FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD
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No.15 (7)/2019-HA (A)/1-Act,2020 — 21st February, 2020

Subject: **MINUTES OF 1st MEETING OF THE EXECUTIVE BOARD OF FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA ACT, 2020 HELD ON 07-02-2020.**

The 1st meeting of the Executive Board of Federal Government Employees Housing Authority under FGEHA Act, 2020 was held on 07-02-2020 at 03:00 pm under the Chairmanship of Honorable Federal Minister for Housing & Works in the Committee Room of Federal Government Employees Housing Authority, Islamabad.

2. The minutes of said meeting are enclosed for kind information / record.

Encl:- As Above

(MUHAMMAD ADNAN DAYAR)
Director (Coordination)

Distribution:-

i. Mr. Tariq Bashir Cheema
Chairman EB / Federal Minister
Ministry of Housing & Works

ii. Dr. Imran Zeb Khan
Secretary, M/o Housing & Works,
Islamabad.

iii. Mr. Zahoor Ahmad
Additional Secretary
M/o Housing & Works, Islamabad.

iv. Mr. Jibran Khalil Malik
joint Secretary (Expenditures)
Finance Division, Islamabad.

v. Ch. Muhammad Anwar
Chief (PP&H)
Planning Commission, Islamabad

vi. Mr. Khashih Ur Rehman,
Draftsman,
Law & Justice Division

vii. Chief Commissioner
ICT, Islamabad.

viii. Mr. Tariq Rasheed
Managing Director,
PHA Foundation, Islamabad.

ix. Mr. Shahid Farzand
Director General,
Pak. PWD, Islamabad.

x. Chairman
Capital Development Authority
Islamabad.

xi. Mr. Waseem Hayat Bajwa,
Secretary EB/ Director General
FGE Housing Authority

xii. Chief Engineer
FGE Housing Authority

CC:

1. PS to Minister for Housing & Works, Islamabad.
2. S.P.S. to CEO, FGE Housing Authority, Islamabad.
3. All Directors, FGE Housing Authority, Islamabad
4. Office File.

FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD
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MINUTES OF 1st MEETING OF THE EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA, ACT-2020 HELD ON 07-02-2020.

The 1st meeting of Executive Board of the Federal Government Employees Housing Authority under FGEHA, Act-2020 was held on 07-02-2020 at 03:00 pm under the Chairmanship of the Honorable Federal Minister for Housing & Works, in the Committee Room of FGE Housing Authority. (The List of participants is enclosed).

2. The meeting started with recitation from verses of the Holy Quran. The Director General, FGEHA welcome the new Chairman and members of the Board in its 1st meeting, convened after enactment of FGE Housing Authority Act, 2020. The Director General, FGEHA briefed the participants about achievements of FGEHA during the last one year, as per follows:

Progress on stalled projects

i. **Green Enclave-I:-** The Director General, FGEHA informed that Green Enclave-I housing scheme at Bara Kahu was stalled for the last 10 years due to different issues. The vigorous efforts of the present management have brought fruitful results, as all the impediments have been removed and development work has been started.

ii. **Green Enclave-II:-** The Green Enclave-II housing scheme was also pending, as the earlier JV partner failed to provide land. The FGEHA has presently entered into the JV agreement with Commoners Sky Garden, which has provided 6000 Kanals of land, mutated in favor of FGEHA. The planning and design work is almost complete. The scheme will be formally launched in 2-3 months.

iii. **Thallian Schemes:-** The Thallian housing scheme was also stalled since 2015. However, progress has been made as the land has been identified. The issue of access to the site is under resolution, thereafter, scheme would be back on track.

New JV Projects:-

The Director General, FGEHA informed the Board that FGEHA in order to provide housing facility to its members has launched the following apartment projects:-

P.T.O.

S. No.	Scheme	Location	No. of Apartments
i.	Kashmir Avenue Apartment scheme	G-13 Islamabad	1377
ii.	Chaklala Heights	Chaklala Rawalpindi	3592
iii.	Skyline apartments	Near new airport Islamabad	3945
iv.	Indus Vista apartment scheme	B-17 Islamabad	771
v.	Life style residency	Bedian road Lahore	1302

The membership for the above schemes is still going on, which has received tremendous response and most of the apartments are booked.

Establishment of new wings: - The Director General informed the Board that manpower of FGEHA has been strengthens by establishing new wings such as Planning Wing, Tech-II Wing, security and DC/LAC office of FGEHA. Officers have been appointed and these wings are fully functional.

Rehabilitation / Maintenance Work in sector G-13 & G-14/4

The DG informed that rehabilitation and maintenance work in Sector G-13 & G-14/4 is going on and which will be completed by the end of June, 2020. The security of the area has been beefed up and efforts are underway to provide water supply to the residence to G-13 and G-14/4 from Khanpur Dam.

i. **Development of Sector G-14/1,2,3:-** The Director General informed that development work is going on in Sectors G-14/3 and G-14/2, whereas, survey of BUPs is underway in Sector G-14/1 followed by the commencement of the development work in sub-sector G-14/1, in the near future.

ii. **Digitization of FGEHA:-** The Director General informed that FGEHA is moving fast toward e-office and various initiatives in this respect have been undertaken and soft wares have been developed and introduced, such as e-filing module, Inventory Management System, Vehicle Management System, BuPs payments through software for transparency.

3. The Chairman / Minister for Housing and Works appreciated the role of DG FGEHA in establishment of the FGEH Authority and acknowledged his untiring efforts in commencing the stalled projects such as Green Enclave-I and Green Enclave-II. The Minister further endorsed plans of the FGEHA in achievement of

objectives as envisaged in its mandate to provide shelter to the Federal Govt. Employees and other specified groups. However, there are various projects which have yet to be realized. The Chairman expressed his desire to meet the Engineering/Technical team of FGEHA to have cognizance on the ongoing projects and strategy applied by the Engineering team. This would help in analysis of their capacity and filling resource gaps, if any.

4. The Chairman also stressed that members of the Board should come to the meeting well prepared, so that they can give their valuable input during the meeting. The Chairman emphasized the Board members to support FGEHA, as the Board is custodian of the Members' Rights. He further stated that as the Board comprises professionals, can give their valuable input enabling FGEHA to move forward in achieving the targets in an appropriate manner. The Chairman enquired about e-tendering in FGEHA. The Assistant Manager (IT) informed that module for e-tendering is under preparation. The testing phase of the same will be launched in March-2020 and it will be fully operational by the end of April-2020. The Chief (PP&H) suggested that there should be a call center for information and redressal of grievances of the allottees/members. The Director General informed that complains are received through emails, PMDU portal and through website which are being managed and addressed on regular basis by the Coordination division.

5. The Director General, FGEHA further briefed the Board about Federal Government Employees Housing Authority Act, 2020 published in the Gazette of Pakistan on 15-01-2020. He applauded the pivotal role played by the Chairman / Minister and Secretary Housing and Works in achieving this milestone. The DG, FGEHA informed the Board about new composition of Executive Board, which is as follows:

i.	Federal Minister for Housing & Works	Chairman
ii.	Secretary, Ministry of Housing & Works	Member
iii.	Draftsman Law and Justice Division	Member
iv.	Additional Secretary, Ministry of Housing & works	Member
v.	Managing Director, PHAF	Member
vi.	Director General, Pak. PWD	Member
vii.	Chief Commissioner, ICT	Member
viii.	Chairman, CDA	Member
ix.	Joint Secretary Expenditure Ministry of Finance	Member
x.	Chief (Physical Planning & Housing) Planning Commission	Member
xi.	Chief Engineer of the Authority	Member
xii.	*Director General (FGEHA) shall act as SECRETARY of the Executive Board*	

The Chief (PP&H) suggested that there should be a Chief (Planning) as member of the Board. The Chairman agreed to the suggestion of Chief (PP&H) and suggested that more professionals may be included in the Board to benefit FGEHA with their valuable input.

