-1/ 5/ 1, Mohammad Bin Qasim
(Burnes) Road

Enlistment No:

2011-7

H.F. Register Ref. No:

G+3 +1

Residential, Commercial

Ground Floor
First Floor
Second Floor
Third Floor
Fourth Floor

Commercial
Residential
Residential
Residential

Present Usage
(Shop)
(Apartment)
(Apartment)
(Apartment)

Ownership
Private (Single)

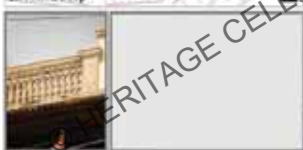
Occupancy
Pugree

Present Status
Partially
Maintained

Threat Level
Second
Degree Threat

Alteration
Major,
Minor

Prominent Architectural Features
Balcony, Columns/ Corbelled Columns, Pediments, Cornices,
Moldings, Festoons/ Garlands, Grilles/ Open
works, Bracket, Decorative parapet, Terrace, etc.



4th Floor
45 pts



AYESHA MANZIL

Enlistment no: 2011-7
NED reference no: DAP-NED/00746

Introduction:

Ayesha Manzil is originally a G+3 storey structure having a later added fourth floor. The ground floor is fully occupied for commercial purpose. Upper floors have residential usage. The building has a total of sixteen apartments; four on each floor. Entire building is occupied on pugree basis.

OWNERSHIP DETAILS (from records of Mukhtarak office)

1 st Owner	Last Owner	Lease period
Monghray Ramplass	Haji Ahmed S/o Haji Abubakar and 08 others	99 years from 1 st July 1933

OCCUPANTS DETAILS

Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
746-1	-	-	Abdul Aziz Bawarchi	shop	Pugree	-	-
746-2	-	-	Fiza Signs anaflex Urgent Service	shop	Pugree	-	-
746-3	-	-	Shahid Tent House, contact no. 2213035	shop	Pugree	-	-
746-4	-	-	Karachi Super Medical & General Store	shop	Pugree	-	-

AM-1/ 4/ 2, Mohammad Bin Qasim
(Burnes) Road

Exhibition No.	2011-6
H.F. Register Ref. No.	-

- (script) record of variation in construction materials and building technology;
- (script) representation of social, cultural and economic values;
- (script) contributes to the group value of an area or cluster;
- (script) associated plot with own function not main road.

G+3 + 1

Residential, Commercial

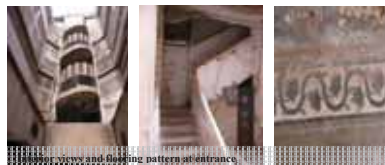
	Commercial	Percent Usage
Ground Floor	Commercial	(Shops)
First floor	Residential	(Apartment)
Second Floor	Residential	(Apartment)
Third Floor	Residential	(Apartment)
Fourth Floor	—	—

Ownership	Ownership
Private (Single)	Rented

Present Status	Threat Level	Adaptation
Partially Maintained	Second Degree Threat	Major, Minor

Present Architectural Features

The collage consists of four photographs. The top-left photo shows a brick wall with a large '4' and the text '4th Floor' and 'DEPARTMENT' overlaid. The top-right photo shows a multi-story building with a car parked in front. The bottom-left photo shows a cluttered interior space with various items on shelves. The bottom-right photo shows a person sitting on a bench in front of a building.



Enlistment no: 2011-6
NED reference no: DAP- NED/00745

Introduction:

Zulaiqa Manzil is originally a G+3 storey structure, having a later added fourth floor. The ground floor is fully occupied for commercial purpose. Upper floors are completely residential in use, having in all twenty apartments, i.e. five on each floor. The building is occupied on *pugree* basis.

OWNERSHIP DETAILS (from records of Mukhtiarakar office)

1 st Owner	Last Owner	Lease period
Krishin Gopal W.Ramchand	Premises wise entry	99 years from 18 th May 1933

OCCUPANTS DETAILS

Ground floor	Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
	745-1	-	-	Classic Cleaners	shop	Pugree	3	-
	745-2	-	-	Snowwhite dry cleaners	shop	Pugree	2	-
	745-3	-	-	New seven star Enterprise	shop	Pugree	-	-



Parameters for Matri

- (right) record of variation in construction materials and building technology.
- (right) representative of social, cultural and economic values.
- (right) contribution to the group value of an area or cluster.
- (right) undisturbed plot with one facade on main road.



ARCHITECTURAL FEATURES
DECEMBER 2011

Zia Manzil

AM-1/6, Muhammad Bin Qasim
(Burnes) Road

Enlistment No: 2011-9
H.P. Region Ref. No: —

G+3 + 1

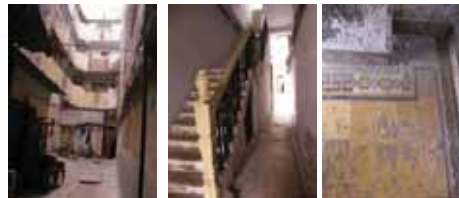
Residential, Commercial

Ground Floor	Commercial	Present Usage
First Floor	Residential	(Shop)
Second Floor	Residential	(Apartment)
Third Floor	Residential	(Apartment)
Fourth Floor	—	—
Ownership	Private (Single)	Occupancy
		Pugree

Present Status: Partially Maintained
Threat Level: Second Degree Threat
Alterations: Major, Minor

Prominent Architectural Features:
Balcony/Columns/ Coupled Columns/ Coupled Columns/
Coupled Columns, Pediments/Cornices/ Moldings/
Festoons/ Garlands/Grills/ Iron works/Brickwork, Doodley
parquet floors,

4th Degree
45 pts



ZIA MANZIL

Enlistment no: 2011-9
NED reference no: DAP- NED/00748

Introduction:

Zia Manzil is originally a G+3 storey structure, having a later floor added on top. The ground floor is fully occupied for commercial purpose. Upper floors are occupied for residential purposes. In all twelve apartments exist in the building; three on each floor. The occupancy rights in the building are on *pugree* basis. Official records indicate the property being forfeited to government in 2001.

OWNERSHIP DETAILS (from records of Mukhtardan office)

1 st Owner	Last Owner	Lease period
Ramaldas Manjimal and 06 others	Saleman Muhammad and 04 others (forfeited to Govt) Dated: 18.04.2001	99 years 21 st august 1933

OCCUPANTS DETAILS

Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
748-1	closed	-	-	shop	Pugree	-	-
748-2	-	-	Wasim General Store	shop	Pugree	3	-
748-3	-	-	Bombay Dry Fruits	shop	Pugree	2	-



Hafiz Building

AM-1/5/2, Mohammad Bin Qasim
(Burnes) Road

Enlistment No: 2011-8
H.F. Register Ref. No:

Parameters for Map:
 • (single) record of variation in construction materials and building technology;
 • (single) representative of social, cultural and economic values;
 • (single) contributes to the group value of an area or cluster;
 • (single) non-built plot with some boundary on, main road.

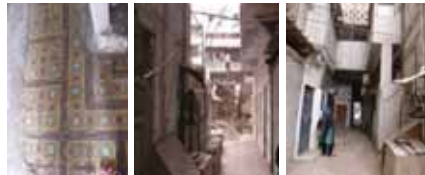
G+3 Residential, Commercial

Ground Floor	Commercial	Present Usage (shop)
First Floor	Residential	(apartment)
Second Floor	Residential	(apartment)
Third Floor	Residential	(apartment)
Fourth Floor	Residential	(apartment)

Ownership: Private (Single)
Occupancy: Pugree

Present Status: Partially Maintained
Threat Level: Second Degree Threat
Alterations: Minor

Provisional Architectural Features:
Balcony, Columns/ Corbelled Columns/ Corbelled Columns,
Corbelled Columns, Corbelled Columns/ Moldings, Grills/ Iron work,
Bracket, Decorative iron work



HAFIZ BUILDING

Enlistment no: 2011-8
NED reference no: DAP- NED/00747

Introduction:

Hafiz building is a G+3 storey structure. The ground floor is occupied for commercial purpose. Upper floors have residential apartments; in all nine, i.e. three at each floor. The entire building is occupied on pugree basis. Official records indicate it being forfeited to government in 1984.

OWNERSHIP DETAILS (from records of Mukhtiarkar office)		
1 st Owner	Last Owner	Lease period
Wadhouman Chhangomal and 01 other	M. Ally Saad Ahmed Bhamar and 01 other (forfeited to Govt) Dated. 20.05.1984	99 years from 1 st July 1933

	OCCUPANTS DETAILS							
	Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
Ground floor	747-1	Contact no. 021-2628365, hajitent@gma il.com	Refused interview	Haji Tent House	shop	Pugree	4	-



Kanpat Panchayat Building

AM-1/7, Mohammad Bin Qasim
(Burnes) Road

Enlistment No:
117 Registrar Ref. No:

Other Reference
2011-10

G+3 +1

Residential, Commercial

Ground Floor	Commercial	Present Usage
First floor	Residential	(Shop)
Second Floor	Residential	(Apartment)
Third Floor	Residential	(Apartment)
Fourth Floor	—	(Apartment)
Ownership	Trust	Occupancy
		Pugree

Present Status	Third Level	Alterations
Partially Maintained	Second Degree Threat	Major, Minor

Prominent Architectural Features
Balcony, Carriages/ Coupled Columns, Arched windows, ventilators, Revolving/ Banisters/Carvings/ Moldings/ Festoons/ Garlands/Grills/ Iron works/Brackets/Decorative parapet/Pilasters, etc.



ARCHITECTURAL SURVEY
JULY 2011



KANPAT PANCHAYAT BUILDING

Enlistment no: 2011-10
NED reference no: DAP- NED/00749

Introduction:

Kanpat Panchayat building is originally a G+3 storey structure, having an later added fourth floor. The ground floor of the building is fully occupied for commercial purpose. Upper floors have residential apartments, in all twenty one apartments, possibly six on each floor and remaining three on the additional fourth floor. The upper floors are mostly vacant. The occupied spaces in the building are on pugree. The building is trust property.

OWNERSHIP DETAILS (from records of Mukhtiyarak office)

1 st Owner	Last Owner	Lease period
Swami Karipacharya Sanatan Dharan Vidyalay and its trustee 1. Assudamal Dharamdas 2. Pamandas Shirandas	Nil	99 years from 6 th Nov 1933

OCCUPANTS DETAILS

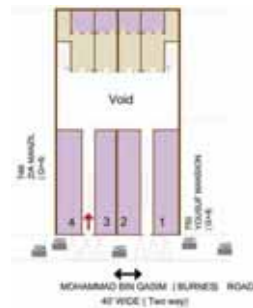
Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
749-1	-	Refused interview	Allah Wali Bakery	shop	Pugree	5	-
749-2	-	-	Naseer Haircut	shop	Pugree	2	-
749-3	-	-	Ghauzez Digital Photo Service	shop	Pugree	-	-
749-4	-	Closed	Electricians	shop	Pugree	-	-

KEY:

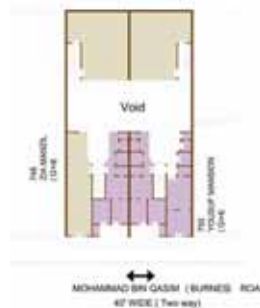
- Old
 - New
 - Enlisted building 1995-1997
 - Enlisted building 2011
 - Not listed
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key:
- Owned
 - Rent
 - Pugree
 - Not known

Shops are on pugree system. Warehouses and small cottage industry are present at inner side accessed through courtyard.

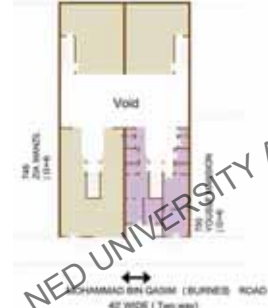
GROUND FLOOR PLAN



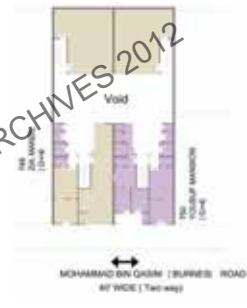
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



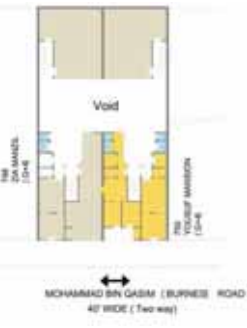
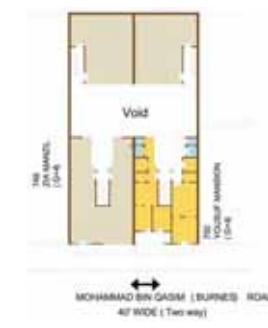
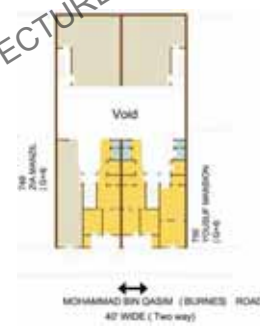
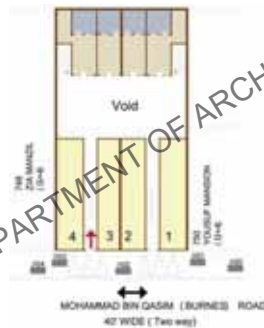
OCCUPANCY PLAN

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Hotel
- Vacant
- Not known

Ground floor has shops and warehouses. Upper floors are occupied as residential apartments.

USAGE PLAN





Maryam Mansion, Adeebe Begum Manzil

1941

AM-I/ 10, Mohammad Bin Qasim
(Burnes) Road, Mohammad Hashim
Guzdar Road

Enlistment No.

Other Reference

2011-13

H.F. Register Ref. No.

Parameters for Study:

- (usage) record of variations in construction materials and building technology;
- (usage) representative of social, cultural and economic values;
- (usage) contributes to the group value of an area or cluster;
- (usage) corner plot with two facades on main roads/ street.

G+3

Residential, Commercial

Ground Floor	Commercial	Present Usage
First Floor	Residential	(Shop)
Second Floor	Residential	(Apartment)
Third Floor	Residential	(Apartment)
Fourth Floor	—	—

Ownership

Private (Multiple)

Occupancy

Pugree

Present Status
**Partially
Maintained**

Threat Level
**Second
Degree Threat**

Alterations
**Major,
Minor**

Prominent Architectural Features

Balcony, Columns/ Coupled Columns, Arched windows,
ventilators, Cornices/ Moldings, Pediments, Carved Pillars,
Iron work, Bracket, Decorative parapet, Courtyard,
Pillared verandah jaffri

GPS Coordinates:



Location Map



Front elevation

MARYAM MANSION, ADEEBA BEGUM MANZIL

Enlistment no: 2011-13

NED reference no: DAP- NED/00752

Introduction:

Maryam Mansion also known as Adeeba Begum Manzil is located on a corner plot having G+3 storey structure. The ground floor is fully occupied for commercial purpose. Upper floors have residential apartments; total twenty one, i.e. possibly seven on each floor. The building is occupied on *pugree* basis. Official records indicate the property being forfeited to government in 1978.

OWNERSHIP DETAILS (from records of Muldharak office)

1 st Owner	Last Owner	Lease period
Mohini Rochiram and 05 others	Muhammad Aslam s/o Muhammad Suleman and 04 others (forfeited to Govt.) Dated. 19.05.1978	99 years from 19 th Aug 1933

OCCUPANTS DETAILS

Ref. no.	Visiting Card	Occupants name	Name of shop	Type	Occupancy	No. of workers	Association since
752-1	-	-	Gamester	shop	Pugree	-	-
752-2	-	-	Shehzad Estate	shop	Pugree	-	-
752-3	-	-	Rafiq Book Binding	shop	Pugree	-	-
752-4	-	-	Olympia Dry Cleaners	shop	Pugree	-	-
752-5	-	-	Makkak Super store	shop	Pugree	4	-
752-6	-	closed	Slice Shop	shop	Pugree	-	-



Parameters for Merit:

- (Left) external architectural features, including decorations etc.
- (Left) record of variation in construction materials and building technology.
- (Left) representative of social, cultural and economic values.
- (Left) contributes to the group value of an area or cluster.
- (Right) corner plot with two facades on main road/ street.



ARTHERSON MANSION CHARTER

STITCHED: JUNE

Yousuf Mansion

1934

AM-1/ 8, Mohammad Bin Qasim
(Burnes) Road, Kourumal Khilani
Road

Enlistment No:

H.E. Register Ref. No:

Other References

2011- 11

G+3 + 1

Residential, Commercial

Ground Floor
First Floor
Second Floor
Third Floor
Fourth Floor

Commercial
Residential
Residential
Residential

Present Usage
(shop)
(apartment)
(apartment)
(apartment)

Ownership
Private (Single)

Occupancy
Pugree

Present Status

Partially
Maintained

Threat Level

Second
Degree Threat

Alterations

Major,
Minor

Principal Architectural Features

Balcony/Chambers/ Coupled Columns/Corrievs/
Moldings/Grills/ Iron works, Bracket/Decorative parapets/
Courtyard/Pillars



YOUSUF MANSION

Enlistment no: 2011-11

NED reference no: DAP- NED/00750

Introduction:

Yousuf Mansion is a corner building, originally a G+3 storey structure on which a fourth floor has been added later. The ground floor is fully occupied for commercial purpose. Upper floors have in all fourteen residential apartments; four on each floor. The entire building is occupied on *pugree* basis. The official records from Mukhtiar Khan's office indicate that this building was forfeited to government in 1983.

OWNERSHIP DETAILS (from records of Mukhtiar Khan office)

1 st Owner	Last Owner	Lease period
Aarising J. Gadwani and 07 others	Atta ur Rehman s/o Muhammad Yousuf and 05 other (forfeited to Govt.) Dated. 29.11.83	99 years from 5 th June 1933

OCCUPANTS DETAILS

	Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
Ground floor	750-1	-	-	Meat shop	shop	Pugree	-	-
	750-2	-	-	Meat shop	shop	Pugree	-	-
	750-3	Closed	-	-	shop	Pugree	-	-
	750-4	Closed	-	-	-	Pugree	-	-
	750-5			New Café Quetta	shop	Pugree	4	-
	750-6	Closed	-	-	-	Pugree	-	-



Bombay Wala Mansion

AM-1/ 2, Shahrah-e-Liaquat (Frere Road), Mohammad Bin Qasim (Burnes) Road

Enlistment No:

Older Reference

2011-3

H.E. Register Ref. No:

Parameters for Audit:

- (optical) external architectural features, including decorations etc;
- (optical) record of variation in construction materials and building technology;
- (optical) representative of social, cultural and economic values;
- (optical) contribution to the group value of an area or cluster;
- (optical) corner plot with two facades on main roads/ street.

G+3 Residential, Commercial

Ground Floor	Commercial	Present Usage (shop)
First floor	Residential	(Apartment)
Second Floor	Residential	(Apartment)
Third Floor	Residential	(Apartment)
Fourth Floor	—	—

Ownership

Private (Single)

Occupancy

Pugree

Present Status

Partially Maintained

Threat Level

Second Degree Threat

Alterations

Minor

Permanent Architectural Features

Balcony, Coupled Columns/ Coupled Columns, Roundels/ Rosettes, Cornices/ Moldings, Grills/ Iron works, Stone bracket, Decorative parapet, Pilasters, Timber joinery

GPS Coordinates



Location Map



BOMBAY WALA MANSION

Enlistment no: 2011-3

NED reference no: BAP-NED/00742

Introduction:

Bombaywala Mansion is G+3storey corner building located at the junction of Burnes Road and Frere Road. Its ground floor is completely occupied for commercial purpose. Upper floors are occupied for residential purpose, in all having twenty four apartments – eight on each floor. The occupancy rights in the entire building are on *pugree* basis. The Bombay Dyers shop on the ground floor is quite famous for its block printing works.

OWNERSHIP DETAILS (from records of Mukhtarkar office)

1 st Owner	Last Owner	Lease period
(Register Damaged)	Nizam Dhamsons	99 years from May

OCCUPANTS DETAILS

Ref. no.	Visiting Card	Occupants name	Name of shop	Type of usage	Occupancy	No. of workers	Association since
742-1	-	-	Bombaywala Dyers	shop	Pugree	-	-
742-2	-	-	Faysal Bank	bank	Pugree	-	-
742-3	-	-	Mana- Icecream parlour	shop	Pugree	-	-
742-4	-	Dr. Shabab	Shabab Clinic	shop	Pugree	-	-
742-5	-	Naseem Sahab	Naseem Masala	shop	Pugree	-	-

Ground floor

Database of all Listed Properties in Case Study: Area - 1

S/N	Serial No.	Reference No.	Order No.	Name of Building	Address	Base of Construction	Ownership	Original Category	Original Building Type	Present Category	Present Usage (G.F.)	Present Usage (1st F.)	Present Usage (2nd F.)	Present Usage (3rd F.)	No. of Stories	Order of Construction	Present Status	Threat Level	Degree of Value	Approx. Age
RAMBAGH QUARTER																				
1	DAP, NED00217	KARIRAB-000	1997-022	Geetanjali (Gobind Mall) Building	RB-3/26, Maulana Din M. Wala (Shahdara) Road, M. Bin Qasim (Burnes) Road	—	Private (Multiple)	Commercial	—	Residential, Commercial	(Shop)	—	—	—	G+2	Partially Maintained	Second Degree Threat	2nd Degree Value	Minor	
2	DAP, NED001798	—	To be assigned	—	RB-3/3, Shahdara-e-Liaqat (Feroze) Road, Shankar Road	—	Private (Single)	Residential, Commercial	(Apartment)	Residential, Commercial	(Shop)	(Apartment)	—	—	G+3	Partially Maintained	Second Degree Threat	3rd Degree Value	Major, Minor	
ARTILLERY MAJIDAN QUARTER																				
3	DAP, NED00201	KARIRAB-004	1997-004	Shahdara House	AM-1/11/A, Mohammed Bin Qasim (Burnes) Road, Shahdara Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Vacant)	(Vacant)	(Vacant)	G+3	Partially Maintained	High Degree Threat	3rd Degree Value	Major, Minor	
4	DAP, NED00742	—	2011-3	Bombay Wala Manzil	AM-1/2, Shahdara-e-Liaqat (Feroze Road), Mohammed Bin Qasim (Burnes) Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3	Partially Maintained	Second Degree Threat	3rd Degree Value	Minor	
5	DAP, NED00743	—	2011-4	Aysha Manzil	AM-1/3, Mohammed Bin Qasim (Burnes) Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Warehouse)	(Warehouse)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	4th Degree Value	Major, Minor	
6	DAP, NED00744	—	2011-5	Aysha Manzil	AM-1/4/1, Mohammed Bin Qasim (Burnes) Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	4th Degree Value	Major, Minor	
7	DAP, NED00745	—	2011-6	Zulachha Manzil	AM-1/4/2, Mohammed Bin Qasim (Burnes) Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	4th Degree Value	Major, Minor	
8	DAP, NED00746	—	2011-7	Aysha Manzil	AM-1/5/1, Mohammed Bin Qasim (Burnes) Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	4th Degree Value	Major, Minor	
9	DAP, NED00747	—	2011-8	Haliz Building	AM-1/5/2, Mohammed Bin Qasim (Burnes) Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3	Partially Maintained	Second Degree Threat	4th Degree Value	Minor	
10	DAP, NED00748	—	2011-9	Zia Manzil	AM-1/6, Mohammed Bin Qasim (Burnes) Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	4th Degree Value	Major, Minor	
11	DAP, NED00749	—	2011-10	Kamran Panchayat Building	AM-1/7, Mohammed Bin Qasim (Burnes) Road	—	Trust	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	3rd Degree Value	Major, Minor	
12	DAP, NED00750	—	2011-11	Yousuf Manzil	AM-1/8, Mohammed Bin Qasim (Burnes) Road, Kouram Khilani Road	1934	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	3rd Degree Value	Major, Minor	
13	DAP, NED00751	—	2011-12	Raja Manzil	AM-1/9, Mohammed Bin Qasim (Burnes) Road, Kouram Khilani Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	3rd Degree Value	Major, Minor	
14	DAP, NED00752	—	2011-13	Adelbe Begum	AM-1/10, Mohammed Bin Qasim (Burnes) Road, Mohammed Hashim Gauder Road	—	Private (Multiple)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3	Partially Maintained	Second Degree Threat	4th Degree Value	Major, Minor	
15	DAP, NED00753	—	2011-14	Mehar Terrace	AM-1/11, Mohammed Bin Qasim (Burnes) Road, Mohammed Hashim Gauder Road	—	Private (Single)	Residential, Commercial	Apartment Shop	Residential, Commercial	(Shop)	(Apartment)	(Apartment)	(Apartment)	G+3 + 1	Partially Maintained	Second Degree Threat	4th Degree Value	Major, Minor	



Part 3: Shahrah-e-Altaf Hussain (Napier Road)

Market & Napier Quarter, Karachi

Shahrah-e-Altāf Hussain (Napier Road)

Brief Introduction and Background:

Shahrah-e-Altāf Hussain (Napier Road) forms a major junction with M. A. Jinnah (Bunder) Road, a major traffic artery cutting through the historic areas of Karachi. Shahrah-e-Altāf Hussain forms the dividing line between three of Karachi's historic quarters; the Jail Quarter (also known as Wadhmal Odharam Quarter) on its eastern side, the Market and Napier Quarters forming the western side of this road. The area demarcated as pilot project research area #2 comprises of the stretch starting from M. A. Jinnah Road junction, only up to the edge of Market Quarter.

