FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD

No.15 (7)/2019-HA (A)/6-Act-2020

25th August, 2020

Subject: **MINUTES OF 6TH EXECUTIVE BOARD MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA, ACT-2020.**

6th Executive Board meeting of the FGE Housing Authority was held on Wednesday 12th August, 2020 at 11:00 am, under the Chairmanship of Federal Minister for Housing & Works in the Committee Room of Federal Government Employees Housing Authority Islamabad.

2. The minutes of the said meeting are enclosed for information please.

(FAAIZ AALI GILL)
Director (Staff)

Distribution:-

i. Mr. Tariq Bashir Cheema
Chairman EB/ Federal Minister
M/o Housing & Works, Islamabad

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

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

iv. Mr. Khashih Ur Rehman,
Draftsman,
Law & Justice Division, Islamabad

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

vi. Mr. Rizwan Ahmed Sheikh
Joint Secretary (Expenditures)
Finance Division, Islamabad.

vii. Mr. Amer Ali Ahmad
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, Islamabad

xii. Chief Engineer
FGE Housing Authority, Islamabad

xiii Mr. Amir Mohiyuddin (co-opted member)
Joint Secretary (Estate)
M/o Housing & Works, Islamabad

Copy to all Directors, of FGE Housing Authority, Islamabad.

GOVERNMENT OF PAKISTAN
MINISTRY OF HOUSING & WORKS
FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, SECTOR G-10/4, ISLAMABAD
<><><>

Subject: **MINUTES OF 6th EXECUTIVE BOARD MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 12-08-2020.**

6th Executive Board meeting of the Federal Government Employees Housing Authority (FGEHA) was held on 12-08-2020 at 01:00 p.m. under the Chairmanship of the Honourable Federal Minister for Housing & Works, in the Committee Room of the Federal Government Employees Housing Authority Islamabad. The list of the participants is enclosed.

2. The proceedings of the meeting commenced with the recitation of the Quranic verses by the Director General, FGEHA.

3. The Director General, FGE Housing Authority welcomed the respectable members of the Executive Board.

AGENDA ITEM NO.01

Subject: - CONFIRMATION OF THE MINUTES OF 5th EXECUTIVE BOARD MEETING OF FGE HOUSING AUTHORITY HELD ON10-06-2020.

4. 5th Executive Board meeting was held on 10-06-2020 and the minutes were issued on 17-06-2020.

5. No observation, in writing has been received from any member of the Executive Board.

RECOMMENDATIONS:

6. The minutes of the 5thmeeting are placed for confirmation please.

DISCUSSION:

7. The Chairman of the Board asked from the members with regard to any objection on the minutes of 5th Executive Board meeting issued on 17-06-2020. Mr. Rizwan Sheikh, Joint Secretary M/o Finance proposed with respect to agenda item No.8 of the said meeting that quarterly review of budget of FGEHA of 2020-2021 may

also be included. Moreover, he suggested that quarterly review of physical and financial progress of all the projects of FGEHA may also be part of the agenda after completion of the relevant quarter.

DECISION:

8. The Chair and participants agreed with the proposal and approved the 5th Executive Board minutes dated 17-06-2020 with this observation.

AGENDA ITEM NO.02

Subject: **DRAFT MOU, MODEL JV AGREEMENT & JVP REGULATIONS 2020**

9. In the backdrop of lack of a proper consolidated regulatory regime for joint venture projects, the need for a comprehensive document was felt which could cover all issues related to joint venture projects, ranging from scrutiny of proposals, planning & design, JV agreements, to construction agreements etc. Despite approval of Joint Venture Policy by the Federal Cabinet, some of the processes at operational level were not clear regarding assessment/scrutiny, initial physical & financial feasibility, land valuation, planning and technical assessment. Further the options for joint ventures were also limited and need to be more facilitative and investor friendly. As a result the JV process was very cumbersome, thus impeding the formulation of JV agreements in a smooth manner and on fast track basis.

10. Further, also in the wake of establishment as Authority and resultant empowerment of FGEHA, it was need of the hour to formulate an all-encompassing strategy in order to clearly delineate joint venture projects related functions in respect of Planning, Technical, Finance and Law Wings, to cope with JV proposals' associated matters pertaining to valuation, planning, financial feasibility, design etc.

11. At the time of submission of JV proposal, a draft Memorandum of Understanding (MoU), to be provided by the JV Partner. In view of above, Model JV Agreement and the JVP Regulations 2020 have been drafted to meet requirements of JV proposals/projects.

RECOMMENDATIONS:

12. The Executive Board may approve the MOU, Model JV agreement and JVP Regulations 2020 for JV projects.

DISCUSSION:

13. DG FGEHA briefed about the draft JV Regulations prepared under Section 26 of FGEHA Act 2020. At the very outset Chairman inquired about the last two meetings of Executive Board, whereby, it was decided that these regulations shall be prepared in consultation with Joint Secretary Estate M/o H&W & Additional Secretary Housing and Works. DG FGEHA explained that these regulations have been discussed with Joint Secretary Estate and Additional Secretary Housing & Works and later on were also perused by Secretary Housing and Works. The Additional Secretary, Housing and Works then endorsed that the MOU, agreement & Regulations are in order and may be approved by the Board.

14. DG FGEHA further informed the participants that these regulations were also discussed with Secretary Law. FGEHA requested that these regulations may be vetted and endorsed by Law and Justice Division. However, Secretary Law was of the opinion that it is the mandate of FGEHA under FGEHA Act and Authority is empowered to make regulations being an Autonomous legal entity.

15. Thereafter, DG, FGEHA explained the salient features of different JV models ranging from land sharing to facilitation and investor model. One of the main features of the proposed JV regulations is that commercial share of JV partner shall be determined on the recommendations of Transaction Advisor.

16. MD PHAF informed that it was discussed in the Steering Committee that the commercial share of JV partner may be calculated on the recommendations of three Transaction Advisor. Other Board members differ with the point of view Managing Director PHAF of three transaction advisor, as it may add an additional cost on the project which is not feasible. The Chairman endorsed the view point of other Board members.

17. Chairman then inquired from DG FGEHA about the investment model. DG FGEHA explained that in this model all the investment on the project will be borne by the JV partner. However, for all the JV models the technical and financial controls will remain under FGEHA. The DG FGEHA further informed the participants that there shall be strict timelines to be adhered by JV partner. The share of JV partner and FGEHA in residential plots / apartments shall be flexible and may vary as per demand of members of FGEHA.

18. DG Pak PWD further inquired that it is not a blanket approval and every JV project based on any model shall be routed through Technical and Evaluation committee and Steering Committee. Secretary Housing and Works informed the participants that it is understood that every JV project along with its technical & financial details shall be processed through the committees, already approved.

DECISION:

19. The Board approved the JV regulations 2020 as annexed in pursuance of Section 26 of FGEHA Act 2020.

AGENDA ITEM NO.03

Subject: **UPDATE ON THALLIAN HOUSING SCHEME – APPROVAL OF ADDENDUM WITH FWO.**

20. The Agreement for Thallian Housing Scheme was signed with M/s K.S Builders & Developers Pvt Ltd on 23-09-2016 with the approval of 138th Executive Committee for Launching of Housing scheme in Mouza Chahan, Murat Mandowal, Thallian and contiguous mouza's. The proposed quantum of land was from 7000 to 10,000 kanals.

21. The project was launched for Federal Government Employees, other specified groups and general public on March 2017 with the approval of 145th Executive Committee Meeting. Around 6000 members of FGEHA submitted 25 % down payments as per the terms of JV agreement. Initially 9105 number of Plots (tentative) were planned on 10,000 kanals. The project remains halted due to non-provision of access by the JV partner since 2017.

22. Moreover, an agreement was also signed with FWO for provision of interchange for FGEHA Thallian Housing Scheme (M2 Residential Zone Agreement) on 25-10-2016 as approved by 142th E-C for dedicated interchange from M-2 Motorway.

23. Under the obligations of JV agreement, JV partner was being reminded for making the arrangements for access. Meanwhile, 1407 Kanals of land is ready for transfer in the Revenue Office. FGEHA has also submitted Revenue fees in this regard. The other options were also explored for access during that time with JV partner.

24. The matter was again taken up with FWO during April 2020 for the operation of the signed agreement. In continuation, a meeting was held on 07-07-2020 in FWO HQ's Rawalpindi wherein, FWO took the stance that MORE (Motorway Operations and Rehabilitation Engineering) being a subsidiary of FWO and Concessionaire of M-2 Motorway Network is entitled for construction of interchange.

25. However, FWO/MORE has recommended some amendments in the agreement signed on 25-10-2016. After series of deliberations with the JV partner and keeping in view the best interest of the project, the reply was submitted to FWO/MORE accordingly.

RECOMMENDATIONS:

26. The Executive Board may grant the approval to make addendum to the agreement with FWO/MORE on following additional points as discussed with FWO in a series of meetings:

- In lieu of 6% quota of 7000 kanals from the JV partner share, 513 plots of varying sizes will be provided to FWO at cost price.
- 100 plots out of the 6% quota of JV partner may be allotted for SHUHADAS, free of cost.
- FWO will construct the dedicated interchange with the help of MORE, whereby all the approvals and NOCs will be the responsibility of FWO from NHA.
- The construction cost will be as per JV agreement. The JV partner KS builder will facilitate in provision of requisite land for interchange.

DISCUSSION:

27. DG FGEHA briefed the participants that the instant JV agreement was signed in 2016, but owing to the non-provision of access to the project site no significant headway could be achieved. Recently, a meeting of DG FGEHA was held with Engrs in Chief and DG FWO and a breakthrough has been made relating to access to the project in the form of interchange from motorway.

28. In lieu of dedicated interchange by FWO, 6% plots shall be allotted to the employees of FWO including Pak. Army (Martyrs) on cost basis. 100 plots out of the 6% quota shall be exclusively allotted to Shuhadas free of cost. The Chairman directed that the allotment to Shohadas (Martyrs) shall be done on the recommendations of GHQ Rawalpindi.

29. The Chairman inquired about the some other details of the instant agreement that whether it was on land sharing basis or otherwise. Secretary H&W informed the participants that the agreement was executed in 2016 and land sharing policy was introduced in 2019, therefore, it was on land purchase and rather end product basis. DG FGEHA, further briefed that as per agreement the payment of land ranges from 3.50 to 4.50 lac per kanal plus additional cost of access. The price of land is very reasonable in prevalent circumstances. Chairman and Secretary Housing and Works praised the commendable role and meritorious service of DG FGEHA in finalizing the negotiations with FWO to get a dedicated access for Thallian housing scheme Phase-IX.

DECISION:

30. The Board approved the agenda item and allowed the FGEHA to enter into an addendum with M/s FWO/MORE and KS Builder (JV partner) to smoothly execute the Phase-IX Thallian housing scheme.