6. Thereafter, the agenda items were discussed.

Agenda Item No. 1:-

CONFIRMATION OF THE MINUTES OF 6th MEETING OF THE EXECUTIVE BOARD OF FGE HOUSING AUTHORITY HELD ON 09-01-2020.

1.1 The Director General apprised that the 6th meeting of the Executive Board was held on 09-01-2020 and accordingly, minutes were issued on 21-01-2020.

1.2 The Director General stated that although it is the first meeting of Executive Board after enactment, however, except for few new members, all others were also members of previous Executive Board, hence, the minutes of last meeting were submitted for confirmation.

1.3. The Director General further informed the Board that no observation/s have been received on the Minutes of 6th Executive Board meeting.

DECISION:-

1.4 The Executive Board unanimously approved minutes of the 6th EB meeting held on 09-01-2020.

Agenda Item No. 2:-

FOLLOW-UP AGENDAI-ENDORSEMENT OF PC-I'S AFTER APPROVAL OF DWP.

2.1 The Director General apprised the Board that the Federal Government Employees Housing Authority (FGEHA) has finalized launching of housing projects with approved PC-Is from DWP, the details of which were placed before the Executive Board for endorsement, as per Planning Commission Guidelines.

2.2 The DG informed the Board that the DWP Committee was constituted by the previous Executive Board. Pre-DWP meetings were held on 12-12-2019 & 16-12-2019, followed by Meeting of the Technical Committee held on 19-12-2019 and finally in the Meeting of the DWP, held on 24-12-2019, approved both the PC-I's.

2-A. CONSTRUCTION OF HOUSING FOUNDATION TOWERS IN MAUVE AREA, SECTOR G-13, ISLAMABAD

2.A.1 The Director General apprised the Board that after inauguration by the Honorable Prime Minister of Pakistan on 17-04-2019, land measuring 56 Kanals (7 Acres) has been earmarked for Construction of Housing Foundation Towers in the Mauve Area, Sector G-13, Islamabad.

2.A.2 The project aims at providing housing facilities to the Federal Government employees, in accordance with objectives of the organization. The tower is planned on 56 Kanals of area in G-13 Mauve Area, consisting of three blocks each having three basements, ground plus twenty-one floors, out of which, second to twenty-first floors are typical in design.

2.A.3 The Housing Foundation Towers is located near Islamabad Chowk along the Kashmir highway at a distance of around 13 km from Zero Point interchange and 01 km from Golra Chowk of Peshawar Road and around 14 km from M-2 Motorway Islamabad Interchange. It includes 03 towers with G+21 Floors. The detail of apartments is as follows:

a. Total Number of Apartments planned is 1467.

The Apartments are categorized based on size.
I). Number of Apartments measuring 1100 Sft is 753
II). Number of Apartments measuring 1300 Sft is 714

b. Construction Cost of the Project is 13.389 Billion and the PC-I Cost is Rs. 15,070.274 Million.
c. Capital cost estimates have been prepared on the basis of Pak PWD Schedule of Rates 2012 and prevailing Market Rates for Non-Schedule items.
d. Draft Environmental Impact Assessment (EIA) Report is accommodated in the PC-I and the same has been forwarded to Pak-EPA for the further necessary action and approval.

RECOMMENDATIONS:-

2.A.4 As the DWP has approved the PC-1 amounting to Rs. 15,070.274 Million. In view of foregoing, PC-1 amounting to Rs. 15,070.274 Million was submitted for endorsement of the Board.

DISCUSSION:-

2.A.5 The Director General, FGEHA informed the Board that PC-I's have been approved by the DWP, which comprises of following:-

i.	Director General, FGEHA	Chairman
ii.	Chief Engineer, FGEHA	Member
iii.	Director Planning, FGEHA	Member
iv.	Director Finance, FGEHA	Member
v.	Director Technical, FGEHA	Member
vi.	Chief (Physical Planning & Housing) M/o PD & R	Member
vii.	Joint Secretary (Expenditure), M/o Finance	Member
viii.	Joint Engg. Advisor, M/o H & W	Member

2.A.6 After the approval of DWP the PC-I's were placed before the Executive Board in the last meeting held on 09-01-2020. However, as no technical and financial details were highlighted in the agenda, hence, the Board decided that for endorsement of the Board the agenda may be re-submitted with complete technical and financial details.

2.A.7 The Chief (PP&H) raised an observation that there are two costs mentioned in the working paper. The Direct and the Indirect cost, which requires clarification. The Director (Technical-I) informed the Board that the actual cost is segmented into direct and indirect cost and reflected therein, in accordance with FIDIC guidelines. The Chief (PP&H) suggested that cost showing into components is creating ambiguity, hence, it should be replaced with the actual PC-I cost, approved by the DWP. The Secretary (H&W) endorsed the suggestion of Chief (PP&H) and instructed to mention only the cost as approved by DWP, in order to bring clarity in cost estimates.

2.A.8 The Chairman asked about the lowest bid amount received to FGEHA against this project. The Director (Tech-I) informed that lowest bid amount received to FGEHA is Rs. 12.416 billion. The Chairman stated that the lowest bid is comparatively low to the estimated cost of the project. In some cases it has been observed that developers reduce bid amount significantly just to get the project. They subsequently claim escalation and ask for revision of cost or they compromise on the quality of construction work. The Chairman strictly directed that no revision of rates will be allowed in any later stage. The Secretary (H&W) informed the Chairman that escalation percentage is already an inbuilt feature of the PC-I, so there is a cushion to deal with this issue. Secondly, the agenda is only for endorsement as DWP has already approved the same.

2.A.9 The Chairman further stated that it is also observed that developers reduce quality to save cost. Hence, Chairman directed that there should a mechanism in place to check the quality of construction, as per approved standards. The Chairman suggested that a committee of the allottees may be formed to monitor the quality of work done. He further stated that FGEHA is the custodian of fees

deposited by Federal Government Employees to get a shelter for their family. Hence, this amount should be utilized in the most appropriate and efficient way.

DECISION:-

2.A.10 After detail deliberation the Board decided as under:-

i. The Board endorsed PC-I of Kashmir Avenue apartment project amounting to Rs. 15.070 billion, which was approved by DWP.

ii. The quality of construction of Housing Foundation tower at Mauve Area G-13 shall be ensured and progress shall be monitored to ensure timely completion of project.

2-B CONSTRUCTION OF 3RD AND 4TH FLOOR OF FGEHA HEAD OFFICE BUILDING

2.B.1 The Director General apprised the Board that the project includes construction of two floors (3rd and 4th) of FGEHA Head Office Building located at 10-Mauve Area, Sector G-10/4, Islamabad. The PC-I has been prepared on the basis of present and future requirements for existing and newly inducted technical as well as managerial teams to provide them with necessary office accommodation. The existing office space is insufficient to accommodate the staff and there is a dire need of additional office space. The FGEHA office was initially designed for Lower Floor + Ground Floor + 4 Floors, wherein, Lower Floor + Ground Floor + 2 has been constructed and functionalized since 2008. Also, it is important to mention that FGEHA has been converted into an Authority by the Parliament and keeping in view the requirement of future offices for the Authority, the PC-I has been framed amounting to Rs. 138.544 (M).

