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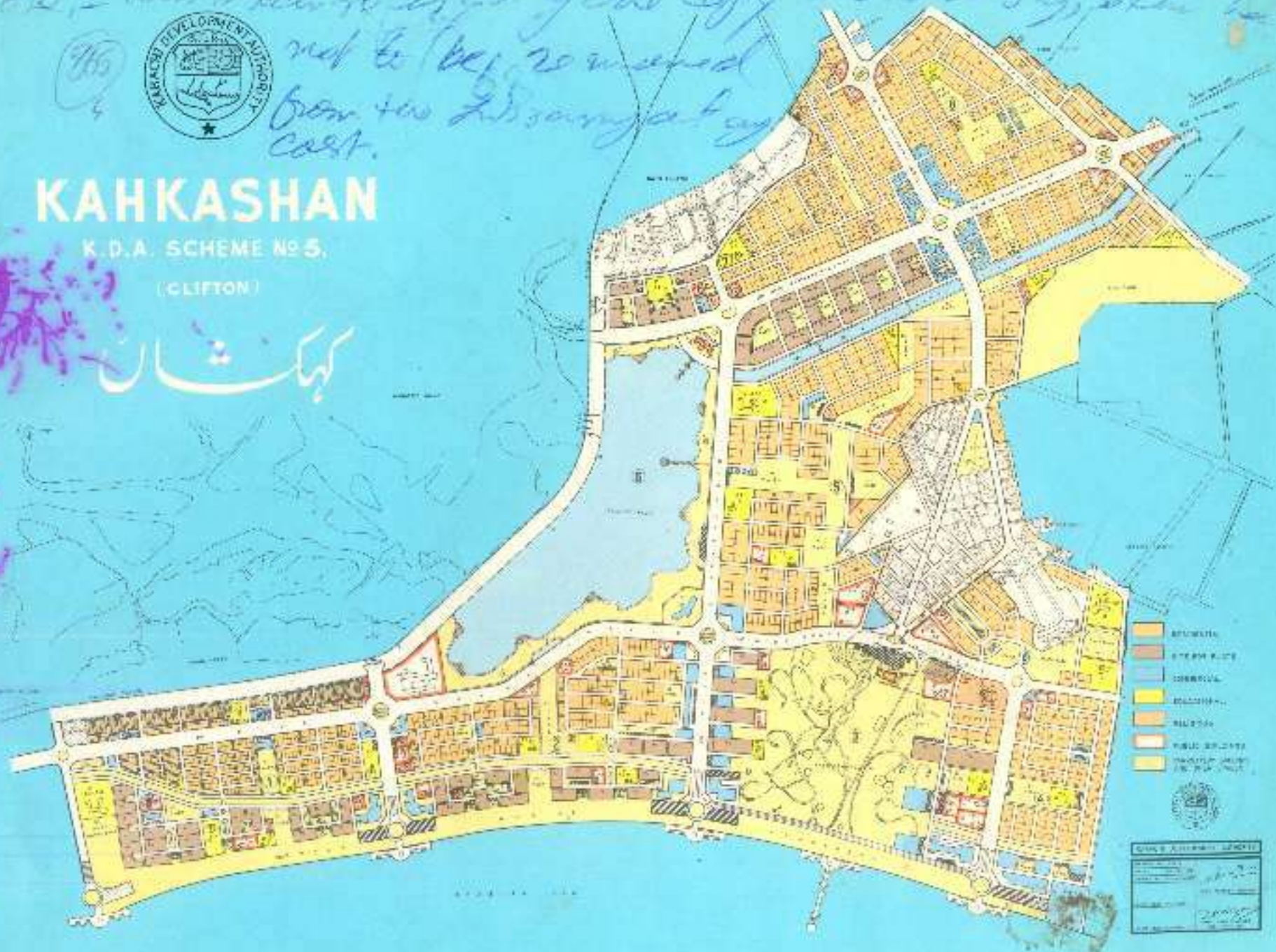
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KAHKASHAN

K.D.A. SCHEME No 5,
 (CLIFTON)

کہکشان



- RESIDENTIAL
- OFFICE BUILDINGS
- COMMERCIAL
- EDUCATIONAL
- RECREATION
- PUBLIC BUILDINGS
- UNDEVELOPED LAND

Scale 1:50,000

DATE: 1955

Author: KARACHI DEVELOPMENT AUTHORITY

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MINISTER FOR HOUSING, TOWN
PLANNING & LOCAL GOVERNMENT
DEPARTMENT
GOVERNMENT OF SIND

Karachi, Dated the February 27, 1973.

President Zulfikar Ali Bhutto had given directives to the Government of Sind that Development of Karachi should take place in a planned way and no effort should be spared to ensure recreational facilities for the people of Karachi. In compliance, various schemes for Redevelopment of Areas and Construction of Roads have been initiated and are progressing according to schedule. One of the special assignments was the re-planning of Kahkashan, KDA Scheme No.5 Clifton with the prime objective of developing it as a Recreational Complex. It is a matter of satisfaction that the Town Planning Department of KDA has studied the problem in depth and come out with a Revised Concept Plan fulfilling the broad objectives in view. The Revised Scheme was presented to the President on 5th December, 1972 and was finally approved by him for implementation. This Brochure gives, in short, the design concept of the Revised Scheme and I am sure that the Project will be implemented on Top Priority basis, providing an ideal Complex for Recreation for the people of Karachi.

Jam Sadiq Ali
27/2

(JAM SADIQ ALI)

Minister for Housing, Town Planning and Local
Government Department, Govt. of Sind.

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Clifton Scheme, known as "Kahkashan" was sanctioned by the Government of Pakistan in 1964, as a self financing scheme of K.D.A. with the prime aim of developing the area for residential and recreational purposes. The project area had an acreage of 1950 and has frontage on Arabian Sea towards south-west of Karachi. The area covered by the scheme had very peculiar characteristics as the foreshore was covered up with sand dunes, containing fine mica-sand which when blown by the seabreeze had an adverse effect on the health of the people. In order to overcome this menace, the scheme envisaged construction of Sea-Wall along Clifton Beach abutting about 600 to 900 feet into the sea at high-tide.

Since long, Clifton had been used as a recreational spot by the residents of Karachi. Before independence, a high class residential suburb had developed on high land near old Clifton. The accessibility to the Clifton Beach was not, however, very satisfactory and the low-lying area between Gizri Road and Railway line towards south of Bath-Island, was liable to tidal flooding. In spite of all these deficiencies, Clifton remained a popular picnic place and need for basic facilities and amenities like approach roads, drinking water facilities etc., was strongly felt. The

location of the Mazar of the Saint, Abdullah Shah Ghazi was an added attraction and this area draws large crowds on national festivals and on holidays.

Just after Independence, the residential portion of scheme became popular with foreign Missions with the result that it gradually assumed the shape of a Diplomatic Enclave. At the same time, the population of Karachi increased at a very fast rate, with the result that the need of development of Clifton as a recreational spot was strongly felt by the Planners. It was also observed that the only natural asset of the water front, is not being exploited fully for providing recreational facilities and more so as Karachi was deficient in open spaces. Apart from the fact that it is one of the best beaches of the Arabian Sea, the importance of the area increased due to its proximity to the Central Business District and the Port Area.

The President of Pakistan, while giving the directives for the planned development of Karachi, desired that the whole concept of Clifton Scheme should be revised with the basic objectives of converting this area into an ideal complex with more emphasis on recreational aspects. In compliance of these directives, the whole Kahkashan Scheme was

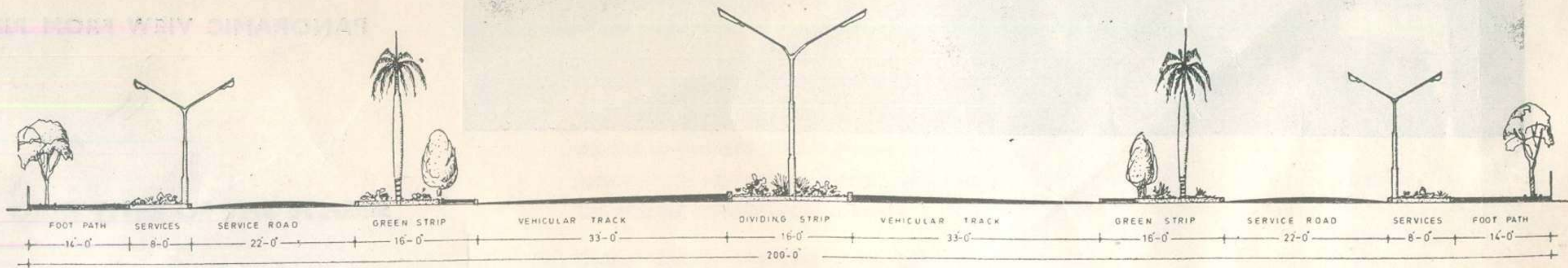
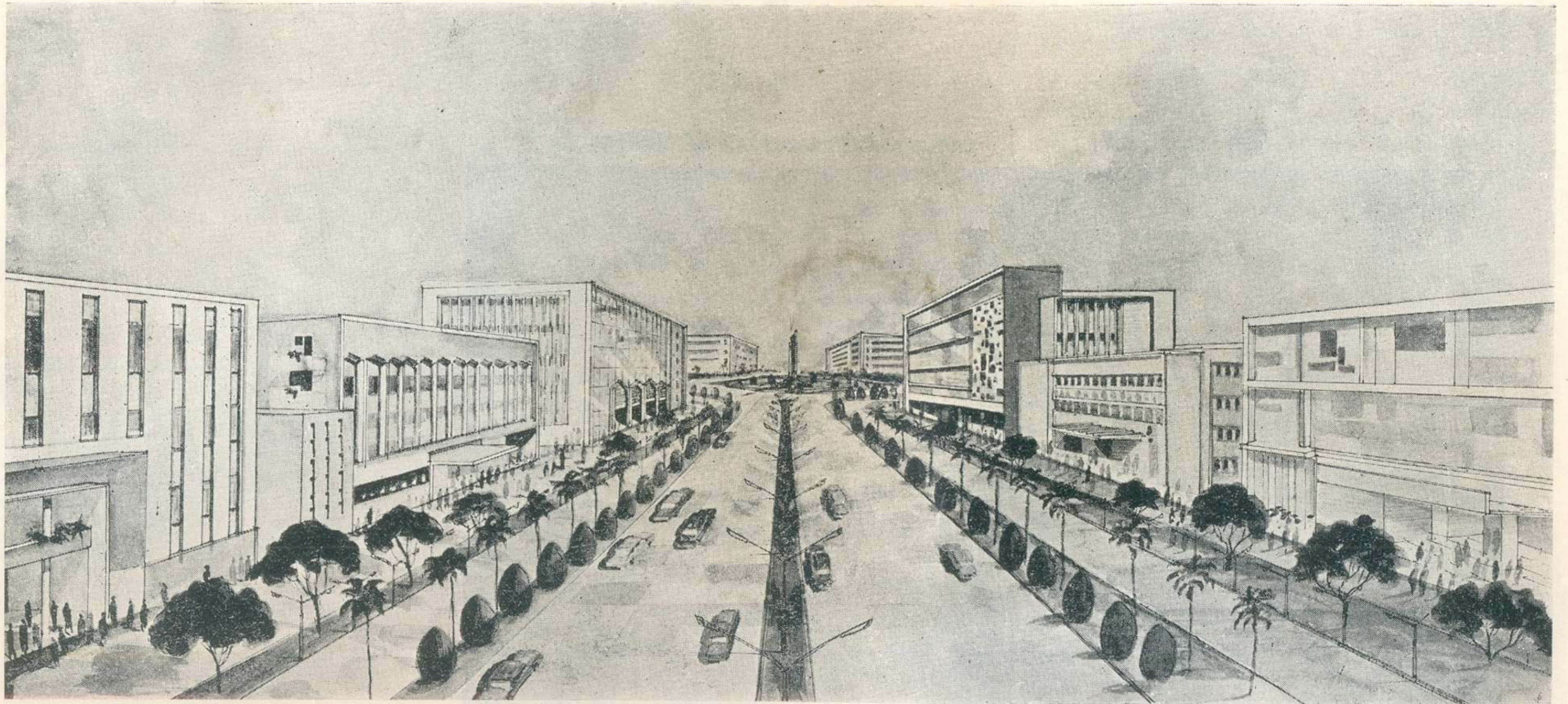
reviewed and re-orientated in December, 1972, to convert it in to an Urban Water-front for Karachi, with cultural, recreational and residential facilities, enhancing thereby the image of Karachi as a modern metropolis. The revised Scheme, prepared by the Town Planning Department of K.D.A., after carrying out detailed surveys, and collection of data etc., was finally approved by the President of Pakistan on 5th December 1972. The salient features of this Revised Concept Plan are as follows:—