AGENDA ITEM NO.04

Subject: **APPROVAL TO ENTER INTO COMPOSITE AGREEMENT WITH M/S FAISAL MARGALLA CITY PVT LTD FOR INDUS VISTA PROJECT B-17, RAWALPINDI**

31. The MoU for Apartment scheme on end product basis was signed between Federal Government Employees Housing Authority (FGEHA) and M/s Faisal

Margalla City Pvt Ltd after the approval of 1ST Executive Board (Under Ordinance) of FGEHA dated 9-8-2019. The proposal was again represented in the 5th Meeting of Executive Board dated 10-6-2020, whereby it was directed by the Executive Board to route the composite agreement through Technical & Evaluation and steering committees.

32. M/s NESPAK Pvt Ltd is the Design vetting and detail supervision engineering consultant for the project. The proposed land is for 03 No's Apartments Plots (771 apartments) located on the main boulevard of Faisal Margalla City Peshawar Road Rawalpindi each having a size of 210' x 220'. An additional 4th Tower is now proposed by the JV partner and thus total number of apartments will be 1028 units.

33. Following are the salient features of the Project:

- Total number of apartments are now 1028
- The share of JV partner in residential apartments will be 25 % on actual cost basis.
- The land cost shall be Rs.40,000/sq-yards as valuated by the PBA approved valuer
- 10 % of the amenities/commercial area quota will be given to JV partner on actual cost basis, which may be extended up to 25 %. The cost of additional 15 % will be charged at the rate of 3 times the cost of construction.

34. The details of Apartments planned are as follows:

Apartment Category	Super Built up Area (SFT)	Parking Area (SFT)	Total Area (SFT)	No of Apartments
A	2147	495	2642	528
B	1630	383	2013	500
			TOTAL	**1028**

35. The construction agreement is being proposed with the following features:

- The standard form of PEC contract agreement on Design Build Basis will be used

- MRS, Government of Punjab CSR is used; Rate analysis for Non Schedule items having input rates of MRS is adopted
- There will be no variation in quantities. The only allowable variation will be due to change in scope as/if desired by the Client.
- The payment for construction shall be based on progress milestones.
- The cost of land shall be paid with the construction milestones proportionately.
- Price adjustment will be permissible as per PEC formula.
- The project will be completed in 03 years.
- The design fee for Design consultant of JV partner shall be 0.35% of the Construction Cost.

RECOMMENDATIONS:

36. The Executive Board may grant the approval for signing of Composite Agreement (JV & Construction) based on the recommendations of Technical & Steering Committees.

DISCUSSION:

37. DG FGEHA briefed about salient features of the JV project. The Chairman asked whether the instant project has been processed through newly constituted Technical & Evaluation and Steering Committees and where are the approved minutes. The DG FGEHA informed the Chairman that composite JV & Construction agreement has been first vetted by the design consultant NESPAK then approved by both the committees and the approved minutes of the Steering Committee are at Annex 4 of the working paper.

38. The Chairman and Secretary Housing and Works directed that in future approved minutes of every JV project shall be annexed with working paper and working paper shall be distributed at least five working days before board meeting. DG FGEHA informed that the draft composite agreement with M/s FMC has been approved by the respective committees however, there is an issue of ratio of commercial area between FGEHA and FMC. Chairman of the board held that ratio of commercial area shall be subject to recommendations and analysis of Transaction Advisor. The participants agreed with the proposal.

DECISIONS:

39. The Executive Board approved the recommendations with the following directions:-

a. The Board approved the recommendations of Technical Evaluation and Steering Committees to enter into composite agreement with JV partner i.e M/s Faisal Margala City private limited.
b. The ratio of commercial area shall be subject to recommendations and analysis of Transaction Advisor.
c. Joint Secretary Estate M/o Housing and Works having institutional memory and being member of Steering committee is co-opted as member of the Executive Board.

AGENDA ITEM NO.05

Subject: **RETIRED BS-18 OFFICER OF ESTATE OFFICE UNDER 2 % QUOTA FOR THE EMPLOYEES OF MINISTRY OF HOUSING & WORKS - AMENDMENTS IN THE POLICY APPLICABLE TO THAT QUOTA**

40. Mr. Muhammad Yanoor Khattak, an employee of Estate Office had applied on 29.08.2009 for allotment of Category-III plot in Membership Drive Phase-I (Bara Kahu) under F.G Serving quota. He was issued a Cat-III Consent Letter on 20th April, 2015 and after confirmation of service particulars he was issued Provisional Offer Letter (POL) on 01.12.2016 under Green Enclave-I. As per record of FGEHA, he has deposited first installment / down payment of Rs. 309,180/- against his consent letter.

41. Mr. Khattak, after his retirement in January, 2013, again registered himself with HF for Cat-II plot in Membership Drive Phase-II (Pocket-I Extension) on 18.01.2017. His date of birth is 02.01.1953 and he stands retired from service on 01.01.2013.

42. The Executive Committee of FGHA in its 108th meeting held on 09.09.2009 approved increase from 1% to 2% quota reserved for employees of Ministry of Housing & Works and its attached departments (with at least 1 ½ years continuous serving period in the Ministry / department, and also having a regular service of 10 years) in all future schemes of FGE Housing Foundation as per following distribution:-

i.	Ministry of Housing & Works	1%
ii.	Pak. PWD	0.5%
iii.	Estate Office	0.3%
iv.	National Housing Authority	0.2%

43. It is mentioned that the lists of serving and retired officers/officials of Estate Office duly recommended and forwarded by the Estate Office / Ministry of Housing & Works vide its letters dated 27.07.2017 and 18.08.2018 were received in this Office. The name of Mr. Yanoor is in the separate list of retired officers of Estate Office.

44. It is pertinent to mention here that the FGEHA has so far allotted plots to only serving registered members (officers/officials) of Ministry of Housing & Works and its Attached Departments under their reserved quotas. However, the policy is silent with regard to allotment of plots to the retired employees of these departments under their specific quotas. The Sub-Committee of FGEHA in its 3rd meeting held on 11.05.2010, interalia recommended about allotment of a plot to Mr. Yanoor Khattak as under:-

> *"Full particulars be forwarded by Deputy Secretary (Admn), M/o Housing & Works as per format followed in letter No. 4(4)/2005-Admn-I dated 22.02.2010 for consideration in future phases as per direction of the Executive Committee."*

45. According to 0.3% quota, six Cat-II plots were tentatively allocated in F-14/15. Out of these, three (03) have already been allotted to the serving officers of Estate Office while three plots are still available under reserved quota of that Organization.

46. Mr. Muhammad Yanoor Khattak lodged complaint in Wafaqi Mohtasib regarding allotment of Cat-II plot under 0.3% quota reserved for the employees of Estate Office. Honorable Wafaqi Mohtasib (Ombudsman)'s Secretariat vide its findings dated 28.01.2020 has recommended to place the case of complainant (Mr. Yanoor Khattak) before the committee of Housing Authority for further consideration – as an old liability – on priority basis; and convey its final decision to the complainant as well as that Office within 60 days. In case the Agency (FGEHA)/Complainant continues to be aggrieved by these final recommendations, it / he so desire, prefer a representation to the President within 30 days.

47. The case of Mr. Muhammad Yanoor Khattak, was placed in the Executive Board in its 4th meeting held on 22nd April, 2020, the Board decided/directed to amend the existing policy/rules and to formulate a new Policy to cater for such like cases. The minutes of the 4th meeting were confirmed by 5th meeting of the Executive Board with the following decision:

> ***"It was decided that the said policy be formulated by the Estate Wing and placed in the next Board Meeting for approval. Accordingly, the minutes of the 4th meeting of the Executive Board were approved."***

48. In view of the above, we may bifurcate 2% special quota reserved for the employees of Ministry of Housing & Works and its attached departments (including State Office) into serving and retired employees of the Ministry/its attached departments as per following detail:

Existing Policy	Proposed Policy/Amendment
100% plots allocated under 2% special quota are allotted to serving Officers/Officials of Ministry of Housing & Works and its attached departments on the recommendations of respective departments.	80% of plots allocated under 2% special quota will be allotted to serving Officers/Officials of Ministry of Housing & Works and its attached departments while 20% to their retired Officers/Officials who fulfil the basic eligibility criteria of the said quota and on the recommendations of respective departments.

RECOMMENDATIONS:

49. Proposed amendment at para-48 above is submitted for consideration and approval by Executive Board.

DISCUSSION:

50. DG FGEHA precisely pointed out that 0.3% quota has been reserved for the employees of Estate Office, however, no bifurcation of quota has been made between serving and retired employees of Estate Office. In the instant working paper bifurcation has been made between serving and retired employees of Estate Office as 80% plots for serving employees and 20% plots for retired employees. The bifurcation shall be applicable on entire of 2% quota reserved for following organizations:

i. M/o Housing and Work
ii. Pak. PWD
iii. Estate Office

iv. National Housing Authority.

51. The Additional Secretary Housing and Works has informed that the matter has already been inordinately delayed and Mr. Yanoor Khattak is suffering due to this delay. Moreover, the matter in fact is that Mr. Khattak was allotted plot of BS-18 rather he was entitled for allotment of plot of BS-19 in Bara Kahu housing scheme.

52. DG FGEHA briefed that for both BS-18/19 category is same. DG FGEHA pointed out that here the conflict is that Mr. Khattak is asking for allotment of plot in Sector F-14/F-15 in which the quota of Estate Office has already been exhausted.

53. Secretary Law held that there are many FG employees who were granted proforma promotion and in case Mr. Khattak is accommodated then Pandora Box may open. Chairman Board also endorsed the view point of Secretary Law. Moreover, DG FGEHA held the view that the bench mark / thumb role for determination of eligibility is the cut of date and the substantive post / BPS which FG employees hold at the time of deposit of membership fee in the bank.

DECISION:

54. The Board approved proposed para 48 above in the light of directions of Wafaqi Mohtasib. Moreover the Board in its collective wisdom held that Mr. Khattak may be allotted plot in F-14/F-15 sector subject to availability of plot and adhering to codal formalities.

AGENDA ITEM NO.06

Subject: **ADJUSTMENT OF ENQUIRY OFFICE AT BAZAR NO. 5, SECTOR G-13/3, ISLAMABAD**

55. FGEHA intends to construct Inquiry office on the designated plot No. 4, Bazar No. 5, Sector G13/3, Islamabad. As a result of this construction, no space will be left for ventilation of mosque. The masjid committee in their application have requested that a street may be left in between existing masjid and enquiry office (Plot No. 4) for an easy access to Bazar.

56. Upon the site survey it was learnt that the Masjid has encroached land on the footpaths, passage and Inquiry Office, Survey plan is shown as at Figure 1'.

