FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD
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No.15 (7)/2019-HA (A)/2&3-Act,2020 — 26th March, 2020

Subject: **MINUTES OF 2nd & 3rd MEETING OF THE EXECUTIVE BOARD OF FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA ACT, 2020.**

The 2nd & 3rd meetings of the Executive Board of Federal Government Employees Housing Authority under FGEHA Act, 2020 were held on 04-03-2020 & 09-03-2020 respectively 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 meetings are enclosed for kind information / record.

Encl:- As Above

(FAAIZ AALI GILL)
Director Staff

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. Rizwan Ahmed Sheikh
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. S.P.S to Minister for Housing & Works, Islamabad.
2. S.P.S. to Director General, 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
****

MINUTES OF 2nd MEETING OF THE EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA, ACT-2020 HELD ON 04-03-2020.

The 2nd meeting of Executive Board of the Federal Government Employees Housing Authority was held on 04-03-2020 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 proceedings of the meeting started with recitation of the verses from the Holy Quran. The Director General, FGE Housing Authority welcomed the members of the Executive Board. Following agenda items were discussed in detail by the Board.

Agenda Item No. 1

CONFIRMATION OF THE MINUTES OF 1ST MEETING OF THE EXECUTIVE BOARD OF FGE HOUSING AUTHORITY HELD ON 07-02-2020.

1.1 The Director General apprised that the 1st meeting of the Executive Board was held on 07-02-2020 and accordingly the Minutes were issued on 21-02-2020. Furthermore, on the minutes, none of the members have sent any observation to the FGEHA. The Chairman asked the members about any objection / observations on the Minutes of the 1st EB meeting. All the members agreed to the confirmation of the minutes.

DECISION:-

1.2. ***The Executive Board unanimously approved the minutes of 1st Executive Board meeting held on 07-02-2020.***

Agenda Item No. 2

APPROVAL OF CONSTRUCTION AGREEMENT IN RESPECT OF SKYLINE APARTMENTS, NEAR NEW ISLAMABAD AIRPORT AND LIFESTYLE APARTMENTS BEDIAN ROAD, LAHORE.

2.1. The Director General briefed the Board that Federal Government Employees Housing Authority (FGEHA) in line with its JV-Policy approved by Federal Cabinet, advertised for Expression of Interest (EOIs) in the daily newspapers of the

country on 12-10-2018. In response 43 Firms submitted 94 proposals including M/s Aryan Land Linkers & Contractors (Pvt) Ltd and M/s Best Construction & Rakhshani Builders. The proposals were processed and evaluated through 05 stages by M/s NESPAK with certain recommendations. Finally Joint Venture Agreements were signed with M/s Aryan Land Linkers & Contractors (Pvt) Ltd and M/s Best Construction & Rakhshani Builders on 13-11-2019 after due approval of Executive Board in its 4th meeting held on 03-10-2019.

2.2 Meanwhile, for Vetting of Engineering Design & Supervision, Consultants for each project were appointed by FGEHA through competitive bidding process under PPRA. A Technical Committee to examine and approve Construction Agreements with JV Partners was also notified with the approval of 6thExecutive Board meeting held on 09-01-2020. The 1st meeting of Technical Committee was convened on 27th February, 2020, wherein Construction Agreements of following 02 schemes were examined and recommended for approval of the Executive Board:-

I- SKYLINE APARTMENTS SCHEME NEW ISLAMABAD INTERNATIONAL AIRPORT.

Project Details

Land	**225 Kanals**
Location	Main Boulevard of TOP City -1, Near New Islamabad Intl. Airport, Bajnial Rawalpindi
Land Status	Transferred in the name of FGEHA @ Rs. 2 M / Kanals
Share of JV partner	60 % in commercial area and 10 % in Residential area on actual cost basis
Layout Plan	Approved – **3945 APARTMENTS**

BPS	Area of Apartments	Height	No. of Apartments
18-22	1500	2 B+G+11	860
10-17	1100	2 B+G+11	1195
1-9	860	2 B+G+09	1890
		Total	**3945**

RECOMMENDATION:

2.3. The minutes of the Technical Committee were accordingly submitted for final approval of the Executive Board.

Discussion:-

2.4. The Director General further briefed the Board that Skyline apartment scheme is located near new Islamabad Airport where 3945 apartments are planned to be constructed. The Construction agreement is duly vetted by the NESPAK as well as consultant hired by the FGEHA. Thereafter, the Technical Committee of FGEHA has also examined and recommended the construction agreement for approval of the Board. The main features and cost analysis of the project were highlighted as under:-

S.No	Type	Area (Sft)	Rate/Sft	Total Cost
1	Tulip	1806586	3517	6,353,762,962
2	Rose/Daffodil	4316821	3694	15,946,336,774
3	T. Covered area	6,123,407	Const. Cost	22,650,099,736
4	Mega Project Allowance @4.167%			943,829,656
5	Escalation @6.5 % Per annum			1,325,030,835
6	(3+4+5)			24,918,960,227
7	Contingencies @3%			747,568,807
8	(6+7)			25,666,529,033
9	Tax PRA @5%			1,283,326,452
10	Construction cost			26,949,855,485
11	Consultancy charges @(0.35%+13.7 M+0.55%)			256,248,699
12	(10+11)			27,206,104,184
13	Land Cost			481,500,000
14	(12+13)			27,687,604,184
15	Utilities (Tentative)			1,000,000,000
16	Total Cost of the project			28,687,604,184
17	Built Up Price /sft (Avg.)			4,685

2.5. The Chairman stated that in the last meeting he expressed his desire to meet with the Technical team of FGEHA to have cognizance of their capacity. He asked whether the Authority has Chief Engineer to head the Technical team. The Director General, FGEHA replied that the post of Chief Engineer has been created after establishment of FGEHA as an authority and the same has been advertised for regular appointment. In the meanwhile, the Technical Advisor is looking after the work of Chief Engineer, who is supported by two Directors (Technical).

2.6. The Chairman enquired from Draftsman / Secretary (Law) about legality of Technical Sanction of the project without having a Chief Engineer. The Draftsman / Secretary (Law) replied that matter is of a Technical nature, however, if rules permit then Director General FGEHA or Director (Technical) can sanction the amount. The DG, FGEHA informed that Director (Technical) is performing all the functions of Chief

Engineer and there is a Technical Committee constituted by the Board to evaluate and finalize such projects. The Chairman reiterated that without having a Chief Engineer can we sanction a project worth billions of rupees and if Director (Tech) is performing functions of Chief Engineer then why additional charge of Chief Engineer not given to him. The Joint Secretary (Expenditure) suggested that speaking orders can be passed to notify the additional charge of Chief Engineer to Director (Tech).

2.7. The Director General (P.W.D) informed the Board that previously Chief Engineers from Pak. P.W.D. were posted as Director General in FGEHA and they were entitled to give Technical Sanction of the Projects. The Technical Advisor stated that last Chief Engineer posted as DG, FGEHA was in 2008 and ever since, officers from other groups are posted as DG. He further stated that after 2008 consultants were hired for approbation of Technical estimates and thereafter DG, FGEHA approved the same. The DG, FGEHA again stated that Director (Tech) is performing the functions of Chief Engineer and Technical Committee is in place to evaluate and approve all the technical estimates.

2.8. The Chairman further inquired about the composition of Technical Committee. The DG, FGEHA informed the Chairman about the composition of Technical Committee. The Joint Secretary (Estate) asked whether the mandate of Technical Committee is defined in the FGEHA Act and whether the TORs of the committee are notified. The DG FGEHA informed that TORs of the Technical Committee are duly notified as approved by Executive Board. The Chairman directed to present TORs of the Technical Committee, which were provided to him. He then reiterated that these TORs do not explicitly define the matters related to technical sanction. The DG FGEHA explained that this committee is mandated by Executive Board to evaluate the technical proposals as being vetted by the Consultant, on the pattern of Department Working Party. The Chairman then inquired about further details of the project. The DG, FGEHA again highlighted the main features of the scheme to the Board. The Chairman asked whether the land is purchased or otherwise. The DG, FGEHA replied that land has been purchased as per JV policy approved by the Cabinet. Furthermore, explained that the Executive Committee in its 158th meeting gave its decision in para 14(b) that the mutation of entire land in the name of FGEHA will be mandatory before the launching of the scheme. The Chairman further asked about necessity of purchase of land particularly when it is a Joint Venture project. The Director (Planning) informed that as per Authority Act, 2020, the

FGEHA operates only in its control area, hence, it was necessary to purchase the land. The DG, FGEHA further informed that land sharing model only complements schemes for allotment of plots and there is no land sharing model for apartment schemes. He further explained that the land cost only constitute 10-15% of the total project cost.

2.9. The Chief (PP&H) inquired about Mega Project allowance @ 4.16% shown in the presentation, as the same was not reflected in the working paper. He also inquired about levy of PRA @ 5% in both projects. The Technical Advisor clarified that Mega Project allowance and Punjab Revenue Tax are being collected as per standards set by the Govt. of Punjab for Mega high rise projects. The DG P.W.D asked about applicability of these taxes in Federal Capital. The DG, FGEHA informed that projects are located in Punjab, hence such rates are applicable. The Secretary (H&W) emphasized that such technical issues should have been thrashed out at the level of Technical Committee.

2.10. The Chairman stated that total project cost is 28 billion, the JV partner has provided only land, whereas all the expenditures from planning to development are to be borne by the Authority. The JV partner is not only getting land cost from the Authority as well as 50% of the Commercial area, which is not justified. The JS (Estate) also pointed out that share of financial burden of JV partner is mere 3.7% whereas, approximately 96% of the burden is on FGEHA. The DG, FGEHA replied that 50% of Commercial area and 10% residential, being provided to JV partner, will be charged to the other JV Partner with regard to its construction and development costs as per JV agreement duly approved by this Board. The JS (Expenditures) suggested that there should proper regulation framed under the JV policy, SOPs and sequence of work flow to bring in procedural clarity. The DG, FGEHA replied that procedures are given in the FGE Housing Authority Act, 2020. Further, the regulations were presented to Board in various Board meetings, but the Board after perusal deferred the same on the plea that same is clear in the latest improvements as approved by Federal Cabinet with regard to entering into contract with JV partner.