1. The net leasable residential area has been reduced from 40% to 27%.
2. 64.3% of the area of the scheme has been reserved for open spaces, recreational facilities, Boating Basin, Parks and Playgrounds etc. 2.1% of the area has been kept for commercial purposes while 3.7% for educational and 2.4% for public building sites. Another 0.5% has been kept for religious institutions.
3. Planned Population of the scheme has been kept as 80,000 persons, against the original provision of about 1,10,000 persons.
4. High-rise buildings have been planned facing the Marine Promenade and the Boating Basin in such a way that every building has an unobstructed view.
5. All major roads have been widened to a minimum width of 200 feet.
6. The Boating Basin, Tidal Lake and Canal have been provided in an area of 249 acres against original provision of only 83 acres. This Boating Basin will provide all necessary facilities for boating, Boating Club, Restaurants, sitting space all round, the parking lots, Viewing-Decks etc. Pedestrian Promenade has been provided facing the beach in a length of 3 miles and in a width of 300 feet, by eliminating vehicular drive.
7. The Main Park in an area of 132 acres, named as Bagh-e-Ibne Qasim, has been provided with amusement parks, recreational facilities, Restaurants, Refreshment stalls, Ponds, sea-shell shops, Swimming Pools, Lily Ponds, Rocky Garden, Formal Garden, Antique shops, Fountains, Telescope Corner, Picnic spots, Band stand, Skating rink, Terrace Garden etc.
8. Pedestrian walk-ways have been provided in all the blocks connecting one part of the scheme to the other without any traffic hazard.
9. Trees of adequate size and growth have been envisaged to be planted all along major roads and junctions of the roads. Special roundabouts

- have been proposed at all junctions to provide greenery, water-display and monuments.
10. Nodal and focal points have been earmarked for monuments and sculptures.
 11. Viewing Decks, Jutting Piers and Plazas have been planned all along the sea wall.
 12. Full advantage has been taken of the contours of the area and Multi-storeyed buildings have been provided in such a way that they do not obstruct the sea-view of other buildings.
 13. The main communication system has been revised so as to ensure direct approach to the sea front without disturbing the atmosphere of the residential neighbourhoods.
 14. Commercial areas have been planned so as to provide pedestrianised plazas, with proper car parking facilities.
 15. Tourist-Oriented complex has been planned at the far eastern end of the scheme.
 16. Public gathering places and recreation spaces have been retained and rather enhanced from aesthetic point of view by assimilation with surrounding areas and land use activities.
 17. Character of the Old Clifton Quarters has been maintained but properly blended with the rest of the area.
 18. The Oil Pipe Reservations has been re-designed so as to provide greenery and also segregated vehicular traffic.
 19. Emphasis has been laid on the recreational aspects of the Scheme and residential areas have been provided mainly for middle and high income groups except Block No. 1 near Bhutta Village where small plots have been rupted provided.
 20. Pedestrian Bridges have been provided across the Canal to provide uninter walking movements.
 21. The area of the scheme facing China Creek has been replanned in such a way that the sea effect has been brought in the shape of tidal lake.
 22. The sites have been reserved for Social & Cultural complexes at focal points.
 23. The area adjacent to Qasr-e-Fatima has been redesigned so as to blend it with the homogenous character of the Clifton Built-up area.
 24. The monotony of the Pylons and Wireless Masts has been suggested to be broken by proper land-scaping of

the proposed Sind Park near Ack Ack School and by providing trees on the boulevards and major roads of the scheme.

The detailed plan based on the above concept has been prepared and K.D.A. is giving top priority for development of the area according to the plan so that an ideal recreational-*cum*-residential complex can be developed for the benefit of the people of this metropolis.



KHAYABAN - E - IQBAL .



PANORAMIC VIEW FROM PIER

While revising the Kahkashan Scheme, the following objectives were kept in view:—

- (i) The recreational potential of Clifton should be exploited to the maximum benefit of the people of Karachi.
- (ii) Decent living environments, with ample open spaces should be provided.
- (iii) All the places of public gathering in the Scheme should not only be retained but also enhanced from aesthetic point of view.
- (iv) The character of the existing built up area of Clifton in use by foreign Missions, Consulates and other complexes should be retained and properly blended with the future development proposals.
- (v) The communication network of the Scheme should be such that access to all the important public places and the water-front should be direct, without interfering environmental areas.
- (vi) Since this is the last area left for recreational purposes in Karachi, emphasis should be given for provid-

ing more open spaces. Such open spaces should be provided in such a way that these are inter-connected from one block to the other without interference of the vehicular traffic.

- (vii) The area of the Main Park should be increased and it should be planned to accommodate about 1,00,000 people on peak days.

OBJECTIVES OF THE SCHEME

1. The revised Kahkashan Scheme, covering an area of 1850 acres, abutting the water front on the south-west and Defence Co-operative Housing Society towards east, is surrounded by China Creek in the west with Bath Island and Frere Town in the North. At present, it is connected with the city centre by Main Clifton Road (named as Khayaban e-Iqbal) in the north and with Keamari Port area in the west by Shahrah-e-Ghalib. It is also approachable from Gizri Road in the east. The proposed southern by-pass, a regional road in character and functions, will pass through the Scheme on the alignment of Khayaban-e-Jami, which would connect this Scheme with the wharf in the west and Korangi in the east.

2. The ultimate planned population of the Scheme is envisaged as 80,000 persons.

3. The revised Kahkashan Scheme has been designed on the concept of neighbourhoods and is based on the functional hierarchy of road system. The travelling time from this Scheme to the places of work in the City Centre and the Port Area, would be about 15 minutes by Public Transport.

4. The Scheme has been divided into 9 blocks having an average area of 200 acres

each. Every block of the Scheme will be self contained complex with necessary amenities *e.g.*, parks, open spaces, local shops public building sites, religious institutions etc. All these amenities will be within easy walking distance of the residents.

5. The road system of the Scheme, as well as of the blocks has been designed on the clearly defined functions of the roads. Three-tier net-work system has been proposed. The southern bye-pass would be "Primary Distributor" as it will connect the Scheme on either side with the rest of the city and up country. Khayaban-e-Iqbal, Saadi, and Shahrah-e-Ghalib (200 feet wide roads) and Oil pipe-line reservation would be "District Distributor" Roads, connecting one block of the scheme with the other. Third type of roads would be Access Roads which would provide approach to individual plots and buildings, eliminating the chances of through traffic to ensure peaceful atmosphere in the residential areas. In the whole system of road net-work, load of traffic is evenly distributed over different types of roads according to their sizes, width and functions.

6. All along the water front, pedestrianised Marine Promenade has been provided in place of Marine Drive to make the area free

DESIGN CONCEPT



BOATING BASIN



BAGH - E - IBNE QASIM

from vehicular traffic eliminating thereby the conflict of pedestrians and vehicular traffic. Emphasis has also been given to make the area recreational in character, and to provide continuity to the Main Park. The major points of the promenade have, however, been properly connected with major roads so as to be easily accessible by public transport. Sufficient number of Car Parking lots have also been provided for visitors who want to enjoy the Sea-View sitting in their cars. Khayaban-e-Saadi has been connected in a loop with 200 feet wide road in Block No. 4 enclosing 132 acres park in the south so as to provide efficient system of circulation for the Motorised traffic visiting the Sea-front and commercialised amusement activities in the park. This road has been proposed to be kept closed in the peak hours so as to cause least disturbances to the pedestrians.