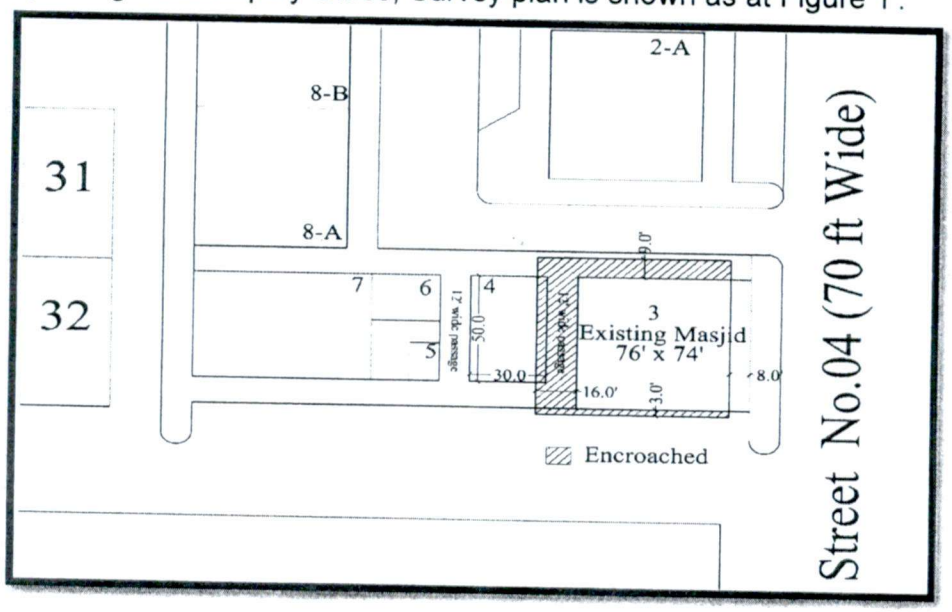


Figure 1 Existing Situation

57. There are two passages of 12' in the approved plan of CDA. One of these passages is encroached by Masjid. It is proposed that the other passage between plot No. 5 and plot No. 4 may be shifted between existing masjid (Plot No. 3) and enquiry office (Plot No. 4). To keep the width of passage at 12', the size of Inquiry office (Plot No. 4) is also reduced to 26'x50' from 30'x50' as shown in the proposed plan. (Figure 2)

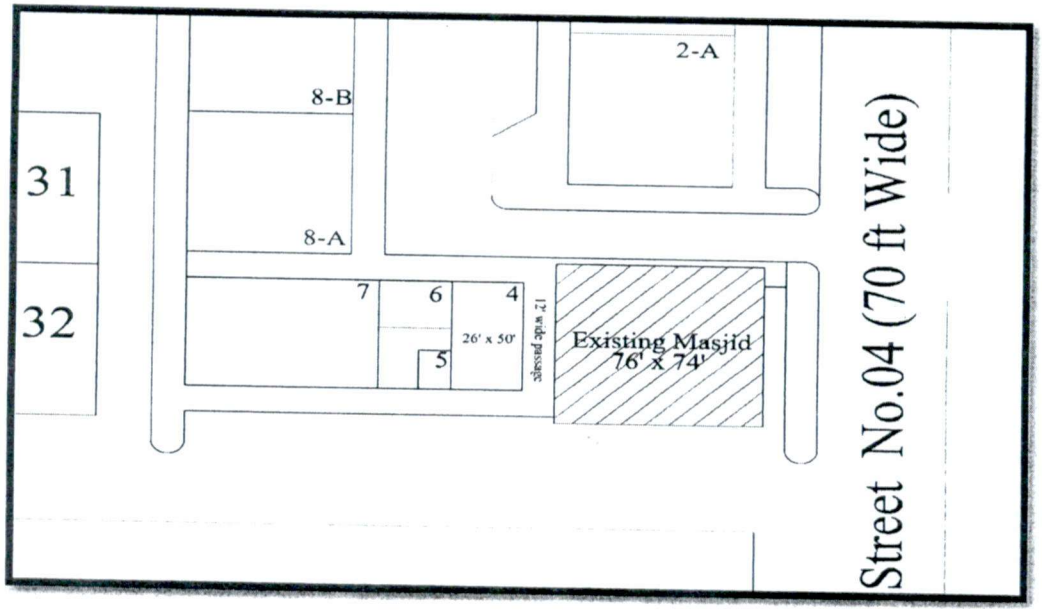


Figure 2 Proposed Plan

RECOMMENDATION:

58. Adjustment of Enquiry Office (Plot No. 4) may be approved para 57 above shown figure in bazar No. 5, Sector G-13/3, Islamabad.

DISCUSSION:

59. DG FGEHA asked Director Planning to brief the agenda. Director Planning explained that as per original layout plan the area of Masjid was 66'x50' however, later on it was encroached and presently the existing area is 76'x74'. Due to this encroachment passage of street is hampered, therefore, adjustment of enquiry office plot No.4 may be approved as per above shown figure in Bazar No. 5 Sector G-13/3 Islamabad.

60. Secretary Housing and Works asked from Director Planning whether the proposed adjustment is in line with the CDA byelaws. The Director Planning endorsed that that it is in line with CDA byelaws as land utilization percentage is not been disturbed. Secretary Law held view that why not any preventive actions were taken by FGEHA when the land was being encroached upon. The DG FGEHA explained that it was realized on the recent survey and accordingly penalty notice to the masjid imam & custodian issued.

DECISION:

61. The Board approved the recommendation as proposed in para 57&58 in accordance with CDA byelaws and declare the encroached area by the masjid as illegal. Moreover, the Board directed DG FGEHA to do due diligence with respect to such encroachments.

AGENDA ITEM NO.07

Subject: **APPROVAL OF JOINT VENTURE AGREEMENT WITH RAWALPINDI CANTONMENT BOARD**

62. Sector G-13 & G-14 are facing acute shortage of water due to non-connectivity with main water conduction coming from Shah Allah Ditta water reservoir, Islamabad. The underground water which is the only source from last 20 years for both sectors is being depleted and capacity of tube wells has reduced, thus created a crisis like situation for residents.

63. It was the basically the responsibility of CDA to provide portable water to all the residents of CDA. In this regard lot of efforts have been made by FGEHA through CDA Land / Engineering / Water Directorates involving the top-level government / political leadership, but laying of missing portions of water supply lines at D-12 and F-12/13 is held up due to non-possession of land. Further, matter is subjudice and resolution of the same does not seems possible in near future.

64. As the Khanpur Water network is supplying water to both Islamabad and Rawalpindi. Another water supply line is crossing along Kashmir Highway opposite to sector G-13 providing water to Rawalpindi.

65. As an alternate solution, in 2009, CDA Directorate of Water & Sanitation (Dev.) due to this reason obtained NOC from the then Station Commander RCB to pump the water to G-13 from RCB line and forwarded an estimate amounting to Rs. 42 Million for laying 3 KM line from nearest link of RCB line and demanded FGEHF to provide funds to execute the same. Almost half of the funds were provided to CDA W&S Wing but the work could not be executed so far.

66. The case has been again taken up with current RCB management and a series of meetings and joint site visits conducted to reach on workable solution. In the conclusive meeting held on 24-06-2020 the RCB Administration informed that existing 3 x 1440KW primary pumps installed at Sangani Plant requires major over haul and to pump out additional water one more pump is required for which RCB has no funds. If FGEHA arranges the funds amounting to Rs. 200 Million and RCB Pumping facility would got uplifted RCB will provide 0.5MGD water from its own share. After enhancement of water share beyond RCB / WASA share extra water will also be provided to FGEHA sectors.

67. With consent of management of both the organizations (i.e: RCB & FGEHA) the matter was agreed upon with certain amendments and finally an MOU was signed on 09-07-2020 with following conditions:

(i) Federal Government Employees Housing Authority (hereinafter called FGEHA) will provide funds amounting to Rs.200 (M) to RCB for uplifting of pumping facility at Sangjani Filtration Plant for Rawalpindi.

(ii) RCB will supply water through 56-inch dia line & existing chamber near CMT workshop for which NOC will be issued by RCB to FGEHA within one day of signing of this MOU.

(iii) Initially, 0.5MGD water will be supplied, which can be enhanced subject to the enhancement of the share from Sangjani Filtration Plant and with mutual consent of parties.

(iv) RCB will charge (Operation & Maintenance) expenses @Rs.110/1000 gallons which can be revised with the consent of parties.

(v) If the FGEHA gets water from share of Islamabad share, over & above RCB share, then recurring charges will not be levied to FGEHA by RCB.

(vi) 0.5 MGD or extra supply of water as agreed will be provided by RCB out of enhanced share it has started receiving w.e.f 15th of May, 2020.

(vii) In case of curtailment from source, the supply of water will be reduced proportionately.

(viii) RCB will provide only 12" dia connection to FGEHA. A sizeable room with valve & metering system will be installed at suitable place. The cost of all lines / meter / room & valve etc. will be borne by FGEHA.

(ix) Staff for operation & monitoring at valve room will be deployed by Rawalpindi Cantonment Board.

(x) FGEHA is responsible for installation of infrastructure and maintenance.

(xi) Formal agreement shall be executed between the parties after signing of instant MoU wherein suitable clauses as per requirement will be added with the consent of the parties within fifteen days from the execution of this MoU.

(xii) The non-payment of monthly O&M dues as entailed in Clause (iv) shall result in suspension of water supply after three consecutive defaults in payment.

(xiii) The time period of this arrangement will be five years initially which can be further extended with the consent of both parties.

(xiv) The dispute resolution will be done as per The Arbitration Act, 1940.

68. A NOC has been issued by RCB for connecting the line form the nearest link of existing 56-inch dia line with 12" connection and BOQ quantities have already been taken in Mauve area infrastructure project. The cost of up lifting of pumping facility at Sangjani Water Treatment Plant may be charged to Development and Rehabilitation of sector G-13 Project which may be incorporated while revision of its PC-I.

RECOMMENDATIONS:

69. Foregoing in view, formal approval of the Executive Board is solicited for above conditions before entering into formal agreement and transferring the funds to the tune of Rs.200M to RCB as deposit work.

DISCUSSION:

70. DG FGEHA briefed the participants about the acute shortage of water in sector G-13/G-14 as these two sectors had not been provided water by CDA. In order to resolve the issue, a MoU had been signed between FGEHA and Rawalpindi Cantonment Board. The salient features of MoU elaborated above. Chairman inquired about the cost of the Joint Venture agreement. The DG FGEHA replied that Rs.200 million is to be paid to RCB for repair/refurbishment of 04 water pumps and instalment of a new pump. Chairman and members of the Board held the view that the amount is huge and FGEHA may re-negotiate with RCB on the matter.

DECISION:

71. The Board deferred the agenda item with the direction to DG FGEHA to re-negotiate with RCB on cost. Moreover, FGEHA may also explore other option i.e. Shah Allah Ditta pipeline in collaboration with CDA.

AGENDA ITEM NO.08

Subject: **APPROVAL TO ENTER INTO CONSTRUCTION AGREEMENT WITH M/S COMMONERS SKY GARDEN**

72. The land sharing Joint Venture Agreement between Federal Government Employees Housing Authority (FGEHA) and M/s Commoners Sky Garden (CSG) was signed on 11-10-2019. FGEHA has hired M/s Designmen Pvt. Ltd. as the Consultant for Detailed Review and Vetting of Master Plan, Detailed Design/Drawings/BOQs, and Detailed Construction Supervision of the project.

73. FGEHA now intends to enter into a Construction Agreement with the JV Partner M/s Commoners Sky Garden on the following terms and conditions:

A. The Construction Agreement shall be a "Design and Build Contract (Measurement Contract)".

i. The Contract Price includes performing all designing, procurement, material supply, infrastructure development, quality assurance, quality control, testing & commissioning and all other works to execute the project in accordance with the contract agreement on "Design and Build Contract (Measurement Contract)".

ii. The Contract Price includes cost of planning, designing, execution and completion of the works as per already finalized LOP.