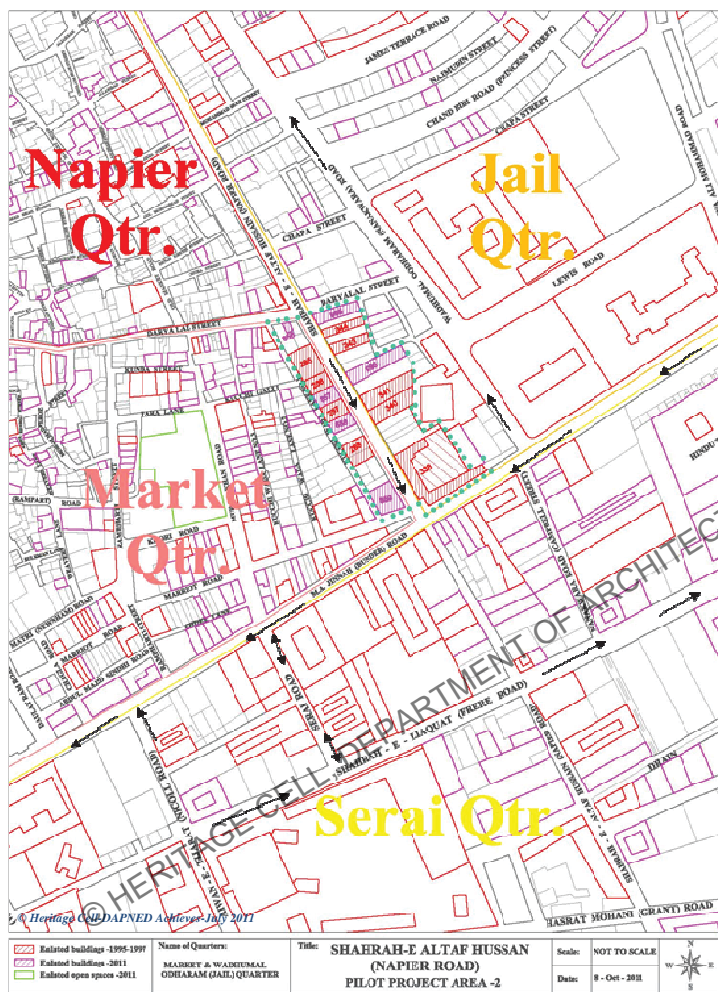
The road was originally named after Sir Charles Napier, the conqueror of Sindh who was also appointed as the first Governor General of Urdu, after the British conquest in 1843. After 1947 Indo-Pakistan Partition the road was renamed after a famous poet of Urdu language, Maulana Altāf Hussain Hali. These areas historically developed as the prime commercial centres of Karachi, and still continue this activity, with high pressures of commercialization.

The identified area comprises of an interesting cluster of listed historic buildings, built during 19th century; originally having a combined residential – commercial usage. But most of the residential activities have now been taken over by commercial uses. Presently most of the buildings house offices, warehouses and shops within them. This change of usage has also resulted in a change of overall dynamics of the area and its surroundings. The present ambience of the area is that of a noisy and chaotic thoroughfare; choked with traffic jams due to road-side parking and irregular movement of other informal activities.

The stone structures along this road have elaborate architectural features that represent an interesting blend of infusions experimented during colonial period in the region. The common architectural features embellishing stone façades of buildings located along Napier Road include arched openings, decorative carvings on column capitals and cornice bands, timber fenestrations on projecting balconies, pediments, decorative balustrades, colonnaded verandah arcades of upper floors, and the centrally placed open courtyards. Only five properties still have their courtyards intact, providing a respite to the street by offering parking to the users – the most significant being that of Jahangir Kothari Building. Suzuki pickups, donkey carts and hand drawn loading trolleys catering to the wholesale activities in the area occupy more than 80% of the street. The extensive commercialization has resulted in overall environmental degradation of the area. Residential activity is rare; only a single residential unit at present exists on the first floor of a property and another motel run by the Bohra Trust which is now being planned to be moved from this locality.

The identified cluster of fifteen enlisted historic buildings on both sides of this road taken as one of the case study areas includes nine properties declared as protected heritage in 1997 and another six in 2011, under the Sindh Cultural Heritage Preservation Act 1994. Five of these are categorized as being under high degree threat due to their partially demolished status. The remaining ten structures are also in different stages of deterioration and disintegration due to inappropriate usage and lack of maintenance; some of which have also undergone extensive changes in the overall layout and interior planning. Most of the buildings in the area have commercial use on the ground floor, including shops and warehouses. The upper floors are either accommodating offices or have warehousing activity. The ownership of these properties varies from private (single or multiple) to different trusts.

The detailed documentation of Napier Road undertaken in accordance with the format developed for this research is compiled in this section. An analytical summary gives overall insight on the issues and problems identified as an outcome of the research findings. The documentation includes complete mapping of the street, followed by detailed information on each of the listed properties. The variety of issues experienced in specific cases has led to an understanding of the complexities presently experienced by individual owners and other stakeholders of the heritage properties and historic areas. Technical and administrative solutions need to be sought for resolving various issues pertaining to ownership, usage, maintenance and management of heritage properties, and means of extending assistance to owners and users need to be developed to help them achieve optimum gains through conservation consistent approaches.





ANALYSIS

Napier Road has a one-way traffic flow coming out towards M. A. Jinnah Road at its southern end; and acts as an important thoroughfare linking the Old Town area with the wholesale markets. To understand the activity dynamics in the area the surveys were carried out at different times of the day; and during the week. Starting from quiet early morning hours the area picks on its business activities around 10.30 a.m. As they gain momentum the loading vehicles (Suzuki pickups, hand drawn trolleys, donkey carts, etc.) start parking in front of every shop waiting for a customer to hire them for transporting their purchased goods. These parked vehicles take up most of the road space blocking free passage of traffic flow. By noon the road is choked with traffic jam due to the loading and unloading of goods for import and export purposes in a situation that persists till the end of the day when businesses start to close down around 7:00 p.m. Adding to the chaos are the encroached footpaths where parked motorbikes and spill-out of display goods from shops lay their claim. By evening the area is devoid of much activity, and owing to the present law and order situation in the city poses security concerns to the passers-by and remaining few residential dwellers of the vicinity. The businesses situated along Napier Road primarily deal with wholesale of chemicals, export of rice and pulses, and rubber belts. Besides these businesses there are many lawyer's offices due to the close proximity of the area to city courts.

The historic fabric along Napier Road predominantly follows the profile of G+2 storeys (9 of 15); followed by G+1 structures (4 of 15). The remaining two historic structures have G and G+3 storeys respectively. Three of the historic structures have additional floors built in RCC. The new constructions in the area extend to a maximum of G+4 storeys as the Sindh Building Control Authority Regulations (SBCA) the floor area ratio (FAR) in this area is limited to 1:4.5 for commercial and 1:4 for residential-cum-commercial plots. A few new structures nevertheless, exceed to G+5 storeys, probably without legal permission.

The usage of listed properties on Napier Road is predominantly commercial; the usage pattern determined separately for each floor indicates ground floor being exclusively in use as shops in all spaces opening directly on to the road, whereas the spaces having access through courtyards or at the back of the buildings are in use as warehouses. Access to some of the spaces was denied during the surveys but the pattern indicates these either being used for warehousing or a few of them lying vacant. The first and second floors in most cases are in use as offices or warehouses, except for one building having a residential unit in portion of its first floor and another having a motel in both the upper floors. There are two properties in a partially demolished state where the damage to the interior is so extensive that they are no longer in a usable state. Their plots are lying vacant with rubble of the demolished interiors. The occupancy pattern of historic buildings in Napier Road indicates that most spaces are either given out on goodwill (*pugree*) basis or in use by the owner themselves. A few of the spaces are given on rental basis. The charges on spaces given on *pugree* are as low as Rs. 400/- to 500/- month; in some cases paid through court because of the disputes between owner and tenants. Napier Road has a large number of properties belonging to various trusts (six of the fifteen listed buildings are trust properties), including the Jahangir Kothari Trust, Abdullah Haroon Trust and the Faiz-i-Hussaini Trust.

The general physical state of conservation for almost all historic properties is below any minimal acceptable level as even those structures falling within 'partially maintained' category suffer from poor maintenance, or inconsistent external appearance due to haphazard changes; having large hoardings/ sign boards or heavy alterations that deface their facades. Sub-division of properties as a result of divided inheritance is also another major contributing factor in damaging the historic fabric. Three of the listed properties have undergone partial demolition as a result of which their plots have completely new RCC constructions at the back side, with only the front side of the original building visible from Napier Road, being left intact. On investigation of these three cases it was found that no demolition or delisting orders were ever given for these plots by the regulatory agency, and no official records exist for permission of new constructions on these plots, making them officially illegal structures. One of the properties has also undergone complete change in its interior layout, with only the back façade of its original structure retained in the new scheme. Since most of the changes to historic structures are without any technical guidance from the point of view of building conservation; these usually end up being contradictory to building conservation principles, having a negative and often damaging impact on their physical fabric. Most of the historic structures on Napier Road come under 'partially maintained' category, but these still require proper restorations to uplift and enhance their ambience and put them to optimum viable use. Some of the properties are under 'high degree threat' due to either their partially demolished condition; requiring urgent measures to ensure their survival. Only one property in this entire street is placed under the category of 'well maintained' buildings due to its well kept façade in comparison to all others – its ground floor rented out on market rates to a bank and its upper floor being in use by the owner himself. However, even this property has undergone interior alterations damaging the original layout of the property.

Although given protection under the Sindh Cultural Heritage Preservation Act 1994, most of the properties today suffer from conservation inconsistent interventions primarily resulting from a lack of professional capacity within regulatory and administrative institutions. The owners are not provided with any incentives or technical support by concerned government departments, to encourage them in maintaining their properties. The fact that most historic buildings hold an immense potential for a possible rejuvenation through an optimal utilization policy, right measures towards their restoration can bring economic benefits to their owners.

THE STREET VENDORS:

The footpaths of Napier Road are mostly encroached by the loading – unloading vehicles and carts. The street vendors/ hawkers are clustered along the M. A. Jinnah Road frontage of the two corner buildings of Napier Road. Except for one all of these vendors informally gained rights to occupy their claimed space; most of them doing business at the location since more than 20 years – a few being here since even more than 40 years. These are primarily catering to the needs of local population for low priced affordable food, refreshments and other edibles during the day-time working hours; whereas some offer facility for other primary requirements. The exact locations of various hawkers occupying footpaths in front of the two corner buildings (Jahangir Kothari Building and Madina Center) on their M. A. Jinnah Road frontage are marked on the street plans and their details are given in the table below:

HAWKERS DETAIL

Ref. no.	Hawker's name	Standing in front of building	Type of business	No. of workers	Here since	Informal/regularize
H-1	M. Iqbal	Madina Center	Scissors cart	-	9years	-
H-2	Ahmed	Madina Center	Plastic goods	-	3years	-
H-3	Shakeel Hashmi	Madina Center	Stencil Maker	1	25years	-
H-4	Shahid	Madina Center	Ganney wala (sugarcane juice)	-	45years	Regularize (have license)
H-5	Fahim	Madina Center	Paan wala (Gillani Gutka)	-	45years	informal
H-6	Shehzad	Madina Center	Salads stall	-	14years	-
H-7	Waqeel	Madina Center	Snacks (Samosay & roll)	1	2years	-
H-8	Mehmood Ali	Madina Center	Burger point	2	28years	-
H-9	Mohammed Naeem	Jahangir Kothari Building	Snacks (Samosay)	2	16years	informal
H-10	Farooq	Jahangir Kothari Building	Juice wala	-	70years	-
H-11	M. Saleem	Jahangir Kothari Building	Paan wala	-	34years	informal
H-12	Haroon	Jahangir Kothari Building	Plastic Pipes	1	15years	informal
H-13	M. Naeem	Jahangir Kothari Building	Newspaper / Magazines	-	80years	-

PARKING OF LOADING/ UNLOADING VEHICLE:

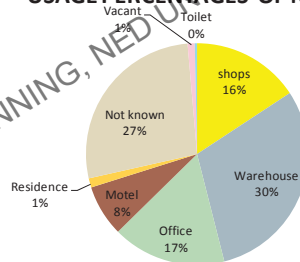
Napier Road being a wholesale market of bulk materials including cereals, pulses, grains, etc. it has a busy loading/ unloading activity especially at the intersection nodes. Trucks from the port arrive at the location around 11am, and the unloading activity takes place. Parked Suzukis and others arriving from adjoining areas are hired for distribution of goods to adjoining areas as the goods unload from trucks. These Suzuki pick-ups remain on Napier Road from 11:00am – 8:00pm and occupy almost the entire roadside strip which causes congestion on the road. These are available for hiring by shopkeepers and buyers. After remaining parked here the entire working hours, these vehicles start leaving by evening, as the drivers prefer not to leave their vehicles there at night due to security concerns.

NAPIER ROAD

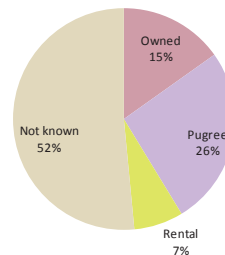
Type of vehicle	Average no. (around 11:00am – 1:00pm)	Average no. (around 2:00pm – 4:00pm)	Average no. (around 4:00pm – 7:00pm)
Loading/unloading Vehicles (Suzuki)	68	64	60
Cars	150	125	70
Bikes	200	189	180

Complete information on the usage and occupancy of all the listed properties is indicated in the following street plans. The following pie charts show the percentages of different types of usage and occupancy patterns in the area.

USAGE PERCENTAGES OF NAPIER



OCCUPANCY PERCENTAGES OF NAPIER





NAPIER
ROAD



GROUND
FLOOR
PLAN

USAGE

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Hotel
- Vacant
- Not known

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawkur
- Entrance
- Parking
- Informal sitting
- Almond tree
- Poepal tree/ Ficus Religiosa
- Neem tree



NAPIER ROAD



FIRST FLOOR PLAN

USAGE

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree/ Ficus Religiosa
- Nearm tree





NAPIER
ROAD



SECOND
FLOOR
PLAN

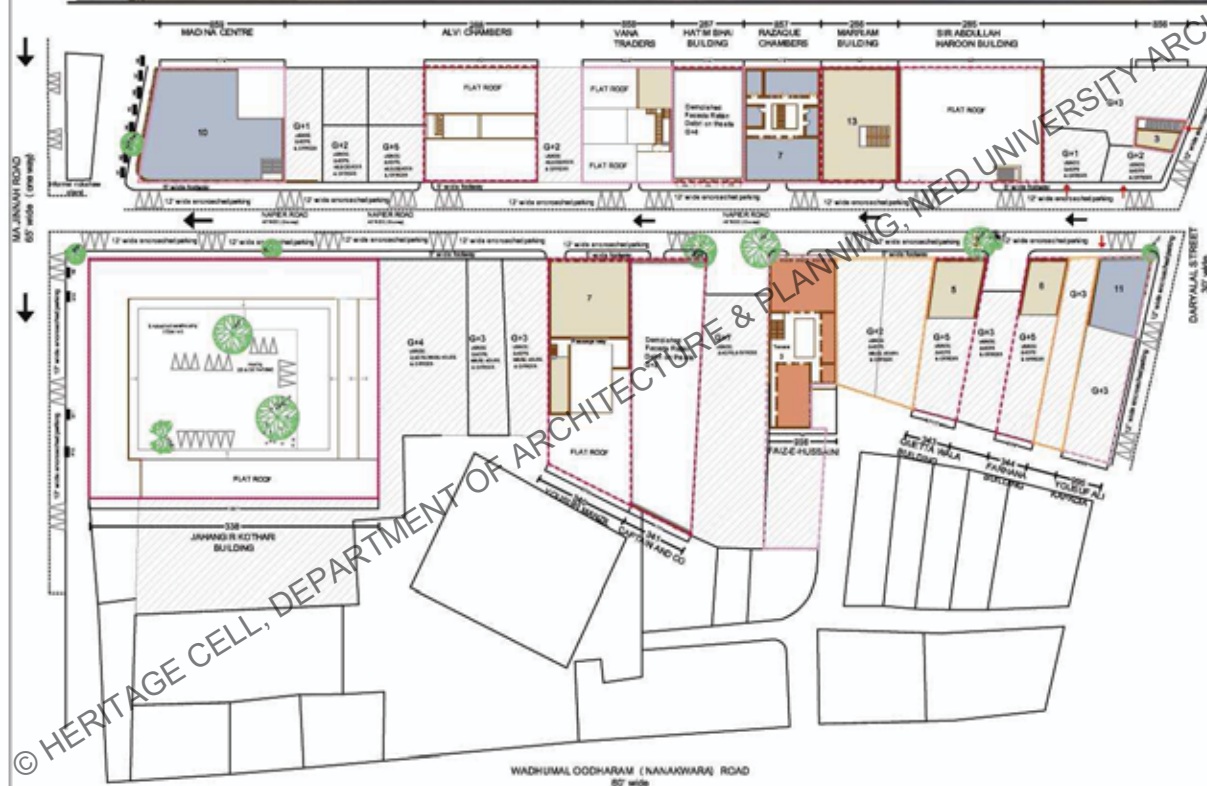
USAGE

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree/ Ficus Religiosa
- Neem tree



NAPIER ROAD



THIRD FLOOR PLAN

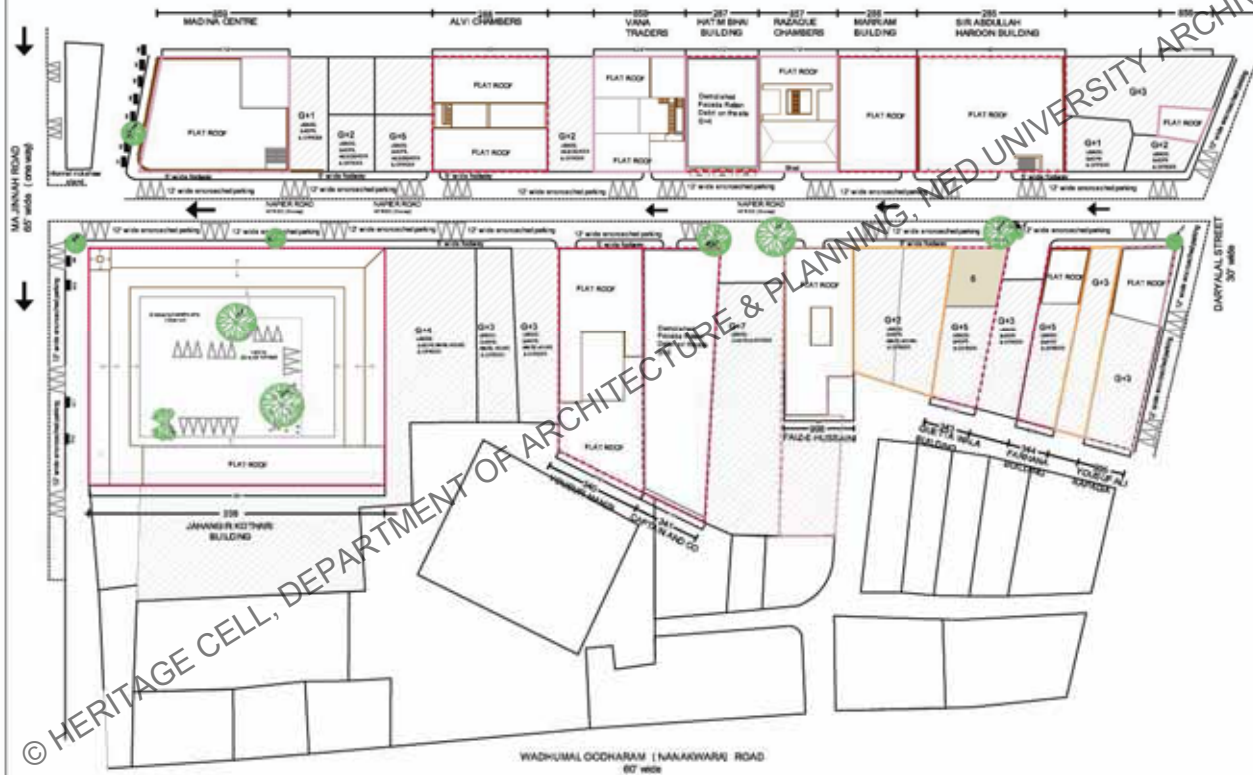
USAGE

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

KEY:

- Old
- New
- Enlisted building 1915-1917
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree/ Ficus Religiosa
- Neem tree



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NAPIER
ROAD



GROUND
FLOOR
PLAN

OCCUPANCY

OCCUPANCY KEY :

Owned
Rent
Pugra
Not known

KEY:

Old
New
Enlisted building
1995-1997
Enlisted building
2011
Not listed
New construction
Hawker
Entrance
Parking
Informal sitting
Almond tree
Peepal tree/
Ficus Religiosa
Neem tree





NAPIER
ROAD



FIRST
FLOOR
PLAN

OCCUPANCY

OCCUPANCY KEY:

- Owned
- Rent
- Pugree
- Not known

KEY:

- Old
- New
- Enlisted building 1955-1967
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree
- Ficus Religiosa
- Neem tree



OCCUPANCY

 Owned
 Rent
 Pledge
 Not known

Old
 New
 Enlisted building 1995-1997
 Enlisted building 2011
 Not listed
 New construction
 Hawker
 Entrance
 Parking
 Informal sitting
 Almond tree
 Peepal tree/
Ficus Religiosa
 Neem tree





- Parameters for MATH
- (scope) external architectural features, including decorations, etc.
 - (scope) representation of typical or unique plan typology.
 - (scope) evidence of unique craftsmanship.
 - (scope) record of evolution in construction materials and building Technology.
 - (scope) representation of social, cultural and economic values.
 - (scope) contributions to the group value of an area or cluster.
 - (scope) corner plot with two façades on main roads/ street.