7. Marine promenade will be about three-mile long and 300 feet wide, abutting the sea wall and properly landscaped. Provision has been made for Viewing-Decks for the public to enjoy the sea view and a pier projecting into the sea has also been proposed. Proper access from the Viewing-Decks into the sea would also be provided at various points so that the people could reach the sea. Necessary Refreshment Booths, proper seating arrangements, green spots, paved surfaces

and children Amusement Park would be designed along the Promenade.

8. Ample open places have been planned in all the blocks of the Scheme and are inter-connected from one block to another in such a way that the people can walk in segregation and safety without encountering any traffic hazard. These open spaces have finally been connected with the Marine Promenade and the Main Park.

9. Bagh-e-Ibne Qasim measuring 132 acres has been designed as Main Amusement Park which would provide opportunities for the recreational facilities coupled with necessary commercial activities.

10. Block No. 6 of Revised Kahkashan Scheme, measuring 212 acres has been designed exclusively for Boating Basin with a view to provide boating facilities and also to give awareness of the sea to the residents of the neighbourhoods away from the Main Sea Front. The Boating Basin will also accommodate the High Tide Water of the China Creek fulfilling thereby a very important engineering requirement. The adjoining area of the Boating Basin would also be reclaimed by digging out earth from the basin area. The Boating Basin which will be a part of the China Creek will give a very good and unobstructed view of the city Sky Line in the background. In the Boating Basin area,

provision has also been made for other facilities like Children Playland, Trees, Greenery, Seating arrangement, Viewing-Deck, Restaurants, Boat Club, Water Display and adequate Car Parking and Public conveniences.

11. Block No. 1 of the revised scheme has been earmarked for small plots for low and middle income group people, so as to provide easy access to work places in Keamari and Port area and also to domestic servants working in the big bungalows. In the remaining blocks, plots of 600 sq. yds. and above have been proposed. These plots have been provided in the vicinity of existing built-up area so as to maintain character of the area and to ensure proper blending. Provision has also been made for high-rise building near the sea-shore and other appropriate places.

12. All the nodal and focal points of the Scheme have been retained and proposed for land-scaping, sculptures, monuments and water display. Efforts have also been made to retain all the spots which offer good view and scenic beauty. Sites for Social and Cultural complexes have been proposed at conspicuous places, with good location and easily accessible by major roads. At the same time, the public places which would generate high traffic have been located on major roads and properly designed with car parking spaces.

13. Local shops and Primary Schools have been proposed in each block at secure places, away from traffic hazard whereas High Schools, Colleges, Main shopping areas, Hospitals etc., have been proposed on major roads so as to be accessible by public transport system.

14. Three-tier hierarchy of shopping has been adopted in the scheme as follows:—

- (i) Local shops for day-to-day requirements e.g., grocery, butcher, general provision etc., so as to be within the easy walking distance of the residents.
- (ii) Major shopping area of the scheme which would offer variety, and competition for the residents of the scheme. This shopping area has been located on the Main Clifton Road (Khayabane-Iqbal) which would be accessible by public and private transport. This shopping area would not be traditional in the sense that pedestrianised plazas have been proposed with greenery and proper car parking places. Some big plots have been earmarked for the purpose of big stores and departmental stores.
- (iii) Main Commercial area of the scheme for variety and specialised services would be the Saddar Area which would

be available for the residents at a distance of about 3 to 5 miles from the Scheme.

- (15) Another interesting feature of the scheme is 180 feet wide Boating Canal named as "Naher-e-Khayam" running through Block No. 9 and 5 of the Scheme and ultimately connected with Boating Basin. This Canal will not only provide boating facilities but will also accommodate tidal water at high tides and also take storm water from the Clifton Scheme into the boating basin. Provision has also been made for trees, greenery and walkways on both the sides of the Canal for recreational purposes.
- (16) In addition to the Main Clifton Park (Bagh-e-Ibne Qasim) measuring 132 acres and the local open spaces, three more major open areas and parks have been proposed. One park measuring 60 acres named as "Sind Park" in the Gizri Area south of Block No. 9 has been proposed so as to give landscape beauty to the area and also to break the monotony of the Wireless Towers existing in the vicinity. Second park shown as "Bluff Park" in Block No. 4 at the foot of the Old Clifton Hillock has been proposed so as to give panoramic view of Arabian Sea

and Gizri Peninsula. A public open-air auditorium has also been proposed in this area. Third Open space in the scheme has been proposed in Block No. 1 which will be used for recreational purposes by the residents of the area and will also serve as a Buffer between residential area and Oil Tanks for safety reasons.

- (17) The sites for walk-up flats and high rise apartments have been proposed in Block No. 1, 2 and 3 facing the Arabian Sea in such a way that there would be ample gap between high blocks to give an unobstructed view of the sea. Flat sites have also been proposed in Block No. 5 near Boating Canal and Boating Basin. These high rise buildings will provide a good view of the sea, Boating Basin, China Creek and the City Sky Line without obstructing the view of other buildings.
- (18) The width of Major Roads have been increased to 200 feet and junctions have been properly designed so as to eliminate traffic hazard.

Percentages of Land use

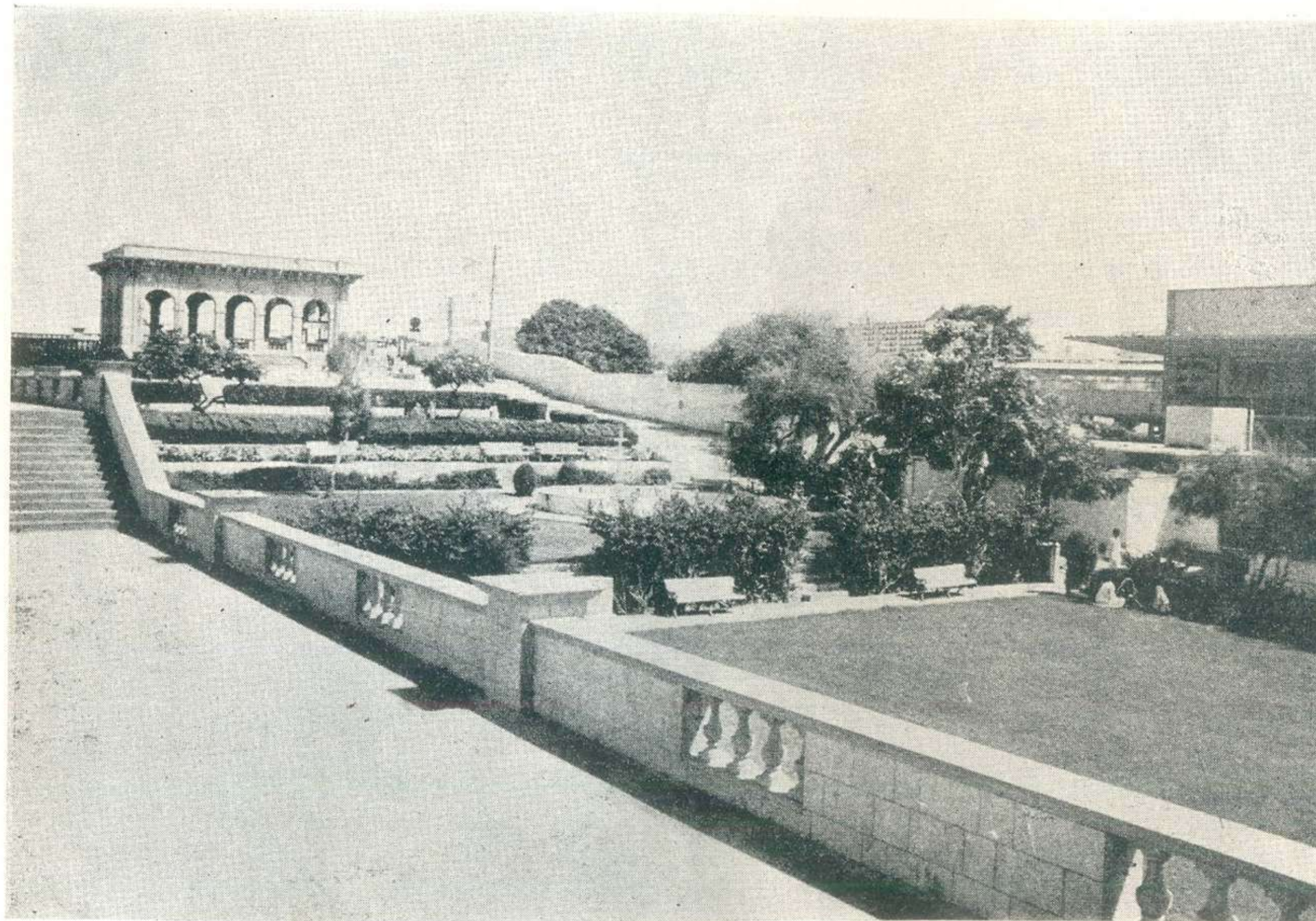
TOTAL AREA	1,850 ACRES	
LAND USES	<i>Area</i> (Acres)	<i>Percentage</i>
Residential	501.0	27.0
Commercial	55.0	2.1
Educational	59.0	3.7
Public Building	43.0	2.4
Boating Basin and Tidal Lake and Boating Canal	249.0	13.5
Parks, Playground and Open Spaces	470.0	25.8
Religious	12.0	0.5
Roads and Parking	461.0	25.0
TOTAL:	<u>1,850.0</u>	<u>100.0</u>

Schedule of Residential Plots

<i>Type</i>	<i>Sq. Yds.</i>	<i>No. of Plots</i>	<i>Area (Acres)</i>
'G'	3750	77	60.5
'F'	2000	403	166.0
'D'	1000	611	126.5
'C'	600	209	26.0
'B'	400	216	18.0
'A'	240	157	8.0
'L'	80	734	12.0
'FL' (Site for Flats)	6000	65	84.0
TOTAL:			<u>501.0</u>

Planned Population 80,000 Persons.

