

'Karachi Historic Buildings Re-survey Project'

INTRODUCTION:

The 'Karachi Historic Buildings Re-survey Project' was initiated in 2006 by HC-DAPNED as a research based undertaking that provides a sound technical base to guide inventory documentation process and assist in developing effective ways and means to encourage conservation and preservation of historic areas and cultural properties in Karachi.

SCOPE OF WORK:

- *Developing of a Criteria for Listing*
- *Update the Existing Listing according to Ground realities*
- *Expanding the Listing Process to Historic Areas and Quarters that were Not Covered in Initial Lists*

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Sponsored by

Department of Culture, Tourism and Social Welfare, Government of Sindh.

Department of Architecture and Planning – N. E. D. University, Karachi.

AIM/ OBJECTIVE:

To develop a **systematic method for inventory documentation** of historic areas; **update** the existing ground realities and **establish a comprehensive database** that can be used as a resource for guiding the management and monitoring process for historic buildings in Karachi.

METHOD AND PROCESS OF RESEARCH:

The process builds upon available resources and information through methodical field surveys. It involves the following stages;

- **Historical Research** (literature review of primary and secondary sources using historic maps, survey sheets, chronicles/ gazetteers, previous listings, etc. to develop an understanding of the case study town/ area; focused on identifying different **periods of history, stages of development** and **period influences** on the built fabric)
- **Field work** to compile primary (updated) data using a standardized 'Core Data Index Form' and transferring the collected data into a comprehensive database.
- **Compilation of Inventory Document and Mapping** giving a unique ID to each enlisted property, that helps identify its location on the key map and the corresponding inventory form.

DEMARCATON OF KARACHI'S TOWNS AND HISTORIC QUARTERS

area of Karachi has grown from 192km² in 1870's to 3600km² at present



In 1858, Belasis (Collector of Karachi) made the first administrative divisions of Karachi, dividing it into 14 quarters (excluding the Cantonment).

In 1890 Baillie has listed 26 quarters of the city.

By end of 19th century more than one Cantonments were established in the city.

In 1905, five more quarters were added in Karachi's Municipality raising the number to 31 quarters.

By 1941 the city grew into 44 quarters which were grouped into 8 wards.

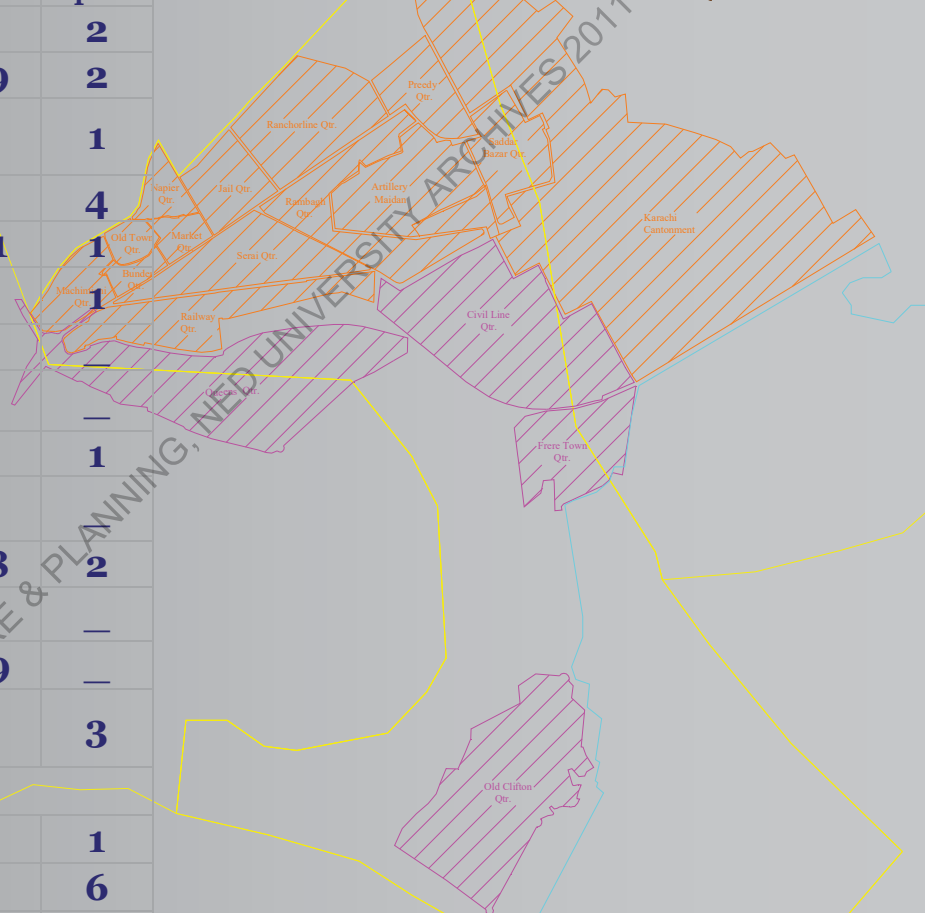
Presently the city is administered as 18 towns.