WORLD MAP COORDINATE

Jahangir Kothari Building

1804

WO-7/18, M. A. Jinnah (Bunder)
Road, Shahrah-e-Altaf Hussain
(Napier Road)

Enlistment No: 1997-145
H.F. Register Ref. No: KAR/ JAI/ 0018

G+1

Commercial
(Shops/ Offices)

	Present Usage	Threat Level
Ground Floor	Commercial	Second
First Floor	Commercial	Major
Second Floor	Commercial	Minor
Third Floor	Commercial	Major
Fourth Floor	Commercial	Minor

Ownership: Trust
Rented

Present Status: Partially Maintained
Threat Level: Second Degree Threat
Alterations: Major, Minor

Present Architectural Features:
Coupled Column, Arches, Pediments, Curved, Molding,
Arcade/ Portion, Decorative Parapet, Compound Timber
Pitched Roof, Towers, Towers.

2nd
Degree
78 pts



JAHANGIR KOTHARI BUILDING

Enlistment no: 1997-145
NED reference no: DAP- NED/000338

Introduction:

The Jahangir Kothari Building is a G+1 structure situated on a corner plot thus having two façades; one facing M.A. Jinnah Road having the main entrance and the other on Napier Road having a secondary entrance which is now partially encroached by a shop. The building is a property of Sir Jahangir Kothari Trust, established by the renowned Parsee philanthropist of Karachi who contributed immensely in the formative years of the city. The Trust was originally governed by a board of 15 trustees but at present only 2 trustees are remaining - Mr. V. C. Gonzalez (managing director of Alpha Company) and Mr. Jehanbux Mehta (based in Texas). This, more than 200 years old structure was originally had a bar during the British period and its courtyard was used as the stable for horses. The occupant of office 338-41 (Mohammad Hanif) informed that previously the courtyard used to be a very lively place, serving communal purpose. He also informed on the buildings significance as always having been occupied by renowned lawyers and advocates of Pakistan, including the lawyer of Quaid-e-Azam Mohammad Ali Jinnah, and several former Chief Justices of Sindh High Court. Three staircases give access to first floor; the two original wooden staircases (one besides the M.A. Jinnah Road main entrance and other on Napier Road entrance) are presently in a very dilapidated and partially collapsed condition, thus not in use. The third R.C.C. staircase constructed in the new block having access through the courtyard is the only one in use now. The shops on ground floor are all occupied on pugree system. The hawkers outside the building store their carts inside the courtyard paying a small sum of Rs.20/day. The building has been declared dangerous by the Karachi Buildings Control Authority.

OWNERSHIP DETAILS (from records of Mukhtiar kar office)

owner	Last owner	Lease period
The Sir Jahangir Kothari Trust Trustee	The Sir Jahangir Trust Trustee	
(1) Hon. Mn Charles M. Lotia	(1) K.S. Telati	99 years
(2) Mr. Shweshweel M.Talati	(2) Valentine C. Gonzalves	
(3) W.Lolo		

Damages and Alterations:

A new block was added to the building on right side of main entrance, some 20 years back. This new block has the RCC staircase. The original terracotta roof tiles imported from London date back to 1866 are intact only over wing facing Napier Road; those above the front and side block are replaced by asbestos sheets. The original wooden corridor was replaced some 8 years ago with R.C.C flooring. The renovations were done with collective donations from lawyers and shopkeepers.

General comments & views of occupants/ owner:

General perception of occupants regarding the building is positive. They are satisfied with the present condition of the building and with the owners as well. According to them building is important in terms of location as well as business. Even though the land has immense real estate value, but being a trust property it is at present safeguarded from pressures of commercial development. The occupants have no issues related to infrastructure.



Informative area (dhaba)



Staircase opening on the ground floor



View of courtyard encroached by rubber belt



View of courtyard encroached by rubber belt

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree/ Ficus Religiosa
- Neem tree

Occupancy Key :

- Owned
- Rent
- Puggree
- Not known

The occupancy of all shops and offices is on puggree system. The monthly rent paid through this system is approximately Rs. 22/- only. The hawkers however, pay a much higher amount of Rs. 22 per day for using the courtyard to store their things at night.

OCCUPANCY PLAN

The ground floor has shops along both the road facing sides, and warehouses at the back and offices in the new block. The shops at front mostly deal with rubber belts. Some are however, dealing with medicines or serving as general store.

The courtyard has a small informal eating outlet at the corner (*dhaba*), serving the working class linked to building and its surrounding vicinity.

Courtyard is also used for paid parking. 70% of cars parked here are of outsiders. Approximately 20-30 vehicles park here daily.








First floor is occupied mostly by advocate's offices since after partition. There is one clearing and forwarding agent office and the rest is in use for storage and warehousing. Only two offices on first floor are vacant.

USAGE PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN



	Ref. no.	Visiting Card	Occupant's Name/ Contact	Shop Name / Office Name	Type of bBusiness/ Usage	Occupancy	Association since	Business Association
Ground Floor	338-2		Mr. Waqas/ (Contact no. 32766845, email:-)	Waqas traders	Rubber belt shop	Pugree	38 years	-
	338-3		Mr. Tayyab / (Contact no. 32028021, email:-)	Marium Traders	General store	Pugree	5 years	-
	338-4		Mr. Moosa / (Contact no. 32774517, email:-)	Moosa Corporation	Rubber belt shop	Pugree	20 years	-
	338-5	-	Mr. Kamran / (Contact no. 32018474, email:-)	Abdul Abid Mill store	Rubber belt shop	Pugree	12 years	-
	338-6		Mr. Abdul Qadir / (Contact no. 32731481; email: qhghazipura@hotmail.com)	Bombay mill store	Rubber belt shop	Pugree	30 years	-
	338-7		Mr. Naveed Mazhar / (Contact no. 32731504; email: naveed67@gmail.com)	Naveed Mill store	Rubber belt shop	Pugree	70 years	-
	338-8 to 15	Not available	-	-	-	Pugree	-	-
	338-16	-	Mr. Siraj	Standard Biryani	-	Pugree	5 years	-
	338-17	-	-	-	-	Pugree	-	-
	338-18	-	Mr. Shakir Asghar	Asghar Photostat	Photostat shop	Pugree	20 years	-
	338-19	Not available	-	Dhada bhuoy	-	Pugree	-	-
	338-20	Closed	-	-	-	Pugree	-	-
	338-21 to 24	-	-	-	Offices	Pugree	-	-
	338-25	-	-	-	Temporary sheds (Dhaba)	Pugree	-	-
	338-26	-	-	-	Warehouse	Pugree	-	-
	338-27	-	-	-	Warehouse	Pugree	-	-
	338-28	-	Mr. Akhter Hussain	-	Advocate office	Pugree	20 years	-
	338-29	-	-	-	Warehouse	Pugree	-	-
	338-30	Closed	-	-	Vacant	Pugree	-	-
First Floor	338-34		Mr. Amir Ali/ (Contact no. 32735211; email: amirali_ahfuddin@hotmail.com)	Clearing forwarding and shipping agents	Chemical office	Pugree	100 years	-
	338-35	Refused Interviewed	Kotwal (advocate)	-	-	Pugree	-	-
	338-36	-	-	Dhada bhuoy	-	Pugree	-	-
	338-37	Refused Interviewed	Mr. Neil Kishor	-	Advocate office	Pugree	-	-
	338-38	Refused Interviewed	Mr. Manzoor (advocate)	-	Advocate office	Pugree	-	-
	338-39	-	-	-	Vacant	-	-	-
	338-40	-	-	-	Vacant	-	-	-
	338-42	-	-	-	-	-	-	-
	338-43		Mr. Qutbuddin / (Contact no. 37731518, email:-)	A. Sulemanji & Co.	Advocate office	-	-	-
	338-44	-	Public Toilets	-	-	-	-	-
	338-46	Refused Interviewed	Mr. Y. Suleman (advocate) / (Contact no. 03312557583)	-	Advocate office	Pugree	-	-
	338-47	Refused Interviewed	Mr. Y. Suleman (advocate) / (Contact no. 03312557583)	-	Advocate office	Pugree	-	-
	338-48	-	Mr. Shah Ahmed	-	Advocate office	Pugree	-	-
	338-49	-	Ms. Farida Habib / (Contact no. 32722511, email:-)	-	Advocate office	Pugree	-	-
	338-49	Refused Interviewed	Mr. A. Qureshi (advocate)	-	Advocate office	Pugree	-	-

Yousafi Manzil, Fayz-e-Husayni Building



1945
WO-7/14, Shahrah-e-Altaf Hussaini
(Napier Road)

Enlistment No: 1997-147
H.E. Register Ref. No: KAR/JAM/000

G+2

Commercial

Ground Floor: Commercial (Shop)
First Floor: Commercial (Shop)
Second Floor: Commercial (Shop)
Third Floor: -
Fourth Floor: -

Ownership: Trust
Occupancy: Rented

Present Status: Partially Maintained
Threat Level: Second Degree Threat
Alterations: Minor

Prominent Architectural Features:
Arches, Pediments, Cornices, Moulding, Balconies, Parapet, Plasterwork, etc.

- Parameters for Matri:
- (+)(pts) external architectural features, including decorations, etc.
 - (+)(pts) evidence of unique craftsmanship.
 - (+)(pts) record of variation in construction materials and building technology.
 - (+)(pts) representative of social, cultural and economic values.
 - (+)(pts) contributes to the group value of an area or cluster.
 - (+)(pts) sandwiched plot with one facade on main road.



YOUSAFI MANZIL, FAIZ-E-HUSAYNI MAHAL

Enlistment no: 1997-147
NED reference no: DAP- NED/000340

Introduction:

Yousafi Manzil is owned by the Bohra community's Faiz-e-Hussaini Trust. It is a G+2 structure, having warehouses on the ground and second floors whereas the first floor has offices. It is a well maintained building.

OWNERSHIP DETAILS (from records of Mukhtiarark office)

1 st owner	Last owner	Lease period
Jaize Hussain Trust Karachi by its Trustee, (1) Yusufali Damji Lokwala and Others	Faizi-e-Hussaini Trust Karachi by its trustee (1) Jamab Mansoor Bhai Saheb T. Muhiuddin and 14 others	Rent free

Damages and Alterations:

On upper floor some of the interior walls have been removed, converting the space into large areas for storage purposes. The users of offices at upper floor have also altered the original timber roof (which apparently was damaged due to termite attack) replacing it with steel girders painted in black. The first floor verandah/ terrace are also enclosed by masonry walls converting the space for storage purpose.

General comments & views of occupants/ owner:

Occupants of the building seem quite satisfied with the condition of the building. They repair any damages by themselves. According to occupants, Bohra community wants to demolish the building because they want to extend Bohri Masjid, but the occupants are not willing for this. The occupants feel that this old building is climatically appropriate due to thick walls and also provides a barrier against high levels of environmental noise pollution.

OCCUPANT'S DETAILS

	Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
Ground floor	340-1(a)	Refused interview	-	Al-Habib Bank Ltd.	office	Rent	-	-
	340-1(b)	Refused interview	-	-	shop	Pugree	-	-
	340-2(a, b)	-	-	-	Warehouse	Pugree	-	-
	340-3	-	Mrs. Afshan Sharique/ (Contact no: 32735213; email: zainsons@yahoo.com)	Zainsons chemical office	Office with warehouse	Pugree	25 years	-
1 st floor	340-4	-	-	-	Warehouse	Pugree	-	-
	340-5	Refused interview	-	Surgical instrument office	-	-	-	-
	340-6	-	Mr. Abbas / (Contact no: 3600957; Email: aliesmailjee@yahoo.com)	Esmailji Mohammad Ali sons	Office with warehouse	Pugree	70 years	-
2 nd floor	340-7	Not available	-	-	-	-	-	-

KEY:

- Old
 - New
 - Enlisted building 1995-1997
 - Enlisted building 2011
 - Not listed
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key :
- Owned
 - Rent
 - Pugree
 - Not known

The ground floor chemical shop is occupied on pugree basis, whereas the bank space is given on rental basis. The offices on first floor are also in use through pugree system.

The occupancy of second floor could not be determined. Occupancy of some areas on first floor is also not known.

OCCUPANCY PLAN

On ground floor the area facing Napier Road has a bank and a small shop. There is one more, smaller office space accessed through the courtyard. All other areas around the courtyard are in use for warehousing.

The first floor is in use by chemical dealers having their offices as well as warehousing activity in the spaces they occupy. Use of some of the areas could not be determined.

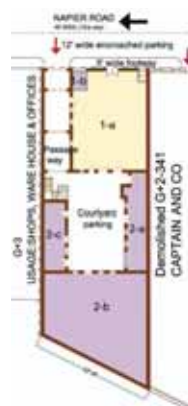
Usage on second floor is also not known.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

USAGE PLAN

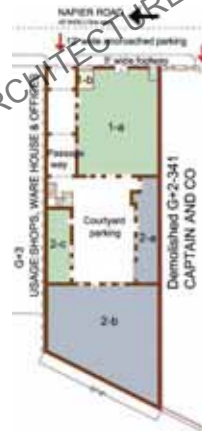
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Captain & Co. Building

W/O-7/13, Shahrah-e-Altaf Hussain
(Napier Road)Enlistment No: 1997-148
R.P. Register Ref No: KAR/JAU/011

G+2

Residential

- Parameters for Visual:
- (negts) external architectural features, including decorations, etc;
 - (negts) record of variation in construction materials and building Technology;
 - (negts) representative of social, cultural and economic values;
 - (negts) contributes to the group value of an area or cluster;
 - (negts) undeveloped plot with new facade on main road.

Present Usage	
Ground Floor	Vacant
First Floor	Vacant
Second Floor	Vacant
Third Floor	—
Fourth Floor	—

Ownership: Trust

Occupancy: Rented

Present Status: Façade Only

Threat Level: High Degree Threat

Alterations: Major, Minor

Prominent Architectural Features:

Cornices/ Molding, Festoons, Ornamented Timber Roofs, Decorative Paintwork, Timber Plated Roof, Plaster, etc.

2nd Floor
55 pts

Details of the front facade

CAPTAIN & CO.
BUILDING

Enlistment no: 1997-148

NED reference no: DAP- NED/000341

Introduction:

Captain and Co. building was originally a G+1 structure, having a partial second floor at the roof level built with timber roofing. This second floor is seen intact in an archival picture dated 2007. The entire interior of this building has been demolished, leaving only the facade intact; which shows only G+1 storey. The demolition has taken place within past 5 years. The property is owned by the Faizi Hakimi Council of Dawoodi Bohra Jamat. A stone block in one corner has 'Colombowala Building' written on it, which probably was the original name of this building. A signage on the entrance indicated the presence of the office of Captain & Co. on the first floor – apparently dealers in chemicals and pigments. Another signage indicated the existence of the office of Safavi Mohalla Tanzeem Committee on the second floor.

OWNERSHIP DETAILS (from records of Mukhtarkar office)

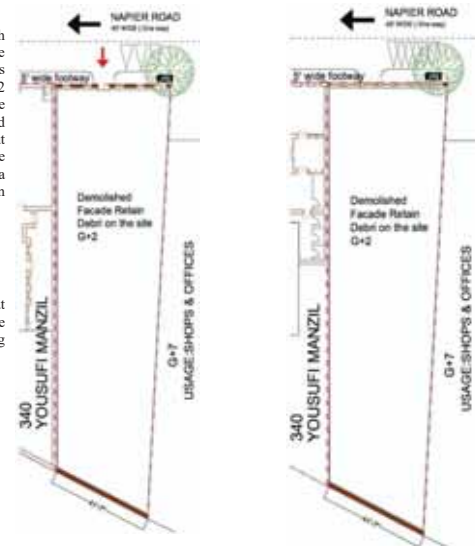
1 st owner	Last owner	Lease period
Hawabai D/o Walljr Alibhoy & W/o Adim Lukmaji Karimji and 2 others	Faizi Hakimi Council Dawoodi Bohra Jamat Karachi	Rent free

Damages and Alterations:

Archival pictures of the building available with HC-DAPNED dated 2007, indicate that the building was completely intact and in use at this time. A visit to the site towards end of May 2012 revealed addition of green shutters on the entire frontage of ground floor. All these changes and alterations on the building are being carried out without obtaining any prior NOCs from either the Culture Department, GoS or KBCA; which is a requirement for any undertaking any alterations on enlisted heritage properties.

General comments & views of occupants/ owner:

Members of the community have indicated that this plot is being cleared for inclusion in the planned extension of the Bohri Masjid existing immediately behind this property.





Fayz-e-Hussaini Mahal

WQ-7/ 8, 9, Shahrah-e-Altai Hussaini
(Napier Road)

Plotment No:
H.F. Register Ref. No:

Old Reference
2011-569

**G+2
Commercial**

Ground Floor **Commercial** Present Usage
First Floor **Commercial** *offices, banquet (Shahd)*
Second Floor **Commercial**
Third Floor
Fourth Floor

Ownership **Trust** Occupancy **Owned**

Present Status **Partially Maintained** Threat Level **Second Degree Threat** Alterations **Minor**

Prominent Architectural Features
Balconies, Arched windows, Arcade, Grill iron work.

Parameters for Value

- (a) external architectural features, including decorations etc.
- (b) representative of social, cultural and economic values.
- (c) contributes to the group value of an area or cluster.
- (d) (e) plot with two buildings on street/ main road.



Introduction:

Fayz-e-Hussaini Mahal is a G+2 structure, under the ownership of Faiz-i-Hussaini Trust. It is presently in use for religious activities as well as a *serai khana* (motel) for the Bohra community. At ground floor the building has as a prayer area and the office of the trust which also offers Hajj and Umrah packages. The upper floors are entirely dedicated for providing accommodation to clients and community members visiting from other cities, but this activity is recently being withdrawn from the premises, and all upper floors are being vacated. The central courtyard space of building is very airy and well maintained. Staircases are of timber and in a good condition.

OWNERSHIP DETAILS (from records of Mukhtamar office)

1 st owner	Last owner	Lease period
Faiz Hussaini Trust (Rest House for Borah Community Trustee) (1) Youssufali Adamji Lokhandwala & others	Faiz Hussaini Trust (Rest House for Borah Community Trustee)	Rent free

Damages and Alterations:

The building is in a well-maintained condition. The main gate has been replaced with a new iron gate. Marble flooring is added on ground floor. The building is re-painted every year. All required repair and renovation works necessary for the regular upkeep of the building are undertaken periodically.

General comments & views of the occupants/owner:

The owners in their interviews expressed satisfaction at the condition of the building and showed a willingness to maintain and retain the building. But their present activity of shifting the motel and all other activities from the premises indicates that their expressed intention might be different from their actual planning.

OCCUPANT DETAIL

Ref. no.	Visiting card	Occupant's name/ contact	Shop name	Occupancy	Association since	Business Association
996-1		Fayz-e-hussaini/ (Contact no. 32731476; Email: info@fayzechussaini.org)	Office	Owned	-	-

KEY:

- Old
 - New
 - Enlisted building 1995-1997
 - Enlisted building 2011
 - Not listed
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key :
- Owned
 - Rent
 - Puggree
 - Not known

The entire building is in use by the owners, i.e. the Fayz-e Hussaini Trust; which also has its office and information centre at the ground floor.

OCCUPANCY PLAN

Ground floor is being used partially as a prayer space and partially for the office of the trust; that also works as travel agents for Hajj and Umrah.

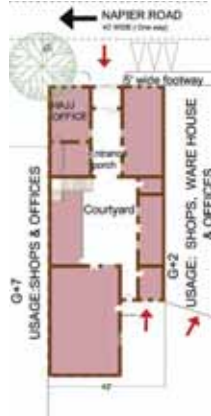
Upper floors till recently were in use as a motel available for people of the community coming from out of city. These are now being vacated as the trust plans to evacuate the building and shift all its activities to another location.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

USAGE PLAN

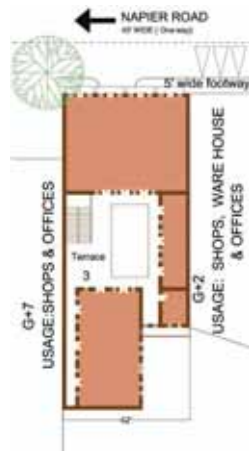
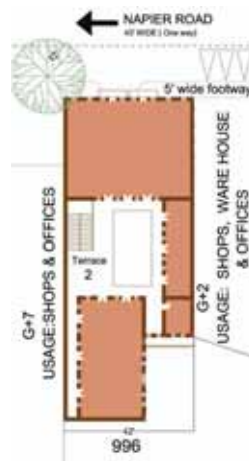
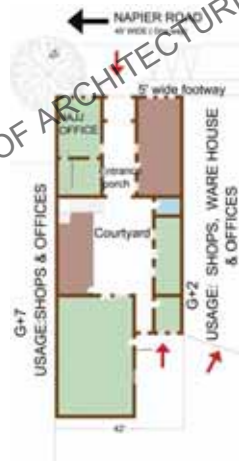
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Quetta Wala Building

WO-7/ 5, Shahrah-e-Altif Hussain
(Napier Road)

Enlistment No: 1997-150
H.F. Region Ref. No: KAR/ JAI/ 013

G+2 +1
Commercial

- Parameters for Match:
- (Coptx) external architectural features, including decorations, etc.
 - (Coptx) evidence of unique craftsmanship.
 - (Coptx) record of variation in construction materials and building Technology.
 - (Coptx) representative of social, cultural and economic values.
 - (Coptx) contributes to the group value of an area or cluster.
 - (Coptx) owner plot with free façades on main roads/ street.

	Ground Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Present Usage
	Commercial	Commercial	Commercial	-	-	(Shop)
	-	-	-	-	-	(Shop/Office)
	-	-	-	-	-	-
	-	-	-	-	-	-
Ownership	Private (Multiple)	Rented				

Present Status: **Partially Maintained**
Threat Level: **Second Degree Threat**
Alteration: **Major, Minor**

Dominant Architectural Features:
Arched windows, Roundels, Cornices/ Moulding, Pilasters.



WACHTAWALLA BUILDING
APRIL 2019



QUETTAWALA BUILDING

Enlistment no: 1997-150
NED reference no: DAP/NED/000343

Introduction:

Quettawala building originally was a G+2 structure, but a third floor has been added to it. Only the front side of the building facing Napier Road is of original stone masonry, whereas the back street façade seems to be new construction. There is however no indication of the plot being bifurcated. The front side has two shops and two warehouses on the ground floor. First floor has offices of Sabcon Chemical and some advocates' offices but details of these could not be obtained as access was denied and the occupants had a non-cooperative behaviour. The front spaces are given out on pugree system. Through sources on site information was obtained regarding the rear side of the plot, according to which it has residence use, but access to this part is only from the back street. Access into this area was denied, but observation from outside indicates that this back portion and its façade is new construction.

OWNERSHIP DETAILS (from records of Mukhtiar kar office)

1 st owner	Last owner	Lease period
Fida Ali Mulla Alibhai and 10 others	1. Muhammad Ibrahim Memon s/o Ismail 2. Muhammad Yaqub s/o Abdul Wahab	Rent free

Damages and Alterations:

The building has undergone major alterations, the most apparent being the addition of third floor which has added dead loads on the stone masonry which shows signs of failure and cracks can be noticed at second floor level. The added third floor is of block masonry construction corrugated asbestos sheet roofing. There is a side entrance to the building, giving access to the offices on first floor. This entrance has been renovated with glazed tiles. The back portion of the plot seems to have completely new construction, but records for NOCs for this were not available with the building control authority and other relevant departments..

General comments & views of the occupants/owner:

General perception of occupants regarding the building was positive. They seemed satisfied with the present condition of the building and with the owners as well. According to them building is important in terms of location and business point of view.