B. FGEHA shall own 100% of all Amenities plots.
C. FGEHA's share of Commercial plots shall be 55%.
D. Payment will be made on measurement basis.
E. No variation shall be considered for payment unless the said variation is desired & approved by the authority.
F. Construction Agreement shall be based upon PEC "Design and Build Contract (Measurement Contract)" Standard documents. Time for Completion of the Project is three (03) years i.e. thirty six (36) Months.
G. Estimation is done on three options:
    i. NHA Rates for Roads and MES Rates for other works with no Premium.
    ii. NHA Rates for Roads and MES Rates for other works with 5% Premium.
    iii. MRS Rates for all works.

Sr. No.	Description	Option 1 NHA for Roads and MES for other works with No Premium	Option 2 NHA for Roads and MES for other works with 5% Premium	Option 3 MRS Rates
External Works				
1	Bridge on Korang River and Allied works	178,132,013	186,818,522	
2	Access Road (Bridge to Block-1)	92,975,675	97,605,178	
3	Access Road (Block-1 to Anguri Road)	68,171,506	71,580,081	
4	Access Road (on main Roundabout)	427,605,420	448,985,691	
5	Cost of External Works (A)	766,884,614	804,989,472	
Internal Works				
6	Road and Allied Work	3,504,021,414	3,679,222,484	
7	Retaining Walls	413,770,438	434,458,959	
8	Surface Drainage System	592,694,119	622,088,409	
9	Sewerage System	614,331,556	632,620,188	
10	Water Supply System	1,122,699,319	1,163,433,190	
11	Underground Electrical System	1,431,137,263	1,431,137,263	

12	Sewerage Treatment Plant	312,341,057	312,341,057
13	Sui Gas	216,641,934	216,641,934
14	Cost of Internal Works (B)	8,207,637,100	8,491,943,484
15	Total Tentative Construction Cost (A+B)	8,974,521,714	9,296,932,956
16	Escalation @ 6.5% for 2nd Year & 13% for 3rd Year	641,678,302	607,173,959
17	(15+16)	9,616,200,016	9,904,106,915
Dev Cost/Kanal to Contractor		1,596,049	1,643,835
18	Contingencies @ 2%	179,490,434	185,938,659
19	Consultancy Charges @ (0.35%+0.44% + 7.97M)	86,305,561	81,415,770
20	Horticulture Cost @ 1%	89,745,217	92,969,329
21	PMU Charges @ 1% including vehicles cost amounting Rs. 30 Million	89,745,217	6,071,739
22	Service Charges of FGEHA @ 4%	358,980,868	371,877,318
23	Grid Station, IESCO and SNPL Tentative Cost	1,000,000,000	1,000,000,000
24	(17+18+19+20+21+22+23)	114,20,467,314	11,642,379,732
25	Total Tentative Cost of Project	11,420,467,314	11,642,379,732
26	**Cost of Development per raw land Kanal basis (Tentative)**	**1,895,513**	**1,932,345**

74. It is a "Design and Build Contract (Measurement Contract)" and includes all applicable Govt. taxes as of the date of the contract.

RECOMMENDATIONS:

75. Approval may be accorded to enter into Construction Agreement with M/s Commoners Sky Garden as per recommendations of Technical and Evaluation Committee and Steering Committee.

DISCUSSION:

76. DG FGEHA briefed that JV agreement was signed with M/s Commoner Sky Garden on 11-10-2019 and till now more than 6000 kanals has been transferred in the name of FGEHA free of cost as the agreement is based on land sharing basis (70:30). A series of meeting of Technical & Evaluation and Steering Committee had been held but no decision has been arrived so far w.r.t to rate i.e. MES, NHA, MRS.

77. Secretary H&W held the view and elaborated that it is not mandatory each and every member of the aforementioned committee agree on the same point. In case any member has the dissenting view, the same may be recorded and the committee may proceed further with the opinion of the majority. The Chairman was of the view that it is important that the subordinate committees particularly the technical & evaluation committee must reach a decision with proper endorsement, as ascertainment of technical aspects is their responsibility. The DG FGEHA gave reference of a similar project of Green Enclave 1 adjacent to the instant project with similar topography and explained that it was approved on the basis of actual cost and market rate as per decision of 158th Executive Committee meeting. Further the Honorable Supreme Court also endorsed that the construction agreement may be formulated as per JV agreement with mutual consultation.

DECISION:

78. The Board deferred the agenda item as the committees i.e. Technical Evaluation & Steering Committees had not reached on a decision with respect to the instant construction agreement. The Board further directed that FGEHA may process this construction agreement through committees. Further both the consultants of FGEHA and JV partner Commoners Sky Garden must provide a rate analysis. The Technical & Evaluation committees may accordingly decide on the basis of given facts.

AGENDA ITEM NO.09

Subject: PURCHASE OF NEW VEHICLES

79. The operations of Federal Government Employees Housing Authority have significantly increased after becoming Authority. New Housing Schemes are launched in Quetta, Azad Jammu and Kashmir (AJK), KPK, Lahore and Islamabad

under the Naya Pakistan Housing Program. Likewise, many other projects are also in progress in major cities i-e Islamabad, Lahore and Peshawar etc. F.G.E Housing Authority has acute shortage of operational/general duty vehicles at its pool for field/operational duties. Technical, JVP and Planning Wings of FGEHA undertake a great number of field tours and site visits to look after these ongoing projects. With the increase of Operations of FGE Housing Authority the need for the operational vehicles has also increased. Moreover, as per Vehicle Policy of FGE Housing Authority the BS-18 Officers i.e. Deputy Directors are entitled for 1000 CC Vehicles and 150 Liters fuel per month to carry out their operational duties.

80. Keeping in view the prevailing transportation needs, 7 Vehicles of 1000 CC, 1 Vehicle of 1600 CC for protocol duty and 10 Motorcycles are required to address the current need.

RECOMMENDATIONS:

81. Approval for Para 80 is solicited from the Executive Board.

DISCUSSION:

82. DG FGEHA informed that as per vehicle policy of FGEHA every Dy. Director is entitled for official vehicle. However, there is acute shortage of vehicles in FGEHA. In order to cater for basic requirements 07 vehicles of 1000 CC 1 vehicle of 1600 CC for protocol duty and 10 motorcycles are requested. The DG also explained that the budget allocation has already been made in the current FY which was duly approved by the Executive Board.

83. The Joint Secretary (Expenditure), Finance Division maintained that recent OM of Finance Division has barred Federal Govt. i.e. Ministries, Divisions attached department's organizations from purchase of new vehicle as of austerity measures. A procedure has been provided in the O.M No. 7(1)Exp.IV/2016-812 dated: 21-08-2019 to purchase new vehicles. DG FGEHA argued that FGEHA is an autonomous organization and this OM may not be applicable on FGEHA.

84. The opinion of Secretary Law was sought on the matter and he opined that Finance Division is in better position to interpret the OM being custodian of that OM. However, Secretary Law categorically viewed that Federal Govt. as per rules of business 1973 only includes ministry, division, and attached department. FGEHA in that sense is not covered in this OM. Secretary Housing and Works maintained that official vehicles are mandatory requirement to perform official business in efficient manner. FGEHA operational work is of development nature and if monitoring is not done through regular field visits, the work may suffer.

DECISION:

85. The Executive Board approved the recommendation as per para 80 & 81 for purchase of vehicles & motorcycles.

AGENDA ITEM NO.10

Subject: **APPROVAL OF COLLECTION OF PROPERTY TAX IN SPECIFIED AREAS OF FGEHA**

86. The residents of G13 and G14/4 are not paying property tax to CDA since 2015 on the plea that CDA is not justified to collect property tax from them as it does not provide any services and maintenance in sector G13 and G14/4 after transfer of these sectors to the FGEHA. These sectors come under the jurisdiction of FGEHA and all the required facilities / services are being provided by the Authority. Section 3(4) of FGEHA Act, 2020 declared FGEHA as local authority in the specified area and section 5(2) (e) empowers the Executive Board to impose and vary fee, tax, charges in the specified areas. Relevant provision is reproduced as under:

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

87. Moreover, FGEHA is custodian of land of G13 and G14 sectors and entitled to collect the property tax from the residents of these sectors just like the way CDA collects the said tax from the residents of the sectors falling under its jurisdiction.

RECOMMENDATIONS:

88. Keeping above in view, the Executive Board is requested to allow FGEHA to impose / collect property tax from the residents of the areas under its jurisdiction.

DISCUSSION:

89. DG FGEHA briefed the participants that in the specified areas of FGEHA all the municipal services have been provided by FGEHA therefore FGEHA may be allowed to collect property tax in specified area. Secretary Law held the view that as per clause "e" of sub section 2 of Section 5 of FGEHA Act 2020 Executive Board is empowered to "impose and vary development charges, transfer fee, service charges, toll, tax or other charges in respect of any land or building within any scheme in the specified area". However, the members of the Board questioned the legality of imposition of property tax under FGEHA Act 2020. The board members were of the view that it is local body function and comes under local government ordinance. The DG reiterated its authority status and providing the municipal services with coverage under the act may be allowed to collect property tax.

DECISION:

90. The Board deferred the agenda and directed DG FGEHA to bring in the next meeting along with specific percentage to be levied / imposed and further probe its legal aspects as well.

AGENDA ITEM NO.11

Subject: - **APPROVAL OF PC-IIs FOR SECTOR G-12 AND F-12**

91. Federal Government Employees Housing Authority, working under the auspices of M/o Housing & Works, has been established through an act of parliament, Act No. IV of 2020 on 15-01-2020. The mandate of FGEHA is to provide affordable residential facilities to the Federal Government Employees and other specified groups, on no profit no loss basis.

92. The FGEHA have been assisting Government of Pakistan for meeting the gap in housing and so far 23000 housing units/plots have been developed and handed over by the FGEHA for allotment to FG Employees on ownership basis,

however, there is still a huge backlog and about 200,000 employees registered with FGEHA are still waiting for allotment of plots/ apartments.

93. In efforts to reduce this housing backlog and to provide housing for government employees, Federal Cabinet in its meeting held on 07.07.2020 decided to allocate Sector F-12 and G-12 of Islamabad to Federal Government Employees Housing Authority.

94. In this regard PC II for Sector G-12 and F-12 are prepared with following details:

Sr No.	Item	Amount (Million PKR)
1.	PC II for Sector F-12	134.05
2.	PC II for Sector G-12	179.724

RECOMMENDATIONS:

95. Approval of PC II of Sector F-12 and G-12 amounting to PKR 134.05 M and PKR 179.724M respectively is placed before the executive board for approval.

DISCUSSION:

96. DG FGEHA briefed the Board members that august Federal Cabinet has recently allocated two sector i.e. G-12 and F-12 to FGEHA. PC-II of these sectors has been prepared and presented before Board for approval. The Chairman inquired about the recommendations of technical & steering committees. DG FGEHA informed that the technical & evaluation committee recommended the placement of PCII before the DWP of FGEHA. Other members like DG Pak PWD and JS expenditure M/o Finance also endorsed this point of view.