Source: Karachi Heritage Re-survey Project, DAP-NED (2008)

Karachi Historic Buildings Re-survey Project
HC-DAPNED

S. No.	Quarters Name	Survey Date	Submission Date	Listed	New	Open Space
1.	Saddar Bazaar Qtr.	Jun 06'	Mar 08'	76	70	2
2.	Serai Qtr.	Mar 07'	Mar 08'	78	139	2
3.	Artillery Maidan Qtr.	Dec 06'	Mar 08'	8	37	1
4.	Rambagh Qtr.	Dec 06'	Aug 08'	81	38	4
5.	Market Qtr.	May 07'	Aug 08'	48	101	1
6.	Jail Qtr.	Nov 07'	Aug 08'	36	85	1
7.	Old Town Qtr.	Mar 07'	Aug 08'	24	95	—
8.	Bunder Qtr.	Dec 06'	Aug 08'	16	22	—
9.	Macchi Miani Qtr.	Dec 07'	Aug 08'	18	43	1
10.	Railway Qtr.	Oct 07'	Aug 08'	11	14	—
11.	Ranchore Lines Qtr.	Jul 07'	Aug 08'	29	158	2
12.	Preedy Qtr.	Feb 07'	Aug 08'	9	35	—
13.	Napier Qtr.	Jan 08'	Dec 09'	18	109	—
14.	Karachi Cantonment Qtr.	Dec 07'	Oct 09'	56	52	3
15.	Manora Qtr.	Work in progress				
16.	Frere Town Qtr.	Oct 07'	Dec 09'	20	9	1
17.	Old Clifton Qtr.	Oct 07'	Dec 09'	8	6	6
18.	Civil Line	Jul 09'	Oct 09'	38	22	3
19.	Queens Road Qtr.	Work in progress				

KARACHI'S HISTORIC QUARTERS



Source: Karachi Heritage Re-survey Project, DAP-NED (2008)

Listed Historic Quarters comprise approx. **2.4%** of Karachi 's present built-up areas; having **581** listed and **1034** newly identified properties for protected listing. In addition **27** open spaces are also identified for protection.

- Present administrative boundaries of eighteen towns
- Historic quarters, previously listed and mapped
- Historic quarters for which listings exist but without mapping

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

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KARACHI'S HISTORIC QUARTERS

Surveyed and un-surveyed historic quarters in all comprise of only **4.73%** of Karachi 's present built-up areas.

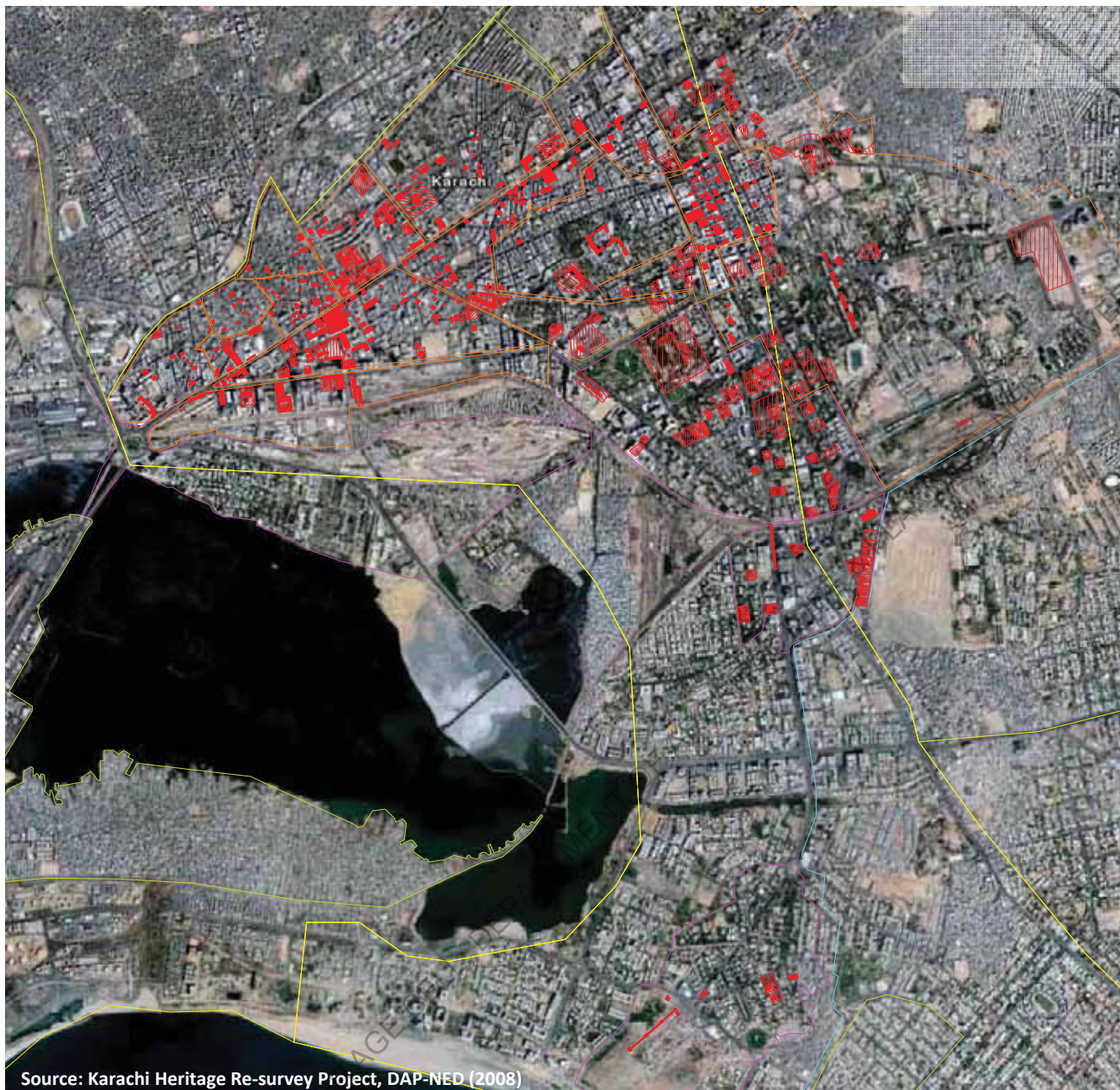
S. No.	Quarters Name	Survey Date	Submission Date	Listed	New	Open Space
20.	Ramswami Qtr.	Oct 09'	Nov 09'	—	63	1
21.	Soldier Bazaar Qtr.			—	26	
22.	Garden Qtr.	Work in progress				
23.	Jamshed Qtr.	Work in progress				
24.	Bhisti Wara					
25.	Quarries Qtr.					
26.	Lyari Qtr.					
27.	Baba Island					
28.	Bhit Island					
29.	Shamspir Island					
30.	Kiamari Qtr.					
31.	Ghizree Qtr.					
32.	Begari Khata					