OCCUPANT'S DETAILS

	Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
Ground floor	343-1	Refused Interview	-	Sabreen House of Chemical	Office	-	-	-
	343-2		Mr. sheikh Khaliudin/ (Contact no. 32774629; email-)	Fahad chemical co.	Shop	Pugree	25 years	-
	343-3	Refused Interview	-	Javed trading	Warehouse	-	-	-
1 st floor	343-4	Not available	Abdul Haji Abdul Farid	-	Warehouse	Pugree	-	-

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree/ Ficus Religiosa
- Neem tree

Occupancy Key :

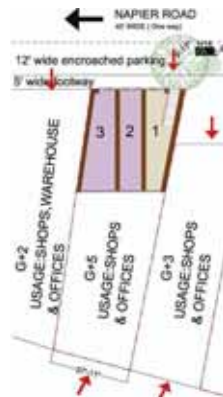
- Owned
- Rent
- Pugree
- Not known

The ground floor spaces are occupied on pugree system.

Access to upper floors was denied thus occupancy terms for these could not be ascertained.

OCCUPANCY PLAN

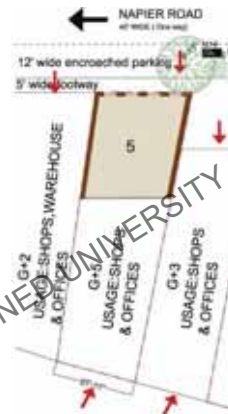
GROUND FLOOR PLAN



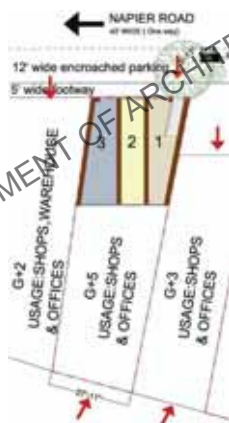
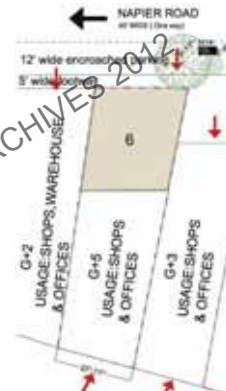
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



USAGE KEY:

- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

The front portion of the building is occupied on ground floor as a shop and a warehouse.

Access to upper floors was not allowed but according to some occupancy the upper floors have advocates, offices and warehouses.

USAGE PLAN



Farhana Building

WQ-7/ 3, Shahrah-e-Altai Hussain
(Napier Road)

Other Reference
Enlistment No: 1997-151
H.F. Register Ref. No: KAR/JAL/014
G+2

Commercial, Residential

Ground Floor	Commercial	Present Usage
First Floor	Residential	(Shops)
Second Floor		(Apartment)
Third Floor		(Apartment)
Fourth Floor	--	
Ownership		Occupancy
Private (Multiple)		Rented

Present Status: Partially Maintained
Threat Level: Second Degree Threat
Alterations: Major, Minor
Prominent Architectural Elements:
Arches, Pediments, Roundels, Cornices/ Moldings, Iron work, Decorative Parapet, Pilasters, etc.

- Parameters for Matri:
- (reports) external architectural features, including decorations, etc.
 - (reports) record of variation in construction materials and building Technology.
 - (reports) representative of social, cultural and economic values.
 - (reports) contributes to the group value of an area or cluster.
 - (reports) corner plot with two façades on main road/ street.



FARHANA BUILDING

Enlistment no: 1997-151
NED reference no: DAP- NED/000344

Introduction:

Farhana building is a G+2 structure. Similar to Quettawalla building this also has only its front portion retained in its original form. More than two thirds of the plot from the back side now has completely new construction. The building presently has multiple owners. The spaces on ground floor on the front side are devoted to commercial usage. Two shops on ground floor are in use on pugree basis. Upper floors consist of residences, access to which is only from the back side. From the front only the four shops on ground floor are accessible. Building is poorly maintained from inside, however the outer façade of the front side is in a better maintained condition.

OWNERSHIP DETAILS (from records of Mukhtiar kar office)

1 st owner	Last owner	Lease period
1. Fazleahboy Nadeem Ali Halai	Mst. Ahmed Bi d/o S. Aziz Ahmed	Rent free
2. Ibrahim Nadeem	Farhana Aziz d/o S. Aziz Ahmed	

Damages and Alterations:

On the roof a room has been added, having asbestos sheet roofing. Only front façade exists intact in its original form; rear elevation has been changed completely.

General comments & views of the occupants/owner:

General perception of occupants regarding the building is positive. They are satisfied with the present condition of the building and with the owners as well. According to the occupants, they maintain their shops by themselves. Users of upper floors were not available for interviews.

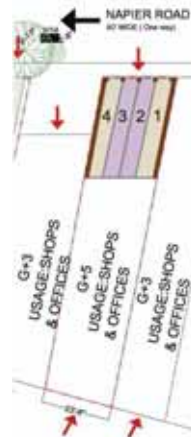
OCCUPANT'S DETAILS

	Ref. no.	Visiting card	Occupant's name/ Contact	Shop Name	Type of Usage	Occupancy	Association since	Business Association
Ground floor	344-1	Closed	-	-	-	-	-	-
	344-2	Refused Interview	-	National Chemical	Warehouse	-	-	-
	344-3		Mr. Mohd. Iqbal/ (Contact no. 32713326; email:-)	Qadri Chemical Co.	Shop	Pugree	12 years	-
	344-4	Inaccessible	-	-	-	-	-	-
1 st floor	344-5	Not available	-	-	-	-	-	-
2 nd floor	344-6	Not available	-	-	-	-	-	-

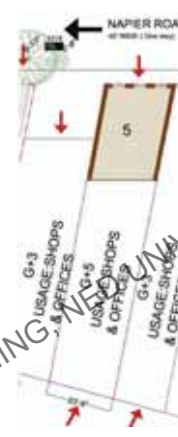
KEY:

- Old
 - New
 - Enlisted building 1995-1997
 - Enlisted building 2011
 - Not listed
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key :
- Owned
 - Rent
 - Puggree
 - Not known

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



The shops on ground floor at the Napier Street facing façade are occupied on puggree basis.

Precise information on occupancy status of other spaces could not be ascertained due to lack of co-operation from the occupants. Access to upper floors was not allowed. The back side of the building having new construction is probably given out on rental basis.

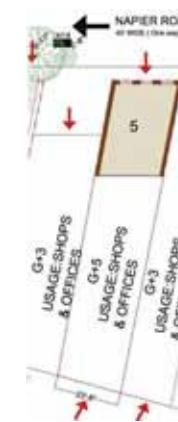
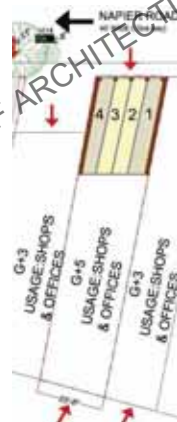
OCCUPANCY PLAN

The front portion of the building is occupied as chemical shops on the ground floor. All shops from outside appear to be in good and maintained condition, but only two were open and accessible. Out of these two also one refused interview.

Access to first floor was denied. The new portion from back side also was not accessible but apparently it has residential units especially on the upper floors.

USAGE KEY

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known



USAGE PLAN



Yousuf Ali Kapadia Building

W0-7/ 1, Shahrah-e-Altaf Hussain
(Napier Road), Daryalal Street

Old Building
Enlistment No: 2011-568
H.F. Region Ref. No:

G+1 +1
Commercial

- Parameters for MUSE:
- (empt) external architectural features, including decorations etc.
 - (empt) record of variation in construction materials and building technology.
 - (empt) representative of social, cultural and economic values.
 - (empt) contributes to the group value of an area or cluster.
 - (empt) owner plot with three facades on street/ main road.

Ground Floor: Commercial
First Floor: Commercial
Second Floor: -
Third Floor: -
Fourth Floor: -

Ownership: Private (Single)
Occupancy: Rented

Present Usage: (Rogue) (Workshop)

Present Status: Partially Demolished
Threat Level: High Degree Threat
Alterations: Major, Minor

Permanent Architectural Features: Arches, Cornices/ Molding, Pilasters, Balconies, Staircase, etc.



YOUSUF ALI KAPADIA BUILDING

Enlistment no: 2011-568
NED reference no: DAP-NED/000995

Introduction:

Yousuf Ali Kapadia building is located on a corner plot at the junction of Napier Road and Daryalal Street. It is a G+1 commercial building. Similar to previous two cases this plot also has new construction on more than two third of its length. Only the front portion of the building is retained in its original condition.

OWNERSHIP DETAILS (from records of Mukhtaar office)

1 st owner	Last owner	Lease period
Mammi Alibhoy & 03 others	Mst. Razia Begum w/o Bashir Ahmed and 7 others	Rent free

Damages and Alterations:

The building has undergone major alterations in terms of partial demolition and also the addition of a second floor visible from the street on the front façade. Building is presently not in a good condition from exterior, defaced with many changes and additions. The plot seems to have been divided (but official records to confirm this were not available) with only the front portion of the original old structure being retained. The rest of the plot is built upon with new RCC construction of G+4 storeys covered more than 2/3 of the lot from the back side. No record of NOC was found in KBCA, for this new construction.

OCCUPANT DETAILS

	Ref. no.	Visiting Card	Occupant's name/contact	Shop name	Type of Usage	Occupancy	Association since	Business Association
Ground floor	995-1	Refused Interview	-	-	Pan shop	-	-	-
	995-2 and 995-3	Inaccessible	-	-	Warehouse	-	-	-
	995-4	Not available	-	N.Y company	Warehouse	Pugree	-	-
	995-5	-	Mr Tariq	-	Rice Merchant	-	-	-
	995-6, 995-7, 995-8, 995-9	-	-	-	Warehouse	-	-	-
	995-10	-	-	-	Warehouse	-	-	-
1 st floor	995-10	-	-	-	Warehouse	-	-	-



KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree/ Ficus Religiosa
- Neem tree

Occupancy Key :

- Owned
- Rent
- Pugree
- Not known

Ground floor is occupied as shops and warehouses on pugree basis; dealing with large scale wholesale business.

Access to upper floor was denied.

OCCUPANCY PLAN

The ground floor has nine spaces in use as warehouses and shops. All these deal in pulses and rice. One of the occupant (995-5) on ground floor occupies the entrance of staircase as a shop and upper floor/s as his warehouse.

Upper floors were inaccessible, but according to the information given they are in use as warehouses.

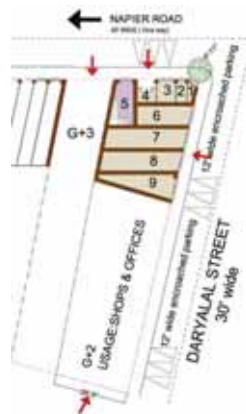
More than two-thirds of the plot has new construction on it, having access from the back street.

USAGE KEY:

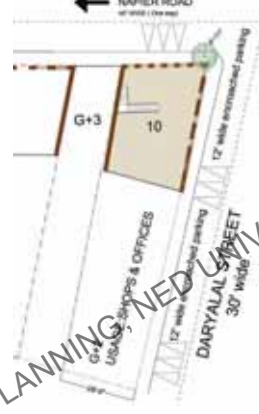
- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

USAGE PLAN

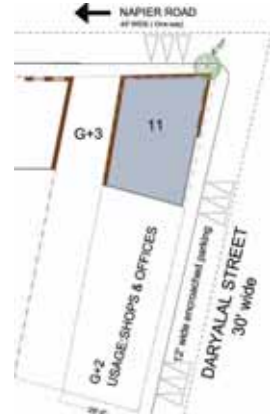
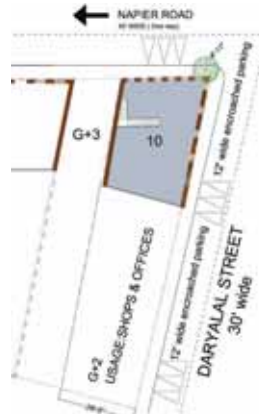
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





MR-U/154, Daryal Street

Premises for Sale:

- (rights) external architectural features, including decorations etc;
- (rights) record of activities in construction materials and building technology;
- (rights) representatives of social, cultural and economic values;
- (rights) contributes to the group value of an area or cluster;
- (rights) non-built plot with new facade on street.

Enlistment No:

Other Features

2011-613

H.F. Register Ref. No:

G+2

Residential, Commercial

		Present Usage
Ground Floor	Commercial	(Shop)
First Floor	Commercial	(Warehouse)
Third Floor	Commercial	(Warehouse)
Fourth Floor	Commercial	(Warehouse)

	Ownership	Occupancy
Private (Single)	Private (Single)	Rented
Present Status	Partially Maintained	Threat Level
	Second Degree Threat	Major, Minor

Prominent Architectural Features

Arched windows/ ventilators, Pediments/ Broken Pediments, Rosettes/ Rosettes, Cornices, Moldings, Decorative parapet, Pilasters, Arched



Enlistment No: 2011-613

NED reference no: RAP- NED/000856

Introduction:

This is a G+2 structure presently surviving in a well preserved state. The entire building is currently in use for commercial purposes. There is one shop at ground floor making the entire frontage at the level. Upper floors are in use as warehouses. Access to these upper floors was not allowed.

OWNERSHIP DETAILS (from records of Mukhtarkar Office)

1 st owner	Last owner	Lease period
Jenubai w/o Abdul Hussain and 2 others	Shirin Akhlas Ahmed w/o Akhlas Ahmed	Rent free

Damages and Alterations:

Facade of the building is retained in a well preserved state, but from the staircase it could be observed that the upper floor has been renovated with glazed tiles and the staircase also has undergone some changes.

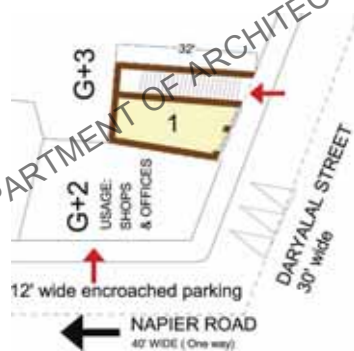
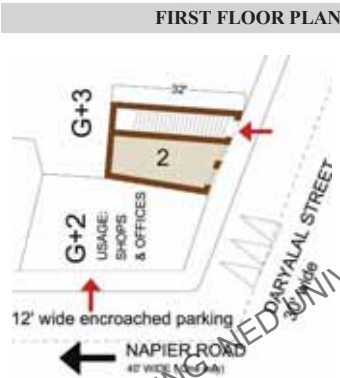
General comments & views of the occupants/owner:

Occupants were non co-operative and unwilling to co-operate.

OCCUPANT DETAIL

Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
856-1		Inaccessible	National Chemical	shop	-	-	-

- KEY:**
- Old
 - New
 - Enlisted building 1995-1997
 - Enlisted building 2011
 - Not listed
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key :**
- Owned
 - Rent
 - Pugree
 - Not known



A single shop exists at the ground floor of the building and is occupied pugree system.

OCCUPANCY PLAN

The ground floor has one shop in use by a chemicals dealer. Upper floors apparently have warehouses but these were not accessible.

USAGE PLAN



Sir Abdullah Haroon Building

MR-1/ 156, Shahrah-e-Altaf Hussain
(Napier Road, Kacchi Wada Lane. I)

Enlistment No: 1997-090
H.P. Register Ref. No. KAR/MAK/004

Residential, Commercial

United Floor	Commercial	Present Usage (Map)
First Floor	Commercial	(Warehouse)
Second Floor	-	-
Third Floor	-	-
Fourth Floor	-	-
Ownership	Trust	Occupancy
		Pugree

Present Status: Partially Maintained
Threat Level: Second Degree Threat
Alterations: Major, Minor

Prominent Architectural Features:
Columns/ Corbelled Columns, Arched windows, Ventilators/Pediments, Roofs, Balconies, Roosteries, Cornices/ Moldings, Decorative Elements, Pilasters, etc.

- Parameters for Study:
- (a) (a) cultural architectural features, including decorations etc.
 - (b) (b) record of variation in construction materials and building technology.
 - (c) (c) representative of social, cultural and economic values.
 - (d) (d) contributes to the group value of an area or cluster.
 - (e) (e) undisturbed plot with two houses on street/ main road.



SIR ABDULLAH HAROON BUILDING

Enlistment no: 1997-090
NED reference no: NED- NED/000285

Introduction:

The property belongs to Abdullah Haroon Trust [Wakf no. 2, Haji Sir Abdullah Haroon, April 1943]. It has been under the same ownership since its construction. Ground floor is devoted to commercial usage. Front façade has five shops and two warehouses on ground floor; all of them are occupied under pugree system.

OWNERSHIP DETAILS (from records of Mukhtarkar office)

1 st owner	Last owner	Lease period
Yousuf Haroon and 11 others	Yousuf Haroon and 11 others	Rent free

Damages and Alterations:

The entire façade has been highly altered. On the ground floor the original entrance has been closed and converted into a shop, a new staircase is added and the entrance from back street has been closed. At the first floor the arcaded verandahs in some places have been iron sheets and converted into storage space. The front façade is largely intact but it has been defaced by block masonry used for closing the arcaded verandah. The back façade has also been partially renovated and alteration. There was another stair case at the back of the building as part of the original layout. A new staircase is added at the front for the access of upper floor.

General comments & views of the occupants/owner:

General perception of occupants regarding the building is positive. They are satisfied with the present condition of the building and with the owners as well. According to occupants, they maintain their shops themselves and owner allows them to do so.

OCCUPANT DETAILS

Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
285-1 and 285-3	Not available	-	-	-	-	-	-
285-2		Mr Dilawar/ (Contact no. 32420004; Email: rizwanh77@hotmail.com)	Dilawar Hussain and Brothers	shop	Pugree	46 years	-
285-5	-	-	-	Warehouse	-	-	-
285-6		Mr.Mohd. Iqbal Ilyas / (Contact no. 32434223; Email: kilyas@cyber.net.pk)	Ilyas Ismail	shop	Pugree	60 years	-
285-7		Mr. Ilyas / (Contact no. 32434223; Email: kilyas@cyber.net.pk)	Ilyas Sons Corporation	shop	Pugree	30 years	-
285-8	-	Mr. Abdullah / 32433903	New Regal Perfumery	shop	Pugree	40 years	-

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree/*Ficus Religiosa*
- Neem tree

Occupancy Key :

- Owned
- Rent
- Pugree
- Not known

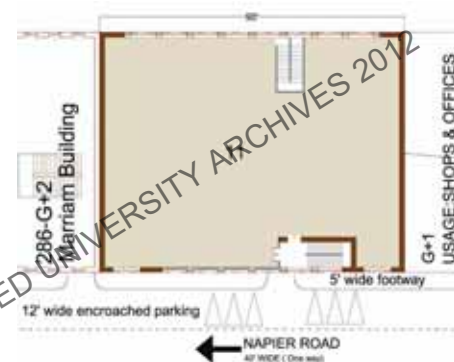
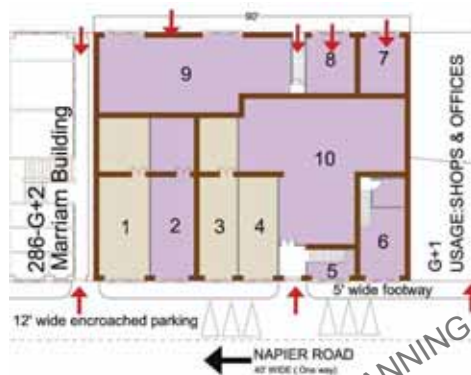
At ground floor all the spaces are in use on pugree system with nominal monthly charges collected periodically.

Access to first floor was denied.

OCCUPANCY PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

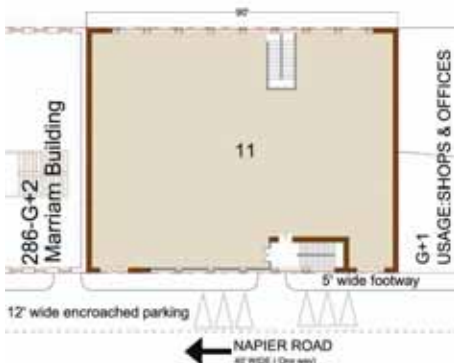


The ground floor has two shops having access from the front and two from the back street. Previously, shop (285-2) was the entrance of the building but now it has been converted into shop. Besides shops two large spaces are in use as warehouses. Information on remaining spaces could not be obtained.

Access to first floor was not allowed, but information was given that there are two offices on that floor.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known



USAGE PLAN



Marriam Building

MR-1/ 157, Shahrah-e-Altaf Hussain
(Napier Road), Kucchi Wada Lane. 1

Enlistment No: 1997-091
H.F. Register Ref. No: KAR/MAR/002

Other Reference

G+2

Residential, Commercial

Ground Floor	Commercial	Present Usage
First Floor	Commercial	(Office)
Second Floor	Commercial	(Warehouse)
Third Floor	-	-
Fourth Floor	-	-

Ownership	Trust	Occupancy
Present Status	Partially Maintained	Second Degree Threat
Alterations	Minor	Minor

Permanent Architectural Features:
Arched windows/ventilators (Jharana),
Moldings, Decorative parapet, Pilasters, etc.

- Features for Mark:
- (c)pts) external architectural features, including decorations etc;
 - (c)pts) period of variation in reconstruction materials and building technology;
 - (c)pts) representation of social, cultural and economic values;
 - (c)pts) contributes to the group value of an area or cluster;
 - (c)pts) sandwiched plot with two facades on street/main road.



MARRIAM BUILDING

Enlistment no: 1997-091
NED reference no: DAP-NED/000286

Introduction:

Marium building belonged to two sisters, Marium and Rasheeda. Previously it had residential usage on upper floors and commercial at ground level. Currently it is used entirely for commercial and storage purposes. Shops were occupied on pugree basis previously, but 5 years back ownership has been transferred to shopkeepers. Ground floor has shops and warehouses. Access to first and second floor was not allowed; these are in use as warehouses.

OWNERSHIP DETAILS (from records of Mukhtiarwar office)		
1 st owner	Last owner	Lease period
Abdul Rahim Tayebali and 2 others	1. Fatima d/o Hussain T. Bandukwalla 2. Rashida d/o Saifuddin	Rent free

Damages and Alterations:

Since the change in use from residential to completely commercial, major alterations have been done to the interiors. The original entrance is converted into a shop, new entrance is created at the side of the building, which opens up at Kutchi wala lane. Old staircase has been removed and a new staircase is added at the centre of the building. Entire ground floor is divided into several small units for shops.

General comments & views of the occupants/owner:

General perception of occupants regarding the building is positive. They seem satisfied with present condition of the building. According to occupants, the only major issue is of sanitation, water and washrooms. The occupants do not support demolition due to their established businesses in the place. According to the occupants – in spite of lack of services the government issues highly rated bills for water and conservancy charges.

Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
286-1	Refused Interview	-	Chemical shop	-	-	-	-
286-2	-	Mr. Rahat Khan	Al- Rafay Chemical	Shop	Owned	1 year	-
285-3		Mr. Tahir Sultan/ (Contact no. 3243446, Email: info_chemicalwala@gmail.com)	Chemicalwala Corporation.	Shop	Owned	15 years	-
285-4		Mr. Javed / (Contact no.32444143, email: -)	Chemical sales corporation	Shop	Owned	24 years	-
285-5	Inaccessible	-	Chemical International	-	-	-	-
285-6	-	Anees	Imperial Agencies	Shop	Owned	12 years	-
286-7	-	Javed / (Contact no. 32432809, email:-)	-	-	-	10 years	-

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Peepal tree/ Ficus Religiosa
- Neem tree

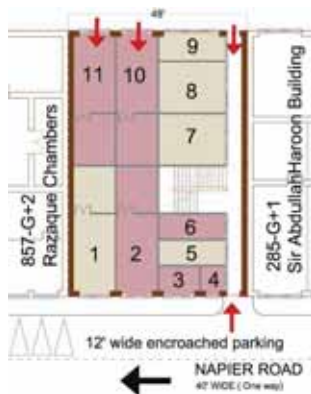
Occupancy Key :

- Owned
- Rent
- Puggree
- Not known

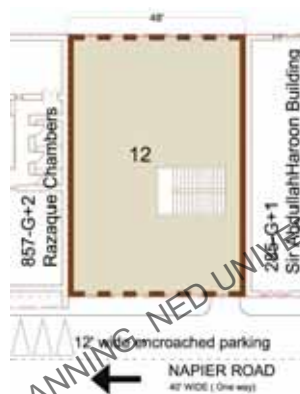
At ground floor there are in all seven shops. Four shops have access from Napier Road and three at the back of the building. Shops are all under individual ownership.