2.11. The Chairman asked from where the funds of around 28 billion will be collected by the authority. The DG, FGEHA informed that amount will be collected from the allottees in installments. Furthermore, FGEHA has also engaged HBFC for soft loan to the allottees. The JS (Expenditures) suggested that FGEHA should also

engage AGPR as it holds enough funds of FG employees in shape of HBFC loan. The Director (Finance) informed that we are in consultation with AGPR in this matter. The Chairman concluded the debate by stating that although the Technical Committee of FGEHA has approved these projects, but we still need some more clarifications regarding the JV Policy. The Chairman directed to constitute a committee to deliberate on JV policy approved by Cabinet, JV agreement already concluded and approved by Board and construction agreement as vetted by Engineering Consultants and approved by Technical Committee.

DECISION:-

2.12. The Executive Board after threadbare discussion decided to constitute a sub-committee to further deliberate on all the technical details of both the projects and agenda item will be discussed again. The committee shall comprise of the following:-

i. **Minister for Housing & Works**
ii. **Secretary (Housing & Works)**
iii. **Secretary (Law & Justice)**
iv. **Director General FGEHA**
v. **Director General, Pak. PWD.**
vi. **Chief Engineer, PHAF.**
vii. **Joint Engineering Advisor, Housing & Works**
viii. **Chief PP&H, M/o Planning Development and Reform.**
ix. **Managing Director, PHAF**
x. **Additional Secretary, M/o Housing & Works**
xi. **Joint Secretary (Estate), M/o Housing & Works**
xii. **Joint Secretary (Expenditures)**

Agenda Item No. 3

ENDORSEMENT OF PC-I's AFTER APPROVAL OF DWP.

3-A: INFRASTRUCTURE DEVELOPMENT OF MAUVE AREA, SECTORS G-13 & G-14, ISLAMABAD

3A.1. The Director General apprised that Federal Government Employees Housing Authority (FGEHA) aims to carry out infrastructure development of Mauve Area, Sectors G-13 & G-14, Islamabad. The project will enable construction of residential and commercial buildings to provide accommodation to FG employees, general public and businesses. The development of this area will open doors for plenty of commercial activities in the area and its premises; thereby, promoting effective use of the virgin land and contributing to national growth. The development will ensure minimum damage and maximum usage of existing infrastructure already in

place for Mauve Area, Sectors G-13 &G-14, Islamabad. The PC-I has been unanimously approved by DWP in its 2nd meeting held on 28th February, 2020.

3A.2. It was further informed that total area of the project is 35 Acres which is subdivided into 16 plots to be developed for various high-rise residential, commercial, mixed use & hospital projects. The scope of works includes construction of roads, water supply, sewerage, storm drainage, natural gas distribution, communication network and power distribution network. The project will be executed by FGEHA's resources and will be completed in 6 to 12 months.

3A.3. For design and construction supervision, M/s NESPAK has been hired as Consultants through competitive bidding process – Single Stage Two Envelope Procedure. Briefly, their terms of reference (TORs) include:

i. Topographic Survey
ii. Geotechnical Investigation
iii. Pavement, Geometric and Water Supply Design
iv. Rain Water, Sewerage and Horticultural Design
v. Bridges, Culverts and Other Structures Design
vi. Preparation of PC-I, BOQ and Tender Documents
vii. Construction Supervision

3A.4. The project will also offer environment and energy efficient features including treated effluent, LED street lights, comprehensive soft landscaping and rain water harvesting for horticulture purposes. The Authority will initiate the tendering process for hiring of Contractor Firm after fulfilment of all codal formalities. The project will be completed in 6 to 12 months duration and will lead to land development in accordance with the approved Master Plan of the Mauve Area, Sectors G-13 & G-14, Islamabad. The detail of the project is as under:

ABSTRACT OF COST	TOTAL (MILLION)
ROADS, WALKWAYS, PAVED AREAS AND SOFT LANDSCAPING	431.803
WATER SUPPLY NETWORKS WITH STORAGE FACILITIES	314.143
SANITARY SEWERAGE NETWORK	68.981
STORM DRAINAGE NETWORKS	103.692
EXTERNAL ELECTRIFICATION WORKS	193.839
SUI GAS NETWORKS	21.077
WAPDA & SNGPL CHARGES	30.000

SOFT LANDSCAPING	16.674
MISCELLANEOUS (ESCALATION 6.5 % CONSULTANCY CHARGES 2 % CONTINGENCIES 3 %	112.332
TOTAL	**1,292.542**

3A.5. The basis of cost estimates is PWD Schedule of Rates 2012, with 40% premium and prevailing market rates for Non-schedule items.

RECOMMENDATIONS:

3A.6. The PC-I amounting to Rs. 1,292.542 Million approved by DWP was placed for its endorsement of Executive Board.

DISCUSSION:-

3A.7. The DG, FGEHA briefed the members that the total area for the scheme is about 35 acres which is expanded upto 4 kilometers strip. The DG further informed that after the infrastructure development of the area, the price value will also increase which will also help FGEHA in revenue generation. The DG P.W.D inquired about source of water supply to the area as there is already scarcity of water in the area. The Director General informed that several meetings have been convened between FGEHA and CDA on this issue, and it is under consideration that a water supply line will be laid from Shah Allah Ditta reservoir or Khanpur Dam to the G-13 / G-14 Sector. Due to this arrangement 1 million gallon of water will be supplied daily to cope up with existing demand of water in the area. The Chairman inquired about situation of water supply in Sector I-12 & I-16. The MD, PHA informed the water supply to I-12 and I-16 is primarily the responsibility of CDA, which is providing water supply in the area through tube wells. The Chairman also inquired about how rates were calculated. The Secretary (H&W) informed the Chairman that DWP has already approved this PC-I, and the agenda is placed before the Board only for endorsement.

DECISION:-

3A.8. The Executive Board endorsed PC-I of the infrastructure development work at Mauve Area Sector G-13 & G-14 amounting to Rs. 1,292.542 millions, which was approved by the D.W.P.

3-B: APPROVAL OF PC-I OF CHAKLALA HEIGHTS

3B.1. The Director General apprised that the Federal Government Employees Housing Authority has finalized the launching of the housing schemes and is at the

brink of initiating Bidding process for engaging the Contractors. The PC-I has been unanimously approved by DWP in its 2nd meeting held on 28th February, 2020. The land measuring 508 Kanal located at Chaklala, Rawalpindi was transferred by the Capital Development Authority (CDA), Islamabad to Federal Government Employees Housing Authority (FGEHA), Islamabad in 2019 for the Construction of Apartments for Federal Government Employees in accordance with the vision of Naya Pakistan set forth by the Federal Government of Pakistan. The total project duration is thirty six (36) months.

3B.2. The hiring of Consultant was completed by FGEHA, Islamabad. M/s Directorate of Design and Consultancy (Engineer-in-Chief's Branch, GHQ Rawalpindi) was awarded the contract for Master Planning, Detailed Design and Construction Supervision of the project. The Master Plan of the scheme has been approved by the Planning Wing of FGEHA, Islamabad.

3B.3. The project is being executed through FGEHA's resources and will be completed in 36 months' time period. Funds will be generated from contribution of allottees on no profit no loss basis. The Boundary Wall of the project is in execution phase. Digital survey, Concept Planning, Architectural Designing, External and MEP Services Design, Structural Designing and BOQ's have been prepared by the Consultant. Process of pre-qualification of Contractors for Infra-Structure as well as Apartment works is under process. The Construction of Apartments and Infra-Structure works shall commence in March, 2020.

3B.4. The Apartments are designed with all the services e.g. roads, water supply, drainage, sewerage, sui gas, and external electrification, fire protection, surveillance and security, landscaping and interior design etc. including all necessary amenities. The planned housing has a direct linkage with sectorial objectives of facilitating the Federal Government Employees to overcome their housing problem.

3B.5 The salient features of the Master Layout Plan is as follows:

Sr.No.	CATEGORY	NO. OF BLOCKS	FLATS/FLOOR	NO OF STORIES	NO OF FLATS
1.	1800 SFT	05	04	**G+11**	240
2.	1500 SFT	6.5	04	**G+11**	312
3.	900 SFT	13	08	**G+9**	1040
4.	700 SFT	25	08	**G+9**	2000
TOTAL		**49.5**	-	-	**3592**

AREA STATEMENT:

Sr. No.	Land Use	Area (Kanal)	Percentage (%)
1.	Residential Including Parking	288.36	56.58
2.	Commercial	17.70	3.47
3.	Parks & Open Spaces	18.88	3.70
4.	Roads	145.06	28.46
PUBLIC BUILDINGS			
5.	Masjid	5.64	1.11
6.	Sub Station	.68	0.13
7.	Solid Waste Collection Point	1.80	0.35
8.	School	4.28	0.84
9.	Medical Centre	4.39	0.86
10.	Maintenance/Security Office	2.57	0.50
11.	Sewerage Treatment Plant	12.94	2.54
12.	Nullah	5.68	1.12
13.	Future Expansion	1.67	0.33

CAPITAL COST ESTIMATES:

Date of Estimation: Feb, 2020. Basis of Estimation: MES Schedule of Rates 2014.

Sr. No.	Description of works	Work to be done
		Total Cost
Direct Cost Estimate		
1.	Building Works	18789.58
2.	Electro Mechanical Works (lifts & Generators)	2858.75
3.	Infrastructural Works	1620
4.	Fire Protection Works	300
	Sub Total	**23,568.33**
5.	Contingencies @ 3% on base cost	629.64
6.	Escalation @ 6.5% for 2nd year and @ 13 % for 3rd Year	1507.88
7.	Consultancy Design Charges	218.44
	WASA+SNGPL Charges	250
	IESCO charges	420
	Provision for Vehicles	40
Total Direct Cost Estimate		2,6634.30

RECOMMENDATIONS:

3B.6. The PC-I amounting to Rs. 26,634.30 Million approved by DWP was placed before the Executive Board for its endorsement.

