



**SPECIAL AUDIT REPORT
ON
THE ACCOUNTS OF
HOUSING SOCIETIES DIRECTORATE
CAPITAL DEVELOPMENT AUTHORITY
(PRIVATE HOUSING SCHEMES
IN ISLAMABAD CAPITAL TERRITORY)
CAPITAL ADMINISTRATION AND
DEVELOPMENT DIVISION
GOVERNMENT OF PAKISTAN**

AUDIT YEAR 2016-17

AUDITOR GENERAL OF PAKISTAN

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ABBREVIATIONS AND ACRONYMS

AASHTO	American Association of State Highway and Transportation Officials
CNG	Compressed Natural Gas
CDECHS	Cabinet Division Cooperative Employees Housing Society
DAC	Departmental Accounts Committee
FIR	First Information Report
ICT	Islamabad Capital Territory
LOP	Layout Plan
MPCHS	Multi Professional Cooperative Housing Society
NAB	National Accountability Bureau
NOC	No Objection Certificate
PSDP	Public Sector Development Programme
PTCL	Pakistan Telecommunication Company Limited
RCC	Reinforced Cement Concrete
ROW	Right Of Way.
SECP	Securities & Exchange Commission of Pakistan.
STP	Sewerage Treatment Plant

Preface

Articles 169 and 170 of the Constitution of the Islamic Republic of Pakistan 1973, read with the Sections 8 and 12 of the Auditor General (Functions, Powers and Terms and Conditions of Service) Ordinance, 2001 require the Auditor General of Pakistan to conduct audit of the accounts of the Federal and of the Provincial Governments and the accounts of any authority or body established by, or under the control of, the Federal or a Provincial Government.

The report is based on special audit of Housing Societies Directorate of Capital Development Authority (CDA) which regulates Private Housing Societies in Islamabad Capital Territory for the period from 2011 to 2016 conducted in pursuance of the directions of Public Accounts Committee during its meeting held on 24th to 26th May, 2016. The Directorate General Audit Works (Federal), Islamabad conducted special audit during January-February 2017 with a view to reporting significant findings to the relevant stakeholders.

Audit findings indicate the need for adherence to the regularity framework besides instituting and strengthening the internal controls to avoid recurrence of similar violations and irregularities. The report could not be discussed with the Principal Accounting Officer in the Departmental Accounts Committee meeting despite best efforts made by Audit.

The Special Audit Report is submitted to the President of Pakistan in pursuance of Article 171 of the Constitution of the Islamic Republic of Pakistan 1973, for causing it to be laid before the Parliament.

Islamabad
Dated: 21st May, 2018

Sd/-
(Javaid Jehangir)
Auditor General of Pakistan

EXECUTIVE SUMMARY

The Directorate General Audit Works (Federal), Islamabad, carries out the audit of Federal Government entities engaged in construction works, namely, Capital Development Authority, Civil Aviation Authority, National Highway Authority, Pakistan Public Works Department, Estate Office, Federal Government Employees Housing Foundation, National Construction Limited, Pakistan Housing Authority Foundation, Higher Education Commission (PSDP/Infrastructure development works executed by federally chartered universities/institutions), Workers Welfare Fund/Boards and Ministry of Planning, Development and Reform (Special Project Cell/Afghan Projects). These entities function under the administrative control of various Principal Accounting Officers and consume major portion of the funds provided under the Public Sector Development Programme.

The Directorate General Audit Works (Federal), Islamabad conducted special audit of Housing Societies Directorate of Capital Development Authority which regulates Private Housing Schemes in Islamabad Capital Territory (ICT) during January - February 2017 for the period from 2011 to 2016 in pursuance of the directions of Public Accounts Committee during its meeting held on 24th to 26th May, 2016.

The objectives of the special audit were to assess:

- Whether planning and permission for construction of private housing schemes was appropriate and according to the Islamabad Capital Territory (Zoning) Regulation, 1992 and according to the Modalities and Procedures framed under above regulations for development of private housing schemes in Zone-2, Zone-4, and Zone-5 of the ICT.
- Whether monitoring and reporting mechanism was in place to detect violations by the sponsors of housing schemes

i. Introduction

Capital Development Authority (CDA), established under the CDA Ordinance promulgated on 27th June, 1960, is governed through an Executive Board, constituted by the Federal Government, under Section 6 of CDA Ordinance, 1960. Secretary, Capital Administration and Development Division is the Principal Accounting Officer of CDA. In exercise of the powers conferred by section 51 of the CDA Ordinance 1960 read with section 11 thereof, CDA has made Zoning Regulation 1992. As per ICT (Zoning) Regulation, 1992, Islamabad has been divided into Five Zones as under:

Zone-1

This Zone constitutes sectors up to the existing alignment of the G.T Road from point of intersection of G.T Road with Shakra-e-Kashmir to the point of the Nicolson Monument (Turnol, Rawalpindi) inclusive of Sector H-14, H-15, H-16, H-17, I-14, I-15, I-16 and I-17. Total area under this Zone is 54,958 Acres. Land was to be acquired under a phased programme and developed by the Authority in accordance with the land use pattern spelled out in the Master Plan.

Zone-2

The Zone consists of an area, bounded by G.T Road in the North and North East, North of Shakra-e-Kashmir and Capital limits in the West, comprising residential sectors G-15 (Part), G-16, G-17, F-15 (Part), F-16, F-17, E-15 (Part), E-16, E-17, D-16, D-17, C-17 and B-17. Total area under this Zone is 9,804 Acres. Private Sector (Co-operative Housing Societies, Limited Companies/Firms) are allowed to purchase/acquire land and develop residential schemes in accordance with the pattern of residential sectors planned in Zone-1. The minimum size of such residential scheme is not less than 100 Acres.

Zone-3

Margallah Hills National Park as notified under section 21 of the Islamabad Wild Life (Protection, Preservation, Conservation and Management) Ordinance 1979, other protected ranges, forest areas and un-acquired land falling between the Margallah Hills and north of Murree Road constitute this zone. Total area under this Zone is 50,398 Acres. No private residential, farming, orchard, poultry and dairy farming scheme are allowed, no change in land-use is permissible except for such project as may be related to conservation, preservation, afforestation and recreation and are covered by Margallah Hills National Park Management Plan.

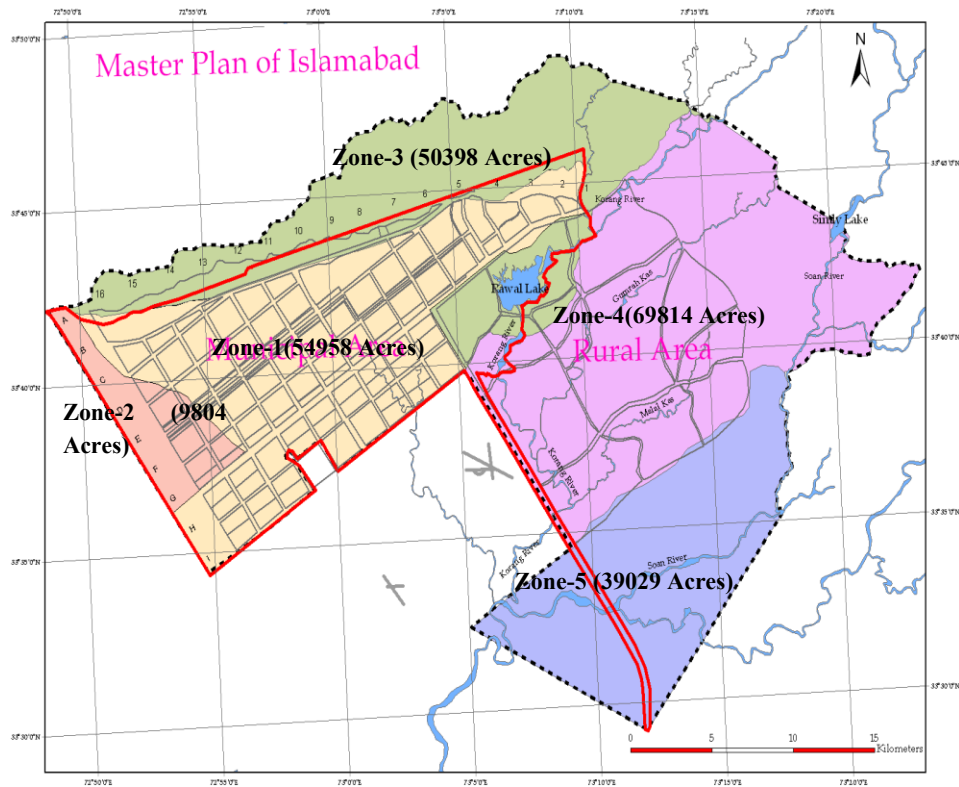
Zone-4

This Zone comprises Islamabad Park and rural periphery wedged between Murree Road towards north and Lehtar Road towards south and extending beyond Simly Road up to the ICT limits in the North-East. This Zone excludes the part of Margallah Hills Park and Rawal Lake. Total area under this Zone is 69,814 Acres. This area is reserved for uses such as large public institutional projects of national importance, sports and recreation, green belt project, orchards and farming scheme, nurseries and on modest scale, schemes for rehabilitation of affectees. Subject to grant of NOC by the Authority, schemes for orchards/vegetables farms by private developers are permissible, provided, the size of such orchard/vegetable farm as not less than 20 kanals (2.5 acres). In December 10, 2014 amendments in ICT (Zoning) Regulation, 1992 of Zone-4 were made and according to it housing schemes were allowed and minimum size of orchards/vegetables farms reduced from 20 kanals to 4 kanals.

Zone-5

This Zone comprises areas falling south of Islamabad Park and extending up to outer limits of ICT towards south, south west and south east. Private Sector (Co-operative Housing Societies, Limited Companies/Firms) are allowed to purchase/acquire land and develop residential schemes in

accordance with the pattern of residential sectors planned in Zone-1. The minimum size of such residential scheme are not less than 50 Acres.



Zone-2 and Zone-5 have been earmarked for Housing Projects by the Private Sector (Co-operative Housing Societies, Limited Companies/Firms). In the year 2010, ICT (Zoning) Regulation were amended and Housing Projects have also been allowed in Zone-4 (Sub Zone B-1 and B-2).

Area for Housing Scheme

Minimum area for housing scheme prescribed for Zone-2 is not to be less than 800 kanals and in Zone-4 and 5 not to be less than 400 kanals.

Timeline/period of Completion of a Scheme

Period of completion of different housing schemes is as under:

- | | |
|---|----------|
| i) Scheme covering an area of up to 100 acres | 03 years |
| ii) Scheme covering an area between 101 to 200 acres | 04 years |
| iii) Scheme covering an area between 201 to 400 acres | 05 years |
| iv) Scheme covering an area between more than 400 acres | 06 years |

Description of Housing Schemes

The CDA due to scarce resources decided to involve private sector in developing huge area measuring 118,647 acres of Zone-2, 4 and 5 under ICT (Zoning) Regulation, 1992. Following is the mode of registration of housing society:

- In case of Cooperative Society, it should be registered with Circle Registrar, ICT under Cooperative Societies Act, 1925.
- In case of private owner/company, it should be registered with Securities & Exchange Commission of Pakistan (SECP) under Companies Ordinance, 1984.
- In case of Government Department/Foundation/Trust, it should be registered under Charitable Endowment Act, 1890/Trust Act, 1882.