PROJECT OBJECTIVES:

- To provide office accommodation to the officers/officials and staff, as per actual requirement.
- To improve overall performance and productivity of the staff and ultimately of the FGEHA.

ABSTRACT OF COST (OVERALL):-

Sr. No.	Description	As per PC-1 (Amount)
I	Building Items, Partitions & Water Supply and Sanitation	93.483 (M)
Ii	Internal Electrification, Computer Networking, Telephone Exchange, Fire Alarm, CCTV System, Shifting/ Prefixing existing services and IESCO	15.093 (M)

	Extension of load	
Iii	Split Inverter Air Conditioners, Lift/Elevators and Gas piping and appliances	25.932 (M)
Iv	Contingencies (3%)	4.035 (M)
V	Grand Total	138.544 (M)

RECOMMENDATIONS:-

2.B.2 As the DWP has unanimously approved the PC-1 cost amounting to Rs. 138.544 Million. In view of foregoing, PC-1 cost amounting to Rs. 138.544 Million was submitted before the Board for endorsement.

DISCUSSION:-

2.B.3 The DG FGEHA informed that PC-I of construction of 2 floors of FGEHA building amounting to Rs. 138.544 million has been approved by the DWP. However, as per Planning Commission guidelines, the same is placed before the Executive Board for endorsement. The Secretary (H&W) stated that this agenda was also placed before the Executive Board in the last meeting held on 09-01-2020, but, only for information and now the agenda is placed for endorsement of the Board. The Chief (PP&H) again observed that costing should be given in as per PC-I format approved by the DWP.

DECISION:-

2.B.4 The Board unanimously endorsed PC-I of construction of 2 floors of FGEHA office building amounting to Rs. 138.544 million, as approved by the DWP.

Agenda Item No. 3

CONSTITUTION OF COMMITTEES UNDER SECTION-10 OF FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY ACT, 2020.

3.1 The Director General apprised the Board that the Section-10 of the Federal Government Employees Housing Authority, Act-2020, states as under:

"the Executive Board of the Authority may, by order, constitute committees including Finance Committee, Budget & Accounts Committee and such other committees as may be deemed necessary for carrying out the functions of the Authority and assign to them such specific functions for efficient performance of the Authority. The committees shall perform the functions in the manner specified in the order".

3.2 Previously, two sub-committees of the Executive Board were functioning i.e. the Finance Committee which dealt with all financial matters of the authority and the HR committee which dealt with service matters and issues of the employees of the Authority. The compositions of the Finance and HR committees were as under:-

Finance Committee:-

i.	*Additional Secretary, (Finance)*	*Chairman*
ii.	*Joint Secretary (Expenditure),*	*Member*
iii.	*Joint Secretary (Estate), H&W*	*Member*
iv.	*Director (Admn), FGEHA,*	*Member*
v.	*Director (Finance), FGEHA,*	*Member cum Secretary*

HR Committee:-

i.	*Additional Secretary, M/o H&W*	*Chairman*
ii.	*Joint Secretary (Admn), M/o H&W*	*Member*
iii.	*Director (Finance), FGEHA*	*Member*
iv.	*Director (Coord), FGEHA,*	*Member*
v.	*Director (Admn), FGEHA,*	*Member cum Secretary*

3.3 With enactment of FGEHA Authority Act, 2020, the composition of the Executive Board has been revised, therefore, new committees are required to be constituted and notified to perform functions in terms of Section-10 of the FGEHA Authority Act, 2020.

RECOMMENDATION:-

3.4 Fresh composition of Finance and HR Sub-Committees was proposed and placed before the Executive Board.

DISCUSSION:-

3.5 The DG, FGEHA briefed that committees are required to be constituted under Section-10 of the FGEHA Act 2020, to assist the Board in making a informed and prudent decisions on Financial and administrative matter. The Chief (PP&H) suggested there should also be a Technical Committee to assist the Board in Technical matters. The DG FGEHA replied that in the last meeting of Executive Board, a Technical Committee has already been constituted.

DECISION:-

3.6 The Executive Board approved constitution of Finance, Budget and Account Committee as per following composition:-

Finance, Budget & Accounts Committee:-

i.	*Joint Secretary (Expenditure), Finance Division*	*Chairman*
ii.	*Joint Secretary (Estate), M/o H&W*	*Member*
iii.	*CF&AO, M/o Housing & Works*	*Member*
iv.	*Director (Admn), FGEHA,*	*Member*
v.	*Director Internal Audit, FGEHA*	*Member*
v.	*Director (Finance), FGEHA,*	*Member cum Secretary*

HR Committee:

The Executive Board approved constitution of HR committee as per following composition;

i.	*Additional Secretary (Admn), M/o H&W*	*Chairman*
ii.	*Joint Secretary (Admn), M/o H&W*	*Member*
iii.	*Director (Finance), FGEHA*	*Member*
iv.	*Director (Coord), FGEHA,*	*Member*
v.	*Director (Admn), FGEHA,*	*Member cum Secretary*

Agenda Item No. 4

REGULATIONS FOR APPARTMENT COMPLEX BUILDINGS

4.1 The Director General apprised that FGEHA has undertaken various initiatives for provision of shelter to the Federal Government Employees and other specified groups, belonging to various segments of the society. These initiatives include various projects on Joint Venture (JV) basis with Private Sector and Provincial Governments, in major cities across the country. FGE Housing Authority is facing difficulties in analyzing the proposals submitted by private parties. At present, planning standards for apartment housing schemes does not exist in the major cities except for Karachi and Islamabad. These regulations shall be applied to all apartment schemes in Pakistan where planning standards do not exist.

PROPOSED PLANNING STANDARDS:

4.2 Following planning standards were proposed to be adhered to, while planning for Apartment housing scheme.

Density (Dwelling Unit / Acre) (DU)	**Up-to 55**	**Up-to 75**	**Up-to 100**	**100 and above**
No. of Stories'	Up to 5	5-7	8-10	11 & above
Parking	1.5 car space per dwelling unit. 1 car space for 1000 ft (ii) of commercial space			
Commercial	Up-to 5%			
Public Buildings	Min. 4%			

Parks and Open Spaces-(i)	Min. 8%	Min. 10%	Min. 12%	Min. 15%
Graveyard	Min. 2% (ii)			
FAR(iii)	1:2	1:2 up-to 1:3(iv)	1:3 up-to 1:4(v)	1:4(vi) and above
Minimum Right of Way (ROW)	Main Access road 80 Internal Road 40'			Main Access Road 100' Internal Road 40'
Max. Ground Coverage	50%	45%	40%	40%
Height vs. distance (iv)	Min. 30 ft or distance required under the following formula, whichever is greater (viii). $S = \frac{LA + LB + 2(HA + HB)}{12}$			
Setbacks	Front 30' Sides and Rear 20' each			

i. The commercial land-use shall be up to 5% of the total land area in case of residential apartment schemes and in case of mixed land-use, and shall be 5% of the total square feet coverage of the scheme.

ii. Maximum of 25% of open spaces can be provided in form of vertical gardens in residential buildings with double height in lieu of open spaces or parks on the ground.

iii. Graveyard can be exempted, if there is any graveyard in the vicinity of 2 Kms, after obtaining NOC from the concerned administration. This 2% may be converted to playground.

iv. Green Building Guidelines and Construction Types to be followed as per FGEHA guidelines.

v. Category "A" Green Building Guidelines are compulsory up to Floor Area Ratio (FAR) of 1:3.

vi. High Rise Buildings with Floor Area Ratio (FAR) above 1:3 up to 1:4 will only be allowed where Construction Type I and II has been used along with Category "B" Green Building Guidelines.

vii. High Rise Buildings with FAR Above 1:4 up to 1:6 will only be allowed, where Construction Type I and II has been adopted and the design follows Category "C" Green Building Guidelines, High Rise Buildings with FAR beyond 1:6 up to 1:8 will be allowed where Construction Type I has been adopted and the design follows Category C Green Building Guidelines. A further increase in FAR can be made, given that, along with the requirements mentioned above, the

developer gets a certified Green Building Rating from a Green Building Rating System such as LEED or the Green Building Council or their equivalent for their Building Design.

viii. This includes courtyard.

ix. The minimum distance between any two buildings (referred to as building A and Building B) shall be according to the length and height of such buildings.