DISCUSSION:-

3B.7. The Chief (PP&H) pointed out that as per practice PC-I and PC-II are prepared together, whereas, in this case only PC-I was prepared, hence, he stressed the need to prepare PC-II for future schemes. The DG FGEHA clarified that PC-II is only a feasibility report and for these projects proper Engineering consultant was hired who prepared the feasibility report in lieu of PC II, which were presented before DWP. The Chairman emphasized that in future it will be ensured that PC-II is also prepared along with PC-I.

DECISION:-

3B.8. The Executive Board endorsed the PC-I of Chaklala heights infrastructure work amounting to Rs. 26,634.30 millions which was approved by the DWP.

Agenda Item No. 4

APPROVAL OF POLICY GUIDELINES FOR PLACEMENT OF FUNDS.

4.1. The Director Finance apprised that Federal Government Employees Housing Authority is pursuing the policy of diversification for placement of funds with various banks. The need of hour is to formulate a comprehensive policy regarding investment of funds as recently the nature of this office is converted from Foundation to Authority.

4.2. The policy guidelines for placement of funds are as follow:-

a) The advertisement shall be published in 03 most widely circulated bilingual national newspapers and Authority's Website for calling on rate quotations from Banks after every 06 months.

b) That the quotation will be obtained from the banks in accordance with Finance Division O.M No. F. 4(1)/2002-BR.II dated July 02, 2003 and as amended vide the same number O.M dated September 06, 2004 and bifurcation of Funds may be made for three (03) months and 01 month with bank branches located at Islamabad.

c) That funds placed for one (01) month shall be evaluated every month for the next month roll over by Investment Evaluation committee, comprised of the following Officers of FGE Housing Authority:

I. Director (Finance), Chairman

II. Director (Internal Audit), Member
III. Deputy Director (HR), Member

d) That Rollover of profit/ Encashment/ disinvestment of funds will be presented before Finance, Budget and Accounts Committee on quarterly basis for perusal.

RECOMMENDATION:

4.3. The recommendations of Finance, Budget and Accounts Committee were placed for approval of Executive Board.

DISCUSSION:-

4.4. The Director (Finance) further informed that the proposals were placed before the FGEHA's Finance, Budget and Accounts Committee in its meeting held on 27-02-2020. The Finance Budget & Accounts Committee has recommended the proposal for final approval of Executive Board.

DECISION:-

4.5. The Executive Board approved the proposals as recommended by the Finance, Budget & Accounts Committee.

Agenda Item No. 5

PLACEMENT OF FUNDS.

5.1. The Director Finance apprised that the meeting in respect of opening of bank quotations regarding placement of funds was held on 31/12/2019 in light of advertisement published in national newspaper as required by Finance Division OM. The quotations were opened in the presence of bank representatives and following members of evaluation committee.

a) Ms. Saima Sabah, Director (Finance), FGEHA.
b) Mr. Afzal Javed, Director (Internal Audit), FGEHA.
c) Mr. Adnan Diyar Khan, Director (Co ordination), FGEHA.

5.2. In this regard, following quoted rates were offered by the following banks for one (01) months and three (03) months TDR as detailed below:

Sr.No.	Bank Name	Rate offered for 01 Month	Rate offered for 03 Month	Rating
01.	NBP	12.45%	12.50%	AAA
02.	JS Bank	13.50%	13.25%	AA
03.	DIB	12.00%	12.30%	AA
04.	BOP	12.50%	12.50%	AA

05.	Sindh Bank		13.25%	A
06.	BOK	12.65%		A
07.	Emaan Silk Bank	13.65%		A
08.	Silk Bank	13.85%		A
09.	SME Bank	12.80%	12.95%	B

5.3. The detail of funds already placed with banks against one (01) TDR are as follow:

Rates Offered/Amounts already placed for One Month

Sr#	Bank	Amount Placed	Placed Rate	Maturity
1	NBP	Rs 1,079,066,580/- Rs.4,000,000,000/-	12.45% P.A 13.00% P.A	04/01/2020 17/01/2020
2	J.S Bank	Rs.1,086,162,420/- Rs.1,000,000,000/-	13.50% P.A 13.52% P.A	16/01/2020 20/01/2020
3	Emaan Silk Bank	Rs. 500,000,000/- Rs. 500,000,000/-	13.45% P.A 13.55% P.A	04/01/2020 17/01/2020
4	Soneri Bank	Rs.682,076,029/- Rs.1,000,000,000/-	13.20% P.A 13.50% P.A	02/01/2020 31/01/2020
5	Dubai Islamic Bank	Rs.1,000,000,000/-	13.10% P.A	17/01/2020
6	Silk Bank (Corp)	Rs.463,683,353/-	13.55% P.A	12/01/2020
		Rs.566,807,807/-	13.55% P.A	23/01/2020
TOTAL		**Rs.11,877,796,189/-**		

5.4. The Evaluation committee proposed the followings and the proposal of the Evaluation committee executed:

- To disinvest the amount of Rs.682,076,029/- and Rs.1,000,000,000/- along with profit from Soneri bank and to place it with BOK for one month TDR @ 12.65% P.A. and with JS Bank for three months @ 13.25% respectively.
- To dis invest the amount of Rs.1,000,000,000/- from Dubai Islamic Bank and may be placed with J.S Bank for one month TDR @ 13.50%.
- To roll over the rest amount placed already with banks for one month against new offered rates in pursuance of bidding.

5.5. Accordingly, for the month of February, 2020, the funds are placed with following banks for the following rates as detailed below for one month after approval by Director General, FGEHA.

Rates Offered/Amounts already placed for One Month

Sr.No	Bank	Amount Placed	Placed Rate	Rate Offered	Maturity
1	NBP	R.s.1,089,390,808/-	12.45% P.A	12.50% P.A	04/02/2020
		R.s.4,000,000,000/-	12.50% P.A		17/02/2020
2	J.S Bank	R.s.1,096,748,040 /	13.50% P.A	13.25% P.A	16/02/2020
		R.s.1,000,000,000/-	13.50% P.A		17/02/2020

		R.s.1,000,000,000/-	13.50% P.A		20/02/2020
3	Emaan Silk Bank	R.s.504,890,993/-	13.65% P.A	13.65% P.A	04/02/2020
		R.s.504,890,993/-	13.65% P.A		17/02/2020
4	Bank of Khyber	R.s.500,000,000/-	12.65% P.A	Dis invested from soneri bank and placed with BOK. Maturity Date: 07/03/2020	
5	Silk Bank (Corp)	R.s.468,640,827/-	13.85% P.A	13.85% P.A	13/02/2020
		R.s.572,678,461/-	13.85% P.A		23/02/2020

5.6. It is worth to mention here that most of the funds placed for 01 month and 03 months are going to be matured in the month of March, 2020. In this regard following rates are obtained from the following banks for 01 month and 03 month regarding placement of funds.

Rates Offered/Amounts already placed for One Month

Sr.No	Bank	Amount Placed	Placed Rate	Rate Offered	Maturity
1	NBP	R.s.1,099,155,366/-	12.45% P.A	12.50% P.A	04/03/2020
		R.s.4,000,000,000/-	12.50% P.A		17/03/2020
2	J.S Bank	R.s.1,107,436,827/-	13.25% P.A	13.25% P.A	16/03/2020
		R.s.1,000,000,000/-	13.25% P.A		17/03/2020
		R.s.1,000,000,000/-	13.25% P.A		20/03/2020
3	Emaan Silk Bank	R.s.509,866,279/-	13.65% P.A	13.65% P.A	04/03/2020
		R.s.509,866,279/-	13.65% P.A		17/03/2020
4	Bank of Khyber	R.s.500,000,000/-	12.65% P.A	12.75% P.A	07/03/2020
5	Silk Bank (Corp)	R.s.473,602,193/-	13.85% P.A	13.85% P.A	13/03/2020
		R.s.578,741,243/-	13.85% P.A		23/03/2020

Rates Offered/Amounts already placed for Three Month

Sr#	Bank	Amount Placed	Placed Rate	Offered Rate	Maturity
1	J.S Bank	R.s.908,676,986/-	13.51% P.A	13.25%	02/03/2020
2	Dubai Islamic Bank	R.s.719,729,548/-	13.00% P.A	12.50%	02/03/2020
3	NBP	R.s.1,514,826,751/-	12.50% P.A	12.50%	01/03/2020
4	BOP	Rs.1,252,401,719/-	12.80% P.A	12.70%	01/03/2020
TOTAL		Rs.4,395,635,004/-			

RECOMMENDATION:

5.7. The Finance, Budget and Account Committee recommended that another earnest effort may be done to get better rates for the investment proposal at para-6 and recommended the previous investments for formal approval by the Executive Board.

DISCUSSION:-

5.8. The Director (Finance) informed that proposal was submitted before Finance, Budget & Accounts Committee in its meeting held on 27-02-2020. As per recommendations of the Committee new rates were obtained and incorporated in the agenda item. Further, the Finance, Budget & Accounts Committee also recommended to roll-over of funds in 1-3 months instead of 6 months.

DECISION:-

5.9. The Executive Board approved the proposals as recommended by the Finance, Budget & Accounts Committee.

Agenda Item No. 6

APPROVAL OF IMPOSITION OF CHARGES / FEE IN SPECIFIED AREAS OF FGEHA.

6.1. The Director General apprised that Section 5(2) (e) of FGEHA Act, 2020 empowers the Executive Board to impose and very charges, fee and tax in the jurisdiction of the Authority. Relevant provision as reproduced as under:

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

6.2. Keeping above in view Executive Board may allow FGEHA to impose and collect charges, fee & Tax as per rates applicable within the limits of relevant development authorities (i.e CDA, RDA, LDA, KDA, etc)

i. Fee for building plan approval.
ii. Delay construction charges.
iii. Fee for base transmission Service & TV network.
iv. Fee for advertisement.
v. Trade license Fee.
vi. Weekly bazaar Fee.
vii. Use of open space Fee.
viii. Any other charges, fees and fines as imposed by the relevant development authorities.