Housing Schemes Objectives

The objectives of development of housing schemes were to develop Islamabad Capital Territory as per master plan, ICT Zoning Regulation 1992 and following international standards:

- The land use percentages of any housing scheme must remain within the following limits:

i.	Residential not more than 55%
ii.	Open/Green Spaces/Parks not less than 8%
iii.	Roads/Streets not less than 26%
iv.	Graveyards not less than 2%
v.	Commercial & Parking not more than 5%
vi.	Public buildings like school, mosque Dispensary, hospital, post office Community center, etc. not less than 4%
vii.	The width of the vehicular streets provided in the layout plan will not be less than 40 feet.
viii.	The minimum size of residential plot will be 130 square yards
ix.	In Zone-2, the layout plan of the scheme shall conform to standard sectoral layout plan of Islamabad
x.	The easement of nullah, etc. shall be clearly identified and preserved as open spaces.

- The pavement design of all roads shall be carried out in accordance with “AASHTO Design Manual 1986” as amended from time to time. All the roads shall have a minimum of 1.6 inches thick asphalt concrete wearing surface in addition to adequate base and sub-base courses. The minimum width of pavement shall be 20 feet.
- Geometrics should be as per applicable AASHTO standards.
- The schemes should have its own independent sewerage treatment system which should be capable of taking 80% of the water consumption. RCC pipes shall be used for conveying the sewerage. The minimum diameter of the sewer shall be 6 inches. The disposal of sewerage shall be made through the trunk sewer which will terminate at a sewerage treatment plant for primary treatment.

Outputs

After completion of housing schemes as per above objectives, the Capital of Islamabad would have better image at international level and the residents who are majority of Governments Officers/Officials would have better living standards and healthy environment.

ii. Scope of Audit

Activities of Housing Societies Directorate of CDA for the period from 2011 to 2016 were subject to Audit. The main scope of audit includes whether:

- Layout Plans (LOPs) were prepared in accordance to the Modalities & Procedures framed under ICT (Zoning) Regulation, 1992.
- Procedures for site inspection and reporting were determined in compliance with applicable regulations.
- Other applicable rules and regulations, including Delegation of Financial Powers, System of Internal and Financial Controls, Agreements, General Financial Rules, Building Control Regulations, CDA Ordinance 1960, CDA Byelaws 2005 etc. were followed.

iii. Audit Methodology

Audit methodology included data collection; determination of audit objectives and criteria relating to Layout Plans, NOC, land ownership documents; analysis/consultation of record with reference to determined objectives and criteria; discussion with staff; site visits, etc.

iv. Audit Impact

The report is not only aimed at enhancing the accountability process, but also intends to analyze the management decisions by

highlighting the weaknesses in performance of Housing Societies Directorate, CDA. As an outcome of audit, CDA has initiated a campaign of public awareness through Public Notice published in Daily Dawn Islamabad on 3rd April, 2017 to prevent general public from any loss, advising them to confirm/verify the legal status of any housing scheme/project in Islamabad from CDA and relevant marketing/advertising agency before making any investment. The main contents of Public Notice are:

- Following documents issued by CDA can be used to check the legal status of any housing scheme:
 - i. NOC letter duly numbered, dated and signed by CDA Officer concerned.
 - ii. Public Notice in national dailies regarding detail of plots mortgaged with CDA upon which general public are advised to refrain from sale/purchase of these mortgaged plots.
 - iii. Approved Layout Plan of the scheme showing signatures/stamps of officers concerned of CDA for which NOC is issued
- All Marketing Companies and advertising agencies were warned to confirm the approval/issuance of NOC, legal status of such projects from CDA before initiating advertising/marketing campaigns
- General public was advised to verify the legal status of such schemes.
- Sponsors were instructed to stop unauthorized marketing and development of such schemes and contact Planning Wing, CDA to obtain formal approval/NOC.

Audit Report includes recommendations for the management and audit impact will increase after discussion of Audit Report in DAC meeting.

v. Comments on Internal Controls and Internal Audit Department

The management of audited entity is generally not sensitized to the imperative of strengthening internal control environment within the organization. The present report has identified a range of irregularities indicating the systemic issues due to inadequate oversight mechanism or ineffective implementation of internal controls.

Audit underscores the need for addressing the systemic issues, which are instrumental in occurrence of every irregularity, through a detailed review of the internal controls.

Directorate of Housing Societies is not properly manned/equipped to ensure smooth implementation of Zone-2, Zone-4, and Zone-5 of Islamabad Master Plan. Audit emphasizes the need for establishment of proper managerial set up so that objectives of Islamabad Master Plan could be accomplished.

Directorate was also not properly audited by Internal Audit Wing of CDA as poor performance was not pointed out to the high ups of the Authority from last 25 years. Proper check and balance system and mechanism for fixing of responsibility also did not exist due to which more than 90% area proposed for Private Housing Schemes is being used by illegal Housing Schemes, and even no completion certificate was issued to a single approved Housing Scheme.

vi. Key audit findings of the report

- i. Unauthorized issuance of NOC before approval of required Engineering Designs/NOC from Ministry of Defence

resulting into loss to general public for Rs 46,038.000 million and non-recovery of extension fee - Rs 69.056 million. ¹

- ii. Unauthorized issuance of Layout Plan beyond territory of Islamabad Master Plan - Rs 28,260.000 million. ²
- iii. Unauthorized issuance of Layout Plan to Khayaban-e-Kashmir Phase-II without complete ownership of land causing loss to general public - Rs 1,939.500 million and non-cancellation of NOC of Phase-I. ³
- iv. Unauthorized use of land beyond Layout Plan - Rs 1,469.600 million. ⁴
- v. Loss of CDA revenue approximately Rs 126.376 billion due to non-implementation of ICT Zoning Regulation 1992 from last 25 years resulting in losing control on Zone-2, 3, 4 & 5 having total area of 1,352,360 kanals and loss to general public/purchaser of land due to mismanagement - Rs 5,217.390 billion. ⁵
- vi. Environmental loss due to no action against 05 housing societies in E-11 and monetary loss due to non-selling of mortgaged area of NOC holder societies - Rs 12,315.000 million. ⁶
- vii. Loss to the general public due to issuance of NOC of housing scheme based on fake and fictitious documents and non-cancellation of NOC even after NAB notice - Rs 3,995.200 million. ⁷
- viii. Loss to the shelterless people due to non-completion of project within stipulated period due to non-obtaining of Bank

¹ Para 01

² Para 02

³ Para 03

⁴ Para 04

⁵ Paras 13, 14

⁶ Para 8

⁷ Para 10

- Guarantees and extending undue benefit to the sponsor - Rs 342.000 million. ⁸
- ix. Loss of billions of rupees to the general public due to no action against societies claiming in ICT Zone and taking action against only one society. ⁹
 - x. Non-recovery of Right of Way (ROW) charges from Zone-2, 4, 5 and E-Sector Housing Societies for Rs 2,045.760 million. ¹⁰
 - xi. Loss due to non-imposition of Right of Way (ROW) charges on illegal societies in Zone-2, 3, 4, 5, and E-Sector - Rs 5,232.000 million. ¹¹
 - xii. Non-recovery of land conversion fee, penalty for change in Layout Plan and start of construction without approval of building plan - Rs 526.182 million. ¹²

vii. Recommendations

- i. Performance of both Directorates be evaluated at appropriate level to determine weaknesses and take necessary remedial measures as in last 25 years not a single scheme was completed on time and not a single completion certificate was issued due to changes made in approved Layout Plans.
- ii. Strict regulation/procedures for issuance of revised Layout Plans be introduced as in various cases many revised LOPs were approved and formalities for getting NOCs were not completed i.e. mortgage of 30% saleable area with CDA within issuance of 45 days of LOPs. Owners used these LOPs for sale of plots as general public do not know the difference between LOPs and NOCs.

⁸ Para 11

⁹ Para 12

¹⁰ Para 16.1

¹¹ Para 16.2

¹² Para 17

- iii. Illegal construction be demolished immediately through Enforcement Directorate CDA and Deputy Commissioner Islamabad in approved schemes as well as all 109 illegal housing schemes.
- iv. Directorates of Housing Societies be adequately manned and properly equipped for fulfillment of objectives and proper monitoring of the private Housing Schemes.
- v. No site inspectors are deployed. They be deployed with proper logistics to watch progress on site and identify illegal construction both in approved housing schemes and illegal schemes.
- vi. Proper deployment of tehsildar, patwari and gardawar should be ensured as per sanctioned strength as in major cases fake documents being submitted by owners of societies and in major cases LOPs and NOCs were approved on partial acquisition of land by the owners.
- vii. Proper check and balance system as well as fixing of responsibility must be enforced as investment of billions of rupees of the general public is at risk.
- viii. Observance of strict internal controls is emphasized for prompt recovery of penalties/fees due to violation of CDA bylaws.

AUDIT PARAS

Irregularity and Non-Compliance

01. Unauthorized issuance of NOC before approval of required Engineering Designs/NOC from Ministry of Defence resulting into loss to general public - Rs 46,038.000 million and non-recovery of extension fee - Rs 69.056 million

According to clause 10(d) of Modalities and Procedures framed under Islamabad Capital Territory (Zoning) Regulation, 1992, the completion period of above 400 Acres land is six years and only one year extension is permissible after expiry of 6 years.

As per minutes of CDA's 6th Board Meeting for the year 2015, extension in completion period can be granted up to 6 years and fee would be Rs 2,000 per kanal for 1st year with an increase of Rs 1,000 per year for subsequent years extensions.

Audit noted that the Directorate of Housing Societies, CDA, Islamabad issued NOC on 30th January, 2008 to M/s Multi Professional Cooperative Housing Society (MPCHS) for development of Housing Society in Sector B-17.

Audit observed that the NOC was issued before approval of Engineering Designs as no approval of Engineering Designs was available on record. Only evidence of scrutiny of Engineering Designs was available vide letter No.4014 dated 01st October, 2007 after that NOC was issued immediately through that file. Audit further observed that M/s MPCHS admitted in their letter No.MP/MC/MB/CDA-8/2016 dated 28th November, 2016 that Engineering designs were approved on 14th January, 2009 after issuance of NOC. Further, NOC from Ministry of Defence regarding negative area was necessary vide CDA letter No.584 dated 02nd March, 2006 which was also not provided by the sponsor. This state of affair and violation of CDA byelaws put the money of general public into risk who purchased plots with blind trust of NOC issued by CDA and the

society was not yet completed even after due date which resulted into approximate loss of Rs 46,038.000 million (7,673 Kanals × 20 marlas × Rs 300,000 approximate value per marla).

Moreover, Audit observed that fee for extension in completion period of scheme amounting to Rs 69.056 million and penalty for change in approved layout plan without approval for Rs 20.425 million was imposed by CDA but the sponsor paid Rs 20.425 million only and refused to pay extension fee of Rs 69.056 million. This resulted into non-recovery of extension fee amounting to Rs 69.056 million.