DECISION:

97. The Board referred the agenda item to DWP of FGEHA and thereafter may be placed in the next Board meeting for information, if needed.

AGENDA ITEM NO.12

Subject: **AGREEMENT WITH PETITIONERS OF F-14/F-15 ON LAND SHARING**

Reference: **Decision made in 05th Executive Board held on 21.10.2019 (Annexure-12A)**

98. The Prime Minister of Pakistan accorded approval of Sector F-14/15 for launching of housing scheme for federal government employees on 1st May, 2015 with the direction to follow the "age wise seniority policy" for allotment of plot in sector F-14 and F-15.

99. The land of the said sectors measuring 9242 Kanals and 09 Marlas was acquired by the Land Acquisition Collector, ICT, Islamabad on the request of Housing Foundation under the Land Acquisition Act 1894 @ Rs.2, 070,000 per kanal (F-14) & Rs.2,530,000 per kanal (F-15) for allotment of plots to FGE employees and other specified groups vide awards dated 15.11.2016 & 28.09.2017 respectively. The layout plan of sector F-14 has also been approved by the CDA and planning of F-15 is under process with FGEHA planning wing.

100. Most of the land affectees (more than 300) challenged the above said awards before Civil/Referee court at Islamabad by filing reference petitions u/s.18 of the land acquisition Act, 1894 for enhancement of land compensation upto Rs.6,000,000/- per kanal which are pending adjudication. Further the acquisition proceedings were also challenged by the land affectees/locals in Islamabad High Court through a numbers of writ petitions titled "Malik Bashir Ahmed Vs Federation of Pakistan etc". The Honourable Islamabad High Court (Single Judge) while accepting the said writ petition vide order dated 23.10.2017 and decided that in the presence of CDA Ordinance 1960 which is Special Law, the Land Acquisition Act 1894 is not applicable in Islamabad and CDA has the exclusive jurisdiction, further observed that acquisition does not constitute a valid public purpose and it has become State Largees. Intra Court Appeals (16) No.364/2017 titled FGEHF vs. Malik Bashir Ahmad etc" were filed by the Housing Foundation in the Islamabad High Court which was also dismissed on 25.09.2018.

101. The Housing Foundation, therefore, was left with no other option but to file CPLAs in the Supreme Court of Pakistan. The honorable Supreme Court on 6-12-2018 while granting the leave pass the following order:

"In the meantime, the operation of the impugned judgment (s) is suspended, any acquisition would be subject to the final decision of the instant cases and any construction raised from today onwards shall be at the risk and cost of the person (s) doing so".

102. A number of hearings in the August Supreme Court took place and final arguments were advanced by both the parties on **14.01.2020** and the Supreme Court reserved the judgment. Since then the parties are waiting even after lapse of more than **six months**. During the course of proceedings before Supreme Court of Pakistan a settlement agreement was arrived at between the parties. Draft settlement agreement was approved in the referred EB meeting dated 21.10.2019 for further submission in the court. The same again presented in the last Board meeting, whereby the EB directed to have opinion of the Cabinet Steering Committee on F-14/15 under the Secretary Cabinet. The Cabinet steering committee endorsed the settlement agreement and proposed to present before the Executive Board again. The salient features of the settlement agreement are as under:-

a. For all the affectees/ landowners the rate of compensation of land in sector F-14 will be Rs.2,070,000/- per kanal + 15% Land Acquisition Charges and interest as per section 34 of land acquisition act, 1894 till date of payment and the rate of compensation of land in Sector F-15 will be Rs.25,30,000/-per kanal + 15% Land Acquisition Charges and interest as per section 34 of land acquisition act, 1894 till date of payment. Whereas demand of the land owners for compensation of land for F-14 is Rs.33,00,000/- per kanals and for F-15 is Rs.38,00,000/- per kanals as approved in the 5th E.B meeting held on 21.10.2019, which was agreed by the Chair.

b. The land owners/affectees of Sector F-14/F-15 shall withdraw all the reference petitions filed U/s18 of the Land Acquisition Act, 1894 for enhancement of compensation.

c. This agreement will be submitted in the Supreme Court with the request by both the parties to dispose off the CAs No.1476 to 1485/2018 filed by Federal Government Housing Foundation titled "FGEHF Vs Malik Ghulam Mustafa etc." as prayed for, accordingly.

d. No further litigation would be instituted by both the parties with regard to any issue of land acquisition, enhancement of price of land and BUPs pertaining to Sector F-14/15 in future and the committee constituted by the affectees / locals of the area shall hand over peaceful possession of land and BUPs to develop the housing scheme on payment of compensation of land/BUPs as settled in the revised draft agreement/settlement. The following committee from the affectees / locals shall be responsible for peaceful possession.

1. Syed Sibit-e-Hassan Shah
2. Syed Inayat Ali Shah
3. Malik Muhammad Rafique S/o Malik Bashir Ahmed.
4. Malik Sajjad Mehmood, Chairman of UC 39.

5. Malik Rizwan Ahmad
6. Malik Ghulam Jillani S/o Malik Ghulam Sarwar.
7. Mr. Zulfiqar Hussain Bhutto S/o Khan Gul.
8. Mr. Muhammad Ilyas S/o Fazal Ilahi.
9. Mr. Batish Mehmood S/o Muhammad Gulzar.
10. Malik Iftar Mehmood from Mira Akku.
11. Mr. Naseer Ahmad Malik S/o Noor Ahmed

e. The settlement will be submitted in the Supreme Court of Pakistan for making it rule of the court in consultation with Ministry of Law and Attorney General of Pakistan.

f. In case of a landowner with a land holding of atleast 4 kanals or more on 20-05-2015, such land owner opt for land sharing instead of cash compensation as mentioned above in the following manner.

i. The land sharing formula will be in terms that a developed plot of 1 kanal shall be allotted to such land owner / affectee for every four kanals of land acquired from him and other land owner / affectee for every two kanals of land acquired from him 10 Marlas plot will be allotted to him.

ii. It is the obligation of such landowner to provide 4 kanals and 02 kanals of lands free from all encumbrances.

iii. In the above case the cost of development shall be borne by such landowners.

iv. It has also been agreed that only the land within F-14 and F-15 area will be shared with such landowners. All the religious places Graveyards, Mosques, Imam Bargah, Janazgah and other similar places shall be excluded from the acquisition as mentioned in the awards.

v. The compensation of BUPs will be made on the current schedule rate fixed by the PWD department and the cut off date for structure would be for 31-12-2017 for Sector F-14 and 31-12-2018 for F-15/3 as approved in the 5th E.B meeting held on 21.10.2019, which was agreed by the Chair.

vi. As per list of 120 affectees of Dhoke Sawayan and Baba Budah to be provided by the aforementioned committee of affectees those who are Affectees or Dwellers, whose Dwelling House has been acquired, will be allotted one residential plot of size 25'x50' in sector G-15/3 (subject to availability) / Thallian whereas affectees demand is only G-15/3. Such allotment will be subject to the following conditions:

a) Only one Dwelling House owned by a affectees will qualify for the above compensation, and no other built up property (BUP) will qualify for the above mentioned benefit. Other BUP will be compensated through cash payment as per policy.

b) Only one residential plot will be allotted to a family unit of Affectees / Dweller.

c) Affectees or Dweller means a person who is an old and genuine resident of the area being acquired, having his name or his forefathers names in the voter list of year 1996 and has a built up property in form of dwelling house on piece of land being acquired.

vii. It will be the responsibility of the affectees committee / representative of the affectees to sign the settlement agreement as settled above from the affectees / locals of Sector F-14/F-15.

RECOMMENDATIONS:

103. Approval of draft settlement agreement is solicited.

a) FGEHA may be allowed to enter into revised settlement agreement with Land owner of F-14/F-15 in the light of above mentioned proposals for onward submission in the Supreme Court of Pakistan for resolving the outstanding issues/litigation pending adjudication since long and to avoid further payment of 8% compound interest payable under the Land Acquisition Act, 1894 as well as escalation charges for development of housing scheme as the contract has already been awarded to FWO and an amount of Rs.750 million released on account of mobilization advance.

b) FGEHA may be allowed to file an application before Supreme Court of Pakistan for early announcement of decision reserved since, 14.01.2020 (more than six months) so that further course of action may be adopted for development of sector F-14/F-15.

104. Recommendations of Steering Committee under Secretary Cabinet are as under:-

a. Finalization of draft agreement and its endorsement by the Executive Board prior to submission in apex court.

b. Resolve all the matters as mentioned below with pragmatic and tactful approach but within the legal framework.

   i. Cutoff date with respect to assessment of BUPs.

   ii. Compensation rate of BUPs

iii. Allotment of plot in lieu of BUPs as the land owners of G-14/1,2,3 had been done in G-15/3

c. Cancellation of the allotment of the allottees of F-14/15 who had not deposited even a single installment after getting approval from Executive Board.

d. No new registration for G-12 & F-12 shall be opened unless the allottees of F-14/15 are accommodated in these sectors subject to fulfillment of codal formalities.

DISCUSSION:

105. DG FGEHA briefed the members that Phase-VII housing scheme i.e. F-14/F-15 was launched in 2015. The layout plan of 6740 plots of various categories were approved by the CDA and allotted to the allottees. Few writ petitions were filed by the affectees / locals in the Islamabad High Court and decided against the Housing Authority. The decision of the IHC has been challenged in the Supreme Court of Pakistan. The honourable Apex court suspended the judgment of the IHC. The arguments of both the parties have been concluded in the SC in January 2020. The bottom line is after four years legal struggle the matter is still subjudice in the apex court and despite lapse of more than 07 months the judgment is still reserved.

106. In order to break through the deadlock and find out a pragmatic solution a draft settlement agreement has been prepared after series of negotiations with petitioners / land owners. The salient feature of the settlement agreement are narrated above. The board may grant approval to FGEHA to enter into agreement with the petitioners and owners. Secretary Housing and Works asked from Secretary Law that whether such settlement is legal. The secretary law replied that it is legally covered, but should also be submitted in the Supreme Court.

107. JS finance division asked about the decrease in the number of plots in the event of land sharing. DG FGEHA briefed that there are 1000 allottees in F-14/F-15 who have not deposited a single penny except seed money and as per the recommendations of high level steering committee, if approved by the board their allotments shall be cancelled. Moreover, in case of any shortage the allottees shall be transferred to Sector F-12.

DECISION:

108. The Board approved the recommendation contained as above. Moreover, the Board also approved the recommendations of high level Steering Committee dated: 24-07-2020. However, a seven days' notice shall be served to the allottees who had only deposited seed money in order to avoid future litigation. Also, the settlement agreement shall be submitted to Supreme Court for endorsement.

AGENDA ITEM NO.13

Subject: **APPROVAL OF FG QUOTA IN ADDITION TO OTHER QUOTAS FOR ENTITLEMENT OF PLOTS / APARTMENTS.**

109. The Federal Government Employees Housing Authority have launched various housing schemes for which allotment policies are made keeping in view the various groups, cadres as well as status of department of applicants. As per existing policy, an allotment once made in any quota debars the allotment from another allotment of plot/ flat for life. It has also been observed that a lot of applicants are entitled for allotment of plot under more than one quota. However due to the same policy, he is deprived of his due right on the basis of having already obtained an allotment.