RECOMMENDATIONS

6.3. The Finance, Budget and Accounts Committee recommended the proposal for approval by the Executive Board.

DISCUSSION:-

6.4. The Director Finance informed the Board that FGEHA is going to launch various schemes at different locations and bye-laws of local administration / authority are to be followed. Hence, it is proposed that Taxes, Fee & charges be levied in accordance with bye-laws of local authorities such as CDA, RDA, KDA etc. The Chairman inquired as to who will collect these taxes, fees and charges. The Secretary (H&W) informed the Chairman that FGEHA will itself levy and collect these charges. The Chairman directed that projects of FGEHA in other provinces should be launched after establishment of proper setup so as to properly monitor the work. The DG, FGEHA ensured that Project Directors will be deputed with proper staff to monitor the work and the also the requisite regional offices will be set up as required and depending on the magnitude of the project.

DECISION:-

6.5. The Executive Board approved the proposal as recommended by the Finance, Budget & Accounts Committee.

Agenda Item No. 7

AUDITED ACCOUNTS OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION FOR THE PERIOD 2018-19.

7.1. The Director General apprised that M/s Nasir Javed Maqsood Imran (NJMI) Chartered Accountants were appointed as Auditors for the subject period. The Finance Wing of the Housing Foundation prepared the accounts of Islamabad Office, Karachi Office and Welfare Fund for the period 2018-19 and M/s Nasir Javed Maqsood Imran (NJMI) Chartered Accountants have audited the same.

7.2. Audited Accounts of Federal Government Employees Housing Foundation for the Financial Year 2018-2019 along with the Draft Audit Report are submitted for the examination and recommendations of Finance, Budget and Accounts Committee. (Audited Report and Financial Statement attached).

7.3. It is further recommended that before the Foundation is delisted as Company with SECP, Audited Accounts for the Financial Year 2019-20 are to be submitted. It is, therefore, proposed that M/s Nasir Javed Maqsood Imran (NJMI), Chartered Accountants, Islamabad may be appointed for Audit for Financial Year 2019-20 at the cost of Rs.200, 000/-(inclusive out of pocket expenses) only.(Consent attached).

7.4. The recommendations of Finance, Budget & Accounts Committee are placed before Executive Board accordingly.

RECOMMENDATIONS:

7.5. Audited Accounts of the erstwhile Federal Government Employees Housing Foundation for the Period 2018-2019 were placed before the Executive Board for Approval.

DISCUSSION:-

7.6. The Director Finance informed that Audited Accounts of FGEHA were placed before Finance, Budget & Accounts Committee, in its meeting held on 27-02-2020 which has recommended for approval of Executive Board.

DECISION:-

7.7. The Executive Board approved Audited Accounts of FGEHA as recommended by the Finance, Budget & Accounts Committee.

Agenda Item No. 8

CREATION OF POSTS FOR VARIOUS WINGS OF FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY.

8.1. The Director General apprised that FGEHA has launched new housing schemes i.e. Apartment Scheme G-13 Mauve Area, Chaklala Scheme Rawalpindi, Badian Road, Lahore, Indus Vista B-17 and near New Airport, Islamabad under the flag ship of Naya Pakistan Housing Program. The staff strength of JVP, Estate, Security and Karachi Officer of the FGEHA currently available on the sanctioned strength is bare minimum to deal with the increasing work load.

8.2. The magnitude of the work load in Estate, planning, Technical, Maintenance and Finance Wings are relatively high. In order to cope with excessive work load and proper work distribution, creation of following posts is imperative along with their justifications,

GENERAL ANCILLARY POSTS

Posts	Total Sanctioned Posts	No. of posts required by different wings	Available Vacant Post	Posts require for New creation	Mode of Appointment	Justification

APS (BS-16)	14	4	2	05	50%/50%	Keeping in view the work load of the upcoming projects the quantum of work load will be specifically increased on Estate, Technical, Planning, Finance, Admn, Maintenance and building control wings. In this regard, different sessions were called upon of these wings by the Director General, FGEHA to get their work requirements. Furthermore, in light of financial impact and Cabinet Decision about process of rationalization posts were decreased to the bottle neck of the requirement.
DAD (BS-16)	14	13	-	07	-	
Assistant (BS-15)	42	10	2	-	50%/50%	
Steno typist (BS-14)	16	14	4	09	100% Initial Appointment	
DEO (BS-14)	34	09	15	06		
UDC (BS-11)	33	15	4	-		
LDC (BS-09)	74	26	24	-		
DMO (BS-05)	03	03	-	3		
DR (BS-05)	6	02	2	-		
Mali (BS-01)	8	10	7 (Advertised)	03		
Gardawar (BS-11)	1	1	1	2	50%/50%	
Patwari (BS-9)	3	2	2	2	100% by Initial Appointment	

8.3. Creation of above 33 positions for various sections after rationalization shall impact annually Rs. 28.46 Million.

CREATION OF MAINTENANCE WING

Posts	Available Posts	No. of posts required by different wings	Final No. of Post after rationalization process required	Mode of Appointment	Justification
Director Maintenance (BS-19)	-	1	1	100% by Appointment	After declaration as Authority, FGEHA is
Deputy	-	1	1		

Director Maintenance (BS-18)					maintaining all the work relating water supply, Parks, Garbage Collection, Road Maintenance etc. of Sector G-13/14. Presently, an inquiry office is also established which is running by a Deputy Director with the support of a short number of support staff. The scope of work is very wide and in future this proposed wing will also be the custodian of all the maintenance work under the supervision of a Director (Maintenance).
Assistant Director Maintenance (BS-17)	-	2	2		
Sub-Engineer (Civil) (BS-14)	-	2	2		
Sub-Engineer (E/M) (BS-14)	-	2	2		
Supervisor (BS-14)	-	2	2		
Valveman (BS-04)	-	5	5		
Electrician (BS-04)	-	3	3		

8.4. Creation of above 18 positions for referred section shall impact annually Rs. 28.46 Million

STAFF / SANCTIONED POST REQUIRED FOR INTERNAL AUDIT

Posts	Available Posts	No. of posts required by Finance / Internal Audit wings	Final No. of Post after rationalization process required	Mode of Appointment	Justification
Assistant Account Officer (BS-17)	-	1	1	100% by Initial appointment	These two posts are required for internal audit functioning of Internal Audit wing
Sr. Auditor Officer (BS-16)	-	1	1		

8.5. Creation of above 2 positions for referred section shall impact annually Rs. 2.3 Million

CREATION OF POSTS FOR BUILDING CONTROL SECTION UNDER PLANNING WING

Posts	Available Posts	No. of posts required by BCS of Planning wings	Final No. of Post after rationalization process required	Mode of Appointment	Justification
Deputy Director (BS-18)	-	01	01	75%/25%	These posts are required for Building Control Section of Planning Wing
Assistant Director (Architecture) (BS-17	-	01	01	100% initial appointment	
Assistant Director (Tech) (BS-17)	-	01	01	100% initial appointment	
Building Inspector (BS-14)	-	03	03	100% initial appointment	
Surveyor (BS-9)	-	03	03	100% initial appointment	

8.6. Creation of above 9 positions for referred section shall impact annually Rs. 8.4 Million

CREATION OFPOSTS FOR IT WING

S.No	Post / Position	BPS	Existing Posts	No. of Posts require	Existing Criteria	Proposed Criteria	
2	Assistant Manager (IT)	17	03	01	75 % by promotion & 25% by initial	75 % by promotion & 25% by initial	To perform Est[redacted] wing business of phases launched since 1989 including completed, ongoing and future schemes of FGEHA. Also, management of data of membership and allotment of various phases, balloting, preparation of all letters (Consent/POL/FAL). To perform business of Finance wing for
3	JAM (GIS) 02, (DBA) 02, (Networks) 02, (Hardware) 02	16	-	08	50 % by promotion & 50% by initial	50 % by promotion & 50% by initial	
TOTAL	03	09					

					management of allottees receipts, billing of sector G-13 & G-14 Vehicle, Inventory management for administration wing IPC's management of billing of contractors for Technical wing.

8.7. Creation of 09 new posts for IT WING shall impact annually Rs.8.84 million on account of salaries benefits, which shall be accommodated from financial budget of FGEHA.

CREATION OF POSTS OF DEPUTY DIRECTOR & ASSISTANT DIRECTOR (ESTATE - APPARTMENTS)

S.No	Post / Position	BPS	Existing Vacant Posts	No. of Posts required	
	Deputy Director (Estate) Apartments	18	Nil	1	FGEHA under Naya Pakistan Housing Program has launched 12000 apartments schemes in Islamabad, Lahore, & Rawalpindi, since the allotment process and compilation of record is ongoing whereas already Director Estate-I and Director Estate-II are overburdened with more than 2 Lac applicants in Membership Drive 1 & @ excluding 26000 already allotted plots in phase 1 to phase 5 of housing projects launched by FGEHA since its inception. In order to ensure smooth working and amalgamation of the record of apartments schemes with other record of previous schemes.
	Assistant Director (Estate) Apartments	18	Nil	02	
	Assistant Director (Record Management) & (Apartments)	17	0	1	FGEHA have about 200000 members registered under membership drive-I & II and still membership Drive Phase-II is open till June-2020. Estate-I wing is maintaining 36,000 forms including 22000 files for allotment in Green Enclave-I & II, whereas Estate-II wing is maintaining 21,000 allotment files of F-14/15, thaliana and Park road. Estate-I & II wings also managing the process of old completed schemes having 22000 allotments in Phase-I to Phase-V.