- Present administrative boundaries of eighteen towns
- Historic quarters, previously listed and mapped
- Historic quarters for which listings exist but without mapping
- Historic quarters not covered in previous listings

Source: Karachi Heritage Re-survey Project, DAP-NED (2008)

Karachi Historic Buildings Re-survey Project
HC-DAPNED



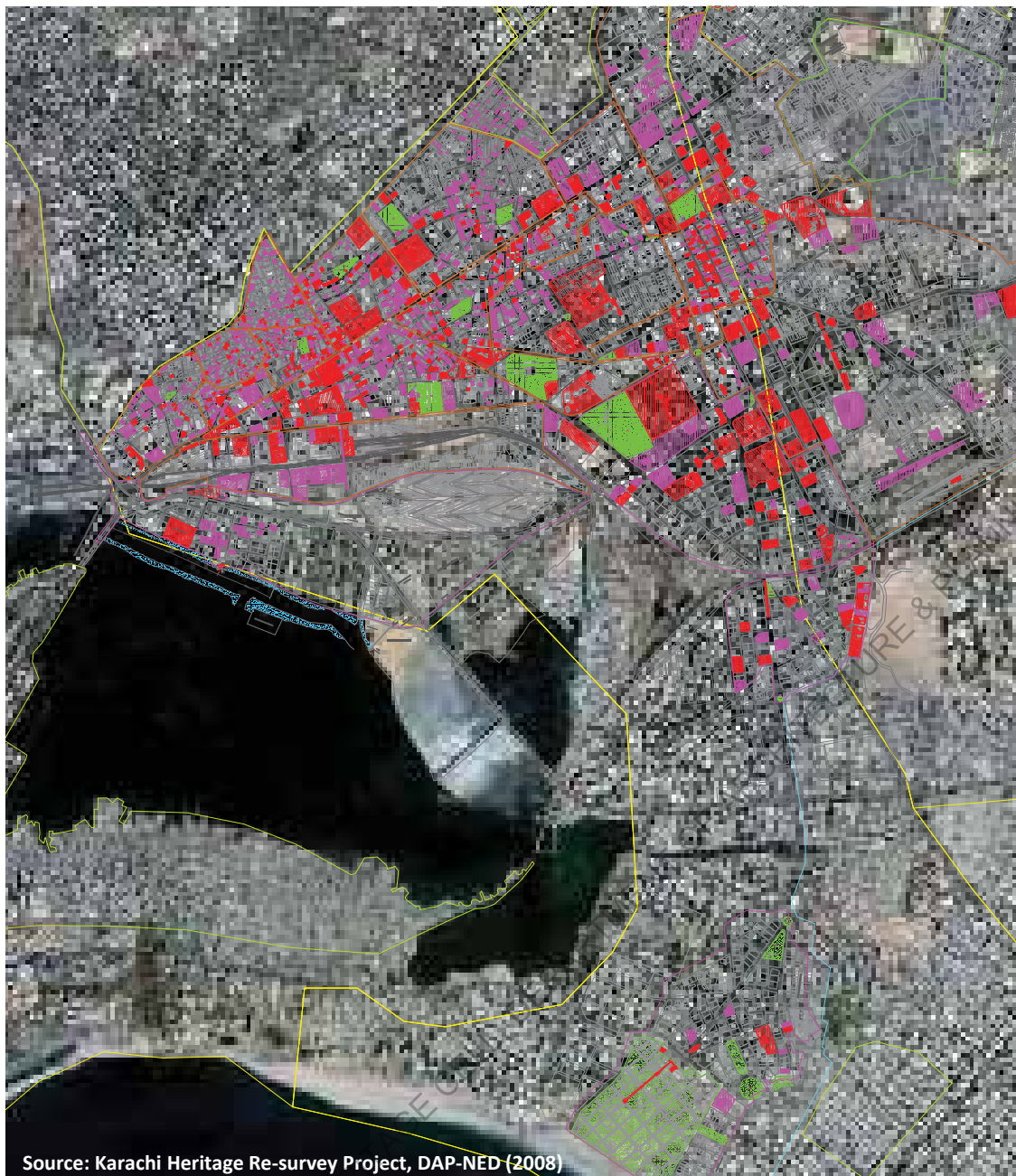
Source: Karachi Heritage Re-survey Project, DAP-NED (2008)

LISTED BUILDINGS

S. No.	Quarters Name	Listed
1.	Saddar Bazaar Qtr.	76
2.	Serai Qtr.	78
3.	Artillery Maidan Qtr.	8
4.	Rambagh Qtr.	81
5.	Market Qtr.	48
6.	Jail Qtr.	36
7.	Old Town Qtr.	24
8.	Bunder Qtr.	16
9.	Macchi Miani Qtr.	18
10.	Railway Qtr.	11
11.	Ranchore Lines Qtr.	29
12.	Preedy Qtr.	9
13.	Napier Qtr.	18
14.	Karachi Cantonment Qtr.	53
15.	Manora Qtr.	6
16.	Frere Town Qtr.	20
17.	Old Clifton Qtr.	8
18.	Civil Line	38
19.	Queens Road Qtr.	4
TOTAL		581