LADY LLYOD'S PIER





V I E W O F G A R D E N
F r o m P a v i l i o n

The block wise land use allocations for the different activities as proposed in the revised plan is given below :

Block No.	Residential	Commercial	Educational			Public Building	Boating Basin and Tidal Lake	Parks & Play grounds	Boating Channel	Marine Promenade	Religious	Oil Pipe Line Reservation	Roads and Parking	Total (In Acres)
			College	H.S.	P.S.									
1.	60.0	7.0	4.5	6.0	5.0	2.5	—	23.5	—	28.0	1.0	8.5	79.0	225.0
2.	6.0	9.0	—	3.0	2.5	7.0	—	21.5	—	28.0	0.5	10.0	70.5	215.0
3.	11.5	10.5	—	—	1.5	3.5	—	132.0	—	21.0	—	6.5	13.5	200.0
4.	57.0	14.0	5.0	6.0	2.0	12.0	—	25.0	—	13.0	6.0	7.0	80.0	227.0
5.	120.0	4.0	5.5	4.0	3.5	9.0	—	57.0	13.0	—	1.0	—	91.0	308.0
6.	—	—	—	—	—	10.0	212.0	—	—	—	—	—	25.0	247.0
7.	76.5	3.0	—	3.0	2.5	3.5	—	6.5	—	—	2.5	—	40.5	138.0
8.	69.0	5.5	—	—	1.5	2.5	—	15.5	—	—	0.5	—	29.5	124.0
9.	44.0	2.0	—	2.0	1.5	3.0	—	67.0	14.0	—	0.5	—	32.0	166.0
TOTAL:	501.0	55.0	15.0	24.0	20.0	53.0	212.0	348.0	27.0	90.0	12.0	32.0	461.0	1,850.0
%	27.0	2.3	1.0	1.5	1.2	2.2	12.0	19.0	1.5	5.0	0.5	1.8	25.0	100.0

LAND USE ALLOCATIONS

MARINE PROMENADE (Planned for recreational and amusement facilities).

VIEWING DECKS

PIER

BAGH-E-IBNE QASIM (Clifton amusement Park measuring 132 acres, planned for various recreational and amusement facilities).

JEHANGIR KOTHARI PARADE AND PAVILION

LADY LLYOD'S PIER WITH REFLECTION POND

PLAYLAND

DODGEM PARK

AQUARIUM

AQUATIC PARK

SWIMMING POOLS

MINIATURE RAIL ROAD

HOTELS, CAFES, TOURIST HOTEL COMPLEX

CHILDREN AMUSEMENT PARKS

BOATING BASIN WITH TIDAL LAKE

CHILDREN PADDLING POND

BLUFF PARK WITH AUDITORIUM

OLD CLIFTON HILLOCK

SIND PARK

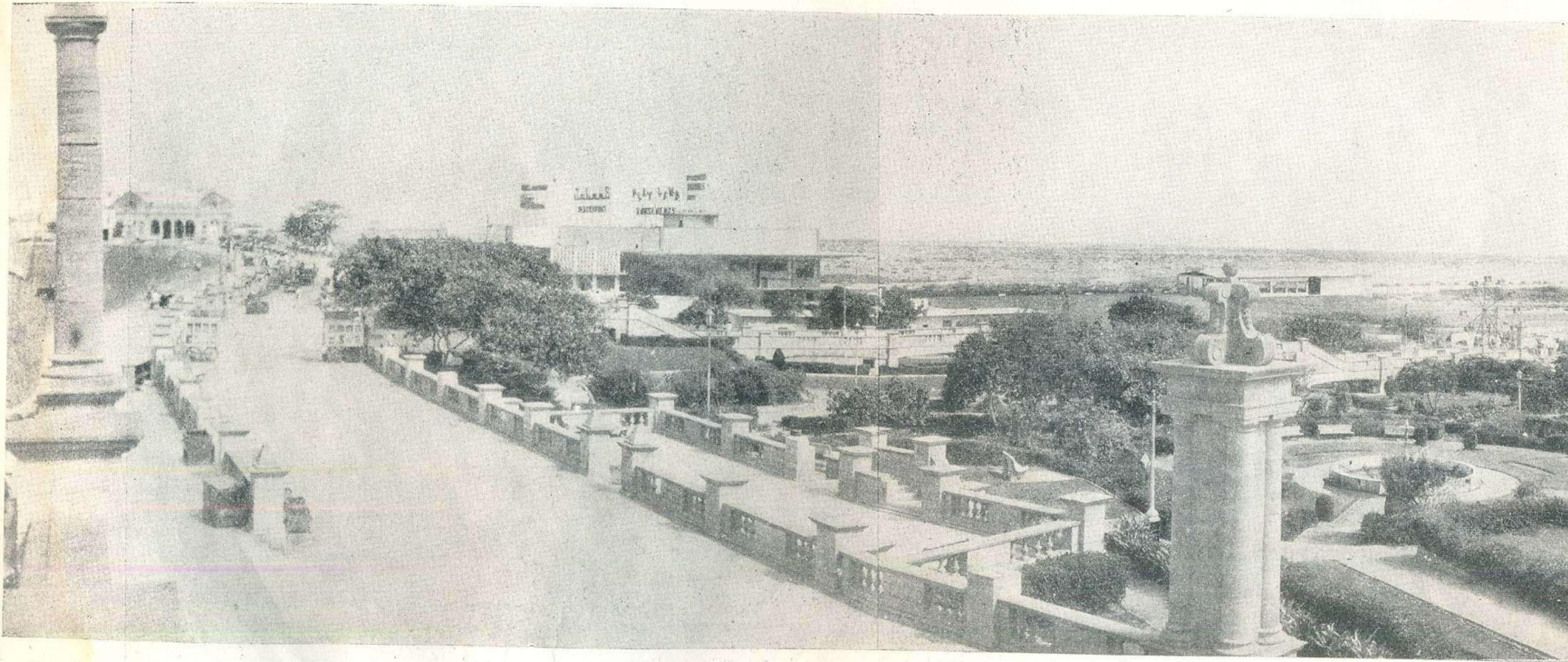
FOUNTAINS, MONUMENTS, SCULPTURES

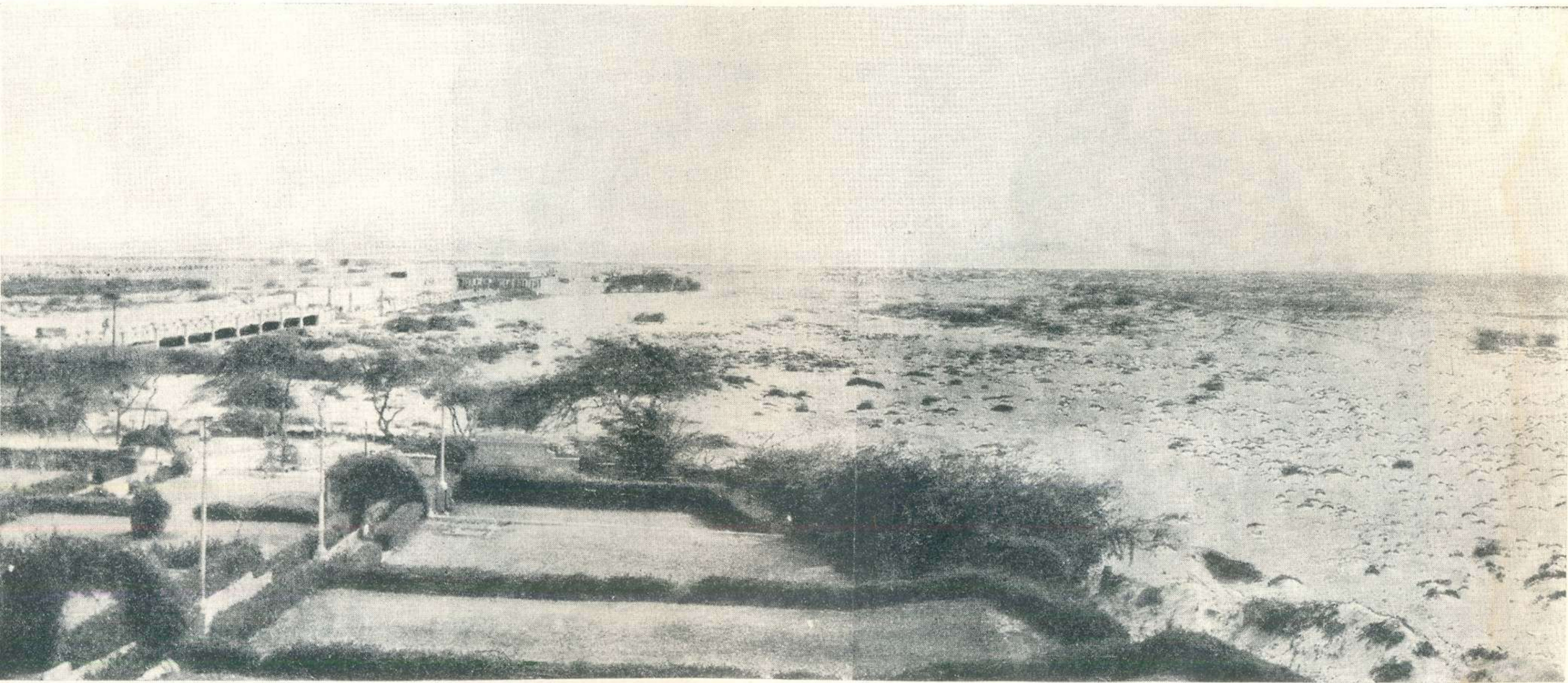
SITES FOR SOCIAL, CIVIC AND CULTURAL COMPLEXES