					Almost 150,000 forms available that needs to be scrutiny of forms category, quota & seniority on age-wise. Many applications have been received on daily basis for certain changes in the data of members like changes of address, mobile no etc. which badly effect the day to day working of Estate-I & II.
4	Assistants	15	02	02	-
5.	Deputy Director (Record management and Apartments)	18	Nil	01	
6.	Deputy Director (Admitting)	18	01	01	
7.	Deputy Director (Admn)	18	01	01	
TOTAL			09	04	

FINANCIAL IMPACT

8.8. Creation of 04 new posts on basis of initial appointment for Estate wing to look after new Apartment schemes shall impact annually Rs.5.75 million on account of salaries benefits, which shall be accommodated from financial budget of FGEHA.

CREATION OF POST OF DIRECTOR LAND AND RE-DESIGNATION OF THE POST OF DC/ LAC

8.9. The Director General apprised that presently the post of DC/LAC, FGEHA is in BS-18/19. Since the creation of this post no suitable officer is appointed against the same post due to shortage of officers having relevant experience. In the this regard, it is proposed that we may re-designate the post of DC/LAC from BS-18/19 to Director Land of BS-18/19 and another post of DC LAC of BS-17/18 may be created so that the suitable officer may be appointed comfortably.

8.10. Total Financial Impact of all proposed creation will be Rs. 66.59 Million against above total 76 posts of Officers/Officials.

RECOMMENDATIONS:

8.11. The following recommendations of HR Committee were placed before Executive Board:-

SR. #	POST	NUMBERS
1.	Deputy Director (Admn)	01

2.	APS (BS-16)	06
3.	Assistant (BS-15)	02
4.	Stenotypist (BS-14)	09
5.	Gardawar (BS-11)	02
6.	Patwari (BS-09)	02
7.	DMO (BS-05)	03
8.	Mali (BS-01)	03

- The HR Committee recommended creation of posts as proposed in the working paper for maintenance wing.
- The HR Committee recommended one post of Assistant Account Officer (BS-17) and two posts of Senior Auditor for internal audit wing.
- The HR committee recommended creation of all the posts as proposed in the working paper for Building control section (BCS).
- The HR Committee recommended creation of four posts of Assistant Manager (IT).
- The HR Committee recommended creation of one post of Deputy Director and one post of Assistant Director of General cadre for Estate wing.
- The HR Committee recommended change in nomenclature of the Post of DC/LAC as Director (Land) in (BS-19) and creation of one post of DC/LAC in BS 17/18.

8.12. The minutes of the HR committee are submitted for approval of Executive Board.

DISCUSSION:-

8.13. The Director General stated that agenda was placed before the HR Committee in its meeting held on 27-02-2020. The Minutes of HR Committee are enclosed for the approval of Executive Board. The Joint Secretary (Estate) pointed out that there are some posts related to the projects. It was principally decided that such posts shall be created under the projects as projects posts. The Secretary (H&W) asked for a summary of the posts required to be created. The Director (Admn) informed that total 83 posts were proposed for creation to the HR Committee, whereas the HR Committee has recommended creation of 65 posts, as narrated above.

8.14. The Director General P.W.D. observed that required qualification of the posts are not mentioned in the working papers. The JS (Estate) informed that initially only posts are created and TORs of the posts will be decided at the time of recruitment. The Chairman inquired about the delegation of contingent/contract employees who came to meet him for regularization. The DG FGEHA replied that they were contingent staff of FGEHA and this agenda is not related to contingent staff.

DECISION:

8.15. After detailed discussion the Executive Board approved creation of posts as recommended by the HR Committee.

Agenda Item No. 9

UP GRADATION OF DIFFERENT ANCILLARY POSTS IN FGE HOUSING AUTHORITY

9.1. The Director General apprised that some applications of employees of FGEHA received with request to up-grade their Basic Pay Scale on structure of Capital Development Authority vide Notification No. 7(84)HRD-III/2010/1328 dated 04th June, 2012 (copy enclosed) having same nature of business / working:-

S. No.	Posts	Existing Basic Scale	Basic Scale in CDA
01.	Sub-Engineer	14	16
02.	UDC	11	14
03.	LDC	09	11
04.	Gardawar	09	11
05.	Chowkidar	02	05

9.2. In light of BS structure of CDA up-gradation of posts was sought.

RECOMMENDATIONS:-

9.3. The HR Committee recommended up gradation of the posts as proposed above. The minutes of HR Committee were submitted for approval of Executive Board.

DISCUSSION:-

9.4. The Joint Secretary (Estate) informed the Committee that it was decided in HR Committee that rules of Federal Government should also be considered with regard to upgradation.

DECISION:-

9.5. The Executive Board approved upgradation of posts as per Federal Government rules as recommended by the HR Committee.

Agenda Item No. 10

FOLLOW UP AGENDA OF THE 1ST EXECUTIVE BOARD MEETING – CONVERSION OF THE POST OF SECURITY SUPERVISOR AND SECURITY GUARDS FROM CONTRACT BASIS TO REGULAR BASIS.

10.1. The Director General briefed that the agenda item was placed before the first meeting of Executive Board held on 07-02-2020 with the recommendation to convert the post of 98 Security guards and 10 posts of Security Supervisors from contract basis to regular basis. The Executive Board was informed that these posts of Security Guards and Security Supervisors were created on contract basis in various meetings of Executive Committees and Executive Board. A number of these posts are lying vacant with FGEHA which are to be filled in to strengthen the newly developed Security Wing of the Housing Authority to cope up with growing challenges of illegal encroachments in the sectors of FGEHA.

10.2. The FGEHA cannot make these appointments on contract basis due to judgment of the Honorable Islamabad High Court in an Intra Court Appeal No. 340/2017 filed by Imran Ahmad and others versus Federation of Pakistanon 02-07-2018.The sub para-vii of Para 123 of the judgment is reproduced as under):-

> ***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".***

10.3. In order to make appointments against the posts of Security Supervisor and Security Guard on regular basis, these posts are required to be converted from contract basis to regular basis. The financial impact of conversation of 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/-**

10.4. In the last meeting during the discussion on the agenda, 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 a past practice but now 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. Furthermore, 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. In the first meeting of Executive board, after detailed deliberations, the Board deferred the agenda item with direction to place the agenda item with complete details in the up-coming Board meeting.

10.5. As per direction of Executive Board the details of creation of the posts and working strength of Security Guards and Security Supervisors are given as under:-

- In 132nd meeting held on 08-01-2015the Executive Committee of FGEHA, approved creation of 23 posts of Security Guard and 2 posts of Security Supervisors on contract basis.
- In 133rd meeting held on 17-06-2015, the Executive committee of FGEHA approved creation of 50 posts of Security Guards and 4 posts of Security Supervisor on project basis.
- The Executive Board in its 6th meeting held on 09-01-2020 approved creation of 25 posts of Security Guards and 4 posts of Security Supervisor on contract basis.
- Total created posts of Security Guards in Security Supervisors are as under:-
-

S. NO.	DECISION OF EC/ EB	NO. OF POSTS OF SECURITY GUARDS	NOS. OF POSTS OF SECURITY SUPERVISOR
1.	132nd meeting held on 08-01-2015	23	02
2.	133rd meeting held on 17-06-2015	50	04
3.	6th meeting held on 09-01-2020	25	04
Total		**98**	**10**

WORKING STRENGTH OF SECURITY GUARDS AND SECURITY SUPERVISORS.

- The FGEHA advertised 25 posts of Security Guards and Security Supervisors on 03-06-2015 as per following details:-
  - Security Guards (Male) = 21
  - Security Guards (Female) = 02
  - Security Supervisors = 02
- The FGEHA advertised 25 posts of Security Guards (Male) on 23-06-2016 on lump sum pay.
- The present working strength is as under:-

Posts	Total Nos. of Posts	Working Strength	Vacant
Security Supervisor (BPS-07)	10	02	08
Security Guard (BPS-01)	98	43	55

- 43 Security Guards are working on contract basis
- 7 Security guards are working on contingent basis.
- 7 Security Guards recruited on contract basis have resigned.

RECOMMENDATION

10.6. The HR Committee recommended creation of 98 posts of Security Guards and 10 posts of Security Supervisors on regular basis. The Minutes of the HR committee are submitted for approval of Executive Board please.

DISCUSSION:-

10.7. The Chairman stated that in the last meeting he pointed out that some guards are not performing duties and posted at residence of officers. He further stated that he is still in favor of regularization of those guards who are performing duties diligently. The Director (Admn) informed that there are 55 guards working on contract basis. Previously, they were not deployed in the sectors for security purposes and posted elsewhere, however, after the establishment of a Security Wing, all the guards are deployed in the sectors and their regular attendance is monitored on daily basis. The Secretary (H&W) informed the Chairman that instant agenda is not

regarding regularization of staff instead, it is about regularization of posts, which will be filled in through prescribed procedure of appointment, after creation of posts.

DECISION:-

10.8. The Executive Board approved creation of 98 posts of Security Guards and 10 posts of Security Supervisors as recommended by the HR Committee.

Agenda Item No. 11

ALLOTMENT OF PLOT TO EX-CADER OFFICERS (BS-22) UNDER PRIME MINISTER ASSISTANCE PACKEGE SCHEME FOR BS-22 OFFICERS.

11.1. The Director General informed the Board apprised that the Prime Minister of Pakistan approved a policy for allotment of an additional plot to Federal Secretaries and other Civil Servants in 2006. The criteria for allotment of plot was initially devised by Ministry of Interior according to which all serving Federal Secretaries, Special Secretaries and Secretary Generals were eligible for allotment of plot. The criteria was revised by the Prime Minister Secretariat in 2008. According to this revised criteria, **all BS-22 serving officers of regularly constituted occupational groups on completion of their 2 years service in BS-22 were declared eligible for allotment (Annex 11-A).** However, the 2 years service conditions in BS-22 was waived off by the Prime Minister of Pakistan on a summary initiated by the Ministry of Housing and Works dated 22-05-2008.