Audit maintains that loss to the general public and non-recovery of extension fee occurred due to negligence, weak internal and financial controls and deliberate favour to the sponsor due to issuance of NOC before approval of Engineering Designs and ignoring prerequisite of NOC from Ministry of Defence.

Audit pointed out loss and non-recovery in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter for fixing responsibility and action against persons responsible.

(AIR Para 34)

02. Unauthorized issuance of Layout Plan beyond territory of Islamabad Master Plan - Rs 28,260.000 million

In exercise of the powers conferred by Section 51 of CDA Ordinance 1960 (XXIII of 1960) read with Section 11 thereof, CDA made Zoning Regulation 1992. As per ICT (Zoning) Regulation, 1992, Islamabad has been divided into five (5) Zones. The Zone-2 consists of an area bounded by G.T Road in the North and North East, North of Shahrah-

e-Kashmir and Capital limits in the west, comprising residential Sectors G-15 (part), G-16, G-17, F-15 (part), F-16, F-17, E-15 (Part), E-16, E-17, D-16, D-17, C-17 and B-17. Total area under this Zone is 9,804 acres. Private Sector (Co-operative Housing Societies, Limited Companies/ Firms) shall be allowed to purchase/acquire land and develop residential schemes in accordance with the pattern of residential sectors planned in Zone-1. The minimum size of such residential scheme shall not be less than 100 acres.

Audit noted that Director Regional Planning, Planning Wing CDA Islamabad issued Layout Plan to Director Real Estate Army Welfare Trust, vide letter No.CDA/PLA-PLW-RP-(90)/AWT/94 dated 10th September, 1996 for Sector D-18. In the subject of the letter, it was mentioned that D-18 is outside the Capital limit, but within the specified area of Islamabad.

Audit observed that in CDA byelaws and in Master Plan of CDA, Islamabad Territory ends on 17th series of sectors hence, D-18 could not be considered capital territory sector.

Audit is of the view that Regional Planning Directorate issued Layout Plan so as to ease prompt sale of plots for an area of 4,710 kanals and 4 marlas. This resulted into unauthorized issuance of Layout Plan beyond territory of Islamabad which put the common man into loss for Rs 28,260.000 million due to purchase of plots with the attraction of capital territory sector (4,710 Kanals × 20 Marlas × Rs 300,000/marla).

Audit maintains that unauthorized issuance of LOP occurred due to negligence and ignorance of CDA byelaws.

Audit pointed out the irregularity in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter for fixing responsibility and action against persons responsible.

(AIR Para 30)

03. Unauthorized issuance of Layout Plan without complete ownership of land causing loss to general public - Rs 1,939.500 million and non-cancellation of NOC

As per minutes of CDA's 1st Board Meeting for the year 2012, fee for scrutiny of Layout Plan (LOP) of housing scheme is Rs 2,000 per Kanal and old rates were Rs 500 per kanal.

According to clause 10(d) of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 provides that the completion period of above 400 Acres land is six years.

Audit noted that the Directorate of Housing Societies, CDA, Islamabad approved Layout Plan vide letter No.CDA/PLW-HS(90)/JKCHS/Phase-II/2010/252 dated 09th March, 2011 addressed to General Secretary, Jamu and Kashmir Co-operative Housing Society for development of Khayaban-e-Kashmir Phase-II Housing Society in G-15/F-15 for an area of 991.86 Kanals with the condition that Non-Encumbrance Certificate (NEC) regarding land ownership duly issued by Tehsildar ICT Islamabad will be provided within 30 days.

Audit observed that many reminders were issued to get the ownership of remaining 323.25 kanals but the sponsor failed to do so. Neither LOP for Phase-II was cancelled nor illegal development was demolished by CDA. No steps were taken to make general public aware of violations. Moreover, NOC for Phase-I for 3,482 Kanals was issued on 13th May, 2004 and due date of completion was 13th May, 2011 but despite lapse of 5 years completion certificate was not issued due to violations of original layout plans. Letter for registration of FIR was also issued to FIA vide No.1287 dated 25th November, 2013 but no orders for cancellation of NOC was made by the Authority.

Audit further observed that the owners of the society were also introducing/advertising Khayaban-e-Kashmir Phase-III Agro Farming Scheme in Zone-4 without prior approval from CDA. The CDA management had issued numerous notices to the sponsor and Directorate Enforcement CDA/Deputy Commissioner/Registrar Co-operative Societies but to no avail. NOC of Phase-I and LOP of Phase-II had not been withdrawn. This mismanagement resulted in loss to general public in Phase-II due to unauthorized issuance of LOP without having complete ownership documents of land for Rs 1,939.500 million (323.25 Kanals × 20 marlas per Kanal × Rs 300,000 per marla approximate cost).

Audit maintains that the loss occurred due to negligence, weak internal and financial controls, violation of CDA byelaws by its own management and deliberate favour to the sponsor due to issuance of LOP without complete ownership documents for Phase-II and non-cancellation of NOC of Phase-I.

Audit pointed out the loss in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter for fixing responsibility and action against persons responsible.

(AIR Para 36)

04. Unauthorized use of land beyond Layout Plan - Rs 1,469.600 million

According to Clause-5 of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992, the planning standards may vary from scheme to scheme depending upon the residential density desired to be achieved by the sponsors of the schemes. But the land use percentages must remain within limits as under:

Residential not more than 55%
Open/Green Spaces/Parks not less than 8%
Roads/Streets not less than 26%
Graveyards not less than 2%
Commercial & Parking not more than 5%
Public buildings like school, mosque Dispensary, hospital, post office Community center, etc. not less than 4%

Audit noted that the Housing Societies Directorate, (Planning Wing) CDA, Islamabad approved layout plan of Intelligence Bureau Employees Cooperative Housing Society (IBECHS) in Mouza Koral, Boora Bangial, Pahag, Darwala, Ghora Sardar, Zone-4, Islamabad on 26th August, 2011.

Audit observed that according to the approved layout plan 2,124.02 Kanals area (which was 55% of total land), was for Farm House (residential) plots against which the sponsors actually consumed 2417.94 kanals which was 62.63% for residential plots beyond layout plan. This resulted into an irregular/illegal conversion of lands of roads, open space, public building, etc., to residential plots measuring 293.92 kanals valuing Rs 1,469.600 million, as detailed below:

Actual land use for Residential	To be used as per layout plan i.e. 55%	Excess use beyond layout plan	Approximate Market value per kanal (Rs in million)	Sponsor earning beyond layout plan (Rs in million)
2,417.94 kanals 62.63%	2,124.017 kanals	293.92 kanals	5.00	1,469.600

Audit maintains that irregularity occurred due to lack of oversight mechanism for implementation of internal controls.

Audit pointed out the irregularity in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends early action against the sponsors of housing scheme besides necessary corrective measures.

(AIR Para 29)

05. Approval of Layout Plan of Housing Scheme without scrutiny of land documents, drowning the investment of innocent people - Rs 782.44 million

Clause 07 (i) and (ii) (b) & (c) of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 provides that, objection, if any, in the layout plan will be communicated by registered post acknowledgement due to the sponsors for rectification within a period not exceeding 30 days of issuance of communication, failing which the scheme will not be processed further till removal/settlement of objections and deposit of the entire development cost of the scheme with the Authority. The amount of development cost shall be assessed by the Authority on the basis of prevailing cost of development. The amount shall be deposited within 45 days of the clearance of detailed layout plan of the scheme. In case they do not feel inclined to deposit the development cost of the scheme as per clause (b) they will mortgage 30% of the saleable area in the detailed layout plan with the Authority as a guarantee for completing development works/services within the period specified in paragraph 10. The mortgage deed shall be executed by the sponsor in the form and got registered with the Registrar Islamabad, within 30 days after clearance of detailed layout plan of the scheme.

Audit noted during scrutiny of record of the Directorate of Housing Societies Planning Wing, CDA Islamabad, that layout plan of the project "Federation of Employees Cooperative Housing Society (FECHS) was

approved on 12th January, 2007 for development of private housing scheme on land measuring 375 kanals 15 marlas for residential plots.

Audit observed that the society could not deposit the entire development cost of the scheme with the Authority within 45 days of the clearance of detailed layout plan of the scheme. But the CDA cancelled the LOP after expiry of about 03 years on 27th December, 2010, which indicated that the Authority was aware of fake and fictitious documents of land but kept the action pended. The sponsor might have succeeded to sell all 375 kanals bogus plots at approximate cost of Rs 782.44 million to their innocent clients who were compelled to believe the legality/ authorization of CDA. A period of more than 10 years had elapsed but no tangible progress about issuance of NOC and development work of project could be achieved on site and shelterless people were waiting to accomplish their dreams of a house. This resulted into approval of LOP based on fake and fictitious documents which drowned the investment of innocent people amounting to Rs 782.44 million.

Audit pointed out the issue in December 2016 - January 2017. The department did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter for fixing responsibility and action against persons responsible and housing societies concerned.

(AIR Para 15)

06. Non-obtaining of Bank Guarantee for construction of sewerage treatment plant - Rs 10.00 million and non-mutation of land 332 kanals and 14 marlas

As per condition No. (xvi) of NOC issued by CDA dated 23rd August, 2005 for “Islamabad Gardens” Housing Scheme in Sector E-11 of

Multi-Professional Cooperative Housing Society provides that “the sponsors will submit Bank Guarantee of Rs 10 million in favour of CDA as security/guarantee for construction of sewerage treatment plant in their housing scheme” and the society will get the utility areas transferred in the name of CDA.

Audit noted that the Director Planning and Housing, CDA Islamabad approved Layout Plan in respect of Multi-Professional Cooperative Housing Society on 10th June, 2005 over an area of 811.50 Kanals in Sector E-11 and also granted NOC on 23rd August, 2005.

Audit observed that the Authority issued completion certificate vide No.452 on 18th September, 2009 without obtaining bank guarantee from the sponsor for Rs 10.00 million for construction of sewerage treatment plant and non-mutation of land measuring 332 kanals and 14 marlas in favour of CDA. This resulted into non-recovery of Rs 10.00 million and non-mutation of land measuring 332 kanals and 14 marlas in favour of CDA.

Audit maintains that non-obtaining of bank guarantee was due to weak internal/financial controls.

Audit pointed out the irregularity in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends early corrective action regarding bank guarantee and mutation of land in favour of CDA besides action against persons who failed to get the conditions of NOC fulfilled.

(AIR Para 21)

Performance

07. Loss to the general public due to not selling 30% mortgaged - Rs 15,065.850 million

Clause 5 (iii) ICT Zoning Regulation 1992 provides that any person, group of persons, organization, etc. found guilty of violating any of the provisions of the Regulation or without lawful excuse fails or refuses to comply with any direction or order issued by the Authority in this behalf may be proceeded against under section 46 and 46-B of the CDA Ordinance, 1960.