	Heights of Building (ft)	Size of ventilation shafts (sqft)	Minimum width of shafts (ft)
Size of ventilation shafts	Up-to 32	15	3
	Up-to 40	13	4
	Up-to 60	45	5
	Up-to 80	60	6
	Up-to 100	85	8
	Up-to 120	100	10
	Up-to 150	120	10
	Up-to 200	150	10
	Above 200	200	10

SIZE OF AMENITY BUILDINGS

S. No	Amenity	Standard	No/Size of Amenity / percentage of land
a.	School	1 School for every 1000 Dwelling Units	Minimum size of 1.5 acre / School
b.	Child Care	Day Care Centre is compulsory for schemes with more than 2000 dwelling units.	
c.	Community Centre	At least one Community Centre inside the scheme of more than 1000 apartments	Minimum size of half acre excluding parking.
D	Heath Care facility	Clinic / Hospital as per NRM standards – At least one clinic / Hospital is compulsory inside the vicinity	Minimum size of two kanals
e.	Mosque	1 Mosque for every 1000 apartments	Minimum size of 1.5 kanals
f.	Sewage Treatment Plant	Septic Tank or Sewerage Treatment plant to cater for 100 percent sewage	Size to be decided as per the type of treatment of consultation with relevant consultants.

BUILDING EGRESS

No. of Stories	Up to 5	5-7	8-10	10 & above
Mean of Building Egress	Min 40ft , 60ft in case of curved roads			
Exit Doors	Width 4ft-6in Height 7ft-9in			
Doors	Entrance Door of apartment 3ft-6in. Width 3ft min. Max. risers per flight 15			
Staircase	Min. Width 5ft Tread min. 12in. Riser max. 6.5in. Handrails height min. 39in			
Emergency Staircase	Mandatory for height 80ft and above			
Fire Tower	Not required	Mandatory for height 80ft and above		
Spiral Staircase	Min. 6ft diameter	Not allowed		

ix. Ventilation from only water closets, bathrooms and kitchens if not opening on the front side, rear and interior open spaces, shall open on the ventilation shaft, the size, of which shall not be less than the values given above.

x. 1 acre = 43,560 sqft, and 1 Kanal = 5445 sqft

RECOMMENDATIONS:

4.3 Approval of above mentioned regulations for Apartments was solicited from the Executive Board.

DISCUSSION:-

4.4 The Chief (PP&H) observed that these regulations should be first examined and endorsed by the Technical Committee of FGEHA. The DG FGEHA replied that Technical Committee has already endorsed the regulations. The Secretary (H&W) asked as to why these regulations are required and whether the Board can approve the same. The DG FGEHA informed that FGEHA is launching schemes in Rawalpindi and Lahore where presently there are no regulations for high-rise building complex. Hence, these regulations are prepared (As Benchmarks) to decide various aspects of the project and the Board is competent to approve these regulations. The Chief (PP&H) inquired about the standards being used as benchmark for making these regulation. The DG FGEHA replied that these regulations are prepared as per standards of CDA and KDA.

4.5 The Secretary (H&W) again inquired about necessity of having these regulations. He was of the view that by approving these regulations, the FGEHA may limit its scope to certain standards and in the future, if any partner offers better

standards than the proposed ones, there would be restrictions to go for better standards. The Director (Planning) FGEHA informed the Board that these regulations are adopted only as stop-gap arrangement, as both RDA and LDA are in the process of preparing their own regulations. As soon as their regulations will come into force, same will automatically be adopted by the FGEHA, as per Act, 2020.The Director (Planning) further informed that these are minimum standard, which are required to finalize JV agreements, however, FGEHA can go for better standards, if available.

4.6 The Chairman also inquired about the latest JV Policy the Director General explained the latest JV Policy as approved by Federal Cabinet. The Chairman emphasized that as land sharing basis has been added, hence, in future all the JV agreements should be only on land sharing basis strictly in accordance with the provision of JV policy.

DECISION:-

4.7 The Executive Board after detail discussion decided as under:-

i. The Board approved regulations of Apartment complex buildings of FGEHA till enactment of local regulations of concerned development Authorities.

ii. The Board further decided that all upcoming JV housing scheme projects shall be on land sharing basis, as per land sharing module given in the JV Policy of FGEHA.

Agenda Item No. 5

APPROVAL OF ADDITIONAL APARTMENT / FLOORS & COMMERCIAL AREA – EHFPRO - G-13

5.1 The Director General apprised the Board that EHFPRO, a Joint Venture company, between the FGEHA and Progressive Motels & Resorts (Pvt) Limited, was initiated on 19th March, 2010 to launch "Lifestyle Residency" Project. This project comprised Ground + fourteen Storey High-rise building, having a total of 2,789 apartments. Out of these, 2,212 apartments (75% of the total) were allocated to Federal Government Employees and 577 apartments (25%) allocated to General Public.

5.2 The project is designed as number of towers, each assigned to a specific type of apartment according to its covered area. Total number of towers are 12, out of which 8 are being constructed in 10-acre plot and 4 allocated to 5-acre plot.

5.3 When the Lifestyle Residency project was launched in 2016, an overwhelming response from eligible applicants was witnessed. The offer was instantly oversubscribed, thereby, hence, catering for maintenance of waiting lists of the unsuccessful members since then. These applicants have applied for all types of apartments and they had been waiting for more than 3 years to avail subsidized housing facility. Moreover, FGEHA also has more than 150,000 applicants, who had applied under a number of different membership drives.

5.4 Moreover, since numbers of apartments in each category were limited, some of the senior members had to be adjusted, as per policy, in lower-than-entitled categories. A summary is as under:

Entitled Category	Adjusted in Category 'B'	Adjusted in Category 'C'	Adjusted in Category 'D'	Adjusted in Category 'E'	Total
'A'	03	20	31	-	54
'B'	-	78	61	-	139
'C'	-	-	101	1	102
TOTAL					295

5.5 The structure of Lifestyle Residency project allows 2 additional floors in 10 Acre and 3 additional floors in 5 Acre plots.

5.6 The proposed addition of floors will result in creation of 450 new apartments, which can conveniently be offered to either downgraded / waiting applicants of EHFPRO or to already registered applicants of FGEHA. The strength of structure for the above-mentioned purpose has been certified by the consultant & engineers and they have confirmed that technical parameters are in line. Certificate from technical consultant (EA Consulting Private Limited) is available on record.

5.7 The drawings, along with certificates of third-party vetting consultant, for construction of 2 additional floors in 10 Acre and 3 additional floors in 5 Acre plot have already been submitted to FGEHA for building plan approval.

5.8 Total project cost (including construction cost, design and other relevant costs) was estimated at Rs. 28.87 Billion for covered area of 5.4 million sq ft @ 5,336 Rs/sqft.

5.9 Total revenue was estimated at Rs. 19.27 Billion (Rs 11.56 Billion from FG @ 4,000 Rs/sft and Rs7.71 Billion from GP @ 8,000 Rs/sft).FG Employees were offered subsidized cost of 4,000 Rs/sft as compared to actual cost of 5,270 Rs/sft.

