



## SRINAGAR DEVELOPMENT AUTHORITY

Bemina, Bye Pass near SKI MS Medical College, Srinagar, Kashmir-190018

TEL: 0194- 2493191, FAX: 0194-2493180, EMAIL: Srinagar.development.authority@gmail.com

### Minutes of the 38<sup>th</sup> Meeting of BOCA SDA

38<sup>th</sup> Meeting of Building Operation Controlling Authority (BOCA) Constituted vide SRO 152 of 2005 Dated 31.05.2005 was held under the Chairmanship of Vice Chairman SDA on 08/09/2021 at 11.00 AM.

#### **Following members attended the meeting:**

- |                                  |                    |
|----------------------------------|--------------------|
| 1. Director Land Management, SDA | Member             |
| 2. Senior Town Planner, SDA      | (Member Secretary) |
| 3. Ex. Engineer, PDD             | Member             |
| 4. Ex. Engineer, S&D             | Member             |
| 5. Ex. Engineer, SDA             | (Co-opted Member)  |
| 6. Secretary, SDA                | (Co-opted Member)  |

Secretary LDA (Member) did not attend the meeting.

Fifteen (16) Building Permission Cases were listed in the Agenda for the meeting and BOCA took decisions as under:

S. No.	Name of the Applicant	Site at	Plot No. & Plot Size	Applied for	Last BOCA Decision	Decision
01.	Sofi Hanief Ahmad, Nusrat jana, Fatima W/o, S/o, D/o Late Ali Mohammad R/o Hamdaniya Colony, Bemina.	Mini Housing Colony, Bemina.	70 25x40	Const. of Two storied Residential House.	Nil	Approved for construction of Residential House as per Type design of SDA. Further, as per Agenda No 5 in its 32nd BOCA meeting wherein "it was decided to charge applicable building permission fee and renewal Building charges on yearly basis after working out the amount on three (3) year basis."
02.	Shmt. Rafiqa	Housing	515-2/C	Const. of Two	Nil	Approved for





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	Banoo W/o Gh. Mohammad R/o Qalamdanpora.	Colony, Bemina	25x50	storied Residential House after dismantling the existing House.		construction of Residential House as per Type design of SDA. However permission shall be issued after dismantling certificate of existing structure is submitted from Enforcement Wing SDA.
03.	Gh. Ahmad Bhat S/o Gh. Mohammad R/o Housing Colony Bemina.	Housing Colony Bemina.	314-2/B 30x60	Const. of Two storied Residential House after dismantling the existing House.	Nil	Approved for construction of Residential House as per Type design of SDA. However permission shall be issued after dismantling certificated of existing structure is submitted from Enforcement Wing SDA.
04.	Mohammad Amin Banday S/o Mohammad Anwar R/o 189 HIG Colony Bemina.	HIG/MI G Colony Bemina.	189 3741 sq. ft.	Post facto Building Permission /Regularization three storied with attic residential House.	Nil	Rejected, on account of violation of type design and colony layout parameters.
05.	Fayaz Ahmad Lone S/o Gh. Hussain Lone & Zahida Fayaz W/o Fayaz Ahmad R/o Nowgam.	S.K.Bagh Nowgam	4080 sq. Ft.	Const. of Two storied with attic Residential House.	Nil	Approved subject to authentication of site plan from (ACR)/ patwari concerned.
06.	Shafiq Akhter W/o Mohammad Amin Rafiq R/o Parapora Bagat Barzullah.	Khanday Colony. Bemina.	3825 sq. ft.	Const. of Two storied with attic Residential House.	Nil	Approved as per Master plan 2035 SMR norms.
07	Fahmida Bano	Khanday	2577 sq.	Const. of Two	Nil	Rejected, Applicant