Clause 07 (i) and (ii) (b) & (c) of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 provides, objection, if any in the layout plan will be communicated by registered post acknowledgement due to the sponsors for rectification within a period not exceeding 30 days of issuance of communication, failing which the scheme will not be processed further till removal/settlement of objections and deposit the entire development cost of the scheme with the Authority. The amount of development cost shall be assessed by the Authority on the basis of prevailing cost of development. The amount shall be deposited within 45 days of the clearance of detailed layout plan of the scheme. In case they do not feel inclined to deposit the development cost of the scheme as per clause (b) they will mortgage 30% of the saleable area in the detailed layout plan with the authority as a guarantee for completing development works/services within the period specified in paragraph 10. The mortgage deed shall be executed by the sponsor in the form and got registered with the Registrar Islamabad, within 30 days after clearance of detailed layout plan of the scheme.

Audit noted that the Directorate of Housing Societies Planning Wing, CDA Islamabad issued LOPs/revised LOPs and NOCs to three societies without getting 30% mortgaged deed of saleable area of societies.

Audit observed that the Authority used delaying tactics for not getting 30% mortgaged area by accepting revised Layout Plans without fulfilling the required formality of previous LOP i.e. to get 30% mortgaged area deeds within 45 days of issuance of LOP. In this way the sponsors got reasonable time to show approved Layout Plans of CDA to general public for sale of plots and succeeded very well. In one case of Park View City Housing Scheme even NOC was issued without getting 30% mortgaged deed which was clear violation of CDA byelaws. This resulted into loss to general public for Rs 15,065.850 million and loss of revenue to CDA due to not selling 30% mortgaged area for Rs 4,519.650 million, as detailed below:

(Rs in million)

Name of Housing Society	Loss to general public (cost of residential / commercial plots)	Loss of revenue due to non-selling of 30% mortgaged area
Services Cooperative Society	428.000	128.400
Park View City Housing Scheme	2,895.000	868.500
Intelligence Bureau Employees Cooperative Housing Society	11,742.850	3,522.750
Total	15,065.850	4,519.650

Audit maintains that loss occurred due to negligence by CDA management.

Audit pointed out the loss in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends that action be taken against housing societies besides action against persons responsible.

(AIR Paras 26, 27 & 28)

08. Environmental loss due to no action against housing societies and monetary loss due to non-selling of mortgaged area of NOC granted societies - Rs 12,315.000 million

Clause 7(a)&(b) of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 provides that the sponsor shall in case they do not feel inclined to deposit the development cost of the scheme, they will mortgage 30% of the saleable area in the detailed layout plan with the Authority as a guarantee for completing development works/services. The sponsor shall also transfer to the Authority in the prescribed form free of charge, the land reserved for open spaces/parks, graveyard, and land under right-of-way of roads, etc. in the scheme, within 45 days of the clearance of the detailed layout plan of the scheme.

As per GFR-23, “Every Government officer should realize fully and clearly that he will be held personally responsible for any loss sustained by Government through fraud or negligence on his part and that he will also be held personally responsible for any loss arising from fraud or negligence on the part of any other Government officer to the extent to which it may be shown that he contributed to the loss by his own action or negligence”.

Audit noted that the Directorate of Housing Societies Planning Wing CDA issued two (2) NOCs and three (3) Layout Plans for housing societies in Sector E-11 namely Multi-Professional Housing Society, National Police Foundation, Medical Housing Society, Services Cooperative Housing Society and Federal Government Employers Cooperative Housing Society.

Audit observed that these housing schemes did not comply with the approved LOPs and not a single Sewerage Treatment Plan was constructed by them. The point was raised in a meeting chaired by Director General Pakistan Environmental Protection Agency along with Members from CDA management held on 20th September, 2011. The Director General (Planning) after lot of discussions with the owners of societies issued orders vide No.1172 dated 13th October, 2011 for

plugging of sewerage lines of housing schemes in sector E-11 dropping into Nullahs but Deputy Director General (Sewage Treatment Plant) CDA and Director Enforcement, CDA took no action up till now. Audit further observed that in these societies sewerage treatment plants were not constructed but also lot of notices were issued regarding encroachment of natural streams which left lives of general public in danger in rainy season. Even contempt of Lahore High Court Rawalpindi Bench was also filed but CDA failed to do anything yet.

Audit is of the view that in such circumstance, CDA management should have considered for cancelling the approved NOCs of two housing schemes and sale the mortgaged land to develop the Nullah and STPs as per layout plans to relieve general people who bought land with blind trust on NOCs of CDA. This resulted into monetary loss due to not selling of mortgaged area of NOC granted societies for Rs 12,315.000 million.

The CDA management was also required to take necessary action against the responsible for not cancelling the layout plans within 45 days when 03 societies in Sector E-11 failed to mortgage land with CDA and not transferred the opens spaces/parks and graveyard to CDA. Despite of this, the management issued many revised layout plans and made a fool of general public giving impression that work was being carried out by the societies as per approved layout plans of CDA and did not look for NOCs to be issued to them. When all the plots were sold out by the owners of the societies after that CDA management cancelled the approved layout plans.

Audit maintains that the loss was due to mismanagement, lack of oversight mechanism and negligence of CDA management.

Audit pointed out the loss in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends action against housing societies and person(s) responsible.

(AIR Para 19)

09. Loss to the shelterless people due to no action against M/s Tele Town - Rs 4,500.000 million

CDA Regional Planning Directorate vide letter No.610 dated 10th November, 2004 approved preliminary scrutiny clearance of a private housing scheme namely “Tele Town” in Zone-V, Islamabad” sponsored by M/s Tele Town (Private) Limited with the instructions to the Chief Executive of the company to be careful while purchasing land in the area as the site proposed by him was close to the Buffer Zone.

National Accountability Bureau (NAB) vide letter No.1821 dated 30th June, 2009 requested for information to finalize inquiry against Chief Executive of M/s Tele Town (Pvt) Ltd Islamabad where NAB requested for current status of preliminary scrutiny/clearance certificate issued by CDA in 2004.

Audit observed that when there was no ownership of land with the company, it was not permissible to pass such preliminary scrutiny clearance. Preliminary Scrutiny Fee collected from Chief Executive of the company and other benefits received by CDA management was unjustified. Audit further observed that land mafia used CDA’s letter for threatening general people of village in that area for purchasing land and also for selling open plot files from 2004 which is still available on internet for sale without approval of NOC and Layout Plan from CDA. The Authority after issuing letter in 2004 took no action against owners of M/s Tele Town and sale and purchase activity continued up till 2016. In the year 2009, numerous complaints were filed in local police station/NAB and with Cabinet Secretariat and People’s Complaint Cell in the Ministry of Parliamentary Affairs. The Cabinet Secretariat and Ministry of Parliamentary Affairs ordered through numerous reminders for inquiry against the company but no results of inquiry are forthcoming

from available record. In one of the notice issued in newspapers, it was clearly mentioned that M/s Tele Town was also using name of PTCL and up till now about 3,000 fake plot files had been sold out with zero progress of development work on site. The owner at one time submitted layout plan for 465 kanals and at some other time for above 800 kanals. In few letters, he mentioned that he was going to purchase 2,000 kanals in that area and submitted layout plan accordingly but there was no progress. This resulted into loss to the shelterless people because no action was taken by CDA management against the company for Rs 4,500.000 million. (3000 files of plots × 5 marla per file approximate × Rs 300,000 per marla)

Audit holds that the loss occurred due to mismanagement on the part of CDA.

Audit pointed out the loss in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter for fixing responsibility and action against persons responsible and the sponsors of housing scheme.

(AIR Para 12)

10. Loss to the general public due to issuance of NOC of housing scheme on the basis of fake and fictitious documents and non-cancellation of NOC even after NAB notice - Rs 3,995.200 million

According to clause 6 of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 provides that scrutiny fee for the detailed scheme at the rate of Rs 4,000 per acre or as revised from time to time shall be payable through Bank Draft/Pay Order to the Authority and shall

be deposited along with the submission of detailed scheme as required by paragraph 5. The scrutiny fee is, however subject to revision by the Authority from time to time.

Clause (xiii)& (xv) of NOC issued to M/s R.P. Corporation (Pvt) Ltd provides that the NOC is not transferable and is liable to be withdrawn/cancelled at any stage if it is found that sponsors have violated any provision of the approved layout plan or of the ICT (Zoning) Regulation, 1992 and the Modalities and Procedures framed there-under, besides, such other actions as may be permissible under the law and the sponsor will be responsible for the compact/consolidated/contiguous ownership and possession of land measuring 1,619 kanals as per approved layout plan of the housing scheme.

Clause 21 of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 provides that the CDA shall assume the control of scheme if the sponsor is incapable of completing the scheme after expiry of the extended period of completion.

Audit noted that the Directorate of Housing Societies Planning Wing, CDA Islamabad approved layout plan of the project for development of Roshan Pakistan Private Housing Scheme on land measuring 1,619 kanals for 931 residential plots on 06th July, 2004 and NOC was issued to M/s R.P. Corporation (Pvt) Ltd vide office letter No.CDA/PLW-UP (90) RP Corp/2006/720 dated 11th March, 2006 with completion period of 60 months from 12th March, 2006 to 11th March, 2011. The sponsor could not start the physical development work of scheme immediately after issuance of NOC but advertised it very well.

Audit observed that the case was referred to NAB for inquiry on 01st March, 2007. After investigation, the NAB concluded that the ownership and possession of land measuring 764 kanals was verified from land documents produced by the sponsor and 480 kanals was found as fake and fictitious. Neither the Directorate took action to get the verification of genuineness of scheme area from fard jamabandi attested by Revenue Officer nor the Authority issued cancellation orders of NOC.

Now an analysis of Fard Jamabandi and other Revenue documents had been carried out after 8 years and it was noticed that the society had only the ownership/possession of 861 kanals of scattered land which cannot be developed until its conversion into the compact/consolidated/contiguous ownership and possession and then revision of layout plan accordingly. However, the developers have failed to purchase the required land to accommodate all members of his society. It is established that CDA was fully involved in the manipulative issuance of layout plan/NOC based on fake and fictitious documented land.

Audit further observed that extension in NOC was granted up to March, 2013 instead of taking over responsibility as per clause 21 of ICT Zoning Regulation that CDA should assume the control of scheme if the sponsor is incapable of completing the scheme but mortgaged land with CDA, was bogus and CDA was unable to sale land mentioned in lease deed and failed to complete the scheme. This resulted in drowning of investment of poor people who are searching shelter for their families for Rs 3,995.200 million.

Audit maintains that the loss occurred due to negligence by the Authority.

Audit pointed out the loss in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter for fixing responsibility and action against persons responsible and the sponsors of housing scheme.

(AIR Para 4)

11. Loss to the shelterless people due to non-completion of project within stipulated period, non-obtaining of Bank Guarantees and extending undue benefit to the sponsor - Rs 342.000 million

CDA Board's decision dated 24th September, 2007 read with Clause-7 of approved Layout Plan provides that, the sponsor will deposit bank guarantee of minimum Rs 50.000 million for completion of the scheme within 36 months from the date of approval of building plans by CDA.