5.10 Financial deficit of the project was planned to be adjusted through sale of commercial floor as per clause 4.3 of JV Agreement. At present, Project cost has risen due to variations in drawings and delay in approvals from CDA.

5.11 However, the expected revenue which could be fetched from the project decreased, as apartments against GP quota could not be sold owing to opening of transfer facility to FGE Applicants who can freely and legally transfer apartments at price lower than the price offered for General Public quota. So far, the Management could sell only 59 apartments out of a total of 577 of GP quota. Furthermore, no GP applicant has paid any installment after down payments.

5.12 Due to increase in Project cost and non-sale of GP quota, the financial deficit is also increased. Moreover, total pending installments from FG quota will be utilized by March 2020. Thereafter, no more cash flows from the project will be available, which is likely to result in liquidity and financial crunch & stalling of the project. To bridge financial deficit of the project, it is required to launch its commercial area in light of Clause 4.3 of JV Agreement.

5.13 Recently CDA has also accorded approvals for mixed use buildings of similar plot sizes. Approved parameters & bye-laws for similar mixed use buildings by CDA are reproduced is as under:-

PERCENTAGE % OF COMMERCIAL AREA ALLOWED BY CDA FOR APCO BUILDING (SECTOR F-10, ISLAMABAD).

i. Area of plot 470'x225'= 105750 sft
ii. Total covered area allowed1: 8 = 846,000 sft.
iii. Ground coverage & No of stories allowed for commercial = 70% & G+2
= 74025 x 3= 22075
iv. % of Commercial = 222075 / 846000 x 100 = 26.25%

% OF COMMERCIAL AREA ALLOWED BY CDA FOR CENTAURS MALL / BUILDING (SECTOR F-8, ISLAMABAD).

i. Area of plot 7.218 acre= 314,416sft
ii. Total covered area allowed 1: 5 = 1,572,080sft.
iii. Ground coverage & No of stories allowed for commercial = 40% & G+4
= 125766 x 5= 628832
iv. % of Commercial = 628832 / 1572080 x 100 = 40%

% OF COMMERCIAL AREA PROPOSED BY EHFPRO FOR LIFESTYLE RESIDENTIAL APARTMENT BUILDING (SECTOR G-13, ISLAMABAD).

i. Area of plot 10 acre = 440,000 sft
ii. Total covered area allowed 1: 6.87 = 3,023,844 sft.
iii. Ground coverage & No of stories allowed for commercial = 5.6% & G+5
= 24367 x 146202 sft
iv. Area proposed for commercial on lower ground floor = 420,913
v. Total area proposed for commercial = 420,913+146,202 = 567,115
vi. % of Commercial = 567115 / 3023844 x 100 = 18.75%

RECOMMENDATION:-

5.14 It was proposed that approval for construction of additional floors as mentioned above, with commercial area may be granted to upgrade the senior members in their own categories, to accommodate the waiting Federal Government Employees in the current housing scheme and to address the foreseen financial crunch with following revised parameters.

a) 10 Acres Residential & Commercial (Mixed Use):-

Revised details of land use and covered area are as follows:

DESCRIPTION	TO BE APPROVED	USAGE
Basement No. 04	42,660.00 Sft	Only for car Parking
Basement No. 03	420,913.00 Sft	Only for car Parking
Basement No. 02	420,913.00 Sft	Only for car Parking
Basement No. 01	420,913.00 Sft	Retail Floor
Ground + 1st to 16th Floor	2,454,749.00 Sft	Residential apartments
Ground + 5 (Commercial)	148,182.00 Sft	Commercial Block
Total	3,908,330.00 Sq ft	

b) Revised Building Bye-laws for 10 Acre mixed use plot with enhanced Floor Area Ratio (FAR) are proposed as under:

i.	Maximum no of Storey	G+16
ii.	F.A.R	1:6.87
iii.	Ground Coverage	38%
iv.	Minimum Distance between Blocks	70 feet
v.	Setbacks	20 feet on each side
vi.	Parking	1 Cars/Apartment (Residential) 1 Car/1000Sft (Commercial)
vii.	Boundary Wall	No boundary wall be allowed only see through Fence is to be erected

c) 05 Acres (Residential)

Revised details of land use and covered area are as follows:

S. NO.	DESCRIPTION	TO BE APPROVED	USAGE
1	Upper Basement	51764.18 sft	As per approved building plan/ terms & conditions
2	Basement No.03 (only for parking)	225636.00 Sft	
3	Basement No.2 (only for parking)	225636.00 Sft	
4	Basement No.1 (only for parking)	225636.00	

5	Total	728,672.18 Sft	of allotment
6	Ground Floor	728,17.16 Sft	
7	1st to 17th Floors	72817.16 Sft (72817.16x17) =1,237,891.72 sft	
8	Mumty, Machine Room	7281.50 Sft	
	Grand Total Area	2,046,662.56 Sft	

d) Revised Building Bye-laws for 5 Acre plot with enhanced FAR are proposed to be as under:

i.	Size of Plots	5.27 Acres
ii.	No. of Storey	3 Basement + Ground + 17 Storey [Basement would only be used for car parking machine rooms and workshops for Maintenance]
iii.	F.A.R	1:5.71
iv.	Minimum Distance between Blocks	70 feet
v.	Setbacks	20 feet on all sides from plot line
vi.	Parking	1 Cars/Apartment
vii.	Boundary Wall	Boundary wall would be allowed

DISCUSSION:-

5.15 The Director General, FGEHA informed the Board that EHFPRO was launched in 2016, with G+14 duly approved by CDA. The FG employees were allotted 75% of the total apartments @ Rs. 4,000/- per sqft, whereas, the actual cost was Rs. 5,000/- per sqft. It was planned that 25% General Public quota would be auctioned @ Rs. 8,000/- per sqft in order to provide subsidy to Federal Government Employees. However, things did not go according to plan, as the general public quota did not receive any response. Hence, the project is facing financial crunch as the cost is higher to that of receivables from FG employees. In order to overcome this financial crunch it is now proposed that 2 additional floors be built on residential complex and commercial building may also be added in the project, as envisaged in the JV agreement of EHFPRO.

5.16 The Secretary (H&W) inquired whether the General Public quota could be offered to FG employees. The DG, FGEHA replied that it can be, but this will not help in overcoming the deficit. The Secretary (H&W) further inquired whether CDA could raise any objection. The Director (Planning) informed that parameters are set exactly in accordance with CDA bye-laws and a comparison given above showing

parameters of Centaurs, APCO and EHFPRO buildings. The planning of Centaurs and APCO were approved by the CDA. The Chief (PP&H) inquired whether provision of addition of 2 floors is available. The DG FGEHA informed that the consultant of FGEHA has vetted and approved the planning.

5.17 The Chairman asked about the effect of 500 apartments of general public quota, if remain unsold. The DG FGEHA replied that in case the deficit is overcome by adding commercial area than these apartments will be offered to FG employees. The Chief (PP&H) again inquired about the feasibility of additional floor and whether the Technical Committee of FGEHA has examined and recommended the same. The DG FGEHA replied that feasibility has been examined and approved by the Technical Committee, as well as by the EHFPRO Board.

DECISION:-

5.18 The following decisions were taken by the Executive Board:-

i. The Board approved construction of 2 additional floors for residential purpose on agreed rates, as per JV agreement.
ii. The Board also approved construction of commercial building to overcome financial deficit, as per parameters given above.

