

Modern Apartments of Karachi



vs



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Karachi Through Writers, Poets and Cinema

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APARTMENT RESEARCH CATEGORY**Karachi Map****Timeline****Collage/Thumbnail****1960's**

-  **Rimpa Sunbeam**
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1980's

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1970's

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Documentation of Modern Buildings of Karachi is conceptualized by Marvi Mazhar and Associates in partnership with Karachi University is an essential way forward to begin the work of categorizing and documenting different architectural styles that Karachi has gone through, and initiating dialogue on heritage and modern buildings in an urban environment. Our current theory needs to move forward from colonial architecture to include Karachi's every day, living architecture in our preservation and documentation framework, as most of our urban heritage is in active use and occupation.

Karachi's architectural identity is complicated and needs constant conversations around existing built environments and safeguarding the relevance. The outdated Sindh Cultural Heritage Preservation Act of 1994 allows real estate juggernauts to purchase abandoned or dilapidated properties while architects devise superficial heritage protection plans that restore exterior facades and introduce interiors to make room for towering skyscrapers. As a result, holistic remains of the historic architecture typology are removed, and, with it, any possible understanding of the social systems and spatial organizations that dominated that time period therefore documentation and analysis are an important part of the visual past of Karachi, and are a strong link to Karachi's history. Here, this document focuses on the 50s to early 90s apartments, where material and design is understood on its initial stage. The idea is to build upon the on-going research and understand living from residents, contractors, and real estates perspective. Vertical living is a very important part of Karachi's urban fabric.

Historic structures and modern heritage for many reasons is a complicated subject in Pakistan, and especially Karachi, where along with infrastructural issues, heritage is suffering from teeming with occupants and seething with landlords and tenants engaged in prolonged warfare, occupying structures ripe for collapse within the framework of the regulatory provision of law. We need to shift policies to include living and everyday heritage in our preservation and documentation framework, perhaps taking a cue from Mumbai's heritage act.

It's important to start a conversation on everyday heritage and think of movements that have influenced and curated the architecture of Karachi. Not particularly focusing on the idea of identity, but observing and classifying influences. 'It was tentatively in 1860s, that Karachi began to expand commercially.

The city was largely used as a port by merchants belonging to the Bombay Presidency from where they could ship products manufactured in Sindh and Europe and vice-versa. Gradually Bombay companies set up their local offices in the city which resulted in the establishment of the Karachi Chamber of Commerce. Soon the town became a business hub where the exchange of ideas and influences in the built environment started taking place. Modern Apartments of Karachi is a very important part of Karachi's history. Karachi in the former half of the 20th century mostly had buildings either classically designed or indicated a revivalist trend. Modern Apartments in Karachi bring together many conflicting styles: a lot of them are hybrid structures, brutalist inspired concrete screens / brise soleil --a very important section of representation as a transition period for revivalist movement to a new architecture, modern architecture.

The research aim of this project is to document, understand, and profile modern apartments of Karachi for archival purposes since most low rise structures are vulnerable to land value and constant development. It's important to understand the living standards and educate current and future generations about the existence and importance of these modern apartments which contain a sense of *mohalla dari* neighborhood relations, shared living social interaction through different festivals and mutual understanding of living in a complex is so imperative for understanding our social structure.

The idea is to keep documenting Karachi's important built structures using social-spatial activism methodology and lean towards developing the Heritage of Karachi chapter and initiating safeguarding mechanisms within the marked geographic extension.

Heritage is the link between the past and the present and its preservation is not an easy task, nor can it be fulfilled by regulations alone public participation and support are the critical ingredients. This can be achieved by persuasion, monitoring, and awareness.

We hope through our regular digital publications we can start the dialogue of protecting Karachi's historically important buildings. These E-Manuals are a starting point for developing further research, and Marvi Mazhar and Associates is open for collaborations.

This e-document is researched and developed by architecture students of Karachi University (Visual Studies Dept-VS 642) under the Building Construction and Analysis course.

Proliferation of High-rise:

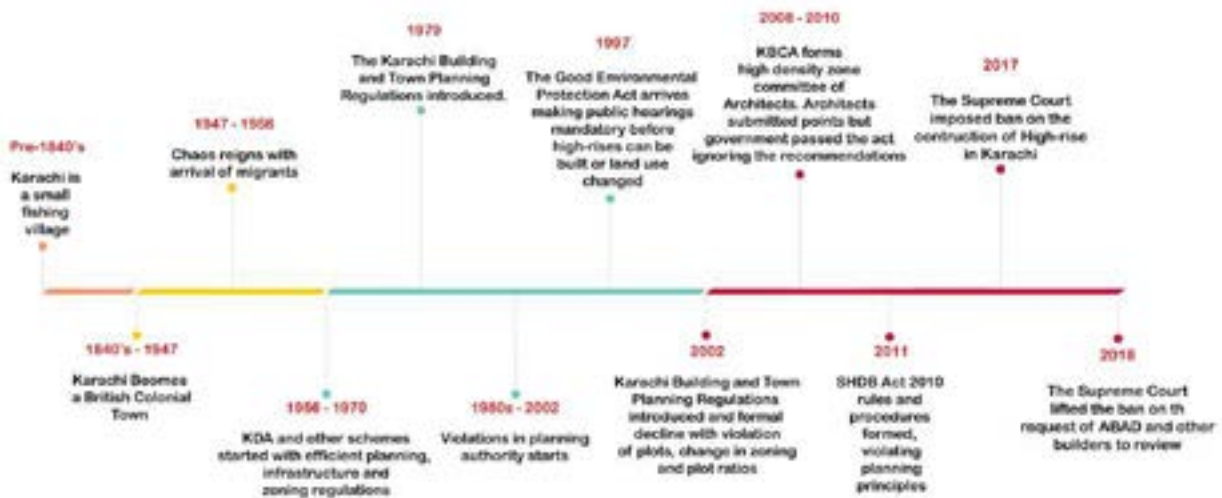
The development of trade, industry, and increase in port activity by the mid-1960s allured many people to migrate from rural to urban areas in the search of occupation and a better lifestyle. With the rapid urban development, the city had fewer options to cater to the gigantic proportion of people coming to get settled which contributed in the form of erratic decisions taken for the city and construction of vertical structures to accommodate the needs of a growing population. "Informal settlements started developing in 1947 at the time of partition when within a few months more than 600,000 refugees moved into Karachi. Initially, they invaded most open spaces in the city and occupied the immediate fringe of the then metropolis and the homes and community buildings of the Hindus and Sikhs." Arif Hasan stated in "Housing for the Poor".

The expansion of population in Karachi has increased immensely so thus the demand for housing, making it one of the most overpopulated cities in the world. Karachi is the densest megacity after Dacca and Bombay (Hasan, Dawn, 2018). Constructors and builders are focusing on making more money by constructing apartment blocks while the municipal authorities are focusing to achieve density targets by adhering to building bylaws. While the city and its people are being divided ethnically and into religiously homogeneous neighborhoods, many apartment buildings demonstrate significant ethnic mixing. Such as, Soldier Bazaar inhabits a diverse society of varying cultures and religions, all closely knit and peaceful towards each other.

Necessity Demanded Haphazard Conversions:

In the years after 1947, there was a crisis in Karachi as people migrated into the newly formed country. But then, in 1956, the Karachi Development Authority started work for the development of Karachi. It did residential, industrial, and amenity schemes with the public's recommendations. The areas like Taimuria, Nazimabad, North Nazimabad, Gulshan-e-Iqbal, Kehkashan, Gulistan-e-Jauhar among many others came into being. These schemes were efficiently planned and each had zoning regulations according to the commercial and residential areas. This planning continued till the 1970s. But from the 1980s onwards, the planning of the urban development of Karachi went downhill because of its inability to handle the population explosion. There was a major turning point in 2002 with the birth of the disastrous Karachi Building & Town Planning Regulations, 2002. It violated plot lease conditions, plot ratios, changed zoning regulations, and the rules for parking space allowances. It neglected the part to focus on whether the infrastructure existed. "Post-2002 we saw the end of planning and control in Karachi," said Roland DeSouza.

Karachi's Urban Planning Timeline:



The conversion of houses into a low-rise building started when the landowners of 60 to 80 sq yards converted their properties into multi-story flats which exist in steep lanes covering a small percent of roads and civil paths. The uprising in the densifying of mass is just for the sake of settlement and the thought of making Karachi a developed city is being neglected once again and such constructional strategies are forcing families to live in small units with low rents just so one can give shelters to their families and loved ones. Such living standards cause racial and homogeneous religious disputes among the residents living in the same yet divided unit and such habitats are neglected quality and maintenance wise which further leads to major and fatal incidents.



Picture by Abb Takk, 2017

Unplanned cityscape demonstrating the negligence of urban planning.

To accommodate a larger number of people, Karachi started building high-rise apartments without proper planning of the location and its surroundings. People living in small neighborhoods prefer the environment of having nearby houses of maximum G+2 storeys without sudden development of high-rise buildings in the premises neglecting the environment and cityscape. Another issue that rises by living in this form of dense settlements, people are unable to supervise their children. The buildings are not constructed to be universally accessible by the absence of lifts. Insufficient toilets are a major problem. An apartment building would cause an overpowering burden to the scant water and electricity supplies, which would make the residents who are already

residing, suffer. Their privacy would be compromised. There will be an increase in noise and air pollution. There will be an obstruction to the sunlight and wind flow.

The informal increase of the neighborhood makes the inhabitants unaware of the people living next to them thus generating social isolation into their units. Some of the apartments in Seaview are abandoned as their owners have been settled abroad and no one looks after their apartment. Aziz Sohail, curator, writer, and researcher, shared his experience of urban development throughout the years in Soldier Bazar where he resided for a long period of time in Sania Arcade. The downfall of that area started when the different communities started occupying that space and their communal spaces were being built nearby, the surroundings affected the residents leaving them with no choice other than to move out. His experience shed light on the issues of infrastructure that directly affect the apartment buildings and their inhabitants. If there is an increase in density in an area, the need for sufficient parking, communal spaces for events, and etc also increases. Thus, the area becomes crowded and most of the people prefer leaving.

Thoroughly Planned and Efficient Buildings of the '60s to '80s:

The apartment buildings constructed in the '60s to '80s had efficient planning that benefited the residents. Al Azam Square, built in 1964, was a comparatively larger project that accommodated 417 apartments. There is a large communal space. "Its material is so strong that any bullet can't pass through these walls," said one of the residents. Hasan apartments were built in 1972 by the famous Architect and Urban Planner, Arif Hasan. It is an example of an efficient building that has a commercial block that forms a barrier between the major traffic artery and the residential blocks. The Apartment has sufficient parking space and the commercial, as well as the residential areas, are linked by pedestrian paths. Bliss apartments, built in 1970, are well maintained. The building has community halls at the back of the parking lot which was used for the events. There is a buffer space between the community halls and the apartments. Clifton Estates apartments, built in 1985, are also well maintained. There are Terraces and galleries that make the apartments lit with natural light as well as providing crosswind circulation for each apartment. The central courtyard has an area of 9,000 sq. ft and acts as a communal space-enhancing social interaction for the residents as well as a safe play area for kids. There is a parking area at the ground level.



Picture by M. Osama Baig, 2021



Picture by M. Arsal Masood, 2021

Efficiently planned and highly maintained apartments; Clifton Estates and Hasan Apartments.



Picture by Nafeel Qureshi, 2021
Internal Courtyard of Rimpa Sunbeam Apartments.

Unique Identities and Sensitiveness in Planning:

The apartment buildings that were constructed at the start of Karachi's development had their own identity through different geometries, treatment of street edges and were built according to the site context. Old developers like Erum Builders and Developers in the '70s and '80s, ABAD in 1982, and etc, constructed meaningful projects that had an impact on society.

Treating the Street Edge:

Some projects like Moyyeddi Manzil, built in 1975 have apartments that are designed by being sensitive to the street edge and they still exist in good condition with no sewage, electrical, or plumbing issues. The walls of these apartments are relatively thicker than usual as electricians and plumbers face difficulties in drilling. Large galleries wrap the building all around making the apartments lit with natural light as well as providing wind circulation for each unit.



Picture by M. Osama Baig, 2021
Treatment of the elevation according to the street edge - Moyyeddi Manzil.

Identity Mark:

Mariam Building, known as One Eye Building which is also its identity mark. The unique identity mark was the famous feature in most of the buildings constructed in the late '60s and the '70s. Rimpa Sunbeam apartments had a unique nameplate which was the identity mark of the building other than its elevation. The fonts of the nameplate were a distinct feature.



Picture by Nafeel Qureshi, 2021
70's Font Name Plate Identity



Picture by Daniel Panjwaney & Sana Nasir, 2021
Eye on the facade

Designing of Facades:

The different types of screens and balcony designs were also the markers of identity in that period of time. Island Apartments built in 1967 had a very unique facade that consists of different styles of screens. Hanging Garden apartments have this unique treatment of the facade which involves chunk of extruded forms.



Picture by Syed Asad Ul Hasan, 2021
Screens of Island Apartments



Picture by M. Arsal Masood, 2021
Unique Facade of Hanging Garden

Geometry:

The geometry of Island apartments, Rimpa Sunbeam apartments, Al Azam Square, etc, has these curved elevations. Terraced apartments, built by Arif Hasan in 1974, are following hill contours, forming a setback on each floor. Every apartment has an open-to-sky terrace facing the street. The privacy of each apartment is being maintained through the design in such a way that no apartment has a view into another. There is dedicated space for vegetation that also maintains privacy from the street.



Picture by Arif Hasan
Stacked Form of Terrace Flats



Source: Google
Eye Catching Elevation

Sense of Ownership and Bond:

These apartment blocks had strong neighborhood bonds and responsible unions that took care of the buildings. The planners of these apartments took special care of the parking problems. Island Apartments, built in 1967, has its own sufficient parking area. In Anthonian Apartments, built in 1980, people have communal areas that help them to know and interact with one another. People gather at the prayer area for collective prayers, the courtyard is being used for community gatherings and events, and etc. On the other hand, to maintain one's privacy, apartments are placed adjacent to each other due to which the privacy of an apartment is not invaded by another one, and high windows are placed in order to maintain privacy while someone is passing-by an apartment. A resident of Rimpa Sunbeam apartments shared her observations stating "The windows and balconies have very specific views of old colonial churches and historic architecture from British colonial period. Living in these apartments can tell you the timeline of the city's arbitrary development. The views to the never-ending sea and Clifton bridge have been intercepted by multiple vertical structures. It was built to encourage a community belonging to different cast or religion to interact in one place. That space is a central courtyard with a circular fountain, the only communal highly activated space, that is one of the key features of its design".



Source: Al-Azam (Facebook Page)
Communal Activities in Al Azam Square.

Sea View apartments, built in 1982, also have a unique impact on the residents through their design. One of the residents has a strong emotional attachment to the apartments as she states that “it’s like living in a bungalow along a sea with serene landscape under an old banyan tree”. There were no boundary walls but a low height hedge which encouraged the community to interconnect.

The Loss of Essence and Identity:

Surroundings have affected the people living in apartments. There is a clear increase in the crimes and violence of the city that has created boundaries between people. Now the visitors are restricted and the people who are residing in the buildings are only allowed to enter the premises. Hanging Garden Apartments have a similar issue that the visitors are not allowed. There is a lack of interest in taking care of the buildings which lead to the downfall of the high-rises in Karachi. Similarly, In some apartments, there are gates within gates to control the visits. These visual barriers have now led to the disconnection of the people. This shows how insecurities have been increased with time in the city. People now prefer spending most of their time in their units and avoid interaction. In Sea View apartments, there are gates within the main gate which is an example of how people feel insecure living in today’s Karachi.



Picture by Nafeel Qureshi, 2021
The imposed gates in Sea View apartments.

The apartment buildings that are constructed nowadays have lost their identity by just being a building block. There is insensitiveness by the planners and developers of the apartment building that has changed the cityscape, converting it to a city of boxes. The apartment buildings are built in such a way that they are too close to one another thus increasing the risk of destruction. Rock Haven is an important example of how cars have replaced people by taking over communal spaces as parking spaces. The community element seems missing as people like to spend more time indoors than outdoors. Children playing during the evening is the only time of the day when a sense of community can be felt, otherwise, the open spaces are usually utilized for parking cars. As explained by Ar. Fahim Khatri, because of density, the idea of courtyard started to become redundant after 1980. In order to accommodate the growing population, open spaces were reduced and more buildup started to become the norm.



Picture by Javaria Waseem, Indie filmmaker | Writer | Photographer, 2018
City of Boxes, Karachi.

Perturbing Future of High-rises in the City:

By the year 2030, Pakistan would completely be transformed into an urban with more than half of its population living in a few megacities and urban clusters around them. Because of its overwhelming advantages, the pattern of urban development in these cities is already converting into high density and mixed land-use. But often this change is opposed by powerful people and interest groups, leading to chaos. The developers assume that pursuing such a pattern of urban development will make cities more functional, livable, and well-managed entities. Instead, the cities are exposed to a variety of challenges: urban poverty, pollution, congestion, inadequate infrastructure, social conflict, and ecological degradation.

The Apathetic Law for the Urban Planning of Karachi:

In 2008, the Karachi Building Control Authority called a meeting consisting of Karachi's most famous architects to help give recommendations on an important law it wanted to make for high-density zones. The government mentioned that the new law's inspiration would be the Karachi Strategic Development Plan 2020. This plan had the goal of representing Karachi by the term "world-class city". The committee's job was to advise the government and give their point of view on the nature of the law that would govern high-density zones. They were supposed to look at existing bylaws on floor area ratios, existing infrastructure, density, human safety laws, drafting of new laws, and etc.

Three recommendations were given by the architects. To create an independent, supra or planning and development authority which will assist Karachi's landowning agencies. To have high-density zones within the existing city's fabric. To have an oversight committee.

But the government ignored all the points mentioned by the architects and passed a law according to their benefits. "One change that the law made will affect our city for decades to come," said Roland DeSouza. The Sindh government removed height-related restrictions or setbacks which protected the surroundings of a building. "Buildings that are high cast a shadow and close off sunlight," mentioned by DeSouza. It allows limitless amalgamation or joining of plots. Previously the law was only to amalgamate the plots of a certain size. Moreover, the people in the katchi abadis are the first ones to be removed in these cases. The new law also changed the plot ratios and increased the size of the buildings from 1:5.5 to 1.8 for 3,000 to 5,000 sq yard plots and to 1:12 for plots larger than 5,000 sq yards (Maher, Mahim, The Express Tribune, 2014). The chief of the water board mentioned that his agency won't be able to provide new pipes or supply water for any new high-density zones. The new law also gives access to the board to commercialize residential plots without giving the right to the public to be able to object. This means that a high-rise shopping mall could be built right next to your house and you wouldn't be able to say anything about it.

The Role of Land Mafia:

The land mafia plays an important role in the process of converting plots into highrises. The Katchi Abadi house owners are offered 5-7 lac rupees for a couple of flats on the top floor of the building by the informal developer. In this way, people are bribed by the strong developers in order to gain money and as time passes, they try to steal the ownership.

The situation of Pakistan's real state is that people are afraid of the land mafia that causes them to lose everything if they go against it. An incident took place in 2013 when a resident was shot in the legs when he refused to pay the gangsters who demanded \$20,000 in protection money. The powerful informal developers frightened builders away during the worst of the violence, despite a severe housing shortage.

The Nosedive:

These types of abrupt settlement have not been built under the supervision of the professionals that are accountable for portable water, waste collection, and sewage disposals. Due to poor construction, shoddy maintenance, and general neglect, Karachi has seen countless buildings collapsing over the years. A multi-story residential building in Lyari and Korangi, which were illegally constructed through 'China-cutting' (*refers to the practice of slicing plots from parks and land earmarked for public amenities, and converting them into residential and commercial property that is sold off for huge profits - Irfan Hussain*), collapsed. Over the year, a total of 50 people were killed in the collapse of multi-story buildings. Due to the absence of a proper drainage system, the basement of the buildings was filled with water during the rain that could have weakened its foundations. When these buildings collapse, they also weaken adjacent buildings, leaving them tottering ominously. This happens

due to the informal developers who neglect constructing according to the proper bylaws of keeping safe distance between the buildings.



Picture by Fahad Zufikar, Business Recorder, 2020



Picture by Muhammad Sabih, The Nation, 2020
Unsupervised building constructed under informal developer.

Government Shed Light on the Disastrous Situation of Karachi's High-rise:

Observing such situations of deteriorating sanitation conditions and unavailability of potable water in Karachi, the apex court in March 2017 had imposed a ban on the construction of High-rise buildings in Sindh. It had restrained from issuing building approval plans for new high-rise and multi-storey commercial and residential projects (Baloch, Dawn, 2018).

Anti - "Encroachments" Drive in Karachi:

Another law was imposed when a three-judge bench observed that the cantonment land could not be used to accommodate private buildings and there was another purpose of such land, which needed to be examined. Instead of acting on the law, the chief justice said that no progress had been made to fulfill its earlier order to remove *encroachments* from the land owned by the federal authorities and rather more illegal high-rise buildings were being constructed on such land. Some land in PNT Colony had been given to the Pakistan Navy, but it is being leased out to private persons and they are informally constructing multi storey buildings on it, the CJP deplored. The bench expressed serious resentment over the *encroachments* and high-rise buildings in PNT Colony, which was meant for accommodation of the employees of postal services and telecommunication, and other cantonment land (Tanoli, Ishaq, Dawn, 2020).

The court observed that the *encroachers* have been constructing high-rises on the government lands where boundary walls have been raised at the Super Highway ahead of the University Road. Some of the houses were illegally built on the land that was allocated for parks which the chief justice asked to remove and restore the land. Sindh Building Control Authority (SBCA) provided assistance to the Karachi commissioner to remove the structure of a partly demolished building adjacent to an amusement park in Gulshan-i-Iqbal (Tanoli, Ishaq, Dawn, 2020).

Earlier, the SC bench had declared the lease of a two-acre plot located on Rashid Minhas Road illegal and directed the authorities to demolish the under-construction residential-cum-commercial Royal Park building (Tanoli, Ishaq, Dawn, 2020).

The Lifting of the Ban and its Supporters:

After reviewing the request of the builders, it was concluded that almost 500 billion PKR worth of investment was at stake. It was disclosed by an official that the court has proposed various amendments in building by-laws in its controlled areas to allow the construction of multi-story residential apartments and commercial plazas. Another plan was to segregate high-rise buildings according to the building height. The construction of multistorey buildings is allowed on plots as small as 10 marlas. Earlier, four canals are the minimum area required for tall buildings by the law (Baloch, Dawn, 2018). Prime Minister Imran Khan also announced his urban regeneration plan in a series of tweets. "...we are in the process of making laws to allow buildings, built to international safety standards, to go as high as in other cities across the world," he wrote. "My vision for our future cities: to allow buildings to rise vertically & allow for more green spaces as [Pakistan] is one of the most environmentally-threatened countries."

Once a building gets higher than the fifth or sixth floor, it becomes different not just in terms of accessibility, as Eldemery has pointed out, but also in terms of its structure and the materials required to sustain it, says NED's Ahmed. "If there is a justified provision for developing a city's highest building in a certain role, I believe, that with the ordinary regulatory checks that can be provided a good design and proper allocation of spaces and facilities basically help in accommodating more people in a lesser space and that is something we need in our urban sentence"- NED's Architect and Urban Planner, Ahmed.

The Association of Builders and Developers of Pakistan (ABAD), supported the lifting of the ban by stating that “the resumption of construction activities will be beneficial for the government, builders and general public as thousands of people, who had lost their livelihood due to the ban on construction of high-rise buildings in the megacity, would start getting their earnings” (Staff Report, Profit, 2019). As there is a need for high-rise residential buildings to accommodate a maximum number of people and overcome the shortage of housing units. The Patron-in-Chief, Mohsin Abubakar, ABAD, refuted the impression that high-rise buildings were creating civic problems by stating “High-rise buildings provide relatively cheap housing for the middle class”. He also stated that the government and civic agencies are collecting a significant amount from builders and developers, but the infrastructure is in a dilapidated situation (The News, 2021).

The Correct Way of Constructing:

Construction of high-rise buildings should be done in the right way that requires an additional cost due to the need for proper foundations, heavy-wind structural system, and high-tech mechanical, electrical, lift, and fire-resistant systems. By constructing such a high-rise, there shouldn't be neglect of its maintenance. High-rise buildings have less useful space compared to low-lying buildings. The population density generated by High-rise buildings significantly increases the demand for transport and other services. Proper traffic and parking planning typically require large public works. In an undeveloped environment, a multi-storey building needs to provide a new cost-consuming infrastructure. Several researchers expressed concern about the social and emotional impacts of living in high-rise apartments. While multi-storey housing may be desirable for individuals and couples, it is less suitable for a family with children. Some sociologists claim that the lack of proper empathic design and environment in high-rise buildings can make residents isolated by creating a mindset of rat cage. The economic status, poor planning, and linear obstruction of brutal architecture have been described as factors for most of the high-rise building's failure in Karachi.

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The efforts to cater to the migrating population and regularize the illegal settlements which played a role in disorienting the urban fabric, came out to offer solutions that compromised on the architecture and planning of the city. “According to the National Aliens Registration Authority (NARA) of the government of Pakistan, Karachi has over 1.7 million illegal immigrants.”, Dawn News. The sub standard of living that prevailed due to the various conditions gave birth to the rise of sociological and psychological problems at a larger level in our social orders and city. To truly develop human well-being, building design needs to move past upgrading boundaries, to more all-encompassing approaches that take their prompts in wellbeing supporting human practices. People spend half or more of their everyday time in their homes. Thus, it bodes well that the housing environment comprises one of the significant impacts on wellbeing and prosperity.

Abrupt Shift in Housing Typology:

To counter the mismanagement by the government and authorities post partition, additional concrete floors started to be built over the existing stone construction and community buildings were altered into residences that became the starting point of shift in the priorities of importance of well-designed spaces and its spatial significance. Over time, the factor of verticality in structures grew from low rise to mid-rise of G+2 to G+3 in the first phase and five to six floors increased with the industrial boom to accommodate the worker’s families in commercial buildings.

Fazal Noor, Architect shared his memory of the changing image of the city where the first few developments of mid rise in Garden East and Nazimabad were considered to be a starting point for the development of high-rise construction in Karachi.



Picture by MMA, 2019
Contradictory styles for imposed construction.



Picture by Khi-Tecture, 2021
Hasty development in Saddar.

The Rise:

With the intent to accommodate the growing population, the city experienced the immediate rise in the development of mid rise and high rise construction. Many projects were developed in which Al-Asif Square, one of the oldest constructions, is an example of such projects. Built in the early 1980s, a large apartment complex comprising around 1,300 flats and 800 shops and almost 80 percent of residents are from different provinces of Afghanistan mainly Kabul, Mazar Sharif, Balkh, Shabarghan, Takhar, Kunduz and Kandahar. They are of

Pashtun, Tajik and Uzbek origin, Muhammad Rasool Rasooli, the secretary general of Al-Asif Square Welfare Association.

The provision for open communal space in the apartment complex developed a sense of community living with the shared areas for multi-functional use. Social associations are invigorated because they have proper spaces for interaction and connection. Living in mid-rise construction and neighborhood had served a great space for residents to enjoy the harmony and closeness in society with its architectural elements that encourage interaction not only with the residents but with the commercial belt as well that is efficiently designed to link with the residences from a separate access while maintaining the security of the building. This not only benefits the inhabitants for their daily necessities but reflects the trust and relationship built between the diverse working class for social cooperation.



Picture by Zia Ur Rehman Via Twitter
Commercial belt with separate access for
apartment from road.



Picture by Yola
The facade of Al-Asif Square

The Evolution Over Time:

From the mid-1960s, Karachi occurred to have more vertical structures without regularization and non-developed urban planning that led to the construction of high rises on plots that previously had one-unit bungalows. In a space where a family of 5-7 people were residing was replaced by a large number of families contributing to the problems in the shortage of basic necessities of water supply, land congestion and transport issues in the city. The degrading environment of the city results in affecting the mental health of individuals that experience substandard of living in under developed or congested areas where the inhabitants are deprived of their rights of social public spaces due to high density and illegally claimed land for the new construction issues. It is grounded that physical and psychological well-being are identified with the physical and built environment. Neighborhoods with poor-quality housing, no room for social interaction, quasi spaces can lead to depression.

Akbar Jamil, Architect and Urban Planner, shed light on the evolving design requirements and choices that are being altered over the time. "The previous designs focused on gathering spaces for public private interaction. Courtyard and veranda served as a meeting place for the guests and a space for the community gatherings. Shared toilets, one living space in a house and the elements of interaction in home strengthened the bonding in private relations. While looking upon the high-rise construction, personal spaces are emphasized that it neglects the family gathering importance. These spatial and physical aspects not only impact the social life but the private family bonds as well."

The shared toilet system benefited in having a separate shaft for the whole structure, provided sustainability through adequate use of water and less loop holes in juggling with keeping up to the maintenance issues. The transition in the use of toilets from shared to attached ones made an impact on the urban fabric of the city with the negligent update of underlined systems that results in creating problems at large. The access to the choice of the type of toilets in underdeveloped towns and organized areas shed light on the distinctive class systems that have the room to make choices.

Role of Power in Densification:

The prevailing class discrimination and power system in society generated problems at a societal scale that made an impact on the living conditions. With the elite class population living in societies and apartments having the accessibility to a greater number of cars disturbs the pre-planned notion of the language of architecture. The increasing vehicular traffic owned by the middle-higher class tends to occupy more space which ultimately results in reduction of soft spaces in the building complexes and takes away the breathing space required for the residents to have a better social life.

The alarming situation of deteriorating environmental and sociological conditions due to these factors hints back at the irregularity of the city which fails to provide a well-planned public transport system. The insufficient public transport highlights the devastated infrastructure resulting in the increase of per capita affecting the sustainability and risking the environmental conditions. These politics of the city exert influence on the mental well-being of the population.

To illuminate the impacts of such a situation, Gaylord Apartments serves as a great example that has been the target of evolving conditions. The former communal space in the apartment is existingly occupied for parking which expropriate open space for social interaction and a sense of community. The residents have more fragile social connections, either with their kindred neighbors and additionally with the pariahs since the inhabitants don't have open doors for contact.

“The residents of the apartment lack interaction due to no sitting space.” Rehman, Resident and union member of Gaylord Apartments.



Picture by Asad UI Hasan, 2021
Back alley as alternate communal space.



Picture by Asad UI Hasan, 2021
Parking taking over the open communal space.

Sound Spaces For Healthy Development:

The rising issues of land congestion and minimal open space being left by the societies and buildings to fulfil the growing needs of parking and other services highly affects the children's mental and physical development at early ages. The playing areas available for kids in the buildings are either the secondary functions with negligence to safety and accidents or are approachable at a very large distance due to inaccessibility that creates insecurity and fear among the guardians to let children play on their own. The increasing accidents in the city demands for a safe and sound environment in the buildings to develop the trust for the guardians to let children play and grow in the natural environment.

The unavailability of safe and sound spaces for kids have become a common phenomenon in the urban development of Karachi that results in the resilience in culture. Anthonian Blessings, an apartment building lies in the heart of old areas of the city; Civil lines. The living conditions concern the residents, "When the apartments were newly built, kids used to play outside because there were not many cars, now mostly residents own more than a single vehicle and they all try to park within the apartments that have taken away the facility of kids to play outside." Resident.

In conversation about the increasing problems of traffic and less open spaces, the President of the Committee stated, "Central Courtyard cannot be used by the kids to play because of the parking, many residents complained of their cars being damaged."



Picture by Amna Visal Ansari, 2021
Central courtyard occupied by parking.

Gifford writes, "The problems range from fundamental child development issues to everyday activities such as play. For example, a Japanese investigation (Oda, Taniguchi, Wen & Higurashi, 1989) concluded that the development of infants raised above the fifth floor in high-rise buildings is delayed, compared to those raised below the fifth floor. The development of numerous skills, such as dressing, helping and appropriate urination was slower. Children who live on higher floors also go outside to play less often (Nitta, 1980, in Oda et al., 1989).



Three Generation Playscape, Singapore
Opportunity for guardians to keep an eye.



Three Generation Playscape, Singapore
Direct visibility to play spaces.

From Anonymity To Identity:

From children to the working age group to elderly, the new high-rise developments have been ignorant of the social aspect generating the problems of insecurity and trust issues among the inhabitants. While in the city where it's common to observe social seclusion, the earlier development of middle rise, Clifton Estate Apartments depicts the importance of elements that emphasized on spontaneous interactive nodes, safe and secure space for kids, accessible functions for diverse age groups.

“Central courtyard has an area of 9,000 sq.ft and acts as a communal space enhancing social interactions for the residents as well as a safe play area for kids.”, Khazina Siddiqui, Resident of Clifton Estate Apartments.



Picture by Khazina Siddiqui, Resident, 2020
Pathway through the courtyard for spontaneous meetings.

With the urge to be in the race of a better and elite lifestyle, the work life and lifestyle has changed towards modernity. To the times when the economic conditions were stable and people were looking for ways to progress, the inhabitants prioritized moderate work and private life that focused on spending time with family, building up social ties with activities and gatherings contributed to social well-being. While considering the conditions that we live in today with the advancement in every field that individuals are associated with personal development due to unavailability of time in the tough work schedules and abandoning the need of associating with the neighbors, the investigated case study of Clifton Estate indicates the solution to the problems with design by generating a connecting pathway from entrance to the blocks; going through the central courtyard. The strategic approach opens doors for sudden interactions, activates the communal space and brings about the identity of the inhabitants to each other.

Drive for the Retrieval of Lost Culture:

On an urban scale to address the issue of increasing social anonymity due to eradicating active communal spaces in neighborhoods, various efforts have been made over time to rejuvenate the lost essence of the culture that bound the people together in a healthy social setup. T2F is one of the examples of urban interventions that helped in a social change. It is a community space for social change through human sciences, imaginative articulation, open dialogue and cultural engagement. T2F is a cafe and bookshop and hosts reading sessions, meetups with authors, productive talks over important topics, film screenings, open mic evenings, jamming sessions and standup comedy. The interactive sessions not only portray the active social life in the neighborhood but also reflects upon the soul of the city that lies in a healthy social setup.



Picture by T2F, 2020
Open mic night, November edition.



Picture by T2F, 2021
Remembering Ahmed Faraz; Poetry night.

Along with the T2F community, many organizations realized the dire need of social interaction at a societal level that initiated projects like Pakistan Chowk. Pakistan Chowk intervention is a venture to bring back the art and culture that used to endure previously in the form of informal activities like mushairas and baithaks. The approach was to design an interactive node for the neighborhood that lacks open communal spaces in apartments complexes surrounding the Chowk. The design remodeled urban furniture, landscape and public services that gathered artists and thinkers for dialogue.



Pakistan Chowk after intervention with urban furniture.

In an interview with the neighborhood tailor, he recalled the memory of glory of Pakistan Chowk before the place lost its image. "Homes were small back then. Women would bring home cooked meals in the evenings and have dinner with their husbands when they came back from work. Girls played on the roundabout, their scarves tied around their necks, playing childhood games. It was a lively place before the authorities made a mess of it" says Masood ul Hasan, tailor and owner at Tailor de Pak, The News.



The interactive node for a busy street.



Pictures by Pakistan Chowk Community.
"Paint Your Mind" Workshop.

Revival of Kindred Society:

With the rise in social issues In Karachi, individuals inspired by the community organizations also realized the need to revive the shrouded essence of the communal life which was altered in time because of the insecurity developed among the inhabitants of the city due to negligence of the authorities over crime, violence and security issues. To cope up with the situations people directed themselves towards the measures that brought about social seclusion, social inconvenience and anonymity for their inhabitants. Sea View Apartments, Clifton being one of the oldest and well-developed apartments in the process of evolution has lost its essence of shared space that used to knit neighbors closely.