OCCUPANCY PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



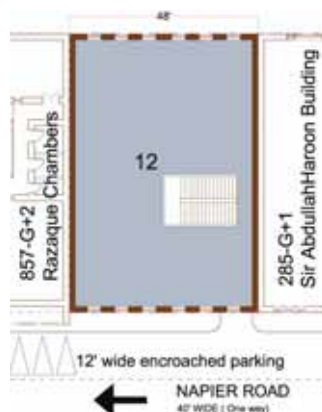
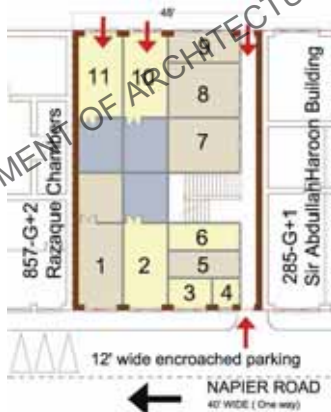
USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

The building was originally in use for residential-commercial purposes. But now the use is completely commercial and the interior layout of the building has been completely altered to incorporate the changed requirements.

The access to upper floors was not allowed. Both of upper floors are being used as warehouses.

USAGE PLAN





Razaque Chamber

MR-1/ 158, Shahrah-e-Ataf Hussain
(Naiyer Road), Kacchi Waska Lane
No. 1

Enlistment No:
H.F. Register Ref. No:

Other Reference

2018-614

G+2

Features to list:

- (copy) evidence of unique craftsmanship.
- (copy) record of variation in construction materials and building technology.
- (copy) representative of social, cultural and economic values.
- (copy) contributes to the group value of an area or cluster.
- (copy) sandwiched plot with one facade on main road.

(Ground Floor)
First Floor
Second Floor
Third Floor
Fourth Floor

Commercial
Commercial
Commercial
Commercial
Commercial

(Shop)
(Warehouse)
(Warehouse)
(Warehouse)
(Warehouse)

Ownership

Private (Single)

Occupancy

Rented

Present Status
Partially Maintained

Threat Level
Second Degree Threat

Alterations
Minor

Prominent Architectural Features

Arched windows, Ventilators, Corbels/ Moldings, Timber Bracket, Timber porch, Pitched roof, Timber gate



RAZAQUE CHAMBER

Enlistment no: 2011-614
NED reference no: DAP- NED/000857

Introduction:

Razaque Chamber is a G+2 structure, currently occupied as shops on ground floor and warehouses and offices on upper floors. The occupancy of all spaces in the building is on pugree system. Two front shops have access from the street, and remaining three have entrance from a central courtyard. The courtyard also has an open-to-sky staircase leading to the upper two floors.

OWNERSHIP DETAILS (from records of Mukhtiyarkar office)		
1 st owner	Last owner	Lease period
Usif Alibhoy and 25 others	Basit Alavi s/o Aftab Alavi 50% share 2. Habib Alavi 25% and Zulfiqar Alavi 25% Brothers Sons of Maher Alavi	Rent free

Damages and Alterations:

The major alteration observed is that roof renovation, which has been cemented.

General comments & views of the occupants/owner:

Except for one, all other occupants of the property were not available or refused interviews. But the general perception of users regarding the building seemed to be positive. Occupants expressed a desire to renovate the building and want to continue their business here, because all trading links are nearby, and all are near to the port. Parking problem is identified as the major issue faced by the occupants.

OCCUPANT'S DETAILS

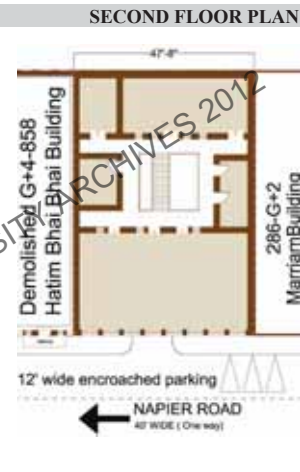
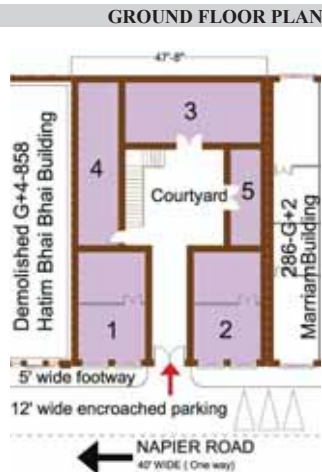
	Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
Ground floor	857-1	Refused Interview	-	-	Shop	Pugree	-	-
	857-2	-	Mr. Salman/ (Contact no.32442678; Email: -)	Al- Makkah Chemicals	Shop	Pugree	20 years	-
	857-3, 857-4, 857-5	Not available	-	-	Warehouse	Pugree	-	-
1 st floor	857-6	Not available	-	M Shell Corporation	Warehouse	Pugree	-	-
2 nd floor	857-7	Not available	-	Pakistan Canvas	Warehouse	Pugree	-	-

KEY:

- Old
 - New
 - Enlisted building 1995-1997
 - Enlisted building 2011
 - Not listed
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key :
- Owned
 - Rent
 - Pugree
 - Not known

All spaces on ground floor are occupied on pugree basis. The occupancy terms on first and second floor could not be determined as the users were never available for interviews. Access to first floor was also denied.

OCCUPANCY PLAN



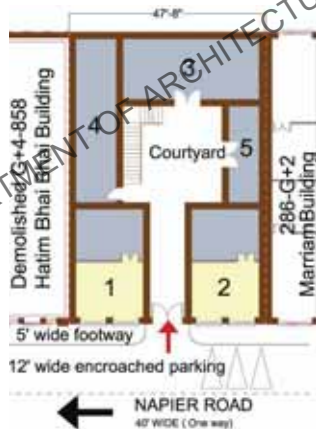
The building has a central courtyard which is surrounded by warehousing spaces of chemicals. The shops in the front also deal with chemicals and partially in use for chemical storage. The courtyard is also used for storage and loading / unloading of goods.

The entire building is dedicated to chemical shops, warehouses and offices. The first and second floors have a centralized staircase - open to sky. Washroom is also located on first floor.

Even though the access to upper floors was denied it could be observed that both floors were occupied as offices with their warehouses.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known



USAGE PLAN

Hatim Bhai Building

MR-1/ 159, Shahrah-e-Altaf Hussain
(Napier Road), Kuchhi Wada Lane, 1

Other Reference
Enlistment No: 1997-092

H.F. Register Ref. No: KAR/MAR/003

G+3

Residential, Commercial

Current	Vacant	Percent Vacant
First Floor	Vacant	(Vacant)
Second Floor	Vacant	(Vacant)
Third Floor	Vacant	(Vacant)
Fourth Floor	—	(Vacant)

Ownership: Private (Single) Occupancy: Rented

Present Status: Partially Demolished Threat Level: High Degree Threat Alterations: Major, Minor

Present Architectural Features:
Balcony, Columns/ Corbelled Columns, Arched Windows, Ventilators, Roundels/ Rosettes, Pillars, Holdings, Festoons/ Garlands, Curved Stairs, Bracket, Decorative parapet, Pilasters, Arched Port, Timber Jaffis

3rd floor
68 pbs



HATIM BHAI BUILDING

Enlistment no: 2011-613

NED reference no: DAP-NED/000287

Introduction:

The Hatim Bhai building is among the historic structures having high value of significance due to their indo-vernacular architectural features. The building has been badly damaged in the past 7-8 years before which it was completely in use. At present the entire interior has been demolished with only the façade retained on site. It was a G+3 building, with three shops in the front at ground floor, which were previously rented out. The building has private ownership but suffers due to issues of divided inheritance among various members of the family. The building façade even in its presently precarious condition represents the high quality of craftsmanship and enhanced aesthetics of bygone times.

OWNERSHIP DETAILS (from records of Mukharkar office)

1 st owner	2 nd owner	Lease period
(1) Seth Piarali Ladhia bhai (2) Haji Abdul Rakha Vaidya	A. Razzak s/o M. Zakaria and 06 others	Rent free

OCCUPANT'S DETAILS

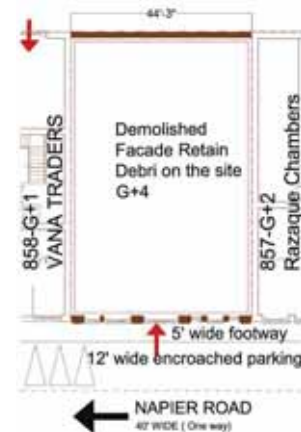
Ref. no.	Visiting card	Occupant's name/ contact	Shop name	Occupancy	Association since	Business Association
287-1	closed	-	Hussain Sons	-	-	-
287-2 and 287-3	closed	-	Amin and Co.	-	-	-

Damages and Alterations:

Archival pictures of the property dating from 2007 show the interior floors largely intact and in good structural condition. In 2010 a visit of the technical committee on heritage was undertaken to the site, the report of which identified the deliberate damage being done to the building advising the relevant department to impose penalty on the owner and instruct him to take relevant measures for safeguarding the historic structure. These seem to have been disregarded completely. Today the entire structure stands under high degree threat and can collapse due to deliberate negligence.

General comments & views of the occupants/owner:

The owner of the property had approached the Department of Culture for delisting the property. Even though this application was refused by the Heritage Advisory Committee the process of demolition is ongoing and the interior of the building is gradually being pulled down. No official NOCs for these on-going demolitions have been issued by either KBCA or the Department of Culture. In an interview with members of the technical sub-committee the owner indicated an aspiration to build a new plaza in place of this building and showed no interest in even keeping just the façade intact.





- Parameters for Award:
- (s)igns) record of variation in construction materials and building technology.
 - (s)igns) representative of social, cultural and economic values.
 - (s)igns) contributes to the group value of an area or cluster.
 - (s)igns) undivided plot with two facades on street/ main road.

MR-1/ 160, Shahrah-e-Altah Hussain
(Napier Road), Kacchi Wada Lane
No. 1

Enlistment No: 2011-615
H.F. Register Ref. No:

Other References

G + 1

	Ground Floor	Commercial	Present Usage	(Office)
	First Floor	—	—	—
	Second Floor	—	—	—
	Third Floor	—	—	—
	Fourth Floor	—	—	—
	Ownership		Occupancy	
	Private (Single)		Owned	

Present Status: Partially Demolished
Threat Level: High Degree Threat
Alterations: Major, Minor
Permanent Architectural Features: Arched windows/ventilators, Cornices/ Moldings/Flowers



SUBJECT OF STUDY
ARCHITECT: AUTHOR



VANA TRADERS

Enlistment no: 2011-615
NED reference no: DAP-NED/000858

Introduction:

Vana Traders is a commercial cum residential building. Access into the building was refused by the owner. The shops on ground floor are in use on pugree basis. There is one residential unit on the first floor but access to it was also not allowed. The building is highly altered, having new masses added to it.

OWNERSHIP DETAILS (from records of Mukhtarkat Office)

1 st owner	Last owner	Lease period
E.G. Adamali & Co. by their attorney (Tayadali Alibhoy Alavi)	Not known	Rent free

Damages and Alterations:

New structure is added to half of the plot on which this building stands. The right wing is retained is retained from the original with minor renovations and repairs. On the upper floor new structure is added above the front side of the building. This structure is used as residential unit. Most of the interior of upper floors has been changed. The internal staircase seems to be the original, and it presently exists in a very dilapidated condition. Shop (858-2) has glass entrance and glazed tiles outside and inside; and is a well-furnished shop.

General comments & views of the occupants/owner:

Occupants of the building have a mixed perception regarding the building. They are not completely satisfied with the present condition of the building. As the building is mainly used for commercial purpose the issues of water supply and sanitation are barely managed. Interviews with users of the residential space on upper floor could have provided better in-sight on the comfort level of infrastructure services; but these were not conducted due to their unavailability.

OCCUPANT'S DETAILS

	Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
Ground floor	858-1	Inaccessible	-	International interiors and tiles	-	-	-	-
	858-2		Mr. M.A. Suleman/ (Contact no. 32435627, Email: svana@cyber.net.pk)	Vana Corporation	Shop	Pugree	9 years	-
	858-3	Not available	-	-	-	Pugree	-	-
	858-4	-	Mr. Aftab Alam	Taqi Chemicals	Shop	Pugree	12 years	-
1 st floor	858-5	Not available	-	-	Residence	Pugree	-	-

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Almond tree
- Poepal tree/ *Ficus Religiosa*
- Neem tree

Occupancy Key :

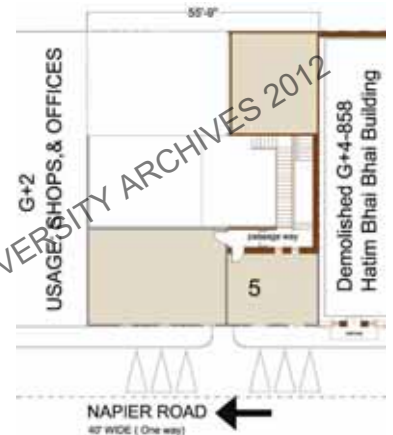
- Owned
- Rent
- Pugree
- Not known

Information on occupancy tems of only two spaces could be found. These are in use on pugree system basis. For the remaining spaces much information could not be obtained, as the occupants showed reluctance to share any information.

OCCUPANCY PLAN

GROUND FLOOR

FIRST FLOOR



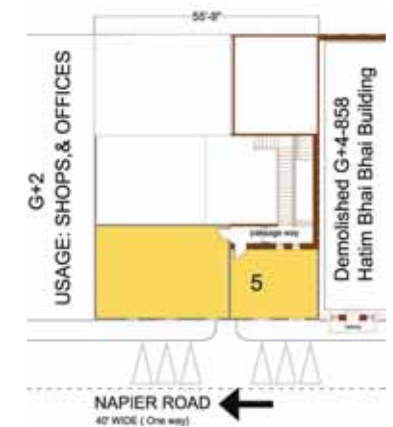
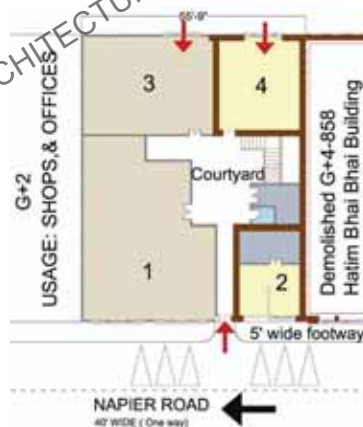
USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

The ground floor seems largely in use for chemicals warehousing, along with manufacturing and storage. The spaces on left side were observed to be always closed.

Access to first floor was not allowed, but other occupants mentioned that it was in use as a residential unit.

USAGE PLAN



Alvi Chambers

MR-U/ 162, 163, Shahrah-e-Altaf
Husain (Napier Road)

Enlistment No: 1997-093

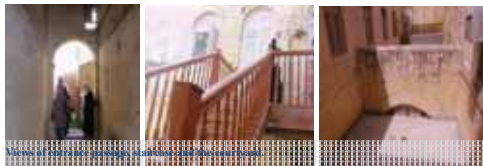
H.F. Region Ref No: KAR/MAR/0004

Other Reference

G+1

- Parameters for Merit
- (a) (c) external architectural features, including decorations etc.
 - (b) (c) record of variation in construction materials and building technology.
 - (c) (c) representative of social, cultural and economic values.
 - (d) (c) contributes to the group value of an area or cluster.
 - (e) (c) sandwiched plot with two facades on street/ main road.

Ground Floor	Commercial	Present Usage (other digitized status)
First floor	Commercial	
Second Floor		
Third Floor		
Fourth Floor		

Ownership
Private (Single) OwnedPresent State
Well Maintained
Threat Level
Good State of Condition
Alterations
MinorProminent Architectural Features
Arched windows/ ventilators/ Cornices/
Moldings/Decorative parapet/Pilasters/Balconies.

ALVI CHAMBERS

Enlistment no: 1997-093

NED ref. no: DAP- NED/00028

Introduction:

Alvi Chamber is owned by Mehmood Alvi and was constructed in 1850. It is a G+1 structure which originally had a small courtyard in the middle of its two building masses. The ground floor of the Alvi Chambers is rented out to Habib Bank Ltd. and has been in use as a bank since the time of partition. The first floor is in use by the owner himself, who runs his business from this office. The ownership details on the building obtained from the Mukhtiar's office indicate that this building since its construction has remained under the ownership of the same family bearing the sir-name Alavi/ Alvi. This single ownership is probably the reason for it being a well maintained property. The entrance into the building opens on to a passage which leads directly to the staircase providing access to first floor. This staircase originally was placed within the central courtyard providing an intermediary space bringing natural light and air to the front and back wings of the property.

OWNERSHIP DETAILS (from records of Mukhtiar office)

1 st owner	Last owner	Lease period
Adamali Yousaf Alvi & 07 others	(1) Mrs. Shahnaz Alavi w/o Yousaf Alavi (2) Zulfikar A. Alavi s/o Amir Ali	Rent free

Damages and Alterations:

The building has undergone major alterations on the ground floor, where the courtyard has been covered with RCC slab and the interior spaces have been changed to fulfil the requirements of the bank. The upper floor is better preserved in its original form, however some block masonry walls have been added to create rooms in the back wing.

General comments & views of the occupants/owner:

General perception of owner regarding the building is positive. He was satisfied with the present condition of the building, as the building is properly maintained and in good working condition. The users however expressed concern over parking issue. The owner himself parks his car at the premises of a nearby school building located on the adjoining road, as he is a member of the trust that owns this school.

OCCUPANT DETAILS

	Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
Ground floor	288-1(a)		Mr. Adil / (Contact no. 32437022, email:adil_prime@yahoo.com)	Chemical shop	Shop	Rented	15 years	-
	288-1(b)	Refused Interview	-	Bank Al-Habib Ltd.	Office	Rented	65 years	-
1 st floor	285-2		Mr. Mehmood F Alavi / (Contact no. 32425208, Email: mfulavi@yahoo.com)	A&M Alavi	Office	Owned	-	-

KEY:

- Old
- New
- Enlisted building 1995-1997
- Enlisted building 2011
- Not listed
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting

- Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key :

- Owned
- Rent
- Puggree
- Not known

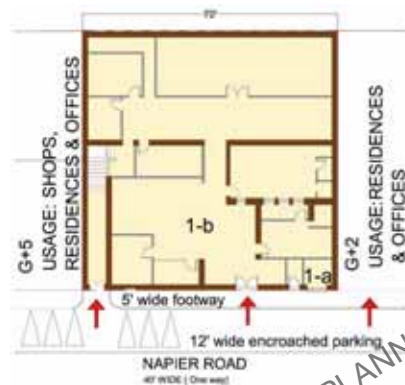
The spaces used by the bank and the small shop at ground floor are both occupied by the users on monthly rental basis.

The areas on first floor are all under the occupancy of the owner himself, and being used as an office and storage of goods.

OCCUPANCY PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN



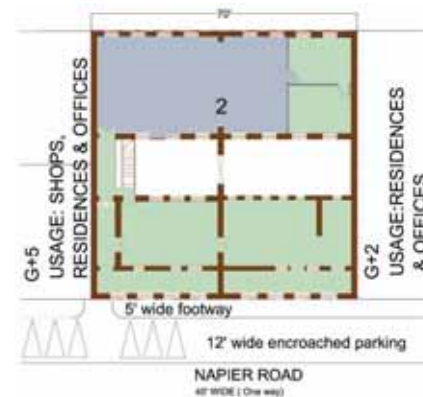
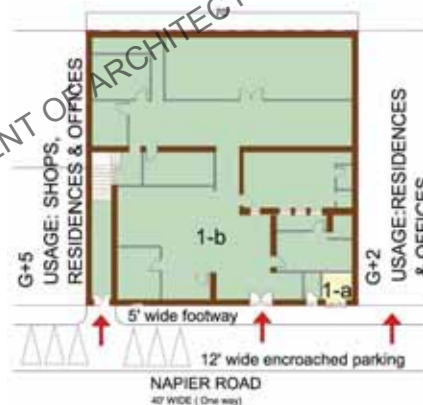
USAGE KEY

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known

Ground floor is occupied by a branch of Habib Bank Ltd. The bank has taken up the courtyard space within its interior by covering the courtyard with an RCC slab. A small chemicals shop is also located at the far corner of the building.

First floor comprises of offices in use by the owner himself. The back wing is in use as a warehouse/ storage of decorative items made of wrought iron and plastic.

USAGE PLAN





MR-1/ 167, Shahrah-e-Altaf Hussain
(Napier Road), Kacchi Wada Lane
No. 1

Enlistment No: 2011-616

H.F. Register Ref. No:

G+2

Residential, Commercial

Ground Floor	Commercial	Present Usage (Shop)
First Floor	Commercial	(Warehouse)
Second Floor	Commercial	(Warehouse)
Third Floor	Commercial	
Fourth Floor	Commercial	

Ownership: Private (Single) Occupancy: Pagarree

Present Status: Partially Maintained Threat Level: Second Degree Threat Alterations: Minor

Prominent Architectural Features:
Columns/ Coupled Columns, Arched Windows/
ventilators, Roundels/ Roofs, Balconies/
Moldings, Pilasters, Broom Stone Masonry



MADINA CENTER

Enlistment no: 2011-616
NED reference no: DAP-NED/000859

Introductions:

Madina Center is located on a corner plot having three façades. The records of Mukhtiar office indicate it as being the 'Central Bank of India' building built in 1875 (occupying only the ground floor – upper floors were used as offices). After partition it was occupied by the Allied Bank. At present the ground floor has commercial shops, general stores and wholesale dealers. The upper floors are entirely in use as warehouses. Only one façade facing the back street is of original stone construction, the rest of the building is completely new construction. Since past 7 years the building is primarily functioning as a wholesale market. Along the staircase there is open electricity wiring posing a threat to passerby.

OWNERSHIP DETAILS (from records of Mukhtiar office)

1 st owner	Last owner	Lease period
1. The Central Bank of India	Not known	99 years from 2 nd Jan. 1875

Damages and Alterations:

The building has been enlisted in 2011. Before enlistment the original structure had been completely replaced by new construction except for the back street shop façade. The complete interior layout is changed with new R.C.C construction.

General comments & views of the occupants/owner:

Occupants of the building are satisfied with the condition of the building and they have no infrastructure issues.

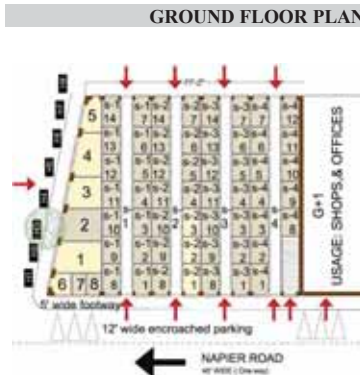
Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage/business	Occupancy	Association since	Business Association
859-1	-	S.M.Yami	Ahmed shop	Whole sale shop	Rented	1year	-
859-3		Irshad Hussain / (Contact no.- 0322-2978024) Prop. Asif Iqbal / (Contact no.- 0322-6953009)	Mushahid Traders	Whole sale shop	Rented	6 years	-
859-4	-	Abdul Rehman	A.A Traders	Whole sale shop	Rented	3 months	-
859-5	-	Mohammad Tanveer	Karamat Chai wala	Shop	Rented	6 years	-
859-6		Mazher Ahmed / (Contact no.- 0300-2244005)	Spectrum Enterprises	Shop	Rented	7 years	-
859-S-1	-	Ali Haider / (Contact no.- 0322-2918851)	Ghazi Traders	Shop	Rented	-	-
859-S-2	-	Yahya Rehman / (Contact no.- 0333- 3234809)	Reman Traders	Shop	Rented	6 years	-
859-S-3	-	Faisal	-	Warehouse	Rented	1month	-

KEY:

- Old
 - New
 - Enlisted building 1995-1997
 - Enlisted building 2011
 - Not listed
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Almond tree
 - Peepal tree/ Ficus Religiosa
 - Neem tree
- Occupancy Key :
- Owned
 - Rent
 - Puggree
 - Not known

At present the ground floor has shops having their ownership transferred to individuals. Some are occupied on rental basis.