Agenda Item No. 6

APPROVAL OF BIDS RECEIVED IN OPEN AUCTION OF CLASS-III SHOPPING CENTERS IN SECTOR G-13/2 &G-14/4 ISLAMABAD HELD ON 18-12-2019.

6.1 The Director General apprised the Board that 14 Plots were selected for auction of class-III shopping centers in sector G-13 and G-14/4.

6.2 The CEO, F.G.E. Housing Authority constituted a sub-committee to determine the reserve price of the 14 proposed plots to be auctioned on 18th December 2019. The Sub-Committee is consisted of the following two Officers:

i) Syed Azmat Ali Shah (Deputy Director Finance-II)
ii) Mr. Fala kSher (Deputy Director, Internal Audit)

6.3 The Sub-Committee examined and reviewed the previous auctions and analyzed the bids offered by the bidders keeping in view the previous facts and figures, the committee finalized the reserve price of the proposed plots and the CEO, F.G.E. Housing Authority, being competent Authority has approved the same.

6.4 Countrywide campaign was launched through print and electronic media. Streamers and banners were also displayed on various places of Islamabad.

6.5 An open auction of Class III Shopping Centers in Sector G-13, Islamabad was held on 18th December 2019 in Islamabad Hotel at 09:00 a.m. 42 brochures were sold, whereas, only 16 applicants obtained token as prerequisite for participating in the auction.

6.6 The composition of the Auction Committee was as under:

1.	**Deputy Secretary (Estate), Ministry of H & W**	**Chairman**
2.	**Director Estate Management-I, CDA**	**Member**
3.	**Director Estate, F.G.E. Housing Authority**	**Member**
4.	**Director Finance, F.G.E. Housing Authority**	**Member**
5.	**Director Law, F.G.E. Housing Authority**	**Member**

6.7 Out of 14 commercial plots, as reflected in brochure, 06 commercial plots were auctioned. The total receivable amount against these 06 auctioned plots is Rs.521, 000,000/-. It may be noted that all 06 successful bidders have deposited 25% of the total bid amount within 07 working days of the fall of hammer under the terms & conditions stipulated in the brochure of the said auction.

S#	SUCCESSFUL BIDDER	TOK. NO.	SECT.	B. NO	P.NO	AREA SQ YRDS	RESERVE PRICE	OFFERED RATE PER SQUARE YARD IN CURRENT AUCTION	TOTAL AMOUNT
1	Mr. Tariq Kabeer	13	G-13/2	3	2-A	366.67	146,463	220,000	80,666,667
2	Mr. Jehanzeb Khan, Mr. Abdul Jamil Khilji	36	G-13/2	3	2-C	366.67	146,463	200,000	73,333,333
3	Mr. Muhammad Imran	14	G-13/2	4	8-A	546..67	146,463	225,000	123,000,000
4	M/S Pan Asia Food Products Pvt Ltd.	24	G-13/3	5	8-A	433.33	146,463	200,000	86,666,667
5	M/S Mardan Industries Pvt Ltd.	25	G-13/3	5	9-C	433.33	146,463	200,000	86,666,[illegible]
6	Mr. Arif Kabeer	11	G-14/4	2	1-A	333.33	195,500	212,000	70,666,667
TOTAL									**521,000,000/-**

RECOMMENDATION:

6.8 The Auction Committee has recommended the bids of all the 06 auctioned plots. The Executive Board was requested to approve the bids received in open auction of Class-III shopping center in Sector G-13, held on 18-12-2019.

DISCUSSION:-

6.9 The Secretary (H&W) inquired about the number of units auctioned in the open auction of Class-III shipping centers in Sectors G-13/2 and G-14/4 and

whether these plots auctioned are at par with the base price. The Director (Finance) informed that total 14 plots were offered in the auction. 42 brochures were sold and 16 token were taken by the bidders. Total 6 plots have been sold out and they have attained the base price, all the successful bidders have deposited 25% of the total cost within 7 days, as per terms & conditions of the auction.

6.10 The Chief (PP&H) inquired about the base/reserve price, either it was based on DC rates or CDA rates. The DG, FGEHA informed that base price was finalized / fixed by calculating the average of bid prices of last three auctions. The Secretary (H&W) asked whether the bids received in the auction are in conformity with the prevailing market rates. The Director Finance informed that bids received in this auction are better than previous auction and do match the market value of these plots.

DECISION:-

6.11 The Executive Board after detail deliberation approved bids received in the open auction of class-III shopping centers in Sector G-13/2 and G-14/4 held on 18-12-2019.

Agenda Item No. 7

ALLOCATION/ ALLOTMENT OF 5-MARLA PLOT FOR THE MOSQUE WHICH WASDEMOLISHED ON OCTOBER 1ST 2019

7.1 The Director General apprised the Board that in distant past, a Mosque had been constructed in the Park located near Street 07, G-13/3, without any N. O. C./ permission of the Authority. However, the residents were facilitated by its construction and were offering prayers. However, the Hon'ble IHC passed the decision to demolish the said mosque and resultantly, an operation was conducted on October 1st, 2019 to execute the verdict of the Hon'ble IHC.

7.2 However, recently, an application was submitted to the Director (Security) by the Committee of the demolished Mosque and local residents, requesting for establishment of a new Mosque in close proximity of the old Mosque, previously demolished as mentioned above. A meeting was held on December 26th, 2019 in the Committee Room of FGE Housing Authority at 1400 Hours regarding allotment/ allocation of an area for mosque in G-13/3 Park. Following attended the meeting:

i.	Lt.Col (R). Muhammad Azhar Saeed, Director (Security)	Chairman
ii.	Mr. Asif Rasool Larik, Director (Staff)	Member
iii.	Mrs. Rubina Hussain, Director (Planning)	Member

iv. Mr. Muhammad Jamil Khan, Deputy Director (LAC) Member

v. Mr. Ehsan Elahi, Deputy Director (Technical) Member

7.3 Keeping in view best interest of the public, the monetary loss incurred to the Mosque Committee/ Stakeholders and considering the request on compassionate grounds, it has unanimously been decided by the Committee, as mentioned above, to allocate/ allot an area measuring 5 marlas to the Mosque Committee for construction of a new Mosque, at the corner of the G-13/3 Park located at the junction of Street 7 & 9, subject to the satisfactory fulfillment of following conditions:

i. The Mosque shall be allotted to the Mosque Committee, duly registered with D. C., ICT and FGE Housing Authority.
ii. The Security clearance shall be obtained in favour of all the members of the Mosque Committee from Golra Police Station, Ministry of Interior and Intelligence Bureau.
iii. A solemn undertaking/ surety shall be provided by the Mosque Committee that no unlawful activities shall be allowed and/ or encouraged directly and/ or indirectly by any member of the Mosque Committee and/ or within or around Mosque premises.
iv. A solemn undertaking shall be provided by the Mosque Committee that in case an alternate space is allocated/ allotted to for the said Mosque, it shall be relocated and this space shall be restored to its original land use classification i.e. Public Park.
v. The Mosque Committee shall ensure that all sorts of religious activities shall be carried out within the allocated space (5-Marla) and no additional space shall be used for any sort of activities under any circumstances.

7.4 The Executive Board of FGE Housing Authority was requested to accord approval of an area, measuring 5-Marla as mentioned above, subject to satisfactory fulfillment of the conditions of the committee.

RECOMMENDATION:-

7.5 Approval of allotment of 5 Marlas land for establishment of the mosque, as mentioned, was solicited from the Executive Board.