“There were no boundary walls in the communal garden but a green hedge was provided at low height. This aspect of design kept the community alive back in old times. But now time has changed and people have isolated them. The hedges are transformed into masonry boundaries. There are visual barriers now so you cannot communicate visually to your neighbors.” Ar. Asad Kamran, resident of the apartment.



Picture by Nafeel Qureshi, 2021

Reference image of Social intervention witnessed here by observing the boundary wall of ground floor apartment through the aid of landscape hedges into masonry walls.

With the hasty changes in the developing elements and spatial alteration, people are compelled to take initiative to rejuvenate the lost bonds again on their own as the resident, Asad Kamran says, “Understand this problem; he converted his garage into community cinema which is called Cinema 73. The idea behind this cinema is to revive the Mohalla system which was the core of the sea view apartments. For the owner it is just a humble effort to revive the communal activities in the apartments.”



Picture by Nafeel Qureshi, 2021
Cinema 73 to revive the communal activities.

With the changing lifestyle where people have little to no time to strengthen their bonds with their private or public relations, the city demands for open spaces in apartments and societies that can encourage interaction. Nael Quraishi, the former resident of Karachi, shared his memory of being together with his family in their garden, celebrating precious time together. The remembered bench in the memory seems to forget the interaction and bonds that the family used to share with the element.



Picture by Nael Quraishi
A memory of an empty bench.

Reshaping City Under Pandemic:

As the pandemic gets across various countries, Karachi being the most affected city in Pakistan has been very resilient in the situation of crisis. With the lockdown being imposed in the first phase of Covid, the individuals leaned towards the neighborhood open spaces for their mental well-being. The city that emphasized upon the vehicular mode of transportation has now shown diversity in the quality of open spaces and switched towards a welcoming sustainable change in the society with the developing interest in cycling and pedestrian movement in the former heavily packed roads. Police officer Abdul Karim Tanoli, who is appointed at the beach for duty, estimated that “Around 800 people show up regularly to cycle along the beach from 6pm to 11pm.” Tribune Express.



Picture by Express Tribune, 2020
Residents took opportunity to reclaim space.



Picture by Express Tribune, 2020
Restricted vehicular access promoted cycling.

The space being utilized for cycling in pandemic was unoccupied due to restriction of vehicular access in particular areas. Citizens feared that the access to free and easy cycling won't be in reach when the lockdown would be lifted. The concerned authorities over the positive change in the city welcomed the sustainable interventions that turned out to be a starting point for the city to move forward towards sustainability.



Picture by Dawn, 2020
Cycling track incorporated In Sea View promenade.

With the pandemic crisis on rise, the city adapted itself into a self-resilient structure that showed the capability towards the flexible functioning of the spaces. The transformation of Expo Centre, Iqra University Campus in the need of emergency as an Isolation Ward are evident that the use of existing structures in case of crisis can help the city sustain itself.

Noman Ahmed, Architect, shared his views, "This is the time to develop a case or argument that those structures which are in disuse can be put to good use if such emergencies rear their heads", Dawn News.



Picture by The News
The inauguration of the Covid ward in Expo Centre.

While investigating the social relationships and their change in impact through their dwellings, it is evident through observation and research that Muhalla neighborhood ties are considered to be strong as compared to that what we have in the present situation of the city. Social cooperation in Low rise or Social housing systems gave occupants information about their kindred neighbors and the communal structure of the network, and along these lines underpinned the essential cycle in creating neighborhood systems.

Conclusion:

High Rise buildings have gotten a more normal marvel, in Karachi to meet the needs of a growing population. The spatial example of elevated structures has huge ramifications for the capacity and the urban morphology of a city's developed areas. The social relationship in high rises is more indifferent. Thus, high rises devastate some type of social, public life.

The numerous adjustments which have happened by the high rise structures in metropolitan zones, for example, diminishing landscape, overabundance in the metropolitan infrastructure, amplified density of the city, traffic congestion indicate high risk in the growing cases of mental health issues and social well-being.

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Understanding Karachi Through Fictional Literature

Faraz Iqbal Chaudry

After the independence of Pakistan, the city by the sea - Karachi, remained the center of attention due to numerous reasons. Its ever-changing cityscape, lived realities, diversity of people, spaces and atmosphere fascinates a dweller to the point where anyone wants to explore Karachi, not only on a factual basis but through the writings of the poets, writers and songwriters too.

“Karachi, capital of the fifth largest state in the world. Beautiful houses in posh localities, witness to the fact that never before had the Muslim middle classes acquired such prosperity.”

(Haider, Qurtulain, 'Aag ka Darya' 'River of Fire', Chapter no. 66, Letter from Karachi)

Started as a capital, after independence, this city warmly welcomed the migrants from India. They found their refuge in this city by the sea. The elite resided there. The state capital became a place for sprouting opportunities for the migrants.

“Purdah has more or less disappeared, girls are taking up careers and some have become high-ranking officers in the medical corps of the defence forces. Going abroad for higher education has become the norm for young women. What I find odd, though, is how upper-class women, the Begums, have taken to ballroom dancing en masse!”

(Haider, Qurtulain, 'Aag ka Darya' 'River of Fire', Chapter no. 66, Letter from Karachi)

Years after the partition, the freedom offered here could be seen not just in men but also in females. More and more young females now had the opportunity to study abroad resulting in the rise of literacy rate. This new era of modernism was appreciated by Karachi with open arms. Not only in education but the change was evident in daily life style as well.

“When a young Muslim man graduates from an Indian university he comes over to Pakistan and becomes a pilot or a member of the civil service. He believes that even if he were to appear for the Competitive Examinations of the Indian Civil Service, he would not be selected.”

(Haider, Qurtulain, 'Aag ka Darya' 'River of Fire', Chapter no. 66, Letter from Karachi)

Even after 10 years of its creation, migration to Pakistan continued. Karachi offered various opportunities to each and every one of these new settlers. Young graduates from India or other parts of the world came here to find fortunes and were appointed in different fields.

“Karachi has woken up. Karachi is going to work. Hundreds of thousands of people riding on bicycles and cycle rickshaws and buses are advancing towards factories and workshops. They are mostly Muhajirs. These are the people who were referred to as the 'lovable masses' in our Party jargon.”

(Haider, Qurtulain, 'Aag ka Darya' 'River of Fire', Chapter no. 66, Letter from Karachi)

The pace at which Karachi was evolving offered various opportunities for the migrants who settled over here. This meant that not only the industrialization took place vastly but the housing pattern also changed. It progressed dramatically and pragmatically.

“Amir Reza’s mansion has been built by a famous firm of Italian architects. Mrs. Amir Reza is an unmitigated bitch. Her lavish dinner parties are faithfully reported in the glossy society magazine called The Mirror.”

(Haider, Qurtulain, 'Aag ka Darya' 'River of Fire', Chapter no. 66, Letter from Karachi)

People from India found their refuge in this metropolis and thus came the posh localities of P.E.C.H.S and Nazimabad. Most of the working class decided to buy land to build their houses on installments and loans in these areas. Soon, in the flash of eye, months passed by and these areas became the habitat of the working class who built their houses in modern fashion as per their requirements. As stated by Qurutulain Haider in her “Housing society”.



(Photo credits: Zameen.com)

PECHS, Jamshed Town, Karachi

Despite the hustle bustle of Karachi, fragmented lives could be noticed as you pass by the roundabout and streets. Small shops shining with neon lights, bakers and chai walas setting up their tables as the sun lowers down, signaling the nightlife of Karachi. Evident name plates attached on the old walls of houses concealed millions of untold stories behind them waiting to be heard. Walls have always been used for advertisements which cannot go unnoticed in Karachi. Big and small houses had courtyards and foyers concealed with screens, hinting at the luxuries of its inhabitants.



A well maintained house Jamshed Town - PECHS Block 2
(Photo credits: Lamudi.pk)



An old signage of a school in PECHS
(Photo credits: ECP)

<https://ecp.gov.pk/temp/scans/GPS%20Images/12/115/26/Ge%20ps%2024-25-26-27%20n.a.%20251.jpg>

The lavishness which PECHS life comprised can clearly be seen in the events which took place in one of the posh houses owned by Jamshed Ali Syed. The rich aura of the elite filled the place, with lavish cars parked outside, houses adorned with lights, lavish seating in the beautiful, big garden. Series of delicious dishes on a huge table and ladies wearing the most expensive saris, evening gowns glimmering with noteworthy jewels. While this is one reality, the areas like P.I.B Colony portrays another story of Karachi. The cramped-up streets, with hawkers selling fruits and vegetables and children busy running after the kulfi wala. This is another Karachi, Karachi or simple people, Karachi of those who did not have luxurious but knew how to enjoy life.

1960 – 1970 this was the era in which Karachi's fate took another turn and started a complete whole new journey, still the cosmopolitan city but lost its title when the capital was shifted to Rawalpindi, once again Karachi's destiny started to change. Pakistan was going under the dictatorship of General Ayub Khan from 1958-1969.

Faiz Ahmad Faiz (the famous progressive poet and General Secretary of the Pakistan Trade Union Federation), who was arrested in 1951 on the charges of planning a military coup, released from jail. During this period one of his collection of poems was compiled, in which he lamented over the city many times. In 1965 he composed a qita 'Zindan Zindan Shor-e-Anal Haq'

زندوں زندوں شور انا الحق، محفل محفل قاتل سے
خونِ تمنا دریا دریا، دریا دریا عیش کی لہر
دامن دامن رت پھولوں کی، آنچل آنچل اشکوں کی
قریب قریب جشن بپا ہے، ماتم شرابہ شر
کراچی
جنوری ۱۹۶۵ء

(Faiz Ahmed Faiz, Qita, January 1965)

Karachi was under military regime and the atrocities over the city can only be understood by the words of Faiz Ahmed Faiz. While the elites were busy enjoying the luxuries, those who raised their voices against the cruelties, were jailed or trampled for being brave. Cherry on the top was the fact that Presidential elections were severely rigged. The educated class were against it while in their negligence, villagers were all smiles.

Faiz has mentioned the political situation of Karachi at many places in his writings, in 1965 he wrote a poem in which he mentioned the mass slaughter that occurred in the neighborhood of Karachi. During Gen. Ayub Khan reign a Pathan-Muhajir rampage took place, which sowed a seed for a new socio-political scenario in Karachi. When Ayub Khan won the presidential election, it was as if the people failed. The victory was indeed the failure as one could see how the transparency was replaced by barricades and walls. The inhabitants felt like they were the prisoners in their own city. While people were finding their voices against the dictatorship, Architecture was becoming his voice. One can see imposing structures, such as the National Museum, Habib Bank or Tibet Center, dominating the skyline of Karachi.



National Museum of Pakistan
(Photo credits: Wikipedia)

Kamran Asdar Ali's "Red Salute" to Communism in Pakistan, *Surkh Salam: Communist Politics and Class Activism in Pakistan (1947-1972)*, takes us back into the past which was long forgotten.

By the early 1980s, however, General Zia's regime had plunged Pakistan deep into the Afghan "Jihad," sponsored mainly by the United States and Saudi Arabia. Borders were opened and incoming Afghan refugees found their residents into hidden localities of Karachi, changing the city's façade pragmatically. Also, the rise of the Taliban in neighboring Afghanistan during the mid-1990s, the events of September 11, 2001, the US invasion of Afghanistan and the subsequent wave of violence that made it almost impossible to return to and recover a progressive past, as mentioned by Ali in his 'Surkh Salam'. In terms of built structures, Architecture too changed, resonating with the political changes taking place within the city. Islamization during Zia's reign replaced modern Architecture to Islamic Architecture. Buildings like Civic Center and Tooba Masjid became the symbols of the era. Modern Islamic Architecture firmed their ground into the metropolis with Malls and Commercial Buildings replicating the international designs but keeping the local context intact. The usage of screens and indented windows became a norm.



Civic Center Karachi (Photo credits: KDA)

The opportunists can thrive well in Karachi. The city is fragmented among social systems and classes, among people who lived here and those who migrated to this city. While on its face the city is growing, modernizing as it is famously believed, but behind the curtain, the reality is bleak and superficial. Housing is the prime example and tells a different story. The over population and the non-systematic migration have turned the city into a simmering cauldron. Once planned and systematic, the expansion of the city now is haywire. From neat, well maintained houses in PECHS or Nazimabad to the high vertical structures, shows a different Karachi than people grew up watching in movies and dramas. The broadcast media played a significant role in amplifying the class system. It is usual to see posh, extravagant villas with pools and plush green lawns when a rich family is shown, whereas low income groups are often shown as having small, dingy apartments or homes.



A glimpse of a house used as a set in weekly drama serial “Quddusi Sahab ki Bewah”



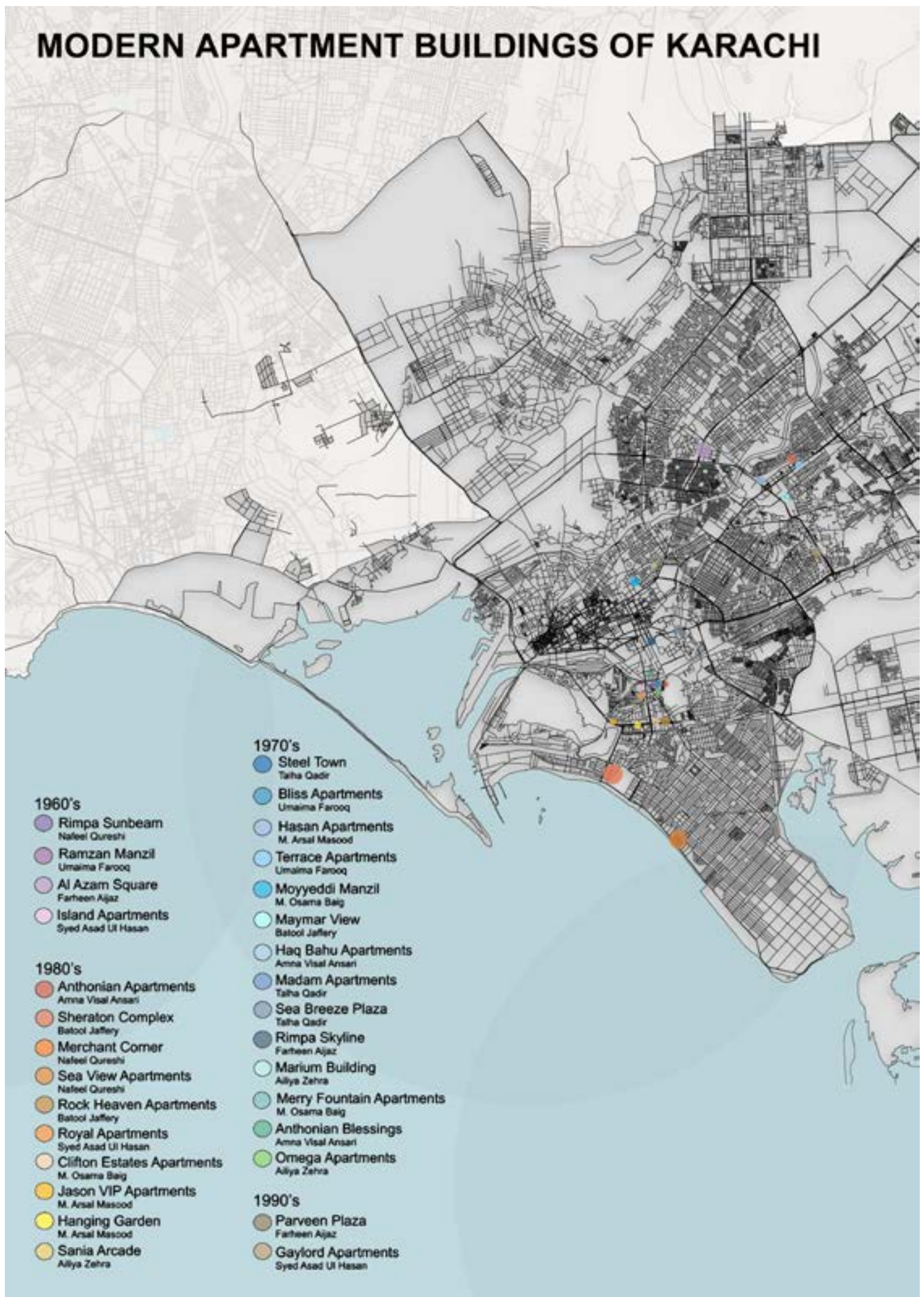
One of a marvelous house shown as a set in a short film “Lala Begum” 2016. (00:33)

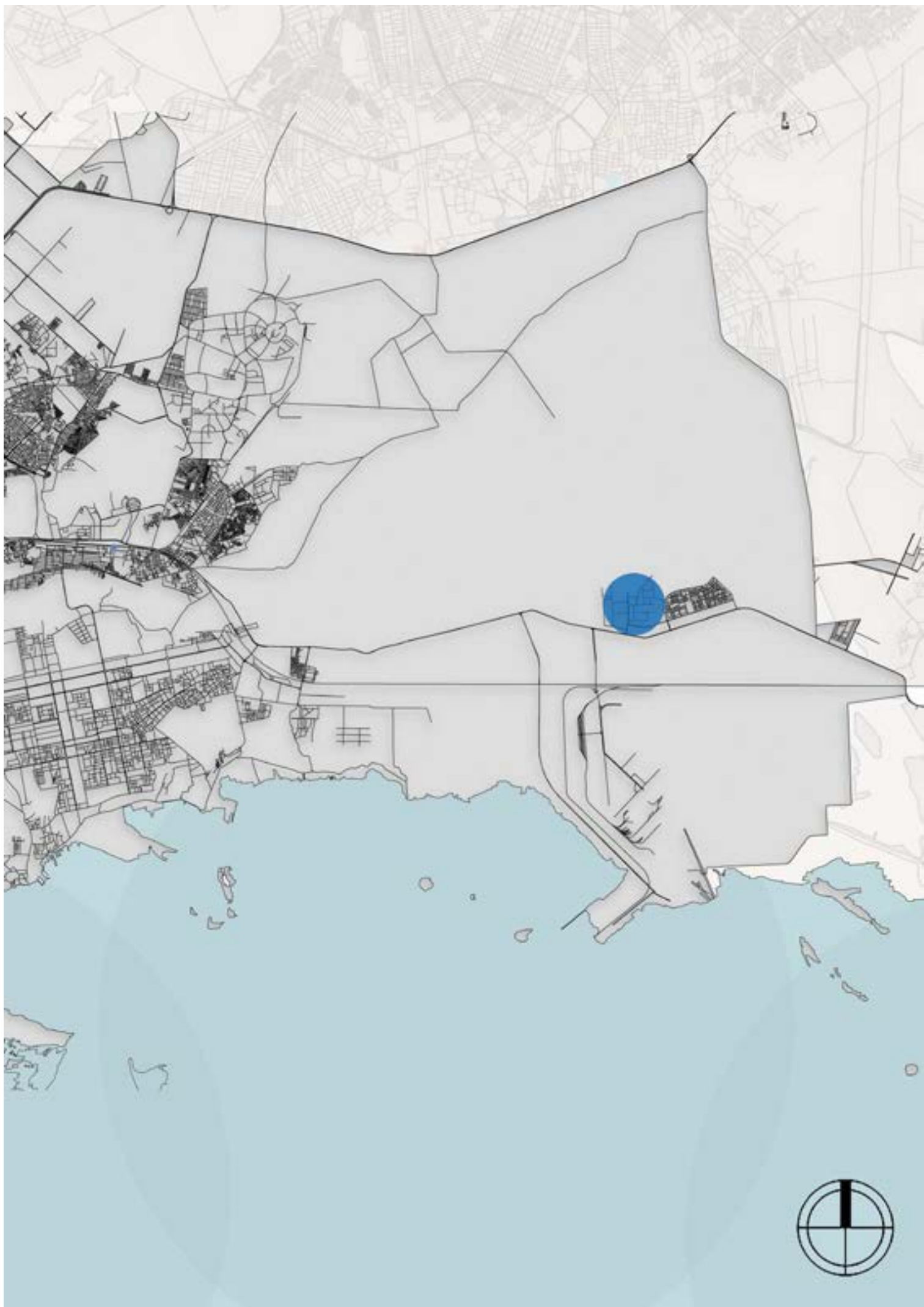
No more can one find the simple, clean homes with ribbon windows and open terraces, but the cramped-up rooms became the reality of housing. This is not all, the tragedy is in the fact that people too only care about their immaculate interior spaces, the exterior is like a blank space for them, a space too bright that makes their eyes squint and thus ‘force’ them to ignore it. The state is in shambles for the unplanned expansion and these unhealthy vertical structures, with their seeping pipelines and spilling garbage communal areas, is suffocating the city. What was once the city of clean housing, is now an urban jungle, where bleak concrete, nine storeys high is maligning the skyline of the city.

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MODERN APARTMENT BUILDINGS OF KARACHI







RIMPA SUNBEAM APARTMENTS
1960



CURVED APARTMENTS
1962



STEEL TOWN APARTMENTS
1978



ELMS APARTMENTS
1979



HASSAN APARTMENTS
1972



TERRACED FLATS
1974



MOYVEDI MANZIL
1973

Karachi circular railway begin operating
1969

Indo-Pakistani Naval war
1971

1960

1970

Formulation of building by laws
1962

Toshah Mosque built
1969

Halibhask plaza completed
1972

Abdul Sattar Alghani becomes mayor of Karachi
1979



AL AZAM APARTMENTS
1964



ISLAND APARTMENTS
1967



SEA BREEZE PLAZA
1974



MERRY FOUNTAIN APARTMENTS
1978



RIMPA SKYLINE
1978



MADAM APARTMENT
1978



MARIUM BUILDING
1978



ANTHONYAN BLESSINGS
1979



MAYMAR VIEW
1976

Karachi building
and town planning
regulations introduced
1979



ANTHONIAN
APARTMENTS
1980

Orangi pilot project
established
1980



SHERTON
APARTMENTS
1980

Violations in
planning authority
start
1980



MERCHANT
APARTMENTS
1980

Karachi Hilton
hotel built



ROCK HAVEN
APARTMENTS
1984

Jinnah International
airport new terminal
built



FARVEEN
PLAZA
1990

1980

1990



OMEGA
APARTMENTS
1979



SEA VIEW
APARTMENTS
1982



ROYAL
APARTMENTS
1984



CLIFTON EASTATES
APARTMENTS
1985



BANGING
GARDEN
1986



JASON VIP
APARTMENTS
1986



GAYLORD
APARTMENT
1990



Rajiv Apartments
1964



Raman Marg
1962



Azad Square
1964



Nand Apartments
1967



Desh Team
1979



Nand Apartments
1971



Hiran Apartments
1972



Samsad Park
1974



Niyata Marg
1975



Mayur Vihar
1976



1542 Datta Apartments
1977



Nandan
1978



Sai Service Floor
1979



Pooja
1978



Makam Building
1978



Ming Eshwarji Apartments
1978



Anandam
1978



Durga Apartments
1979



Arjunan Apartments
1980



Sadhana Complex
1980



Merchand Apartments
1980



Sai Vihar Apartments
1982



Roha Housing Apartments
1984



Roha Apartments
1984



CEVA Estates Apartments
1985



Janta Vihar Apartments
1986



Hridaya Gardens
1986



Saha Marg
1989



Parvati Plaza
1990



Datta Apartments
1990

1960's

Modern
Apartments
of
Karachi

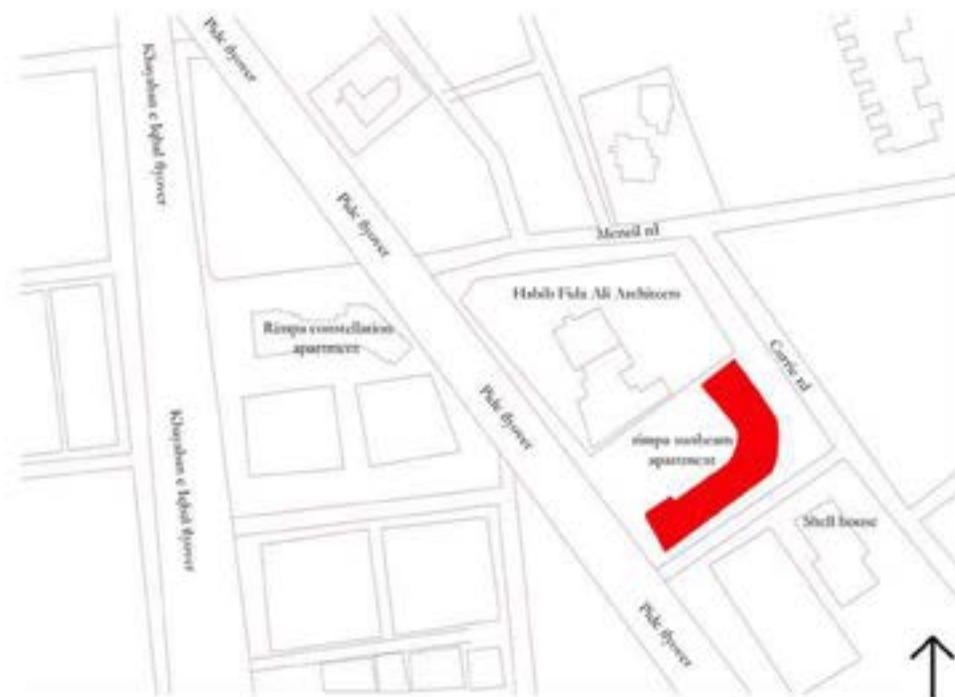
PLAZA

PLAZA

Empire

اپ سے گذارش کے
کمزری بہانے کوئی نہ





Rimpa Sunbeam Apartments.

Location: Khaliq-uz-Zaman Rd, Block 8 Clifton, Karachi,
GPS Coordinates: 24.8390484,67.0345697

Location: Phase V Defence V
Name of Apartment: Rimpa Sunbeam
 Apartment

No. Of Floors :
 G+7
Present Usage :
 Residential .
Present Status:
 Well maintained and occupied
Alteration:
 Renovated
Prominant Architectural Features:
 L shaped form, Protruding windows, Climate responsive,
 less foot print more landscape, humbly settled in context



GPS Coordinates: 24.7931037,67.0354631)



merge in landscape



south-west elevation



context



Neighbourhood



Elevator/ Stairs




welcome



Details



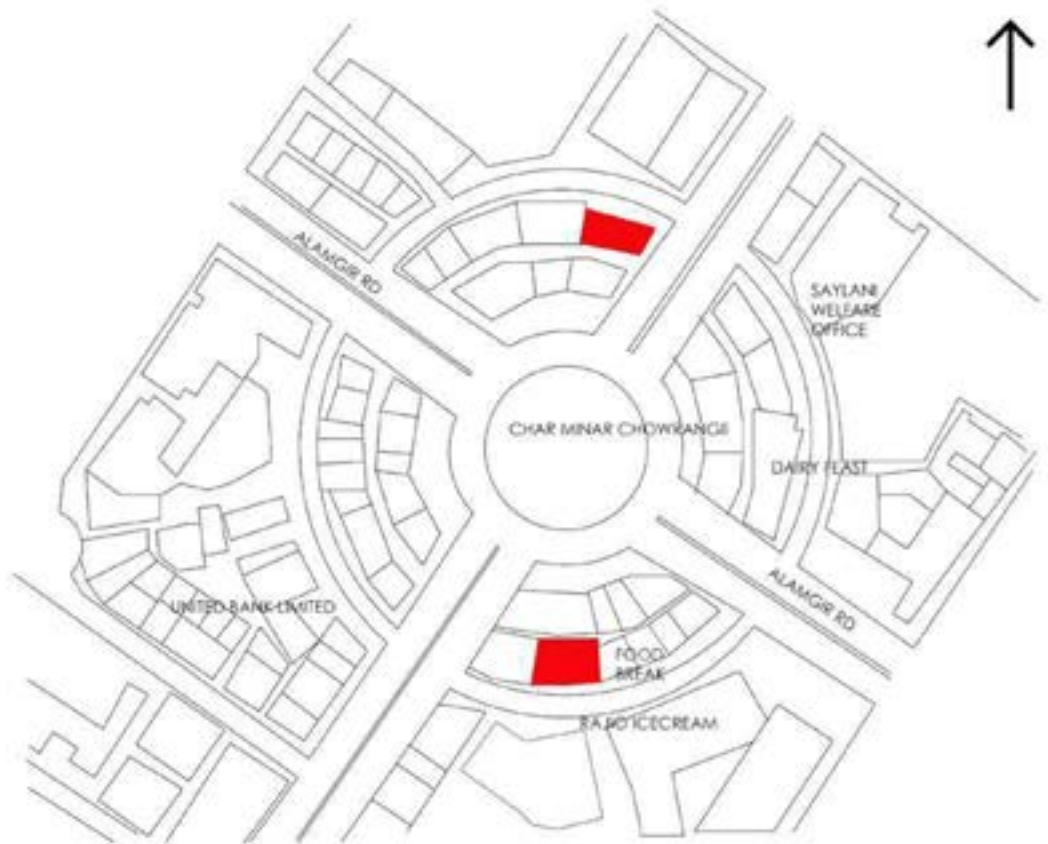
Balconies

No.	Building Name	Building Details	
01	Rimpa Sunbeam Apartment	Khaliq-uz-Zaman Rd, Block 8 Clifton, Karachi 24.8390484,67.0345697	
02	Construction Date	1960	Unknown
03	Details of Building	Total Floors: G + 7 Total Flats: 90 Size: Bedrooms: 3 Type: Residential Servant Quarter: Yes Lift: Yes	
04	Online Data Links		
05	Interviews A) Resident:	<p>For how long have been living here ? I have been living here since the 1970s.</p> <p>How do you think the parking functions within the building? There is very limited parking, few of the residents don't have the provision, the ground floor residents park their motorbikes outside their apartment, the guests have to park outside.</p> <p>What do you think about the community and how it transformed time to time? The people living here are mostly new residents but they know each other quite well, the communal environment is very friendly and tolerant.</p> <p>Has the apartment gone through any changes since you're here? The people have customized their apartments as per their needs, the changes are mostly internal planning. but the major features are still the same like the outer flooring, elevators, facade, stairs etc. Also new trees have been planted time to time.</p> <p>What community lives here in particular? the community is always been diverse here. there were Bohri family and christian families used to live here as well. the caretaker is also a Hindu guy.</p> <p>How are the services, are there any electricity or water issues? There are no electricity issues apart from the breakdowns but we have any backup, we get line water and there's no problem with that too. Also, the sweeper cleans and collects garbage from door-to-door.</p>	

No.	Building Name	Building Details
		<p>What is your overall experience of this building?</p> <p>She has a nostalgic connection and has a strong history with apartment. It is like keeping a treasure of memories with you. The balconies have very specific views of old colonial churches and historic architecture from British colonial period. Living in this apartment is like experiencing timeline of city's arbitrary development. The views to the sea and clifton bridge have been intercepted by multiple vertical structures. Pointing to nearest twenty story residential apartment she said that Nowadays vertical structures are designed without considering these essential communal programs but more focused on economic aspects to the builders. Rimpa Sunbeam apartment is one of the important examples to be explored.</p>
	B) Architect:	<p>After reviewing the building information and images, the architect shared his experience that this apartment is a great example as response to context. The relationship of the user with the building was not very connective, but this funnel windows which are the main element of facade may have very detailed use for climate. Keeping floor area very minimum, helped to carved out the lush green communal buffer space is a thoughtful strategy.</p>
06	Personal Observation	<p>Escorted by a Hindu Caretaker, passing through the tall trees to the serene welcoming Promenade, the architecture of Rimpa sunbeam apartments holds a unique experience. The apartment was designed with careful considerations of the context, environmental aspect, community and safety features. Design in early 1960s, this architecture design has incredible use of technical details. Ground+7 story tall building has a common elevator and a fire exit for each apartment. L-shaped building has confined form with simple internal planning which has main entrance to lounge leads into three beds with attached bath and built-in wardrobe. Kitchen is connected to a small servant quarter which is linked to an emergency exit. Moving towards details, window design is the most prominent feature which not only enhances the elevation but it keeps the building more connected visually and dealt with the sunlight without disrespecting the neighborhood. Although the resident doesn't encourage protruding windows, for them it is not practical and they even have transformed it into a sitting bench. The communal area is the green area surrounded by indigenous tall trees create a buffer between city and apartment but also provide an open space for resident to have communal dialogue to get involved in communal activities.</p>

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1960</p>	<p>Khaliq-uz-Zaman Rd, Block 8 Clifton, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Monday, 22th January, 2021, At 11:30 PM. Resident:</p>	<p>Infrastructure: The building is located near old Clifton bridge adjacent to Shell House on Khaliq-uz-zamaan road. Surrouded by the historical colonial architecture and St. Patrik's Church, the building has valued the colonial history of neighborhood. Build in early 1960s, the apart-ments has a very broad views to the city coastal line but now intercepted by the multiple vertical structures.</p> <p>Architectural Design and Planning: It was encouraged to create a community belonging to different cast or religion, to interact in one place. That space is a central courtyard with a circular fountain, the only communal highly activated space is one of the key features of design as well as a humble gesture to the city. Elevation have a very modern brutalistic appreance. Protruding windows has devel-oped a facade which is contextual responsive but not very functional. The spatial planning is very practical. Main entrance to lounge leads you into three beds with attached bath and built-in wardrobe. Kitchen is connected to a small servant quarter which is linked to an emergency exit. Each room has a view to city and enriched with natural light.</p> <p>Resident's Input: The Resident is one of the oldest, living in this apartment from early 1970s. She has a very nostalgic and have very strong connection with the apartments. She has witnessed the changes in city urban sprawl right from her balcony, but the environment is still very protec-tive and secure in these apartments and it has maintained the communal diversity till today</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Friday 22th January, 2021, At 11:30 PM.</p> <p>Architect's interview: Wednesday, 2nd February, 2021 At 9:00 PM.</p>	<p>On-Site Observation: Escorted by Bharat Kumar (a Hindu Caretaker), passing through the serene Promenade, the apartment was design with careful considerations of the context, environmental and idea of living with the community. Designd in early 1960s, this architecture design has ap-plied construction techniques . Ground+7 story building has a common elevator. L-shaped building has covered a narrow form with a simple internal planning which has main en-trance to lounge leads you into three beds with attached bath and built-in wardrobe. Kitch-en is connected to a small servant quarter which is linked to an emergency exit. Moving towards details, Window design is the most prominent feature which not only enhances the elevation but it keeps the building visually connected.</p> <p>Architect's Observation: A good example to understand the apartment design typology with respect to the context and communal values.</p>	





Ramzan Manzil

Bahadurabad BMCHS Sharafabad ,Karachi City Sindh,Pakistan

GPS Coordinates 24°52'58.5"N 67°04'02.9"E

Block No: Bahadurabad

Name of Apartment: Ramzan Manzil



Present Usage: Residential, Commercial area

Area: 500 Square yards

Ownership: Individual

Present Status: Not Maintained

Threat Level: High Degree Threat

Prominant Architectural Features:

-Curved wall

-Terrace

24°52'58.5"N 67°04'02.9"E



Map



Signage



South Elevation



Parking



Commercial Area



North Elevation



Grill



Typical Window




Window



Staircase Tower

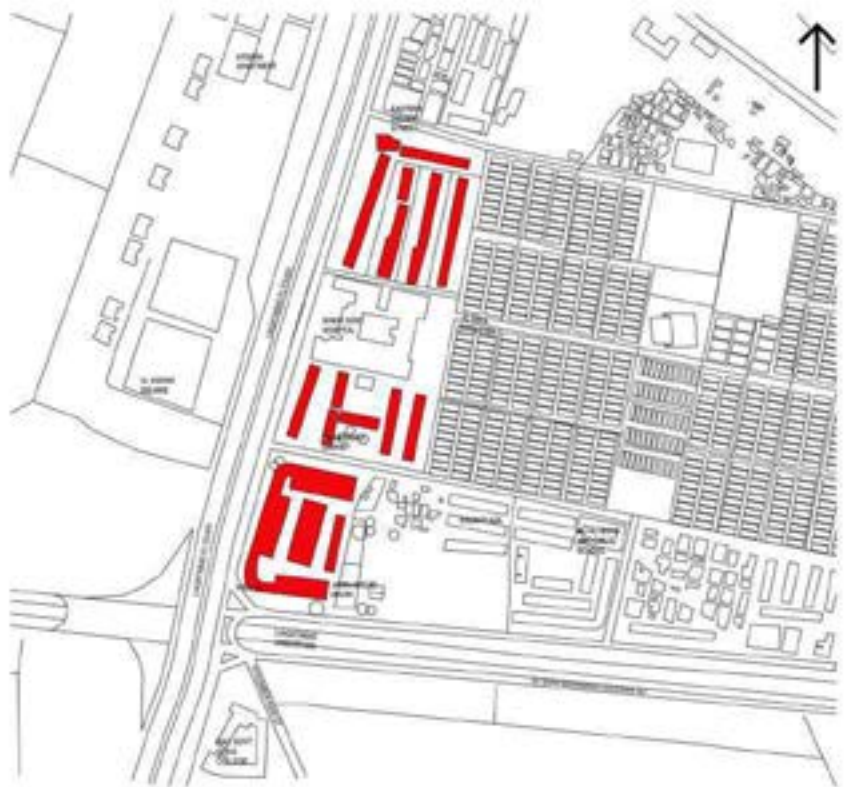


DATE OF CONSTRUCTION 1962	LOCATION Bahadurabad BMCHS Sharafabad, Karachi City Sindh,Pakistan	MODE OF ANALYSIS Online and On Site
PARTICIPANT'S OBSERVATION Resident's interview: Monday, 13th January, 2021, At 1:00 PM. Resident and resident:	<p>The resident of Ramzan Manzil gave briefing regarding the services and placements of apartments has G+2 Floor no emergency staircase. Top roof use as communal space. Nobody pays the rent of the building they own it. Commercial area is also near the building plus it has not been divided yet. Children used to play at the top of the building and they still play there. There's only one big tank at the ground floor although the other flats have their own small tanks. There's no communal space for having events. At first people used to have their events at the roof of the building, now they organize all the events at their homes in a small way. Plus there's no monthly maintenance collection there when something happens for example overflowing the gutter or if there's a leak somewhere all people there contribute some money themselves and call someone who can treat them. The rents there, are in between 15 to 20 thousands and there's no parking area as well there's no maintenance and they couldn't afford the domestic staff so there building was not cleaned there was dirt, mud and strains everywhere, the building was so dark because there wasn't any way for sunlight inside the building the ventilation system was bad there were abundant means of ventilation, there was a sewer kind of smell in the whole apartment.</p>	
PERSONAL OBSERVATION Visit: Monday, 21th January, 2021, At 1:00 PM. Architect's interview: Tusaday. 2nd February, 2021 At 1:00 PM.	<p>On-Site Observation: The building is very old, it needs maintenance, and there was a lack of sunlight or wind. The commercial area in the surrounding areas offers easy access to basic facilities, but also creates an agitated atmosphere and that makes a lot of noise near this building. There was dirt everywhere in the building. There were stains on the walls due to water leakage. Adjacent structures are designed too close to the apartment, leaving insufficient ventilation space. In one dedicated position on the wall where the entrance gate is located, the electrical metres of all the apartments are installed. In fire emergencies, this may be harmful.</p> <p>Architect's Observation: When construction of buildings started in Karachi, land was cheap at that time, so the builders used to design as they were supposed to. Now the building is old and needs maintenance. Meanwhile, its condition has deteriorated.</p>	

No.	Building Name	Building Details	Details
01	Ramzan Manzil	<p>Bahadurabad BMCHS Sharafabad ,Karachi City Sindh,Pakistan,</p> <p>24°52'58.5"N 67°04'02.9"E</p>	
02	Construction Date	1962	Ramzan Builder
03	Details of Building	<p>Total Floors: G + 2 Total Flats: 8 Size: 500sy yard Bedrooms: 2 Type: Residential,Commercial Servant Quarter: No Lift: No Maintenance: 00/- Community: mix</p>	Ramzan Manzil offers apartments in the prime vicinity of 4 Minar Chowrangi Bahadurabad.
04	Online Data Links	-	
05	<p>Interviews</p> <p>A) Resident:</p>	<p>For how long have you been living here and how do you manage the affairs of the building? I have been living here since the 1970s, because this apartment was built by my Grandfather.</p> <p>How do you think the parking functions within the building? There is no parking space in the apartment. We park our cars on the service road.</p> <p>How are the services, are there any electricity or water issues? We have no problem with water and electricity in this building. If something needs to be done, we all collect money together and get the work done.</p> <p>How do you think the community unites and where do communal activities take place? There's no communal space for having events. At first people used to have their events at the roof of the building, now they organize all the events at their homes.</p> <p>Has the apartment gone through any changes since you're here? -People have personalized their own apartments according to the requirements and even for aesthetics, few have modified their doors, windows, tiles, etc., but the key features are still the same as the external floors, elevators, façade, stairs, etc. New trees have been planted as well.</p> <p>Describe internal planning. There are 2 bedrooms with a sharing toilet, a kitchen and drawing room or one main hall.</p>	

No.	Building Name	Building Details	Details
		<p>What are the maintenance charges and what are they used for? There aren't any monthly maintenance collections. When something happens, for example, overflowing the gutter or if there's a leak somewhere, everyone there contributes some money themselves and calls someone who can treat them</p> <p>How many rooms are there in the apartment? There are 3 bedrooms with a sharing toilet or terrace, a kitchen and common room.</p> <p>What is your overall experience of this building? -I have been here since my childhood, I don't think there is such a problem, but there is an advantage. This market is close, so I can easily bring my goods from the market.</p>	
	B)Architect		<p>When construction of buildings started in Karachi, land was cheap at that time, so the builders used to design as they were supposed to . Now the building is old and needs maintenance. Meanwhile, its condition has deteriorated.</p>
06	Personal Observation		<p>The building is very old, it needs maintenance, and there was a lack of sunlight or wind. The commercial area in the surrounding areas offers easy access to basic facilities, but also creates an agitated atmosphere and that makes a lot of noise near this building. There was dirt everywhere in the building. There were stains on the walls due to water leakage. Adjacent structures are designed too close to the apartment, leaving insufficient ventilation space. In one dedicated position on the wall where the entrance gate is located, the electrical metres of all the apartments are installed. In fire emergencies, this may be harmful.</p>





Al-Azam Square.

Location: Sharifabad, Karachi.

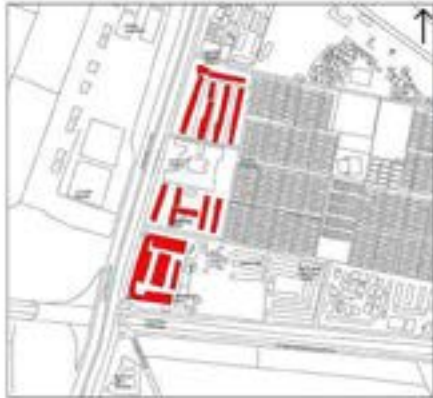
GPS Coordinates: 24.9131128,67.0490563

Location: Sharifabad, Karachi
Name of Apartment: Al-Azam Square



No. Of Floors / Apartments:
 G + 4/ 36 per block
Area: 298210 sq. ft.
Present Usage: Residential.
Ownership: Private.
Present Status: Slightly Damaged.
Threat Level: Low.
Prominant Architectural Features:
 Circular form, Open Communal Space,
 Open Spaces with Separate Access..

GPS Coordinates: 24.9131128,67.0490563



Map



Community Market



Parking



Door



Schematic Plan



Interior



Window



Open to Sky



South Elevation





Staircases



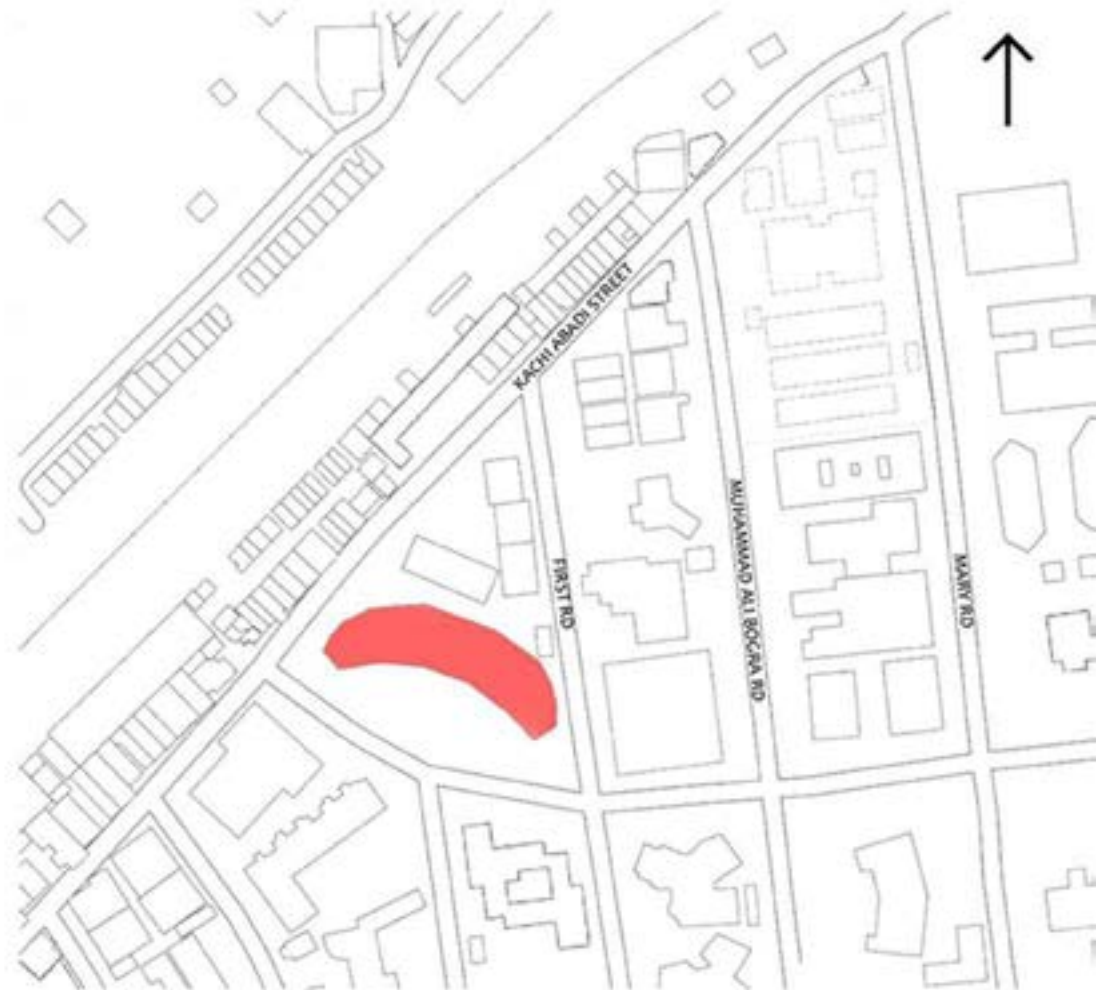
Details

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1964</p>	<p>Sharifabad, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Wednesday, 13th January, 2021, At 2:30 PM. Resident:</p>	<p>Infrastructure: The building is located in Sharifabad, Karachi, this area belongs to middle income group. There is a community bond and the people living here are mostly old residents and they know each other very well.</p> <p>Architectural Design and Planning: The central courtyard is where the people gather and unite for communal activities and for events and festivals like Eid-UI-Adha, Eid-Milad Un Nabi, and Cricket Tournaments.</p> <p>Resident's Input: He was living in Al-Azam square since 45 years. This whole area is called Sharifabad. In 1965 its starting price was 12000 Rupees. Now its price is 30 to 40 lacs. This apartment project is the first large project in Asia. Its material is used in a manner that it has a lot of strength that any bullet can't damage its walls, it is usually a reinforced concrete structure. Material for elevation is distemper. This building is very broad. Some flats on Ground Floor are purchased by shopkeepers and they built their godowns there, which is dangerous for residents. Residents are also facing electricity and water issues. There is a courtyard in between the building blocks, where developers place underground tank, and the space above it is used as a communal space and parking. Doors of the apartments are placed without any architrave. There is no permanent Union and its maintenance is 400/ month, provides water two times a day. Each block has 36 flats. Some residents extended their flats 3ft. As they allow fruit and vegetable carts inside the premises. In that era, developers designed community markets which are now abandoned. It was peaceful before 30 years, people at that time were interactive and emotionally attached with each other. Talat Hussain and Sajidah Qaiser also lived in these apartments</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Wednesday, 13th January, 2021, At 2:30 PM.</p> <p>Architect's interview: Wednesday, 14th January, 2021 At 11:00 AM.</p>	<p>On-Site Observation: When entering, I observed that there was no bell system, then I went towards the underground tank which is long and I observed that there was a J-shaped ventilator for the water tank. The area above the underground tank, plays a major role as a communal area and also used for car parking, there was no specific parking at the time of construction, parking was not the important to be designed. The material of the building is so strong and I can feel the texture of the wall. Then I went towards the staircase where I observed an area which was open to the sky after every staircase. Its cross ventilation system was too good. There was an opening on top of the wall which allowed air to the living room</p> <p>Architect's Observation: Architect said that as you observe that developers thought many facilities, comfort for the buyers, as there was a community market, now it is not maintained which is the major flaw in the design. As they made open courtyard spaces which are used by the community for multi-purposes. The building is naturally ventilated. The developer also thought about the greenery. They tried to develop a small town for good standard living</p>	

No.	Building Name	Building Details	
01	Al-Azam Sqaure	Sharifabad, Karachi 24.9131128,67.0490563	
02	Construction Date	1964	Al-Azam Builders
03	Details of Building	Total Floors: G +4 Total Flats: 36/ Block Size:693 sqft Bedrooms: 2 Type: Residential Servant Quarter: No Lift: Yes Maintenance: 450/- Residents: Working Class	Whole area is called Sharifabad.
Interviews A) Resident:		<p>For how long have been living here and how do you manage the affairs of the building? -I have been living here since my childhood and there is no specific management system.</p> <p>How do you think the parking functions within the building? -There is no designed parking, people usually use the space above the underground tank for parking, which is also used for communal activities.</p> <p>How are the services, are there any electricity or water issues? -There are no electricity issues, and we are also not facing water issues. Also, the sweeper cleans up the whole area and collects garbage from door-to-door.</p> <p>How do you think the community unites and where do communal activities take place? -There is a community bond and the people living here are mostly old residents and they know each other very well. The central courtyard is where the people gather and unite for communal activities and for events and festivals like Eid-UI-Adha, Eid-Milad Un Nabi, and Cricket Tournaments.</p> <p>Has the apartment gone through any changes since you're here? -The people who have private apartments on the ground floor, extended their walls 3' for more space. The ground floor apartments are also utilized as godown by the shopkeepers.</p> <p>What community lives here in particular? .-Mostly are Muslims.</p> <p>How many rooms are there in an apartment? -There are 2 bedrooms, 2 toilets, a kitchen and a lounge</p> <p>What are the maintenance charges, rents and price for sale? -Maintenance charges are 450/- per apartment, rent is 18000 to 22000 per month, as per condition and its sale price is 30-40 lacs.</p> <p>What is your overall experience of this building? -As I was born here, so many memories are attached to the apartment. I am not living here, but I come here on weekends and meet up with my old friends. I really like its old culture, which is still present here.</p>	

No.	Building Name	Building Details
	B) Architect:	Architect said that as you observe that developers thought many facilities, comfort for the buyers, as there was a community market, now it is not maintained which is the major flaw in the design. As they made open courtyard spaces which are used by the community for multi-purposes. The building is naturally ventilated. The developer also thought about the greenery. They tried to develop a small town for good standard living
05	Personal Observation	When entering, I observed that there was no bell system, then I went towards the underground tank which is long and i observed that there was a J- shaped ventilator for the water tank. The area above the underground tank, plays major role as a communal area and also used for car parking, there was no specific parking at the time of construction, parking was not the important to be designed. The material of the building is so strong and I can feel the texture of the wall. Then I went towards the staircase where I observed an area which was open to the sky after every staircase. Its cross ventilation system was too good. There was an opening on top of the wall which allowed air t o the living room.
06	Reference	<p>Al-Asif Square Location: Gulzar-e-Hijri Scheme 33, Karachi</p> 





Island Apartments

Location: Bath Island, Defence Phase 7

GPS Coordinates: 24°50'46.8"N 67°02'11.4"E

Block No: Defence Phase 7

Apartment No: 31

Name of Apartment: Island Apartment



No. Of Floors / Apartments:

G+4 /

Present Usage

Residential .

Area: 30,100 sq ft

Ownership: Individual

Present Status: Well maintained

Threat Level: None

Prominant Architectural Features:

Curvature, Checkered Sun breaker, Symmetry, Prominent balconies, Screen on staircase shaft.



Map



Curvature



Deserted Garden



Facade



Screen



Garage





Gate



Elevator

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1967</p> <p>PARTICIPANT'S OBSERVATION</p> <p>Wednesday 20 January 2021, At 3 PM.</p> <p>Interview taken from Meeno-Resident and union head of the building.</p>	<p>Defence phase 7</p> <ul style="list-style-type: none"> -Living since 1970. -Belongs to the Parsi community. -Garden got deserted due to severe water shortage. -60k monthly for water tankers. -Friendly neighborhood. -Bought apartment for 70k in 1970 -18 minorities live in this apartment. -Famous musician Micael lives here. -Good ventilation, west open. -Because of the curvature of building everyone can interact and enjoy good views. -Used to have one dish parties before pandemic. -Spend good on maintenance -2 apartments on each corridor -Attached to the apartments and haven't decided to move in future. 	<p>Online and on site</p>
<p>PERSONAL OBSERVATION</p>	<ol style="list-style-type: none"> 1. Elevators on one block. 2. Separate Space For Parking with garage. 3. Good interaction due to curvature. 4. Climate responsive building. 	

No.	Building Name	Building Details	Satellite Image
23.0	Island Apartments	Bath Island, Defence phase 7	
23.1	Date of Construction	1967	Private
23.2	History of the Building	<p>No. Of Apartments:50</p> <p>No Of Blocks: 5 Blocks A, B, C, D, E</p> <p>No. Of Floors: 4</p> <p>Total Area Of complexes: 30100Sq.Ft</p> <p>Elevator: Only in 1 block.</p> <p>Parking: Open parking, separate garage.</p> <p>Construction Material: RCC & MS.</p> <p>Finishing Material: Paint, Aggregate plaster, Tiles.</p> <p>Rent: 60,000 to 70,000</p> <p>Price: PKR 3 to 3.5 Crore</p> <p>Prominent Features:</p> <ul style="list-style-type: none"> ● Curvature. ● Screen on staircase shaft. ● Sun breaker on balconies. 	

		<ul style="list-style-type: none"> • Symmetry. • Garden. 	
	Technical Analysis	A. Site Plan/Map	
23.3	Interviews	<p>Wednesday 20 January 2021, At 3 PM.</p> <p>Interview taken from Meeno- Resident and union head of the building.</p> <p>Contact no: 03212047015</p>	<ul style="list-style-type: none"> -Living since 1970. -Belongs to the Parsi community. -Garden got deserted due to severe water shortage. -60k monthly for water tankers. -Friendly neighborhood. -Bought apartment for 70k in 1970 -18 minorities live in this apartment. -Famous musician Micael lives here. -Good ventilation, west open. -Because of the curvature of the building, everyone can interact and enjoy good views. -Used to have communal gatherings before pandemic. -Spend good on maintenance -2 apartments on each corridor - Emotionally attached to the apartments and haven't decided to move in future.
23.4	Personal Understanding	<ol style="list-style-type: none"> 1. Elevators on one block. 2. Separate Space For Parking with garage. 3. Good interaction due to the curvature. 4. Climate responsive building. 	



1970's

Modern
Apartments
of
Karachi



SEA BREEZE
PLAZA

Empire

آپ سے گزارش ہے
گکاری رہائیم کوئی نہ
مذہب



Steel Town

Location: N5 National Highway, BinQasim Town

GPS Coordinates: 24.8697732, 67.3203534

Location: L Type Flats, Steel Town, N5 Highway
Name Of Apartment: Soviet Experts Housing Flats

Occupancy: Residential

Consultants: Pakistan Environmental Planning And Architectural Consultants Limited.



Present Usage:

Residential.

Area: 540 sq.ft (1bed,1living room,kitchen and bath)

Ownership: Govt. of Pakistan

Present Status: Not Fully Maintained

Threat Level: None

Alteration: Minor

Prominent Architectural Features:

Walk up Stair case, Corridors, Stair Tower

GPS Cordinates: 24.8697732,67.3203534



Typical Floor Plan



Outside Staircase



Rear Side Staircase



Outside StairCase On Right Side



Rear Elevation



Rear Elevation



Facade Detail




Front Elevation

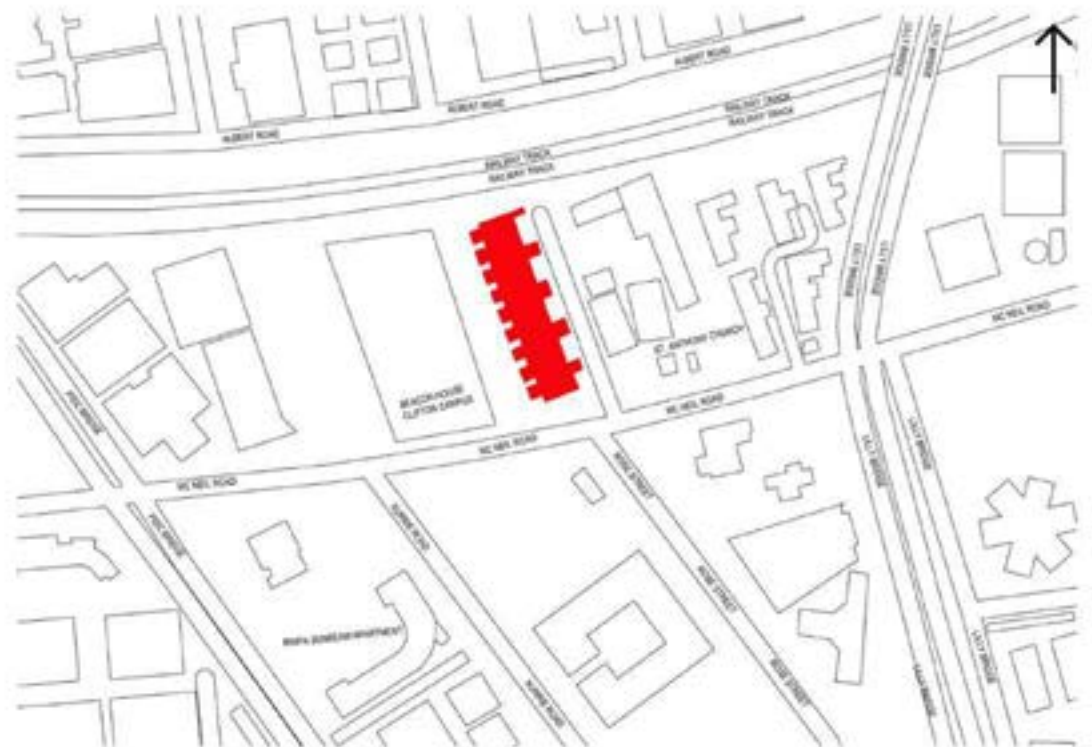


Corridor At Rear Side 2 ft. Upto thr Ground

DATE OF CONSTRUCTION 1974	LOCATION Steel Town, N5 National Highway	MODE OF ANALYSIS Online and On Site and Archival Maps
PARTICIPANT'S OBSERVATION	<p>Infrastructure: Infrastructure is there but not properly managed because of conflicts with government. But people are willing to maintain their buildings on their own if government allow them to live.</p> <p>Architectural Design and Planning: The area is surrounded by several 100 yards of trees and a trench-like drainage and spillway along the east of circular road, followed by the green belt and multi-story guest house and officer's mess to the west side. Behind which, further to the west along the boundary are the age old City Cliff School up-scale and Mashal School of Economics along with some T blocks (3 story / 18 unit apartments) designated for Russian employees.</p> <p>Planning is good in terms of environmental aspects because the suburbs are less polluted as compare to the city.</p>	
PERSONAL OBSERVATION	<p>On-Site Observation: Environment is clean. Less polluted. People also behave calmly, due to the impact of nature on human behaviour. And I think this is taken under consideration during the design phase of master plan.</p> <p>Architect's Observation: It can be said that it is the environmental design with respect to the surroundings.</p>	

No.	Building Name	Building Details	
01	Soviet Housing Flats, Steel Town.	Steel Town, N5 National Highway. 24.8697732,67.3203534	
02	Construction Date	1974	Pakistan Steel Mills Limited.
03	Details of Building	Total Floors: G+1, G+2 Total Flats: - Size: 540 sq.ft Bedrooms: 1 Type: Residential Balconies: yes Lift: No Maintenance: - Community: Mix	Steel Town was made by Pakistan Steel Mill in collaboration with Soviet Russians industrialists in 1970s. The Town is organized in blocks named after their aerial representation. The L block is in the shape of L as seen from satellite. Upon which is the suburb housing society for the employees of Steel Mill with subsidized rents.
04	Online Data Links	https://www.facebook.com/STEEL.TOWN.KARACHI.PAKISTAN//	
05	Interviews A) Resident:	<p>For how long have you been living here and what is your user experience of this building?</p> <p>I have been Living here since 1984, as I was appointed as an accountant in Steel Mill back in 1984. Its been a memorable experience by living here in Steel Town, I enjoyed the best of the best facility. But nowadays circumstances are not in the favour of employees as government decided to shut down the Steel Mill.</p> <p>Did the Russians live here? And for How Long?</p> <p>Russians lived here and also took part in design phase of township with Pakistani architects and engineers. But gradually Government of Pakistan took control of Steel Mill so in this case Russians started to depart.</p> <p>What do you think about the structure of this building? Is it stable?</p> <p>I have no understanding of structure, but up till now we have not seen any leakage in our flat. That means structure is safe from damage caused by water. And also I like my terrace, where I spend most of my time.</p>	
06	Personal Observation	I agree with what the resident said about structure, the masterplan is extremely sensibly designed, building blocks are not placed in close proximity to each other. Trees add the value to the environment. Gives the impression of Geoffrey Bawa's approach to design within the vegetation. The L shaped building blocks are being used by Beaconhouse school as design of the block favours the school functioning with corridors and extroverted stairs.	





Bliss Apartments

Location: Frere Town, Clifton Karachi.

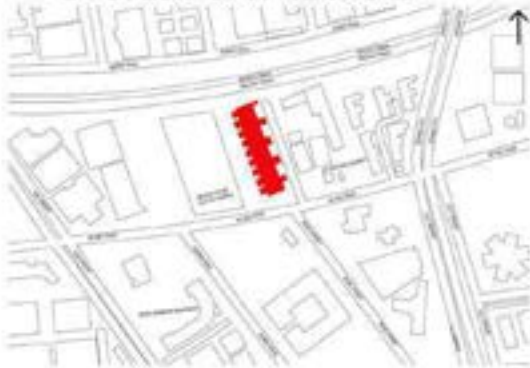
GPS Coordinates: 24°50'25.0"N 67°02'07.6"E

Block No: Frere Town Clifton Karachi
 Name of Apartment: Bliss Apartment



Present Usage Residential
 Area: 3,755.11sq yaad
 Ownership: Individual
 Present Status: Well Maintained
 Threat Level: None
 Alteration: Minor
 Prominant Architectural Features:
 -Terrace
 -Frontyard
 -Backyard
 -Spiral Emergency staircase

24°50'25.0"N 67°02'07.6"E



Map



Signage



West Elevation



Parking



Vertiacal Access



East Elevation




St Anthony's Church



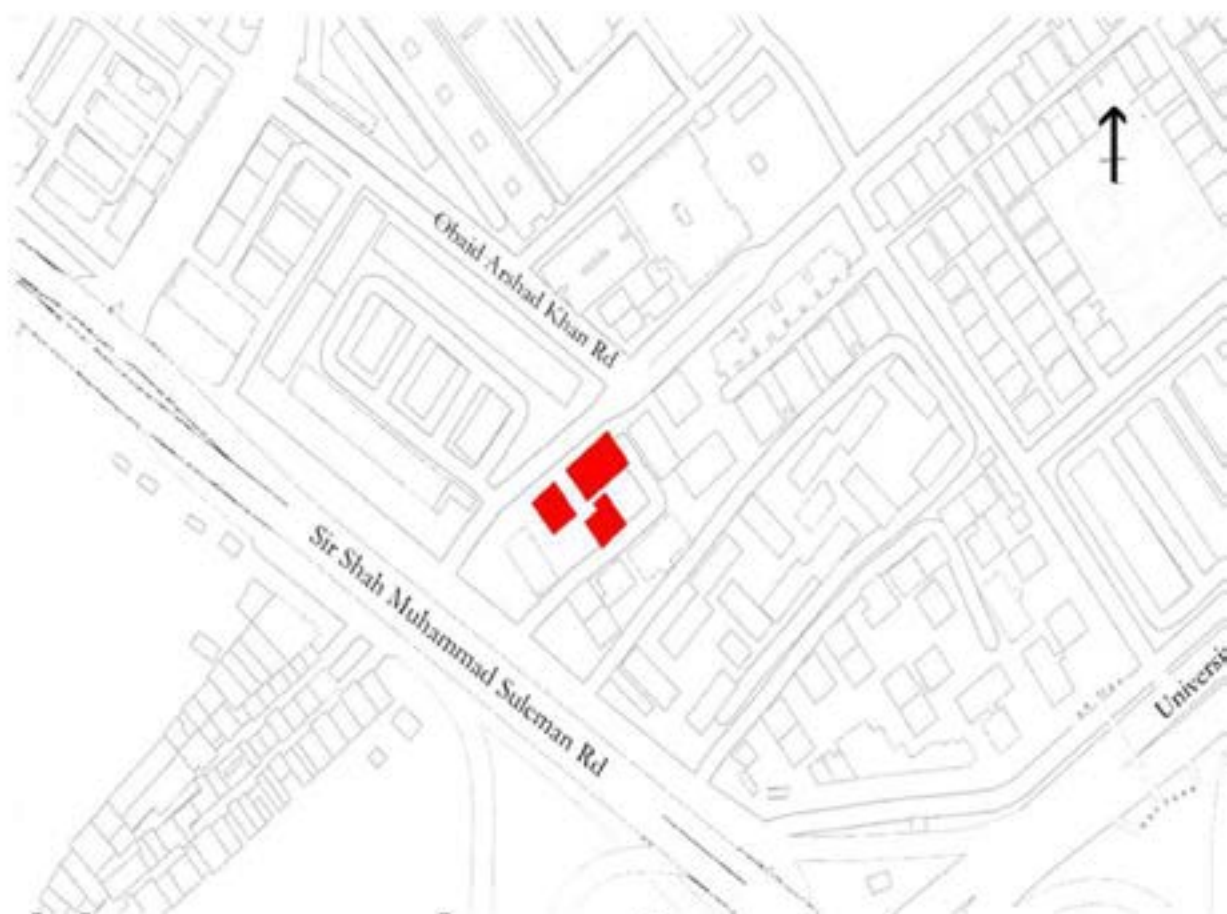
Emergency Staircase

DATE OF CONSTRUCTION 1970	LOCATION Frere Town, Clifton, Karachi	MODE OF ANALYSIS Online and On Site
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Friday, 22nd January, 2021, At 3:30 PM. Resident and resident:</p>	<p>The adjacent property is Bliss Apartment which is the other half of the entire property whose owner was late Uncle Jeo D'Souze who had a Furniture Shop on Elphinstone street. He was a God fearing man and gave half his property to become St Anthony's Church.</p> <p>The resident of Bliss apartment gave briefing regarding the services and placements of apartments. They provide parking within the apartment.</p> <p>Construction Material Strong RCC, White Cement and Raw Sand Plaster. Bliss apartments are well maintained their maintenance charges are about 2400 and the apartments are designed in a way that in each of the flat there are 3 bedrooms, a launch and there's no drawing rooms there because once there used to be a tradition that there'll be a common space only, in each of the flat instead of a separate launch and drawing room then gradually people started making drawing rooms with maximum 2 rooms and a hall or launch but nowadays people are following the old tradition and are making their homes according to the old design and making the drawing rooms in their apartments as well. The specialty of this apartment is this that all of the bedrooms opens in the terrace means all of the rooms have their own balconied. And they also have community halls that are just at the back of the parking lots but they've stopped using them because of nuisance that causes after the events by the catering companies at night so that the people living on the ground floor used to get disturbed that's why now they've decided that they are not going to organize any function in the community halls and the apartments are situated at the center where as there's a breathing space all around the apartment. The building is very well maintained, there's no water leakage plus there's fresh water as well, no sewerage problem. The apartments never sink in water as they are on a higher level than the road. The apartments are about 1700 square yards.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Monday, 22nd January, 2021, At 3:30 PM.</p> <p>Architect's interview: Tuesday 2nd February, 2021 At 8:00 PM.</p>	<p>On-Site Observation:</p> <p>There is a church just beside the apartment, but there are only 4 to 5 Christian families living in the building opposite these Bliss apartments where much of the Christian community resides, but Christians are not in majority. As an architect, what I think is that the building is well maintained, beautiful, neat, brightly lit, spacious, oxygenating, has terraces around the apartment, no sewage smell, architectural elements are valid, and all sorts of security measures are also accessible, such as: there is an emergency staircase.</p> <p>Architect's Observation:</p> <p>These apartments have open space, based on the idea of shared common space and events in the neighborhood. Residents have access to all services, including electricity, gas, security and open spaces. The periphery around the apartments was not too high and it was possible to connect the complex with its surroundings, through visual contact. But now that the population has grown, creating limited open spaces and strict security, the apartments have become more of a secluded gated community.</p>	

No.	Building Name	Building Details	
01	Bliss Apartments	Frere Town, Karachi 24°50'25.0"N 67°02'07.6"E	
02	Construction Date	1970	Jaffar Ali Associate
03	Details of Building	Total Floors: G + 4 Total Flats: 45 Size: 1700sq yard Bedrooms: 3 Type: Residential Servant Quarter: yes Lift: No, Maintenance: 2400/- Community: Mix	Bliss Apartments offers apartments in the prime vicinity of Frere Town, Clifton Karachi, close to the St Anthonys Church.
04	Online Data Links	Soical media (FACEBOOK)	The adjacent property is Bliss Apartment which is the other half of the entire property whose owner was late Uncle Jao D'Souze who had a Furniture Shop on Elphinstone street. He was a God fearing man and gave half his his property to become St Anthonys Church
05	Interviews A) Resident:	<p>For how long have been living here and how do you manage the affairs of the building? I have been living here since 1979 and I manage it with the help of my committee that includes a persident, secretary, treasurer and 6 other members.</p> <p>How do you think the parking functions within the building? The parking is quite maintained, all the residents have the provision to park cars at ground floor, only the guests have to park outside the apartment.</p> <p>How are the services, are there any electricity or water issues? The building is very well maintained, there's no water leakage plus there's fresh water as well, no sewerage problem. The apartments never sink in water as they are on a higher level than the road.</p> <p>How do you think the community unites and where do communal activities take place? There are community halls that are just at the back of the parking lot but the residents have stopped using them because of nuisance caused after the events by the catering companies at night, the people living on the ground floor used to get disturbed. That's why now they've decided that they are not going to organise any function in the community halls.</p> <p>Has the apartment gone through any changes since you're here? Individuals have modified their own condos as per the requirements and furthermore for feel, few have changed their entryways, windows, tiles and so forth yet the significant highlights are as yet similar like the external deck, lifts, exterior, steps and so on. Additionally new trees have been planted.</p> <p>What community lives here in particular? 3 rooms, a dispatch and there's no drawing rooms there on the grounds that once there used to be a convention that there'll be a typical space in particular, in every one of the level rather than a different dispatch.</p>	

No.	Building Name	Building Details
		<p>What are the maintenance charges and what are they used for? Support charges are 2400/- per condo and they're gathered by the financier. Utilized for security, cleaning and assortment of trash and for the upkeep of the structure.</p> <p>How many rooms are there in the apartment? There are 3 bedrooms with a sharing toilet or terrace, a kitchen and common room.</p> <p>What is your overall experience of this building? This structure has been my home for a significant time-frame and everybody knows me as a result of my position in the advisory group. I love the way individuals remain by each other's side and know one another.</p>
	B)Architect	<p>The architect said that the building's upkeep seemed to be running down a lot. On the walls, wires under the staircase correctly ensure no infiltration. On the south facade, the spiral emergency exit. The View is one of Karachi's well-maintained and favored apartment complexes. These apartments have open space, founded on the concept of shared communal space and community celebrations. All the facilities are accessible to the residents, including electricity, gas, protection and open spaces. The periphery around the apartments was not too high and, by visual communication, it was possible to associate the complex with its surroundings. But the apartments have become more like a secluded gated community now that the population has increased, causing small open spaces and stringent protection.</p>
06	Personal Observation	<p>There's a church just beside the apartment but Christians are not in majority there only 4 to 5 Christians families are living there majority of the Christian community is living in the building opposite to this Bliss apartments. As an architect what i think is that building is well maintained, elegant, neat, brightly lit, spacious, oxygenating, have terraces all around the apartment, no sewerage smell, architecture elements are legitimately, and all kinds of security measures are also given there e.g: there's an emergency staircase.</p>





Hassan Apartments.