The front of building has six large shops, all others at the back are of very small size having access through internal corridors. Most of the shops deal with wholesale supply of diapers.



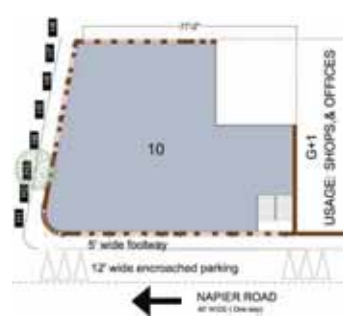
OCCUPANCY PLAN

At ground floor building is divided by three internal corridors of five feet wide, each having eight shops on both sides.

The first floor is completely in use as warehouses and second floor, probably also used for warehousing is closed for public access.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Toilet
- Motel
- Vacant
- Not known



USAGE PLAN

[illegible]



Part 4: Searai Road

Serai Quarter, Karachi

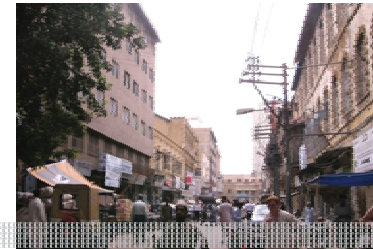
BRIEF INTRODUCTION AND BACKGROUND:

Serai Road is located within the boundaries of the historic Serai Quarter; named after the *Kafilah Serai* (Caravanserai grounds) originally located outside the limits of the native city and used by Afghan and other traders coming with trade goods from different parts of India, Afghanistan and Central Asia during 18th and 19th century. The Serai Road connects two major traffic arteries at its two ends; namely the M. A. Jinnah (Bunder) Road to the north and Shahrah-e-Liaquat (Free Road) at its southern end.

By late 18th century the area developed as a primary commercial and trade hub of Karachi, with prestigious offices of different merchants, companies and banks built as large complexes. These stone structures, richly decorated with elaborate architectural features, have a unique style that represents commercial buildings of colonial period with indigenous influences. The common architectural features that embellish the buildings located along Serai Road include arched openings, decorative carvings on stone façades, timber fenestrations on projecting balconies and *windah* arcades of upper floors, and open courtyards placed centrally within the plots' built-up masses. The identified cluster of eleven enlisted historic buildings on both sides of this road is taken as one of the case study areas to undertake this research due to the high degree threat presently faced by these properties owing to their state of advanced deterioration. Out of the eleven properties declared as protected heritage in 1995-97 under the Sindh Cultural Heritage Preservation Act 1994, three have already been demolished. These demolished buildings have been replaced with structures that go up to five storeys high, thus increasing the density of the area. The remaining eight structures are also in different stages of deterioration and disintegration due to a lack of appreciation for their intrinsic values. These historic structures are subject to inappropriate usage, including warehousing and partial abandonment or disuse. Three of these properties are in a 'partially demolished' state with vacant upper floors whose interiors have collapsed as a result of long term negligence by the owners and only the front façade stands – vulnerable to eventual collapse if appropriate measures are not taken to safeguard these from further destruction. The remaining five properties are in a comparatively better state of preservation with their original layouts and exterior features still intact to a great extent. But these are also partially maintained by their users, and in some cases have undergone extensive changes in the overall layout and planning.

The courtyards still intact in several buildings are presently used as parking for the users of the building as well as adjoining areas; and also for loading and unloading of trade goods transported to and from the numerous warehouses in the area. Due to the wholesale activities in the area more than 80% of the street is occupied by parked vehicles that include Suzuki pickups, donkey carts and loading trolleys. Due to the extensive wholesale activities and their resulting environmental degradation of the area, this neighbourhood that originally had a residential cum commercial usage is now turned into a predominantly commercial zone. The remaining residential activity is rare; only a single residential unit at present exists on the first floor of a property on this street.

The detailed documentation of Serai Road undertaken in accordance with the format developed for this research is compiled in this section. The analytical summary gives an overall insight on the issues and problems identified as an outcome of the research findings. The documentation includes an overall mapping of the entire street and followed by detailed information on each of the listed properties of Serai Road. The variety of issues experienced in specific cases led to an understanding of the complexities presently experienced by individual owners and other stakeholders of the heritage properties and historic areas. Technical and administrative solutions need to be sought for resolving various issues pertaining to ownership, usage, maintenance and management of heritage properties, and means of extending assistance to owners and users need to be developed to help them achieve optimum gains through conservation consistent approaches.



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Plans of Quarters:
SERAI QUARTER

SERAI ROAD
PILOT PROJECT AREA-3

Scale: NOT TO SCALE
Date: 6-Nov-2011



ANALYSIS:

The Serai Road itself has a two-way traffic flow but it links up two major traffic arteries at its two ends having one-way traffic in opposite directions. The activity pattern on this road varies at different times of the day; starting with quiet morning hours, the area picks up its business activities around 10.30 a.m., and by noon it is transformed into a chaotic hustle and bustle of vehicular, pedestrian and other modes of traffic movement, each competing for their right of way. Trucks, lorries, pick-ups and animal or hand drawn carts busy loading and unloading goods for the wholesale dealers block most of the road throughout the day, making it impossible for the regular vehicular traffic to pass unobstructed thus creating traffic jams of the worst type. Adding to this chaos are the encroached footpaths where street vendors of different types lay their claim, forcing the pedestrians to find possibility of a passage on the road. The hype of these activities comes to a gradual close towards 7:00 p.m. when the shops start to lower their shutters ending the day's business. By evening the area bears an abandoned look, and owing to the present law and order situation in the city poses security concerns to the passers-by and remaining few residential dwellers of the vicinity.

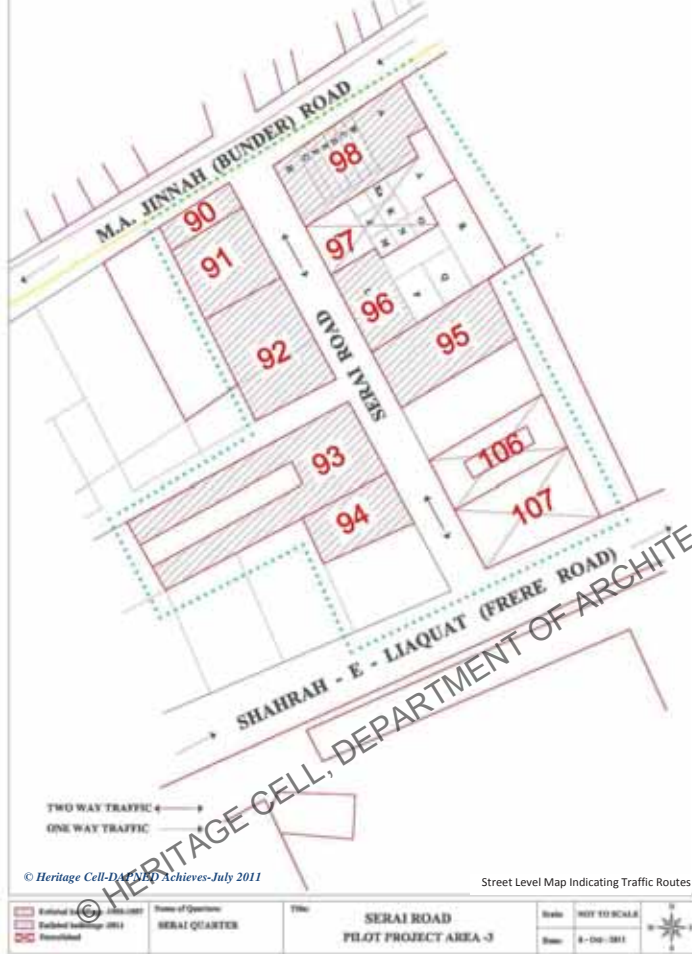
The historic fabric in this area and its adjoining vicinity predominantly follows the profile of G+1 up to G+2 storeys. The building heights of eight remaining historic buildings within Serai Road range within ground plus one to ground plus two storeys i.e. 25% (5 of 8) and 62.5% (2 of 8) respectively. Only one structure exceeds this height profile going up to G+3 storeys and a later added fourth floor built of RCC. The three demolished structures also followed the same pattern (two having G+2 and one having G+1 storeys) but the buildings that now replace them go up to an average of four to five storeys. These increasing numbers of new constructions are drastically changing the skyline in the area, following the scale and proportions allowed through the Sindh Building Control Authority Regulations (SBCA) i.e. a floor area ratio (FAR) of 1:6 for commercial properties and 1:3 on residential-commercial plots. The increased density due to new constructions also contributes to the overall environmental degradation as these new buildings lack in providing proper parking areas or loading/off loading facilities inside the building forcing these activities to take place on the street – contrary to the historic structures where their courtyards are provision for these activities to take place inside, relieving the street from undesired obstructions.

The listed properties on Serai Road are predominantly in use for commercial purposes, including shops and warehouses; except for one residential unit. The businesses in this locality cater not only to local needs, but also serve nationwide, exporting goods to the international markets. Usage pattern determined separately for each floor indicates that the ground floors exclusively have shops in all spaces opening directly on to the road, whereas the spaces having access through courtyards or at the back of the buildings are in use as warehouses. Access into many of these secondary spaces was denied during the surveys but the pattern indicates these either being used for warehousing or some of them lying vacant. The first floors and second floors in most cases are vacant, except for one building having offices on first floor and warehouses on second floor; and another having a residential unit in one portion of its first floor. Due to continued abandonment and disuse most of the upper floors are in an advanced stage of deterioration, in fact in some cases these upper floors are even partially collapsed having only their façades remaining.

The occupancy pattern in historic buildings is predominantly on goodwill terms locally known as the *pugree* system (the monthly charges being as low as Rs. 400/- to 600/- per month at an average); however a few of the premises are given on rental basis. The extremely low rental values determined through the goodwill system and the constraints faced by the owners in getting fair rental values has in several cases resulted in disputes between the two parties – as a result the properties are tied to court cases and their rentals are received through the court. Some of the owners also live overseas, thus not much concerned with the maintenance and management issues of their properties; their relatives come to collect the rental fares twice a year.

In general the physical state of conservation for almost all historic properties is below any minimal acceptable level as even those structures that fall within the category of 'partially maintained' buildings suffer from poor maintenance, or inconsistent external appearance due to haphazard changes in different portions of the building; having large hoardings/ sign boards or heavy alterations that deface their façades. Sub-division of properties as a result of divided inheritance is also another issue that has been a major contributing factor in damaging the historic fabric. Some of the properties have undergone subdivisions as a result of which their plots have new blocks built on them, in some cases after demolition of part of the original structure. Since these changes are undertaken without any technical guidance from the point of view of building conservation; in most of the cases these have brought about changes that do not contribute as a complementing addition to the property. Almost all the historic structures on this street have been placed under 'High Degree Threat' due to either their partially demolished condition or their partially vacant status; especially on upper floors.

The listed heritage properties although given legislative protection, have suffered through an indiscriminate breach of law and malpractice, primarily resulting from a lack of professional capacity within regulatory institutions to deal with historic environments and a will to forcefully implement the law. These historic areas being hub of city have immense potential for regeneration. The fact that most historic properties are at present being under-utilized gives an opportunity to strive for a possible rejuvenation through an optimal utilization policy that helps inject a new life in these areas.



THE STREET VENDORS:

The footpaths of Serai Road are at several locations encroached by street vendors/ hawkers who have informally gained rights to occupy their claimed space. A couple of these hawkers have been here since 40 – 50 years and many more have been doing their business in this locality for almost 20 years now. The locations occupied by these street vendors are primarily circulation junctions, or in front entry points to buildings, or under shady trees. These are primarily catering to the needs of local population for low priced affordable food and refreshments during the day-time working hours; whereas some offer facility for other primary requirements. The exact locations of various hawkers occupying footpaths of Serai Road are marked on the street plans and their details are given in the table below:

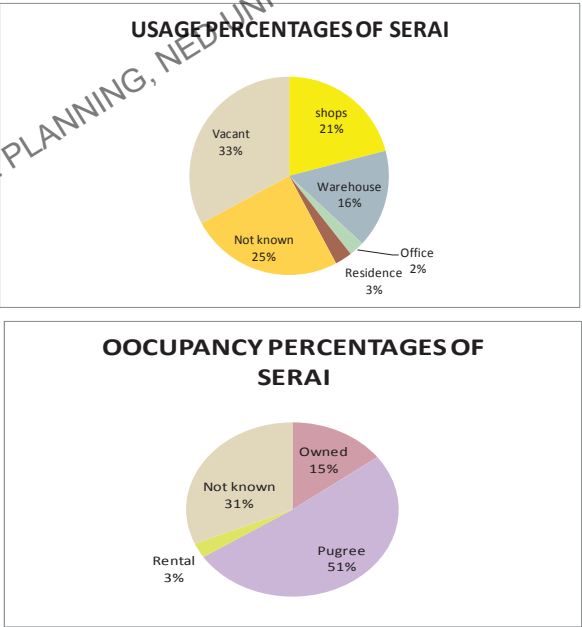
HAWKERS DETAIL						
Ref. no.	Hawker's name	Standing in front of building	Type of Business	No. of workers	Here Since	Informal/ Regularize
H-1	REFUSED INTERVIEW	Mandviwala Building	-	-	-	-
H-2	Javed	Mandviwala Building	Ganneywala (sugarcane juice)	-	40years	Regularize (pays tax to KESC; Rs. 400 /month)
H-3	Anwar-ul - Haq	Mandviwala Building	Fruits Seller	-	2years	-
H-4	-	Mandviwala Building	Chaatwala	1	-	informal
H-5	Bahadur	Hussaini Arcade	Sunglasses Vendor	-	20years	-
H-6	Nacem	Hussaini Arcade	Sunglasses Vendor	-	-	-
H-7	Mohammed Zaki	Kulsumbai Building	Fruits Seller	-	20years	-
H-8 & H-9	-	Rubab Chambers	Money Exchanger	-	-	-
H-11	BakhairBadshah	Rubab Chambers	Cobbler (Mochi)	-	20years	-
H-12	Anwar	Rubab Chambers	Fruit Seller	1	2years	-
H-13 & H-10	REFUSED INTERVIEW	Rubab Chambers	-	-	-	-
H-14	Kareem	Rubab Chambers	Cobbler (Mochi)	-	50years	informal
H-15	Fareed-ud-din	Lotia Building	Chaiwala	-	2years	-
H-16	Alam Khan	Lotia Building	Juicewala	1	8years	informal
H-17	Tashfeen	Lotia Building	Roti wala	1	2years	-
H-18	Bahadur	Rawalpindiwala Building	Chaiwala and Lunch Snacks	8years	-	-

PARKING OF LOADING/ UNLOADING VEHICLE:

Serai Road being a hardware market, mostly has hand pushed mobile carts to transport goods; heavy loading/ unloading Suzuki pick-ups are not been seen here. Every shopkeeper hires 2-4 persons as labour for cart services and their duty hours are usually from 10:00am - 7:00pm. At night the carts are parked inside the courtyards. Serai Road has lesser number of private cars as compared to Napier Road; as most of these are parked inside courtyards. The new constructions on Safia Bai Building and Sindh Co-operative Bank plots have basement parking to accommodate the private cars belonging to offices in those buildings.

SERAI ROAD			
Type of vehicle	Average no. (around 11:00am – 1:00pm)	Average no. (around 2:00–4:00pm)	Average no. (around 4:00–7:00pm)
Loading/unloading cart	9	10	
Cars	35	33	30
Bikes	60	58	55

Complete information on the usage and occupancy of all the listed properties is indicated in the following street plans. The following pie charts show the percentages of different types of usage and occupancy patterns in the area.



SERAI ROAD



GROUND
FLOOR
PLAN

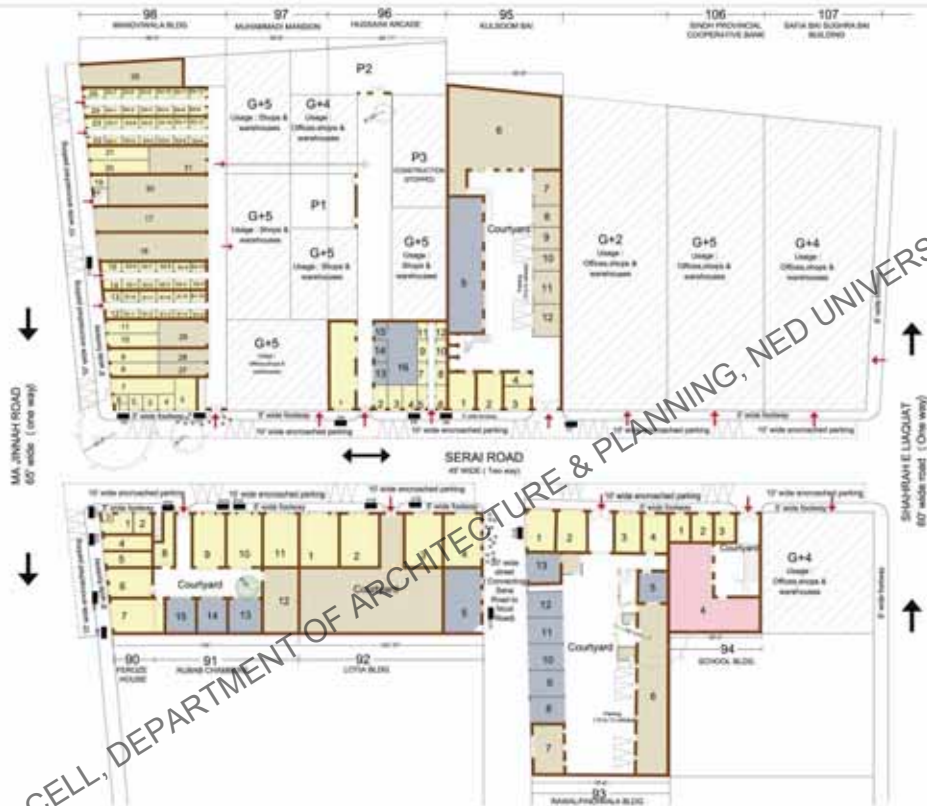
USAGE

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
- Peepal tree/ Ficus Religiosa



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SERAI ROAD



FIRST FLOOR PLAN

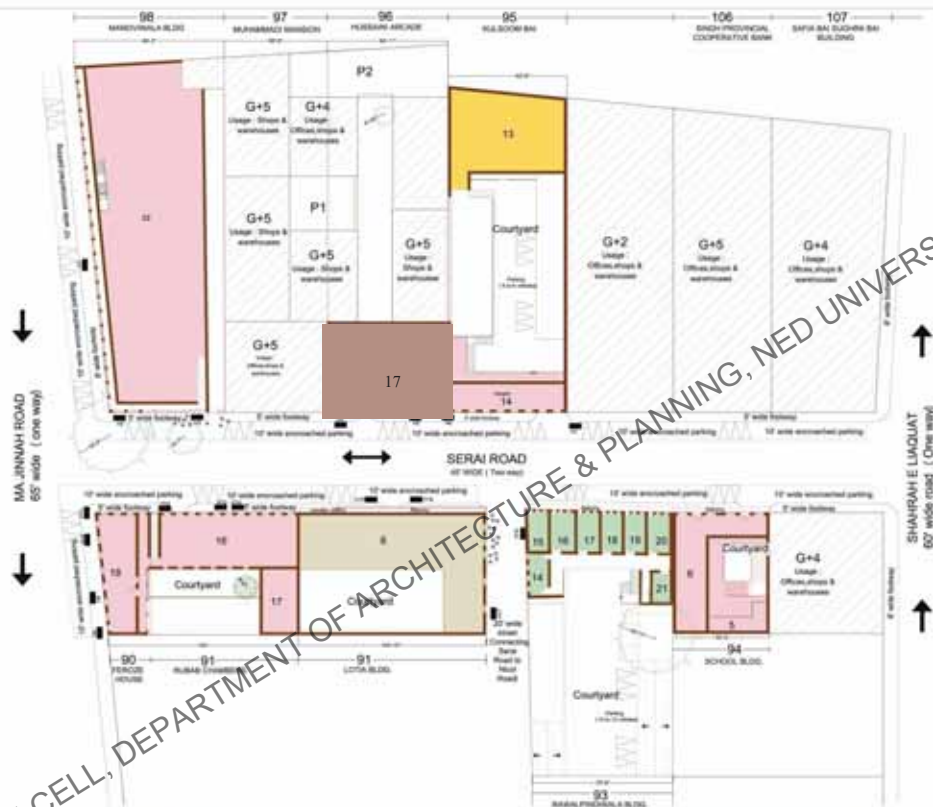
USAGE

USAGE KEY:

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- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

KEY:

- Old
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- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
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SERAI ROAD



SECOND FLOOR PLAN

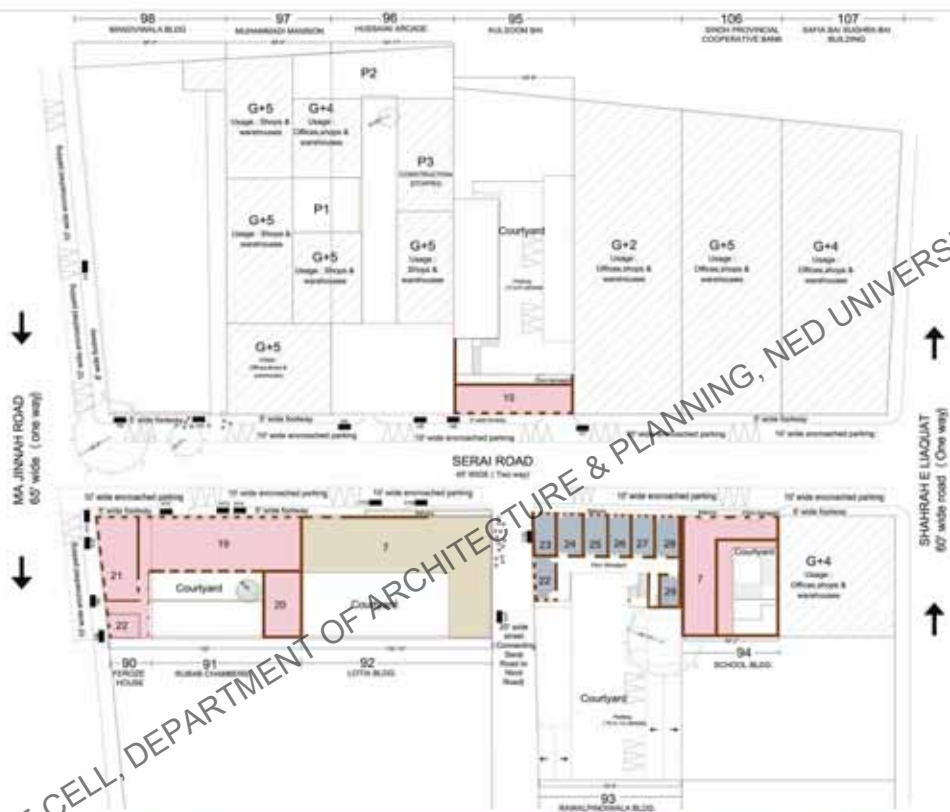
USAGE

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
- Peepal tree/ Ficus Religiosa



