

KARACHI BUILDING AND TOWN PLANNING REGULATIONS
(SINDH BUILDING CONTROL ORDINANCE, 1979)

MASTER PLAN & ENVIRONMENTAL
CONTROL DEPARTMENT
KARACHI DEVELOPMENT AUTHORITY

**PRESERVATION OF STRUCTURES OF SPECIAL
ARCHITECTURAL OR HISTORIC INTEREST.**

Definitions

27. In this chapter, unless there is anything repugnant in the subject or context:
- a) 'Special Architectural or Historical interest Structure' means any structure and its surrounding grounds designated as such pursuant to section 28.
 - b) 'alteration' or to alter means any act or process which changes one or more of the exterior architectural features of a special architectural or historical interest structure;
 - c) "extension" or to extend means the making of additions to a special structure which affects its character as such.

**Designation and declaration of special Architectural or
historical interests structures**

- 28 (1). MP & EC may designate and declare a special architectural or historical interest structure which:
- a) is of special interest through association with significant persons or events in the history of the province or Nation, or
 - b) embodies distinctive characteristics of a type, period or method of construction, or possesses high artistic or architectural values; or
 - c) has yielded or is likely to yield information important in prehistory, such as ancient monuments or archaeological findings.
- (2) MP & EC, may consult the Archaeological and Museum Department, Government of Pakistan, for declaration of any structure as a special architectural or historic interest structure.
- (3) For the purposes of these regulations, structures as set forth in Schedule I, are hereby designated and declared as "Structures of historical interest".

- (4) Prior to designating and declaring a structure as one of the special architectural or historic interest, MP & EC shall cause a notice to be served on the owner of the structure, in the following manner:
- a) by giving or tendering the document to him;
 - b) if he is not found, by leaving the document at his last known place of abode by giving or tendering the same to some adult male member or servant of his family;
 - c) if he does not reside in the city and his address elsewhere is known to the Director, by forwarding the document to him by registered post under cover bearing the said address; or
 - d) if the name of the methods mentioned in the proceeding sub clauses can be used, by causing a copy of the document to be affixed on some conspicuous part of the building or land (if any) to which it relates.
 - e) MP & EC shall accord the owner or his representative an opportunity, to be heard at a time and place to be specified in the notice, which shall be not less than 10 days nor more than 30 days from the date of service of the notice.

Approval for demolition, alteration or extension

- 29 (1) It shall be unlawful for any person to demolish, alter or extend any structure of special architectural or historical interest, without obtaining the prior approval of MP & EC;
- (2) Prior to permitting the demolition, alteration or extension to a structure of special architectural or historical interest, MP & EC shall give notice to the Directorate of Archaeology and Museums, which have a period of 30 days in which to express any objections, or to obtain a drawn photographic record of the structure in the event. They do not oppose such demolition, alteration or extension.
- (3) In approving the demolition, alteration or extension of a structure of special architectural or historic interest, MP & EC may attach such conditions as it may deem necessary or desirable to protect the interests of the public in the preservation of the structure or any information or artifices relating to or found in the structure.
- (4) If Master Plan & Environmental Control refuses to grant a person permission to demolish, alter or extend a structure of architectural or historical interest, and if the owner is unable to earn a reasonable return on the Structure by reason of the refusal, the owner may appeal to the Government, and its decision shall be final.

SCHEDULE - I

STRUCTURES OF SPECIAL ARCHITECTURAL OF HISTORICAL INTEREST

S.No.	Name of the Structure/ Monument/Site	Location
1.	Chaukandi Tombs	Near Landhi on National Highway, Deh Khanto, KDA Scheme No.25.
2.	Baluch Graveyard	Deh Khar Karo, near Murad Memon Goth, Malir Cantt.
3.	Mazar of Pir Mangho, together with adjoining Mosque and Graveyard.	On Mangho Pir Road.
4.	Parsi Fire Temple (1849).	Frere Street
5.	KPT and Custom House Building	M.A. Jinnah Road
6.	Holy Trinity Church Building (1855)	Fatima Jinnah Road
7.	Collector's Kutcheri Building (1850-60)	Club Road
8.	C.M.S. Church Building (1856)	Nishtar Road
9.	Bray Cliff (1860) (Honeymoon Lodge)	Korangi Road
10.	Zoological Gardens (1860), Gandhi Garden	Along Crossing of Nishtar Road and Garden Road
11.	Bagh-e-Jinnah (Frere Hall), (1865)	Abdullah Haroon Road.
12.	Cantonment Station (Frere Street), about (1865).	Frere Street
13.	St. Pauls Church Building (1865)	Kemari.

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| 14. | St. Andrew Church Building
(1868) | Saddar. |
| 15. | Maz Denso Hall (1876) | M.A. Jinnah Road. |
| 16. | St. Paul's Church (1865) | Manora |
| 17. | Wazir Mansion (1860-70)
(Birth place of Quaid-e-Azam) | Kharadar near M.W. Tower. |
| 18. | Methodist Church (1878) | Garden Road. |
| 19. | St. Patrick's Church (1878) | Saddar |
| 20. | Edulji Dinshaw Dispensary
(1882) | Saddar (Preedy Street). |
| 21. | Sindh Club (1883) | Frere Road
(Abdullah Haroon Road) |
| 22. | Karachi Central Jail (1906) | Bahadur Yar Jung Road. |
| 23. | St. Anthony's Chapel (1921) | Manora |
| 24. | Mereweather Tower (1886-87) | M.A. Jinnah Road. |
| 25. | D.J. Science Government
College (1887) | Dr. Ziauddin Road. |
| 26. | Light House (1889) | Manora |
| 27. | Empress Market (1889) | Saddar |
| 28. | Clifton Promenade (1922) | Clifton |
| 29. | State Bank of Pakistan
(Annexe) (1923) | I.I. Chundrigar Road. |
| 30. | Chamber of Commerce Building
(1923) | Wood Street (Shahrah-e-Liaquat). |
| 31. | Karachi Municipal
Corporation Building (1926) | M.A. Jinnah Road. |
| 32. | High Court of Sind (1929) | Court Road. |
| 33. | The Mazar of Quaid-e-Azam
(1960) together with the
adjacent Mazars | M.A. Jinnah Road. |

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| 34. | City Courts and District Session Courts (1868) | M.A. Jinnah Road. |
| 35. | Sind Madarsah-Tul-Islam (1885) | Frere Road and Wood Street (Shahrah-e-Liaquat). |
| 36. | Cotton Exchange Building (1940) | I.I. Chundrigar Road. |
| 37. | Khaliq Dina Hall (1906) | M.A. Jinnah Road. |
| 38. | Sind Assembly Building (1940-45) | M.A. Jinnah Road. |
| 39. | New Sind Assembly Building (1942) | Court Road. |
| 40. | Old KMC Museum Building (Victoria Museum) | M.R. Kiyani Road. |
| 41. | Old Mohatta Palace (Qasr-e-Fatima -1933) | Clifton |
| 42. | Flag Staff House (1865) | Fatima Jinnah Road. |
| 43. | Hindu Gymkhana (1925) | L. 9. Sarwar Shaheed Road. |
| 44. | Jaffer Fadoo Dispensary (1904) | C. 8. Aga Khan Road. |