11.2. Two officers namely Mr. Qamar Sohail Lodhi, Special Secretary, National, Assembly Secretariat & Mr. Muhammad Anwar, Special Secretary, Senate Secretariat requested for allotment under subject scheme. The cases of these officers are duly recommended and forwarded by their departments i.e National Assembly Secretariat & Senate Secretariat. **It has been stated that National Assembly Secretariat / Senate Secretariat employees Acts have been passed by the Parliament for officers / official of these departments which provides that these employees shall be entitled to such terms & conditions of service, entitlements, facilities, perks & privileges, including medical, housing, education and all other schemes of the government as are admissible to other Civil Servants.** Therefore, in the light of said provision, these officers are entitled for allotment of plot under the subject mentioned scheme.

11.3. The case of Mr. Qamar Sohail Lodhi, Special Secretary, National Assembly Secretariat and Mr. Muhammad Anwar Ex-Special Secretary Senate was placed before the Executive Board in its 2nd meeting dated 22-08-2019. The Executive Board decided that the existed policy for allotment of plot to BS-22 officers of Regularly Constituted Occupational Groups is to be followed in letter and Spirit. Now, Mr. Qamar Sohail Lodhi, Special Secretary, National Assembly Secretariat has again requested to FGE Housing Authority on the grounds that since the National Assembly and Senate Secretariat Services Acts have been passed by the Parliament and the Act is supreme to any executive orders furthermore as per these Acts the employee of National Assembly and Senate Secretariat are entitled to all facilities of Civil Servants in the corresponding posts or BPS and therefore they also be considered for allotment under this scheme.

RECOMMENDATION

11.4. The matter was placed before Executive Board for deliberations and decision please.

DECISION:-

11.5. The agenda item was deferred with the direction to FGEHA to take up the matter with Prime Minister Office for directions as same was approved by PM Office.

Additional Agenda Item No. I

APPROVAL OF RS. 10 MILLION FOR MEDIA CAMPAIGN OF INAUGURATION CEREMONY OF PRIME MINISTER OF PAKISTAN ON DIFFERENT PROJECTS.

AA1,1. The Director General informed the Board that Federal Govt. Employees Housing Authority is going to hold inauguration ceremony of seven projects under the flagship of Naya Pakistan in the Prime Minister Office on 11th March-2020, chaired by Prime Minister of Pakistan. In order to publicize inauguration ceremony Housing Authority needs Rs. 10 million for following expenditures:-

S.No	Plan For Advertisement	Estimated Cost
1.	**Print Media** • Full Page Colored Supplementary • Newspapers Including 25% PID Addition.	3.5 Million Approximately.

2.	**Electronic Media** • One Minute duration/ 30 Seconds • Prime Time (Twice a day for 3 days) • TVC on Different Channels.	5.5 Million
3.	**Out Door Advertisement** • SMD For Presentation • Standies • Banners • Stemmers.	01 Million
4	**Social Media**	The advertising agencies are requested to facilitate us for coverage on twitter and face book for free.
Total		**10 Million**

AA1.2. FGEHA will go for the media campaign for the projects through Ministry of Information (PID) and the campaign expenditure will be charged to the relevant projects for accounting purpose.

RECOMMENDATIONS:-

AA1.3. Approval of Rs. 10 million for above mentioned expenditure was solicited from Executive Board.

DISCUSSION:-

AA1.4. The Chairman observed that expenditures are too high. He inquired whether any media agency will be hired for this campaign. The Director General informed that media campaign will be launched through PID. The Chairman asked as to why expenditures of this media campaign are borne by the FGEHA and let the P.M Office take up this responsibility. The Chairman suggested writing a letter to P.M office for this media campaign. The DG informed that even in that case some expenditures are to be taken up by the Authority.

DECISION:

AA1.5. The Executive Board decided to defer the agenda item and directed to rationalize the expenditure on media campaign.

Additional Agenda Item No. II

GRANT OF POCKET EXPENSE TO MEMBERS OF TECHNICAL COMMITTEE AND DWP COMMITTEE AND INCREASE OF POCKET EXPENSE OF EXECUTIVE BOARD.

AA2.1. The Director General briefed the Board that as per Section-10 of the FGEHA Act, the Executive Board has constituted various Sub-committees by assigning specific task to each of them. The Executive Board in its meeting held on 22-08-2019 approved grant of pocket expense for the member of Executive Board as well as member of Sub-Committee as per following details:-

Committee	Approved existing pocket expense	Proposed pocket expense
Governing Body	50,000/- each	-
Executive Board	40,000/ each	50, 000/-
Finance Budget & Accounts Committee	25,000/-	-
HR Committee	25,000/-	-
Technical Committee	-	25,000/-
Departmental Working Party (DWP)	-	25,000/-

AA2.2. It was therefore, proposed, that in light of decision of PHA to grant 50,000/- pocket expense each to their board members. Similar, pocket expense of Executive Board members of FGEHA may also be increased from Rs. 40,000/- to Rs. 50,000/- each member. Furthermore, the members of two other sub-committees i.e. Technical Committee and DWP may also be given similar dispensation of Rs. 25,000/- likewise other sub-committee as pocket expense to attend the meeting.

RECOMMENDATIONS:-

AA2.3. Above proposal was submitted for the approval of Executive Board.

DISCUSSION:-

AA2.4. The DG informed that as per authority's Ordinance there were two Executive Bodies of the Authority. The Board of Governor and Executive Board and out of pocket expense of Rs. 50,000/- and Rs. 40,000/- were approved for members of both bodies respectively. However, after enactment of Authority Act, there is only one Executive Board hence, it is proposed that out of pocket expense for the members of Executive Board may be increased from Rs. 40,000/- to Rs. 50,000/-. Similarly, there are two sub-committees, i.e. Technical Committee and D.W.P. which

are to be given similar dispensation as given to two other sub-committee i.e. HR Committee and Finance, Budget and Accounts Committee.

AA2.5. The Minister inquired about number of meetings of Sub-committee held in a month. The DG informed that sub-committee meetings are convened as and when required. There is no specific schedule for holding of their meetings.

DECISION:

AA2.6. The Executive Board approved payment of pocket expense Rs. 50,000/- for members of Executive Board and Rs. 25,000/- for the members of Technical Committee and DWP.

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

FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD
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MINUTES OF 3rd MEETING OF THE EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA, ACT-2020 HELD ON 09-03-2020.

The 3rd meeting of Executive Board of the Federal Government Employees Housing Authority was held on 09-03-2020 at 02:30 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 proceedings of the meeting started with recitation of the verses from Holy Quran.

3. The Director General, FGE Housing Authority welcomed the members of the Executive Board. Following agenda items were discussed in detail by the Board.

Agenda Item No. 1

CONFIRMATION OF THE MINUTES OF 2nd MEETING OF THE EXECUTIVE BOARD OF FGE HOUSING AUTHORITY HELD ON 04-03-2020.

1.1 The Director General apprised that the 2nd meeting of the Executive Board was held on 04-03-2020 and minutes have been prepared and submitted to the Chairman Executive Board. The Director General, FGEHA further informed that due to paucity of time between 2nd and 3rd Executive Board meetings, the minutes were emailed to all the members of the Board. The Chairman asked members about any objection / observation on the minutes of the 2nd Board meeting. As no observation received so, the Chairman directed that any observation of the board member shall be duly incorporated in the minutes of the meetings.

DECISION:-

1.2 The Executive Board unanimously approved the minutes of 2nd Executive Board meeting held on 04-03-2020.

Agenda Item No. 2

APPROVAL OF CONSTRUCTION AGREEMENT IN RESPECT OF SKYLINE APARTMENTS, NEAR NEW ISLAMABAD AIRPORT AND LIFESTYLE APARTMENTS BEDIAN ROAD, LAHORE.

2.1 The Director General briefed the Board that Federal Government Employees Housing Authority (FGEHA) in line with its JV-Policy approved by Federal Cabinet, advertised for Expression of Interest (EOIs) in the daily newspapers of the country on 12-10-2018. In response 43 Firms submitted 94 proposals including M/s

Aryan Land Linkers & Contractors (Pvt) Ltd in Mouza Bajnial and M/s Best Construction & Rakhshani Builders in Mouza Thethar. The proposals were processed and evaluated through 05 stages by M/s NESPAK in line with the JV policy. M/s Nespak in its stage-5 report gave the following recommendations:

Skyline Apartments, Rawalpindi

a. Proposed land is located in the vicinity of Developing Housing Schemes e.g. Top City-1, Capital Smart City, Eighteenth etc. that makes it lucrative investment for employees of Federal Government.
b. Approach to the proposed land is another key factor that makes it a profitable investment.
c. Construction of New Islamabad International Airport have led to consistent increase in the prices of the property in the neighborhood and same trend is likely to continue in the future.

Lifestyle Residency, Lahore

- Proposed land is located in the vicinity of Developing Housing Schemes e.g. DHA Phase 9 & 10, that makes it a profitable investment.
- This area around Bedian Road has witnessed consistent increase in the prices of the property and same tread is likely to continue in the future.

2.2. Accordingly, a Joint Venture Agreements were signed with M/s Aryan Land Linkers & Contractors (Pvt) Ltd and M/s Best Construction & Rakhshani Builders for their proposed lands on 13-11-2019 after approval of Salient features by the Executive Board in its 4th meeting held on 03-10-2019.