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

HC-DAPNED



LISTED AND NEW IDENTIFIED

S. No.	Quarters Name	Listed	New	Open Space
1.	Saddar Bazaar Qtr.	76	70	2
2.	Serai Qtr.	78	139	2
3.	Artillery Maidan Qtr.	8	37+33	1+2
4.	Rambagh Qtr.	81	38+44	4
5.	Market Qtr.	48	101+13	1
6.	Jail Qtr.	36	85+12	1
7.	Old Town Qtr.	24	95+20	—
8.	Bunder Qtr.	16	22+18	—
9.	Macchi Miani Qtr.	18	43+8	1
10.	Railway Qtr.	11	14+1	—
11.	Ranchore Lines Qtr.	29	158	2
12.	Preedy Qtr.	9	35+8	—
13.	Napier Qtr.	18	109	—
14.	Karachi Cantonment Qtr.	53	52	3
15.	Manora Qtr.	6	in progress	
16.	Frere Town Qtr.	20	9	1
17.	Old Clifton Qtr.	8	5	6
18.	Civil Line	38	22	3
19.	Queens Road Qtr.	4	in progress	
TOTAL		581	1034+1 57	27+2

Source: Karachi Heritage Re-survey Project, DAP-NED (2008)

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)
HC-DAPNED

COMPARISON: LISTED BUILDINGS - NEWLY IDENTIFIED FOR LISTING

Samples of **Listed Buildings** in Market Quarter



Samples of **Newly Identified Buildings** in Market Quarter



8. Physical Condition								9. Structural Faults				10a. Occupancy		10b. Ownership				11. Floor-wise Usage								
8.1 Integrity of Building:																										
Demolished																										
Vacant	New Const.	Under Const.	Partly demolished	Facade Only	Partly maintained	Well Maintained		Cracks	Leaking	Roof Collapse			Owned	Rented	Single	Multiple	Federal	Provincial	Trust	Other	Residential	Commercial	Office	Warehouse	Vacant	Other
☐	☐	☐	☐	☐	☐	☐		☐	☐	☐			☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
8.2 Alterations:								12. Details																		
Major: Mass Added: Floor ☐ Room ☐ Other ☐ Staircase ☐ Extension ☐ Other ☐ Mass Attached: Mass Added to lot ☐ Mass Removed ☐ Door / Window/ Ventilator ☐ Opening closed with masonry ☐ False Ceiling ☐ Balcony closed ☐ A/C / Exhaust Fan ☐ Grills/ Shutters/ Jali ☐ Color on Exterior ☐ Cladding with new material ☐								12.1 Architectural Decorations/ Features/ Landscaping Elements 1. Balconies ☐ 2. Columns ☐ 3. Arched/ decorative W/V ☐ 4. Pediments ☐ 5. Roundel/ Rosette ☐ 6. Cornices/ Moulding ☐ 7. Portal ☐ 8. Festoons/ Garland ☐ 9. Arcade/ portico ☐ 10. Rose Window/ Bull's Eye ☐ 11. Grills / Iron work ☐ 12. Carved Timber/Metal Brackets ☐ 13. Cupolas/ Chattris ☐ 14. Projecting (e) gallery, balcony room ☐ 15. Opening with fixed jali/openwork ☐ 16. Carved timber door/s ☐ 17. Ornamental timber pelmet ☐ 18. Niche for lamp/ diya ☐ 19. Decorative Parapet ☐ 20. Stucco/ plaster of paris fresco & details ☐ 21. Courtyard/ Sohn/ Open space ☐ 22. Timber ceiling with geometric patterns ☐ 23. Shiwala (private temple) ☐ 24. Timber Pitched Roof ☐ 25. Dome ☐ 26. Sculpture ☐ 27. Marble Carved Panels ☐ 28. Painters ☐ 29. Coupled Columns ☐ 30. Grillage Chute ☐ Pavilions/ Gazebo ☐ Tree/ Shrubs/ Plants ☐ Pathways/ Walkways ☐ Water body/ Fountain ☐																		
																										STOREYS: +4 ☐ +3 ☐ +2 ☐ +1 ☐ G ☐
								12.2 Inscriptions																		
								14. Location Map																		
13. Notes: (Historical Summary and Comments)																										

CRITERIA FOR LISTING CORE DATA INDEX FORM (CDIF)