Location: 13-A, Gulshan-e-Iqbal.

GPS Coordinates: 24.8406149,67.0384943

Block No: 13 A , Gulshan-e-Iqbal.
Name of Apartment: Hasan Apartment.



Present Usage : Residential .
Area: 25800sqft
Ownership: Private
Present Status: Well Maintained.
Threat Level: None.
Prominant Architectural Features:
 Centralized courtyard, open parking, over head tank connected complexes, complexes have vegetation on corners.



Map



Main road access



Narrow access from staircase



Core entrance



Centralized courtyards



Floor pattern



Backyard





Wall texture



Parking area

DATE OF CONSTRUCTION 1972	LOCATION Gulshan E Iqbal Block, 13 A	MODE OF ANALYSIS Online and On Site
<p>PARTICIPANT'S OBSERVATION Monday 18 January 2021, At 11 PM. Interview taken of Ghulam Mohd security guard of the building.</p>	<p>The residents are more closed with each other. The building consists of a servant quarter on the roof where the guards and waterman stays. As it is close to the civic centre and a flyover the traffic flow is very harsh in early morning and evening. Access is quite easy. Anyone can enter with their vehicles as they have open parking. Water and electricity isn't disturbed. It causes problems when there is a major breakdown. Maintenance of the apartment is controlled by the union head Jamil.</p>	
<p>PERSONAL OBSERVATION</p>	<p>The commercial block forms a barrier between the major traffic artery and the residential blocks. The Apartments have Parking space. The commercial and residential areas are linked by pedestrian paths</p>	

No.	Building Name	Building Details	Satellite Image
5.0	Hasan Apartments	<p>Gulshan E Iqbal Block 13 A</p> <p>24.902695482528284, 67.07185548386596</p>	
5.1	Date of Construction	1972	Ar. Arif Hasan
5.2	History of the Building	<p>No. Of Apartments:112</p> <p>No Of Blocks: 8 Blocks A, B, C, D, E</p> <p>No. Of Floors: 5 Total Area Of complexes: 24600Sq.Ft Elevator: Present</p> <p>Parking: Open parking</p> <p>Open Spaces: surrounded courtyards used mainly for parking and play areas for children.</p> <p>Construction Material: RCC</p> <p>Finishing Material: Fair phase, Aggregate plaster, Oil paint</p> <p>Rent: 70,000 to 80,000 Price: PKR 3.5 to 4 Crore</p> <p>Prominent Features:</p> <ul style="list-style-type: none"> • Centralized courtyards • Open parking • Overhead tank connecting 	

		<p>complexes</p> <ul style="list-style-type: none"> • Complexes have vegetation on corners • Coconut trees • Children play in open spaces. 	
	Technical Analysis	<p>A. Site Plan/Map B. Schematics Layout Plan C. Construction Material D. Structural Details E. Other Data</p>	
5.3	Interviews	<p>Monday 18 January 2021, At 12 AM.</p> <p>Interview taken of Ghulam Mohd security guard of the building.</p>	<p>The residents are more closed with each other. The building consists of servant quarter on the roof where the guards and waterman stays. As closed to civic centre and a flyover the traffic flow is very harsh in early morning and evening. Access is quite easy. Anyone can enter with their vehicles as they have open parking. Water and electricity isn't disturbed. It make problem when there is a major breakdown. Maintenance of the apartment is controlled by the union head Jamil.</p>
5.4	Personal Understanding	<p>The commercial block forms a barrier between the major traffic artery and the residential blocks.</p> <p>The Apartments have Parking space.</p> <p>The commercial and residential areas are linked by pedestrian paths</p>	





Terraced Flats

Hill park, Tariq Rd, Karachi, Pakistan

GPS Coordinates: 24°52'06.4"N+67°04'10.5"E

Block No: Hill park, Tariq Rd, Karachi, Pakistan
Name of Apartment: Terraced Flats



Present Usage: Residential, Office
Area: 1,805 sq yard
Ownership:
Present Status: Well maintained
Threat Level: Low Degree Threat
Alteration: Minor
Prominant Architectural Features:
 -Green Belt
 -Hill contours
 -open-to-sky terrace
 -Exposed to natural light

24°52'06.4"N+67°04'10.



Map



Section A-A'



East Elevation



Ground Floor Plan




West Elevation



First Floor Plan

DATE OF CONSTRUCTION 1974	LOCATION Hill Park, Tariq Rd, Karachi, Pakistan	MODE OF ANALYSIS Online and On Site
PARTICIPANT'S OBSERVATION Resident's interview: Monday, 21st January, 2021, At 1:00 PM. Resident and resident:	<p>These apartments are situated on a hill. when I found out about the site the site was on contours and instead of filling up the contours the architect planned to designed it in way that contours will mix up in them. The building has 5 floors and you can only access on 3 floors if you enters from the front entrance and from the back entrance you can access the remaining 2 floors. The architect said when I made this building I wanted to make terraces in the apartments and when I made terraces in them I made them in way that only 3 rooms opens in the terraces and there built a green space automatically, all the floors of the building got the terraces that's why it was named as "terrace apartment". When you work on contours the cost increases only on the sewerage and water lines otherwise the cost remains the same because they are not stacked on each other and their sewerage and water lines are a bit different and they are known as wet cores. Only cost will increase a bit because of it. People who wanted to build these apartments demanded that at least there should be 3 rooms in each of the apartments. That's why I designed it like that. They are properly functional. I have not done any ornamentation. I have used normal concrete cement in the making of this building. The building is for both commercial and residential space plus there's a servant quarter as well.</p>	
PERSONAL OBSERVATION Visit: Monday, 13th, January, 2021, At 2:00PM. Architect's interview: Thursday 21st February, 2021 At 1:00PM.	<p>On-Site Observation: The Apartments are following hill contours, forming a set back on each floor. Every apartment has an open-to-sky terrace facing the street. Apartments are exposed to natural light. The privacy of each apartment is being maintained through the design in such a way that no apartment looks into the other. There is dedicated space for vegetation that also maintains privacy from the street. There is a manageable no. of apartments in each block. The location of this apartment is not available on map, security is really high that you can't even click pictures and can't meet any resident as well and you can't even find anything about these apartments on Google</p> <p>Architect's Observation: This building is very well constructed, it has terraces so that all the rooms can connect with it, and also architect give land value,</p>	

No.	Building Name	Building Details	Details
01	Terraced Flats	Hil park, Tariq Rd, Karachi, Pakistan 24°52'06.4"N+67°04'10.5"E	
02	Construction Date	1974	Arif Hasan
03	Details of Building	Total Floors: G +4 Total Flats: 10 Size: Bedrooms: 3 Type: Residential, Office Servant Quarter: Yes, Lift: No, Maintenance: 2000/- Community: mix	Terraced Flats offers apartments in the prime vicinity of Hill park Karachi.
04	Online Data Links	http://arifhasan.org/architecture/projects/terraced-flats-karachi	
05	Interviews A) Resident:	<p>For how long have been living here and how do you manage the affairs of the building? I have been living here since the 1980s .</p> <p>How do you think the parking functions within the building? There is a parking space behind the flats where all the vehicles are parked easily.</p> <p>How are the services? Are there any electricity or water issues? In addition to the breakdowns, there are no energy problems, we get line water and there is no problem with that as well. The sweeper also sweeps and gathers garbage from door to door and dumps it in the street garbage disposal area, then picks up the garbage from there.</p> <p>How do you think the community unites and where do communal activities take place? Most of the communal activities take place on the terrace.</p> <p>Has the apartment gone through any changes since you're here? The residents have customized their own apartments according to the needs and also for aesthetics, few have changed their doors, windows, tiles etc. but the major features are still the same like the outer flooring, elevators, facade, stairs etc. Also new trees have been planted.</p>	

No.	Building Name	Building Details	Details
		<p>What community lives here in particular? There are 3 bedrooms with a sharing toilet, a kitchen and a lounge or common room.</p> <p>What are the maintenance charges and what are they used for? There's no monthly maintenance collection there when something happens for example overflowing the gutter or if there's a leak somewhere all people there contribute some money themselves and call someone who can treat them.</p> <p>How many rooms are there in the apartment? There are 3 bedrooms with an attached bath and terrace, a kitchen and common room. Two servant rooms with an attached washroom on each floor, and office space is also provided.</p>	
	B)Architect		<p>These apartments are situated on a hill. When I found out about the site the site was on contours and instead of filling up the contours the architect planned to design it in a way that contours will mix up in them. The building has 5 floors and you can only access 3 floors if you enter from the front entrance and from the back entrance you can access the remaining 2 floors. The architect said when I made this building I wanted to make terraces in the apartments and when I made terraces in them I made them in way that only 3 rooms opens in the terraces and there built a green space automatically, all the floors of the building got the terraces that's why it was named as "terrace apartment". When you work on contours the cost increases only on the sewerage and water lines otherwise the cost remains the same because they are not stacked on each other and their sewerage and water lines are a bit different and they are known as wet cores. Only cost will increase a bit because of it. People who wanted to build these apartments demanded that at least there should be 3 rooms in each of the apartments. That's why I designed it like that. They are properly functional. I have not done any ornamentation. I have used normal concrete cement in the making of this building. The building is for both commercial and residential space plus there's a servant quarter as well.</p>
06	Personal Observation		<p>Every apartment has an open-to-sky terrace facing the street. Apartments are exposed to natural light. The privacy of each apartment is being maintained through the design in such a way that no apartment looks into the other. There is dedicated space for vegetation that also maintains privacy from the street. There is a manageable no. of apartments in each block.</p>





Moyyeddi Manzil

Location: Saddar, Soldier Bazar Road, Karachi City, Sindh
Coordinates: 24.8707672,67.028

Address: Saddar, Karachi
 Name of Apartment: Moyyeddi Manzil



Curved Edges

Present Usage: Residential
 Area: 9,222.00 ft²
 Ownership: Individual
 Present Status: Normal Maintain
 Threat Level: Low
 Prominant Architectural Features:
 Triangular Form, Curved Edges,
 Streamline Moderene Architecture Style,
 Large Galleries, 3 Types of Apartment
 Modules



Gallery Band



Elevated Building



Mechanic shops on Periphery



3 Bed 2 Bed Apt Mid Size 2 Bed Apt Small Size

Apt Modules



Access Points



Main Entrance (West)




Interventions



Screens

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1975</p>	<p>Saddar, Karachi, Sindh 24.8707672,67.028</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's Interview at Moyyeddi Manzil on Tuesday 14 January 2021, At 1 AM.</p>	<p>Infrastructure: The building is located in Saddar, Karachi City, a busy area where Moyyeddi Manzil stands out as a landmark. It's directly accessible from Soldier Bazar Road.</p> <p>Architectural Design and Planning: The most dominant feature of the building is its triangular form despite having such bold form the curved edges maintains the visual lightness and flow of the building. The apartment building is divided into 3 different sizes of flats, south side has three bedrooms apartments and the rest sides have 2 bedrooms apartments at each floor. Circulation core is in the center of the building consisting of an elevator and stairs, each flat has large balconies which provides with adequate wind and light for the users.</p> <p>Resident's Input: Each floor has 10 apartments making 60 in total, there are three different types of apartment module on each floor. The apartments are in fairly good condition with no seepage, electrical or plumbing issues which normally do occur, the walls of these apartments are relatively thicker than usual. Large galleries wraps the building all around making the apartments lit with natural light as well as providing wind circulation for each unit.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit on Tuesday 14 January 2021, At 1 AM.</p>	<p>On Site Observations: The apartment building is in fairly good condition, maintained and is a landmark for the surroundings. It lacks a communal space as the residents (old age) gather at the main gate to interact and communicate.</p> <p>Architects Observation: It lacks of a communal space. The design doesn't actually allow the inhabitants to interact with each other but on the other hand while having such large balconies the design takes good care of user's privacy.</p> <p>The location in which it is situated is a heavy traffic area and the lack of parking space is another issue for the users and for the whole are on a macro scale.</p>	

No.	Building Name	Building Details	Details
01	Moyyeddi Manzil	Saddar Karachi, Karachi City Sindh	
02	Construction Date	1975	
03	Details of Building	Total Floors: G + 6 Total Flats: 60 Size: Bedrooms: 3 Type: Residential Servant Quarter: No Lift: Yes Maintenance: Community:	The building is located in Saddar, Karachi City, a busy area where Moyyeddi Manzil stands out as a landmark. It's directly accessible from Soldier Bazar Road.
04	Online Data Links		
05	Interviews A) Resident:	<p>Abdul Waheed, the resident of Moyyeddi Manzil gave a briefing regarding the construction and conditions of the building, each floor has 10 apartments making 60 in total.</p> <p>There are three different types of apartment module on each floor, the southwest side has a single apartment at each level having 3 bedrooms, a drawing room and a dining room, The other two sides has 4 apartments each having 2 bedrooms, a drawing and a dining room, the apartment at the South far side has smaller washrooms as compared to the rest three in the row and A single apartment on the south most side similar to the ones having 2 bedrooms.</p> <p>The apartments are in fairly good condition with no seepage, electrical or plumbing issues which normally do occur, the walls of these apartments are relatively thicker than usual as electricians and plumbers face difficulties in drilling.</p> <p>Large galleries wraps the building all around making the apartments lit with natural light as well as providing wind circulation for each unit, 10 to 15 apartments are currently vacant because there owners are overseas residents.</p>	

No.	Building Name	Building Details
	B)Architect	<p>The unique form and bright red color are the unique features making the apartment building a landmark. It lacks of a communal space. The design doesn't actually allow the inhabitants to interact with each other but on the other hand while having such large balconies the design takes good care of user's privacy. The location in which it is situated is a heavy traffic area and the lack of parking space is another issue for the users and for the whole are on a macro scale.</p> <p>It's one of the buildings which is still well maintained and most of it exists in its true nature. The most dominant feature of the building is its triangular form despite having such bold form the curved edges maintains the visual lightness and flow of the building. The apartment building is divided into 3 different sizes of flats, south side has three bedrooms apartments and the rest sides have 2 bedrooms apartments at each floor. Circulation core is in the center of the building consisting of an elevator and stairs, each flat has large balconies which provides with adequate wind and light for the users. The apartment building is in fairly good condition, well maintained and is a landmark for the surroundings.</p>
06	Personal Observation	<p>On Site Observations: The apartment building is in fairly good condition, maintained and is a landmark for the surroundings. It lacks a communal space as the residents (old age) gather at the main gate to interact and communicate.</p>





Maymar View Apartments.

Location: Block 17, Gulshan-e-Iqbal Town, Karachi
GPS Coordinates: 24.6982515,67.077142

Location: Block 17, Gulshan-e-Iqbal, Karachi
Name of Apartment: Maymar View Apartments



No. Of Floors / Apartments:
 G + 3 / 62
Area: 115119 sq. ft.
Present Usage: Residential.
Ownership: Private.
Present Status: Well Maintained.
Threat Level: None
Alteration: Slight.
Prominant Architectural Features:
 Terraces, Courtyard, Garden

GPS Coordinates: 24.8982515,67.077142



Map



Layout Plan



Courtyard



East Elevation



Seating Space



Parking



Staircase



Vertical Access



Garden



Lifts



Terraces



Animal Slaughtering Space



Municipal Help Staircase



Wall Texture



Sewerage Cover Plate




Gallery



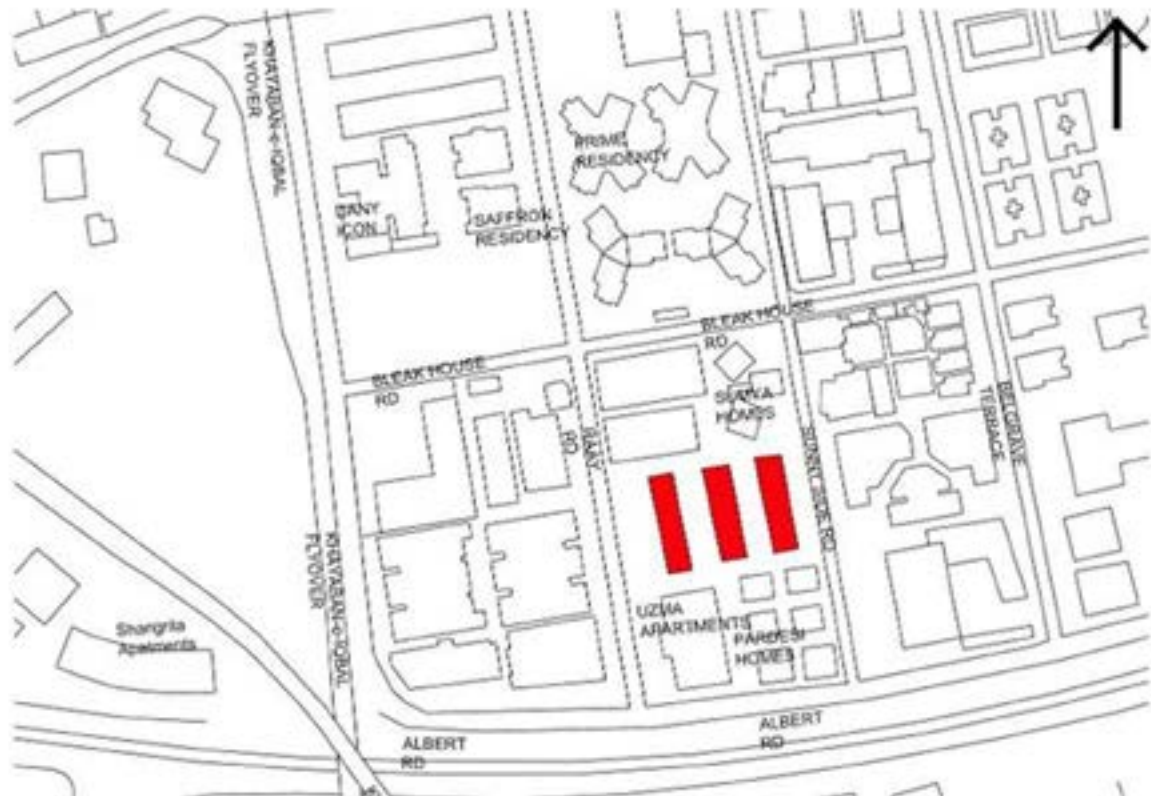
Railing

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1976</p> <p>PARTICIPANT'S OBSERVATION</p> <p>Wednesday 13 January 2021, At 6 PM. Thursday 14 January 2021, At 11 AM. Resident A: The resident and the union of the Maymar View Apartments. Resident B: The resident and the caretaker of Maymar View Apartments.</p>	<p>Block 17, Gulshan-e-Iqbal Town, Karachi</p> <p>Infrastructure: Raised on columns, this building provides basic amenities like communal spaces and separate open space for children to play in. Each block has its own street as well, thus an extra open space for every block. Spacious, 3 beds apartments have their own gallery space too. Due to small number of apartments in whole complex, just 62 in total, Maymar View Apartments are very maintained. Ground Floor has space allocated for the parking. Although the blocks comprise of just ground plus 3 floors, elevators is provided for the convenience of wheel-chair bounds or in case residents have to take a lot of groceries to their floors. For immediate access to services, circular service staircase is provided. The complex has their own garden too for the older residents.</p> <p>Architectural Design and Planning: Each apartment has 3 bedrooms with an attached bath, a drawing room, lounge with balcony, a kitchen with separate room and entrance for house help which is connected to the circular staircase. For community, the spacious communal space is provided, along with a garden and separate play area for children. Unfortunately, though, these communal spaces are empty most of the time as the culture of community is dying.</p> <p>Resident's Input: The resident of Maymar View gave a briefing regarding the services and placements of apartments in each block. Block A, B, C, D, each have 8 apartments in total. As the apartments of these blocks are on ground floor, they are not provided any parking within the residential complex, instead, they use the adjacent road and street as the parking space or they use the other blocks' parking. Block E, F, G, H have their own parking space allotted to them on the ground floor. House help and service providers have access to a circular staircase for immediate entry into service areas. Further, they have their own bathroom and washing facility on the rooftop. The complex has generators, in case of power failure, otherwise they do not have electricity or water issues. They have a daily water supply 2 times a day in underground tank. The residential complex caters to the needs of middle-income groups. They have an intercom system, people who come from outside should introduce themselves.</p>	<p>Online and On Site</p>
<p>PERSONAL OBSERVATION</p> <p>Wednesday 13 January 2021, At 6 PM. Thursday 14 January 2021, At 11 AM. Resident A: The resident and the union of the Maymar View Apartments. Resident B: The resident and the caretaker of Maymar View Apartments.</p> <p>Architect's interview: Wednesday 20 January 2021, At 12 PM. Architect Faheem Anwar Khatri</p>	<p>On-Site Observation: It was observed that only children have kept the communal spirit alive, the inhabitants do not access the open spaces much for interaction, instead, they prefer to enjoy their balconies or living areas more than the open communal courtyards provided within the complex. It is to be noted here that most of the time, when renting out, they prefer to give it to Agha Khan Community or private Companies. It is for this reason, they often carry a rigorous background check of the tenants, before renting</p> <p>Architect's Observation: Designed by an architect, Mazhar Sahab, Maymar View is one of the well-maintained and favoured apartment complexes of Karachi. Built on the idea of shared communal space and celebration of neighborhood, these apartments have ample open space. The inhabitants have all the facilities, that includes electricity, gas, security and open spaces. The periphery around the apartments was not too tall and it was possible to connect the complex with its surroundings through visual connection. But now that the population has increased, causing limited open spaces and stringent security, the apartments have become more like a secluded gated community. The residents enjoy their activities together, in fact they have their celebrations too, within the complex. The only drawback is their disconnection from the surroundings.</p>	

No.	Building Name	Building Details	Details
01	Maymar view	Block 17, Gulshan-e-Iqbal Town, Karachi 24.8982515,67.077142	
02	Construction Date	1976	Maymar Builders
03	Details of Building	Total Floors: G + 3 Total Flats: 62 Area: 1950 Square Feet Bedrooms: 3 Type: Residential Servant Quarter: Yes Lift: Yes Maintenance: 7000 Community:	Built in 1976 in Gulshan-e-Iqbal Block 17, Maymar View Apartments is one of the most posh apartments of Karachi.
04	Online Data Links	https://maymar.com.pk/completed-project-old/	
05	Interviews A) Resident:	<p>For how long have been living here and how do you manage the affairs of the building? It's been more than 10 years now. There is a proper union of the complex who deal with all kind of issues related to the buildings and facilities within the complex.</p> <p>How do you think the parking functions within the building? Block A, B, C, D, each have 8 apartments in total. As the apartments of these blocks are on ground floor, they are not provided any parking within the residential complex, instead, they use the parking space of other blocks. Block E, F, G, H have their own parking space allotted to them on the ground floor.</p> <p>How are the services, are there any electricity or water issues? The complex has generators, in case of power failure, otherwise they do not have electricity or water issues. They have a daily water supply 2 times a day in underground tank.</p> <p>How do you think the community unites and where do communal activities take place? Built on the idea of shared communal space and celebration of neighborhood, these apartments have ample open space. The residents enjoy their activities together, in fact they have their celebrations too, within the complex. The only drawback is their disconnection from the surroundings. Courtyards are only used when they have social celebrations or religious processions as for example Eid ul Azha BBQ, or funeral procession/namaz-e-janaza.</p> <p>Has the apartment gone through any changes since you're here? The elevators have been built since 2015, there are 5 lifts. Also the courtyard are not used as often as they were used in the past.</p> <p>What community lives here in particular? It is to be noted here that most of the time, when renting out, they prefer to give it to Agha Khan Community or private Companies. It is for this reason, they often carry a rigorous background check of the tenants, before renting the apartment to them.</p>	

No.	Building Name	Building Details
		<p>How many rooms are there in an apartment? Each apartment has 3 bedrooms with an attached bath, a drawing room, lounge with balcony, a kitchen with separate room and entrance for house help which is connected to the circular staircase.</p> <p>What is your overall experience of this building? Maymar View was built on the idea of celebrating neighbourhood. The reason why alot of courtyard space, garden, and open spaces are provided in the complex. But it is saddening that people now a days do not appreciate open spaces and only occasionally use them, same is the case with Maymar View.</p>
	B) Architect:	<p>Designed by an architect, Mazhar Sahab, Maymar View is one of the well-maintained and favoured apartment complexes of Karachi. Built on the idea of shared communal space and celebration of neighborhood, these apartments have ample open space. The inhabitants have all the facilities, that includes electricity, gas, security and open spaces. The periphery around the apartments was not too tall and it was possible to connect the complex with its surroundings through visual connection. But now that the population has increased, causing limited open spaces and stringent security, the apartments have become more like a secluded gated community. The residents enjoy their activities together, in fact they have their celebrations too, within the complex. The only drawback is their disconnection from the surroundings.</p>
06	Personal Observation	<p>As the apartments are well thought, they are designed, keeping the significance of the courtyard in mind. Unfortunately, those courtyards are not enjoyed as they were once. Though children have enough space to play in courtyards, adults hardly get time to interact. For interaction and personal leisure, they prefer the terraces that are provided with each apartment, their private open spaces. Courtyards are only used when they have social celebrations or religious processions as for example Eid ul Azha BBQ, or funeral procession/namaz-e- janaza.</p> <p>There should be ways to use courtyards too as both courtyards and terraces have their own value and both should be fully appreciated.</p>





Haq Bahu Plaza.

Location: Block 13 C , Gulshan-e-Iqbal, Karachi.

GPS Coordinates: 24.9120813, 67.0872724

Location: Block 13 C , Gulshan-e-Iqbal, Karachi.
Name of Apartment: Haq Bahu Plaza.



No. Of Floors / Apartments:

G + 4 / 160

Area of the building / Area of an apartment:

92,988 sq. ft. / 120 sq. yd.

Present Usage:

Residential.

Ownership: Private.

Present Status: Average.

Threat Level: Low.

Alteration: Slight.

Prominent Architectural Features:

Columns and Beams, Organization of Building Mass, Underground Water Tank, Extruding Balconies, Screen at the Vertical Shaft.

GPS Coordinates: 24.9120813, 67.0872724



Map



South-East Elevation



Underground Tank



Prominent Columns and Beams



Parking



Plantation



Vertical Access



Staircase



Seating Space



Flooring



Screen



Typical Window and Grill




Wall Texture



Storm Water Drain

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1977</p>	<p>Block 13 C , Gulshan-e-Iqbal, Karachi.</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Tuesday, 2nd February, 2021, At 11:00 PM. Resident:</p>	<p>Infrastructure: The building is located in Gulshan-e-Iqbal, block-13c. It is connected with University road, where there are many institutes, restaurants, hospitals and every facility that one needs. Most residents go to Masjid-al-Aqsa for prayers, nearest Imambargah is Madina-tul-Ilm. The access of the building is from the North-West and North-East. There's one gate used for entrance, one for exit, one for pedestrians and two gates are closed due to security reasons. The Parking inside the building is enough for the residents but it was not initially designed to cater this amount of cars. The vehicular circulation takes place around the blocks and the streets are one-way. Building is provided with line water, electricity, gas and cables.</p> <p>Architectural Design and Planning: The quality of construction makes it hard for the residents to even drill. The entrance to vertical access is accompanied by benches so that people can sit and communicate, the circulation is designed in such a way that parking stays organized. There are two underground tanks that also provide residents with a space for organizing small events and for kids to play. Columns and beams are treated with a different color than the walls to make them prominent. The access of two apartments is centralized in a block and the whole building is divided into five blocks A, B, C, D and E.</p> <p>Resident's Input: The resident's family has been living in the building since the 1980s, he says that the apartment has given him so many childhood memories and because of the facilities, he does not face any issues living here, before the parking was added around the blocks, there was enough space for him to play with his friends but there is still enough space for him to workout or jog around. The open-to-sky space at the back side of the building still has space for kids to play. The people individually take care of their own apartments but when there were old residents who had shifted, the building was cleaner and better and they considered the whole building as their own house. The people were more united as he experienced during his young age but since the old people left, people don't communicate enough.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Wednesday, 3rd February, 2021, At 4:30 PM.</p> <p>Architect's interview: Wednesday, 3rd February, 2021, At 9:00 PM</p>	<p>On-Site Observation: Right when we enter the building, we see planters and trees followed by the boundary wall that brings aesthetics to the street, on the opposite side, there's access to the staircase that takes us to the centralized entrance to two Apartments in each block. People are seen walking and jogging around the blocks, kids are seen cycling and playing. There are no elevators, which is a problem for elderly or disabled public but the risers of the steps are small. The boundary walls keep the environment private from the busy streets outside the Apartments. Separate entrance and exit makes the circulation easy and manageable. The location is surrounded by very important landmarks of the city like Bait-ul-Mukarram Masjid, Urdu University, Expo Center, Sir Syed University, Civic Center, etc. The location gives the benefit of all the facilities around.</p> <p>Architect's Observation: The building could be maintained much better if the no. of Apartments was manageable. The no. of main accesses is fair enough and the circulation stays good because of separate entrance and exits, it restricts the clutter inside the building. Centralized access of two apartments gives a sense of security. The location of the Apartments is ideal in terms of facilities, there are educational institutes, eateries, medical facilities, banks and what not on just a walking distance but the parking for guests gets difficult because it is used by the visitors of other buildings as well.</p>	

No.	Building Name	Building Details	
01	Anthonian Apartments	Block 13 C , Gulshan-e-Iqbal, Karachi. 24.9120813, 67.0872724	
02	Construction Date	1977	Al-Azam Builders
03	Details of Building	Total Floors: G + 4. Total Flats: 126. Size: 92,988 Sq.Ft / 120 sq. yd. Bedrooms: 2 with attached bath. Type: Residential. Servant Quarter: No. Lift: Yes. Maintenance: 1500/-. Community: Christian.	
04	Online Data Links	http://wikimapia.org/3290894/Haq-Bahu-Palace	
05	Interviews A) Resident:	<p>How long have you been living here? I have been living here since I was born and my father was a boy when he shifted here with his family.</p> <p>How do you think the parking functions within the building? The parking is around the blocks and it is enough for the residents, the guests have to park outside.</p> <p>How are the services, are there any electricity or water issues? There are no electricity issues apart from the breakdowns, the last loadshedding schedule ended in 2006, there is no backup generator, we get line water and there's no problem with that too. The underground water tank is big enough to provide water to all 160 apartments. Also, the sweeper cleans and collects garbage.</p> <p>How do you think the community unites and where do communal activities take place? The people living here don't really know each other. I think people from the same block unite well but since there are so many apartments, not everyone is aware of who lives here. There is a space above the water tank where people gather and unite for events like funerals. The building is populated by mostly Muslims and there's no prayer area where they could meet for prayers. There are benches outside the vertical access where people sit, even the kids wait for their vans in the morning at the seating space. The kids play over the underground water tank which is too big. Even I used to play cricket over it with my friends and the pumping room's wall used to be our wicket.</p> <p>Has the apartment gone through any changes since you're here? This building was at the purest when I was a kid, it went through a few changes after. The people have customized their own apartments according to their needs and also for aesthetics, few have changed their doors, windows, tiles etc. but the major features are still the same. There's a new plantation that people participated in. There are 5 gates out of which only 3 are open now, one for entrance, one for exit and one for pedestrians. The other two have been closed for security reasons, I think that's a change that the situations of the city have caused.</p> <p>What community lives here in particular? There are mostly Muslims but people who belong to other religions also reside here.</p>	

No.	Building Name	Building Details
		<p>What are the maintenance charges and what are they used for? Maintenance charges are 1500/- per apartment. It includes security, parking charges,, water motor electricity bill, plantation maintenance, cleanliness, etc.</p> <p>How many rooms are there in an apartment? There are 2 bedrooms with attached baths, a kitchen, a lounge / common room, drawing room and a store room.</p> <p>What is your overall experience of this building, what memories do you associate? I have been living in this apartment for so long and it has given me so many memories, my friends and I used to play badminton in the street in front of our stairs. I learnt to ride a bike in these streets. My experience becomes much better with these memories. Now because of the parking, the space isn't enough for us to continue those activities but when I was younger, everyone did not have cars so we had this facility. This building has made my childhood very memorable and I wish you could see those activities around to feel that nostalgia</p>
	B) Architect:	<p>After reviewing the information and pictures of the Apartment, the Architect further added that the scale of this apartment has the fair no. of main accesses, if the closed ones were still open, it would be more convenient for the pedestrians but the circulation is still better than many of the other apartment buildings. The building looks well maintained from the main elevations but the back sides where we can see the pipelines could have been really better, this is because there are a lot apartments within a building which makes it difficult for the authorities to maintain, residents should also be responsible to keep their buildings well maintained but usually the people limit their resources and concerns wo their own individual apartments. The way they have played with the columns and beams to make them prominent, it adds aesthetics to the building. When apartments share access to individual apartments, sometimes it invades the privacy of others but it is also secure.</p>
06	Personal Observation	<p>As I entered the building, I saw vertical accesses on my left and boundary wall on the right that was ornamented with vertical plantations and coconut palm trees on the ground, it created a harmony and gave a pleasant feeling to walk around. While walking through the building, I saw women sitting outside their apartments on the benches provided and boys working out / jogging around the blocks, kids were cycling around. I observed that the main streets were really clean and well-maintained but the backstreets between the blocks were not in their best condition, few did not allow me to pass through them. I noticed a newly constructed structure that was only limited to the ground floor with no access to the rooftop. The security was really alert to keep an eye on the visitors, this kept the residents really confident with using the public spaces of the building. There were no elevators but the stairs were fairly designed according to the standards.</p>





Madam Apartments

Location: Plot No 207 Deh Safoora, Airport, Karachi

GPS Coordinates: 24.8863765,67.1619839

Plot No: 207(Deh Safoora)
Apartment No: 8
Name Of Apartment: Madam Apartments

Occupancy
Residential



Present Usage:
Residential
Area: 7000 sq.yds.
Ownership: Private
Present status: Not Fully Maintained
Threat Level: None
Attraction: Minor
Prominent Architectural Features:
Wider Windows, Stairs and Landings

GPS Cordinates: 24.8863765,67.1619839



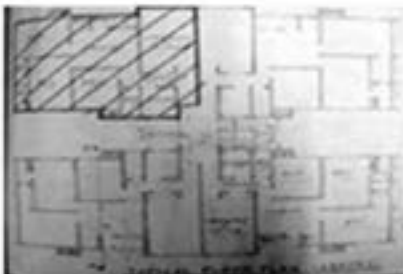
Location Map



Windows Detailing



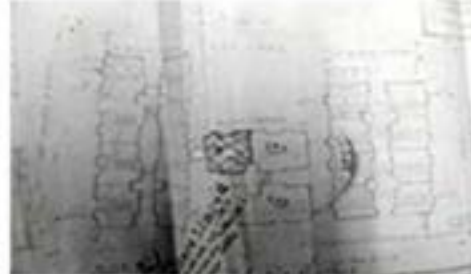
Stairs With Landings



Typical Floor Plan



Typical Floor Section



Site Plan



Front Staircase Detail



Front Elevation Of Block 'B'



Compound View



Circulation Area/Parking




Elevation of Block 'B'



Rear Side Circulation/Parkin

DATE OF CONSTRUCTION 1978	LOCATION Plot no 207, Deh safoora, Airport	MODE OF ANALYSIS Online and On Site and Archival Maps
PARTICIPANT'S OBSERVATION	<p>Infrastructure: Not managed properly, no security system, lack of services and no proper vigilance system.</p> <p>Architectural Design and Planning: This Project was initiated by Shelters Builders Limited in 1976 and completed in 1978 which consists of three residential apartment blocks. The project was considered as a prototype of community apartment complex in this particular area. Later, more apartment complexes were constructed in that area following the same concept. The apartments is a mid rise construction of four storeys with two units on each floor. This complex was named 'Madam Apartment' with the the idea behind to pay tribute to the lady of the house which exactly means, "Aurat ka ghar". This concept and idea was of the wife of Nawab Kaifi (builder of this project). Her name was Uzma Kaifi. Some of the residents confirm that she was a famous actress. Different communities are living as whole in this complex with a great bonding by sharing a common culture. The environment was so clean in the beginning but as city dispersed later, so it got affected badly by the congestion of traffic.</p>	
PERSONAL OBSERVATION	<p>On-Site Observations: The Complex has a compound for the social interaction and parking. There is an Environmental threshold between outside and inside the complex. Staircase and landings meeting point is a convincing idea of social interaction in the project. Windows are so wide with igh lintel level, a modern building feature. Masterplan is not made with planning principles.</p>	

No.	Building Name	Building Details	
01	Madam Apartments	Plot No 207, Deh Safoora 24.8863765,67.1619839	
02	Construction Date	1978	Shelter Builders Ltd.
03	Details of Building	Total Floors: G + 4 Total Flats: 80 Size: 1100sq.ft , 1300sq.ft Bedrooms: 2,3 Type: Residential Balconies: Yes Lift: No Maintenance: 2000/- Community: Mix	Built as an introductory project in Zia Ul Haq's rule. It was an experimental project of community living which later converted into a prototype for this particular area for apartment buildings.
04	Online Data Links	https://www.lamudi.pk/property/airport-a-flat-in-madam-apartment-4th-floor-	
05	Interviews A) Resident:	<p>Q) For how long have you been living here and what is your user experience of this Apartment? ANS: I have been living here since 1984 when I was shifted to Karachi from Punjab. Never been in Karachi before 1984. By living in this apartment we built a community which bonded like a family. These apartments are good for us in terms of usage. We have a compound to socialize and communicate and the rooms are fairly spacious.</p> <p>Q) Why the windows are having high lintel level? Does this benefit in any way? ANS: I do not know why the designer thought of windows that it should be high. But yes it sometime benefits, in terms of natural lighting and air but little problematic to clean those high lintel glass. Also the width of the windows are beneficial.</p> <p>Q) What you think about the structure of this building? Is it stable? ANS: Its now an old building but yes structure has weaken due to leakages of ducts but can be restored through proper maintenace.</p>	
06	Personal Observation	Environmentally the complex is damaged because of traffic congestion. Master plan is not according to the planning principles. Some blocks are closely placed and some widely placed. Compound and courtyard gets fully occupied with parking at night because of large number of cars. Not Fully maintained by the union of residence.	