110. The proposal is placed before the Executive Board for approval that if an applicant is entitled for allotment of plot in more than one quotas, then he may be considered for both quotas, for allotment of more than one plot.

RECOMMENDATIONS:

111. The matter may be placed before Executive Board for approval please.

DISCUSSION:

112. DG FGEHA briefed the participants that precisely this agenda has been brought in order to pacify the hard burning of ICT administration especially LAC office and ICT police. Background of the case is that during implementation of award of and taking of possession of specified area of FGEHA LAC and local police render meritorious services. These officers of ICT administration were allotted plots at that time i.e. 2004 -2005. But now there right as FG employee is not considered. Therefore,

only the officers of LAC / ICT police who render the services of that point of time may be allowed to get another plot as per their entitlement of FG quota in their present grade.

113. Secretary Law opined that even if these officer had performed services. It is there duty and simply they have performed their duty as per law. The reward of duty can be award in form of honorarium/ appreciation certificate and Quaid Azam police medal for police officer. This extra ordinary treatment is not warranted by law.

114. Chairman of the Board prolongs the historical sentence " Aj Ka Cam Aj Inam" such favour after lapse of 20 years does not warrant any rational. Secretary Housing and Works held the view that to the extent of ICT employees especially LAC and Police Officer, if any the favour of 2nd plot in addition to the already availed quota may be granted, however, for rest of the FG employees the question of the 2nd plot is out of the question.

115. All the Board member endorsed the view point of the Secretary Housing and Works. During discussion Joint Secretary Estate M/o Works view held that FG employees who had already been allotted apartment may be allowed to get another apartment subject to availability of the same.

DECISION:

116. Executive Board approved the recommendation as under:

a. 2nd plot may be offered to only officers of ICT quota who rendered meritorious service in execution and completion of Phase-III, Phase-IV housing schemes provided their respective departments / cadre administrator shall send case for 2nd allotment alongwith justification.

b. Further no FG employee shall be granted 2nd plot. However, already approved policy for allotment of 2nd plot for BS-22 shall continue as heretofore.

c. FG employees who have already been allotted an apartment through FGEHA may be offered 2nd apartment subject to availability of the same. In case of apartment schemes/projects where general public quota is not present, then out of available FG quota. Notwithstanding anything contained in para (c) 1st right shall go to the FG employees who have not been allotted even a single apartment.

AGENDA ITEM NO.14

Subject: - **ALLOCATION OF SPECIFIC PERCENTAGE OF QUOTA FOR PROVINCIAL EMPLOYEES AND GENERAL PUBLIC**

117. Since the FGEHA has already launched a number of apartments schemes in different cities of Pakistan and also plan to launch new Projects. It has been observed after the launch of about 11,000 apartments during 2019-20; whereby 8,500 apartments were booked. This implies lukewarm response of FG Employees in apartment projects. Therefore, it has been felt that Housing Authority may expand its exposure of facility of apartments to Provincial employees and General Public also by earmarking a specific percentage of quota for them.

RECOMMENDATIONS:

118. The case is placed before Executive Board for approval for allocation of specific percentage of quota for provincial employees and general public in the schemes to be launched under JV policy or Provincial level. The following percentages (%) for quotas shall be flexible and adjustable as per demand.

Sr. No.	Quotas	Percentage (%)
1.	FG employees &other specific groups	70%
2.	Provincial Govt. Employees	10%
3.	General Public	20%

DECISION:

119. The Board approved the recommendations as above. Moreover, the Board also approved allocation of reasonable percentage for allotment of apartments for the autonomous organizations and corporations like NESCOM, KRL, OGDCL etc.

AGENDA ITEM NO.15

Subject: - **CREATION OF VARIOUS POSTS OF PROJECTS ON CONTRACT BASIS**

120. FGE Housing Authority has inaugurated different projects under Naya Pakistan Housing Schemes Program through (PC-I) Project basis, i.e. Kashmir

Avenue Apartments and Chaklala Heights Rawalpindi, Indus Vista B-17 Islamabad, Skyline apartments, Life Style Residency Bedian Road Lahore, Green Enclave-I, Barakahu Islamabad Projects through JV / Construction agreements. Further, as more projects are being launched, so the HR requirements for projects will increase.

121. Following project posts on contract basis are proposed for effective management of projects.

S. #	Posts	No. of Posts
1	Project Director (PPS-09)	06
2.	Project Engineer (PPS-07)	10 Civil 06 E/M
3	Project Accountant (PPS-07)	08
4	Supervisor (PPS-06)	10
5	Quantity Surveyor (PPS-05)	10
6.	Office Assistant / Computer Operator (PPS-04)	10
7	Driver (PPS-02)	15
8.	Naib Qasid (PPS-01)	20

RECOMMENDATIONS:

122. Approval is solicited from the Executive Board of aforementioned new posts of projects on contract basis, for three years; extendable on yearly basis and maximum for five years.

Additional Agenda Item No. 1.

Subject: **CREATION OF VARIOUS POSTS ON REGULAR / CONTRACT BASIS AND RECRUITMENT.**

123. The meeting of FGEHA's HR Committee was held under the Chairmanship of Additional Secretary, M/o Housing & Works on 06th August, 2020 in the office of the Additional Secretary Ministry of Housing and Works, B-Block, Pak Secretariat, Islamabad. The following agenda items was discussed: -

Agenda No. 01: **RECRUITMENT OF DY. DIRECTOR (STRUCTURE) FOR BUILDING CONTROL SECTION OF PLANNING WING, FGEHA**

Agenda No. 02: **RECRUITMENT OF ONE DEPUTY DIRECTOR (PLANNING) &TWO ASSISTANT DIRECTOR (PLANNING) FOR PLANNING WING, FGEHA**

Agenda No. 03: CREATION OF VARIOUS POSTS OF ON PROJECT BASIS

Agenda No. 04: CREATION OF TECHNICAL POSTS OF OFFICERS ON REGULAR BASIS

Agenda No. 05: CREATION OF 03 POSTS OF DEPUTY ASSISTANT DIRECTOR (GENERAL) (BS-16) ON REGULAR BASIS

Agenda No. 06: RECRUITMENT OF GIS EXPERT AND DRONE CAMERA SURVEYOR FOR PLANNING WING, FGEHA

Agenda No. 07: CHANGE OF NONMENCLATURE OF ASSISTANT MANAGER IT (BS-17) AS ASSISTANT DIRECTOR (I.T) (BS-17)

Agenda No. 08: CREATION OF POSTS OF TECHNICIANS

Agenda No. 09: CREATION OF 05 POSTS OF RETIRED PATWARI / SURVEYORS (PPS-04) ON CONTRACT (PC-I)

Agenda No. 10: STAFF REQUIRED IN FINANCE WING ON REGULAR BASIS

RECOMMENDATIONS:

124. The minutes of the said HR Committee are submitted for consideration and approval Executive Board.

DISCUSSION:

125. DG FGEHA briefed that as per Manual of Planning Commission of Pakistan appointment of Project Director / Project Coordinator is mandatory. Every project is to be supervised by Project Director / Project Coordinator and his subordinate hierarchy. DG FGEHA further briefed that at present Project Coordinator have been appointed by utilizing the already technical HR of FGEHA. Chairman praised this arrangement. Further, DG FGEHA briefed the board on the additional agenda item No.1 of various posts required on urgent basis which has been recommended by the HR committee. The DG requested that the Executive Board may approve recommendations of HR committee at para 122 &124 above.

126. The Board considered the recommendations of HR committee and held the view that FGEHA scope has increased manifold, therefore, HR requirement must be catered. The members of the board also discussed the condition of PIPFA for appointment to the post of Accountant, Account Officer and Senior Auditor may be

waived off as the same is primarily required for promotion. DG FGEHA also briefed that even the civil servants are imparted training during service i.e. MCMC, SMC, NMC/NDU. Secretary H&W categorically held the view that even for CSS aspirants no previous experience is required. Chairman endorsed the view of Secretary H&W.

DECISION:

127. The Board approved the minutes of HR committee for project / regular posts in addition to recommendation in para 122. However, the Board waived off the condition of previous experience for recruitment. Besides, the Board waived off the condition of PIPFA for initial appointment to the post of Accountant, Accounts Officer, and Senior Auditor on regular basis. The Board also directed that a corrigendum may also be issued in this regard, if required, for the posts already advertised by FGEHA. However for promotion to next higher post on job training of PIPFA shall be mandatory.

AGENDA ITEM NO.16

Subject: **PRINCIPLE APPROVAL TO ENTER INTO JV AGREEMENT WITH HAIM DEVELOPERS LLP & ZAHIR KHAN & BROTHERS ENGINEERS AND CONTRACTORS (ZKB) (PARK ROAD SCHEME)**

128. The JV agreement with the subject parties is proposed for development of residential and commercial plots in Mouza Mohrian measuring 6280 kanals, Mouza Tamma Measuring 100 kanals and any land contiguous. The salient features of the agreement are as below:

- The responsibility of possession of land till handing over the plot will be of HAIM DEVELOPERS.
- The Development shall be done by ZKB(partner of Haim Developers for this project)
- The main access will be through Park Road
- The responsibility of access & procurement of land thereof shall be of HAIM DEVELOPERS for connecting the project with Park Road through Park Avenue
- The plot sizes will be 50' x 90' and 40' x 80' in mouza Mohrian
- All the responsibility of settling the affairs of the land shall be responsibility of HAIM DEVELOPERS
- Provision of utilities shall be responsibility by FGEHA without any cost to the JV partner

- The estimated cost of the Project is Rs. 28,590,966,560/-

Sr.No	Plot Size	Price
Mohrian		
1	50 x 90	Rs. 7,700,000/-
2	40 80	Rs. 5,700,000/-
3	Cost of land	Rs.3,000,000/-Kanal
4	Cost of Project	Rs. 25,300,966,560/-
TAMMA		
1	Cost of Land	Rs. 22,900,000/- Kanal
2	Cost of Project	Rs. 2,290,000,000/-

- All the payments shall be made on milestones basis
- Following quota of plots distribution shall be followed:

Mouza Mohrian			
Sr.No	**Plot Type**	**Party-A**	**Party-B**
1	50 x 90	88%	12%
2	40 x 80	88%	12%
3	Commercial	30%	70%
Mouza Tamma			
4	Mix used Plots	25%	75%

- All the allotments shall be made by FGEHA
- Project Delivery period is 24 months which is extendable by 12 to 18 months

RECOMMENDATIONS:

129. Executive Board may grant approval to sign JV agreement with the mentioned parties on the salient features mentioned above and detailed in enclosed JV agreement.

DECISION:

130. The Board unanimously deferred the agenda and directed the DG FGEHA to bring it in the next meeting after processing it through Technical &

Evaluation and Steering Committees and taking opinion from Supreme Court Bar and Legal Advisor

AGENDA ITEM NO.17

Subject: **JV AGREEMENT WITH DYNASTY FOR CONSTRUCTION OF APARTMENTS MOUZA SILLA RAWALPINDI**

131. Dynasty Construction Pvt Ltd has offered 266 Kanals of Land in Mouza Silla Tehsil Murree District Rawalpindi for construction of Apartments. The proposal was submitted in response to 5th EOI dated 1-2-2020.The following is the updated status of evaluation.