8. Physical Condition/
Alterations

9. Structural Faults

10. Ownership

11. Usage (Present)

12. Details

13. Historical Summary

14. Map

1. Name and References:			3. Functional Type																										
Name of Building:			3.1 Category																										
Reference ID:			3.2 Building Type/ Cultural Site																										
Cross References:			☐ I. Public Monuments/ Civic Amenities/ Public Utilities ☐ II. Educational/ Institutional Building ☐ III. Religious/ Worship ☐ IV. Health Care/ Welfare ☐ V. Commercial ☐ VI. Industrial ☐ VII. Agricultural ☐ VIII. Military ☐ IX. Residential ☐ X. Open Spaces/ Natural Sites ☐ XI. Urban Elements/																										
2. Location: Complete Address: Plot No.: Street/ Road: Locality: Postal Code:			a. Bell Tower/ Minar b. Memorial c. Graveyard d. Public Hall e. Public Library f. Orphanage/ Old People's Home a. School b. College c. University Campus d. Madrasa a. Temple b. Church c. Mosque d. Tomb/ Shrine a. Hospital b. Dispensary/ clinic a. Shop b. Market/ Bazaar c. Caravanserai a. Factory b. Rice/ Flour Mill a. Barn b. Granary c. Well d. Canals e. Cultivation Fields a. Fort b. Check post/ Watchtower c. Banglebida d. Burrough e. City Wall/ Gate a. Palace b. Haveli c. Bungalow d. Apartment e. Row House f. Vernacular living spaces a. Park/ Gardens b. River Side/ promenade c. Lake/ Reservoir d. Wildlife Reserve e. Orchards f. Grazing Land g. Urban square/ Piazza a. Archway/ doorway to street b. Entrance/ Gateway c. Well/ Drinking Fountain d. Pedestrian bridge																										
2.2 City: 2.3 State/ Province: 2.4 GPS Co-ordinates:			5. Associated Persons / Organizations: <table border="1"> <thead> <tr> <th>Names</th> <th>Role</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td></td> <td>Architect/ Designer</td> <td></td> </tr> <tr> <td></td> <td>Builder</td> <td></td> </tr> <tr> <td></td> <td>Patron</td> <td></td> </tr> <tr> <td></td> <td>Occupier</td> <td></td> </tr> </tbody> </table>			Names	Role	Date		Architect/ Designer			Builder			Patron			Occupier										
Names	Role	Date																											
	Architect/ Designer																												
	Builder																												
	Patron																												
	Occupier																												
4. Dating: 4.1 Const. Date: 4.2 Period of History: ☐ Pre Colonial (Before 1842) i. Hindu Rulers ii. Sammas iii. Arghuns iv. Kalhoras v. Talpurs ☐ Colonial History (1842 – 1947) vi. Renaissance Revival vii. Gothic Revival viii. Neo Classical ix. Indo Sarcenic x. Hybrid ☐ Post Independence Styles (1947 – 1970) i. Art Nouveau ii. Art Deco iii. Bauhaus iv. Early Modernist ☐ Modern History (1970 – till date)			6. Materials /Construction: 6.1 Building Materials: <table border="1"> <thead> <tr> <th></th> <th>Walls</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td>Roof</td> <td></td> </tr> <tr> <td></td> <td>Floors</td> <td></td> </tr> <tr> <td></td> <td>Ceiling</td> <td></td> </tr> </tbody> </table> 6.2 Structural System: <table border="1"> <thead> <tr> <th></th> <th>Lead Bearing</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td>Timber Frame</td> <td></td> </tr> <tr> <td></td> <td>RCC</td> <td></td> </tr> <tr> <td></td> <td>Other</td> <td></td> </tr> </tbody> </table>				Walls			Roof			Floors			Ceiling			Lead Bearing			Timber Frame			RCC			Other	
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	Other																												
7. Legal Protection: Type Date Granted			3.3 Functional History: <table border="1"> <thead> <tr> <th>Type</th> <th>Date</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Type	Date	Category																					
Type	Date	Category																											
Recording Organization / Individual: Date of Compilation:																													

CRITERIA FOR LISTING

CORE DATA INDEX FORM (CDIF)

The CDIF has following sets of information on listed properties:

- referential information/ identity
- usage and physical condition
- architectural or historical merits

1. Name/References
2. Location/Address
3. Functional Type (based on original use)
4. Date/Period
5. Associations
6. Materials/ Construction
7. Legal Protection Status

15. Analysis of Value

15.1 Parameters for Merit

This includes the aesthetic merits of any property in terms of its;

(10pts) ☐ external architectural features, including decorations etc.

(10pts) ☐ representative of typical or unique plan typology

(10pts) ☐ evidence of unique craftsmanship

(10pts) ☐ record of variation in construction materials and building technology

Open spaces and natural sites that;

(10pts) ☐ emerged as an expression of the urban cultural patterns

(10pts) ☐ contribute in maintaining an ecological balance on an environmental level

This particular parameter helps in identifying the historic value in terms of;

(10pts) ☐ representative social, cultural and economic values

(10pts) ☐ representative military history

(10pts) ☐ innovation in technological and engineering contributions

Association of any property with;

(20pts) ☐ an important national/ local personality

(20pts) ☐ link with an important historic event

(20pts) ☐ being first of its type, tradition, technology, etc.

Involves inclusion of properties which themselves do not have much architectural character or historical importance but;

(10pts) ☐ contribute to the group value of an area or cluster

(20pts) ☐ Landmark Value

(10pts) ☐ Public eminence/ Significance

(20pts) ☐ Rare survivor and expression of cultural/ construction tradition

(20pts) ☐ Unique urban element or building type

15.2 Locational Value

A. Property having Independent Compound

with Public Open Spaces, Visible from main road ☐ (20pts)

with Private Open Spaces, visible from main road ☐ (15pts)

with Public Open Spaces, not seen from road ☐ (15pts)

with Private Open Spaces, not seen from road ☐ (10pts)

B. Property with Facades on Streets/ Roads

Corner Plot with Three Facades on St. & Main Rd. ☐ (20pts)

Corner Plot with Two Facades on Main Roads/ Streets ☐ (18pts)

Corner Plot with Two/ Three Facades on Streets ☐ (10pts)

Sandwiched Plot with Two/ Three Facades on St./ Main Rd ☐ (18pts)

Sandwiched Plot with One Facade on Main Road ☐ (15pts)

Sandwiched Plot with One Facade on Street ☐ (10pts)

Sandwiched/ Corner plot inside dead-end street ☐ (8pts)

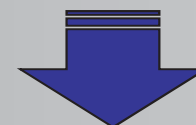
C. Remotely Located on the Outskirts of City with Access from Secondary Roads

☐ (20pts)

CRITERIA FOR LISTING CORE DATA INDEX FORM (CDIF)

15. Values

- Parameters Of Merit
 - Architectural Interest
 - Environmental/ Natural Asset
 - Historic Interest
 - Historical Association
 - Group Value
 - Other Outstanding Value
- Locational Value (visibility/ public perception)



DEGREE OF VALUE

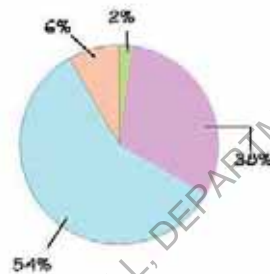
- 1st Degree (90 – 150 pts)
- 2nd Degree (70 – 89 pts)
- 3rd Degree (50 – 69 pts)
- 4th Degree (20 – 49 pts)



Demolished listed buildings. Calculations on this sheet do not include these in the total number.