Sea Breeze Plaza.

Location: ST-6 Saddar, Shakra e Faisal, Karachi

GPS Coordinates: 24.8574173,67.0439322

Location: ST-6 Saddar, Main Shahra e Faisal
Name Of Apartment: Sea Breeze Plaza

Occupancy
 Mix Used Building

Consultants
 ME Associated Architects And Engineers



Present Usage:
 Residential and Commercial
Area: 29,354 Sq.Ft
Ownership: Private
Present Status: Not Fully Maintained
Threat Level: None
Alteration: Minor
Prominent Architectural Features:
 Walk up Stair case, Punched-in Windows, Elevator Shaft

GPS Cordinates: 24.8574173,67.0439322



Basement And First Floor Plan

Section

Elevator Shaft

Arcade at Front

Walk Up Stair Case



Front Elevation

Second,Third And Typical Floor Plans

Rear Elevation

Front Staircase Detail



Entrance From Rear Side


Staircase at Rear Side

Corridor At Rear Side

Corridor At Rear Side

Front Staircase Detail

DATE OF CONSTRUCTION 1977	LOCATION ST-6 Saddar, Shahra e Faisal, Karachi	MODE OF ANALYSIS Online and On Site and Archival Maps
PARTICIPANT'S OBSERVATION	<p>Infrastructure: The Infrastructure is divided in to armed forces and public partnership. Forces make sure to provide a secure environment and public play their role in building services in terms of technical and other aspects.</p> <p>Architectural Design and Planning: This Project was initiated by Sea Breeze Limited in 1976 on Main Drigh Road, Saddar. Many walk up apartments buildings were being Constructed in 1970s because of the trend of living was converting into community livings and apartment complexes were the best examples of that time. Sea Breeze Plaza is not an apartment complex but a plaza. The 20 floor plaza standing as a vertical sculpture maintaining a distance from the main road. The environment is clean at the connected service road having trees on service road makes environment less polluted. The elevator shaft on the front elevation gives the impression of building as a machine. By observing the archival maps, some alterations can be noticed. The terraced corridors on different levels were added later on the rear side elevation. The walk up stairs are the architectural element on the front side giving an impression of a modern building. The resident of Sea Breeze Plaza added that, This Plaza was a center of attraction for the people of Karachi because people of this this city had never seen such a tall residential building before.</p>	
PERSONAL OBSERVATION Architect's interview: Wednesday. 3rd February, 2021 At 8:00 PM.	<p>On-Site Observation: Environment is clean. Less Polluted and building is not in a close proximity with the road.</p> <p>Architect's Observation: The building is designed through the European style which has no balconies. Front walk up stairs is an intresting architectural element.</p>	

No.	Building Name	Building Details	
01	Sea Breeze Plaza	ST-6, Saddar, Karachi 24.8574173,67.0439322	
02	Construction Date	1977	Sea Breeze Ltd.
03	Details of Building	Total Floors: G + 20 Total Flats: 102 Size: 1800 sq.ft Bedrooms: 3 Type: Mix Use Balconies: No Lift: Yes Maintenance: 3000/= Community: Mix	Sea Breeze Plaza located at Main Shahr-e-Faisal in the vicinity of Karachi Cantontment Board. The 20 storey plaza provides 17 floors of apartments (from 4th to 20th) and from basement to 3rd floor are for commercial use. Sea Breeza Plaza is supposed to be considered as the first high rise apartment building of Karachi dates back to 1977.
04	Online Data Links	https://www.zameen.com/Property/karachi_shahra_e_faisal_sea_breeze_plaza_fo	
05	Interviews A) Resident:	<p>Q) For how long have you been living here and what is your user experience of this building? ANS : I have been living here since 2003, I Live on the 17th floor and it gives me a feeling of serenity as the noise doesn't really bothers on this floor. The view of the vistas of city from that height gives a very good impression.</p> <p>Q) Why are these Red Coloured Corridors made? ANS: Due to lack of balconies and no facility of placing water tanks and geezers, people made corridors for placing these utility stuff and also use it as balcony.</p> <p>Q) What you think about the structure of this building? is it stable? ANS: Well, yet, there is no such threat about the structure as I live on 17th floor. I noticed that building is still stable enough to bear air pressure and heavy rain.</p> <p>Q) How do you see the Land value of Building? ANS: The prices of apartments are little high due to its location on Shahr-e-Faisal but some apartments of building are reserved for Army officers.They give those apartments to their officers for living</p>	
06	Personal Observation	If we talk about its structure, so it is profoundly safe. People got their hands on to the building and made an alteration by constructing corridors at rear side of the building for their own convinience of putting water tanks and geezers. Balconies could have been the value addition, but in my point view that is not done becuase of safety measures due to its height.Some of its modern architectural features that is elevator shaft at front elevation, walk up stairs at front facade and punched in windows exposes the building as Modern.	





Rimpa skyline Tower.

Location: Main Sharah-e-Faisal, Karachi.

GPS Coordinates: 24.852885473325276, 67.03470490739083

Location: Shahrah-e-Faisal, Karachi

Name of Apartment: Rimpa Skyline Tower



No. Of Floors / Apartments:

G+11/ 57

Area: 9500 sq. ft.

Present Usage: Residential.

Ownership: Private.

Present Status: Well Maintained.

Threat Level: None.

Prominant Architectural Features:

Linear form, Setbacks, Sunshade,
Continuous Windows

GPS Coordinates: 24.852885473325276, 67.03470490739083



Map



Master Plan



South West Elevation



Car Parking



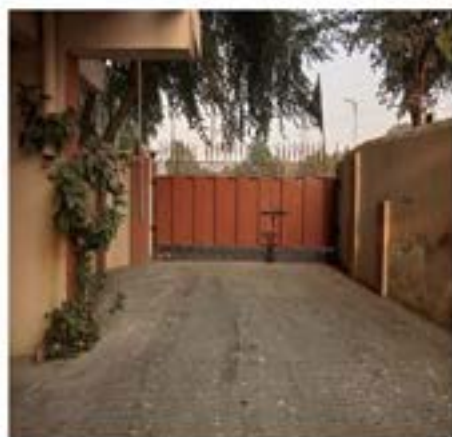
Corridor



Staircase



Lift



Gate



Door





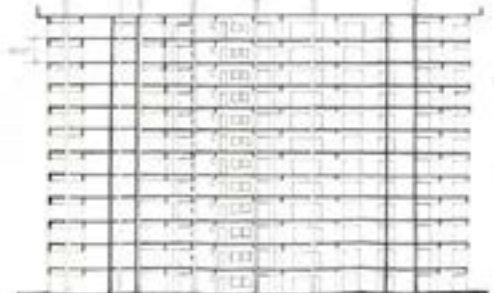



Windows



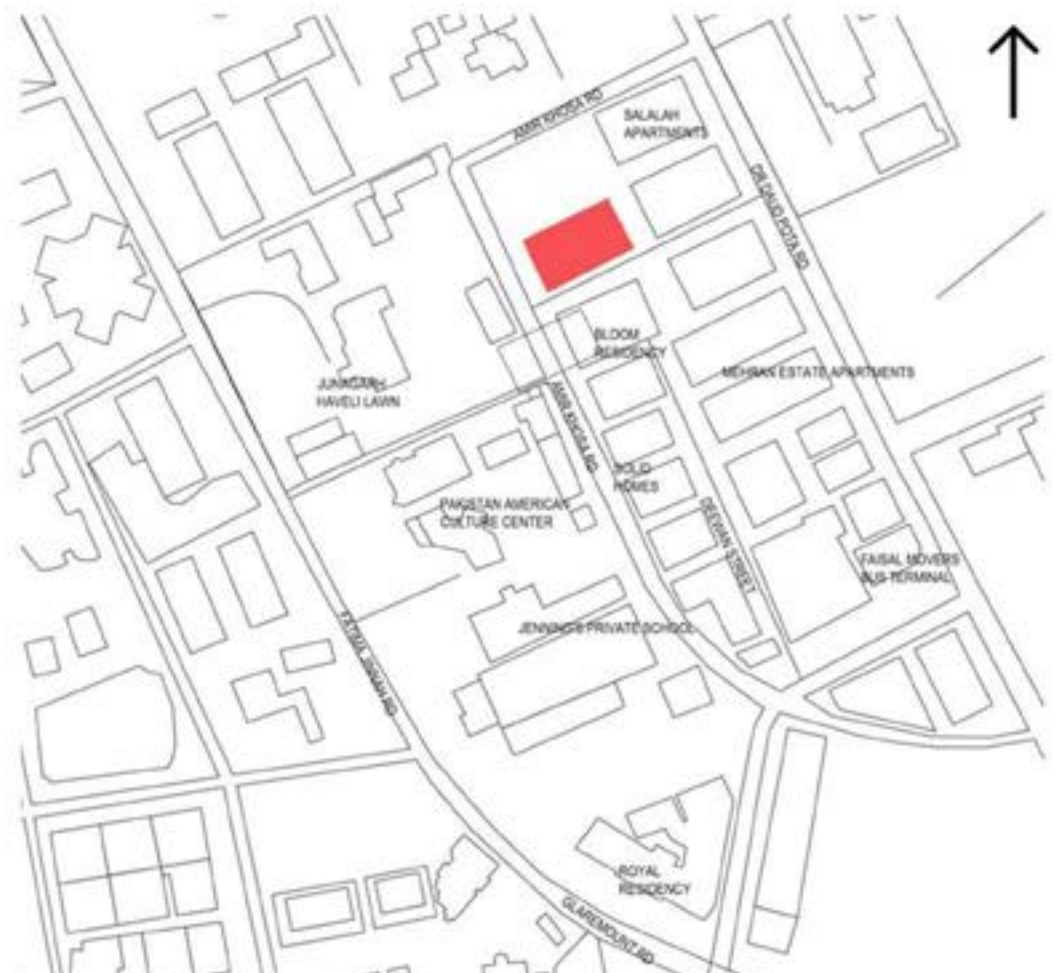
Grill

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1978</p>	<p>Shahrah-e-Faisal, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Monday, 25th January, 2021, At 1:00 PM. Resident:</p>	<p>Infrastructure: The building is located opposite to the Mehran hotel, Shahrah-e-Faisal, Karachi. this building have 11 floors, there is good view from the upper level.</p> <p>Architectural Design and Planning: The single building have five apartments and connected with single staircase as there are two vertical-symmetrical setbacks from each other.</p> <p>Resident's Input: Rimpa skyline, built in 1978 is a mixed-use community building with 57 apartments in total. Inhabited by Parsi, Christians, Shia and Bohri families. The projects Rimpa skyline and Rimpa twin towers are located central to the city with connection to each other. The sizes of the apartments vary between 1500sqft to 1900sqft. Due to the prime location of the accessibility to all the schools and universities in proximity, the apartments cost starts from Rs 1 crore 80 lacs which elevated to be Rs.175000 in 1978. The project understands the human value and ensures the quality of construction. The building used to have a garbage chute but due to maintenance issues, it was later dismantled and discontinued. Hidden cavity system for fire fighting is well maintained and available on every floor. Every house has a separate washroom for the domestic staff. The building has cargo lift as well. Unavailability of adequate water supply is currently the main issue faced by inhabitants. Residents have to pay Rs,4500/- per month as a maintenance cost which seems to be an unfair pay as the administration and authorities fail to provide basic necessities.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Monday, 25th January, 2021, At 1:00 PM.</p> <p>Architect's interview: Friday, 29th January, 2021 At 11:00 PM.</p>	<p>On-Site Observation: At very first sight, it can be easily assessed that each level of the building contains five apartments as there are 2 vertical-symmetrical setbacks from each side. Each apartment has small balcony spaces at the front and is connected with the lobby area which has the main corridor connecting every apartment as well as makes the building naturally ventilated. As the building is not connected with other buildings so every apartment gets plenty of natural light from both the South and North Side. By recognizing the importance of society and efficiency of the building, Rimpa skyline used to have a garbage chute, but it was later removed and discontinued due to improper maintenance. For fire fighting, the secret cavity system is available and well maintained for fighting on any floor.</p> <p>Architect's Observation: The building was specifically built for middle income people. It is important to think about the human value and quality of construction. It is significant to realize the importance of good architecture and purpose of housing. this apartments is well thought planned structurally, and built according to this era. Architect of this building also fulfil the needs of the client, facade of this buildings have a contrast of two colors and linear geometric design. this building have a good relation with the context. It feels like this single building is made for equality and made connection between each other. There is cocunut tree gives nice views of tropical plantationn. Parking space is good enough for single car of each apartment.</p>	

No.	Building Name	Building Details	
01	Rimpa Skyline Tower.	Shahrah-e-Faisal, Karachi 24.9131128,67.0490563	
02	Construction Date	1978	Architect Bashir Ahmed
03	Details of Building	Total Floors: G +11 Total Flats: 57 Size:1850 sqft Bedrooms: 2 Type: Residential Servant Quarter: No Lift: Yes Maintenance: 4500/- Community: Mix community	Rimpa skyline is located opposite to the Mehran Hotel. .
Interviews A) Resident:		<p>For how long have been living here and how do you manage the affairs of the building? -I have been living in the apartments since 15 years, I am the union person and I manage it with the help of my team members.</p> <p>How do you think the parking functions within the building? -There is a Parking on the ground floor, sometimes people need more parking then they park their cars on the front side, and we charge 300 rupees for extra parking. The guests have to park outside.</p> <p>How are the services, are there any electricity or water issues? - Unavailability of adequate water supply is currently the main issue faced by inhabitants. We provide good services.</p> <p>How do you think the community unites and where do communal activities take place? -There is no specific community space. Residents celebrate their cultural events in their homes and decorate corridors with lights on christmas.</p> <p>Has the apartment gone through any changes since you're here? -When this building was built, at that time so many facilities were given. Now it is disconnected.</p> <p>What community lives here in particular? -.It's mixed-use community building, inhabited by Parsi, Christians, Shia and Bohri families. .</p> <p>How many rooms are there in an apartment? -There are 2 bedrooms, 2 toilets, a kitchen and a lounge</p> <p>What are the maintenance charges, rents and price for sale? -Maintenance charges are 4500/- per apartment, all apartments are their own, as per condition and its sale price is 80 lacs.</p> <p>What is your overall experience of this building? -I am personally attached to this buiding, I wish never to leave my job and this place. In this time period I saw many changes, Just I know how to deal with upcoming challenges.</p>	

No.	Building Name	Building Details
	B) Architect:	<p>The building was specifically built for middle income people. It is important to think about the human value and quality of construction. It is significant to realize the importance of good architecture and purpose of housing. This apartment is well thought planned structurally, and built according to this era. Architect of this building also fulfills the needs of the client, facade of this building has a contrast of two colors and linear geometric design. This building has a good relation with the context. It feels like this single building is made for equality and made connection between each other. There is a coconut tree which gives nice views of tropical plantation. Parking space is good enough for a single car for each apartment.</p>
05	Personal Observation	<p>At very first sight, it can be easily assessed that each level of the building contains five apartments as there are 2 vertical-symmetrical setbacks from each side. Each apartment has small balcony spaces at the front and is connected with the lobby area which has the main corridor connecting every apartment as well as makes the building naturally ventilated. As the building is not connected with other buildings so every apartment gets plenty of natural light from both the South and North Side. By recognizing the importance of society and efficiency of the building, Rimpal skyline used to have a garbage chute, but it was later removed and discontinued due to improper maintenance. For fire fighting, the secret cavity system is available and well maintained for fighting on any floor.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
06	Archive Evidence	<div style="display: flex; justify-content: space-around; align-items: center;">    </div>





Marium Building/ Eye Building.

Location: Karachi Cantonment, Karachi.

GPS Coordinates: 24°50'46.8"N 67°02'11.4"E

Location: Karachi Cantonment

Name of Apartment: Marium Building/ Eye Building



No. of Floors / Apartments:

G + 6 / 84

Area: 20,625 sq. ft.

Present Usage: Residential

Ownership: Private.

Present Status: Well maintained

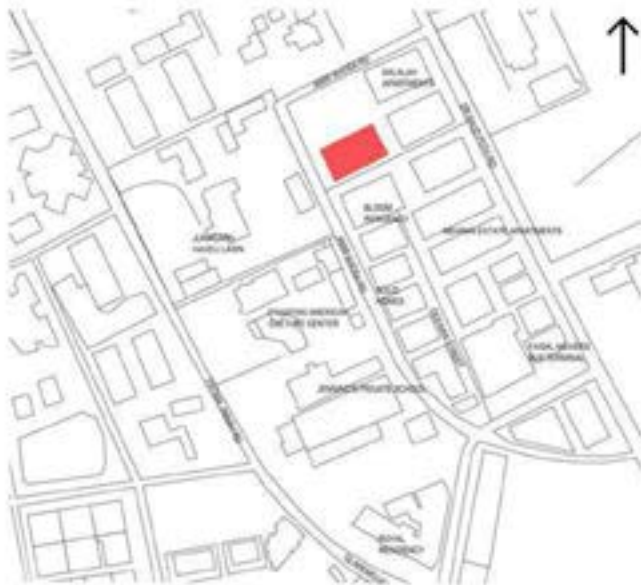
Threat Level: None.

Alteration: None.

Prominent Architectural Features:

The 'Eye of Providence' (religious symbol) on the front facade of the building, vertical circulation at the centre of the south west elevation, grid like projections protruding from the facade, corridors connecting the apartments.

GPS Coordinates: 24°50'46.8"N 67°02'11.4"E



Map



'Eye' on the Facade



'Eye' from the interior



Signage



Grill Work




Corridors



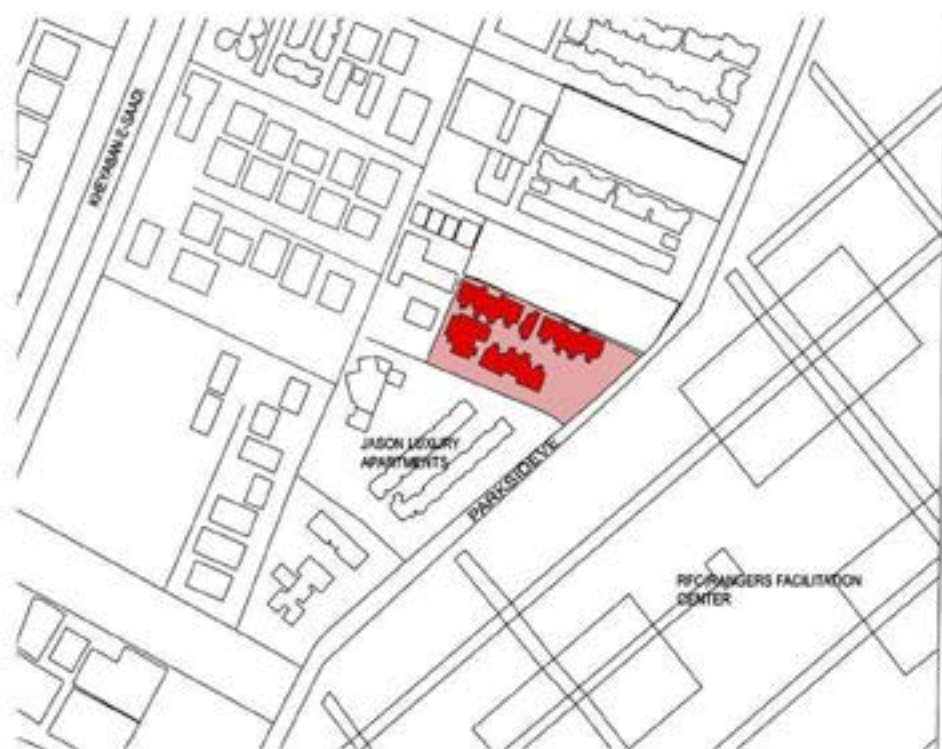
Courtyard

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1978</p>	<p>Karachi Cantonment</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Friday, 5th February, 2021, At 9:30 AM.</p>	<p>Infrastructure: Marium building is situated in a peaceful locality, with residential complexes on the three sides of the building. There is a proper supply of electricity, water and gas to the building. The plumbing pipes were initially made of cement which had to be changed after it deteriorated.</p> <p>Architectural Design and Planning: The Marium building is designed by Mirza Sharif Baig for the Christian community middle-income and small families. It caters well to the need of a small family. The lack of balconies in the apartment have led the residents to feel that there isn't enough natural light and ventilation inside the apartments. There are two circulation shafts, one at the front and the other at the back. Apartments are connected via corridors which helped the neighbors to have a healthy interaction, especially during the lockdown.</p> <p>Participant's Input: According to the resident, the apartments serve well to a small, middle income family, which is why they have never felt the need of moving out since the 80s. He tells us that initially, there was a lot of excitement when he moved here in newly built apartments. The neighbors were very good and almost like families. The residents would keep their doors completely open and the neighbors would move in or out of each other's home anytime. Events were organized together, each resident would chip into the funds. They have organized <i>melas</i> and tableaux, which would take place in the parking lot while the food stalls were set up indoors. It is not the same now. Some of the neighbors migrated overseas and some passed away. The closely-knit neighborhood doesn't exist anymore.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Thursday, 7th January, 2021, At 11:00 AM.</p> <p>Architect's interview: Friday, 22nd January, 2021 At 9:00 PM.</p>	<p>On-Site Observation: Marium building or Eye building is located on Aamir Khosa road, facing the back-side of Junagarh Estate. It is famous for the 'Eye' present at the center of front façade of the building, a religious symbol used in Christianity. It is made out of metal sheets and twisted metal rods that is fixed in an opening in the circulation shaft. The shape of eye is repeatedly seen on the grill work through-out the building. On all the four elevations of the building, floor slabs seem to be extruding out along with the beams, creating grid like extrusions. There are two vertical circulation shafts located at the front and at the rear. The apartment units are connected through a corridor which loops around a courtyard. A 50 feet tall Neem tree is planted on the main entrance of the apartments. At the north west of the building, there is a mid-rise apartment building while on the south east, a newly built high-rise is located. Since the Building is situated away from commercial belt, the street isn't usually very busy.</p> <p>Architect's Observation: According to the Architect, the building is very well maintained by the look of painted service pipes, cemented flooring and the unweather front façade of the building. The opening in the middle of the building lets the air and natural light in, while keeping the corridors well lit during the day. Corridor system is mostly found in the buildings where residents belonging to the same community are expected to live. The apartments open up into a corridor that becomes an interactive, communal space and also develops sense of security among the residents. This style roots from a historical design concept where the apartments on the same floor had shared toilet units. This building has a typical column and beam structure that is clearly reflected on the elevation where grid-like extrusions are observed. While looking at the images of the surrounding buildings on Google maps, we figured out that the South East elevation of the Eye Building, which faces the High-rise, is utilized to hang laundry and to keep the AC outers.</p>	

No.	Building Name	Building Details	
01	Marium Building/ Eye Building	Karachi Cantonment, Karachi 24°50'17.0"N 67°02'11.2"E	
02	Date of Construction	1978	Mirza Sharif Baig
03	Details of Building	Total Floors: G + 6 Total Flats: 84 Size: 20,625 sq ft/ 700 sq ft Bedrooms: 2 Type: Residential Servant Quarter: No Lift: Yes Community: Christian (Majority)	
04	Interviews A) Resident	<p>Since how long have you been living here in Marium building? We moved here in 1980s.</p> <p>What is the size of each apartment? Each apartment is 700 sq ft, consisting of 2 bedrooms (one with attached bath), a living room, kitchen, a bathroom and a toilet.</p> <p>Have you ever faced any plumbing or service related issues in the building? Yes, we have faced issues related to sewerage pipes. Initially, the plumbing lines were made of cemented pipes that deteriorated after 30-40 years. We had to replace it with PVC pipes later on.</p> <p>Are there any communal spaces in the building? No, there isn't any open space dedicated for the activities, but we used to carry out our events in the parking lot by moving the cars outside and utilizing the space.</p> <p>How would you describe your experience living in the building? Marium building was built by Mirza Sharif Baig, formerly for the Christian community and middle-income families. The apartments are not so big and cater the needs of a middle-income family very well. One thing that I have found problematic is that there is no balcony, which is very essential to bring in natural light and ventilation to the apartments.</p> <p>As a resident who has spent about 30 years in the apartment, can you explain how the building has transitioned? Initially there was a lot of excitement when we moved here in newly built apartments. The neighbors were very good and almost like families. You would not believe but we used to keep our doors completely open and the neighbors would move in or out of each other's home anytime. We used to organize events together, each resident would chip into the funds. We have organized <i>melas</i> and tableaux, which would take place in the parking lot while the food stalls were set up inside. It is not the same now. Some of the neighbors migrated overseas and some passed away. The new neighbors aren't the same.</p>	

No.	Building Name	Building Details
	B) Architect	<p>On reviewing the pictures of this building, Architect commented that the building seemed very well maintained by the look of painted service pipes, cemented flooring and the unweathered front façade of the building. The opening in the middle of the building lets the air and natural light in, while keeping the corridors well lit during the day. Upon asking about the reason behind orienting apartments around a corridor, Architect replied that this element is mostly found in the buildings where residents belonging to the same community are expected to live. The apartments open up into a corridor that becomes an interactive, communal space for the residents. This corridor system roots back from a historical design concept where the apartments on the same floor had shared toilet units. This building has a typical column and beam structure that is clearly reflected on the elevation where grid-like extrusions are observed. While looking at the images of the surrounding buildings on Google maps, we figured out that the South East elevation of the Eye Building, which faces the High-rise, is utilized to hang laundry and to keep outers. In the end Architect suggested to look for a resident who has been living here since the beginning and ask him how this building has transitioned.</p>
05	Personal Observation	<p>The apartments face the back side of Junagarh estate. The building is recognized by an 'Eye' located at the middle of the front elevation. This eye is known as 'The Eye of Providence', a religious symbol used in Christianity. The vertical circulation is located at the center of the front façade. Circulation leads to the corridors that connects all apartments on each floor. These corridor wrap around a courtyard, which helps with the ventilation. At the north west, there is a midrise building while at the south east, a recently built high-rise is situated. Floor slabs extrude from the façade and so does the beams. Since the building is slightly off the Daudpota road, where the commercial belt is present, the environment is rather peaceful around the apartment. The corridors in this building not just connect the apartments, but also connect the residents by helping build interaction.</p>





Merry Fountain Apartments

Location: Block 3, Clifton, Karachi

Coordinates: 24.812205061551648, 67.02220219752479

Address: Block 3, Clifton, Karachi
 Name of Apartment: Merry Fountain Apartments



Present Usage: Residential
 Area: 77,802.57 ft²
 Ownership: Individual
 Present Status: Well Maintain
 Threat Level: None
 Prominent Architectural Features:
 Cubicle Form
 Central Courtyard
 Interactive Spaces
 Low Rise Building



Signage



Central Courtyard and Play Area



Concrete Floor Pavement



Location Plan



Entrance (southeast)



Boundary Wall




Vertical Access

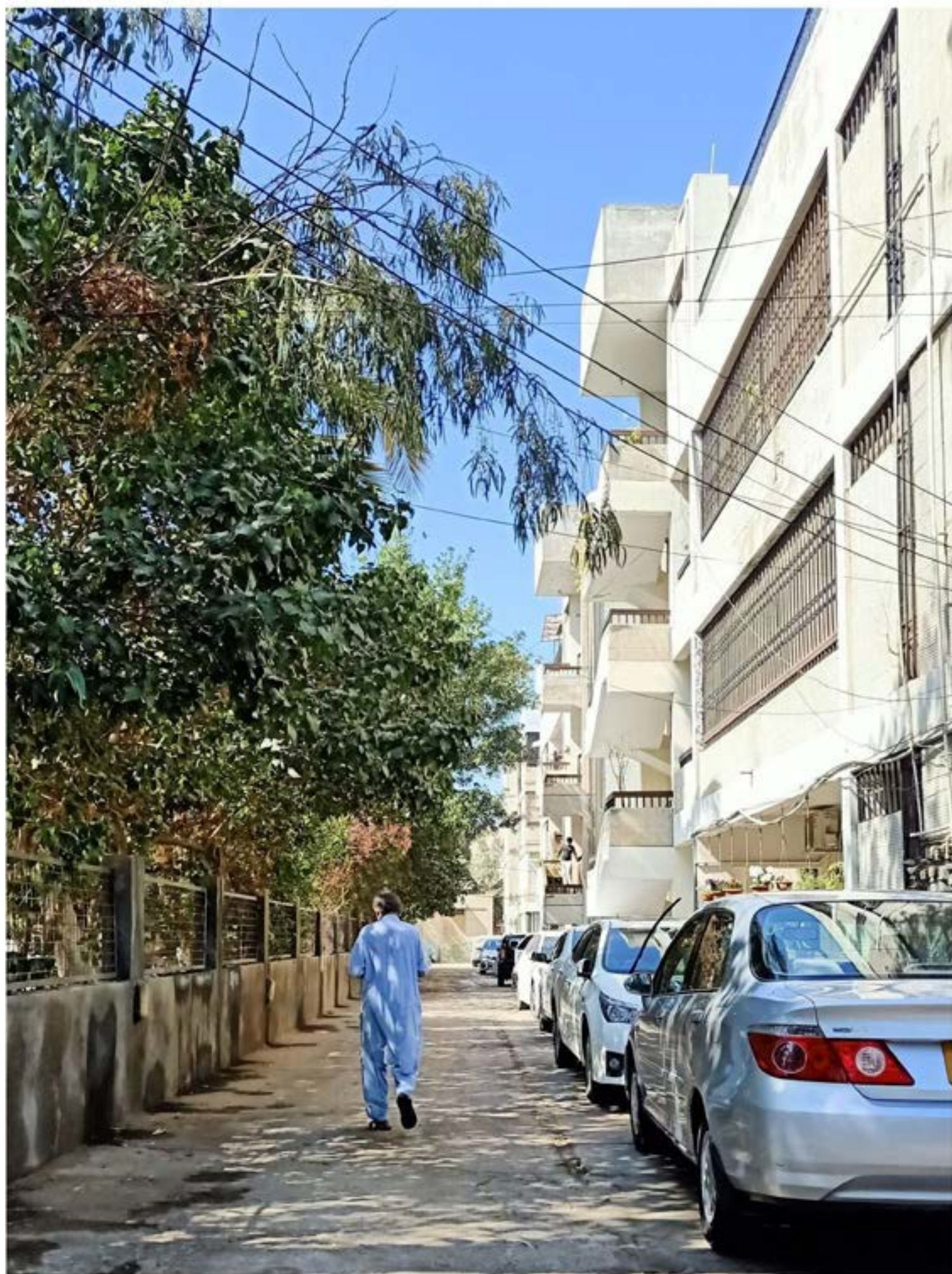


Floor to Ceiling Windows

DATE OF CONSTRUCTION 1978	LOCATION Block 3, Clifton, Karachi 24.812205061551648, 67.02220219752479	MODE OF ANALYSIS Online and On Site
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's Interview at Merry Fountain Apartments on Monday 1 February 2021, At 11 AM.</p>	<p>Infrastructure: The building is located in Block 3, Clifton, where most of the Apartment buildings exist. The main access of the building is from the southeast followed by two other accesses on the southeast and south, where it connects with Parkside Avenue. The Parking inside the building is good enough to fulfill the needs of it's residents and temporary users too.</p> <p>Architectural Design and Planning: Central courtyard unites people with each other for communal gatherings, maintains privacy as it's surrounded by the apartment blocks and provides kids with a space to play. The elevators have been working well and are never changed. Vertical access is placed at the center of each block, making it easy for people to access the floors when they enter into the complex.</p> <p>Resident's Input: I have been living here since 2003 and I'm fairly satisfied, life here is good there's a central park here which also includes a playing area for kids. There's good enough parking for the residents, even for the guests or temporary visitors.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit on Monday 1 February 2021, At 11 AM.</p>	<p>On Site Observations: Vegetation is given fair importance as one can experience the features of courtyard and central green spaces, vegetation surrounding the whole apartment and the site selection right in front of the enormous Bagh Ibn-e-Qasim, all these features develop an overall healthy physical and mental environment and adds up to the aesthetics of the project.</p> <p>Architects Observation: The project is designed to cater the comfort of its residents at maximum possible level, it can be seen as each block is of G + 3 still has its own elevator wide stairs and walkways, good enough circulation and parking spaces etc.</p> <p>On the southeast side of the apartments there's Bin Qasim Park which provides with panoramic views and healthy air for the residents of Merry Fountain.</p>	

No.	Building Name	Building Details	Details
01	Merry Fountain Apartments	Block 3, Clifton, Karachi	
02	Construction Date	1978	
03	Details of Building	Total Floors: G + 3 Total Flats: 60 Size: 222sq yd Bedrooms: 3 Type: Residential Servant Quarter: No Lift: Yes Maintenance: Community:	
04	Online Data Links	https://www.zameen.com/Property/clifton_clifton_block_3_merry_fountain_executive_apartments_block_3_clifton-5333488-1665-1.html	
05	Interviews A) Resident:	<p>For how long have been living here and how satisfied are you being a resident of the Merry Fountain Apartments? I have been living here since 2003 and I'm fairly satisfied, life here is good there's a central park here which also includes a playing area for kids.</p> <p>How do you think the parking functions within the building? There's good enough parking for the residents, even for the guests or temporary visitors.</p> <p>How are the services, are there any electricity or water issues? There are no electricity or water issues, the sweeper cleans and collects garbage from door-to-door. Cleanness is important for all of us and is taken well care of.</p> <p>How do you think the community unites and where do communal activities take place? The people living here know each other quite well, the central courtyard is where the people gather and unite for communal activities and for events and festivals, this central space is also a play area having swings</p>	

No.	Building Name	Building Details
		<p>Has the apartment gone through any changes since you're here? No, the apartment hasn't gone through any major changes although people do change their own apartment's interior according to their liking.</p> <p>What community lives here in particular? Mixed people live here i.e. Pathans, Balouch, etc.</p>
	B)Architect	<p>After reviewing the building information and images, the Architect asked me about my own observation and why I chose to show him the particular images. He further added into my knowledge that the project is designed to cater the comfort of its residents at maximum possible level, it can be seen as each block is of G + 3 still has its own elevator wide stairs and walkways, good enough circulation and parking spaces etc.</p> <p>On the southeast side of the apartments there's Bin Qasim Park which provides with panoramic views and healthy air for the residents of Merry Fountain.</p>
06	Personal Observation	<p>On-Site Observation: Vegetation is given fair importance as one can experience the features of courtyard and central green spaces, vegetation surrounding the whole apartment and the site selection right in front of the enormous Bagh Ibn-e-Qasim, all these features develop an overall healthy physical and mental environment and adds up to the aesthetics of the project.</p> <p>There are 3 entry points to the Merry Fountain Apartments following a similar kind of pattern of a wide street with parking spaces and further circulation, the apartment is divided into 7 blocks with each block consisting of 8 apartments.</p> <p>A 5 – 6 feet wide green belt goes throughout the periphery of the apartment and a central courtyard which is used as a communal space and also a play area.</p>





Anthonian Blessings.