2.3 Meanwhile, a Engineering Vetting & Supervision Consultants of each project were appointed by FGEHA through competitive bidding process. A Technical Committee to examine and recommend Construction Agreements with JV Partners was also notified with the approval of 6thExecutive Board meeting held on 09-01-2020. The 03 No's meeting of Technical Committee was convened, wherein, after the detail deliberations Construction Agreements of following 02 schemes were recommended for approval by the Executive Board:-

A. SKYLINE APARTMENTS, MAIN BOULEVARD OF TOP CITY, NEAR NEW ISLAMABAD AIRPORT, RAWALPINDI

Project Details

Land	**225 Kanals**		
Location	Main Boulevard of TOP City -1, Near New Islamabad Intl. Airport, Bajnial Rawalpindi		
Land Status	Transferred in the name of FGEHA @ Rs. 2 M / Kanals		
Share of JV partner	60 % in commercial area and 10 % in Residential area on actual cost basis		
Layout Plan	Approved – **3945 APARTMENTS**		
Category	**Size of Apart (Sq.ft) i/c Building circulation & parking**	**No of Blocks**	**Total No. of Apartments**
Type-A (G+11) ROSE	2139(1500) (2 bed+D.R)	4	860

Type-B (G+11) TULIP	1512(1100) (2 bed+D.R)	5	1195
Type-C (G+9) DAFFODILS	1311(860) (2 bed)	21	1890
Total		30	3945

The cost breakup of the project will be as below:

S.No	Type	Area (Sft)	Rate/Sft	Total Cost
1	Tulip	1,806,586	3517	6,353,762,962
2	Rose/Daffodil	4,316,821	3694	15,946,336,774
3	T.Covered area	6,123,407	Const.Cost	2,300,099,736
4	Infrastructure Cost			350,000,000
5	Escalation @6.5 % Per annum			1,325,030,835
6			(3+4+5)	23,975,130,571
7	Contingencies @3%			719,253,917
8			(6+7)	24,694,384,488
9	Tax PRA @5%			1,234,719,224
10			(8+9)	25,929,103,712
11	Consultancy charges @(0.35%+13.7 M+0.55%)			217,550,898
12			(10+11)	26,146,654,610
13	Land Cost			472,500,000
14			(12+13)	26,619,154,610
15	Utilities (Tentative)			1,000,000,000
16	**Total Cost of the project**			**27,619,154,610**
17	Built Up Price /sft (avg)			**4,510**

B. LIFESTYLE RESIDENCY LAHORE (FGEHA), OPPOSITE DHA PHASE-9 (PRISM), BADIYAN ROAD, LAHORE.

Land	**75.11 Kanals**
Location	Mouza Thethar, Opposite DHA phase IX(Prism) Near Bedian Road, Lahore
Land Status	Transferred in the name of FGEHA @ Rs. 5 M / Kanals for 27.5 Kanals & 5.5 M/kanals respectively for 47.61 Kanals
Share of JV partner	10 % in commercial area and 10 % in Residential area on actual cost basis
Layout Plan	Approved – 1298 **APARTMENTS**

BPS	Type	No. of Apartments	Size of Apartments
20 – 22	A	473	1,875 Sq. Ft.
16 – 19	B	399	1,150 Sq. Ft.
01 – 15	C	386	880 Sq. Ft.
Total		**1298**	**Area: 2,116,548 Sft**

The cost breakup of the scheme is as follows:

S. No.	DESCRIPTION	AREA (SFT)	RATE/ SFT	AMOUNT (Rs.)
1	Tower 1-6 including infrastructure cost	2,116,548	3,918	8,292,635,064
2	Bridge and Horticulture			112,000,000
3	Escalation @ 6.5% per annum			491,671,151
4			(1+2+3)	8,896,306,215
5	Contingency @ 3%			266,889,186
6			(4+5)	9,163,195,402
7	Tax PRA @ 5%			458,159,770
8			(6+7)	9,621,355,172
9	Consultancy Charges @ (0.35%+2.5M+1.1%)			124,367,208
10			(8+9)	9,745,722,380
11	Land Cost			423,247,400
12			(10+11)	10,168,969,780
13	Utilities (Tentative)			300,000,000
14			(12+13)	**10,468,969,780**
15	**Price per sft**			**4,946**

RECOMMENDATION:

2.4 The minutes of the Technical Committee were accordingly submitted for final approval of the Executive Board which was as under;

- The committee recommended the signing of construction agreement with *M/s Best Construction & Rakhshani builders* and *M/s Aryaan Land Linkers & Contractors* as vetted by M/s EA consultants and M/s Designmen Respectively and after fulfilling all codal requirements as per JV agreement and PEC/FIDIC Guidelines.

DISCUSSION:-

2.5 The Director General FGEHA stated that the Joint Venture Agreements were approved in the 4th meeting of the Executive Board held on 03-10-2019 with M/s Aryaan Land Linkers & Developers and M/s Best Construction & Rakshani Builders. He elaborated the salient features of the Construction agreement to be signed with the JV partner for Sky line Apartments, near new Islamabad international airport, Rawalpindi & Lifestyle Residency Apartments, Lahore to the board. The Joint Secretary Expenditure asked who will operate accounts in the JV agreement. The DG Pak.PWD also stated that it seems as if Party B, i-e the JV partner will operate the accounts. The Director General explained that FGEHA shall operate its accounts and the other JV partner shall operate to the extent of its share. The Secretary Housing stated that the JV Agreement is executed by the other party but FGEHA is giving clientele through money contribution.

2.6 The Director General FGEHA further explained that the construction agreement was thoroughly checked by the consultant, whereby the technical committee also deliberated upon each and every aspect of the agreement. The recommendations of the technical committee were explained by the DG to the board members. He stated that as instructed by the board in its last meeting, Mega Project Allowance has been deleted.

2.7 The Minister Housing and works Inquired about the determination of cost in the agreement. The Technical advisor explained that proper working was carried out as per specifications and deliberations by the consultant on technical aspects. The Chair further stated that it must be taken as a policy decision of the board that the technical committee will be responsible for all the technical details.

2.8 The DG Pak.PWD enquired about carrying out of JV process between the partners, without the tendering process, paying the partner the cost of land and entrusting him with construction work. The Director General FGEHA explained that every step has been taken as per the cabinet's approved JV Policy, the JV agreements approved by the Executive board, decision of the board in 158th meeting regarding mutation of land inter alia other decisions taken by the boards from time to time for the execution of these JV agreements. He further stated that the DG Pak.PWD has also been a member of the board when such decisions were taken after due deliberations and discussions.

2.9 The Minister Housing and works once again reiterated that the technical committee should work out the cost with Market Rate System of Punjab in BOQ's. There should not be any irrelevant cost.

2.10 The Director General FGEHA stated that as per FGEHA ACT 2019, board is entrusted with the power to enter into the agreement. Without Board's approval FGEHA cannot enter into any type of agreement. The Chief PP&H stated that PMU (Project Management Unit) be given a separate head. He further enquired about Consultancy Cost (0.35% +13.7M+0.55%). The Technical advisor explained that 0.35% is the design charges to be paid to the JV partner based on bids received in other similar project i.e 508 kanals, Chaklala project. He stated that 13.7 Millions is the design vetting fee of the consultant engaged by FGEHA as per PPRA rules. Also 0.55% is paid to the consultant for the lowest bid for detailed supervision of the project as per PPRA rules.

2.11 The Chair asked about cost of different sized apartments and the demand generated. The Director General FGEHA explained the tentative cost of different sized apartments and stated that demand was less for low category (III,IV) apartments, whereas 90% of the above categories (I,II) have been booked by the members in the recent schemes.

2.12 The Member planning stated that the escalation cost needs to be corrected @ 6.5% for second year and 13% for third year which is to be accounted for as per planning commission. The Chair stated that all the corrections/ instructions are to be incorporated as pointed out by Chief PP&H. The DG stated it will be corrected as informed. The Chief Planning asked about execution of the project. The Director Technical explained that after signing of the construction agreement as approved by the board, the letter of commencement will be issued to 'The Contractor'. The secretary Housing and works stated that there should not be any compromise on the quality of the infrastructure work to be carried out.

2.13 The Additional secretary Housing stated that he has reservations on the difference in the price of land and construction of both the projects presented before the board. As per his point of view there should be a rational in the price of lands and construction. The director General FGEHA stated that due to its proximity with Phase IX of DHA, the land of Lahore is costly than that located in Rawalpindi. Further, the

Technical advisor briefed the board that difference in price is due to different rates of basis items for both cities as well as the impact of basement construction. For the land price assessment, Director General FGEA ensured that the valuation was carried out through an independent valuator approved by PBA/SBP for transparency.

PROCEEDINGS OF COMMITTEE CONSTITUTED BY THE EXECUTIVE BOARD

2.14 The Director General FGEHA briefed the Board about the decisions taken by the committee meeting held on 5-3-2020, which was formed by the Executive board in its 2nd meeting held on 4-3-2020 to deliberate on Construction agreement with JV partner and JV policy. The committee was attended by the following members:

- Minister for Housing & Works(Chairman of FGEHA)
- Secretary Housing & Works
- Director General, FGEHA
- Director General, Pak.PWD
- Chief, PP&H
- Joint Secretary (Estate),Housing & works
- Joint Engineering Advisor, Housing & Works
- Chief Engineer ,PHA-F

2.15 The Executive board endorsed the minutes of committee after detail deliberations, the committee recommends as under:

i. The Committee decided that there shall be no mega project allowance in the estimated cost of the project.

ii. The Committee decided that the executive board shall have no responsibility on the technical matters pertaining to the construction agreements. All the responsibility shall lie on the Technical Committee and the Engineering Consultant whom mandate is purely technical in nature.

iii. The Committee also decided that all the BOQ's must be solely based on Market rate system (MRS) of Punjab multiplied by the quantities. For Islamabad projects Pak PWD Schedule of Rates may be adopted.

iv. The Committee decided that there shall be no payment of the land in prospective schemes with the existing JV model and all the schemes shall be executed on land sharing basis.

v. The Committee decided that in all the proceeding of Executive Board must be recorded properly to ensure accuracy in writing of minutes as per discussions.

vi. The Committee decided that FGEHA shall come up with the regulations with regard to improvements in JV policy. The same shall be presented again before the Executive Board in its upcoming meeting on 09-03-2020.

vii. The formal approval of Construction agreements shall be considered in the next meeting of the Executive board schedule on 09-03-2020.