- The proposal was presented in 5th E-B dated 10-6-2020
- Principle Approval was granted by the board with the decision to process through newly constituted committees
- Land verified by the concerned DC office
- Site proposed is visited by team of FGEHA and points presented in Steering Committee (*minutes enclosed*) after T&E committee

132. It is proposed that approval may be granted for signing of JV Agreement only at this stage on end product/turnkey basis as per JV policy. The agreement shall be signed after fulfilment of all legal, codal, technical and financial formalities. The following shall be the salient features.

i. The compactness, possession and non-encumbrance of land will be ensured as per the decision of Executive Board.

ii. The land offered is extendable /reducible contingent upon the planning and response of the member of FGEHA.

iii. The land use from concerned municipal authority will be mandatory.

iv. The land price shall be evaluated by the FGEHA Land Price Assessment Committee (LPAC) or otherwise as per JV policy and will be considered in the end price. It shall be payable in installments. The bidder has also proposed/requested for finished apartments in lieu of land price.

v. The Project will be advertised on tentative cost and Tentative Number of units for response of the members of FGEHA.

vi. The response of members of FGEHA shall determine the feasibility of the scheme and agreement will not become operational unless 50 % of the units of FGEHA share shall be booked.

vii. The share of JV partner in residential shall be maximum 25 % as per JV policy and share in commercial area shall be based upon the recommendation of Transaction advisor and cross subsidizing of

construction cost as per JV policy. In any case, the share of JV partner will be charged on actual cost being incurred on the plot/apartment.

viii. The provision of utilities and access shall remain responsibility of the JV partner.

ix. The construction agreement shall be signed after the Transfer of land in the name of FGEHA with Dynasty Construction.

x. JV partner shall fulfil all the pre-requisites in line with PEC/FIDIC guidelines. The construction rates shall be as vetted by engineering consultant and approved by the Technical &Evaluation committee of FGEHA, Steering committee and Executive Board.

xi. The construction work shall be supervised by the independent engineering supervision consultant of FGEHA and all the design, drawings etc. prepared by the JV partner will be vetted by the engineering consultant of FGEHA.

xii. The allotments of JV partner quota in residential and commercial shall be made by the FGEHA.

xiii. The proposal has been proposed from the Steering Committee.

RECOMMENDATIONS:

133. The Executive Board may grant approval for signing of JV agreement on end product/turnkey basis with Dynasty Construction Pvt ltd for its land in Mouza Silla, Tehsil Murree District Rawalpindi based on listed salient features as recommended by Technical & Steering Committees.

DISCUSSION:

134. DG FGEHA briefed the member about the JV agreement about the salient features. All the members held the view that the proposed JV land is very attractive, therefore, performance may be given exclusively be assigned for construction of executive apartments subject to demand. DG FGEHA briefed that the land scape of the instant JV project is very attractive and captivating and with proper planning, it can be one of the most bountiful projects of FGEHA.

DECISION:

135. The Board approved recommendation contained at para 133 above for signing of JV agreement with Dynasty (Pvt) Ltd. However, the construction agreement of project shall be process through respective committees and responsibility of technical aspect shall be on the technical members of the committees and the consultant (The Engineer) of the Project.

AGENDA ITEM NO.18

Subject: **JV AGREEMENT WITH ZIM ENTERPRISES FOR HOUSING SCHEME MOUZA MANGA MURREE ROAD RAWALPINDI**

136. The subject proposal was submitted in response to 6th EOI dated 28-06-2020 on Land sharing basis. The Executive Board in its 5th Meeting dated 10-6-2020 has accorded in principle approval for signing of JV agreement for subject land with the condition to scrutinize of rates and technical aspects by the T&E committee and Steering Committee.

137. The salient features of the JV agreement being presented are as below:

a. The quantum of land is extendable with mutual consent.

b. There shall be no payment of the land at any stage of the project.

c. The share in residential plots of JV partners shall be 30 % on uniform basis.

d. All the infrastructure development cost shall be borne by FGEHA.

e. The share in commercial area of JV partner shall be on the recommendation of Transaction advisor.

f. All the allotment letters shall be issue by FGEHA.

g. The provision of access as per by laws from Main Murree road shall be responsibility of JV partner.

h. The provision of utilities (i.e. electricity, Gas, and water) shall be ensured by the JV partner.

i. The Facilitation for provision of NOC's from EPA, Forrest department, RDA, Irrigation etc. is the responsibility of JV partner.

j. A construction agreement will be signed with JV partner after signing of JV agreement based on PEC/FIDIC Guidelines.

k. Shahzaman Pvt. Ltd is proposed developer/Contractor for the project.

l. JV partner shall be given first right of refusal on construction based on the BOQ's Drawings etc. duly vetted by the engineering consultant of FGEHA.

RECOMMENDATIONS:

138. In light of the above mentioned salient features and Layout plan presented before the Executive Board, it is proposed that approval may be granted to enter into a JV agreement with ZIMSHAH-JV.

DISCUSSION:

139. DG FGEHA explained initially the quantum of land is 1400 kanals and it has been reduced to 1000 kanals. Initially, land verification was done by respective revenue authority. However, on reduction of quantum of land and change of Fards provided by JV partner recent verification of the land reveals that major chunk of land in the instant project falls in Shamilat. The Board may in its collective wisdom consider the agenda.

DECISION:

140. The Board deferred the agenda and unanimously recommended that FGEHA shall enter into JV agreement with respect to only those lands where title is clear and free from all encumbrance to avoid any complication at later stage. The Board also directed to take up the matter with Deputy Commissioner Rawalpindi to get clearance of land. The Joint Venture agreement may be processed / approved subject to clearance from land Revenue Department of District Rawalpindi.

AGENDA ITEM NO.19

Subject: - **MOU WITH BANKS ON MORTGAGE FINANCING**

141. FGEHA and the HBFC signed an MoU on October 2, 2019 for providing house finance facility to the members of the FGEHA. The agreement, as a result of the MoU, could not be signed owing to the fact that the Accountant General Pakistan Revenues (AGPR) didn't agree to at source deduction from the salaries of the Federal Government Employees (FGE) because of some rules/ regulations, which bar AGPR from deducting any amount from the salary of the FG Employee over 1/3rd of pay. Resultantly all homework about extending home finance facility to the FG employees (members of the FGEHA) got no result. However, due to an accorded priority to the matter, the case was once again taken up with the HBFC to finalize the arrangement without involving the AGPR. Once again, after active pursuit of the matter with the authorities of the HBFC, a draft agreement for extending house finance facility to the member of the FGEHA was forwarded by the HBFC. Salient features of the draft agreement are as follows:

a. The facility would be for the members of FGEHA having flats in the developed schemes of the FGEHA with an identifiable house/flat.

b. For first 5 years financing terms would be as under:

   i. For amount upto Rs. 6 million: 7.5% PA(6%+1.5%).
   ii. For amount above Rs. 6 million: 8% PA(6%+2%).

c. After 5 years financing terms would be as under:

   i. For amount upto Rs. 6 million: 5 year PKRV+0.4%+1.5% per annum (HBFC spread).
   ii. For amount above Rs. 6 million: 5 year PKRV+0.4%+2% per annum (HBFC spread).

d. HBFC financing would be 85% of the market value of the property to be mortgaged

e. Income criteria would be:-

   i. upto BPS 16: 40% DBR would be allowed.
   ii. BPS 17 to BPS 22: 50% DBR would be allowed.

f. The facility would be for a period of minimum 3 years and maximum 20 years.

g. The application for the facility would be forwarded by the department of the FGE after been certified by the DDO that the account of the employee would not be changed from the bank designated by the HBFC.

h. FGEHA would facilitate the HBFC for obtaining all related information about the FGE/ would be customer of the HBFC.

i. In case of default, if the property has not been handed over to the customer, it would not be handed over to the Customer until NOC is issued by the HBFC. But if the property has been handed over to the customer, the FGEHA would actively help the HBFC in auctioning the property so as to repay outstanding loan.

j. FGEHA would issue regular allotment letter in the name of the customer but the same shall be handed over to the HBFC instead of the customer, and FGEHA would not issue any duplicate allotment letter to the customer.

k. FGEHA shall mark lien of the HBFC against the properties of eligible members who have obtained loan form the HBFC without charging any fee.

I. The termination of the agreement by either party would not affect the agreements/undertakings, affidavits of the customer which he/she has agreed with the HBFC as a result of successful agreement of loan from the HBFC.

142. Finance Wing also issued letters to the JS bank, HBL, Bank of Punjab, Emaan-Islamic Silk bank, and Askari Bank dated 17.7.2020 for offering rates of financing to the members of FGEHA.

143. All banks as mentioned above were requested to share their draft agreements with the FGEHA regarding Mortgage Financing Model for the members of FGEHA. Preliminary data shared by the Banks regarding Mark-up, salient features of the product, and the amount of financing is as under:

S.No.	Bank	Mark-up	Salient Features	Amount of Financing Rs. In Millions
i	JS Bank	1 Year Kibor + 2.25%	a) Min. Rs. 500,000 Max. Rs.100 Million b) 1 year upto 20 years of tenor c) Min. age 30 Max. 62 d) Income Rs. 75000(Permanent) Rs. 100,000(Contractual)	
ii	Bank of Punjab	1 Year Kibor + 2.00%		
iii	Bank Al-Habib	1 Year Kibor + 1.75%	a) Option A:1 year Kibor + 1.75% b) Option B: Banking financing against lien on deposit / TDR in the name of FGEHA upto financing amount c) Option C: Bank financing against funds arranged by FGEHA from PMRC. d) Minimum equity requirement: 20% e) Processing fee: Rs.5000	

iv	Askari Bank	1 year Kibor + 2.5% - 3%	a) 1 year Kibor + 2.5% (upto BPS 16) b) 1 year Kibor + 3% (BPS 17 or above) c) 3 years PKRV + 3% (for 3 years) d) Minimum equity participation: 30% e) 21-62 years	
v	HBL Islamic Banking	Upto 900 SFT (1 year Kibor + 2.5% - 2.7%) Above 900 SFT (1 year kibor + 2.65% - 2.85%)	a) 25-60 years b) Financing tenure Min.3 Max.25 years c) Late payment Rs.2500 flat Processing fee Rs.10,000	

144. Remaining banks would share their rates as soon as they get approval from their head-offices. Finance wing is in touch with them. Keeping the above features of mortgage financing offered by HBFC and banks mentioned in the table above in view, we may, if approved, go ahead for signing of the agreements with the HBFC and the banks offering mark-up on lower side.

RECOMMENDATIONS:

145. Approval of para 143 and 144 above is solicited by the Executive Board, please as per recommendations of Finance, Budget & Accounts Committee.

DISCUSSION:

146. The DG briefed the Board that the Finance Budged and Accounts Committee held on 11-8-2020 recommended to take the matter before the next meeting of Executive Board for principle approval after getting the rates from all commercial banks which has been received and presented before the Board for formal contract agreements with the commercial banks.