Audit noted that Directorate of Housing Societies CDA approved layout plan of Margala Heights in Sector D-17/2 with an area of 120 kanals in Zone-2 vide letter No.CDA/PLW-HS(118)/2008/505 dated 05th October, 2009, with the provision that 10% flats would be mortgaged at the time of approval of architectural/structural design and floating the apartments in the market for sale. The project was to be completed within 36 months from the date of approval of building plans. The sponsor was liable to provide bank guarantee amounting to Rs 50.000 million and to fulfill all terms and conditions of the approved Layout Plan within maximum period of 60 days after approval of Layout Plan.

Audit observed that the sponsor was failed to provide the bank guarantee and comply with the terms and conditions of the approved Layout plan and other pre-requisites for obtaining NOC from CDA despite lapse of more than 6 years. Audit further observed that after approval of layout plan from CDA the sponsor indulge to advertise his scheme through electronic media, property dealers, brochure, booklet, and sign boards in the capital territory to plunder the innocent people without fulfilling their obligations as per CDA bye-laws and the company is selling apartments with name of Pine Heights on internet. After unauthorized collection of billions of rupees from innocent people on the authority of layout plans issued by CDA, they have no keen interest in developing the housing schemes within stipulated time period. The Authority issued several notices to complete all the pre-requisite of NOC but sponsor was reluctant to fulfill the formalities and start development

work of schemes without approval of building plan. Layout plan was cancelled/withdrawn due to non-completion of formalities for issuance of NOC vide letter No.CDA/PLW-HS(118)/2008/690 dated 01st June, 2010. This resulted into non-completion of project within stipulated period due to non-obtaining of Bank Guarantees and mortgage of 10% flats extending undue benefit to the sponsors amounting to Rs 342.000 million and ultimate loss to the shelterless people.

Audit holds that the loss occurred due to inadequate oversight mechanism and weak internal and financial controls.

Audit pointed out loss in December 2016 - January 2017. The department did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends early action against the sponsors of housing scheme.

(AIR Para 13)

12. Loss of billions of rupees to the general public due to no action against societies claiming their location in ICT Zone

As per GFR-23, “Every Government officer should realize fully and clearly that he will be held personally responsible for any loss sustained by Government through fraud or negligence on his part and that he will also be held personally responsible for any loss arising from fraud or negligence on the part of any other Government officer to the extent to which it may be shown that he contributed to the loss by his own action or negligence”.

Audit noted that the Directorate of Housing Societies, Planning Wing, CDA took action vide letter No.782 dated 21st June, 2013 against owners of Faisal Town, F-18 for using name of Islamabad for its society

whereas, it was out of Islamabad Master Plan area in order to fool the general public. As per Islamabad Master Plan its territory ends in 17 series of each sector.

Audit observed that advertisement was published in daily Jang Rawalpindi dated 25th May, 2013 through estate agent, and the employees of Multi Professional Cooperative Housing Society (MPCHS) were involved in it, who already worked in E-11, F-17, and B-17. The General Secretary of MPCHS took no action against his current working employees. The matter was reported to the Chairman CDA by estate agent on 27th May, 2013 and accordingly CDA management took action. But it is astonishing that there are numerous housing societies on websites and daily newspapers which are using name of Islamabad with their housing schemes and much bigger in size but CDA did nothing against them. Few of them are very famous and banners are even posted on roads of Rawalpindi and Islamabad e.g. DHA Phase-II, Mumtaz City H-19 Islamabad, Top City I-19, University Town I-18, etc. It is astonishing to observe that one society that is Pakistan Employees Cooperative Housing Society situated far behind the Mumtaz City on Jand Road claimed on website that it is not only situated in Islamabad but it is the only society in Pakistan that is approved by four authorities of Pakistan, namely, CDA, RDA, CAA and NHA. This resulted into huge loss of billions of rupees to the general public due to no action against societies claiming themselves located in ICT Zone and taking action against only one society.

Audit pointed out the loss in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends that prompt corrective action be taken against housing societies wrongly claiming their location in Islamabad.

(AIR Para 18)

Internal Control Weaknesses

13. Loss to general public due to 109 illegal housing schemes - Rs 5,217.39 billion

Section 46 of CDA Ordinance, 1960 provides that, whoever contravenes any provision of this Ordinance or of any rules or regulations made or scheme sanctioned there-under shall, if no other penalty is provided for such contravention, be punishable with imprisonment which may extend to six months or fine or with both and Section 46-B provides that whoever, without lawful excuse, fails or refuses to comply with any direction or order issued by the Authority under the Ordinance shall be guilty of an offence punishable under section 46.

Audit noted that the Member Planning Wing, CDA Islamabad issued public notices for 109 illegal housing schemes in Zone-2, 3, 4 and 5 in famous Urdu and English newspapers on 17th May, 2015.

Audit observed that the management took no action for demolishing them or to arrest the owners through Deputy Commissioner Islamabad. If the Police of an area advertise that a criminal has arrived in the area and does nothing for arresting will this act desist his primary obligations of service? These societies were identified and declared as illegal because the sponsors of schemes had not obtained approval from CDA as required under the Rules. There may be more illegal housing schemes which are not yet identified by CDA. It is astonishing that as per list, 4 schemes were lying in Zone-3 i.e. Margallah Hills National Park as notified under section 21 of the Islamabad Wild Life (Protection, Preservation, Conservation and Management) Ordinance 1979. In last 25 years, only 19 NOCs were issued and 24 Layout Plans for housing schemes were approved by CDA for Zone-2, 4 and 5. The total area of these four Zones was 1,352,360 kanals, whereas, the NOC was obtained by the housing schemes from CDA for only 91,611 kanals which was only 6.8% area of the total and remaining 93.2% was illegal. Due to this situation loss occurred in different shapes and non-imposition of penalties and fees.

Audit further observed that unapproved area of 4 zones which was 93.2% of the total, various land mafias and land encroachers were selling plots by the name of different illegal schemes or having no ownership of the land at all claiming that they are approved from CDA in advertisements during last 25 years. In these illegal housing schemes 99% were not completed/started and thus looted money of general people or people who are living in miserable condition/poor sanitation and environment. This resulted into a huge loss to general people for Rs 5,217.390 billion, as detailed below:

Zone	Total Area in kanals	Area approved through NOCs/LOPs in Kanals	Total Estimated Area sold out by illegal housing schemes	% of illegal occupation	Approximate value per Kanal (Rs million)	Approximate Total loss (Rs. in million)
2	78,432	20,685	57,747	74%	6.00	346,482.000
3	403,184	-*	12,000	3%	6.00	72,000.000
4	558,512	24,463	534,049	96%	6.00	3,204,294.000
5	312,232	46,463	265,769	85%	6.00	1,594,614.000
Total	1,352,360	103,612	869,565	93.2%	-	5,217,390.000

* No housing scheme permitted in Margallah Hills National Park but 6 illegal housing schemes using approximately 12,000 kanals.

Audit is of the view that there are nearly 26 thousand employees working in CDA but despite of this huge area and core responsibility of the Authority to develop the city as per Master Plan, very less sanctioned strength/working strength was allowed to operate and see the matters related to private housing schemes. There are two (2) Directorates dealing with Zone-2, 4 & 5 having only 2 Deputy Directors against sanctioned strength of six and one Town Planner against 12 sanctioned posts. There was no inspector to see the area and illegal construction therein and to report the management promptly on daily, weekly, or monthly basis. Further, the Directorate is not adequately manned/equipped and have no powers at all for demolishing/stopping the illegal activities. In 98% cases there is no Sewerage Treatment Plants in approved/illegal housing schemes which is necessary as per ICT Zoning Regulation 1992 which is environmental hazard and natural streams are getting polluted day by day. The worse condition is that in these approved/illegal housing schemes,

many apartments are constructed up to 15 storeys without any check by the Authority as Islamabad is in Zone-4 seismic area of earthquake.

If the Authority is not capable to regulate private housing schemes and to generate revenue but to becoming safe heaven for land encroachers and land mafia then either Authority's staff and offices in use be brought to minimum level or the Authority may change its Master Plan and accept the actual bitter ground realities as CDA has no hold and powers to implement its rules in areas of Zone-2, 3, 4 and 5. CDA may also define new territory of Islamabad where it can act as an Authority through proper implementation of its rules and regulations.

Audit maintains that if no progressive achievement was shown by these two Directorates in last 25 years and without any function/mandate, then it must be vanished or strong mechanism for strengthening of internal controls be introduced besides periodic annual performance evaluation reports submitted to the high ups of the Authority showing concrete results of these Directorates which should form base for their existence.

Audit pointed out losses in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter and appropriate corrective action.

(AIR Para No. 35)

14. Loss to the general public in billions of rupees due to non-selling mortgaged area and non-charging extension period fee and penalties for changes in the layout plans of approved housing schemes - Rs 126.376 billion

Clause 10 of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 provides that development works of the scheme be completed within the time of:

- 3 years for scheme covering an area of up to 100 acres
- 4 years for scheme covering an area between 101 acres to 200 acres
- 5 years for scheme covering an area between 201 to 400 acres and
- 6 years for scheme covering an area of more than 400 acres.

If the completion of the scheme is delayed beyond the completion period specified above, the sponsor shall pay a sum of Rs 500,000 for grant of extension for a period of one year.

As per CDA Board decision dated 17th January, 2012 the owners of the private housing scheme will complete the development work within stipulated period and in case of failure, extension in period will be granted with the fee of Rs 1,250, Rs 1,875 and Rs 2,500 per kanal for the 1st, 2nd and 3rd year respectively. Further, penalty for changes in approved layout plan without approval will be recovered @ Rs 2,000 per kanal and start of Development Work of scheme prior to obtaining NOC and without Engineering Design @ Rs 5,000 per kanal.

Clause 7(a)&(b) of Modalities and Procedures provides that the sponsors, shall in case, they do not feel inclined to deposit the development cost of the scheme as per clause (b), they will mortgage 30% of the saleable area in the detailed layout plan with the Authority as a guarantee for completing development works/ services. The sponsor shall also transfer to the Authority in the prescribed form and free of charge, the

land reserved for open spaces/parks, graveyard, and land under right-of-way of roads, etc. in the scheme, within 45 days of the clearance of the detailed layout plan of the scheme.

Audit noted that Member Planning Wing, CDA for Zone-2, 4 and 5 of Islamabad passed 19 NOCs for development of housing schemes from the years 1993 to 2013.

Audit observed that not a single housing scheme was completed on time as no completion certificate was issued for a single housing scheme from last 25 years. These housing schemes must be completed as per clause 10 of ICT (Zoning) Regulation, 1992. Audit further observed that completion certificates were also not issued due to change in layout plans and due to no progress on site. The Authority neither penalized for change in approved layout plans nor took over the control of scheme if the sponsor was incapable of completing the scheme after expiry of extended period of completion through sale of mortgaged land with CDA. General public has suffered and is living in miserable unplanned congested conditions due to violation of layout plans in these societies or lost entire their hard earned income who invested due to blind trust on NOCs of CDA. Moreover, CDA is also receiving inspection fee before issuing NOC for regular visits during execution work but no inspection note was found in on record. This state of affair clearly indicates that the Authority intentionally closed its eyes and supported developers for deceiving general public. This resulted into loss to the general public in billions due to not selling 30% mortgaged area of NOCs passed housing schemes in Zone-2, 4 and 5 and not charging extended period fee and penalties for changes in layout plans for Rs 126.376 billion (Annexure-A).