DEGREE OF VALUE

- 1ST DEGREE
- 2ND DEGREE
- 3RD DEGREE
- 4TH DEGREE



MARKET QUARTER MRQ- 9

DEPARTMENT OF ARCHITECTURE AND PLANNING, NED UNIVERSITY OF ENGINEERING AND TECHNOLOGY,
MARCH 2006

COMPILATION OF INVENTORIES

INVENTORY FOR M: Final Layout

Information important for management and monitoring purposes is composed on to the final inventory layout.

A separate volume for each quarter is compiled with its key-maps and mapping of compiled data.

Part I: Layout Plans of the Quarter

The maps include:

- Building Heights
- Occupancy
- Ownership
- Usage (separately for each floor)
- Present Status
- Degree Of threat/Demolition
- Degree of Value

Part II: Inventory Of Listed Buildings

Part III: New Identified Buildings Proposed For Enlistment

Part IV: Open spaces

Part V: Demolished Buildings

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

HC-DAPNED

MR00174



Max Denso Hall & Library

1886

MR-I/ 152, M. A. Jinnah (Bunder)
Road, Marriott Road

Enlistment No: 1995-176 1997-094

H.F. Register Ref. No: KAR/MAR/005

G+1

Civic Amenity

Parameters for Merit:
 • (top/s) external architectural features, including decorations etc.
 • (top/s) representative of typical or unique plan typology.
 • (top/s) record of variation in construction materials and building technology.
 • (top/s) representative of social, cultural and economic values.
 • (top/s) contributes to the group value of an area or cluster.
 • (top/s) landmark value.
 • (top/s) public enclosure.
 • (top/s) corner plot with three facades on street/ main road.

Ground Floor	Civic Amenity	Present Usage (Hall, Library)
First Floor	Civic Amenity	(Hall, Library)
Second Floor	—	—
Third Floor	—	—
Fourth Floor	—	—

Ownership	Occupancy
Government (Provincial)	Owned
Present Status Partially Maintained	Threat Level Second Degree Threat
	Alterations Minor

Prominent Architectural Features
 Balcony, Arched windows/ ventilators, Roundels/
 Rosettes, Cornices/ Moldings, Colonnaded/ Arcaded portico
 or verandah, Stone Bracket, Decorative parapet, Plasters



MARKET SQUARE
 KARACHI-77 20020

COMPILATION OF INVENTORIES

INVENTORY FOR M: Final Layout

Part I: Layout Plans Of A Quarter

The maps include:

- Building Heights
- Occupancy
- Ownership
- Usage (separately for each floor)
- Present Status
- Degree Of threat/Demolition
- Degree of Value

Part II: Inventory Of Listed Buildings

Part III: New Identified Buildings Proposed For Enlistment

Part IV: Open spaces

Part V: Demolished Buildings

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

HC-DAPNED

MR00297



Aziz Mansion

MR-I/ 64, Murad Khan Road, Katchi Gali

Enlistment No:

Other References

1997-103

H.F. Register Ref. No:

KAR/MAR/014

G+3 +1

Residential, Commercial

Parameters for Merit:

- (10pts) external architectural features, including decorations etc.
- (10pts) evidence of unique craftsmanship.
- (10pts) record of variation in construction materials and building technology.
- (10pts) representative of social, cultural and economic values.
- (10pts) contributes to the group value of an area or cluster.
- (10pts) corner plot with three facades on street/ main road.

Ground Floor
First Floor
Second Floor
Third Floor
Fourth Floor

Commercial
Commercial
Residential
Residential

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

Ownership
Private (Multiple)

Occupancy
Owned

Present Status
Partially Maintained

Threat Level
Second Degree Threat

Alterations
Major, Minor

Prominent Architectural Features
Balcony, Columns/ Coupled Columns, Roundels/
Rosettes, Cornices/ Moldings, Grills/ Iron works, Stone
Bracket, Decorative parapet, Pilasters



2nd
Degree
70 pts



MARKET QUARTER
KARACHI 2018

COMPILATION OF INVENTORIES

INVENTORY FOR M: Final Layout

Part I: Layout Plans Of A Quarter

The maps include:

- Building Heights
- Occupancy
- Ownership
- Usage (separately for each floor)
- Present Status
- Degree Of threat/Demolition
- Degree of Value

Part II: Inventory Of Listed Buildings

Part III: New Identified Buildings Proposed For Enlistment

Part IV: Open spaces

Part V: Demolished Buildings

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

HC-DAPNED

MR00288



Alvi Chambers

MR-1/ 162, 163, Shahrah-e-Altif
Husain (Napier Road)

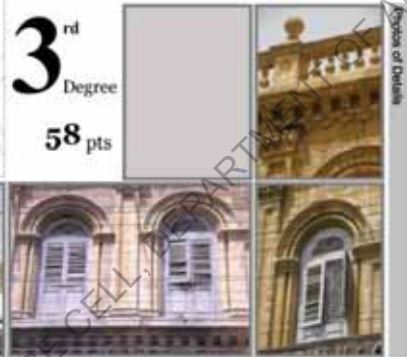
Enlistment No: 1997-093
H.F. Register Ref. No: KAR/MAR/004
G+1

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

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

Present Status: Well Maintained
 Threat Level: Good State of Condition
 Alterations: Minor

Prominent Architectural Features:
 Arched windows/ ventilators, Cornices/
 Moldings, Decorative parapet, Pilasters, Acanthian



COMPILATION OF INVENTORIES

INVENTORY FOR M: Final Layout

Part I: Layout Plans Of A Quarter

The maps include:

- Building Heights
- Occupancy
- Ownership
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Part II: Inventory Of Listed Buildings

Part III: New Identified Buildings Proposed For Enlistment

Part IV: Open Spaces

Part V: Demolished Buildings

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

HC-DAPNED

MR00854



Mohsin Habib Building

MR-1/ 144, M. A. Jinnah (Bunder)
Road, Marriot Road

Enlistment No: 2011- 611
H.F. Register Ref. No:

G+2

Parameters for Merit:
 • (10pts) record of variation in construction materials and building technology.
 • (10pts) representative of social, cultural and economic values.
 • (10pts) contributes to the group value of an area or cluster.
 • (10pts) sandwiched plot with two facades on street/ main road.