DISCUSSION:-

7.6 The DG, FGEHA informed the Board that an area of 5 Marlas is proposed to be given to the Masjid Committee in lieu of the demolished Mosque, on repeated requests from the residents of the area, as they were facilitated with the earlier mosque. The Chairman asked about the total area of the park and whether the residents would object to the presence of Mosque in the Park. The DG FGEHA informed that residents have no objection as the Mosque is at the corner of the park and they will be facilitated with its existence. The Chief (PP&H) inquired about the mosque plots in the master plan and asked why not mosque plot is offered to Mosque

Committee. The DG FGEHA replied that all the mosque plots are already allotted in Sector G-13 & G-14/4. Hence, only 5 Marlas plot is offered to the Mosque Committee, and visitors to the Park. The Chairman suggested that 05 Marlas plot is not sufficient for building a mosque comparing to the number of residents in the area, we may add additional 2-3 Marlas space vis-a-vis the total area of park.

DECISION:-

7.7 The Executive Board approved allocation / allotment of plot upto 7 Marlas to the Mosque Committee in lieu of mosque demolished in October, 2019.

Agenda Item No. 8

CONVERSION OF POST OF SECURITY GUARD SUPERVISOR AND SECURITY GUARD FROM CONTRACT BASIS TO REGULAR BASIS.

8.1 The Director General apprised the Board that in 132nd & 133rd meeting of Executive Committee of FGE Housing Foundation (now authority), the creation of following contract posts were approved,

S. NO.	POST	EXECUTIVE BOARD
01.	02 Security Guard Supervisor (BS-07)	132nd meeting
02.	23 Security Guard (BS-02)	
03.	04 Security Guard Supervisor (BS-07)	133rd meeting
04.	50 Security Guard (BS-02)	

8.2 Further, 02 Security Guard supervisors and 48 Security Guards were hired against these posts, on contract basis after completion of all codal formalities and their contract was extended from time to time.

8.3 In addition, the Executive Board of FGE Housing Authority in its 6th meeting approved the creation of 04 posts of Security Guard Supervisors (BS-07) and 25 posts of Security Guards (BS-01), on contract basis in order to strengthen the Security / anti encroachment wing.

8.4 It is pertinent to mention that Honorable Islamabad High Court in an Intra Court Appeal No. 340/2017 filed by Imran Ahmad and others versus Federation of Pakistan has passed following judgment on 02-07-2018 (sub para-vii of Para 123 is reproduced as under):-

vii. ***All employees who are working on different positions in the statutory organization / companies (controlled by the Federal Government) having their own Board of Directors or Board of Governors, has to decide the cases of their employees in accordance with their own service rules independently and regularize the services of those***

employees without seeking any further approval from the Government of Pakistan, however, such kind of exercise is permissible for one time and in future they shall not hire any person on temporary, daily wages or contract basis"

8.5 In light of the above judgment of Islamabad High Court, the appointments of Security Guard Supervisor and Security Guards cannot be made on contract basis. Hence, it is essential to convert these posts on regular basis for regular appointments against these posts. The financial implication of regularization of these posts is as under:-

S.No.	Post	BPS	No of employees	Salary Expenditure	
				On lump sum contract basis	On regular basis
1.	Security Guard Supervisor	07	10	406,160/- (Per annum)	5,252,400/- (Per annum)
2.	Security Guard	01	98	33,713,568/- (per annum)	37,881,312/- (per annum)
Total				**37,789,728/-**	**43,133,712/-**

RECOMMENDATIONS

8.6 In light of above, it was submitted that 10 posts of Security Guard Supervisors (BS-07) and 98 posts of Security Guards (Bs-01) may be converted from contract basis to regular basis.

DISCUSSION:-

8.7 The DG, FGEHA informed the Board that in the 6th (last) meeting of Executive Board 25 posts of Security Guards were approved but their posts were created on contract basis. As the Authority cannot make contract appointments due to aforementioned decision of Islamabad High Court, hence, these posts are lying vacant. Whereas, the Authority is in urgent need of Security Supervisors and Security Guards to beef up security in the sectors of FGEHA and also for anti-encroachment drive launched by the authority. The Chairman asked as to how many security guards are presently working. The Director (Admn) informed that 55 numbers guards were appointed on contract, through proper procedure, and are presently working. The Chairman stated that it is in his knowledge that 50% of the security guards are not performing duties and most of them are posted elsewhere, where their services are not being utilized properly. The Director (Admn) replied that it was going on in the past. However, all the security guards have been called back and a proper Security Wing has been established under the Director Security, who is a retired Colonel, the

wing presently maintains attendance of all these guards on regular basis. The Secretary (H&W) stated that there are two issues involved, one is of the vacant positions against which appointment on contract cannot be made due to the decision of Islamabad High Court. The Board has no objection if these posts are regularized and appointments are made on regular basis, as per prescribed procedure of appointment. The second one is the fate of those Security Guards who are already working on contract basis. The issue of their regularization shall be processed through HR Committee. The Chairman was of the opinion that those who are working on contract basis may not be deprived of their jobs. If they are performing their duties efficiently, they have the first right to be appointed against these positions and their services may be regularized.

DECISION:

8.8 The Executive Board after detail deliberations deferred the agenda item with directions to place the same with all details, before the Executive Board in the upcoming Board Meeting.

Additional Agenda Item No. I (A1)

APPROVAL OF COLLECTION OF PROPERTY TAX IN SPECIFIED AREAS OF FGEHA.

A1.1 The Director General, FGEHA informed the Board that residents of G-13 and G-14/4 are not paying property tax to CDA since 2015 on the plea that CDA is not entitled to collect property tax from them as CDA doesn't provide any services and maintenance in G-13 & G-14. These sectors come under the jurisdiction of FGEHA and all the required facilities / services are being provided by the FGE Authority. Section 7 (h) of FGEHA Act, 2020 was referred to, which states as under:-

> ***"impose, vary and recover development charges, transfer fee, service charges, toll or other charges in respect of any land or buildings within any scheme in the specified area.***

A1.2 Keeping above in view, the Executive Board was requested to allow FGEHA to start imposing and collecting Property Tax and Fines / Penalties against offences in specified area of FGEHA.

OFFENCES WHERE TICKET CAN BE ISSUED

Sr. No.	Offence	CDA Rates	Proposed FGEHA Rates
1.	a. Fixing of wooden khokhas, and temporary shops or extension thereof on footpaths or beyond the street line. b. Plying of handcrafts for the sale of goods without permission.	2,000/-	Rs. 5,000/- Rs. 4,000/-

2.	Without the permission of the FGEHA, causing or knowingly or negligently allowing the contents of any sink, sewer or cesspool or any other offensive matter to flow, or into irrigation channel or any sewer or drain not set apart for the purpose.	4,000/- 1,000/-	Rs. 3,000/- in case of commercial Concerns and Rs. 2,000/- for others.
3.	Obstructing or tempering with any road, street, drain on pavement.	2,000/-	Rs. 3,000/-
4.	Obstructing or tempering with any main pipe, meter or any apparatus or appliance for the supply of water or sewerage system.	2,000/-	Rs. 3,000/-
5.	Digging of public land without permission in writing of FGEHA.	2,000/-	Rs. 3,000/-
6.	Failure to stop leakages of water pipes, faucets and sanitary fittings resulting in dirt water pools affecting physical environments and breeding of mosquitoes.	2,000/-	Rs. 3,000/-
7.	Contravention of any prohibition or direction of the FGEHA.	1,000/-	Rs. 1,000/-
8.	Keeping building material stock on road.		Rs. 1,000/-
9.	Illegal Boring		Rs. 20,000/-

Property Tax Rates

Sr. No.	Category / Rating Area	Plot Area Per sq.yds.Rs	Covered Area / per sqft.
1.	Plots area upto 100 sqyds excluding flates	4.00	6.00
2.	Plot area 101-200 sqyds excluding flates	5.00	8.00

RECOMMENDATIONS:

A1.3 The agenda was placed before the Board to approve collection of Property Tax and levy of Fines / Penalties by the FGEHA in its area of jurisdiction. The proposed tax rates were submitted for approval.