Audit pointed out losses in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter and appropriate corrective action.

(AIR Para No. 35)

15. Loss to the general public against approved but incomplete housing schemes - Rs 76.534 billion

Clause 5 (iii) of ICT Zoning Regulation, 1992 provides that any person, group of persons, organization, etc. found guilty of violating any of the provisions of the Regulation of who or which without lawful excuse fails or refuses to comply with any direction or order issued by the Authority in this behalf may be proceeded against under section 46 and 46-B of the CDA Ordinance, 1960.

Clause 21 further provides that the CDA shall assume the control of scheme if the sponsor is incapable of completing the scheme after expiry of the extended period of completion.

According to Clause-5 of Modalities and Procedures, the planning standard may vary from scheme to scheme depending upon the residential density desired to be achieved by the sponsors of the schemes. But the land use percentages must remain within following limits.

Residential not more than 55%
Open/Green Spaces/Parks not less than 8%
Roads/Streets not less than 26%
Graveyards not less than 2%
Commercial & Parking not more than 5%
Public buildings like school, mosque Dispensary, hospital, post office Community center, etc. not less than 4%

Audit noted that the Member Planning issued 19 NOCs and 24 Layout Plans in last 25 years.

Audit observed that not even a single scheme meet the above mentioned criteria due to which they were not able to get completion certificates. In 24 approved layout plans, various revisions were made from time to time and revised layout plans were issued but NOCs were not issued. Due to this state of affairs, the owners used approved layout plans for sale of plots to general public and did not bother to mortgage 30% land to CDA before NOC and also did not apply for NOCs. As per rules LOPs must be cancelled within 45 days if the owners did not fulfill conditions of LOPs. After approval of Layout Plans they violated Layout Plans as per above mentioned criteria and decreased area of open/green spaces/parks and road/streets and increased residential and commercial area from 55% and 5% to 65% and 15% and sold plots accordingly and even having no enough area for sale of plots and sold fake plots. The CDA management did nothing for this violation but very keenly deducted inspection fees of sites from them. This resulted into huge loss to the general public for Rs 77.000 billion (Annexure-B).

Audit pointed out losses in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter and appropriate corrective action.

(AIR Para 35)

16. Non-recovery of Right of Way (ROW) charges from Housing Societies - Rs 2,045.760 million and non-imposition of ROW charges on illegal societies - Rs 5,232.00 million

As per S.R.O No.576(I)/2015 dated 10th June, 2015 issued by Government of Pakistan, Capital Development Authority, Planning Wing, Rule 1 to 6, notified following ROW charges for housing societies:

- | | | |
|------|-------------------------|----------------------|
| i. | Up to 400 Kanals | Rs 266,000 per month |
| ii. | Up to 401 to 800 Kanals | Rs 562,000 per month |
| iii. | Up to 801+Kanals | Rs 800,000 per month |

This notification shall be applicable along following roads:

- i. G.T. Road
- ii. Islamabad Highway
- iii. Kashmir Highway
- iv. IJP Road
- v. Park Road

The Right of Way will be allowed from nearest highway where no CDA Service Road is available. In case where service road is available, the Right of Way will be allowed upto CDA Service Road. The ROW charges will also be applicable with effect from 24th December 2014, on cases already approved. The said charges are to be claimed from the owners/sponsors/operators in advance for first 05 years and after 05 years with the mutual consent in writing, the NOC of ROW will be extended/renewed, the owner shall deposit the charges on yearly basis in advance on revised rates as approved by the Board.

Audit noted that the Directorate of Housing Societies CDA Islamabad (Zone-2, 5 and E-sector), issued 16 NOCs and approved 17 Layout Plans for housing societies and Directorate of Regional Planning (Zone-3) CDA, Islamabad issued 03 NOCs and approved 04 Layout Plans for housing societies.

16.1 Audit observed that neither recovery of Right of Way charges is forthcoming from available record nor roads of these societies were blocked as action against those societies. Audit is of the view that Authority was unable/failed to implement its byelaws. The recovery of ROW charges was necessary because due to increase in heavy traffic day by day, more wide roads, highways, bridges and underpasses are required to be built by CDA but due to lack of funds the progress is very slow.

This resulted into non-recovery of ROW charges for Rs 2,045.760 million (Annexure-C).

Audit maintains that non-recovery was due to negligence and non-interest of the management despite facing financial crisis.

Audit pointed out non-recovery in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends that matter be investigated for fixing responsibility besides early recovery.

(AIR Paras 41 & 43)

16.2 Audit noted that the Directorate of Housing Societies (Zone-2, 3,5 and E-Sector) Planning Wing CDA, Islamabad issued Public Notice regarding illegal societies in daily Jang on 17.05.2015 for 45 illegal societies in Zone-2, 3, 5 & E-Sector and 64 illegal societies in Zone-4. Audit observed that CDA management neither demolished them nor stop their sewerage system running into natural streams of water getting polluted day by day and nor recovered Right of Way (ROW) charges from them as they are using CDA's main roads for approaching. The CDA management also failed to block their access/roads. The recovery of ROW charges is necessary as due to increase in heavy traffic day by day more wide roads, highways, bridges and underpasses are to be built by CDA but due to lack of funds the progress is very slow. This resulted into loss to CDA due to non-imposition of ROW charges on illegal societies for Rs 5,232.000 million.

Audit maintains that loss occurred due to negligence and non-interest of the management despite financial crisis.

Audit pointed out loss in December 2016 - January 2017. The department did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends that matter be investigated for fixing responsibility besides action against illegal housing societies.

(AIR Paras 42 & 44)

17. Non-recovery of land conversion fee, penalty for change in layout plan and start of construction without approval of building plan - Rs 526.182 million

CDA Board decision dated 31st December, 2004 provides, that NOC for construction of multi storey apartments (Khudadad Heights) was granted subject to payment of land use conversion fee to be determined by Finance Wing CDA. Fee of Rs 3,089 per square yard was approved by F.A/Member vide letter No.CDA/DD/C-521/90/515 dated 28th July, 2005.

As per condition (xi) and (xii) of approved Layout Plan issued vide letter No.1321 dated 29th January, 2008 for construction of Meridian Heights Sector E-11, the sponsor shall submit land use conversion fee @ Rs 1,500 per sq.yard of total covered area of apartments/flats in three equal installments after approval of layout plan of the scheme. The sponsor of the scheme shall submit a surety bond worth Rs 100 million for the completion of project within 36 months along with the implementation plan of the project at the time of approval of building plans of the scheme.

As per the minutes of CDA's 6th Board Meeting for the year 2015, penalty for change in approved layout plan without approval of CDA is Rs 10,000 per Kanal and fee should be charged on the entire scheme area.

Audit noted that the Directorate of Housing Societies and Directorate of Regional Planning, Planning Wing, CDA Islamabad granted

NOCs/LOPs for construction of apartments in Sector E-11 (Zone-2) and CNG stations in Zone-4 Islamabad.

Audit observed that the management of CDA could not recover land conversion fee, departmental charges, bank guarantees and penalties for start of work before approval of building plan/NOC from the owners. The owners succeeded in building up the structure and even the building structure was also in violation of approved Layout Plans of CDA. The CDA management neither took any legal action nor removed even a single brick at site as per CDA byelaws. This resulted in non-recovery of land conversion fee, departmental charges, penalty for change in layout plan and start of construction without approval of building plan for Rs 526.182 million as detailed below:

(Rs in million)

Apartment/ CNG	Land Conversion fee	Departmental Charges	Penalty for const. work without approved building Plan/NOC	Penalty for change in LOP	Non- obtaining bank guarantee	Total
Khudadad Heights E-11	376.689	0	24.943	0.459	0	402.091
Meridian Heights E-11	4.784	0	2.880	0	100.000	107.664
Multi Storey Apartments Zone-4 to Mr. Raja Habib Ahmed	11.064	0	1.089	0	0	12.153
M/s Aizi & Alyees Associates CNG station in Zone- 4	2.167	0.101	0	0	0	2.268
Ms. Surayya A Khan CNG station in Zone- 4	1.056	0.101	0.849	0	0	2.006
Total	395.760	0.202	29.761	0.459	100.000	526.182

Audit pointed out the non-recovery in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends investigation into the matter and appropriate corrective action.

(AIR Paras 20, 22, 33, 38 & 39)

18. Non-recovery of monitoring expenses from sponsor - Rs 1.023 million and undue benefits to sponsor due to non-development of work within stipulated period

Condition No.XXI of NOC issued vide No.CDA/PLW/RP/Zone-4(12)/2011/254 dated 16th July, 2014 provides that “the sponsor shall pay to CDA Rs 500 per kanal on account of inspection/monitoring expenses during execution stage of the scheme.

Condition No.X provides that “Monthly Progress Report shall be submitted to the DDG (Planning) till the completion of the scheme” and

Condition No.VIII further provides that “the validity of the NOC shall automatically be deemed to have been withdrawn in case the sponsor do not complete at least 10% development work within one year from the date of issuance of NOC”.

Audit noted that the Directorate of Regional Planning, (Zone-4), CDA, Islamabad issued NOC on 16th July 2014 to M/s Bahria Town Private Limited located in Mouza Bobri Petha and Sakreela, Zone-4 (D), Islamabad for development Bahria Enclave-II, Agro Form Scheme.

Audit observed that neither the cost of monitoring expenses was recovered nor monthly progress reports were submitted to show that development work was being carried out by the sponsor. Audit further observed that a period of one and half year had elapsed but the authority did not withdraw the NOC being not fulfilling term and condition provided in the NOC. This resulted into non-recovery of monitoring

expenses from sponsor Rs 1.023 million (2,046 kanals x Rs 500 per kanal) and undue benefits to sponsor due to non-development of work within stipulated period.

Audit maintains that non-recovery was due to mismanagement and negligence of the CDA.

Audit pointed out the non-recovery in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends early action against the sponsors of housing scheme besides necessary corrective measures.

(AIR Para 32)

19. Non-recovery of additional surcharge - Rs 1.742 million and non-recovery of departmental charges - Rs 90,000

According to CDA Board decision dated 28th July, 2006, the Board revised the standard size of plot for CNG station from 100'x100' to 100'x75'. Moreover, the standards of CDA regarding the size of plot of CNG in rural area was 125'x150' (i.e. 18,750 sft or 2,083 sq.yard or 3.44 Kanal). As per CDA Board decision against item No.(iv) the size may vary as per site conditions and an additional surcharge amounting to Rs 1,500 per sq. yard of the deficiency from the standard size up to the 15% of the required area.

Condition No.VI of NOC issued by the CDA vide No.CDA/PLW-RP-2(1119)/2006/1681 dated 28th October, 2008 provides that, Departmental Charges @ Rs 10,000 per annum will be paid in advance and Land use conversion fee will be paid @ Rs 500 per sq. yard.

Audit noted that Directorate of Regional Planning, (Zone-4), CDA, Islamabad, issued NOC to M/s Al Sabir CNG for CNG Station on the land measuring 921.50 Sq. yards, bearing Khasra No.322, Mouza Kot Hathial (Bara Kahu), Murree Road, Islamabad.