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SERAI ROAD



GROUND
FLOOR
PLAN

OCCUPANCY

OCCUPANCY KEY:

- Owned
- Rent
- Pugree
- Not known

KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
- Peepal tree/ Ficus Religiosa

MA JINNAH ROAD
65' wide (One way)



SHAHRAH E LIAQUAT
60' wide road (One way)



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SERAI ROAD



FIRST FLOOR PLAN

OCCUPANCY

OCCUPANCY KEY :

- Owned
- Rent
- Pugree
- Not known

KEY:

- Old
- New
- Entailed building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
- Peepal tree/ Ficus Religiosa



SERAI ROAD



SECOND FLOOR PLAN

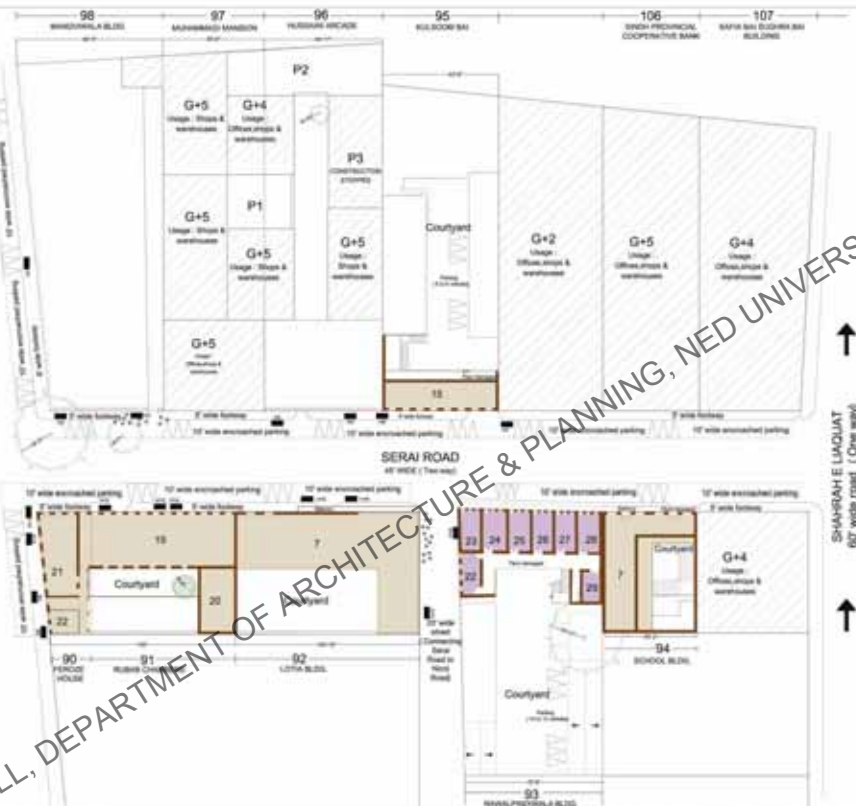
OCCUPANCY

OCCUPANCY KEY :

- Owned
- Rent
- Pugres
- Not known

KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
- Peepal tree/ Ficus Religiosa



Mandviwala Building

SR-3/ 24-a, M. A. Jinnah (Bunder)
Road, Serai Road

Other References
Enlistment No: 1995-098

H.E. Register Ref. No: KAR/SEQ/022

G+1

Commercial

Present Usage

Ground Floor	Commercial	(Oldage)
First Floor	Vacant	(Present)
Second Floor	—	—
Third Floor	—	—
Fourth Floor	—	—

Ownership

Private (Multiple)

Rented/

Pugree

Present Status	Struct Level	Alterations
Partially Maintained	High Degree Threat	Minor

Prominent Architectural Features

Coupled Columns, Arched Decorative Windows, Cornices,
Moldings, Arcade, Decorative Parapet, Cornices.

- Parameters for Mark:
- (Digitals) external architectural features, including decorations, etc.
 - (Digitals) representative of typical or unique plan typology.
 - (Digitals) evidence of unique craftsmanship.
 - (Digitals) record of variation in construction materials and building technology.
 - (Digitals) representative of social, cultural and economic values.
 - (Digitals) contribute to the group value of an area or cluster.
 - (Digitals) corner plot with twin facades on main roads.



MANDVIWALA BUILDING

Enlistment no: 1995-098

NED reference no: DAP- NED/00098

Introduction:

Mandviwala building is a G+1 storeyed structure on a corner plot having two facades on main roads. Shops on the ground floor were previously occupied on pugree system but now ownership rights are given to individual shop owners. After the transfer of ownership (almost 30 years ago) the shops have been subdivided into smaller units (sometimes as small as approximately 3' x 4' shop) with a passage corridor in the middle. Now a single shop with its multiple units is considered as a separate electronic market, and each shop within the market is a wholesale dealer. Thus on the whole the building contains four electronic markets. Average association of users with the place is 20 years, some of them working since 30 years. The shop owners, after having divided their shops into smaller units have in turn given occupancy on pugree basis charging monthly fares ranging from Rs. 400/- to Rs.600/- per shop per month depending on the area of shop. Most of the occupants use bikes for their daily transportation and mostly come from Kharadar, Garden and Nazimabad areas. Space in front and side of the building is being used for motorbike parking; encroaching the footpath and leaving very little manoeuvring space for pedestrians. The first floor is vacant.

OWNERSHIP DETAILS (from records of Mukhtiarak office)

1 st owner	Last owner	Lease period
Ghulam Ali Taseb Ali	Shakil Ahmed s/o Abdul Matin with 44 others	99 years from 12 th August 1957

Alterations:

The exterior facade is largely intact in its original form, but the interiors of the building have been extensively altered in according to the requirements of occupants over the passage of time. Additional foundations and basement have been added. The original shops have been subdivided into several smaller shops.

General comments & views of the occupants/owner:

According to occupants, the building has strength and should remain as it is. They have no issues or complaints on infrastructure.



KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/*Bargad*
- Peepal tree/*Ficus Religiosa*

Occupancy Key :

- Owned
- Rent
- Pugree
- Not known

Building was previously on pugree system but now after sub-division of shops, the building has multiple owners.

Some of the shops have been subdivided into several smaller units; a few of which are occupied on rental basis and others are still on pugree system.

OCCUPANCY PLAN

The ground floor of this building originally had only 12 shops, which have now been sub-divided into 75 smaller shops. Four of the original shops now form separate electronic markets having 12 – 14 shops each. Each one of these shops is a wholesale electronic dealer.

A small courtyard at rare of the building is now encroached upon.

First floor is inaccessible. Two staircases lead to the upper floor, which has an arcaded verandah running along its entire length. These are now partially used for warehousing and some of its portions are demolished.

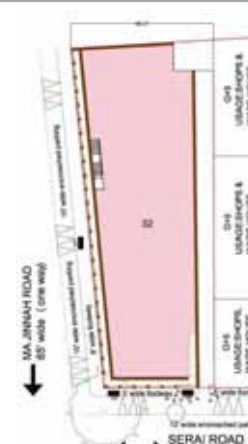
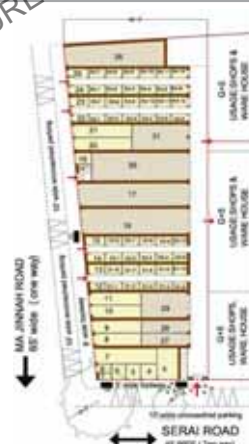
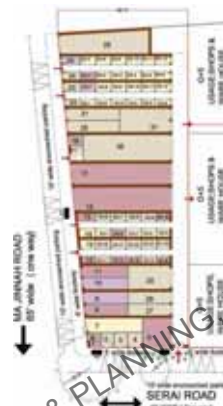
USAGE PLAN













USAGE KEY :

- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

GROUND FLOOR PLAN

FIRST FLOOR PLAN



Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of usage	Occupancy	Association since	Business Association
98-01	-	Mr HaroonRasheed -03002401257	Lahori Sharbatwala	Whole sale Electronic shop	Rented		K.E.D.A
98-04	-	Asaddehlwala	Classic Foods	Whole sale Electronic shop	Owned	16 years	K.E.D.A
98-05	-	MuhammedFarooq	Farooq Electronics	Whole sale Electronic shop		20 years	K.E.D.A
98-06		Mohammed Irfan -32424713, 3426631	Crown Electric	Whole sale Electronic shop		22 years	K.E.D.A
98-07		FareedMemon and Danish- 32421848, 32425522	Madina Electric Store	Whole sale Electronic shop		13 years	K.E.D.A
98-08		Naeem Ahmed Shamsi -32429891, 3242840	Madina Electric Co.	Whole sale Electronic shop	Owned	22 years	K.E.D.A
98-09		Syed Amir Ali -32420667,324298627,03323256094, Email: razaelectric.store@gmail.com	Raza Electric Store	Whole sale Electronic shop			K.E.D.A
98-10	-	Umar	My Choice Electronics	Whole sale Electronic shop		50 years	K.E.D.A
98-11	-	Munir -32423314	Father Electric Store	Whole sale Electronic shop		20 years	K.E.D.A
98-12	-	Shaheed Ahmed	Shakeel & Company	Whole sale Electronic shop		30 years	K.E.D.A
98-13	-	Ghulam Mustafa	Venus Electronics	Whole sale Electronic shop		40 years	K.E.D.A
98-14	-	Fareed-ud-din	Shahzad Electric	Whole sale Electronic shop	Owned	40 years	K.E.D.A
98-15	-	Abu Bakar	World Electronics	Whole sale Electronic shop		30 years	K.E.D.A
98-s1-1		Mohammad Shabbir	Mina Electric Store	Whole sale Electronic shop		30 years	K.E.D.A
98-s1-3		Imran Aziz -32427237, 32417776 www.lidproducts.com	Al-Aziz Electric Food Center	Whole sale Electronic shop		22 years	K.E.D.A
98-s2-4	-	Mohammad Adnan -03212562601	Adnan Electric	Whole sale Electronic shop		7 years	K.E.D.A
98-s2-10	-	Amir -37620815	Ali Traders	Whole sale Electronic shop		10 years	K.E.D.A
98-s3-1		Abdul MateenKasbati, Furqan Ahmed -32444075, 32414285 email: mngkasbati@gmail.com , makasbati@yahoo.com	Noble Electric Store	Whole sale Electronic shop		12 years	-
98-s3-3		Mohammed Faisal -32410303	Hanza Electric Store	Whole sale Electronic shop	Owned	12 years	K.E.D.A
98-s3-7		Aslam Mohammed Rayani, Zulfiqar (worker) -32444642	A.A Electric Store	Whole sale Electronic shop		20 years	K.E.D.A
98-s3-8	-	Nizar (worker) -32430394	-	Whole sale Electronic shop	-	10 years	K.E.D.A
98-s3-9	-	Munir -32410303	M.I. Enterprises	Whole sale Electronic shop	-	8 months	K.E.D.A
98-s3-10	-	Saleem -32444749	Golden Electric	Whole sale Electronic shop	-	15 years	K.E.D.A
98-s3-11		Ayaz (worker), Mohammed Iqbal Malkani -32443023, 0321-2283525 email: mulyas_malkani@yahoo.com , mulyas_malkani@hotmail.co.uk	Malkani Electric Concern	Whole sale Electronic shop		20 years	-
98-s4-1	-	Tariq Javed -32423320	Khawaja Electric Concern	Whole sale Electronic shop		5 years	K.E.D.A
98-s4-2	-	Shabir -03312046682	Karachi Electric	Whole sale Electronic shop		47 years	K.E.D.A
98-s4-3		Denso Hall Electric Dealer, Gudluck Electric -32443919, 0322-2514470	Denso Hall Electric Dealer, Gudluck Electric	Whole sale Electronic shop	Owned	24 years	K.E.D.A
98-s4-6	-	Ali Akbar -32427709	H.Shabbir & Co.	Whole sale Electronic shop		35 years	K.E.D.A
98-s4-9		Mohammad Asif (worker), Mohammad Munaf (owner) -03009265407, 32473782	Alico Traders	Whole sale Electronic shop	Owned	5 years	K.E.D.A
98-s4-14	-	SohailAslam -32420571	Sohail Electric	Whole sale Electronic shop		20 years	K.E.D.A



Chain Plaza(Hussaini Arcade)

1961

S/R-3/ 24-c, Serai Road, off Shahrah-e-Liaquat (Frere Road)

Other References

Enlistment No: 1995-096

H.F. Region Ref. No: KAR/SEQ/020

G+1

Commercial

Present Usage

Ground Floor	Commercial	(Altered)
First Floor	Religious	(Prayer room)
Second Floor	-	-
Third Floor	-	-
Fourth Floor	-	-

Ownership

Occupancy

Private (Multiple)

Owned/

Pugree

Present Status

Threat Level

Alterations

Partially Demolished

High Degree Threat

Major

Prominent Architectural Features

Arches/ Arched Decorative Window, Pediments, Cornices, Moldings, Courtyard, etc.



3rd Floor
55 pbs



SERAI CHARTER
JANUARY 2020



CHAIN PLAZA/ HUSSAINI ARCADE

Enlistment no: 1995-096

NED reference no: DAP-NED/00096

Introduction:

Hussaini Arcade is a G+1 storeyed commercial building on a sandwiched plot having only one façade facing on the Serai Road. Presently, this building is known as the Chain Plaza. The first floor of Hussaini Arcade has been demolished from inside, leaving only the façade intact. The central courtyard is kept vacant; sometimes garbage is thrown into this courtyard. Space in front of the building is used for parking, leaving very small area for traffic to manoeuvre unobstructed.

Damages and Alterations:

The upper floor of the building has been damaged to the extent that presently only its façade remains. Only the front portion of the original building has been retained occupying approximately only ¼ of the plot. The rest of the plot has been subdivided and new multi-storeyed constructions are done on it; comprising of three entirely different buildings, i.e. the seven floors high Marvi Traders, five floors high Salam Center and another five floors high building. All of these trade towers are connected with wholesale markets in adjoining Mandviwala building through narrow passageways. The legal status of this plot sub-division and new constructions is not clear.

General point of view of the owner:

The owner Mr. Usman Ameen has very negative perspective regarding his building. According to him the title of 'Protected Heritage' is of no use for him and his future intension is to demolish the existing façade of the building (which is the only remaining part of the original structure, besides a small portion at the back) and construct the huge plaza, but he is not getting permission from higher authorities to do so. Similar to the other old buildings of the area, the Chain Plaza also has water and sanitation problems.

Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of business/usage	Occupancy	Association since	Business Association
96-01		Mr. Usman Ameen Contact no.: 32433936, bilalco@cyber.net.pk	Bilal and Co.	Hardware shop	Owned	75 years	FCCL
96-02	-	Mr. Abdus-Salam	Salam Tradings	Hardware shop	Pugree	60 years	Chamber of Commerce.
96-03		Mr. Wajid Rafique contact no. 2422124, hjrnetings@cyber.net.pk	Haji Rafique Sons	Hardware shop	Pugree	60 years	-
96-04		Mr. Uzair contact no. 34279672, conveyorsystems@cyber.net.pk	Conveyor System International	Hardware shop	Pugree	40 years	-
96-05 & 96-06	REFUSED INTERVIEW						

The original old structure of Hussaini Arcade exists only on the front $\frac{1}{4}$ of the plot; in use on pugree system, except for one shop in use by the owner.

Originally the ground floor had six shops which are now sub-divided into several smaller units. The first floor space is also in control of the owner himself and used as a prayer area.

OCCUPANCY PLAN

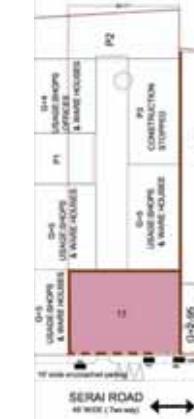
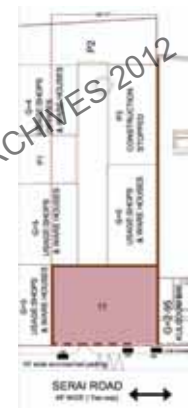
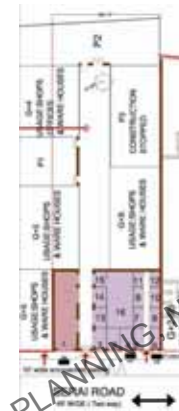
The ground floor is in use as shops as well as warehouses. Only a small portion of the original structure is now remaining on site. Inside the courtyard a small frontage lies between two new high-rise constructions and other at the back side. A partially vacant area (having remains of demolished structure) lies near Marvi Traders Building.

First floor was not accessible, however, information was given that the front portion is used as a prayer area.

USAGE PLAN

KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
- Peepal tree/ Ficus Religiosa
- Occupancy Key :
- Owned
- Rent
- Pugree
- Not known



Kulsum Bai Building

1918

SR-3/ 23, Serai Road, off Shahrah-e-Liaquat (Frere Road)



Parameters for Map:

- (a) external architectural features, including decorations, etc.
- (a) representation of typical or unique plan typology.
- (a) evidence of unique craftsmanship.
- (a) record of variation in construction materials and building technology.
- (a) representative of social, cultural and economic values.
- (a) contribution to the group value of an area or cluster.
- (a) sandwiched plot with one facade on main road.



Other Reference
Enlistment No: **1995-095**
R.F. Register Ref. No: **KAR/SEQ/019**

G+2

Residential, Commercial

Ground Floor	Commercial (Shops, Warehouse)
First Floor	Real dental (dental clinic, dentist)
Second Floor	Vacant (Vacant)
Third Floor	—
Fourth Floor	—

Ownership	Occupancy	
Private (Multiple)	Pugree/ Owned	
Present Status	Threat Level	Admission
Partially Demolished	High Degree Threat	Major

Protections Architectural Features
Chimneys, Arches/ Arched Decorative Window, Cornices, Moldings, Grill Iron work, Decorative Parapet, etc.

2nd floor
75 pts



Introduction:

Kulsum Bai building is a G+2 storey building; originally having commercial and residential usage. Built in 1918, the property was claimed by its present owner at the time of partition, and since then owned by the same family. The entire ground floor is devoted to commercial usage having 4 shops, all of which are in use by the owner himself. Access to upper floors was denied but according to the owner, the first floor is divided into different spaces and one of these units is rented out to a family that is living here since partition. Rest of the spaces on first floor are vacant. Tenants use a later added staircase for their access. The building has a central courtyard; all shops have an internal access to the courtyard. There are no toilets on ground floor. A timber staircase (original) right behind shop number 95-01 leads up to the first floor. A door at first floor separates it from ground floor.

Alterations:

A second staircase is a later addition which provides access to residence on the first floor at the back side of the building. Timber roof of the entire building is replaced with tier and girders. Reason given by owner for this replacement was that the original roof had undergone extreme damage caused by heavy rains; the huge holes and cracks caused rain water penetration inside the building and was damaging its other portions as well. According to him, he would have retained the original roof, if it were not damaged so much. The original floor finish has also been changed to cement floor.

General comments & views of the occupants/owner:

General perception of owner regarding historic building is very negative. From his point of view the building does not possess any importance and is in very bad condition, off and on different parts of roof and ceiling fall down, which is very dangerous. There is a huge problem of water in this area. Usually a tanker is used for filling up the storage tanks. The owner had submitted an appeal for de-listing the building against its heritage notification. The committee reviewed the case and decided to allow reconstruction at the back, maintaining the façade.

OCCUPANTS DETAILS

Ref. no.	Visiting Card	Occupant's name	Type of Usage	Occupancy	Association since	Business Association
95-01 to 95-04	-	Mr Mustafa	Paint shop	Owned	60 years	Chambers of Commerce
96-13	-	Mr. Anwar	Residence	Pugree	60 years	-

KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/*Bargad*
- Peepal tree/*Ficus Religiosa*

Occupancy Key :

- Owned
- Rent
- Pugree
- Not known

The ground floor shops facing Serai Road are all occupied by the owner himself, dealing in paints. One warehouse on ground floor and a residence on first floor are however given on pugree system.

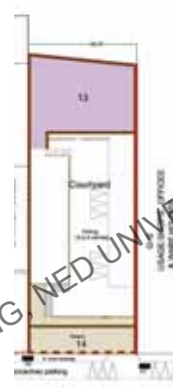
Upper floors are in possession of the owner, but access to these was not granted.

OCCUPANCY PLAN

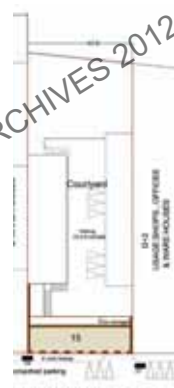
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



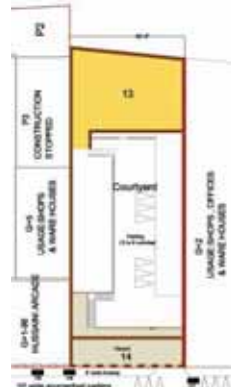
USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

Four shops on the front of the building deal in paints. All other spaces on ground floor are accessed through the courtyard and used for warehousing by the owner for storage of extra goods or given on pugree basis. Access to these areas was not allowed.

The first and second floors were also not accessible. Second floor is partially damaged and lying vacant.

USAGE PLAN



Muhammadi Mansion



- Parameters for Merit:
- (a)pts external architectural features, including decorations, etc.
 - (a)pts representative of typical or unique plan typology.
 - (a)pts record of variation in construction materials and building technology.
 - (a)pts representative of social, cultural and economic values.
 - (a)pts contribution to the group value of an area or cluster.
 - (a)pts sandwiched plot with one facade on main road.

SR-3/24-B, Serai Road, off M. A. Jinnah (Bunder) road

Office Reference
Enlistment No: **1995-097**

H.F. Register Ref. No: **KAR/SEQ/021**

G+1

Commercial

Present Usage

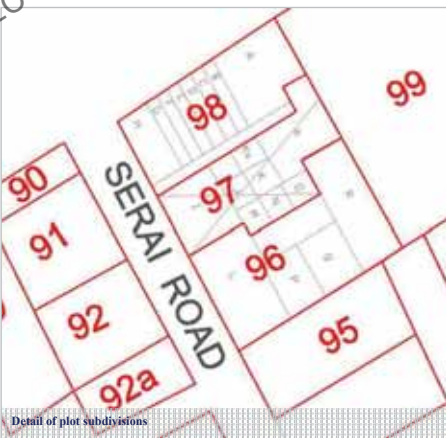
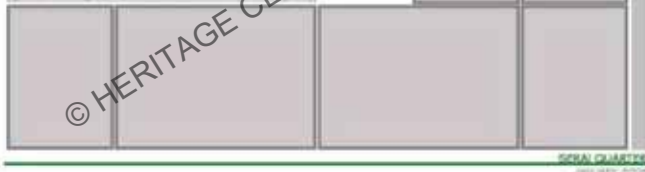
Ground Floor	—	—
First Floor	—	—
Second Floor	—	—
Third Floor	—	—
Fourth Floor	—	—
Ownership	—	Occupancy

Present Status
Demolished
(New Construction)

Prominent Architectural Features
Arches/ Arched Decorative Window, Roundels, Cornices, Mouldings, Pilasters, Composite Columns,



3rd
65 pts



Detail of plot subdivisions

MUHAMMADI MANSION

Enlistment no: **1995-097**

NED reference no: **DAP-NED/00097**

Muhammadi Mansion has been demolished completely. G+ 4 storeys have been constructed. This building has offices and warehouses.

Demolishing data and reasons for demolishing could not be found from official records, however some information on the plot division and new constructions was available from SBCA; according to which the plot on which Mohammadi Mansion stood has been subdivided into eight smaller plots having alphabets A, K, Ka, J, I, M, N, O (refer to drawing below). New constructions on these plots have violated the approved plans, yet the construction is completed and the buildings are presently in use.