DISCUSSION:

A1.4 The DG, FGEHA informed that CDA is not providing services in the sectors of FGEHA i.e. G-13 & G-14/4, whereas, it was levying property Tax on residents, who are unwilling to pay property Tax to CDA due to non-provision of services. The resident committee of the area is agreed on levy of property tax by FGEHA in lieu of services and maintenance of the area. The amount collected through levy of these taxes would be utilized for maintenance and services in the area. The Chairman inquired as to who is providing services in the area. The DG replied that FGEHA is already providing services in the area, however, sufficient funds are required to meet this expenditure. The Secretary (H&W) observed that if amount is to be collected for provision of services, it should not be named as property tax. It should be given a different name such as maintenance charges / service charges or

municipal charges. The Chairman also observed that FGEHA is not entitled to collect property tax as it is a Provincial subject. The Chief (PP&H) suggested that charges should commensurate the CDA rates and must not exceed the same.

DECISION:

A1.5 The Executive Board did not approve levy of property tax for the time being, till decision of the Court in this matter. The Board, however, approved levy of maintenance / service charges equivalent to CDA rates to the residents of Sectors G-13 & G-14/4 for provision of municipal and other services in the area.

Additional Agenda Item No. II (A2)

REGULATIONS – POWERS AND FUNCTIONS OF DIRECTOR GENERAL, FGEHA.

A2.1 The Director General, FGEHA informed the Board that the 4th Executive Board meeting following Powers and functions were delegated to the Chief Executive Officer, FGEHA. However, according to the Gazette of Pakistan FGEHA, Act No. IV of 2020 post of CEO has been redesignated as "Director General" meaning thereby, that the Director General of the Authority has been appointed under Section-VI of Act. Following powers were delegated to CEO by the previous Executive Board:

Administrative Powers:

i. To cause removal of any works obstructing the execution of any project or scheme of the authority.
ii. To hold ballots for the allotment of plots in cases where the number of applicants increases the number of available plots.
iii. To make appointments and promotions up to BPS-16.
iv. To post and transfer the officials / officers from BS-I to BS-19 within the organization (FGEHA) under his administrative control.
v. To grant earned leave to the employees in BPS-17, 18 and 19 in the Authority and to sanction leave beyond three months to the employees in BPS 1-16.
vi. To sanction all expenditures subject to budget allocation.
vii. To declare surplus or unserviceable any store, vehicle, machinery furniture or any other moveable property.
viii. To hire buildings for office and to rent ceilings as prescribed by regulations from time to time.
ix. To issue manuals of instructions to regulate the activities of the authority subject to the condition that they are not inconsistent with the Ordinance.
x. To do all things that are incidental to and connected with the exercise of the powers as mentioned above.

Proposed Additional Administrative Power:-

Powers of re-designation of the post from BS-01 to BS-16 may be accorded to the DG FGEHA.

RECOMMENDATIONS:

A2.2 The above proposed Additional Administrative power to the DG FGEHA was placed before the Board for concurrence/approval.

DISCUSSION:

A2.3 The DG, FGEHA informed that Executive Board has delegated certain powers to the CEO (now DG) FGEHA in its 4th meeting. There is an addition requirement in the administrative powers of the DG and that is power of re-designation of the posts from BS-1 to Bs-16.

DECISION:

A2.4 The Executive Board approved delegation of powers for re-designation of the posts, from BS-1 to BS-16, to Director General, FGE Housing Authority.

Additional Agenda Item No. III (A3)

CREATION OF THE POST OF PATWARI AND GARDAWAR ON REGULAR BASIS.

A3.1 The DG, FGEHA informed the Board that Federal Government Employees Housing Authority has established different wings such as Planning, Technical-II wing and DC/ Land Acquisition Collector's Office.

A3.2 The function of the DC/ LAC office is to acquire Land and carry out Survey of BUP's in Sector G-14/1,2,3. Furthermore, land is to be acquired in various other sectors being launched by the FGEHA. Presently, following staff is working in DC / LAC against sanctioned posts which is bare minimum to cater the requirement of DC Office. Furthermore, technical Wing also require services of Patwari's:-

S No.	Sanction Strength			
-	Posts	Working Strength	Sanction Strength	Vacant
01.	Tehsildar (BS-16)	02	03	01
02.	Naib Tehsildar (BS-14)	01	03	02
03.	Gardawar (BS-09)	Nil	01	01
04.	Patwari (BS-09)	02	03	01

A3.3 In order to meet emergent requirement, it is proposed that following posts of Patwari and Gardawar may be created as per criteria given below:-

S No.	No. of Post & BPS	Mode of appointment
01.	02 Post of Gardawar (BPS-11)	100% by promotion
02.	04 Post of Patwari (BPS-09)	100% by initial appointment

A3.4 It is worth mentioning that as per previous Service Rules of FGE Housing foundation (now Authority), posts of Gardawar was in BPS-09. Whereas, in other departments post of Gardawar is in (BPS-11).

RECOMMENDATIONS:-

A3.5 The creation of ancillary posts of Gardawar in BPS-11 and Patwari in BPS-09 were proposed and recommended for the LAC / DC office and submitted for the approval of Executive Board.

DISCUSSION:

A3.6 The DG, FGEHA apprised the Board that FGEHA has launched various JV schemes and work on stalled schemes has also been started. The FGEHA requires services of more Patwaris and Gardawars for land acquisition and survey of the land. Presently only one Patwari and one Gardawar are working which are bare minimum. The Chairman observed that posts of Patwaris are being abolished after computerization of land record. In Punjab there are no schools of Patwari's functioning at the moment. The lower staff of ADCR's are being trained for the task of Patwari's. The chief (PP&H) suggested that retired patwaris may also be hired as they are the ones experienced or as another option, the work of Patwaris may be outsourced.

DECISION:-

A3.7 The Executive Board did not approved creation of posts of Patwari and Gardawar and decided to refer the case to HR committee for further examination.

The meeting of the Executive Board concluded with a vote of thanks to and from the Chair.

LIST OF PARTICIPANTS OF 1st MEETING OF THE EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA, ACT-2020.

S No.	Name & Designation
1	**MR. TARIQ BASHIR CHEEMA** Chairman EB/ Federal Minister Ministry of Housing & Works
2	**DR. IMRAN ZEB KHAN** Chairman EC / Secretary, M/o Housing & Works, Islamabad.
3	**MR. ZAHOOR AHMAD** Additional Secretary M/o Housing & Works Islamabad.
4	**MR. KHASHIH UR REHMAN,** Draftsman, Law & Justice Division
5	**CH. MUHAMMAD ANWAR** Chief (PP&H) Planning Commission, Islamabad
6	**MR. JIBRAN KHALIL MALIK** Joint Secretary, (Expenditure) Finance Division, Islamabad
7	Chief Commissioner, ICT. Islamabad.
8	**MR. TARIQ RASHEED ,** Managing Director, PHA Foundation Islamabad.
9	**MR. SHAHID FARZAND** Director General Pak. PWD, Islamabad.
10	**CHAIRMAN** Capital Development Authority Islamabad.
11	**MR. WASEEM HAYAT BAJWA,** Chief Executive Officer FGE Housing Authority.