Audit observed that the land was less than the standard minimum size required in rural area i.e. 2,083 sq. yard or 3.5 kanals but the Authority issued NOC on 1.6 kanals which was quite irregular and tantamounts to misuse of authority. Moreover the Authority also failed to recover the additional surcharge @ Rs 1,500 per sq.yard of the deficient area. This resulted into non-recovery of additional surcharge for Rs 1.742 million. Audit further observed that the Authority could not recover the departmental charges amounting to Rs 90,000 i.e. @10,000 per annum since 2008 to 2016. Moreover, the area for CNG station on rural area of Islamabad recommended by CDA Board was not adopted at the time of issuance of NOC which resulted into non-recovery of departmental charges amounting to Rs 90,000 and undue benefit to sponsor due to issuance of NOC in violation of CDA Board decision.

Audit pointed out the non-recovery in December 2016 - January 2017. The Authority did not furnish reply.

The matter could not be discussed in DAC meeting despite requests made by Audit on 15.03.2017, 26.04.2017, 12.05.2017 and 19.09.2017.

Audit recommends early recovery.

(AIR Para 40)

ANNEXURES

Zone 2 (Approved but incomplete schemes)

Annexure-A (Ref Para 14)

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Due Date of completion	Years after due date of completion up to 2016	30% mortg aged area	Kanals into marla	Amount @ Rs 500,000 per marla average	Fee for extension Rs 500,000 per year before 2012	Fee for extension after 2012 Rs 1,250, Rs 1,875 and Rs 2,500 per kanal for the 1 st , 2 nd and 3 rd year	Penalty for change in approved layout plan without approval of CDA Rs 10,000 per kanal
1.	Cabinet Division Sectors E-16, E-17	1432	28.06.2004	13.10.2004	13.10.2011	5	430	8,592	4,296,000,000	500,000	11,635,000	14,320,000
2.	Engineer's Housing Scheme Sector D-16 & D-17	1156	01.03.2008	08.11.2010	07.11.2014	2	347	6,936	3,468,000,000	---	3,612,500	11,560,000
3.	Khayaban-e-Kashmir-I Sector G-15/F-15	3482	25.04.2002	13.05.2004	13.05.2011	5	1,045	20,892	10,446,000,000	500,000	28,291,250	34,820,000
4.	Margalla View Sector D-17	1937	18.01.1995	14.06.2002	14.06.2008	8	581	11,622	5,811,000,000	2,000,000	15,738,125	19,370,000
5.	Multi Gardens-I Sector A-17, B-17, & B-18	7672	27.09.2006	30.01.2008	30.01.2014	2	2,302	46,032	23,016,000,000	--	23,975,000	76,720,000
6.	Ministry of Interior Sector G-16	1630	23.05.2005	07.10.2010	30.09.2015	1	489	9,780	4,890,000,000	--	2,037,500	16,300,000
7.	Roshan Pakistan (RP) Corporation Sector E-16	1757	18.02.2005	30.01.2008	30.01.2013	3	527	10,542	5,271,000,000	--	9,883,125	17,570,000
8.	Tele Gardens Sector F-17	1757	18.02.2005	30.01.2008	30.01.2013	3	527	10,542	5,271,000,000	--	9,883,125	17,570,000
								Total	62,469,000,000	3,000,000	105,055,625	208,230,000

Zone-4 (NOC approved schemes)

Sr. No.	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Due Date of completion	Years after due date of completion up to 2016	30% mortgaged area	Kanals into marla	Rate per marla Rs 500,000 on average	Fee for extension Rs 500,000 per year before 2012	Fee for extension after 2012 Rs 1,250, Rs 1,875 and Rs 2,500 per kanal for the 1 st , 2 nd and 3 rd year	Penalty for change in approved layout plan without approval of CDA Rs 10,000 per kanal
1.	M/s Al-hamra Hills Agro Farming Scheme	1422.85	10.04.2006	30.07.2010	20.07.2014	2	427	8,537	4,268,550,000	--	16,007,063	14,228,500
2.	M/s Anza Zephyr Dale Agro Farms	4980.95	--	01.10.2004	01.10.2008	8	1,494	29,886	14,942,850,000	2,000,000	112,071,375	49,809,500
3.	M/s Pakistan Navy Farms, Simly Dam Road, Islamabad	2343.26	--	13.03.1993	13.03.1998	18	703	14,060	7,029,780,000	7,000,000	52,723,350	23,432,600
								Total	26,241,180,000	9,000,000	180,801,788	87,470,600

Zone 5 (NOCs approved schemes)

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Due Date of completion	Years after due date of completion up to 2016	30% mortg aged area	Kanals into marla	Amount @ Rs 500,000 per marla average	Fee for extension Rs 500,000 per year before 2012	Fee for extension after 2012 Rs 1,250, Rs 1,875 and Rs 2,500 per kanal for the 1 st , 2 nd and 3 rd year	Penalty for change in approved layout plan without approval of CDA Rs 10,000 per kanal
1.	Al-Hamra Avenue Mouza Ara, Chirah, Off Darwala Rd	1076	05.07.2006	15.03.2008	15.03.2012	4	323	6,456	3,228,000,000	--	8,742,500	10,760,000
2.	Bahria Town (Phase-II, III, V, VI) Mouza Kotha Kalan, Off Pak PWD Road	2501	08.08.2000	05.07.2001	05.07.2006	10	750	15,006	7,503,000,000	3,500,000	20,320,625	25,010,000
3.	CBR Town Mouza Lohi Bher Off Soan Garden Road, Islamabad Highway	1093	24.02.2007	28.05.2009	28.05.2013	3	328	6,558	3,279,000,000	--	8,880,625	10,930,000
4.	Jeddah Town Mouza Humak, GT Road	800	22.02.1994	16.06.1994	16.06.1997	19	240	4,800	2,400,000,000	7,500,000	6,500,000	8,000,000
5.	River Garden Mouza Sihala, Isb Highway	810	04.05.2001	19.09.2007	19.09.2011	5	243	4,860	2,430,000,000	500,000	6,581,250	8,100,000
6.	Soan Gardens Mouza Lohi Bher, Isb Highway	2985	15.06.1994	09.08.2004	09.08.2009	7	896	17,910	8,955,000,000	1,500,000	24,253,125	29,850,000
7.	Zaraj Housing Mouza Humak and Bhangrial Khurd, GT	1258	22.07.2005	10.11.2005	10.11.2009	7	377	7,548	3,774,000,000	1,500,000	10,221,250	12,580,000

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Due Date of completion	Years after due date of completion up to 2016	30% mortgaged area	Kanals into marla	Amount @ Rs 500,000 per marla average	Fee for extension Rs 500,000 per year before 2012	Fee for extension after 2012 Rs 1,250, Rs 1,875 and Rs 2,500 per kanal for the 1 st , 2 nd and 3 rd year	Penalty for change in approved layout plan without approval of CDA Rs 10,000 per kanal
	Road											
8.	Tele Gardens Sector F-17	1757	18.02.2005	30.01.2008	30.01.2013	3	527	10,542	5,271,000,000	--	9,883,125	17,570,000
								Total	36,840,000,000	14,000,000	95,382,500	122,800,000

Total Loss and non-imposition of penalties/fees of all Zones = Rs 126,375,920,513 after conversion into billion Rs 126.376 billion

Annexure-B

Ref to Para 15

Zone 2 (NOC/LOPs approved scheme)

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Due Date of completion	Residential are not more than 55% + commercial not more than 8%	Residential area used 65% and commercial used 15%	Difference	Conversion into marla 20 marla per kanal	Approximate rate per marla Rs 300,000	Total approximate loss
1.	Cabinet Division Sectors E-16, E-17	1432	28.06.2004	13.10.2004	13.10.2011	902	1,146	243	4,869	300,000	1,460,640,000
2.	Engineer's Housing Scheme Sector D-16 & D-17	1156	01.03.2008	08.11.2010	07.11.2014	728	925	197	3,930	300,000	1,179,120,000
3.	Khayaban-e-Kashmir-I Sector G-15/F-15	3482	25.04.2002	13.05.2004	13.05.2011	2,194	2,786	592	11,839	300,000	3,551,640,000
4.	Margalla View Sector D-17	1937	18.01.1995	14.06.2002	14.06.2008	1,220	1,550	329	6,586	300,000	1,975,740,000
5.	Multi Gardens-I Sector A-17, B-17, & B-18	7672	27.09.2006	30.01.2008	30.01.2014	4,833	6,138	1,304	26,085	300,000	7,825,440,000
6.	Ministry of Interior Sector G-16	1630	23.05.2005	07.10.2010	30.09.2015	1,027	1,304	277	5,542	300,000	1,662,600,000
7.	Roshan Pakistan (RP) Corporation Sector E-16	1757	18.02.2005	30.01.2008	30.01.2013	1,107	1,406	299	5,974	300,000	1,792,140,000
8.	Tele Gardens Sector F-17	1757	18.02.2005	30.01.2008	30.01.2013	1,107	1,406	299	5,974	300,000	1,792,140,000
										Total	21,239,460,000

Annexure for Zone-4 (NOC approved schemes)

S #	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Due Date of completion	Residential are not more than 55% + commercial not more than 8%	Residential area used 65% and commercial used 15%	Difference	Conversion into marla 20 marla per kanal	Approximate rate per marla Rs 300,000	Total approximate loss
1.	M/s Al-hamra Hills Agro Farming Scheme	1422.85	10.04.2006	30.07.2010	20.07.2014	896	1,138	242	4,838	300,000	1,451,307,000
2.	M/s Anza Zephyr Dale Agro Farms	4980.95	--	01.10.2004	01.10.2008	3,138	3,985	847	16,935	300,000	5,080,569,000
3.	M/s Pakistan Navy Farms, Simly Dam Road, Islamabad	2343.26	--	13.03.1993	13.03.1998	1,476	1,875	398	7,967	300,000	2,390,125,200
										Total	8,922,001,200

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	Residential are not more than 55% + commercial not more than 8%	Residential area used 65% and commercial used 15%	Difference	Conversion into marla 20 marla per kanal	Approximate rate per marla Rs 300,000	Total approximate loss
1.	M/s Bahria Enclave Housing Scheme	836.40	16.07.2011	527	669	142	2,844	300,000	853,128,000
2.	Federal Government Employees Housing Foundation (FGEHF)	3,090	05.05.2013	1,947	2,472	525	10,506	300,000	3,151,800,000
3.	Kashmir Garden Farming Scheme	2,660	26.02.2013	1,676	2,128	452	9,044	300,000	2,713,200,000
4.	FIA Park Enclave Housing Scheme sponsored by M/s FIA ECHS Ltd.	401.975	25.11.2016	253	322	68	1,367	300,000	410,014,500
								Total	7,128,142,500

Zone 4 (LOP approved schemes)

Zone 5 (NOC approved schemes)