Location: Reay Road, Civil Lines Karachi.

GPS Coordinates: 24.8419401,67.0323175.

Location: Reay Road, Civil Lines, Karachi.

Name of Apartment: Anthonian Blessings.



No. Of Floors / Apartments: G + 6 / 126.

Area: 46,750 sq. ft.

Present Usage:

Residential.

Ownership: Private.

Present Status: Well Maintained.

Threat Level: Low.

Alteration: Slight.

Prominent Architectural Features:

Metal Windows, Protruding Balconies, Chawl Corridors, Screen on Circulation Shaft.

GPS Coordinates: 24.8419401,67.0323175



Map



West Elevation



East Elevation



Main Access



Signage



Parking



Prayer Area



Vertical Access



Staircase



Corridor



Flooring



Screen




Wall Texture



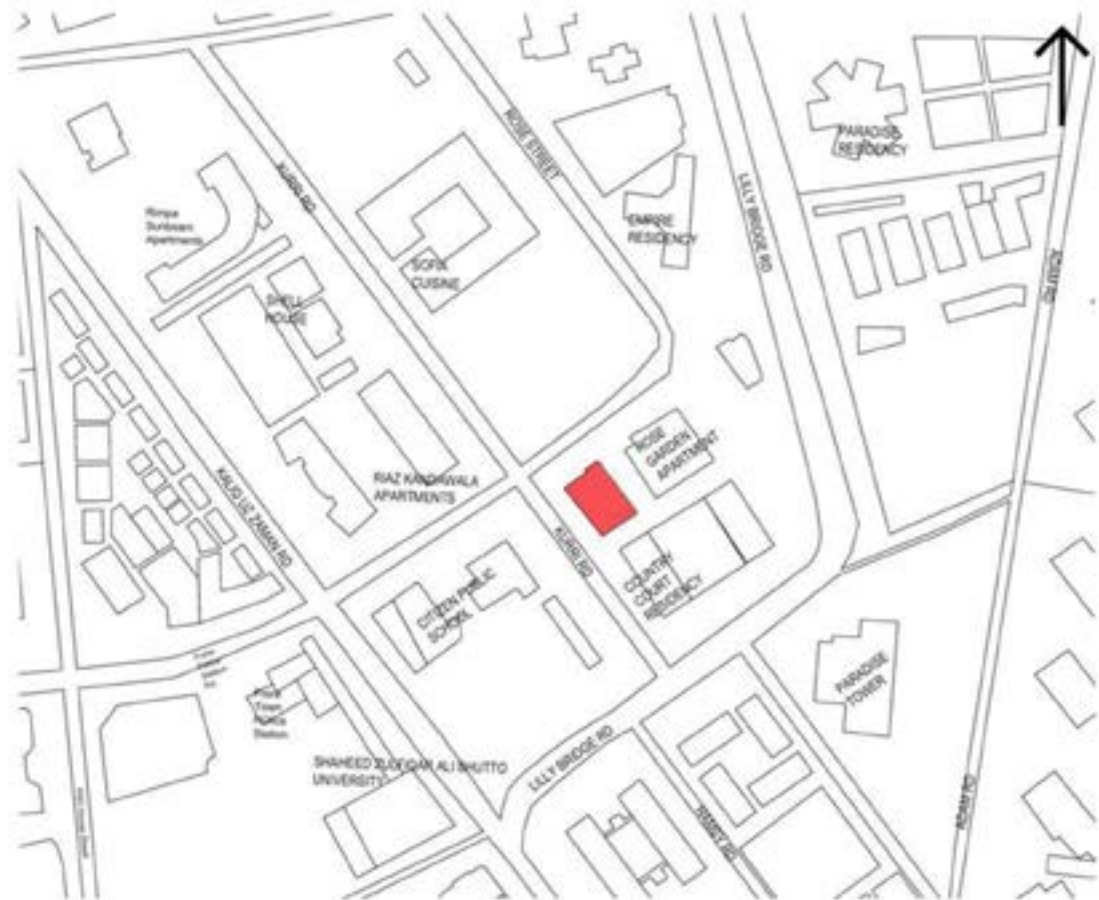
Typical Window

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1979</p>	<p>Reay Road, Civil Lines, Karachi.</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Monday, 25th January, 2021, At 2:00 PM.</p> <p>Resident's interview: Monday, 25th January, 2021, At 2:45 PM.</p>	<p>Infrastructure: The building is located in Civil Lines, where most of the Christian buildings exist. Residents go to St. Anthony's church which is the nearest to the building and unite with the people from the other Christian buildings as well. The entrance access for cars is from the East from Sunny Side Road and the exit is from the West from Reay Road, while the pedestrians can access from both the gates. The Parking inside the building is limited for the residents, it was not initially designed to cater this much of cars. Parking is designated to the residents between the blocks. There are no water issues, line water is provided with schedule and there are no electricity issues too.</p> <p>Architectural Design and Planning: Open prayer area unites people with each other for communal and religious gatherings, the courtyards between the blocks are being used as parking and give access to one of the blocks and connects with the other block from its back. The elevators have been working well since 1979, that never changed. Stairs are built around the elevator and there's only one vertical shaft for each block. The entrance corridors of the apartments are following a chawl system and the privacy of one apartment is not invaded by another one.</p> <p>Resident's Input: The resident has been living in the building since 2002, he says that the whole apartment is dedicated to the Christian community. When he shifted to the apartment, there were not many cars and his kids used to play outside, but as the people started owning more than one vehicle, they complained about their cars being damaged due to kids playing, so this facility was taken away. The courtyards are also used for events like funerals and the residents have to park outside due to the arrangements. Electricity and water issues have never disturbed him and the people collectively and individually take care of the building.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Monday, 25th January, 2021, At 2:30 PM.</p> <p>Architect's interview: Wednesday, 29th January, 2021 At 11:00 PM.</p>	<p>On-Site Observation: The entrance of the building is from one corner and the building blocks are divided into three, the main access also gets divided into three separate accesses of individual blocks. Prayer area is a significant feature that unites the community. Privacy of the apartments is maintained because of the chawl system, no apartment is placed opposite to another one. The location is surrounded by very important landmarks of the city like Lilly Bridge, St. Anthony's church, Teen Talwar, Frere Hall etc. Access to the building is from a fairly wide road that doesn't disturb the traffic when a car enters or exits the building.</p> <p>Architect's Observation: The circulation between the blocks looks congested because it might not be designed as parking. This could have been a communal space or a space where kids could play. The blocks face each other from different sides (back and front) this makes parking organized. Prayer area represents the whole community. It is open and can cater people without any limit.</p>	

No.	Building Name	Building Details	
01	Anthonian Blessings	Anthonian Blessings, Reay Rd, Civil Lines Karachi. 24.8419401,67.0323175	
02	Construction Date	1979	Michael D'Cruz
03	Details of Building	Total Floors: G+6 Total Flats: 126 Size: 46,750 sq. ft. Type: Residential Maintenance Charges: 2000/- No. of Blocks: 3 Servant Quarter: No Lift: Yes Community: Christian	Anthonian Blessings offers apartments in the prime vicinity of Civil lines, Clifton, Karachi. Anthonian Blessings is the heart of Civil Lines and close to the Iconic sign of Teen Talwar, PIDC, Bagh-e-Quaid-e-Azam, Chief Minister House, Governor House, Sindh Secretariat, Shafi Court, Hotel Metropolis, Pearl Continental, Marriott, Frere Hall etc. Civil Lines is one of the oldest and most expensive locations to live in Karachi.
04	Online Data Links	http://dhatoday.com/anthonian-blessings-civil-lines-clifton-karachi/	
05	Interviews A) Resident:	<p>When were the Apartments built, had they always been for Christian community? The Apartments were built in 1979 and they had always been for Christians because they were donated to the community.</p> <p>How is the maintenance of the Apartments? The maintenance is well managed because residents are also looking after the inside of their Apartments and the outside too. Collective maintenance includes the monthly salary of the guard and sweeper, external maintenance, prayer area maintenance, etc.</p> <p>Is there any communal gathering space? When the apartments were newly built, kids used to play outside because there were not many cars, now mostly residents own more than a single vehicle and they all try to park within the apartments that have taken away the facility of kids to play outside. The community gathering space is the prayer area between the blocks where the religious activities are performed. The courtyards are sometimes used for funeral gatherings, the cars of the particular area are parked outside.</p> <p>Do the residents know each other well? The people don't unite much but a few old residents still meet each other.</p>	
	B) President of the committee:	<p>You don't live in the building, how do you manage everything here? I live in Anthonian Apartments also known as Gol Building and I look after both of these with the help of my committee that has a treasurer, Secretary and 6 other members. The members keep me updated with everything and I visit the Apartments quite often as well.</p> <p>How many Apartments are there and how many blocks are they divided in? There are 126 apartments divided in 3 blocks A,B and C.</p> <p>What do you think of the parking functions? There is limited parking provision now, because the residents mostly own more than a single vehicle. Guests have to park outside and there's enough space in the street for them.</p>	

No.	Building Name	Building Details
		<p>Are there any water and electricity issues that are faced by the users? There are no water issues, the apartment gets line water. There are no electricity issues as well other than power breakdowns, the apartments do not have a backup generator.</p> <p>Can one buy or rent an apartment in the building? Mostly the residents are old and have been living for long, but the apartment entertains new buyers / tenants as well.</p> <p>I didn't see any communal activities in the apartments, why is that so? Central Courtyard can not be used by the kids to play because of the parking, many residents complained of their cars being damaged. The space gets congested when cars are parked on both the sides, this is why people do not gather around.</p> <p>Which community lives here? There are mostly Goans Christians.</p>
	B) Architect:	<p>After reviewing the information and pictures of the apartments, the architect further added that the building's circulation between the blocks looks congested because it might not be designed as parking but as the people converted into a parking space, it took away too many facilities from the residents. This could have been a communal space or a space where kids could play. The blocks face each other from different sides (back and front) this makes parking organized, if the access of two blocks would be from the same side, there is a chance that the parking would function with difficulty.</p> <p>Prayer area is an interesting feature of this building, this represents the whole community and one can easily guess what community dwells here. Another interesting part about it is that it's open, it can cater people without any limit, when a space is enclosed, it restricts the amount of people but when it's open like their prayer area, more people can use the space.</p>
06	Personal Observation	<p>The building has separate entrance and exit, it makes the circulation easy and managed. Parking between the blocks is a bit congested due to which the car has to come out in the same direction, it can not be turned. The back of the apartments meet the front access of the opposite blocks. The people had changed their grills, balconies, doors and outside of their houses. The security is really good, outsiders are not allowed inside without reference or invitation by any of the residents. The elevator, flooring and windows are still the same. Access of one block is from the back of the other, this provides people with easy access and enough parking.</p>





Omega Apartments.

Location: Frere Town, Karachi.

GPS Coordinates: 24°50'17.0"N 67°02'11.2"E

Location: Frere Town, Clifton, Karachi
Name of Apartment: Omega Apartments



No. of Floors / Apartments: G + 4 / 15
Area: 11,000 sq. ft.
Present Usage: Residential.
Ownership: Private.
Present Status: Maintained, north east facade slightly weathered
Threat Level: Low.
Alteration: Slight.
Prominant Architectural Features:
Screen wall on the staircase, projections above each window, spiral emergency staircase.

GPS Coordinates: 24°50'17.0"N 67°02'11.2"E



Map



North West Elevation



View From Entrance



Vertical Circulation and Screen Walls



Emergency Exit



Staircase



Apartments- Main Door



Main Gate




Parking



Water Motors

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1979</p>	<p>Frere Town, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Thursday, 7th January, 2021, At 12:45 PM.</p>	<p>Infrastructure: Omega Apartments are located in a residential neighborhood, away from the commercial zone, making the vicinity of the apartments very calm. The building houses families from different ethnicities and sects. Considering that the building consists of 15 apartments only, the parking space is very tight, limiting the residents to just one car per family.</p> <p>Architectural Design and Planning: The apartment has no lift and the residents never felt the need for it as the stairs are very convenient to climb. The apartment consists of 3 bedrooms with attached bath, drawing room, lounge, kitchen and a servant's quarter with a toilet. There is also an emergency exit to each apartment.</p> <p>Resident's Input: The resident had been living in this building since 1979, the same year it was built. He is very satisfied with the apartment and today, his children's family also live in the same apartment. He has never faced any issues with the plumbing or services. The only issue maybe the in-accessibility of line water, due to which boring water is provided to the residents.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Thursday, 7th January, 2021, At 12:30 PM.</p> <p>Architect's interview: Friday, 22nd January, 2021 At 9:00 PM.</p>	<p>On-Site Observation: While coming in through the main gate, situated at the north west, we enter into the parking that surrounds the apartment blocks. The entrance to the block is very compact, with meters mounted on the wall just beneath the staircase. Clusters of wires are also observed on the entrance. One of the two blocks consist of two apartments on each floor while the second block has just one apartment per floor. On facade of the building, spiral emergency staircases can be seen and just beside the emergency exit, there is an allotted space for geyser. The balconies are recessed and some residents have covered their balconies in order to increase the interior space. The facade of the building seems slightly weathered out. Vegetations observed on the premises include a Badam tree, Ashok trees and Motia.</p> <p>Architect's Observation: On the first glance at the form, Architect expressed that the maintenance of the building seemed much run down. The seepage on the walls, fading finishes and disheveled wires under the staircase explains the statement. Some of the balconies seen in the pictures have been covered by the residents while other balconies are grilled. The spiral emergency exit on the North East façade divides the two blocks of the apartment.</p>	

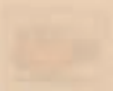
No.	Building Name	Building Details	
01	Omega Apartments	Frere Town, Karachi 24°50'17.0"N 67°02'11.2"E	
02	Date of Construction	1979	
03	Details of Building	Total Floors: G + 4 Total Flats: 15 Size: 11,000 sq ft Bedrooms: 3 Type: Residential Servant Quarter: Yes Lift: No Community: Mixed	
04	Interviews A) Resident	<p>Since how long have you been living in this apartments? I have been living here since 1979, the same year these apartments were built.</p> <p>How have your experience been while living here? There haven't been any major issues while living here, we have been living a very comfortable life over here. I came to this apartments with my family in 1970, now my children's family also lives over here.</p> <p>How well is the maintenance of the apartment in your opinion? The plumbing and services are maintained. Cleanliness is also taken care of, you will not see any litter in the compound.</p> <p>Have you ever felt the need of lift in the apartment? No, the stairs have never been a problem due to its comfortable design and low risers.</p> <p>Is there a proper water supply to the apartment? We are not able to receive line water, therefore boring water is being provided to us.</p> <p>Can you tell us about the planning of the apartment? Each apartment consists of 3 bedrooms with attached baths, living room and drawing room. There's a servant quarter as well with an attached bath.</p>	
	B) Architect	<p>On the first glance at the pictures, Architect expressed that the maintenance of the building seemed much run down. The seepage on the walls, fading finishes and disheveled wires under the staircase explains the statement. Some of the balconies seen in the pictures have been covered by the residents while the other balconies are grilled. The spiral emergency exit on the North East façade divides the two blocks of the apartment. The spiral staircase may be the entrance to the servant's quarters.</p>	

No.	Building Name	Building Details
05	Personal Observation	<p>Parking is situated around the apartment blocks. There are a total of two blocks in the apartment. One block consists of 10 apartments and the other consists of 5 apartments. None of the apartments look into each other. The balconies are recessed and some of the residents have covered the balcony to utilize the space as per their need. Emergency exits connected to the kitchen can be seen on the elevations of the building. There is an allotted space for geysers. There are no commercial activities around the complex, making the environment of the vicinity peaceful. To the south east of the building, there is a high rise residential building that partially blocks the access of sunlight. Vegetation seen on the site included a Badam tree and Ashok trees.</p>



1980's

Modern
Apartments
of
Karachi



the mission

FOR

the mission



Empire



اب سے لگاوڑی سے
گمراہی پر تکی

11	12
13	14



Anthonian Apartments.

Location: Frere Town, Clifton Karachi.

GPS Coordinates: 24.8406149,67.0384943

Location: Frere Town, Clifton, Karachi
Name of Apartment: Anthonian Apartments



No. Of Floors / Apartments:
 G + 9 / 90
Area: 16,720 sq. ft.
Present Usage:
 Residential.
Ownership: Private.
Present Status: Well Maintained.
Threat Level: Low.
Alteration: Slight.
Prominent Architectural Features:
 Circular form, Courtyard, Corridors, Circular Slabs.

GPS Coordinates: 24.8406149,67.0384943



Map



West Elevation



East Elevation



Courtyard



Signage



Car Parking



Bike Parking



Prayer Area



Vertical Access



Staircase



Seating Space



Flooring



Screen




Wall Texture

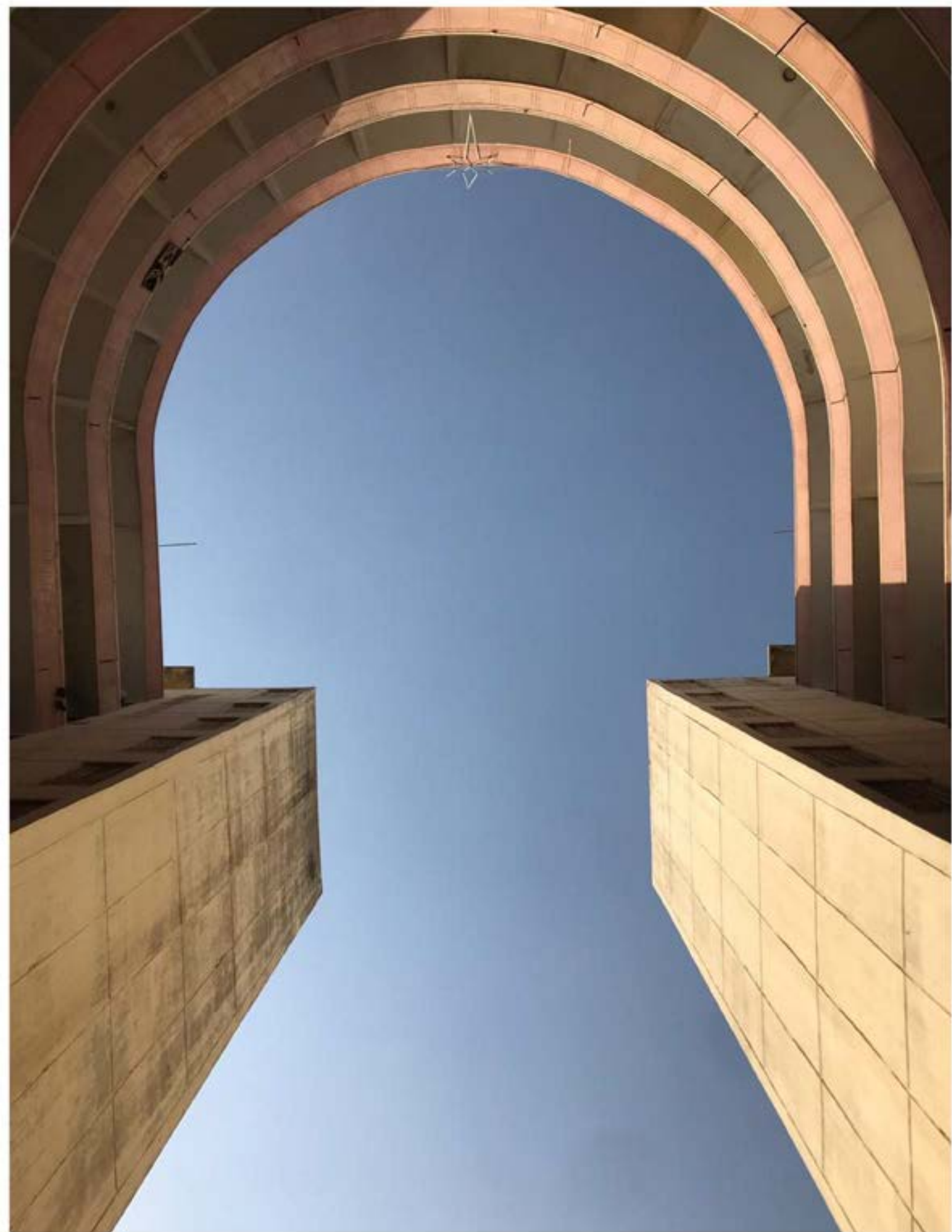


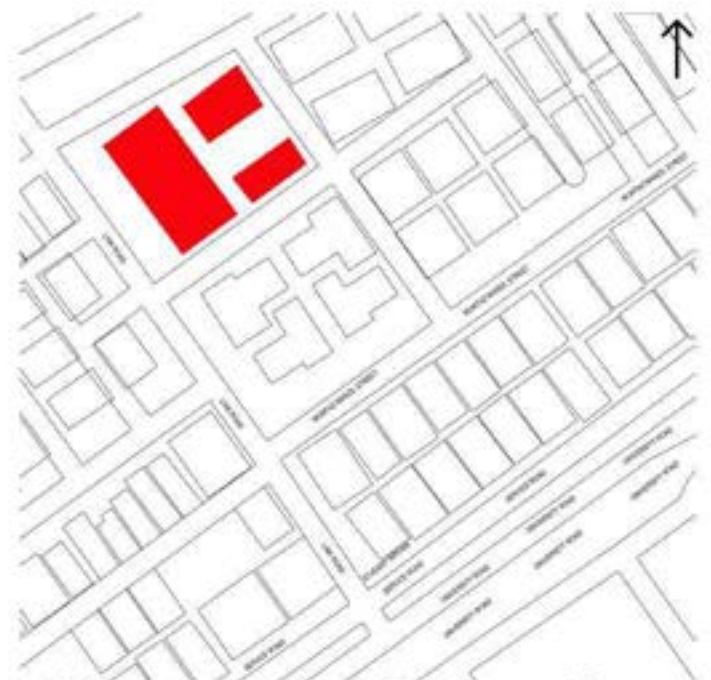
Typical Window

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1980</p>	<p>Frere Town, Clifton, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Monday, 25th January, 2021, At 2:45 PM. Resident and resident:</p>	<p>Infrastructure: The building is located in Frere Town, where most of the Christian buildings exist. Residents go to St. Anthony's church which is the nearest to the building and unite with the people from the other Christian buildings as well. The access of the building is from the West, where it connects with Adam Road. There's only one gate used for entrance and exit, both. The Parking inside the building is too limited, it was not initially designed. Few of the residents don't have parking provision because of less space, ground floor residents park bikes outside their gates.</p> <p>Architectural Design and Planning: Central courtyard unites people with each other for communal gatherings, also gives the front access to individual apartments and provides kids with a space to play. The elevators have been working well since 1980, that never changed. Vertical access is placed at the ends of corridors, making it easy for people to access the floors right when they enter into the building.</p> <p>Resident's Input: The resident has been living in the building since the 1990s, he says that the whole apartment is dedicated to the Christian community. He has known the building even more because of his position in the committee. He shares that manageable no. of apartments in a building makes his experience even better. Electricity and water issues have never disturbed him and the people collectively and individually take care of the building.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Monday, 25th January, 2021, At 2:30 PM.</p> <p>Architect's interview: Wednesday, 3rd February, 2021 At 8:00 PM.</p>	<p>On-Site Observation: Right when we enter the building, we are exposed to an open-to-sky circular courtyard that is also used as a communal space. Privacy of the apartments is maintained, passer-bys can also not look into an apartment. The railing was added later after the need for it was felt. Vertical access lies in the West. Prayer area is a major feature of the building and grabs visitor's attention. The location is surrounded by very important landmarks of the city like Lilly Bridge, Teen Talwar, Frere Hall etc. Access to the building is from a wide road that doesn't disturb the traffic when a car enters or exits the building. Parkings are at a random order that tells that the parking wasn't planned when the building was designed.</p> <p>Architect's Observation: The building is designed in a unique "horseshoe" kind of shape and its orientation towards the West explains that it might be designed to catch wind and circulate it into the building, the soft circular form circulates the wind in a better way.</p>	

No.	Building Name	Building Details	
01	Anthonian Apartments	Frere Town, Clifton Karachi 24.8406149,67.0384943	
02	Construction Date	1980	Michael D'Cruz
03	Details of Building	Total Floors: G + 9 Total Flats: 90 Size: 16,720 sq. ft. Bedrooms: 2 Type: Residential Servant Quarter: No Lift: Yes Maintenance: 1500/- Community: Christian	Anthonian Apartments offers apartments in the prime vicinity of Frere Town, Clifton Karachi. Anthonian Apartments is in the heart of Frere Town and close to the Iconic sign of Teen Talwar. PIDC, Bagh-i-Quaid-i-Azam, Frere Hall etc.
04	Online Data Links	http://dhatoday.com/anthonian-apartments-frere-town-clifton-karachi/	
05	Interviews A) Resident:	<p>For how long have been living here and how do you manage the affairs of the building? I have been living here since the 1990s and I manage it with the help of my committee that includes a President, Secretary, Treasurer and 6 members.</p> <p>How do you think the parking functions within the building? There is very limited parking, few of the residents don't have the provision, the ground floor residents park their motorbikes outside their apartment, the guests have to park outside.</p> <p>How are the services, are there any electricity or water issues? There are no electricity issues apart from the breakdowns but we don't have any backup, we get line water and there's no problem with that too. Also, the sweeper cleans and collects garbage from door-to-door and dumps it in the garbage disposal area in the street, then the garbage is picked up from there.</p> <p>How do you think the community unites and where do communal activities take place? The people living here are mostly old residents and they know each other quite well, the central courtyard is where the people gather and unite for communal activities and for events and festivals like funerals or Christmas. People also gather at the Prayer area for collective prayers, mostly, the people go to St. Anthony's church for prayers as well. Kids wait for their vans in the morning at the seating space by the gate.</p> <p>Has the apartment gone through any changes since you're here? The people have customized their own apartments according to their needs and also for aesthetics, few have changed their doors, windows, tiles etc. but the major features are still the same like the outer flooring, elevators, facade, stairs etc. Also new trees have been planted.</p> <p>What community lives here in particular? Mostly, the Goan Christians have populated this building.</p> <p>What are the maintenance charges and what are they used for? Maintenance charges are 1500/- per apartment and they're collected by the treasurer. Used for security, cleaning and collection of garbage and for the maintenance of the building.</p>	

No.	Building Name	Building Details
		<p>How many rooms are there in an apartment? There are 2 bedrooms with a sharing toilet, a kitchen and a lounge / common room.</p> <p>What is your overall experience of this building? This building has been my home for a really long time and everyone knows me because of my position in the committee. I love how the people stand by each other's side and know each other. That is mainly because there's manageable no. of apartments and only one block, also the curve of the building gives us a feeling of unity as we can connect with each other much easily, this makes my experience even better and I have never thought of leaving this place.</p>
	B) Architect:	After reviewing the building information and images, the Architect asked me about my own observation and why I chose to show him the particular images. He further added into my knowledge that the building is designed in a unique "horseshoe" kind of shape and its orientation towards the West explains that it might be designed to catch wind and circulate it into the building, the soft circular form circulates the wind in a better way.
06	Personal Observation	Right when we enter the building, we are exposed to an open-to-sky circular courtyard that feels like a breather for the whole block, this courtyard plays a major role in uniting people when they're using it or even when they are into their houses. People were seen sitting outside their apartments, talking to each other and greeting while passing by. None of the apartments are built in a way that the privacy of any other is invaded, there are high windows in the corridor for each house and these are placed in such a way that passer-bys can not look into the house. Walking up to the stairs, it was observed that the railing was added later. Both ends of corridors meet the street with vertical access to the floors, it doesn't make one walk too much to get to the stairs or elevator. But as the access is at the end, people have to pass-by others' apartments to get to their own. The apartments are well maintained because the people are playing individual as well as collective roles to take care of the building. The parking provision is not enough and there's a random order that tells that the parking wasn't planned when the building was designed but people, according to their needs, found their own spots and started to park there.





Sheraton Complex.

Location: G13, F 2/1 Service Lane, Block 8, KDA Scheme 5, Clifton, Karachi
GPS Coordinates: 24.6282° N, 67.0395° E

Location: 13-B Gulshan-e-Iqbal Karachi
 Name of Apartment: Sheraton Complex



No. Of Floors / Apartments:
 G + 4 / 100
Area: 42640 sq. ft.
Present Usage:
 Residential.
Ownership: Private.
Present Status: Maintained.
Threat Level: None
Alteration: None
Prominant Architectural Features:
 Terraces, Courtyard.

GPS Coordinates: 24.9060017, 67.077827



Map



Layout Plan



North West Elevation



Main Entrance



North East Elevation



Terraces



Vertical Access



Sewerage




Gallery

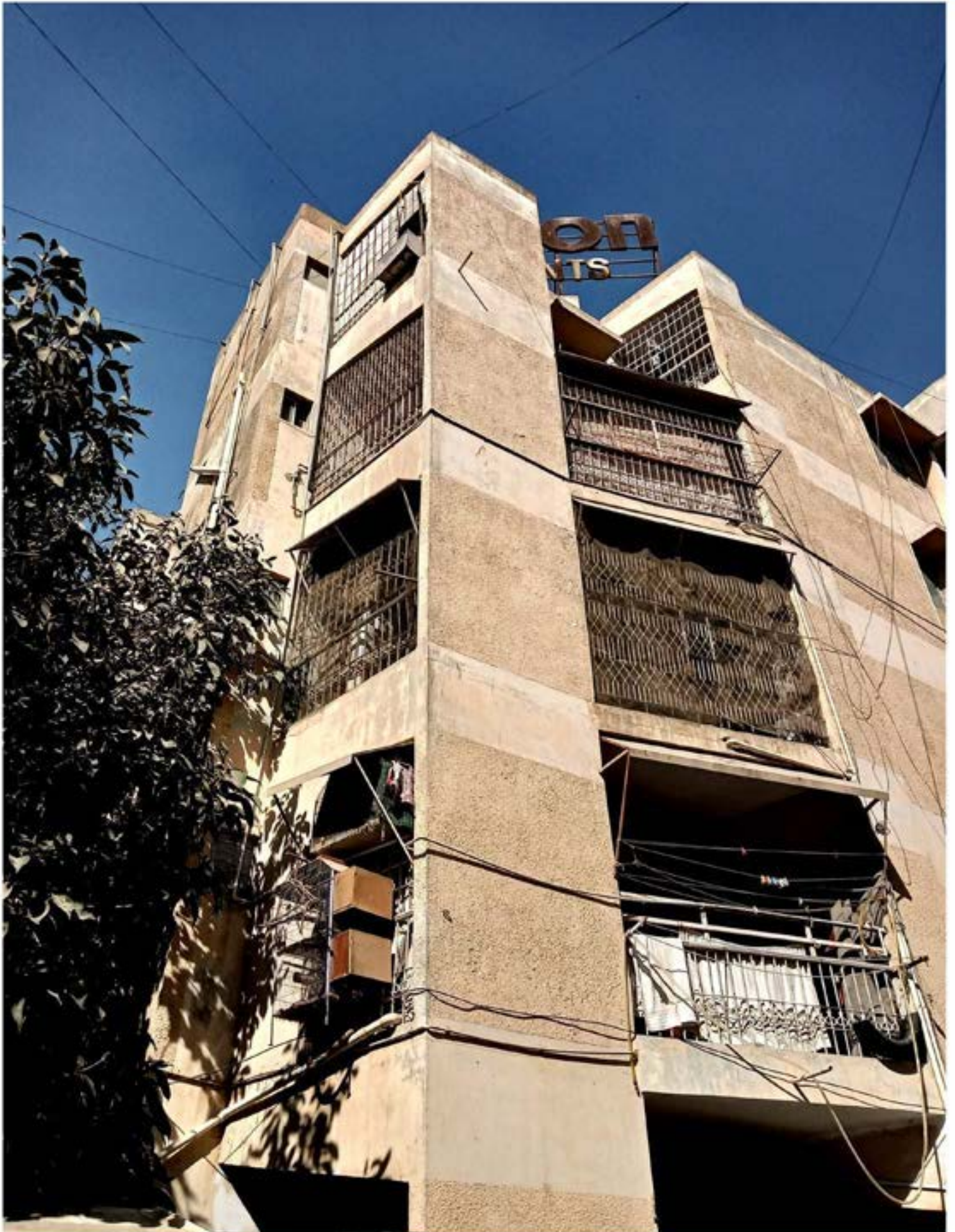


Screen

DATE OF CONSTRUCTION 1980	LOCATION Block 13 B Gulshan-e-Iqbal, Karachi	MODE OF ANALYSIS Online and On Site
<p>PARTICIPANT'S OBSERVATION</p> <p>Wednesday 13 January 2021, At 1 PM. Resident A Resident B.</p>	<p>Infrastructure: Sheraton Complex, a 40 years old building The complex has 5 blocks, each block has 20 apartments and has all the utilities provided, i.e. Electricity, gas supply, water supply.</p> <p>Architectural Design and Planning: Favourable for the middle-income group, the building is west open each apartment has 2 bedrooms with an attached bath, a drawing room, a kitchen with storeroom and balconies with each bathroom. Furthermore, the complex has its own polio team and a mosque.</p> <p>Resident's Input: communal value seems lost. Despite the central courtyard, inhabitants prefer to spend their free time indoors. The space is only used when a funeral procession has to be conducted. The complex has no designated Union but in case of any uncalled incident, the residents try to resolve it with mutual discussion.</p>	
<p>PERSONAL OBSERVATION</p> <p>Wednesday 13 January 2021, At 1 PM. Resident A Resident B.</p> <p>Architect's interview: Wednesday 13 January 2021, At 3 PM. Architect Raza Ali</p>	<p>On-Site Observation: Though each apartment has a parking space allotted, the car keys are to be registered with the guard at the entrance, in case there is an emergency and cars have to be moved from a certain spot. The complex has no designed parking space residents use the open spaces as parking and children also play there. They have a guard room inside the apartments.</p> <p>Architect's Observation: Designed in octagonal shape, the main purpose of the building was to maintain the cultural values, therefore, one can see an ample communal space within the complex.</p>	

No.	Building Name	Building Details	Details
01	Sheraton Complex	B-10 University Rd, Gulshan 13-B Block 13 B Gulshan-e-Iqbal, Karachi 24.9060017,67.077827	
02	Construction Date	1980	
03	Details of Building	Total Floors: G + 4 Total Flats: 100 Area: 1950 Square Feet Bedrooms: 3 Type: Residential Servant Quarter: No Lift: No Maintenance: 1500 Community: Mix Community	Located in a central area of the city, Sheraton Complex are luxurious apartments which have access to all the facilities within the walking distance.
04	Online Data Links	https://www.zameen.com/Property/gulshan_e_iqbal_gulshan_e_iqbal_block_13_b_sheraton_apartment_gulshan_iqbal_13b-10754553-8844-1.html	
05	Interviews A) Resident:	<p>For how long have been living here and how do you manage the affairs of the building? Have been living for the past 20 years. Though there is no designated Union, the problems are usually solved by mutual opinions.</p> <p>How do you think the parking functions within the building? The complex has no designed parking space residents use the open spaces as parking and children also play there.</p> <p>How are the services, are there any electricity or water issues? There are no electricity and water issues. incase of emergency generator is available</p> <p>How do you think the community unites and where do communal activities take place? Despite the central courtyard, inhabitants prefer to spend their free time indoors. The space is only used when a funeral procession has to be conducted.</p> <p>Has the apartment gone through any changes since you're here? Yes, more cars than people are observed in the open spaces.</p> <p>What community lives here in particular? Mixed community. It was not designed for any particular community.</p>	

No.	Building Name	Building Details
		<p>How many rooms are there in an apartment? each apartment has 2 bedrooms with an attached bath, a drawing room, a kitchen with storeroom and balconies with each bathroom.</p> <p>What is your overall experience of this building? Although building is in prime location, it is a pity that people now a days are not interested in open spaces, they prefer to spend more time indoors.</p>
	B) Architect:	Designed in octagonal shape, the main purpose of the building was to maintain the cultural values, therefore, one can see an ample communal space within the complex.
06	Personal Observation	<p>Located in a central location of the city, Sheraton Complex in Block 13B Gulshan-e-Iqbal is one of the best examples of the significance of courtyards. People here take advantage of this open space which converts into a playground for children, "baithak" for adults and parking for cars. This abundance of space gives the residents the freedom to completely enjoy its social values. Most of the daily grocery shops are within the street, in which the building is located. This makes daily utilities accessible to all without any hassle.</p> <p>Internal courtyard becomes an interaction junction for the inhabitants and thus it is always abuzz with life.</p>





Merchant Corner.