Ground Floor	Commercial	Present Usage
First Floor	Commercial	(Shop)
Second Floor	Commercial	(Warehouse)
Third Floor	—	—
Fourth Floor	—	—
Ownership		Occupancy
Private (Single)		Rented

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

Prominent Architectural Features:
 Arched windows/ ventilators, Cornices/ Moldings, Pilasters, Atroriterian



4th
Degree
48 pts



MARKET QUARTER
MARCH 2008

COMPILATION OF INVENTORIES

INVENTORY FOR M: Final Layout

Part I: Layout Plans Of A Quarter

The maps include:

- Building Heights
- Occupancy
- Ownership
- Usage (separately for each floor)
- Present Status
- Degree Of threat/Demolition
- Degree of Value

Part II: Inventory Of Listed Buildings

Part III: New Identified Buildings Proposed For Enlistment

Part IV: Open Spaces

Part V: Demolished Buildings

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

HC-DAPNED

MR00915



Khori Garden (Muslah-ud-din)

MR-1/ 36, Rambharti Street, Khori
Road

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

Other References
2011- 672

Parameters for Merit:

- (spts) emerged as an expression of the urban cultural patterns.
- (spts) contributes in maintaining an ecological balance on an environmental level.
- (spts) representative of social, cultural and economic values.
- (spts) contributes to the group value of an area or cluster.
- (spts) public eminence.
- (spts) independent compound with Public Open Spaces, not seen from road.

Open Space

	Open Space	Present Usage (Park)
Ground Floor	—	—
First Floor	—	—
Second Floor	—	—
Third Floor	—	—
Fourth Floor	—	—

Ownership
**Government
(Provincial)**

Occupancy
Owned

Present Status
**Well
Maintained**

Threat Level
**Good State of
Condition**

Alterations
Minor

Prominent Architectural Features

Lights/ Poles, Water Fountains/ Water Fall, Pavements/
Walkways, Umbrellas, Shrubs/ Trees, Benches/ Sitting
Platforms, Walls & Fences, Sculpture



Location Map

Degree
65 pts



Exterior of Building



MARKET QUARTER
MARCH 2008

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Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

HC-DAPNED

MARKET QUARTER DEMOLISHED LISTED PROPERTY

MR00295

Regina Building (Building On The Left)



DEMOLISHED



MR00317

Thakur Poon Building



DEMOLISHED



(New Construction)

MR00325

Lake Chaudh Building



DEMOLISHED



June 2011

DEPARTMENT OF ARCHITECTURE AND PLANNING, NED UNIVERSITY OF ENGINEERING AND TECHNOLOGY
MARCH 2008

COMPILATION OF INVENTORIES

INVENTORY FOR M: Final Layout

Part I: Layout Plans Of A Quarter

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- Present Status
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Part IV: Open Spaces

Part V: Demolished Buildings

SUMMARY OF UPDATED DATABASE – Present Status/ Threat Level

S. No.	Quarters Name	Listed	D	FO	PD	Newly Identified	FO	PD	Open Spaces
1.	Saddar Bazaar Qtr.	76	4	0	6	70	2	4	1
2.	Serai Qtr.	78	13	0	13	139	0	10	2
3.	Artillery Maidan Qtr.	8	0	0	2	37	0	2	1
4.	Rambagh Qtr.	81	3	0	12	38	0	9	4
5.	Market Qtr.	48	3	0	5	101	0	7	1
6.	Jail Qtr.	36	3	0	3	85	1	5	1
7.	Old Town Qtr.	24	4	0	5	95	4	32	—
8.	Bunder Qtr.	16	2	0	2	22	0	5	—
9.	Macchi Miani Qtr.	18	7	1	2	44	0	5	1
10.	Railway Qtr.	11	0	1	3	14	1	5	—
11.	Ranchore Lines Qtr.	29	3	0	4	158	2	31	2
12.	Preedy Qtr.	9	1	2	2	35	0	3	—
13.	Napier Qtr.	18	2	0	2	109	2	27	—
14.	Karachi Cantonment Qtr.	53	5	0	6	52	0	7	4
15.	Manora Qtr.	6				Work in progress			
16.	Frere Town Qtr.	20	0	0	0	9	0	1	1
17.	Old Clifton Qtr.	8	0	0	0	5	0	0	6
18.	Civil Line	38	2	0	3	22	0	3	3
19.	Queens Road Qtr.	4				Work in progress			
TOTAL		581	52	4	70	1034	12	156	27

The updated database indicates (52) **9%** listed buildings have already been demolished; remaining (47) **13%** are under a High Degree Threat due to abandonment and neglect.

Of 969 properties identified for enlistment through re-survey process, (168) **17%** are under a High Degree Threat due to neglect and abandonment.

The Open Spaces identified for enlistment also seem threatened due to encroachments and poor maintenance.