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Due Date of completion	Residential are not more than 55% + commercial not more than 8%	Residential area used 65% and commercial used 15%	Difference	Conversion into marla 20 per kanal	Approximate rate per marla Rs 300,000	Total approximate loss
1.	Al-Hamra Avenue Mouza Ara, Chirah, Off Darwala Rd	1076	05.07.2006	15.03.2008	15.03.2012	678	861	183	3,658	300,000	1,097,520,000
2.	Bahria Town (Phase-II, III, V, VI) Mouza Kotha Kalan, Off Pak PWD Road	2501	08.08.2000	05.07.2001	05.07.2006	1,576	2,001	425	8,503	300,000	2,551,020,000
3.	CBR Town Mouza Lohi Bher Off Soan Garden Road, Islamabad Highway	1093	24.02.2007	28.05.2009	28.05.2013	689	874	186	3,716	300,000	1,114,860,000
4.	Jeddah Town Mouza Humak, GT Road	800	22.02.1994	16.06.1994	16.06.1997	504	640	136	2,720	300,000	816,000,000
5.	River Garden Mouza Sihala, Isb Highway	810	04.05.2001	19.09.2007	19.09.2011	510	648	138	2,754	300,000	826,200,000
6.	Soan Gardens Mouza Lohi Bher, Isb Highway	2985	15.06.1994	09.08.2004	09.08.2009	1,881	2,388	507	10,149	300,000	3,044,700,000
7.	Zaraj Housing Mouza Humak and Bhangrial Khurd, GT Road	1258	22.07.2005	10.11.2005	10.11.2009	793	1,006	214	4,277	300,000	1,283,160,000

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Due Date of completion	Residential are not more than 55% + commercial not more than 8%	Residential area used 65% and commercial used 15%	Difference	Conversion into marla 20 marla per kanal	Approximate rate per marla Rs 300,000	Total approximate loss
8.	Tele Gardens Sector F-17	1757	18.02.2005	30.01.2008	30.01.2013	1,107	1,406	299	5,974	300,000	1,792,140,000
										Total	12,525,600,000

Zone-5 (LOPs approved schemes)

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	Residential are not more than 55% + commercial not more than 8%	Residential area used 65% and commercial used 15%	Difference	Conversion into marla 20 marla per kanal	Approximate rate per marla Rs 300,000	Total approximate loss
1.	AGOCHS-I	1,115	27.02.2007	702	892	190	3,791	300,000	1,137,300,000
2.	AGOCHS-II	3,517	04.07.2006	2,216	2,814	598	11,958	300,000	3,587,340,000
3.	Bahria Town (Phase-III-E & IV)	2,998	08.12.2010	1,889	2,398	510	10,193	300,000	3,057,960,000
4.	Bahria Town Phase-VII	761	22.09.2005	479	609	129	2,587	300,000	776,220,000
5.	Bahria Garden City	2992	17.10.2011	1,885	2,394	509	10,173	300,000	3,051,840,000
6.	Grace Valley	404.68	11.07.2012	255	324	69	1,376	300,000	412,773,600
7.	Gulshan-e-Rabia	447	09.02.2009	282	358	76	1,520	300,000	455,940,000
8.	Jinnah Garden-I	2,548	09.04.2011	1,605	2,038	433	8,663	300,000	2,598,960,000
9.	Jinnah Garden-II	430	12.01.2008	271	344	73	1,462	300,000	438,600,000

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	Residential are not more than 55% + commercial not more than 8%	Residential area used 65% and commercial used 15%	Difference	Conversion into marla 20 marla per kanal	Approximate rate per marla Rs 300,000	Total approximate loss
10.	Jinnah Town	2,550	26.05.2010	1,607	2,040	434	8,670	300,000	2,601,000,000
11.	Khayaban-e-Kashmir	1,280	12.01.2008	806	1,024	218	4,352	300,000	1,305,600,000
12.	Morgah City	882	25.02.2005	556	706	150	2,999	300,000	899,640,000
13.	National Assembly	475	23.04.2012	299	380	81	1,615	300,000	484,500,000
14.	Naval Anchorage	3,677	21.07.2005	2,317	2,942	625	12,502	300,000	3,750,540,000
15.	Parliamentarians Enclave	414	09.04.2005	261	331	70	1,408	300,000	422,280,000
16.	Senate Avenue	680	21.02.2009	428	544	116	2,312	300,000	693,600,000
17.	WWF Labor Colony	1,024	11.04.2012	645	819	174	3,482	300,000	1,044,480,000
								Total	26,718,573,600

Total Loss all Zones = Rs 76, 533,777,300 after conversion into billion Rs 76.534 billion

Annexure-C (Refer to Para 16.1)

Annexure for Zone-4 (NOC approved schemes)

Sr. No	Name of scheme	Area (Kanals)	NOC Issued	Per Month ROW charges	Total No. of months 5 years ×12=60 months	Amount
1.	M/s Al-hamra Hills Agro Farming Scheme	1422.85	30.07.2010	Rs.800,000	60	48,000,000
2.	M/s Anza Zephyr Dale Agro Farms	4980.95	01.10.2004	Rs.800,000	60	48,000,000
3.	M/s Pakistan Navy Farms, Simly Dam Road, Islamabad	2343.26	13.03.1993	Rs.800,000	60	48,000,000
					Total	144,000,000

Zone 4 (LOP approved schemes)

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	Per Month ROW charges	Total No. of months 5 years ×12=60 months	Amount
1.	M/s Bahria Enclave Housing Scheme	836.40	16.07.2011	Rs.800,000	60	48,000,000
2.	Federal Government Employees Housing Foundation (FGEHF)	3,090	05.05.2013	Rs.800,000	60	48,000,000
3.	Kashmir Garden Farming Scheme	2,660	26.02.2013	Rs.800,000	60	48,000,000
4.	FIA Park Enclave Housing Scheme sponsored by M/s FIA ECHS Ltd.	401.975	25.11.2016	Rs.562,000	60	33,720,000
					Total	177,720,000

Annexure

Zone 2 (Approved but incomplete schemes)

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	NOC Issued	Per Month ROW charges	Total No. of months 5 years ×12=60 months	Amount
1.	Cabinet Division Sectors E-16, E-17	1432	28.06.2004	13.10.2004	Rs.800,000	60	48,000,000
2.	Engineer's Housing Scheme Sector D-16 & D-17	1156	01.03.2008	08.11.2010	Rs.800,000	60	48,000,000
3.	Khayaban-e-Kashmir-I Sector G-15/F-15	3482	25.04.2002	13.05.2004	Rs.800,000	60	48,000,000

4.	Margalla View Sector D-17	1937	18.01.1995	14.06.2002	Rs.800,000	60	48,000,000
75.	Multi Gardens-I Sector A-17, B-17, & B-18	7672	27.09.2006	30.01.2008	Rs.800,000	60	48,000,000
6.	Ministry of Interior Sector G-16	1630	23.05.2005	07.10.2010	Rs.800,000	60	48,000,000
7.	Roshan Pakistan (RP) Corporation Sector E-16	1757	18.02.2005	30.01.2008	Rs.800,000	60	48,000,000
8.	Tele Gardens Sector F-17	1757	18.02.2005	30.01.2008	Rs.800,000	60	48,000,000
							384,000,000

Zone 5 (NOC approved schemes)

Sr. No	Name of scheme	Area (Kanal s)	Layout Plan Approved	NOC Issued	Per Month ROW charges	Total No. of months 5 years ×12=60 months	Amount
1.	Al-Hamra Avenue Mouza Ara, Chirah, Off Darwala Rd	1076	05.07.2006	15.03.2008	Rs.800,000	60	48,000,000
2.	Bahria Town (Phase-II, III, V, VI) Mouza Kotha Kalan, Off Pak PWD Road	2501	08.08.2000	05.07.2001	Rs.800,000	60	48,000,000
3.	CBR Town Mouza Lohi Bher Off Soan Garden Road, Islamabad Highway	1093	24.02.2007	28.05.2009	Rs.800,000	60	48,000,000
4.	Jeddah Town Mouza Humak, GT Road	800	22.02.1994	16.06.1994	Rs.562,000	60	33,720,000
5.	River Garden Mouza Sihala, Isb Highway	810	04.05.2001	19.09.2007	Rs.800,000	60	48,000,000
6.	Soan Gardens Mouza Lohi Bher, Isb Highway	2985	15.06.1994	09.08.2004	Rs.800,000	60	48,000,000
7.	Zaraj Housing Mouza Humak and Bhangrial Khurd, GT Road	1258	22.07.2005	10.11.2005	Rs.800,000	60	48,000,000
8.	Tele Gardens Sector F-17	1757	18.02.2005	30.01.2008	Rs.800,000	60	48,000,000
							369,720,000

Zone-5 (LOPs approved schemes)

Sr. No	Name of scheme	Area (Kanals)	Layout Plan Approved	Per Month ROW charges	Total No. of months 5 years ×12=60 months	Amount
1.	AGOCHS-I	1,115	27.02.2007	Rs.800,000	60	48,000,000
2.	AGOCHS-II	3,517	04.07.2006	Rs.800,000	60	48,000,000
3.	Bahria Town (Phase-III-E & IV)	2,998	08.12.2010	Rs.800,000	60	48,000,000
4.	Bahria Town Phase-VII	761	22.09.2005	Rs.562,000	60	33,720,000
5.	Bahria Garden City	2992	17.10.2011	Rs.800,000	60	48,000,000
6.	Grace Valley	404.68	11.07.2012	Rs.562,000	60	33,720,000
7.	Gulshan-e-Rabia	447	09.02.2009	Rs.562,000	60	33,720,000
8.	Jinnah Garden-I	2,548	09.04.2011	Rs.800,000	60	48,000,000
9.	Jinnah Garden-II	430	12.01.2008	Rs.562,000	60	33,720,000
10.	Jinnah Town	2,550	26.05.2010	Rs.800,000	60	48,000,000
11.	Khayaban-e-Kashmir	1,280	12.01.2008	Rs.800,000	60	48,000,000
12.	Morgah City	882	25.02.2005	Rs.800,000	60	48,000,000
13.	National Assembly	475	23.04.2012	Rs.562,000	60	33,720,000
14.	Naval Anchorage	3,677	21.07.2005	Rs.800,000	60	48,000,000
15.	Parliamentarians Enclave	414	09.04.2005	Rs.562,000	60	33,720,000
16.	Senate Avenue	680	21.02.2009	Rs.800,000	60	48,000,000
17.	WWF Labor Colony	1,024	11.04.2012	Rs.800,000	60	48,000,000
						730,320,000

E-Sector (NOC approved societies)

S. No	Name of NOC passed society	Total Area	NOC approval date	Per Month ROW charges	Total No. of months 5 years ×12=60 months	Amount
1.	Multi professional cooperative housing society	811.50	02.10.10	Rs.800,000	60	48,000,000
2.	National police foundation	1240.92	20.06.05	Rs.800,000	60	48,000,000
					Total	96,000,000

E-Sector (LOP approved societies)

S.No	Name of NOC passed society	Total Area	LOP approval date	Per Month ROW charges	Total No. of months 5 years ×12=60 months	Amount
1.	Federation Employees	865	05.03.08	Rs.800,000	60	48,000,000
2.	Pakistan Medical	1350	18.05.12	Rs.800,000	60	48,000,000
3.	Services Co-operative	1000	10.04.10	Rs.800,000	60	48,000,000
					Total	144,000,000