**MAIN RECREATIONAL
FEATURES**

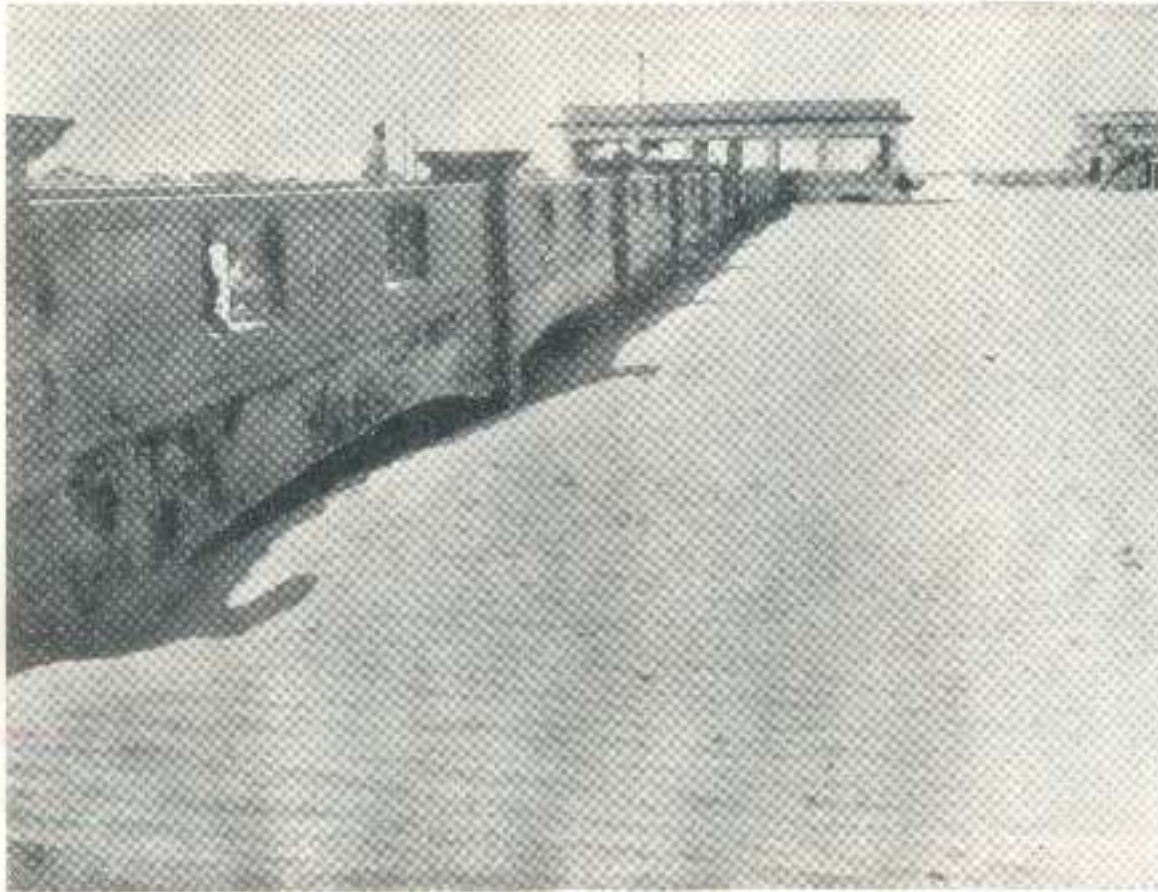
QASR - E - FATIMA JINNAH
(Mohatta Palace)







PANORAMIC VIEW OF THE SCHEME FROM KOTHARI PARADE



PIER BEING RENOVATED

1. Pavilion.
2. Mosque.
3. Temple.
4. Jehangir Kothari Parade.
5. Lady Lloyd's Pier.
6. Reflection Pond.
7. Aquarium.
8. Dodgem Park.
9. Lilly Ponds.
10. Amusement Centre.
11. Swimming Pools.
12. Restaurants and Hotel.
13. Miniature Railway Track.
14. National Monument.
15. Museum of Science and Industry.
16. Reading Room.
17. K.D.A. Pavilion.
18. Cottage Industries Sales Centre.
19. Sea Shell Stalls.
20. Car Parking.
21. Rocky Garden.
22. Bowling Alley.
23. Formal Garden.
24. Site for Circus.
25. Children's Amusement Area.
26. Public Conveniences.
27. Antique Shops.
28. Refreshment Booths (Kiosks).
29. Fountains.
30. Children Paddling Pond.
31. Aquatic Park.
32. Artificial Hill.
33. Telescope Corner.
34. Police out Post.
35. Band Stand.
36. Skating Rink.
37. Pedestrian Bridges.
38. Terrace Garden.
39. Miniature Golf Course.

MAIN FEATURES OF CLIFTON PARK
(Bagh-e-Ibne Qasim)

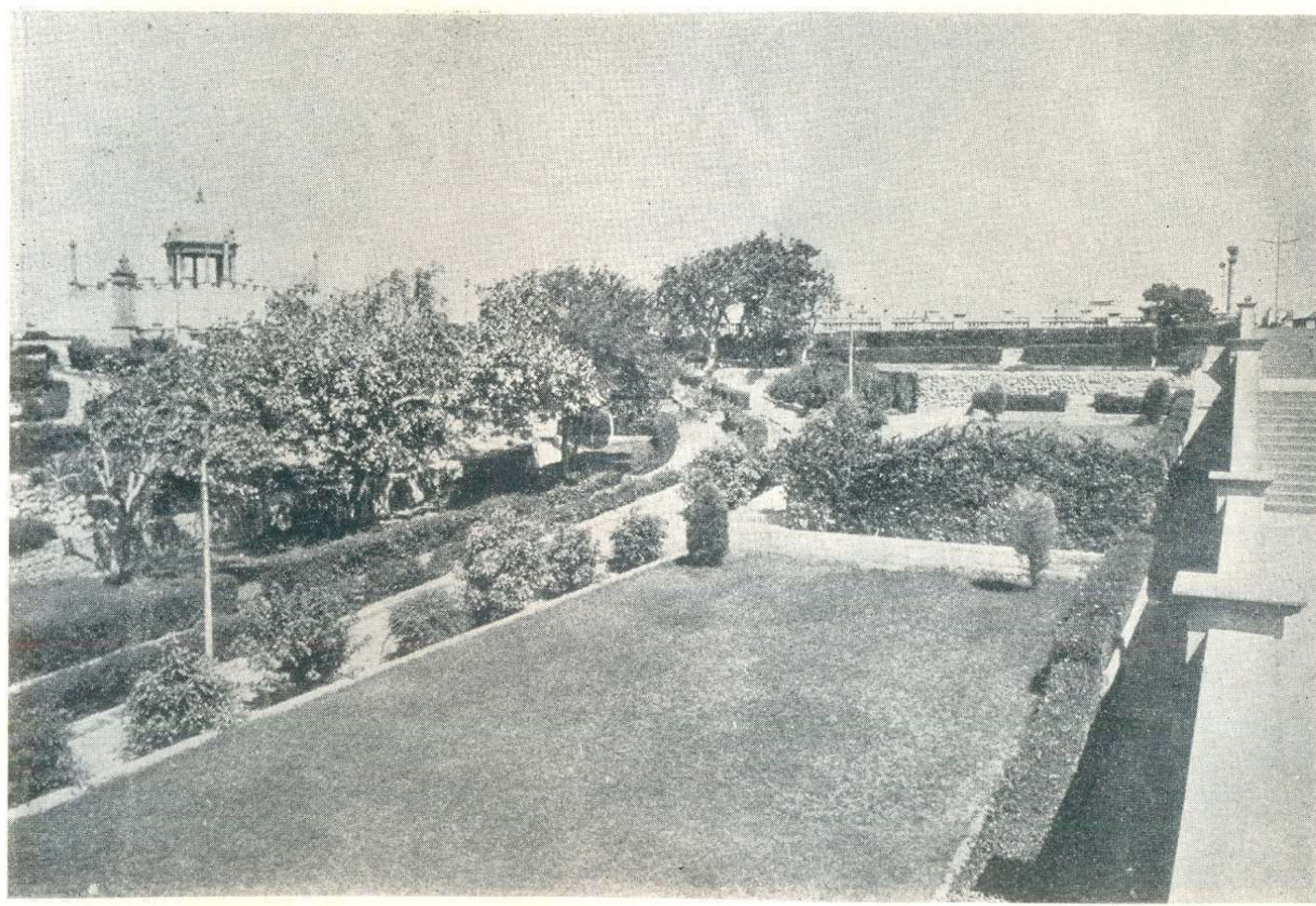
The schedule of plots for various usages in each block is as follows:—

A. SCHEDULE OF PLOTS OF ALL CATEGORIES

Block	Residential								Commercial		Public Build- ing	Education			Religious	Parks & Play grounds
	L	A	B	C	D	F	G	FL	ST	PLOT		College	H.S.	P.S.		
1.	734	157	216	31	—	—	—	18	15	111	4	1	2	4	4	11
2.	—	—	—	164	118	—	—	16	14	—	8	—	1	2	2	19
3.	—	—	—	—	—	—	—	6	12	—	3	—	—	2	2	1
4.	—	—	—	—	129	65	—	1	12	—	8	1	2	1	1	9
5.	—	—	—	—	203	110	10	18	5	17	5	1	1	2	2	16
6.	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—
7.	—	—	—	—	53	125	8	6	1	17	4	—	1	1	2	9
8.	—	—	—	14	43	74	35	—	—	18	3	—	—	1	1	6
9.	—	—	—	—	65	29	24	—	—	17	4	—	1	1	1	5
TOTAL:	734	157	216	209	611	403	77	65	55	183	40	3	8	14	15	76

SCHEDULE OF PLOTS FOR VARIOUS USES

TERRACE GARDEN





MAZAR OF
HAZRAT ABDULLAH SHAH GHAZI

B. SCHEDULE OF RESIDENTIAL PLOTS

TYPE BLOCK	L		A		B		C		D		F		G		FL		Total Nos.	Total Area (Acres)
	Nos.	Area Acres	Nos.	Area Acres	Nos.	Area Acres	Nos.	Area Acres	Nos.	Area Acres	Nos.	Area Acres	Nos.	Area Acres	Nos.	Area Acres		
1.	734	12.0	157	8.0	216	18.0	31	4.0	—	—	—	—	—	—	18	18.0	1,156	60.0
2.	—	—	—	—	—	—	164	20.0	118	24.5	—	—	—	—	16	18.5	298	63.0
3.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	11.5	6	11.5
4.	—	—	—	—	—	—	—	—	129	26.5	65	27.0	—	—	1	3.5	195	57.0
5.	—	—	—	—	—	—	—	—	203	42.0	110	45.0	10	8.0	18	25.0	341	120.0
6.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
7.	—	—	—	—	—	—	—	—	53	11.0	125	51.5	8	6.5	6	7.5	192	76.5
8.	—	—	—	—	—	—	14	2.0	43	9.0	74	30.5	35	27.5	—	—	166	69.0
9.	—	—	—	—	—	—	—	—	65	13.5	29	12.0	24	18.5	—	—	118	44.0
TOTAL:	734	12.0	157	8.0	216	18.0	209	26.0	611	126.5	403	166.0	77	60.5	65	84.0	2,472	501.0

C. Schedule of Commercial Area

BLOCK	SITE (Acres)	PLOT (Acres)	TOTAL (Acres)
1.	6.0	1.0	7.0
2.	9.0	—	9.0
3.	9.0	—	9.0
4.	14.0	—	14.0
5.	3.5	2.0	5.5
6.	—	—	—
7.	0.7	2.3	3.0
8.	—	5.5	5.5
9.	—	2.0	2.0
TOTAL:	42.2	12.8	55.0

The above schedule gives the different categories with the following indications:—

1. **Residential:**
Category

<i>Category</i>	<i>Area</i> (sq. yds.)	<i>Dimensions</i> (ft. × ft.)
L	80	24 × 30
A	240	36 × 60
B	400	48 × 75
C	600	60 × 90
D	1000	75 × 120
F	2000	100 × 180
G	3750	150 × 225
FL	Flats site measuring 1 to 3 acres.	