Plot A: NOC approved for G+1 structure in 1982; at present G+5 structure is standing.

Plot K & Ka: NOC approved for G+1 structure in 1981; at present G+4 structure is standing.

Plot J: NOC approved for G+2 structure in 1990; at present G+5 structure is standing.

Plot I: NOC approved for G+3 structure in 1991; at present G+5 structure is standing.

Information on plots M, N and O was not available.



Front of the new construction

Enlistment no: 1995-106

NED reference no: DAP-NED/00106



Demolished

Sindh Provincial Co-Operative Bank

SR-3/ 21, Serai Road, off Shahrah-e-Liaquat (Frere Road)

Other Reference
Enlistment No: **1995-106**

H.F. Register Ref. No: **KAR/SEQ/030**

G+2

Commercial

Present Usage

Ground Floor	—	—
First Floor	—	—
Second Floor	—	—
Third Floor	—	—
Fourth Floor	—	—
Ownership	—	Occupancy

Present Status
Demolished
(New Construction)

Threat Level — Alterations —

Prominent Architectural Features
Arches/ Arched Decorative Window, Cornices/ Moldings,
Decorative Parapet, Pilasters, etc.



2nd
65 pts

OWNERSHIP DETAILS (from records of Mukhtimdar office)

1 st owner	Last owner	Lease period
The Sindh Provincial Co-operative Bank Limited	NIL	99 years from 20 th October 1957



Facade of the new construction

Safia Bai Sughra Bai Building

1920

SR-3/ 20, Shahrah-e-Liaquat (Frere Road), Serai Road

Other Reference
Enlistment No: **1995-107**
H.F. Register Ref. No: **KAR/SEQ/031**

G+2

Commercial

Present Usage

	Ownership	Occupancy
Ground Floor	—	—
First Floor	—	—
Second Floor	—	—
Third Floor	—	—
Fourth Floor	—	—

Present Status
Demolished
(New Construction)

Dominant Architectural Features
Arches/ Arched Decorative Window or Verandah
Cornices/ Moldings, Decorative Parapet/ Balconies

- Parameters for Mark:
- (single) external architectural features, including decorations, etc.
 - (single) representative of typical or unique plan typology.
 - (single) evidence of unique craftsmanship.
 - (single) record of variation in construction materials and building technology.
 - (single) representative of social, cultural and economic values.
 - (single) contribution to the group value of an area or cluster.
 - (single) corner plot with two facades on main roads/ street.



2nd Floor
78 pts



SERAI CHARTER
SHAHRAH-E-LIAQUAT

Enlistment no: 1995-107

NED reference no: DAP- NED/00107

Safia Bai Sughra Bai building was demolished sometime after 1999. The building was included in the KBCA list of 'Dangerous Buildings' in 1995 at the request of the owner, on basis of which the demolition permission for its interiors was issued in 1998, with the condition that its façade would be retained. Presently a new construction of G+4 storey stands on this plot. The present usage of the building includes primarily offices and warehouses. It has a paid parking at basement level which caters not only to visitors to this building but also other occupants of Serai Road.

The property owner submitted a de-listing appeal against the heritage notification, in response to which the building control authority officers surveyed the property and recommended that the property being in a dilapidated condition is dangerous, thus reconstruction should be allowed at the façade should be maintained. However, against this recommendation the review committee that met on 20.5.1998 decided that the property should stay as protected heritage and maintained accordingly.



Facade of the new construction

Feroze House



SR-3/ 6-a, M. A. Jinnah (Bunder)
Road, Serai Road

Other References
Enlistment No: **1995-090**

H.P. Register Ref. No: **KAR/SEQ/014**

G+2

Commercial

Present Usage

Ground Floor	Commercial	(Shops)
First Floor	Vacant	(Vacant)
Second Floor	Vacant	(Vacant)
Third Floor	—	—
Fourth Floor	—	—

Ownership
Private (Multiple) **Pugree**

Present Status
Partially Maintained

Threat Level
High Degree Threat

Alterations
Minor

Prominent Architectural Features
Coupled Columns, Arches/ Arched Decorative Windows,
Canopies/ Mouldings, Decorative Parapet, Pilasters, Stucco
Masonry.



Introduction:

Feroze House is a G+2 storey structure, entirely in use as a commercial building. It is located on a corner plot at the junction of M.A Jinnah Road and Serai Road. From inside this building is linked with the adjoining structure i.e. Rubab Chambers by demolishing the separating wall in the courtyards of the two buildings and converting them into one single courtyard. On site no one recognizes the building as Feroze House but the entire complex is known as Rubab Chambers since 1960. Both the properties are also owned by a single owner, who also denies the fact that these two are separate buildings. Furthermore, it is not clear whether the buildings are connected at all levels as the access to the upper floors and inside the courtyard was not granted. Both properties however have different features on their façades.

OWNERSHIP DETAILS: (from records of Makhtiatarkar office)

1 st Owner	Last Owner	Lease period
Usaf Ali Bhooy and 16 others	Mrs. Rubabai w/o Mulla Badaruddin and 1 other	99 years from 1 st Nov 1957

Damages and Alterations:

From outside the building seems to be in sound structural condition, however access to the upper floors was not granted by the owner in the premise that both first and second floors are in severely damaged condition and lying vacant since past 20 years.

General comments & views of the occupants/owner:

According to the owner the current real estate value of area is high but new construction cannot be done due to heritage listing. In order to make this building usable renovations/ restorations are required.

OCCUPANTS' DETAILS:

Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of business / usage	Occupancy	Association since	Business Association
90-1, 90-2,	-	Refused interview					
90-3	-	Mr. Imran	Pakistan Cap House	Hardware shop	Pugree	65 years	-
90-4	-	Mr. Ismail	Ismail & Co.	Hardware shop	Pugree	65 years	Chambers of Commerce
901-5		Mr. Nizam – 32410203 - 32423109 fax:92-021-2424408	S. J. Nizamuddin & Co.	Hardware shop	Pugree	40 years	Hardware Association
90-6	-	Mr. Hussain – 2424952, al_ammam@live.com	Al-Ammar	Hardware shop	Pugree	30 years	-
90-7		Mr. Mohammad Owais	Shams-o-Qamar Shawls	Hardware shop	Pugree	-	-

KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
- Peepal tree/ Ficus Religiosa

OCCUPANCY KEY:

- Owned
- Rent
- Purgree
- Not known

The spaces on the ground floor of Feroze House are given out on pargree system.

Access to first and second floor was not allowed; and according to the owner these have been lying vacant since past 20 years.

OCCUPANCY PLAN

Ground floor of the building has shops mostly dealing with hardware. Some fruit vendors occupy spaces in front of the building.

Both the upper floors are vacant. A staircase from Serai Road facing façade leads to the upper floors, but access to these was not allowed.

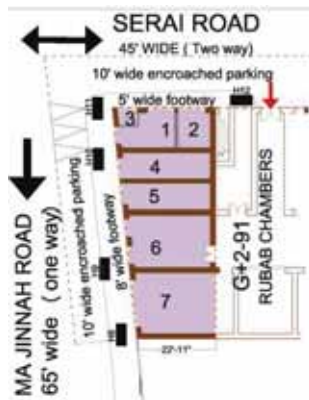
Comments on interior layout are based on interview with the owner who said that all shops have internal access to the courtyard through a small door, which is part of original design of the building.

USAGE KEY:

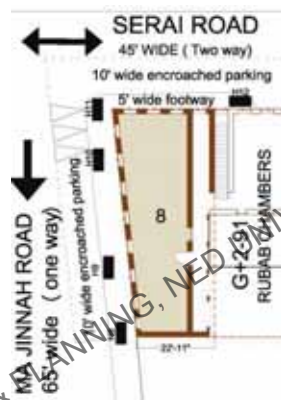
- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

USAGE PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Rubab Chambers

SR-3/ 6-b, Serai Road, off M. A
Jinnah (Bunder) road

Other References
Tollment No: 1995-091

H.F. Register Ref No: KAR/SEQ/015

G+2

Commercial

Present Usage

Ground Floor	Commercial (Shops, Warehouse)	(Vacant)
First Floor	Vacant	(Vacant)
Second Floor	Vacant	(Vacant)
Third Floor		
Fourth Floor		

Ownership: Private (Multiple) Occupancy: Puggree/owned

Present Status: Partially Maintained
Threat Level: High Degree Threat
Alterations: Minor



Arch details

RUBAB CHAMBERS

Enlistment no: 1995-91
NED reference no: CAP- NED/00091

Introduction:

Rubab Chambers is a G+2 storey structure, presently in use entirely for commercial activities. It is connected with the adjoining Feroze House and considered as a single entity; internally connected through the courtyards of the two buildings which have now been converted into a single courtyard. The main entrance to the courtyard is from Rubab chambers. A huge arched entranceway having a timber door approximately 10' wide and 15' high gives access directly from the street into the courtyard space, which in turn gives access into all the eight spaces on the ground floor. A separate staircase accessed directly from Serai Road leads to the upper floors. But access to upper floors was not allowed. Comments on interiors are based on interview with the owner according to whom all shops have internal access to the courtyard through a small door, which is part of the original design of the building. The owner of both the properties is same and himself has his shop in Rubab Chambers.

OWNERSHIP DETAILS:

1 st Owner	Last Owner	Lease period
Usaf Ali Bhandal and 16 others	Mrs. Rubabai W/O Mulla Bandaruddin and 1 other	99 years from 1 st Nov 1957

Damages and Alterations:

The building from its exterior look seems to be in a fairly good state of preservation. The upper floors according to the owner, have not been in use since past 20 years. Their interiors are in a bad state of repair due to continued disuse.

General comments & views of the occupants/owner:

The owner understands that due heritage status of the property new constructions on the plot could not be done. However, he perceives this as a loss because the real estate value in the area is very high and benefits of it could be gained only through new constructions.

OCCUPANTS DETAILS:

Ref. no.	Visiting card	Occupant's name/ contact	Shop name	Type of business / usage	Occupancy	Association since	Business Association
91-1		Mr. Dilwar Abbas-2412278,	Metro Electrical Stores	Hardware shop	Puggree	58years	-
91-2		Mr. Murtaza -2414871	Ismailji Alibhoy & Sons	Hardware shop	Owned	40years	-
91-3, 4, 5		Refused interview					

KEY:

- Old
- New
- Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/ Bargad
- Peepal tree/ Ficus Religiosa

Occupancy Key :

- Owned
- Rent
- Puggree
- Not known

All spaces on ground floor are occupied on pugree system, except for one shop which is in use by the owner himself. First and second floors are lying vacant since past 20 years. Access to these was not allowed.

OCCUPANCY PLAN

The ground floor has four shops on the front facing Serai Road, dealing in hardware and electrical goods.

Other spaces accessed through the courtyard are used as warehouses. The courtyard itself is being used as paid car parking for the shop keepers of the building and outsiders as well. Besides parking the area is also used for loading and unloading of goods. There is an old fully grown tree in courtyard.

Upper floors are vacant and were not allowed access.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

USAGE PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





**Lotia Building/
Zakiuddin Ebrahimji
Building**

SR-3/ 7/A, Serai Road, off M. A
Jinnah (Bander) Road

Other Reference
Reference No: **1995-092**

H.F. Register Ref. No: **KAR/SEQ/016**

G+2

Commercial
Present Usage

Ground Floor	Commercial	(Shop, Warehouse)
First Floor	Commercial	(Warehouse)
Second Floor	Commercial	(Warehouse)
Third Floor	-	-
Fourth Floor	-	-

Ownership: **Private (Multiple)** Occupancy: **Owned/Pugree**

Present Status: **Partially Maintained** Threat Level: **Second Degree Threat** Alteration: **Minor**

Prominent Architectural Features

Balconies, Arches/ Arched Decorative Window, Cornices,
Moldings, Grill iron work, Timber Pitched Roof, etc.



Shops along Serai Road



Warning posted on building

Enlistment no: 1995-92
NED reference no: DAP- NED/00092

Introduction:

Lotia building is a G+2 structure on a corner plot having two façades facing streets. Presently the whole building is devoted to commercial usage from ground to the upper two floors. There are four shops on the front, occupied by tenants (family members of the owner) on pugree basis; giving monthly payment of Rs.400/- to Rs.500/- only. On an average there are 15 to 20; including owners as well as workers, directly associated with the 5 shops on ground floor. Besides these, around 40 to 50 dealers visit the shops on daily basis. Mr. Adnan, owner of the building, himself occupies a shop on ground floor. His family legally occupies the building since its construction in 1865 and are associated with Chamber of Commerce.

OWNERSHIP DETAILS:

1 st Owner	Last Owner	Lease period
Ibrahimji Muhammad Ali Lotia	Tahir Ali s/o Fida Hussain and 8 others	99 years from 1 st Nov 1957

Alterations & Additions & Damages:

Access to the upper floors was not granted. But according to the owner 2nd floor of the building was partly renovated and repaired, after its roof suffered damages due to neglect and disuse. The damages are now repaired according to requirement. The renovation measures can be observed from outside. Timber jaffry work on the façade in the corner portion has been replaced with block masonry.

General comments & views of the occupants/owner:

General perception of owner regarding historic buildings is very negative. From his point of view the building does not possess any importance. The building has severe problems of sanitation. Roof leaks during rainy seasons. Besides that there are rent disputes as well. His intention is to build a multistoreyed (as FAR for Serai Quarter is 1:6 for commercial) plaza in place of his old building in future. The owner had submitted an appeal for de-listing against the heritage notification of the property, but this was clearly rejected and the property was maintained in the heritage list.

OCCUPANTS DETAILS:

Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of business/usage	Occupancy	Association since	Business Association
92-1		Mr. Adnan Contact no. 32470965, yj52@yahoo.com.co.in	Lucky Impex	Hardware shop	Owned	60 years	Chambers of Commerce
92-2 & 92-3	-	Refused interview	-	Hardware shop	Pugree	-	-
92-4		Hassan -2423301	Hassan Tools	Hardware shop	Pugree	-	-
92-05	-	Mr. Adnan	-	Warehouse	Pugree	-	-

KEY:

- Old
 - New
 - Enlisted building 1995-1997
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Banyan tree/ Bargad
 - Peepal tree/ Ficus Religiosa
- Occupancy Key :
- Owned
 - Rent
 - Pugree
 - Not known

The ground floor shops in Lotia building are occupied on pugree system.

Access to courtyard was denied, but according to the owner it is being used as a parking lot by building users and visitors. It is also used for loading/unloading of goods.

Access to the upper floors was also not granted.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



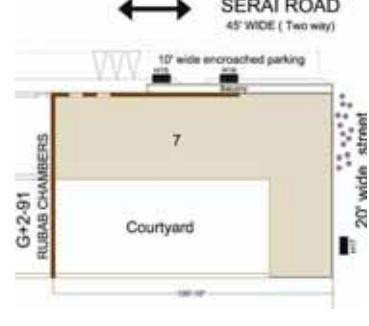
OCCUPANCY PLAN

The four shops facing Serai Road deal in hardware. The fifth space (no. 92-5) has its entrance from the side street, and can also be accessed from inside through the courtyard. This is currently in use as a warehouse.

Access to first and second floors was denied but according to site observations the physical condition and present status suggests that these upper floors are in use as warehouses, because all windows and even balconies are closed.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known



USAGE PLAN



Rawalpindi Building

SR-3/13/1, Serai Road, off M. A Jinnah (Bunder) Road

Other Reference:
Enlistment No: **1995-093**

I.F. Register Ref. No: **KAR/SEQ/017**

G+2

Commercial

Present Usage

Ground Floor	Commercial	(Shops, Warehouse)
First Floor	Commercial	(Office)
Second Floor	Commercial	(Warehouse)
Third Floor	-	-
Fourth Floor	-	-

Ownership: **Private (Single)** Occupancy: **Pugree**

Present Status: **Partially Maintained** Third Level: **Second Degree Threat** Alteration: **Minor**

Prominent Architectural Features:
Balconies, Arches, Roundnals, Corbises, Mouldings, Gullies, Iron work, Courtyard, Timber Floor, etc.



RAWALPINDI WALA BUILDING

Enlistment no: **1995-93**
NED reference no: **DAP/NED/00093**

Introduction:

Rawalpindi building is a G+2 storeyed structure; entirely in commercial use. The present situation on the plot indicates new construction along the side lane frontage of the plot. The original stone structure presently exists only in the front 1/3 part of the plot and the back sides of the courtyard. Approximately 36-40 people are associated with the building on daily basis including shop or office owners and their workers.

OWNERSHIP DETAILS:

1 st Owner	Last Owner	Lease period
Ratan Chand Fatteh Chand	1. Fatima w/o Yousuf Ali, 2. Tahir s/o -do- (Minor), 3. Juzer s/o -do- (Minor)	99 years from 12 th Feb. 1956

Alteration/ additions:

Front façade facing Serai Road and small portions at the back sides of courtyard seem to be part of the original old structure, whereas new RCC structure is built on rest of the plot facing the side street. The surface of courtyard was being renovated and finished with cement flooring. The original balustrades/ railings and timber floors of the circulation passage are in a very bad condition; with several broken or damaged wooden planks. The fact that this circulation area is being used for general storage creates a constant hazard, as the heavy dead loads are causing further damage. A huge dog leg staircase constructed of RCC has also been added later, that now connects ground floor to upper floors.

General comments & views of the occupants/owner:

The shops are occupied on pugree; their owners having a long association to the place show deep feelings for the building. Over a period of time they have generated a specific clientele in this area, which makes this place suitable for their business. Moreover the pugree system is favourable for them, as it allows them to keep the place on extremely low monthly fares. The building owner lives abroad and currently the rents are collected by a relative of the owner. Few of the tenants including shop numbers 93-1, 93-3 and 93-4 have some conflicts with the owner regarding rental fares, so they pay their dues through the city court. The owner had submitted an appeal for de-listing against the heritage notification of the property, but this was clearly rejected and the property was maintained in the heritage list.

OCCUPANTS DETAILS:

Ref. no.	Visiting card	Occupant's name/contact	Shop name	Type of business/usage	Occupancy	Association since	Business Association
93-1		Major (R) Javed Saifdar (32424378) afzalms@cyber.net.pk	Afzal Machinery Stores	Hardware shop	Pugree	30 years	Hardware Merchant
93-2	-	Refused interview	-	-	Pugree	-	Hardware Merchant
93-3	-	Mr. Abbas Asghar	Al Murtaza Traders	Hardware shop	-	-	Hardware Merchant
93-4		Mr. Musaa (Noor Mohammad) -32425724	Hassan tools	Hardware shop	Pugree	-	-
93-5		Ameer Ali (office) 32430696 satcoamir@hotmail.com	Satco Suppliers	Hardware shop	Pugree	60 years	Hardaare Association
93-6 to 93-12	-	(offices)	-	Offices	-	-	-
93-13 to 18	-	(warehouses)	-	Warehouses	-	-	-

KEY:

- Old
- New
- - - Enlisted building 1995-1997
- New construction
- Hawker
- Entrance
- Parking
- Informal sitting
- Banyan tree/*Bargad*
- Peepal tree/*Ficus Religiosa*

Occupancy Key :

- Owned
- Rent
- Puggree
- Not known

All shops at ground floor are given out on puggree system. Besides the Serai Road facing shops, other spaces having access through the courtyard have old construction; which were closed at the time of visits. Some of them were also sealed. But according to the occupants these are warehouses.

The spaces on first and second floor of the building are also fully occupied following the puggree system.

OCCUPANCY PLAN

On Serai Road facing side are four shops dealing in paints and hardware. The rest of the spaces are in use as warehouses.

The central courtyard is used as a charged parking space on monthly payment basis. Earnings from the parking also go to the owner. Besides parking the courtyard is also utilized for loading and unloading of goods.

First floor is also fully occupied with offices and second floor has warehouses.

No toilet facilities were observed on any of the floors of the building.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

USAGE PLAN





- Parameters for Match:
- (shape) representative of typical or unique plan typology.
 - (shape) record of variation in construction materials and building technology.
 - (shape) representative of social, cultural and economic values.
 - (shape) contributes to the group value of an area or cluster.
 - (shape) sandwiched plot with one facade on main road.

City Govt Boys Secondary School

SR-3/ 19, Serai Road, off M. A Jinnah (Bunder) road

Other Reference
Enlistment No: **1995-094**
R.F. Register Ref. No: **KAR/SEQ/0118**

G+3 + 1

Commercial-Educational

Ground Floor	Commercial	Alloges/Vacant
First Floor	Vacant	(Vacant)
Second Floor	Vacant	(Vacant)
Third Floor	Vacant	(Vacant)
Fourth Floor	-	(Vacant)

Present Status	Threat Level	Alterations
Partially Demolished	High Degree Threat	Major

Prominent Architectural Features:
Balconies, Arches, Cornices/ Moldings, Grill Iron, etc.



GOVERNMENT BOYS SECONDARY SCHOOL BUILDING

Enlistment no: 1995-94
NED reference no: DAP- NED/00094

Introduction:

This over 120 years old structure originally comprised of G+3 floors and the fourth floor is a later addition. On ground floor it had commercial use; whereas the rest of the building was used as a school under private management prior to 1st October 1972 when it was nationalized. The monthly rent paid by education department for the use of this property is only Rs. 460/-. The various taxes on the property include KMC tax and water tax. Presently the property is under litigation thus sealed and lying vacant for many years now. The government education department claims its ownership. According to an inspection report submitted to the court by Shahid Associates the building is on the verge of collapse, thus recommended for demolition. According to the locals when the school was operational it used to have an evening session for the children working as labour in the area during the day.

OWNERSHIP DETAILS:

1 st Owner	Last Owner	Lease period
ParmanandKhushiran and others	Mst. NafisaEbrahim d/o Ebrahim Muhammad	99 years from 12 th Feb 1956

According to the building's description in the inspection report the stone masonry walls are 18" thick; whereas partition walls of block masonry are 6" thick. The fourth floor is of RCC and block masonry construction with asbestos roofing sheets placed on wooden rafters supported by 9"x9" block masonry columns.

Alterations/ Additions & Damages:

The building has undergone major alterations, including addition of an extra floor. Besides this additional floor the fenestrations and wooden gallery on the first, second and third floors (seen intact in archival pictures dated 2008) have now completely disappeared. The walls on ground floor have developed cracks at many places. The inspection report by Shahid Associates indicates termite attack at various locations, damaged concrete and RCC slabs, and the wooden staircase in an advanced stage of decay.

OCCUPANTS DETAILS:

Ref. no.	Visiting card	Occupant's name/ contact	Shop name	Type of business/ usage	Occupancy	Association since	Business Association
94-1	-	Mr. Naveed	SJ Nizamuddin & Co.	Hardware	Pugree	40 years	Hardware Association
91-2	-	Refused interview	-	-	-	-	-
91-4	-	Mr. Israr Ahmed	-	Hardware	Pugree	75 years	Hardware Association



KEY:

- Old
 - New
 - Enlisted building 1995-1997
 - New construction
 - Hawker
 - Entrance
 - Parking
 - Informal sitting
 - Banyan tree/*Bargad*
 - Peepal tree/*Ficus Religiosa*
- Occupancy Key:
- Owned
 - Rent
 - Puggree
 - Not known

The three shops on ground floor are occupied on puggree basis.

The rest of the building is presently vacant but apparently it was in use on puggree or rental basis having a nominal monthly payment.

OCCUPANCY PLAN



The three shops on ground floor facing Serai Road deal with hardware.

On one side is the entrance to the courtyard, which has a wooden open to sky staircase leading to the upper floors. Besides the shops all other spaces are now vacant but previously were in use as the school.

USAGE KEY:

- Shop
- Warehouse
- Office
- Residence
- Religious
- Vacant
- Not known

USAGE PLAN



[illegible]