DECISION:-

2.16 ***After detailed discussion following decisions were taken:***

i. ***Signing of construction agreements with M/s Aryaan Land Linkers & Contractors and M/s Best Construction & Rakhshani Builders are principally approved as per the cost break up chalked out by technical committee and amendments decided by the board.***

Cost Break up of M/s Aryaan Land Linkers & Developers

S.No	Type	Area (Sft)	Rate/Sft	Total Cost
1	Tulip	1,806,586	3517	6,353,762,962
2	Rose/Daffodil	4,316,821	3694	15,946,336,774
3	T.Covered area	6,123,407	Const.Cost	22,300,099,736
4	Infrastructure Cost			350,000,000
5	Escalation @ 6.5% for 2nd Year & 13% for 3rd Year			1,325,030,835
6			(3+4+5)	23,975,130,571
7	Contingencies @2%			479,502,611
8			(6+7)	24,454,633,182
9	Tax PRA @5%			1,222,731,659
10			(8+9)	25,677,364,841
11	Consultancy charges @(0.35%*+13.7 M**+0.55%***)			217,550,898
12	PMU Charges @ 1%			239,751,306
13			(10+11+12)	26,134,667,044
14	Land Cost			472,500,000
15			(13+14)	26,607,167,044
16	Utilities (Tentative)			1,000,000,000
17	**Total Cost of the project**			**27,607,167,044**
18	Built Up Price /sft (avg)			**4,508**

Cost Break up of M/s Best Construction & Rakshani Builders

S.No	DESCRIPTION	AREA (SFT)	RATE/ SFT	Total Cost
1	Tower 1-6 including infrastructure cost	2,116,548	3,918	8,292,635,064
2	Bridge and Horticulture			112,000,000
3	Escalation @ 6.5% for 2nd Year & 13% for 3rd Year			491,671,151
4			(1+2+3)	8,896,306,215
5	Contingency @ 2%			177,926,124
6			(4+5)	9,074,232,340
7	Tax PRA @ 5%			453,711,617
8			(6+7)	9,527,943,957
9	Consultancy Charges @ (0.35%*+2.5M**+1.1%***)			124,367,208
10	PMU Charges @ 1%			88,963,062
11			(8+9+10)	9,741,274,227
12	Land Cost			423,247,400
13			(11+12)	10,164,521,627
14	Utilities (Tentative)			300,000,000
15			(13+14)	**10,464,521,627**
	Price per sft			**4,944**

* Design Cost of the JV partner consultant
** Design Vetting Cost of the consultant
*** Work Supervision Cost of the consultant

ii. ***FGEHA will go for 3rd party vetting of Designs to ensure the best quality of work.***

iii. ***Project Management Unit (PMU) will be established for every project comprising of Project Director and his supporting staff whose expenditures shall be kept separate from contingencies.***

iv. ***The decisions taken in meeting of committee held on 5-3-2020 were approved by the executive board.***

Agenda Item No. 3

GUIDING PRINCIPLES FOR FORMULATION OF FGEHA RULES FOR JOINT VENTURE PROJECTS 2020.

3.1 The Director General briefed the Board that Federal Government Employees Housing Authority in the light of its approved Joint Venture policy, 2016 is about to launch multiple housing projects. During planning phase numbers of issues have cropped up; which demands improvement in JV Policy or formulation of new rules for JV Projects in the light of existing JV Policy. During the 2nd Executive Board meeting, the Chair desired that such issues may be addressed by formulating new Rules. In this regard, the Director General constituted a committee to prepare rules to complement JV-Policy. The comprehensive ToR's of the committee are as under:-

i. To cater for improvements in existing JV Policy.
ii. To work on various pragmatic and affordable options for apartments.
iii. To find out options of successful land-sharing models practices by various authorities
iv. To carve out detailed planning for long term repayment of apartment/ plot scheme.
v. To look into options for subsidized housing through regulatory functions of authority.
vi. International Best Practices w.r.t subsidized apartments & land-sharing.
vii. Any other task assigned by the competent authority.

3.2 Pursuant to above mentioned ToR's, two consecutive sessions of the meeting were held on 7th & 8th March, 2020. During the meetings different models were considered for Housing Schemes/Developed Plot & Apartment Projects. These include JV on following models:

a) 70 % &30 %Land sharing Model
b) 4 kanal to 1 kanal model
c) Zero equity/regulatory model
d) BOT Model(Small houses)
e) Existing model for apartments
f) EPC model Apartment

DISCUSSIONS:-

3.3 The Director General informed that FGEHA Green Enclave-I agreement is based on the extending JV policy duly approved by the Federal Cabinet in 2016. The price of land was paid to M/s Green Tree (Pvt.) Ltd. whom is also developing the scheme. The Green Enclave-I housing scheme has been scrutinized by the Supreme Court of Pakistan, NAB and FIA and all these institutions cleared the said scheme and development work has now been started at site.

3.4 The Director General, FGEHA briefed that there are different ideas for making amendments in the JV policy of FGEHA. 70 -30 Model being adopted in LDA are covered in the rules, in instant case no development charges shall be taken from the land provider in lieu of land provided free of cost and the first right of development is given to the JV partner after prior scrutiny of designs/rates/quantities by the engineering vetting consultant of FGEHA on market rates. The Chairman enquired that as per 4 kanal of raw land to 1 kanal of Developed plot policy of DHA, the development work is to be done by the DHA itself. The Director General, FGEHA stated that in the instant model the same approach is planned to be adopted. The DG FGEHA stated that as per JV policy approved by the Federal Cabinet, the first right of development is to be given to JV partner as this is a major attraction for JV partner in bringing the land for JV. The Secretary Housing & Works was of the point of view that under the act of FGEA 2020, the executive board of FGEHA is empowered to make adopt new policies or make changes in the existing ones. Hence, the JV policy can be culminated.

3.5 The Director General FGEHA also briefed the August board about the Equity model and elaborated those Private housing schemes can be approved by the FGEHA on terms of share in residential plots for FGEHA members on subsidized rates. However, the model needs refinement and some time is required for detail deliberations. The Chairman accepted the request to grant time for further deliberations.

3.6 The Chairman directed Director (JVP) to consider following points during the review of existing JV policy:

i) The DHA model of land sharing shall be considered in all upcoming projects and 70:30 Model may be reviewed as well.

ii) The existing JV policy shall be utilized for its schemes upto 30000 apartments only.

3.7 The Director (JVP) assured the Chairman that JV wing will work out for better models of JVP to be presented before the Board. The Joint Secretary, Expenditure emphasizes the need of framing regulations under the JV policy. The Chairman explained that the FGEHA was required to launch housing scheme for Federal Government employees under umbrella of Naya Pakistan Housing Program as per the vision of the Prime Minister. There was only one JV policy to follow and due to urgency the policy was adopted without exploring others option of the JV model. The Director General FGEHA also requested to consider the proposal of appointing transaction advisor and Contracts expert.

RECOMMENDATIONS:

3.8 The above listed models require extensive deliberations & discussions and relevant professionals/ experts, hence the committee recommended that the draft rules /amendments shall be presented in the next board meeting.

DECISION:-

3.8 After detail deliberation the Board decided as under:

- ***i. Existing JV policy approved by the Federal Cabinet in 2016/2019 may be reviewed. However, projects whose approvals have been already granted will be continued on existing JV policy.***
- ***ii. No Land shall be purchased for apartments after launching of 30000 units as mandated to FGEHA under the Naya Pakistan Housing Program***
- ***iii. The Committee constituted for drafting rules for JV will work on various JV models for land sharing and Apartments. The committee may utilize the expertise of other personals deemed necessary for drafting a comprehensive and workable JV Rules.***

Additional Agenda Item No. I

CHANGE IN SERVICE RULES: MODE OF APPOINTMENT TO THE POST OF DEPUTY DIRECTOR (IT), BS-18

A1.1 The Director General, FGEHA informed the Board that In case of general cadre posts of Deputy Director in FGE Housing Authority, mode of appointment is 75% by promotion and 25% by initial appointment, as approved by Executive Committee in its 147th meeting held on 07-11-2017 and 2nd Executive Board held on 04-03-2020, whereas mode of appointment to the post of Deputy Director (IT) is 50% by promotion and 50% by initial appointment.

A1.2 In order to eliminate discrimination between criteria for appointment of Deputy Directors, the mode of appointment to the post of Deputy Director (IT) also be changed 75% by promotion and 25% by initial appointment at par / rational with post of DDs of other cadres.

RECOMMENDATION:

A1.3 The approval of the proposal was solicited from the Executive Board.

DISCUSSION:-

A1.4 The Additional Secretary informed the Board that in the Federal Government setup all the posts of OMG in BS-18 are filled in through appointment by promotion. In FGEHA the general cadre post of Deputy Directors 75% quota is reserved for promotion and 25% quota is for initial appointment, whereas, for the post of Deputy Director (IT) the percentage of promotion and initial appointment is 50% each. The Secretary Housing & Works observed that there is a dichotomy in the rules

for the post of Deputy Directors (General Cadre) and Deputy Director (IT) and there is a need to bring uniformity in the policy.

DECISION:-

The Board approved mode of appointment for the post of Deputy Director (IT) as 75% for promotion and 25% initial appointment to bring it at par with the mode of appointment of the post of Deputy Director (General Cadre)

ADDITIONAL AGENDA ITEM NO. II

CHANGE OF RECRUITMENT CRITERIA FOR THE POST OF BPS-17 OR EQUIVALENT IN FGE HOUSING AUTHORITY.

A2.1 The Director General, FGEHA briefed that as per Service Rules of FGE Housing Authority, the existing criteria for recruitment of posts is 2nd class Master Degree or equivalent in Public Administration or requisite qualification of Technical or IT degree with three years experience in the field of Management. Whereas, as per FPSC recruitment rules no pervious service experience in relevant field is required for the post of BS-17 and equivalent.

RECOMMENDATION:

A2.2 It was proposed that recruitment criteria for the post of BS-17 and equivalent may be changed and condition of previous experience may be waived off.

DISCUSSION:

A2.3 The Additional Secretary, M/o Housing & Works was of the view that most of the Universities send their graduates to various organization for internship through which these young graduates achieved experience in their relevant field and as per FPSC recruitment rules, experience is not necessarily required. The Chairman stated that the experience certificate is a documentary requirement and this does not depict actual capability of the candidates.

DECISION:

The board approved change in criteria of recruitment of BS-17 or equivalent as proposed and excluded requirement of three years experience on initial appointment. However, existing condition of 2nd class degree, from a recognized university, in relevant discipline, field or subject shall continue as heretofore.

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