2. **Commercial:**

ST. indicates compact areas classified as Commercial which will be subject to detail planning and the net leasable area will be about 80%, the balance going for open areas and Plazas etc. Other Commercial plots will be ranging from 400 to 1,000 square yards.

3. **Public Buildings :**

Public Building sites will include sites for Social, Cultural, Government and Semi Government Buildings.

4. **Educational**

Educational buildings will include sites for Primary Schools, High Schools and Colleges.

5. **Religious Institutions**

Religious Institutions include Mosques, Imam Baras, Jamat Khana, Monastery, Church etc.

6. **Parks and Playgrounds**

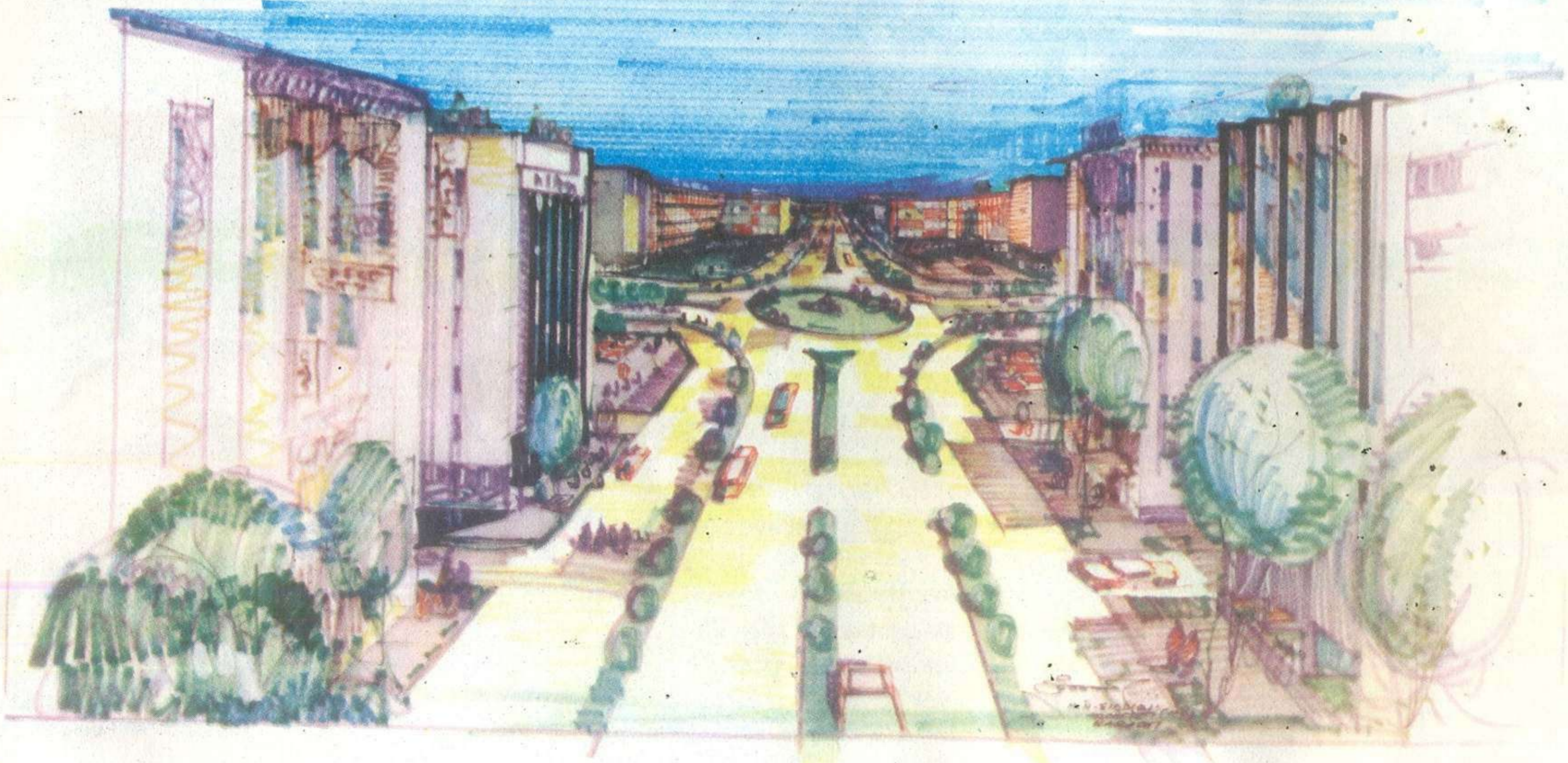
Parks and playgrounds are the open spaces with proper trees, greenery and grounds for sports.

ZONING AND BUILDING REGULATIONS

A. GENERAL CONDITIONS

- (a) Sub-division of plots shall not be permitted except with the prior approval of K.D.A.
- (b) Customary occupation of premises shall be allowed after obtaining occupancy certificate.
- (c) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be chamfered as per provision in Karachi Town Planning Regulations.
- (d) Ancillary structures such as garages and Servant Quarters shall be allowed in the rear compulsory open space of the plot provided that the height shall not exceed 8 feet and no parapet shall be built. Ancillary structures will be counted in built up area.

- (e) Lofts only for storage purposes shall be allowed on kitchens, baths and store rooms within the roof level of the floor. Lofts for living purposes shall not be allowed.
 - (f) Plots allotted or auctioned for residential, commercial, industrial, amenities and multi-storeyed flats shall be exclusively used for the purpose they are meant as per terms and conditions of allotment or auction unless the conversion of the use is allowed by K.D.A.
 - (g) On all plots for flats where plot ratio formula is applied multi-storeyed buildings will be allowed. The number of storeys shall not be more than five, where there is no lift. In cases, where the climbing height exceeds 42'-6", lift will have to be provided.
 - (h) On all Amenity Plots where plot ratio formula is applied, multi-storeyed buildings will be allowed. The maximum number of floors allowed shall be ground plus three upper floors.
 - (i) No advertisement or sign-boards or Neon Sign shall be allowed on the plot or streets except in case of commercial plots where these can be fixed at a place specified in the Standard Plan.
 - (j) In commercial plots the premises on ground floor can be used only for Stores, Shops, Banks, Offices, Restaurants and on upper floors residential flats and Offices will be allowed.
 - (k) In case of Flat Sites or Amenity Plots where a number of Blocks are designed within the plot, the provision of Town Planning Regulations for light and ventilation shall be followed for spaces between the blocks.
 - (l) In case of commercial plots in K.D.A. Schemes standard elevations in respect of height, number of storeys, arcade, compulsory open space etc., shall be followed for each type of plots given at the time of auction/allotment.
 - (m) Relaxation in compulsory open spaces can be considered on technical grounds.
- B. RESIDENTIAL PLOTS:**
- 1. **A Type with area of 240 sq. yds.**
 - (a) Not more than 60% of the plot area shall be covered on the ground floor, and 50% on the first floor.
 - (b) Height of the building (including parapet) shall not exceed 30 feet or two storeys whichever is less. A maximum height of 36 feet



KHAYABAN - E - IQBAL

ISUZU MOTOR COMPANY LIMITED



VIEW FROM SHAH - E - FIRDOUSI

shall be allowed for staircase tower.

- (c) Minimum compulsory open space shall be left as follows:

In front 5 ft.

On any one side 5 ft.

In the rear 10 ft.

(except when the rear abuts on open space or public road, it shall be 5 ft.).

2. **'B' Type with area of 400 sq. yds.**

- (a) Not more than 1/2 of the plot area shall be allowed to be covered.

- (b) Height of the building (including parapet) shall not exceed 30 feet or two storeys whichever is less. A maximum height of 36 feet shall be allowed for staircase tower. A barsati shall also be allowed alongwith the staircase tower provided its area shall not exceed 1/20th of the plot area.

- (c) Minimum compulsory open space shall be left as follows:—

In front 7 ft.

On both sides 5 ft.

In the rear 10 ft.

(except when the rear abuts on public road or open space, it shall be 5 ft.).

3. **'C' Type with area of 600 sq. yds.**

- (a) Not more than 40% of the plot area shall be covered.

- (b) Height of the building (including parapet) shall not exceed 30 feet or two storeys whichever is less. A maximum height of 36 feet shall be allowed for staircase tower. A barsati shall also be allowed alongwith the staircase tower provided its area shall not exceed 1/20th of the plot area.

- (c) Minimum compulsory open space shall be left as follows:—

In front 15 ft.

On both sides 10 ft.