D = Demolished
FO = Façade Only
PD = Partially Demolished

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)

HC-DAPNED

SUMMARY OF UPDATED DATABASE – Value Based Grouping

S. No.	Quarters Name	Listed	1 st	2 nd	3 rd	4 th	Newly Identified	1 st	2 nd	3 rd	4 th
1.	Saddar Bazaar Qtr.	76	15	7	23	4	70	0	1	12	27
2.	Serai Qtr.	78	3	35	35	5	139	1	2	42	55
3.	Artillery Maidan Qtr.	8	2	2	3	1	37	0	0	20	17
4.	Rambagh Qtr.	81	1	18	46	14	38	1	3	21	11
5.	Market Qtr.	48	1	18	26	3	101	0	1	47	49
6.	Jail Qtr.	36	5	7	23	1	85	0	2	26	57
7.	Old Town Qtr.	24	0	6	13	5	95	0	1	39	55
8.	Bunder Qtr.	16	0	3	12	1	22	0	1	15	6
9.	Macchi Miani Qtr.	18	3	3	11	1	43	0	4	13	26
10.	Railway Qtr.	11	2	4	4	1	14	0	1	7	6
11.	Ranchore Lines Qtr.	29	3	8	15	3	158	0	3	48	107
12.	Preedy Qtr.	9	3	0	6	0	35	0	2	6	28
13.	Napier Qtr.	18	0	2	11	5	109	0	3	57	49
14.	Karachi Cantonment Qtr.	53	16	7	24	4	52	2	9	23	22
15.	Manora Qtr.	6					Work in progress				
16.	Frere Town Qtr.	20	0	3	15	2	9	0	0	7	3
17.	Old Clifton Qtr.	8	3	2	3	0	5	0	1	5	1
18.	Civil Line	38	1	5	14	12	22	0	4	9	11
19.	Queens Road Qtr.	4					Work in progress				
	TOTAL	581	66	130	284	62	1034	4	38	397	531

Through an analytical process that takes into consideration the 'Parameters of Merit' and 'Locational Value', each property identified for enlistment is evaluated and grouped according to its value.

1st Degree Value
5%

2nd Degree Value
11%

3rd Degree Value
44%

4th Degree Value
38%

Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)
HC-DAPNED

DEGREE OF VALUE GROUPS



1st Degree Value (150-90 pts) 5%

11%

2nd Degree Value (89-70 pts)

3rd Degree Value (69-50 pts) 44%

38%

4th Degree Value (49-20 pts)



Karachi Historic Buildings Re-survey Project (Phase I: 2006 - 2009)
HC-DAPNED

RECOMMENDATIONS - PROPOSED URGENT ACTIONS

- **Immediate action for enlistment of newly identified properties**, and issue notification for their inclusion in the list of protected heritage of Karachi
- **Publish the inventory dossiers/ monographs** to disseminate the information to general public, and invite participation of community to act as heritage monitors and protectors
- **Continuation of the survey process** to historic quarters not included in the earlier listing process
 - **Develop inventory of post-1947 iconic/ representative cases** through a process of spot listing (appointment of an **experts committee** for this purpose is essential)
 - **Identify areas to be declared as 'designated conservation areas/ zones'**
 - **Prepare 'Conservation Management Master Plan'** for these historic areas
 - **Develop a guideline/ regulations manual** for the four identified **value based groups** of buildings that helps the owners to understand the framework within which alterations, repairs, etc. to their specific properties can be undertaken

RECOMMENDATIONS - PROPOSED URGENT ACTIONS

- Appoint a **task force** that identifies cases requiring urgent action (using the compiled database) and approach their property owners to initiate a dialogue that campaigns for maintenance and restoration of properties under threat
- Identify **pilot projects for urban renewal and socio-economic/ cultural revival** of the historic areas by initiating activities that would help in regeneration of these areas
- Establish a '**Heritage Technical Support Cell**' whose ambit should be to provide support and guidance to owners of listed properties, help prepare proposals for regeneration of urban historic areas, and establish collaborative links with different departments and organizations (tourism, planning, city administration, etc.) involved in management/ maintenance of designated historic areas/ properties

DAP – NED's ROLE AND EXPECTATIONS:

DAP-NED has been providing technical support to the Department of Culture and to individual owners who are directed to DAP-NED through the Department of Culture and Department of Antiquities. But all this so far is being done on an adhoc basis since more than four years.

1. Heritage Buildings Re-Survey

1st Phase (2006 – 2009)

Initially requested budget 0.8 million

Revised budget (based on actual expenditures) 2.6 million

2nd Phase

Requested budget Rs. 4 million

3rd Phase

Requested budget Rs. 2 million

Work on 2nd and 3rd phases will proceed on approval of the requested budget.

Karachi Historic Buildings Re-survey Project
HC-DAPNED

DAP – NEDs ROLE AND EXPECTATIONS:

2. Technical Reports on Heritage Properties

Requests for providing '**technical review reports**' on historic areas and heritage properties are being received by DAP – NED from the Department of Culture, GoS, since 2004.

These include **technical evaluations** of proposals for **extension/ alterations** in historic buildings, applications for **de-listings**, review of **restoration works**, etc.

The work involves **site visits, historical research**, and sometimes even **initial documentation**, and development of suggestions or **proposals** for restoration possibilities.

In a meeting of Heritage Committee dated 10th Feb 2006(No.OSD/CHC/1-27/MISC/06).It was agreed that an amount ranging between **20,000 - 75,000** will be paid to DAP – NED for **Technical Reports**. Since 2006 **technical reports on 25 heritage properties** have been submitted to the Department of Culture. But so far **no payments under this head have been received**.

The DAP – NED being an educational institution believes in providing research based technical and professional support to relevant government departments, but in the light of its limited resources continuity in such efforts is dependent on sufficient financial support provided to sustain these supportive activities in the area of heritage conservation.