Location: Plot F, Block 5 Clifton, Karachi,
GPS Coordinates: 24.822524,67.0299541.839

Block No: Plot F, Block 5 Clifton
 Name of Apartment: Merchant Corner



No. Of Floors / Apartments:
 G+1
Present Usage: Residential .
Area:
Present Status: Well maintained and occupied
Alteration: Renovated
Prominant Architectural Features:
 Humble strategy, more connected to nature, wide windows bring more sunlight, connectivity, frontyard and backyard, community engaging.

GPS Coordinates: (24.822524,67.0299541,839)



Stairs



Map



Visually connected frontyards of multiple apartments



Large Windows Elevation



Frontyard becomes part of community




Large scale windows



Wooden screen



Details

No.	Building Name	Building Details	
01	Merchant Corner	<p>Plot F, 180, Block 5 Clifton, Karachi.</p> <p>24.8225191,67.0299541</p>	
02	Construction Date	1980	
03	Details of Building	<p>Total Floors: G + 1 Total Flats: 12 Bedrooms: 3 Type: Residential Servant Quarter: No Lift: No</p>	
04	Online Data Links	www.zameen.com/Property/clifton_clifton_block_5_merchant_corner_flat_for_sale-6527291-1667-1.html	
05	<p>Interviews</p> <p>A) Resident:</p>	<p>Resident has experience living in an apartment. She has been living in apartments and moved time to time. Living in Hawaiian homes on the ninth floor, she had such a beautiful experience and views of the sea before the development of a port nearby. Eventually she left the apartment and moved to Shadmaan, another apartment complex which she said was not a very good experience to live in on the 3rd floor. For her, there is no way to go around or interact with people. At this stage, she got a pet dog and then she realizes how the living space can have an impact on the animals as well. She then moved into a double story apartment called Merchant Corner, where she found a convenient place to settle in with a dog.</p> <p>The reason she chose to live in Merchant Corner was that the apartment was on the ground floor. The main feature she quite liked about the apartment was it has a backyard and a front yard which is a part of the apartment and become a communal active as well. The way she saw the apartment design was very contextual. For Zarmeene Shah, the use of natural resources and practical planning is the key element of design to make a successful architecture project and this project has all the features she wanted for a perfect living. She was impressed by the design typology and very much convinced that it felt like home. The features she mentioned were the aspect of connectivity within the apartment. The bedrooms were separated but the lounge and drawing room can be interconnected and large windows enriched the space with natural lights.</p>	
06	B) Personal Understanding	<p>Merchant corner although looks very low rised simple apartment but contextually it is very well planned. it has all the features which is now being used as modern design elements. the idea of flexibility with in the shared spaces is well thought and has created a very large area for the user. The planning is simple but has settled all the basic necessities of an apartment but also provide access to front and backyard which are the main features to encourage communal dialogue between different users.</p>	

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1980</p>	<p>Plot F, Block 5 Clifton, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Monday, 20th January, 2021, At 2:30 PM. Resident:</p>	<p>Infrastructure: Merchant Corner apartment are one of the simplest designed apartment with all essentials of a fully functional apartment complex. Each apartment has frontyard and backyard. the design has ground floor and first floor only along with the parking lot in front of the respective apartment and a communal space which parallel to apartment frontyard.t</p> <p>Architectural Design and Planning: Architecture planning is very simple yet practical. entrance into the corridor, leads into the kitchen space which is directly connected to the backyard. the lounge space is parallel to the kitchen which has direct access to frontyard through full length windows. the frontyard is use as a personal space as well as become public interactive space during evening time. the orientation is of the apartments are towards north which crets a shadow at evening helps activating the frontyard. the communal environment is highly encouraged in design and well thought thorough providing indeginous trees which creates shadow for car parking as well.</p> <p>Resident's Input: The resident has experiance of living in dfferent apartments and for her, merchant corner isnot only an apartment but it feel like home with a nice frontyard and a backyard which help her to continue her plantation habbit. The interal planning is very well thought and carfully considered by prviding flexibility with in the spaces. the lounge can directly connected to the living area which has enriched with natural day light.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Friday 20th January, 2021, At 2:30 PM.</p> <p>Architect's interview: Wednesday, 30rd January, 2021 At 4:00 PM.</p>	<p>On-Site Observation: Merchant corner although looks very low rised simple apartment but contextually it is very well planned. ithas all the features which is now being used as modern design elements. the idea of flexibility with in the shared spaces is well thought and has created a very large area for the user. The planningis is simple but has settled allthe basic necessities of an apartment but also provide access to front and backyard which are the main features to encourage communal dialogue between different users.</p> <p>Architect's Observation: The architect has very clear thoughts about the simlicity of the design. the spaces are well thought and has ability to communicate with the user at whole different level. The idea of providing open spaces within the user reach is novevl and can be use for personal use as well as communal shared spaces.</p>	





Sea View Apartments.

Location: Phase V Defence V, Karachi,
GPS Coordinates: 24.7935336,67.0383093

Block No: Phase V Defence V, Karachi
Apartment No: 73
Name of Apartment: Seaview Apartments

No. Of Floors / Apartments:
 G+2
Present Usage residential/comemrcial :
 Residential .
Area:
 2400 sq-ft
Present Status:
 Well maintained and occupied
Alteration:
 Renovated
Prominant Architectural Features:
 -T-shaped form, View to sea for every apartment, simple and minimal design
 tendency of transformation, andscape and planation, garage space for each apartment



GPS Coordinates: (24.7935336,67.0383063)



Rescued banyan tree



Central core of apartment complex



Main entrance



Elevation



Renovated entrance



Details



Cinema73



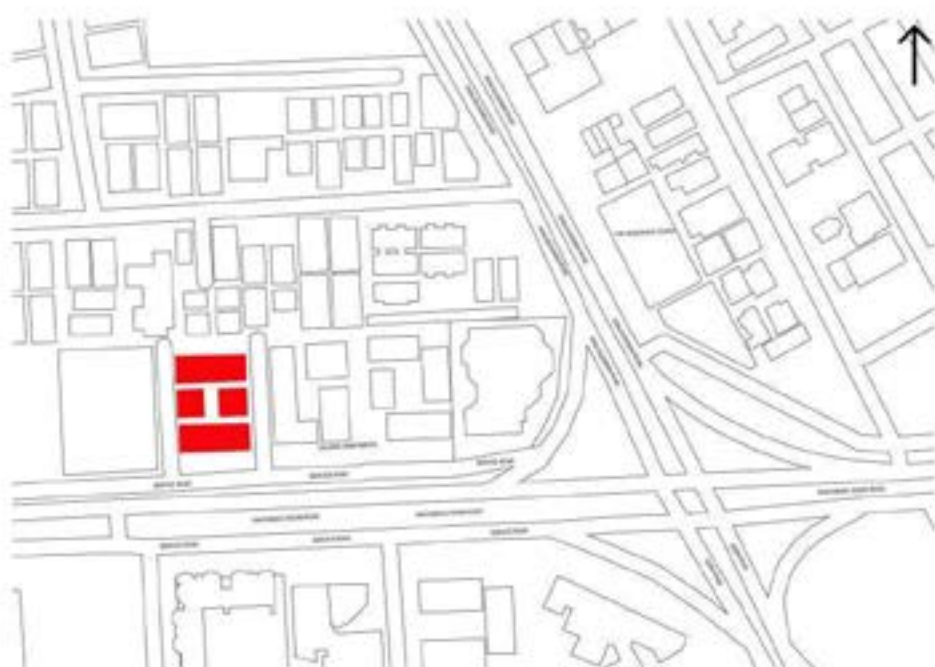
old Garage

No.	Building Name	Building Details	
01	Sea View Apartments	Location: Phase V Defence V, Karachi 24.7935336,67.0383093	
02	Construction Date	1980	Unknown
03	Details of Building	Total Floors: G + 2 Total Flats: 864 Size: 2400 sq-ft Bedrooms: 3 Type: Residential/Commercial Servant Quarter: Yes Lift: No	
04	Online Data Links	https://www.thenews.com.pk/archive/print/89652-block-70-residents-uncertain-of-their-apartments%E2%80%99-future	
05	Interviews A) Resident:	<p>For how long have been living here ? I have been living here since the 1985.</p> <p>What do you think about the community and how it transformed time to time? The community is very friendly and interactive. There used to be hedges at low scale which encouraged the community to interconnect.</p> <p>Has the apartment gone through any changes since you're here? Yes, people have customized the internal planning mostly but some people have transform their facade as well. Some apartments are abandoned and they are deteriorating as well.</p> <p>What community lives here in particular? the community is always been diverse here. There are residents from different ethnicities, race or religions. the good thing is people are still living in a very peaceful environment which makes this a district community.</p> <p>How are the services, are there any electricity or water issues? there are no electricity issues but water distribution system which was originally part of the design has been abandoned. now people are buying water from tankers. apart from only that issues, rest of the services are fine.</p> <p>How do you think the parking functions within the building? Parking Facility is a part of design at Sea View Apartments. Each apartment has its own designated parking lot but apartment on ground floor have excess space which can be use as parking or become part of landscape.</p>	

No.	Building Name	Building Details
		<p>What is your overall experience of this building? Resident of the GF-2 apartment, I have very strong attachment with this residential area. for me, this is not only an apartment but it feels like living in a bungalow along a sea with serene landscape under an old banyan tree. the internal planning is highly practical and it can be compared to an apartment design in west. the design is very communcative and address solution to very basic daily problems. these are one of the most functionally well thought designed apartment I have ever lived in.</p>
	B) Architect:	<p>He has been living in these apartments since 2007. He has some very distinct overview on the apartment complex as an architect and as a resident. For him, these apartments have a very unique design strategy which has replicated in every block. His Apartments have undergone so many changes from the original design and for him very unique aspect of the apartments is it's simple form which has tendency to mold into user's interventions.</p>
06	Personal Observation	<p>Sea view apartments are one of the most successful designs along coast line of Karachi. Initially proposed to be a high-rise, later on confined to a ground + two story apartment which is famous for its T shaped form. Each block has 9 apartments connected to a central stairwell. The architecture of sea view apartment has tendency to be mold as per resident requirements. I experienced this feature when I visited the old apartment and a new renovated apartment. Old apartment has very simple planning. Each apartment has a view to sea and balconies. Each apartment has an entrance from the central core of T-formed complex. But ground floor apartment has a luxury of large area which mostly has transformed into garden and parking garage. The apartments have very strong communal connectivity. Apartment blocks have visual access to a central green space where kid play in evening in a safe environment.</p>

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1980</p>	<p>Phase V Defence V, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Monday, 20th January, 2021, At 2:30 PM. Resident:</p>	<p>Infrastructure: The apartments are located opposite to the famous public place Sea View. The area has 864 apartments, 96 blocks with each block consist of 9 apartments. each apartment has designated parking lot and communal active space use as children play area.</p> <p>Architectural Design and Planning: Sea View Apartments are one of the most successful design planned along the coast line of Karachi. Initially proposed to be a high-rise, later on confined to a ground + two story apartment which is famous for its T shaped form. Each block has 9 apartments connected to a central stairwell. The architecture of sea view apartment has tendency to be mold as per resident requirements. Old apartment has very simple planning. Each apartment has a view to sea and balconies. But ground floor apartment has a luxury of large area which mostly has transformed into garden and parking garage. The apartments have very strong communal connectivity. Each blocks have visual access to a central green space where kid play in evening in a safe environment. Most of the apartments has been renovated or left over by the residents who have been shifted to abroad. Few apartment complexes are threatened to demolish due to erosion from the sea breeze.</p> <p>Resident's Input: Resident is a house wife and a practicing doctor who is very satisfied with internal planning of the apartment and its role to the communal environment. she has very critically analyzed the apartment and had fair comments about orientation and utilization of sea breeze.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Friday 22th January, 2021, At 11:30 PM.</p> <p>Architect's interview: Wednesday, 2nd February, 2021 At 9:00 PM.</p>	<p>On-Site Observation: during visiting these apartments, I have observed that the planning the block are thoughtfully designed in which consideration of the sea breeze was well observed. the buffer was created through plantation of indigenous tree of Karachi which it self created a very dense landscape in the area. the main feature I observed was the community engagement thoroughout my journey. The social interactive atmosphere created by plating low rised hedges. the outdoor sitting space enhance the social itneraction as well.</p> <p>Architect's Observation: The architect experimented the idea of design a simple form which can be use or transformed by the user according to its will. This approch of design help create an ownership among the resident that they somehow become part of the design and eventually become community.</p>	





Rock Haven Apartments.

Location: G13, F 2/1 Service Lane, Block 8, KDA Scheme 5, Clifton, Karachi
GPS Coordinates: 24.8282° N, 67.0395° E

Location: Block 8, Clifton, Karachi
 Name of Apartment: Rock Haven Apartments



No. Of Floors / Apartments:
 G + 4 / 100
Area: 31,724 sq. ft.
Present Usage:
 Residential.
Ownership: Private
Present Status: Maintained.
Threat Level: None
Alteration: None.
Prominant Architectural Features:
 Terraces, Courtyard, Slanted Concrete Framed Windows.

GPS Coordinates: 24.8282, 67.0395



Map



Main Entrance



Terraces



South Elevation



Vertical Access



Car Parking



Apartment's Entrance



Notification Board



Sewerage Line

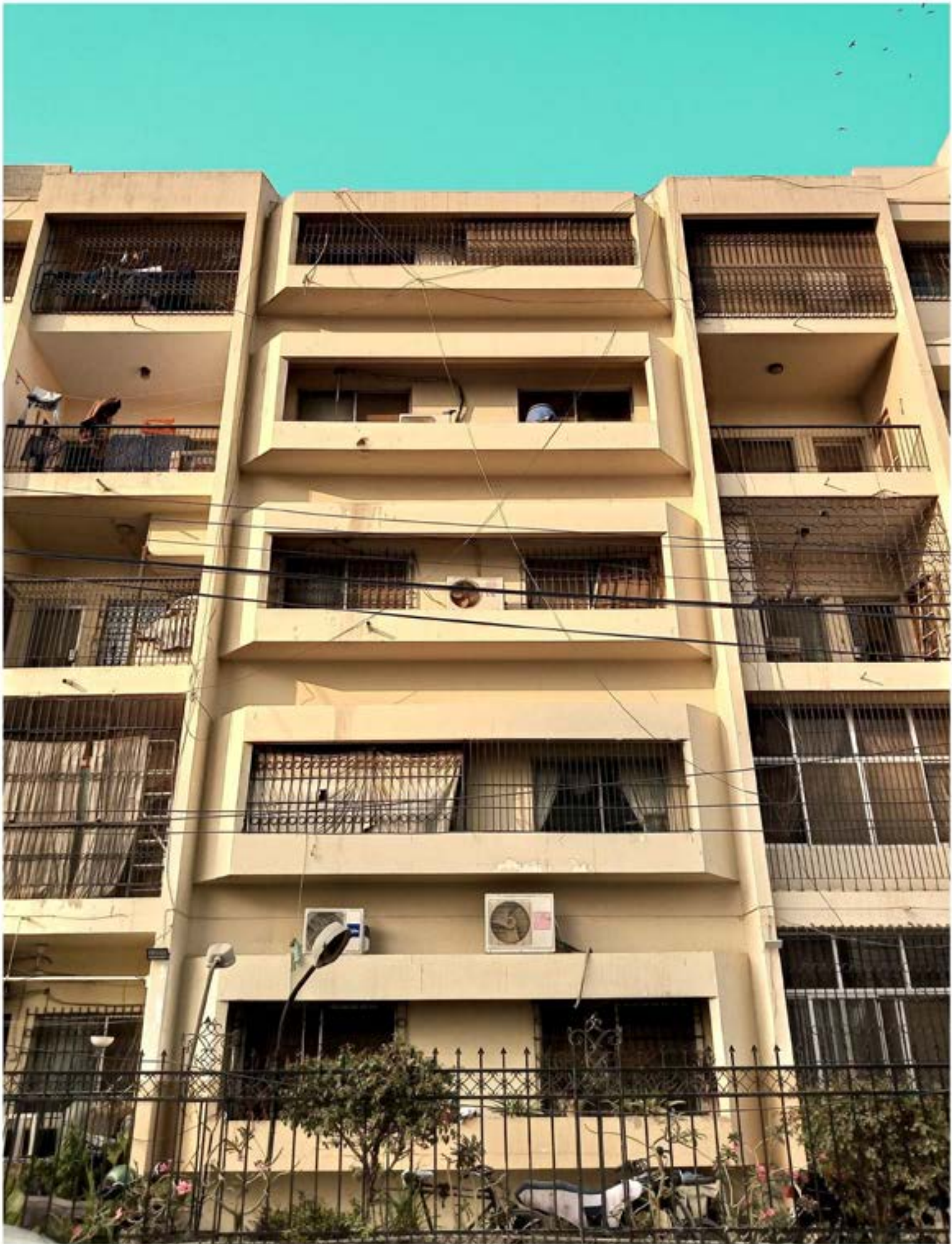


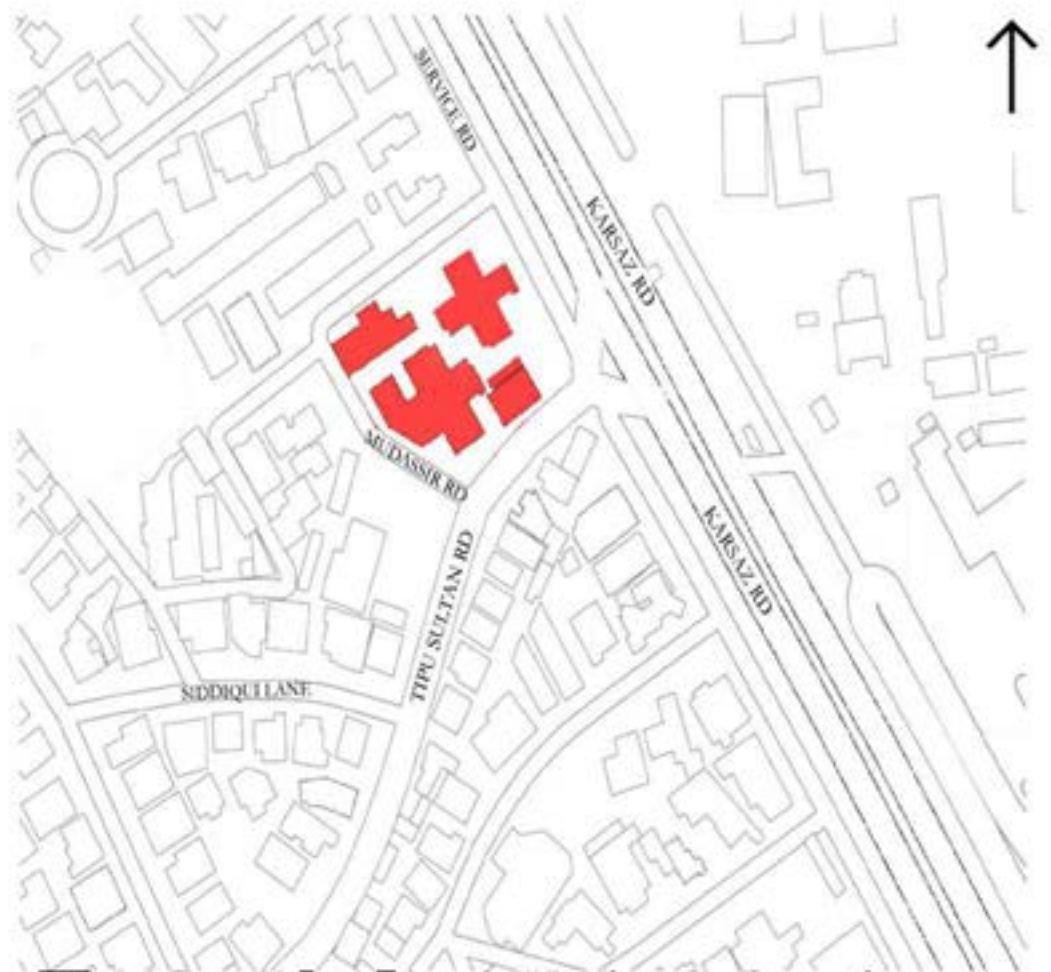
Sewerage Cover Plate

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1984</p> <p>PARTICIPANT'S OBSERVATION</p> <p>Tuesday 19 January 2021, At 5 PM Resident Guard</p>	<p>Block 8, Clifton, Karachi</p> <p>Infrastructure: Comprised of 10 blocks, each block has 4 blocks plus ground with it. Although, the initial plan did not have the parking, therefore, the designed communal space was later taken over by cars, for parking. Each floor has just 2 apartments. Each apartment is provided with a separate laundry area for the washing. The complex has 2- and 3-bedrooms apartment. Fortunately, the services are well equipped, they do have 24/7 supply of water, electricity and gas. Due to these swift facilities, the Union of the apartments charge Rs.3500 as maintenance cost, which every apartment owner has to pay monthly.</p> <p>Architectural Design and Planning: Rock Haven is a prime example of how cars have replaced people by taking over communal spaces as parking spaces. The community element seems missing as people like to spend more time indoors than outdoors. Also, the fact that there was no planned parking during the phase of designing, the communal space is used as one. Playing during evening is the only time of the day when a sense of community can be felt, otherwise the open spaces are usually utilized for parking cars.</p> <p>Resident's Input: Being living in the complex for 15 years, resident A, is highly satisfied with the services and facilities provided by the apartment union. For her, Rock Haven is a secure complex and the union ensures safety and security are always tight. Due to limited space, they do not have space to conduct their small events, therefore, for that they always have to book a hall or park nearby.</p>	<p>Online and On Site</p>
<p>PERSONAL OBSERVATION</p> <p>Tuesday 19 January 2021, At 5 PM Resident Guard</p> <p>Architect's interview: Wednesday 20 January 2021, At 12 PM. Architect Faheem Anwar Khatri</p>	<p>On-Site Observation: On entrance, there is a guard-room. The parking starts right after the guard room which makes the space very congested and it seems smaller than its usual size due to limitation of breathing space. Complex seems disconnected from the road. Due to stringent security rules, at first, we were not even allowed to enter the premises.</p> <p>Architect's Observation: As explained by Ar. Fahim Khatri, because of density, the idea of courtyard started to become redundant after 1980. In order to accommodate the growing population, open spaces were reduced and more buildup started to become the norm. The one reason why one can see limited open space in Rock Haven, which was built in 1984.</p>	

No.	Building Name	Building Details	Details
01	Rock Haven Apartments	G13, F 2/1 Service Lane, Block 8, KDA Scheme 5, Clifton, Karachi 24.9060017,67.077827	
02	Construction Date	1984	
03	Details of Building	Total Floors: G + 4 Total Flats: 100 Area: 1950 Square Feet Bedrooms: 3 Type: Residential Servant Quarter: No Lift: No Maintenance: 1500 Community:	Rock Haven apartments are small apartment complex located in Clifton. These are well maintained apartments, but community element is missing.
04	Online Data Links	https://www.youtube.com/watch?v=S29Q4XXB8Jc	
05	Interviews A) Resident:	<p>For how long have been living here and how do you manage the affairs of the building? Inhabitant of Rock Haven apartments for the last 13 years, the resident has to pay Rs. 3500 for maintenance. There is no union therefore people solve their problems, pertaining to the building, by mutual discussions.</p> <p>How do you think the parking functions within the building? Rock Haven is a prime example of how cars have replaced people by taking over communal spaces as parking spaces.</p> <p>How are the services, are there any electricity or water issues? The complex provides all the utilities, as for example electricity, gas and abundance of water.</p> <p>How do you think the community unites and where do communal activities take place? The community element seems missing as people like to spend more time indoors than outdoors. Children playing during evening is the only time of the day when a sense of community can be felt, otherwise the open spaces are usually utilized for parking cars. For communal activities people have to book halls as there is no space for functions and festivities.</p> <p>Has the apartment gone through any changes since you're here? No. Only communal spaces are converted into parking spaces.</p> <p>What community lives here in particular? People from all ethnic background live here.</p>	

No.	Building Name	Building Details
		<p>How many rooms are there in an apartment? Each apartment has 3 beds with baths attached, a balcony attached with the lounge and the drawing room. There is a separate area for laundry with each apartment.</p> <p>What is your overall experience of this building? It is observed that even in apartments people do not like to interact much with their neighbours. There is no communal activities with in the complex. Parking has suffocated the open spaces, making the space look very dull.</p>
	B) Architect:	As explained by Ar. Fahim Khatri, because of density, the idea of courtyard started to become redundant after 1980. In order to accommodate the growing population, open spaces were reduced and more buildup started to become the norm. The one reason why one can see limited open space in Rock Haven, which was built in 1984.
06	Personal Observation	Rock Haven is a prime example of how cars have replaced people by taking over communal spaces as parking spaces. The community element seems missing as people like to spend more time indoors than outdoors. Children playing during evening is the only time of the day when a sense of community can be felt, otherwise the open spaces are usually utilized for parking cars.





Royal Apartments

Location: KDA Scheme 1, Karachi.

GPS Coordinates: 24°50'46.8"N 67°02'11.4"E

Block No: KDA Scheme 1

Apartment No: 23

Name of Apartment: Royal Apartment



No. Of Floors / Apartments:

G+6 /

Present Usage

Residential .

Area: KDA Scheme 1

Ownership: Individual

Present Status: Maintained

Threat Level: Low degree

Prominant Architectural Features:

Ribbon windows, Linear Balconies, Massive terrace.



Map



Ribbon Windows



North West Elevation



Main Gate



Board



Commercial zone





Emergency Exit



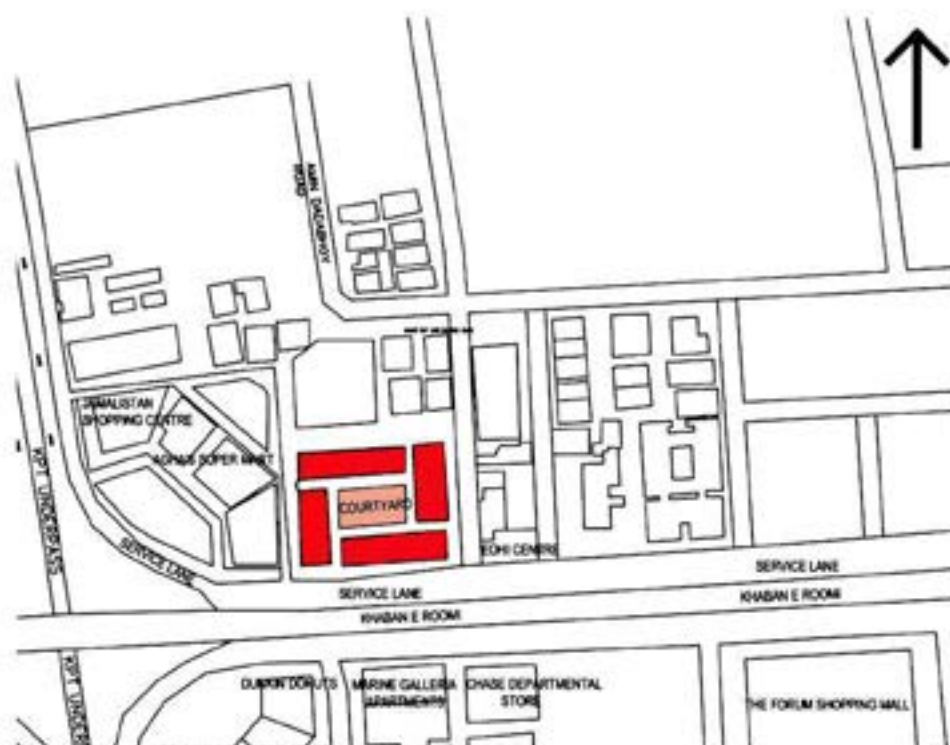
Masses

DATE OF CONSTRUCTION 1984	LOCATION KDA Scheme 1.	MODE OF ANALYSIS Online and on-site
<p>PARTICIPANT'S OBSERVATION</p> <p>Tuesday 25 January 2021, At 2 PM.</p> <p>Interview taken from Altaf Caretaker of Royal Apartments since 12 years.</p>	<ul style="list-style-type: none"> -3 curor average price of apartment. -60-70k rent. -Mix water supply (Boring and Water Board) -Children play and residents walk in the evening. -Good ventilation because of ribbon windows. -No minorities. -Residents suffer due to blockage of roads during cricket matches. -3k maintenance monthly. -6 security guards. -elevator on each block. -2 main gates, 1 closed due to security reasons. -No electricity issue, stand by generator due to electricity issue. 	
<p>PERSONAL OBSERVATION</p>	<ul style="list-style-type: none"> - Good ventilation because of ribbon windows. - Pilotis - Lack of vegetation 	

No.	Building Name	Building Details	Satellite Image
23.0	Royal Apartments	KDA Scheme 1.	
23.1	Date of Construction	1984	Private
23.2	History of the Building	<p>No. Of Apartments: 82</p> <p>No Of Blocks: 6 Blocks A, B, C, D, E, F</p> <p>No. Of Floors: 4 Total Area Of complexes: 84000Sq.Ft Elevator: In each block. Parking: On ground under structure.</p> <p>Construction Material: RCC & MS.</p> <p>Finishing Material: Paint, plaster.</p>	

		<p>70,000 Price: PKR 3 to 3.5 Crore</p> <p>Prominent Features:</p> <ul style="list-style-type: none"> • Ribbon windows. • Linear form. • Simplicity. 	
	Technical Analysis	A. Site Plan/Map	
23.3	Interviews	<p>Tuesday 25 January 2021, At 2 PM.</p> <p>Interview taken from Altaf Care taker of Royal Apartments since 12 years.</p>	<ul style="list-style-type: none"> -3 curor average price of apartment. -60-70k rent. -Mix water supply (Boring and Waterboard) -Children play and residents walk in the evening. -Good ventilation because of ribbon windows. -No minorities. -Residents suffer due to blockage of roads during cricket match. -3k maintaince monthly. -6 security guards. -elevator on each block. -2 main gates, 1 closed due to security reason. -No electricity issue, stand by generator due to electricity issue.
23.4	Personal Understanding	<ol style="list-style-type: none"> 1. Good ventilation because of ribbon windows. 2. Pilotis 	





Clifton Estates Apartments

Location: Block 8 Clifton, Karachi City,
Sindh 75600, Pakistan

Address: Block 8, Clifton

Name of Apartment: Clifton Estate Apartments



Present Usage: Residential
 Area: 55,667.71 ft²
 Ownership: Individual
 Present Status: Well Maintain
 Threat Level: Low
 Prominant Architectural Features:
 Cubicle Form, Central Courtyrad,
 Terrace and gallery in each
 apartment unit, 2 Blocks are
 elevated on coloumns.