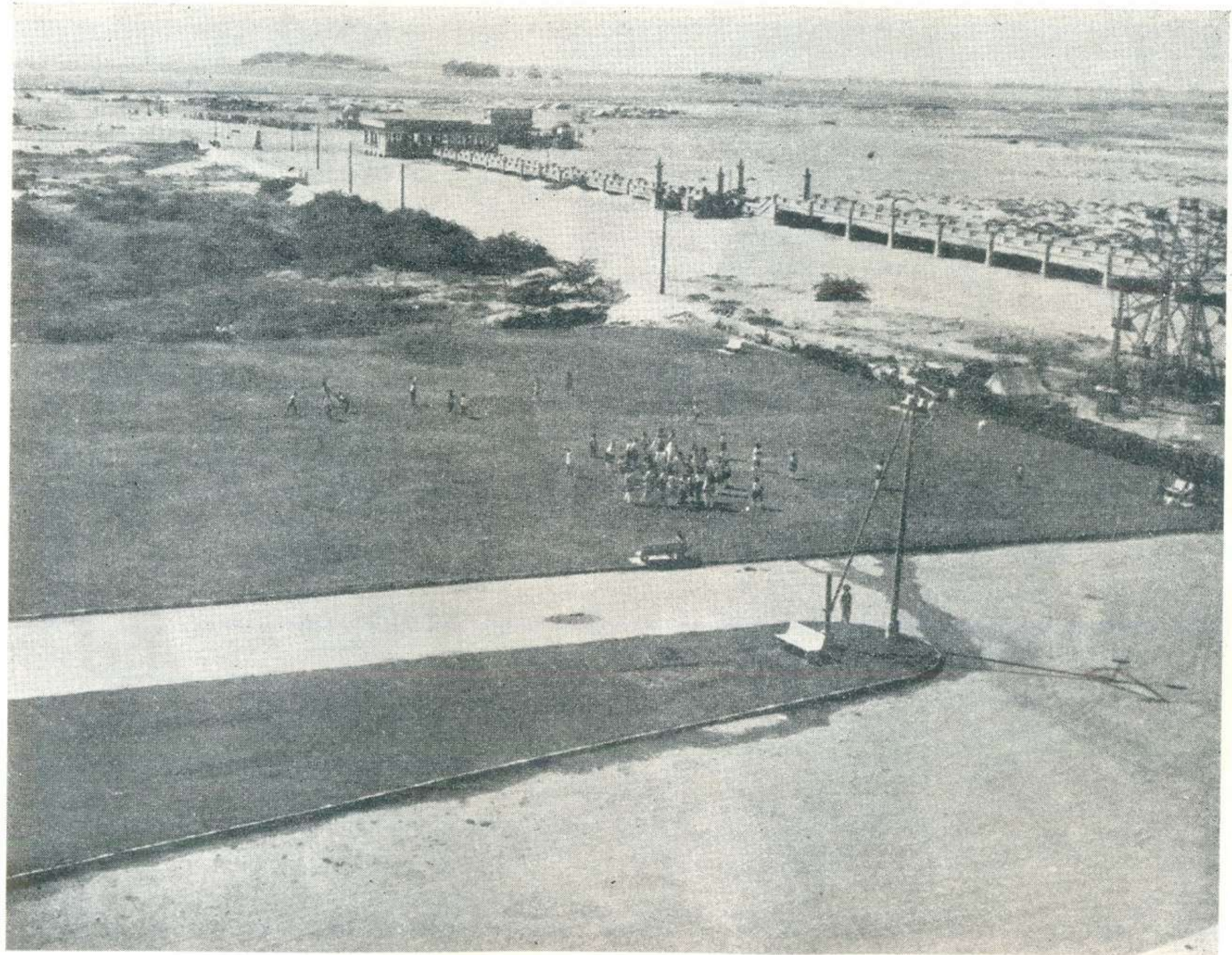
In the rear 15 ft.

(except when the rear abuts on public road or open space, it shall be 7'-6").

4. **'D' and 'F' Types with areas of 1,000 sq. yds. to 2,000 sq. yds.**

- (a) Not more than 1/3rd of the plot area shall be allowed to be covered.

- (b) Height of the building (including parapet) shall not exceed 30 feet or two storeys, whichever is less. A maximum height of 36 feet shall be allowed for barsati and for staircase tower provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space of 15 feet in the front, 10 feet in the sides, and 20 feet in the rear (except where the rear boundary wall abuts on a public road or on open space the minimum rear open space shall be 10 feet) shall be left.
5. **'G' Type with areas of 3500 sq. yds. to 4250 sq. yds.**
- (a) Not more than 1/3rd of the plot area shall be allowed to be covered by the main building and not more than other 1/8th by ancillary structures.
- (b) Height of the building shall not exceed 42 feet or three storeys whichever is less. A maximum height of 50 feet shall be allowed for barsati and staircase tower, provided their area shall not exceed 1/30th of the plot area.
- (c) Minimum width of open space that shall be left in the plot are as follows:—
- | | |
|------------------------|--------|
| In the front and sides | 20 ft. |
| In the rear | 30 ft. |
6. **'H' Type with areas of 4500 sq. yds, and above.**
- (a) Not more than 1/4th of the plot area shall be allowed to be covered, by the main building and not more than another 1/8th by ancillary structures.
- (b) Height of the building shall not exceed 72 feet or six storeys whichever is less. A maximum height of 80 feet shall be allowed for barsati and for staircase tower, provided their area shall not exceed 1/30th of the plot area.
- (c) Minimum width of open spaces that shall be left in the plot are as follows:—
- | | |
|----------------------------|--------|
| In the front and the sides | 35 ft. |
| In the rear | 30 ft. |
- (d) Not more than one flat (excluding servant quarters) will be allowed for each 150 sq. yds.



Recreational Area of
BAGH - e - IBNE QASIM



KHAYABAN - e - IQBAL
(Main Clifton Road)

7. **'K' Type with area ranging from 1.5 acres to 5 acres.**

of plot is less than 1/2 acre, it shall be 10 feet.

These are special plots designed for providing accommodation of special nature. Not more than three storeys shall be allowed in these plots. 3/4th of the plot area shall be left open, individual site plans shall be submitted by the allottees to the K.D.A. for scrutiny and approval.

8. **'L' Type with area of 80 sq. yds.**

(a) Not more than 3/4th of plot area shall be covered.

(b) Height of the building (including parapet) shall not exceed 16 feet. on one storey

(c) Building can abut on 3 sides but 3 feet compulsory open space shall be left on one side.

(d) Only ground floor shall be allowed.

9. **'FL' Type plots meant for multi-storeyed flats.**

(a) For built up area plot ratio shall be 1 : 1.75.

(b) Compulsory open spaces shall be 20 feet all around except where the area

C. COMMERCIAL PLOTS:

1. (a) In case of commercial plots, standard elevation in respect of height, number of storeys, arcade, compulsory open space shall be followed for each type given at the time of auction/allotment.

(b) Sub-division of the plot shall not be allowed.

(c) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be rounded off by a radius of 10 feet.

2. **B/C Type Plots (having area of about 400 sq. yds.**

(a) Minimum width of open spaces that shall be left in the plot are as follows:—

In the front Building shall abut the plot line.

In the sides 1. Not necessary up to the roof of ground storey.
2. 7½ feet on both sides for upper storeys.

In the rear Building shall abut the plot line.

(b) Height of the building shall not exceed 30 feet or three storeys whichever is less. A maximum height of 38 feet shall be allowed if Barsati and Staircase tower are provided. Their area shall not however, exceed 1/20 of the plot area.

(c) An arcade of 10 feet width shall be provided on three sides of the corner and on front and rear sides of other plots of the same row.

(d) Height of each roof shall be between 9½ and 10 feet and no loft shall be allowed.

(e) Level of the plinth of the building shall be 2 feet above the crown of the front road.

3. **C/C Type plots having areas of about 600 sq. yds.**

(a) Minimum width of open spaces that shall be left in the plot are as follows:

In the front Not necessary

In the sides 5 feet in any one side only.

In the rear 10 feet.

(b) The maximum height of the building shall be 2 storeys or 30 feet, whichever is less.

4. **D/C and F/C Type plots (having areas of about 1000 and 2000 sq. yds. each respectively).**

(a) Minimum width of open spaces that shall be left open in the plot are as follows:—

In the front	Not necessary.
In the sides	5 feet in any one side only.

In the rear	10 feet.
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(b) The maximum height of the building shall be 3 storeys or 45 feet whichever is less.

5. **G/C and H/C Type Plots (having areas of about 3,750 sq. yds. and 4,500 sq. yds. each respectively).**

(a) Minimum width of open spaces that shall be left in the plot area as follows:

In the front	Not necessary.
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In the sides	10 feet on both sides.
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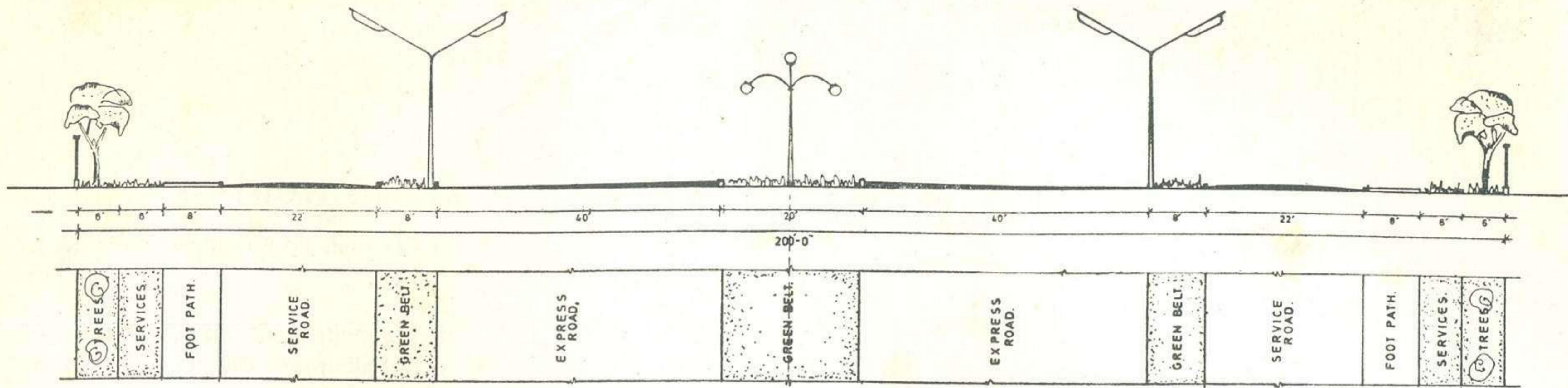
In the rear	20 feet.
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(b) The maximum height of the building shall be 6 storeys or 72 feet whichever is less.