*[Handwritten signatures and marks at the bottom of the page]*





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	Kh.Budoo D/o Amir-u-din Kh.Budoo R/o Salamabad, Uri.	Colony Bemina.	Ft.	storied with attic Residential House.		has constructed the structure on site, which is in gross violation to the Master Plan 2035 norms.
08	Hilal Ahmad Sheikh S/o Gh.Mohammad R/o Palpora Sonwar.	Salfia Colony Banpora Nowgam.	1631 sq. Ft.	Const. of Two storied with attic Residential House after dismantling the existing plinth.		Rejected. The applicant is advised to remodel the existing plinth in tune to the Master Plan 2035 SMR Regulations.
09.	Nazir Ahmad Mir S/o M,Maqbool & Masooda D/o Gh. Ahmad R/o Tangmarg.	Lasjan Bypass Nowgam.	36 kanal 06 marla	Errrection of Chaink link fencing 7 Watch Ward Quarter.		Deferred, as NOCs are pending.
10	Danish Hussain Gazi S/o Gh. Hussan R/o Bagwanpora.	Palar Mirgund.	5400 sq. ft.	Construction of two storied Commercial Building with Basement.		Rejected, as per land use is contradictory (Town Planning Scheme).
11	Gh. Ahmad Baigh S/o Ab. Aziz R/o Baghe Mehtab.	Baghe Mehtab.	2894 sq. ft.	Const. of Two storied with attic Residential House	Nil	Rejected, as per land use is contradictory (Buffer Use).
12	Bilal Ahmad Sheikh S/o Late Habibullah R/o Nowgam.	Railway Colony Nowgam.	16320 sq. ft.	Construction of three storied Pre-primary School.	The applicant has produced all documents but reportedly he has already raised a structure there. The Town planning wing & Enf.wing shall visit the site and factual report for being placed before the BOCA in the next meeting.	Rejected, the applicant has raised the structure illegally without sanction of Building Permission and plinth area and setbacks of the said structure existing on ground is a colossal violation of Master Plan 2034 SMR.
13.	Ab.Aziz Malik	Mini	32-	Const. of Two	Nil	Approved for

*[Handwritten signatures and initials in blue ink]*





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	S/o Mohammad Ashoor R/o pahlipora safapora	Housing Colony Bemina.	A/32-B 3168.62. sq. ft.	storied Residential with attic House.		construction of Residential House as per Type design of SDA in 32 B plot and part portion of 32 A to be kept as green.
14.	Gowhar Ahmad Langoo S/o Gh.Mohammad R/o Hilalabad Qamwari Sector 2	Mini Housing Colony Bemina.	40 45'x80'	Const. of two storied with attic Residential House.		Approved for construction of Residential House as per Type design of SDA. Further, as per Agenda No 5 in its 32nd BOCA meeting wherein "it was decided to charge applicable building permission fee and renewal Building charges on yearly basis after working out the amount on three(3) year basis".
15.	Sheikh Nazir Ahmad S/o Sheikh Gh. Rasool R/o Sonawar Bazar.	HIG/ MIG Colony Bemina.	66 45'x80' + strip 1560 sq. ft.	Const. of two storied with attic Residential House.		Approved for construction of Residential House as per Type design of SDA. Further, as per Agenda No 5 in its 32nd BOCA meeting wherein "it was decided to charge applicable building permission fee and renewal Building charges on yearly basis after working out the amount on three (3) year basis".
16.	Gh Mohammad	Housing	332-B/D	Const. of Two		Approved for

*[Handwritten signatures and initials in blue ink]*

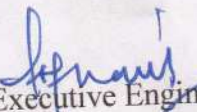



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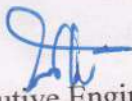
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Bhat S/o Late Qadir Bhat R/o Housing Colony Bemina.	Colony Bemina	25'x50'	storied Residential House after dismantling the existing House.		construction of Residential House as per Type design of SDA. However permission shall be issued after dismantling certificate of existing structure is submitted from Enforcement Wing SDA.
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Executive Engineer  
PDD (Member)


  
Ex. Engg  
PHE [PHE]

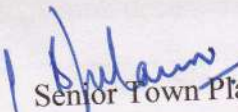
  
Executive Engineer  
S&D (Member)

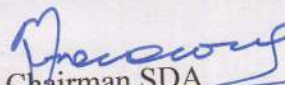
Secretary LDA  
(Member)

  
Secretary SDA  
Co-opted Member

  
Executive Engineer SDA  
Co-opted Member

  
Director Land Management SDA  
(Member)

  
Senior Town Planner  
Member Secretary (BOCA)

  
Vice Chairman SDA  
(Chairman BOCA)