Elevated Building



Courtyard (Communal Space)



Terrace



Parking Space



Vertical Access



Landscaping in Courtyard




Roof



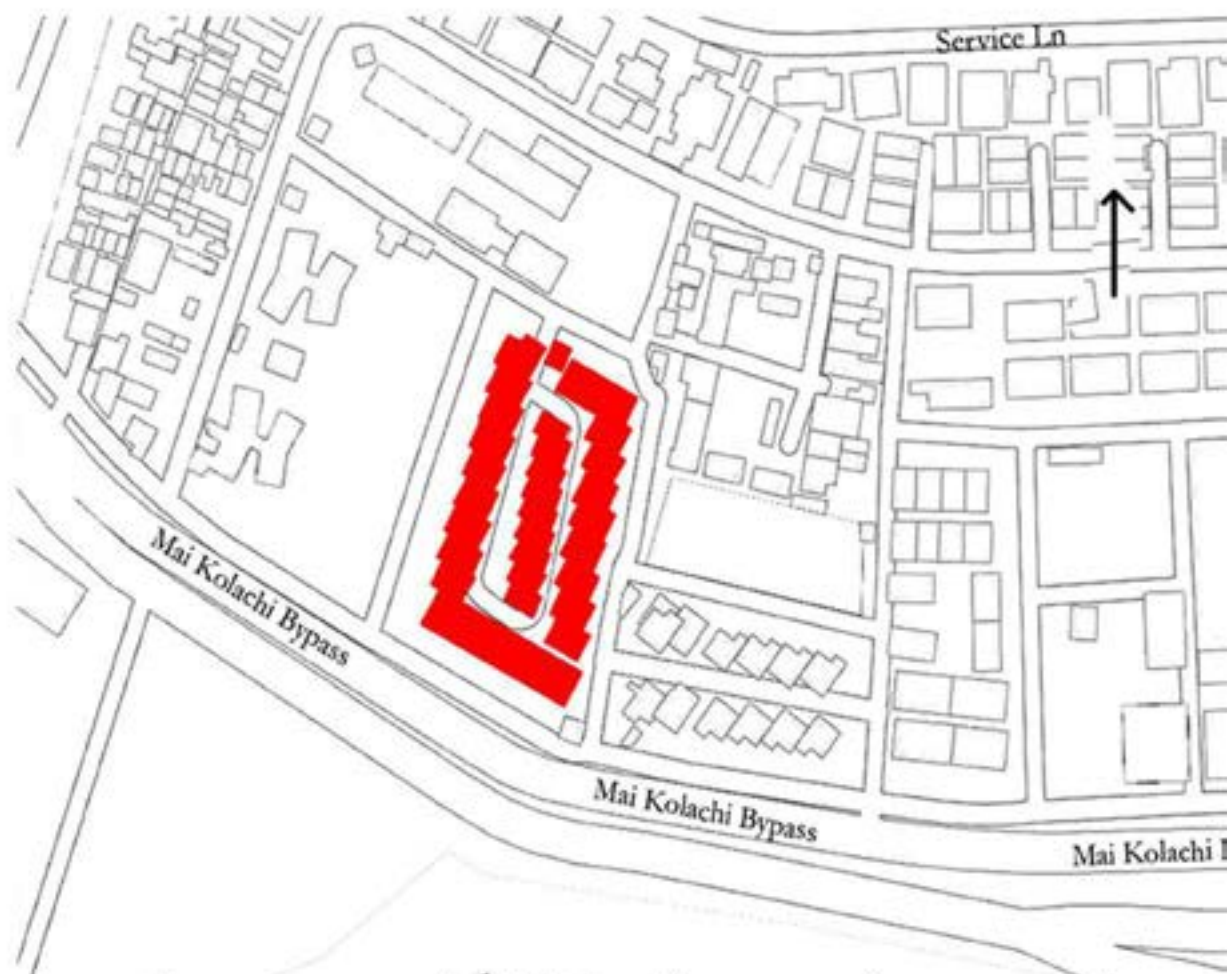
Location Plan

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1985</p>	<p>Block 8 Clifton, Karachi City, Sindh 75600, Pakistan</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's Interview at Clifton Estate Apartments on Sunday 11 January 2021, At 6 PM.</p>	<p>Infrastructure: Clifton Estates Apartments is situated in the prime vicinity of Clifton, Block 8. The main and only access is from south connected with Khayaban-e-Jami service lane. Parking space and circulation are well defined and functioning and the buildings are well maintained.</p> <p>Architectural Design and Planning: Central courtyard unites people with each other for communal gatherings, maintains privacy as it's surrounded by the apartment blocks and provides children with a space to play. Vertical access is placed at the center of each block, making it easy for people to access the floors.</p> <p>Resident's Input: The apartments are in a fairly good condition, each apartment has 3 bedrooms, a terrace, gallery, drawing room, kitchen and a lobby connecting all spaces. Terrace and gallery makes the apartments lit with natural light as well as providing cross wind circulation for each apartment. Each apartment has an area of 2,160sq.ft</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit on Sunday 11 January 2021, At 6 PM.</p>	<p>On Site Observations: Terrace of each apartment opens up to the central courtyard. Adjacent to terrace, there's a relatively small gallery, the positioning of such spaces allow cross wind circulation thus maintaining good environment within each apartment. The central courtyard allows the residents to interact with each other while maintaining privacy as it is surrounded by building blocks.</p> <p>The apartment building is easily accessible as it's situated on the main road (Khayaban-e-Jami), major landmarks near Clifton Estates are Do Talwar and Teen Talwar roundabouts.</p> <p>Architects Observation: The building's most prominent features are it's terraces and the space planning, as we live in harsh weather conditions of Karachi City, it's a priority to have good wind circulation and ventilation.</p>	

No.	Building Name	Building Details	Details
01	Clifton Etstate Apartments	Block 8 Clifton, Karachi City, Sindh 75600, Pakistan	
02	Construction Date	1985	
03	Details of Building	<p>No. Of Apartments: 84 Total Area: 55,667.71 ft² Blocks: 8, Ownership: Individual No. Of Floors: G+3, Lift: No Parking: Ground Floor Open Space: Central Courtyard Rent: PKR 50,000 to 100,000 Price: PKR 35 Million to 60 Million</p> <ul style="list-style-type: none"> • Building raised on columns • Cubicle form • Large galleries and terraces 	<p>Clifton Estates Apartments is situated in the prime vicinity of Clifton, Block 8. The main and only access is from south connected with Khayaban-e-Jami service lane. Parking space and circulation are well defined and functioning and the buildings are well maintained.</p>
04	<p>Interviews</p> <p>A) Resident:</p>	<p>A resident of Clifton Estate Apartments gave briefing regarding the design elements of the building.</p> <p>How many blocks are there and how many apartments are in each block? There are 8 blocks, each floor has 2 apartments making 84 in total.</p> <p>How does the parking space functions? 2 blocks at East side are elevated to make parking space.</p> <p>How good or bad do you think the building conditions are and how are spaces designed? The apartments are in fairly good condition, each apartment has 3 bedrooms, a terrace, gallery, drawing room, kitchen and the lobby connecting all spaces. Terrace and gallery makes the apartments lit with natural light as well as providing cross wind circulation for each apartment. Each apartment has an area of 2,160sq.ft</p> <p>Where do communal activities and events take place? Central courtyard has an area of 9,000sq.ft and acts as a communal space enhancing social interactions for the residents as well as play area for kids.</p>	

No.	Building Name	Building Details	Details
	B) Architect:		<p>After reviewing the building information and images, the Architect asked me about my own observation and why I chose to show him the particular images. He further added into my knowledge that the building's most prominent features are its terraces and the space planning, as we live in harsh weather conditions of Karachi City, it's a priority to have good wind circulation and ventilation.</p>
05	Personal Observation		<p>Architectural Design and Planning: Central courtyard unites people with each other for communal gatherings, maintains privacy as it's surrounded by the apartment blocks and provides children with a space to play. Vertical access is placed at the center of each block, making it easy for people to access the floors.</p> <p>On Site Observations: Terrace of each apartment opens up to the central courtyard. Adjacent to terrace, there's a relatively small gallery, the positioning of such spaces allow cross wind circulation thus maintaining good environment within each apartment. The central courtyard allows the residents to interact with each other while maintaining privacy as it is surrounded by building blocks. The apartment building is easily accessible as it's situated on the main road (Khayaban-e-Jami), major landmarks near Clifton Estates are Do Talwar and Teen Talwar roundabouts.</p>





Jason VIP Apartment.

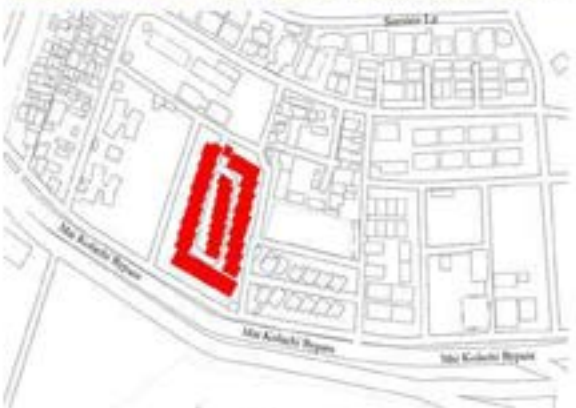
Location: Block 7, Clifton Karachi.

GPS Coordinates: 24.8406149,67.0384943

Block No: 7, Clifton
 Name of Apartment: Jason Vip Apartment.



Present Usage : Residential ,
 Area: 28000 sqft.
 Ownership: Individual
 Present Status: Normal Maintain,
 Threat Level: Low degree
 Prominant Architectural Features:
 Open parking, jaggered form blocks, Main entrance is from the back gate, Material distortion.



Map



Front gate



Elevation A



Parking



Back side gate



Wall texture




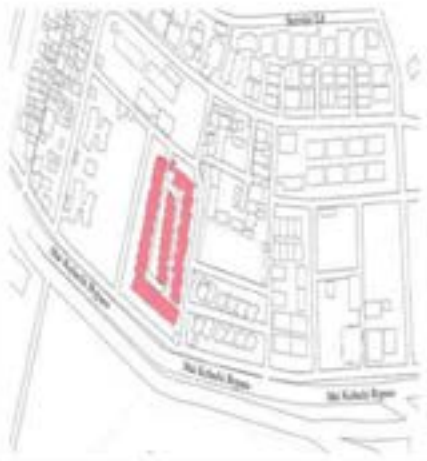
Staircase tower



Buffer space

DATE OF CONSTRUCTION 1985	LOCATION Block 7 Clifton, Karachi,	MODE OF ANALYSIS Online and On Site
<p>PARTICIPANT'S OBSERVATION Tuesday 19 January 2021, At 12 PM. Bashir Ahmed the Caretaker of Jason VIP apartments.</p>	<p>The main issue of the apartments is dis maintenance of the building. Distortion of materials. Manhole problem, sewerage needs to be maintained. Outsiders are not allowed to park inside, security guard Bashir asks each and every one who enters the apartments. There are 2 watermen who look after the water distribution. Union looked after the apartment but failed to do so. Main gate is closed due to sewage breakdown. Back gate is used for entrance.</p>	
<p>PERSONAL OBSERVATION</p>	<ul style="list-style-type: none"> -Open spaces work as parking. -Central courtyards work as a play area for kids. -Communication between is very strong. -Linear grid. -Rectangular forms. -Sewerage is main problem. -Poor manholes alignment. 	

No.	Building Name	Building Details	Satellite Image
18.0	Jason VIP Apartments	<p>Mai Kolachi Bypass Zone C - Block 7 Zone C Block 7 Clifton, Karachi, Karachi City, Sindh</p> <p>24.8281592,67.0197847</p>	
18.1	Date of Construction	1985	Jason builders and developers
18.2	Building Details	<p>No. Of Apartments: 432</p> <p>No Of Blocks: 12 blocks A, B, C, D, E, F, G, H, I, J, K, L</p> <p>No. Of Floors: 4</p> <p>Area Of An Apartment: 1701 Sq.Ft</p> <p>Elevator: Present</p> <p>Parking: Courtyards</p> <p>Open Spaces: Main Central Courtyard</p> <p>Construction Material: RCC</p> <p>Finishing Material:, Distemper Paint, RCC</p> <p>Rent: 25,000 to 30,000</p> <p>Price: PKR 1.75 Crore</p> <p>Prominent Features:</p> <ul style="list-style-type: none"> • Building raised on columns • Ground level parking • Linear staircases for services and workers • Open Courtyard 	

	Technical Analysis	A. Site Plan/Map	
18.3	Interviews	<p>Monday 18 January 2021, At 12 PM. Bashir Ahmed the Caretaker of Jason VIP apartments</p>	<p>The main issue of the apartments is dis maintenance of the building. Distortion of materials. Manhole problem. Sewerage needs to be maintained. Outsiders are not allowed to park in side, security guard Bashir asks each and every one who enters the apartments. There are 2 waterman who look after the water distribution. Ur look after apartment but a failed to do so. Main gate closed due to sewerage breakdown. Back gate is for entrance.</p>
18.4	Personal Understanding	<ol style="list-style-type: none"> 1. Open spaces work as parking 2. Central courtyards work as a play area for kids. 3. Communication between is very strong 4. Linear grid 5. Rectangular forms 6. Sewerage is main problem 7. Poor manholes alignment 	





Hanging Garden.

Location: Block 5, Clifton Karachi.

GPS Coordinates: 24.8406149,67.0384943

Block No: 5 , Clifton.

Name of Apartment: Hanging Garden Apartment



Present Usage : Residential

Area: 8250sqft

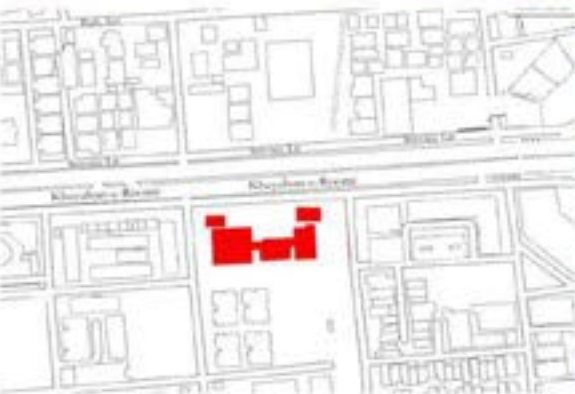
Ownership Individual

Present Status Normal Maintain.

Threat Level None

Prominant Architectural Features:

Linear Staircases, offset play on facade, courtyards, open play spaces building raised on columns.



Map



Site Context



Elevation A



Building View




Parking



Elevation B

DATE OF CONSTRUCTION 1976	LOCATION Block 5 Clifton, Karachi.	MODE OF ANALYSIS Online and on site
<p>PARTICIPANT'S OBSERVATION</p> <p>Sunday 19 January 2021 At 4 PM Anwar Raza the resident and the head of union of the hanging garden apartments Allah dita the security guard at the main entrance.</p>	<p>Anwar Raza , the resident of hanging garden apartments gave a briefing on the present services and placements of apartments in each block. There are a total of 3 blocks; block A, B, C. A and C blocks have 40 apartments each. These blocks have parking on the ground floor. Because this area houses upper-class families, everyone is not allowed to enter. Only residents are allowed to park inside the building. Central core connecting each apartment with passage and elevators. The complex has generators, in case of power failure, otherwise they do not have electricity issues. They don't have daily water supply. Water is supplied through boring. The residential complex caters to the needs of middle income groups. They have their own sweepers, plumbers, electricians. These apartments were previously used by ARY for TV dramas. Each apartment has 3 bedrooms with a dining room, TV lounge, servant's quarter, covered parking and a standby generator.</p>	
<p>PERSONAL OBSERVATION</p>	<ul style="list-style-type: none"> -Access from the road -Building surrounded by an open courtyard. -Reserved residential parking. -Surrounded with commercial shops. -This community is designed with a neighborhood concept to provide outstanding lifestyle facilities to its residents and will introduce new benchmarks of community development. -Lawn and Palm trees located towards the front. 	

No.	Building Name	Building Details	Satellite Image
17.0	Hanging Garden Apartments	<p>Bank Rd, Block 5 Clifton, Karachi, Karachi City, Sindh 75500, Pakistan</p> <p>24.8271843,67.0294047</p>	
17.1	Date of Construction	1976	
17.2	Building Details	<p>No. Of Apartments: 252</p> <p>No Of Blocks: 3 Blocks A, B, C</p> <p>No. Of Floors: G+8 2 blocks have 7 floors & 1 block have 8 floors</p> <p>Area Of An Apartment: : 2304sq.ft</p> <p>Elevator: Present</p> <p>Parking: Ground Floor</p> <p>Open Spaces: Surrounding courtyard</p> <p>Construction Material: RCC</p> <p>Finishing Material: Fair phase concrete, Distemper Paint</p> <p>Rent: 75,000 to 85,000 Price: PKR 1.75 crore</p> <p>Prominent Features:</p>	

		<ul style="list-style-type: none"> • Building raised on columns • Ground level parking • Linear staircases for services • Offset play on facade • Courtyards • Children play in open spaces. 	
	Technical Analysis	A. Site Plan/Map	
17.3	Interviews	<p>Sunday 19 January 2021, At 4 PM.</p> <p>Anwar Raza the resident and the head of union of the hanging garden apartments, Allah ditta the security guard at the main entrance.</p>	<p>Anwar Raza , the resident of hanging garden apartments gave a briefing on the present services and placements of apartments in each block. There are a total of 3 blocks; block A, B, C. A and C blocks have 40 apartments each. These blocks have parking on the ground floor. Because this area houses upper-class families, everyone is not allowed to enter. Only residents are allowed to park inside the building. Central core connecting each apartment with passage and elevators. The complex has generators, in case of power failure, otherwise they do not have electricity issues. They don't have daily water supply. Water is supplied through boring.</p> <p>The residential complex caters to the needs of middle income groups.</p> <p>They have their own sweepers, plumbers, electricians.</p> <p>These apartments were previously used by ARY for TV dramas.</p> <p>Each apartment has 3 bedrooms with a dining room, TV lounge, servant's quarter, covered parking and a standby generator.</p>



Location: Soldier Bazar, Karachi
Name of Apartment: Sania Arcade



No. of Floors / Apartments:
G + 4 / 28
Area: 11,000 sq. ft.
Present Usage: Residential and commercial.
Ownership: Private.
Present Status: Well maintained
Threat Level: None.
Alteration: None.
Prominant Architectural Features:
Stepped facade, covered parking on the ground level and a commercial belt outside the building.

GPS Coordinates: 24°52'36.9"N 67°02'05.0"E



Map



View From Intersection



Entrance



Covered Parking



Staircase



Lift



Back Alley



Signage



Electric Meters




Gas Meters



Letter Box

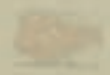
DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1989</p>	<p>Soldier Bazar, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Participant's interview: Thursday, 7th January, 2021, At 1:40 PM. Guard:</p>	<p>Infrastructure: Sania Arcade is a commercial and residential complex. It is located on a very busy intersection of Soldier Bazar and according to the guard, this has benefited the residents as all the basic amenities are easily approachable. The guard told us that residents who have now moved to Kashmir Road or Defense have mentioned how convenient it was to access the commercial facilities while they lived in Soldier Bazar.</p> <p>Architectural Design and Planning: Parking and commercial belt covers most of the ground floor, a staircase and a lift covers the remaining space. This leaves almost no space for open areas. Parking sometimes is insufficient for the residents and in that case the cars are parked outside.</p> <p>Participant's Input: The guard told us that the maintenance charges were Rs 2700/- which have recently been increased to Rs 3200/-. The rents are between Rs 30,000 – Rs 40,000/-. According to him, there haven't been any major plumbing or service related issues in the building but if any, they get treated right away. There are no such problems related to water and electricity usually but gas shortage has been an issue faced by the residents especially during the current cold wave. He also added that regardless of lack of interactive spaces, the residents possess supportive qualities as neighbors.</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Thursday, 7th January, 2021, At 1:15 PM.</p> <p>Architect's interview: Friday, 22nd January, 2021 At 9:00 PM.</p>	<p>On-Site Observation: Sania Arcade is located where the Britto road and Clayton road intersects. This is a busy area surrounded with commercial facilities. One of the major landmark in the surroundings include Imambargah Shah e Khurasan, which is why most residents in this area belong to Shia community. The elevation of the building is staggered, following the direction of the road. On entering the building, we see a wall with electric meters of all the apartments mounted on the right. The parking and shops cover most of the groundfloor. Circulation shaft is located at the further end of the building, where a lift and a staircase are located opposite to each other. Adjacent buildings are built too close to the apartments, leaving very narrow and insufficient space for wind circulation. Blue colored letter boxes are labelled after the name of countries rather than apartment numbers, as it is relatively easier to remember, according to the guard.</p> <p>Architect's Observation: While reviewing the Images on the form, Architect asked me the reason for posting the photos of meters and letter boxes, to which I explained that the meters of the entire apartments, unlike other apartments, were mounted all together on one wall just where the main gate is located. As neat and maintained as it looked, it also concerned me for what would the situation be in the case of fire emergencies. He also highlighted that the small, colored tiles mounted on the wall of the elevator are distinctly very old. According to him, the staircase seemed a bit uncomfortable.</p>	

No.	Building Name	Building Details	
01	Sania Arcade	Soldier Bazar, Karachi 24°52'36.9"N 67°02'05.0"E	
02	Date of Construction	1989	
03	Details of Building	Total Floors: G + 4 and mezzanine Total Flats: 28 Size: 11,000 sq ft Bedrooms: 3 Type: Residential and commercial Servant Quarter: No Lift: Yes Maintenance: Rs 3,200/- Community: Shia (Majority)	
04	Interviews A) Guard:	<p>Since how long have you been on duty in this apartment? I have been working here since 2006.</p> <p>What are the charges for maintenance in this building? The charges of maintenance have recently been increased to Rs 3,200/-. Previously, it was Rs 2,700/- per month.</p> <p>How much rent is charged over here? Rent charges vary from Rs 30,000-40,000/- per month.</p> <p>Is there a proper supply of water, electricity and gas? There is a proper and consistent supply of water and electricity. However, gas shortage has been a problem that we have been facing lately.</p> <p>Are the plumbing and services well maintained? Yes. There haven't been any major plumbing and service related issues in the building, but if any, it gets treated right away.</p> <p>Are there any communal, open spaces over here? No there aren't any open spaces in the apartments. The residents usually host events within their homes.</p> <p>How does the commercial area, surrounding the building affects the life of residents? The commercial area has been a source of relief for the residents as they are easily able to access the shops and other basic amenities. Residents who have now moved to Kashmir Road or Defense have mentioned how convenient it was to access the commercial facilities while they lived in Soldier Bazar, as compared to their current home.</p>	



1990's

Modern
Apartments
of
Karachi



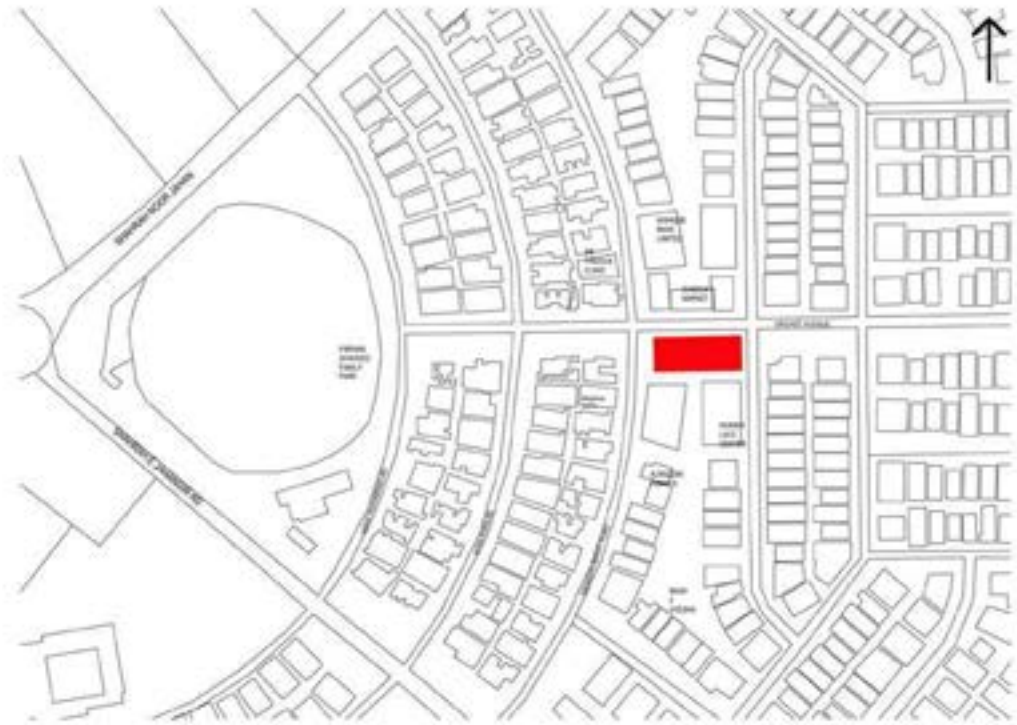
SUN & BEACH
PLAZA

Limpa

مکانات

آپ سے گزارش ہے
گھاری سٹیٹیم ٹوری





Parveen Plaza.

Location: North Nazimabad, Karachi.

GPS Coordinates: 24.9483152,67.0415266

Location: North Nazimabad, Karachi
Name of Apartment: Parveen Plaza

a



No. Of Floors / Apartments:
 G+3/ 24
Area: 7350 sq. ft.
Present Usage: Residential.
Ownership: Private.
Present Status: Slightly damaged.
Threat Level: None.
Prominant Architectural Features:
 Single Frame Gallery,

GPS Coordinates: 24.9483152,67.0415266



Map



Car Parking



Bicycle Parking



Gallery



Guard Room



Entrance Gate



North Elevation




Staircase

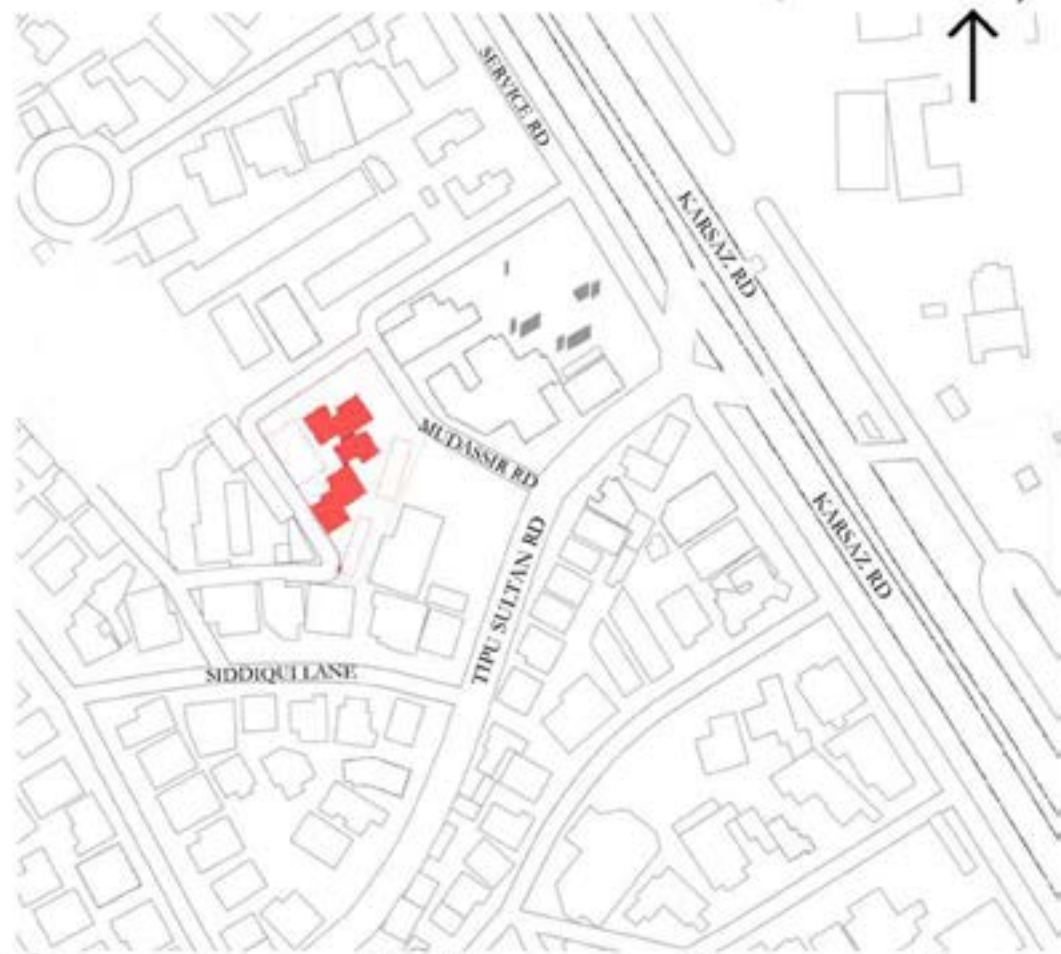


Number Plate

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1990</p>	<p>North Nazimabad, Karachi</p>	<p>Online and On Site</p>
<p>PARTICIPANT'S OBSERVATION</p> <p>Resident's interview: Thursday, 14th January, 2021, At 1:30 PM. Resident:</p>	<p>Infrastructure: The building is located at Block I, North Nazimabad, Karachi. It is nearest to Five star chawrangi. On ground floor of the building there is commercial belt.</p> <p>Architectural Design and Planning: Residents are unsatisfied with the living conditions due to poor maintenance. The building has a facility of guard room but unfortunately that is not in use or occupied by anyone for its actual purpose</p> <p>Resident's Input: He has been living here since the past four years before he moved from a home. Each flat has 2 and 3 beds with an attached bath, drawing room with a living room and kitchen. Some flats are without galleries for which the residents have amended and extended the spaces on their own. There is no proper maintenance and it charges Rs, 500 per month. Residents find the living conditions unsuitable or perfectly fit due to no security service or any social gathering spaces which results in no interaction among the residents and a major reason for poor communal life. For water issues each flat has an extra tank. The current purchasing price varies from 50 to 70 lacs and the average ongoing rent is 22k per month..</p>	
<p>PERSONAL OBSERVATION</p> <p>Visit: Thursday, 14th January, 2021, At 1:30 PM.</p>	<p>On-Site Observation: .Slightly damaged structure. Framed gallery. Good ventilation because its a single apartment building.</p> <p>Architect's Observation: .As this is not the good example for the apartment buildings, I call it slum. In order to accommodate the growing population open space facilities are going to be reduced.</p>	

No.	Building Name	Building Details	
01	.Parveen Plaza	North Nazimabad, Karachi 24.9483152,67.0415266	
02	Construction Date	1990	
03	Details of Building	Total Floors: G +3 Total Flats: 24 Size: 1500 sqft Bedrooms: 3 Type: Residential Servant Quarter: No Lift: NO Maintenance: 500/- Community: Muslims	The building is located at Block I, North Nazimabad, Karachi. It is nearest to Five star chawrangi. On ground floor of the building there is commercial belt
04	Interviews A) Resident:	<p>For how long have been living here and how do you manage the affairs of the building? -I have been living in the apartments since 4 years, There is no specific union for the management.</p> <p>How do you think the parking functions within the building? -There is a Parking on the ground floor. There is no space inside the boundary, where we gather or celebrate our cultural activities.</p> <p>How are the services, are there any electricity or water issues? - Unavailability of adequate water supply is currently the main issue, and also electricity issue on daily basis, faced by inhabitants.</p> <p>How do you think the community unites and where do communal activities take place? -There is no specific community space.</p> <p>Has the apartment gone through any changes since you're here? -I dont have good memory with this building. We are just living here.</p> <p>.How many rooms are there in an apartment? -There are 3 bedrooms, 2 toilets, a kitchen and a lounge and drawing room</p> <p>What are the maintenance charges, rents and price for sale? -Maintenance charges are 500/- per apartment, rent is 22000 per month, as per condition and its sale price is 50 lacs.</p> <p>What is your overall experience of this building? I was living in a house before coming here, and I experienced nothing good.</p>	
05	Personal Observation	As this is not the example for the apartment buildings, I call it slum. In order to accommodate the growing population open space facilities are going to be reduced.	





Gaylord Apartments

Location: KDA Scheme 1, Karachi.

GPS Coordinates: 24°50'46.8"N 67°02'11.4"E

Block No: KDA Scheme 1

Apartment No: 24

Name of Apartment: Gaylord Apartment



GPS Coordinates: 24.9136775,67.1029378

No. Of Floors / Apartments:

G+4 /

Present Usage

Residential .

Area: 36,800 sq ft

Ownership: Individual

Present Status: Maintained

Threat Level: None

Prominant Architectural Features:

Push and pull form ,Open parking Simple, Sun breakers on balconies, Staggered masses.



Map



Sunbreaker



North West Elevation



Parking



Main Gate



Entrance






Boundary Wall



Felled Banyan Tree

DATE OF CONSTRUCTION	LOCATION	MODE OF ANALYSIS
<p>1999</p>	<p>Kda Scheme No 1</p>	<p>Online and on-site</p>
<p>PARTICIPANT'S OBSERVATION Monday 18 January 2021, At 3 PM. Interview taken from Rehman Resident and union of the building</p>	<p>He has been living here since childhood. Security of the apartment is good, lack of interaction between the residents due to no sitting space, no electricity or water issue. They charge Rs, 2000 monthly for maintenance. Average current price of the apartment is 2 Crore and the rent is 35k. No designated parking for residents.</p>	
<p>PERSONAL OBSERVATION</p>	<ol style="list-style-type: none"> 1. Elevators On Each Blocks. 2. Separate Space For Parking. 3. Narrow Pathway Between the Blocks. 4. Common duct core. 	

No.	Building Name	Building Details	Satellite Image
24.0	Gaylord Apartments	Kda Scheme No 1 24.88265,67.08953	
24.1	Date of Construction	1999	Private
24.2	History of the Building	<p>No. Of Apartments:96</p> <p>No Of Blocks: 4 Blocks A, B, C, D,</p> <p>No. Of Floors: 4 Total Area Of complexes: 36800Sq.Ft Elevator: under construction. Parking: Open parking</p> <p>Construction Material: RCC .</p> <p>Finishing Material: Paint, Aggregate plaster.</p> <p>Rent: 35,000 to 45,000 Price: PKR 2 to 2.5 Crore</p> <p>Prominent Features:</p> <ul style="list-style-type: none"> ● Open parking ● Push and pull form. ● Sun breaker on balconies. ● Staggered masses. 	

	Technical Analysis	A. Site Plan/Map	
24.3	Interviews	<p>Monday 18 January 2021, At 3 PM.</p> <p>Interview taken from Rehman Resident and union of the building.</p>	<p>He has been living here since childhood. Security of the apartment is good, lack of interaction between the residents due to no sitting space, no electricity or water issue. They charge Rs, 2000 monthly for maintenance. Average current price of the apartment is 2 Crore and the rent is 35k. No designated parking for residents.</p>
24.4	Personal Understanding	<ol style="list-style-type: none"> 1. Elevators On Each Blocks. 2. Separate Space For Parking. 3. Narrow Pathway Between the Blocks. 4. Common duct core. 	
24.5	Online Collection of Images	<p>https://www.zameen.com/Property/karachi_kda_scheme_1_apartment_for_sale_on_kda_scheme_no_1_galord-12749409-8292-1.html</p>	



Interview Participants: Architects

Ar. Arif Hassan (Arif Hassan and Associates)
Ar. Fazal Noor (SSUET)
Dr. Noman Ahmed (NEDUET)
Ar. Atif Ashraf (TCF Senior Architect)
Ar. Saifullah Sami (Saifullah Sami Architect)
Ar. SM Raza Ali (Architect at ARCH VISSION)
Ar Imran Khan (Ex General manager, NESPAK)
Ar. Aneela Naeem (NEDUET)
Ar. Wajiha Siddiqui (UoK - WM Creative Studio)
Ar. Asad Kamran (IVS)
Ar. Akbar Jamil (C.E.O. ARCH VISION PLUS)
Ar. Sikander Hayat (Ex Professor of UoK)
Ar. SM Raza (Arch Vission)
Ar. Fahim Anwar Khatri (PROPORTIONS)
Ar. Sayem Ghayur (Founder of Apostrophe)
Ar. Fariha Ubaid (NEDUET)
Engr. Muzaffar Hasan (Top E.S.C.F)
Lecturer Samar Salim (UoK)

Researchers:

Afrah Atique Farooqui
Ailiya Zehra Rizwan
Amna Visal Ansari
Batool Jaffari
Minahil Muhammad Ali
Muhammad Ahsan Masood
Muhammad Nafeel Qureshi
Muhammad Osama Baig
Umaima Farooq
Farheen Aijaz
Syed Asad Ul Hassan
Faraz Iqbal
Talha Qadir

Interview Participants:

(Residents, Management,
Contractors and Associates)

Ms. Ayesha
Mr. Abbas
Ms. Ayesha Sohail
Ms. Ayesha Qureshi
Ms. Saima Farhan
Ms. Zarmeene Shah
Ms. Khazina Siddiqui
Mr. Malik Javed
Mr. Nisar Ahmed
Mr. Mohammad Saeed Channa
Mr. A Zafar Khan
Mr. Iftekhar Siddiqui
Mr. Syed Imran Ahmed
Mr. Gevon de Lima
Mr. Arif
Mr. Abdul Waheed
Mr. Jonathan Michael Dean
Mr. Lancy D'Souza
Mr. Yusuf Abdul Sattar
Mr. Jannat Saeed
Mr. Fidelis D'Souza
Mr. Meeno
Mr. Qadeer Khan
Mr. Humayun
Mr. Shoaib Ahmed
Mr. Mansoor Ahmed



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Partnering with University of Karachi And MMA