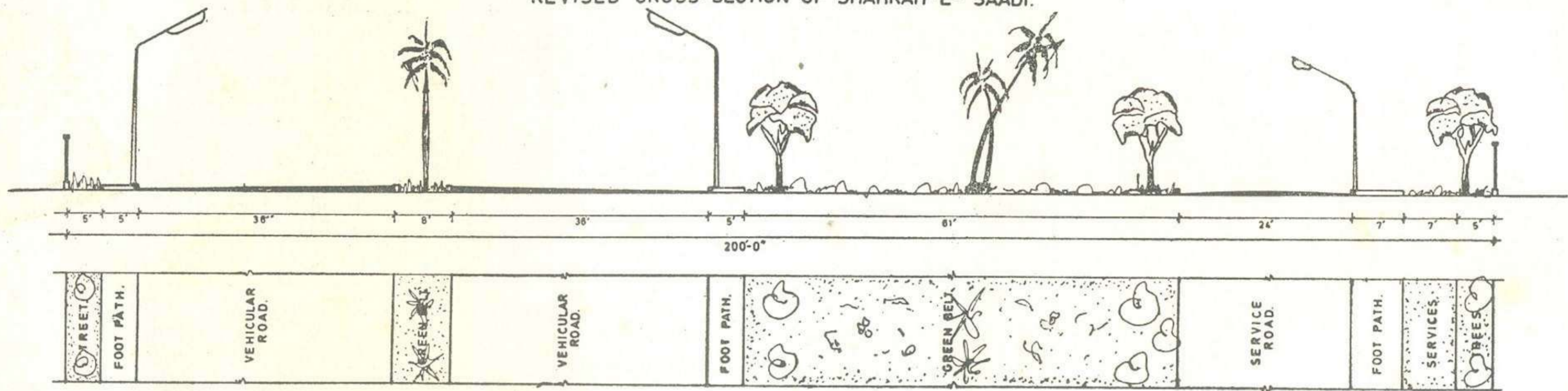
D. AMENITY PLOTS:

(a) For built up area plot ratio shall be 1 : 1.

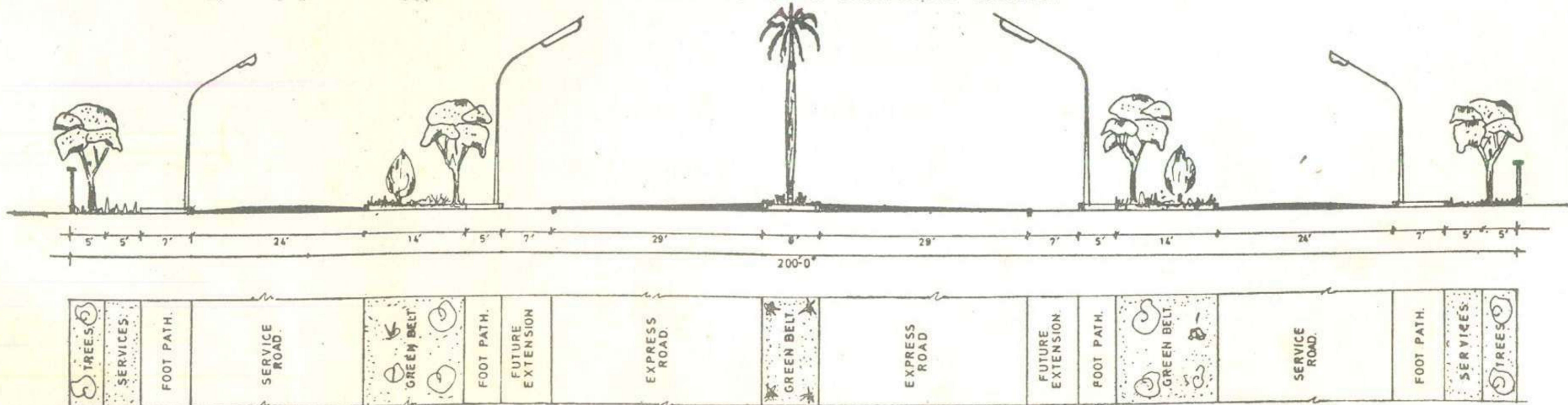
(b) Compulsory open space shall be 20 feet all around except in cases, where the area of plot is less than 1/2 acre, it shall be 10 feet.



REVISED CROSS-SECTION OF SHAHRAH-E- SAADI.



REVISED CROSS-SECTION OF SHAHRAH-E- GHALIB.



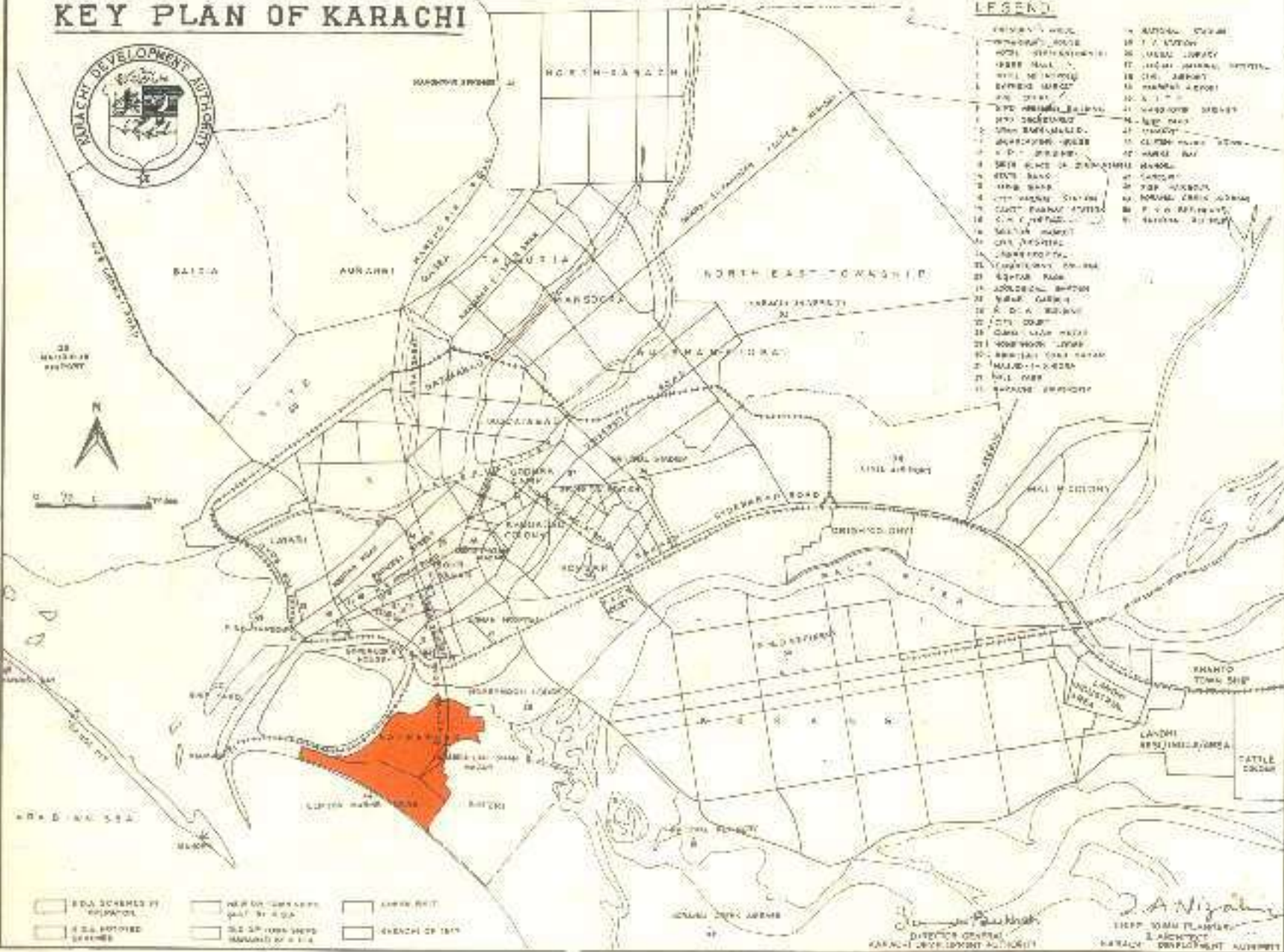
REVISED CROSS-SECTION OF SHAHRAH-E- ATTAR.

KEY PLAN OF KARACHI



LEGEND

- | | |
|------------------|------------------|
| 1. AIRPORT | 21. WATERWAYS |
| 2. T. C. STATION | 22. AIRPORT |
| 3. LOCAL MARKET | 23. LOCAL MARKET |
| 4. LOCAL MARKET | 24. LOCAL MARKET |
| 5. LOCAL MARKET | 25. LOCAL MARKET |
| 6. LOCAL MARKET | 26. LOCAL MARKET |
| 7. LOCAL MARKET | 27. LOCAL MARKET |
| 8. LOCAL MARKET | 28. LOCAL MARKET |
| 9. LOCAL MARKET | 29. LOCAL MARKET |
| 10. LOCAL MARKET | 30. LOCAL MARKET |
| 11. LOCAL MARKET | 31. LOCAL MARKET |
| 12. LOCAL MARKET | 32. LOCAL MARKET |
| 13. LOCAL MARKET | 33. LOCAL MARKET |
| 14. LOCAL MARKET | 34. LOCAL MARKET |
| 15. LOCAL MARKET | 35. LOCAL MARKET |
| 16. LOCAL MARKET | 36. LOCAL MARKET |
| 17. LOCAL MARKET | 37. LOCAL MARKET |
| 18. LOCAL MARKET | 38. LOCAL MARKET |
| 19. LOCAL MARKET | 39. LOCAL MARKET |
| 20. LOCAL MARKET | 40. LOCAL MARKET |



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|---------------------|--------------------------|------------------|
| □ F.O.A. SCHEMES BY | □ NEW OR IMPROVED | □ AIRPORT |
| □ F.O.A. SCHEMES | □ S.E. SP. (NEW) SCHEMES | □ CANALS OF 1971 |

J. A. Nizami
 DIRECTOR GENERAL
 KARACHI DEVELOPMENT AUTHORITY