DECISION:

147. The Board unanimously approved the para 143 & 144 above of the agenda item as recommended by Finance, Budget & Accounts committee.

Additional Agenda Item No. 2

Subject:- GRANT OF POCKET EXPENSE TO THE MEMBERS OF STEERING COMMITTEE

148. The Executive Board has constituted various sub-committees in Federal Government Employees Housing Authority by assigning specific task to each them. The pockets expenses amounting to Rs.25000/- for each member was also approved for them. The Board in its meeting held on 10-06-2020 accorded approval to constitute the Steering Committee but no dispensation to the members of the committee was proposed. Since, the Steering Committee is a higher forum as compared to all the other sub-committees due to nature of TOR's. It is, therefore, proposed that likewise other sub-committees, similar dispensation of Rs.25,000/- may also be given to the members of the Steering Committee.

RECOMMENDATIONS:

149. The matter is placed before the Executive Board for perusal and approval please.

DECISION:

150. The Board unanimously approved the para 149 above. Moreover, the Board approved the increase in pocket expense from Rs.25000/- to Rs.35000/- for the members of Technical Evaluation and Steering Committees including co-opted members, if and when required.

Additional Agenda Item No. 3

Subject: AUDITED ACCOUNTS OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION FOR THE PERIOD 01-JULY-2019 TO 15-JULY-2020.

151. The Status of Federal Government Employees Housing Foundation has been changed to Authority under promulgation of Federal Government Employees Housing Authority Ordinance 2019. Due to change in status of the organization it is the requirement of SECP to submit Audited Accounts for the Period 01-JULY-2019 to 15-JUL-2020.

152. It is stated that M/s Nasir Javed Maqsood Imran (NJMI), Chartered Accountants, Islamabad were appointed for Audit for Financial Year 2019-20 at the cost of Rs.200,000/- (inclusive out of pocket expenses) has Audit the Accounts of the above cited period.

153. Accounts of Federal Government Employees Housing Foundation for the Period 01-JULY-2019 to 15-JUL-2020 (15 Days) are submitted for the approval of Executive Board.

154. It is also proposed that M/s Nasir Javed Maqsood Imran (NJMI), Chartered Accountants, Islamabad may be appointed for Audit for period 16 July 2019 to 30th June 2020 at the cost of Rs.200,000/-.

RECOMMENDATIONS:

155. Audited Accounts of the Federal Government Employees Housing Foundation for the Period 01-JULY-2019 to 15-JAN-2020 may be approved for the closure of Federal Government Employees Housing Foundation as Company with SECP.

DECISION:

156. The Board unanimously approved the proposal contained at para 155 above.

Additional Agenda Item No. 4

Subject:- ELIGIBILITY CRITERIA FOR ALLOTMENT OF PLOT / APARTMENT TO JUDGES POSTED IN LAW AND JUSTICE DIVISION, SPECIAL COURTS AND CIVIL JUDICIARY ISLAMABAD.

157. A 0.9% quota was approved by the Executive Committee of the FGE Housing Authority (then Foundation) for allotment of plots to the judges posted on deputation basis in Law & Justice Division, Judges of Special Courts, and Civil Judiciary of Islamabad. Further, the Executive Committee in its 142nd meeting approved a minimum one and half years continuous deputation service period at that position as judge for allotment of plot.

158. It is pertinent to mention that one and half years continuous service was also mandatory for allotment of plot as approved by the Executive Committee in some other quotas i.e.

(1) FGEHA quota,
(2) M/o Housing & Works quota
(3) Pak PWD, Estate Office, NHA quotas

159. Recently, the Executive Board of the FGEHA in its 6th meeting held on 7th January, 2020, approved amendment in existing policy of eligibility for allotment of plot / apartment to the deputationists working in FGEHA (in the quota of FGEHA employees) and the officials / officers of the Ministry of Housing & Works (in the quota of the Ministry of H & W), on completion of one year service which was previously 1.5 years.

RECOMMENDATIONS:

160. Based on foregoing, it is proposed that by bringing a uniformity in the policy, the relaxation of the policy may also be extended to other quotas i.e. Judges posted in Law & Justice Division / District Judiciary at par with the quotas of Pak PWD, Estate Office, and NHA etc and one year deputation period may be approved mandatory for allotment of plots / apartments.

DISCUSSION:

161. Chairman asked the rational for reduction of 1.5 years to 1 year for entitlement of plot / apartment to judges posted in law and justice Division, special court and civil judiciary Islamabad. DG FGEHA briefed that the time period has already been curtailed that from 1 ½ years for FG employees who serve in FGEHA so the same treatment may be extended to the member of the judiciary. Secretary Law view that curtailing this time period may open floodgate in Islamabad judiciary so any decision in this regard is requires proper working and well considered mechanism.

DECISION:

162. The Board deferred the agenda with the direction to DG FGEHA to bring in the next meeting after detailed working by Estate Wing of FGEHA in this regard. Moreover, Director Law is directed to hold meeting with Secretary Law prior to finalization of agenda item for next meeting.

The meeting ended with the vote of thanks to and from the chair.

****

LIST OF PARTICIPANTS OF 6TH EXECUTIVE BOARD MEETING OF FGEHA HELD ON 12-8-2020

S No.	Name & Designation
1	**MR. TARIQ BASHIR CHEEMA** Chairman EB/ Federal Minister Ministry of Housing & Works
2	**DR. IMRAN ZEB KHAN** Secretary, M/o Housing & Works, Islamabad
3	**MR. ZAHOOR AHMED** Additional Secretary M/o Housing & Works Islamabad.
4	**MR. KHASHIH UR REHMAN** Draftsman, Law & Justice Division
5	**MR. RIZWAN AHMED SHEIKH** Joint Secretary, (Expenditure) Finance Division, Islamabad
6	**SYEDA SHAFAQ HASHMI** Chief Commissioner, ICT. Islamabad
7	**MR. TARIQ RASHEED,** Managing Director, PHA Foundation Islamabad
8	**MR. SHAHID FARZAND** Director General Pak. PWD, Islamabad.
9	**MR. SHAHID MEHMOOD** Member Planning Capital Development Authority Islamabad.
10	**AMIR MOHIYUDDIN** Joint Secretary(Estate) M/o Housing & Works, Islamabad Co-opted Member
11	**MR. WASEEM HAYAT BAJWA** Director General FGE Housing Authority
12	**MR. ATTA-UL-HAQ WAQAS** Chief Engineer FGE Housing Authority

FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4
ISLAMABAD
****

Annex-
A. Agenda - I

Subject: MINUTES OF HR COMMITTEE MEETING HELD ON 06-08-2020 AT 02:00 P.M.

The H.R Committee meeting was held on 06-08-2020 at 02:00 pm, in the Office of the Additional Secretary, Ministry of Housing and Works, B-Block, Pak Secretariat, Islamabad. The meeting was chaired by Mr.Zahoor Ahmad AdditionalSecretary, Ministry of Housing & Works / Chairman, H.R Committee of Housing Authority and following members attended the meeting:-

1.	**Zahoor Ahmad,** Additional Secretary M/o Housing & Works	Chairman
2.	**Amir Mohyuddin,**Joint Secretary (Admn) M/o Housing & Works	Member
3.	**Tahir Naeem Akhter,**Director Finance FGE Housing Authority	Member
4.	**Shahid Nadeem,**Director (Coord), FGE Housing Authority	Member
5.	**Dr. AneelaJavedGondal,** Director (Admn) FGE Housing Authority	Member (Convener)

AGENDA ITEM NO – 1:RECRUITMENT OF DY. DIRECTOR (STRUCTURE) FOR BUILDING CONTROL SECTION OF PLANNING WING, FGEHA.

02. The Director Admn apprised the committee that plans of residential and commercial buildings along with all other allied uses, accompanied by structural drawings is one of the key requirements of applicable building by-laws i.e. Islamabad Capital Territory Building Control Regulations, 2020. Moreover, the authority is also in the process of carrying out various projects all around Pakistan in the form of apartment and housing schemes. The Complex Civil Structures in high-rise apartment complex's and housing schemes require an in-depth review of structural drawings and calculations, in order to avoid any unfortunate incidents.

03. Owing to the above-mentioned rationale, an experienced and amply qualified structural Engineer is needed to be inducted. For this purpose, it is proposed that 01Deputy Director (Structure) be hired for building control section of the planning wing. Moreover, Director (Admn)apprised that Building Control Section is under planning wing and no post of Deputy Director Structure is available.

DECISION:-

04. The H.R committee has unanimously recommended the creation of (01) post of Deputy Director (Structure) BS-18, on regular basis along with following qualification: -

Qualification:-

- B.Sc. in Civil Engineering with MS in Structural Engineering from an HEC recognized institute.
- Registered as Structure Engineer with Pakistan Engineering Council (PEC).
- At-least 7 years of relevant experience.
- Max Age 40 years.

Agenda Item No. 2:RECRUITMENT OF ONE DEPUTY DIRECTOR (PLANNING) &TWO ASSISTANT DIRECTOR (PLANNING) FOR PLANNING WING, FGEHA

05. It was apprised that in order to complete the projects, the planning wing has contributed significantly and is working on all the projects of FGEHA. The existing staff is overloaded with work as only one Dy. Director Planning and two Assistant Director Planning are carrying out all the tasks of planning wing. Further, the planning wing is also working for Building control section and on various project posts.

06. Owing to the increased work and the launch of additional projects of FGEHA, planning wing requires more human resource to carry out the assigned tasks efficiently and effectively. For this purpose, it is proposed that 01 Deputy Director (Planning) and 02 Assistant Directors (Planning) be hired for Planning Wing.

DECISION:-

07. Creation of 01 post of Deputy Director (Planning) BS-18 and 02 posts of Assistant Director(Planning) BS-17 are recommended by HR Committee on regular basis along with following qualification: -

Qualification:-

- B.Sc in City & Regional Planning from an HEC recognized institute.
- Registered as Planner with Pakistan Council of Architects & Town Planners (PCATP)
- At-least 5 years of experience in relevant filed for Deputy Director (BS-18).
- Max age 40 years.

Agenda Item No. 3: CREATION OF VARIOUS POSTS ON PROJECT BASIS

08. It was apprisedthat FGE Housing Authority has inaugurated different projects under 'Naya Pakistan Housing Schemes Program' through (PC-I) Project basis, i.e. Kashmir Avenue Apartments and Chaklala Heights Rawalpindi and Indus Vista B-17 Islamabad, Skyline apartments, Life style residency Bedian Road Lahore, Green Enclave-I, Barakahu Islamabad Projects through JV / Construction agreements. In this context, following posts were created and advertised dated 29th March, 2020 through National Dailies due to urgent need of staff to start the projects:

S. #	Posts	No of Posts
01.	Project Director (PPS-09)	06

02.	Project Engineer (PPS-07)	06 Civil 06 E/M
03.	Supervisor (PPS-06)	06
04.	Quality Surveyor (PPS-05)	06
05.	Office Assistant / Computer Operator (PPS-04)	06
06.	Driver (PPS-02)	10
07.	Naib Qasid (PPS-01)	12

09. Moreover, keeping in view the requirement of establishing new Project offices posts of 07 Project Accountants PPS-06 are required initially for each Project office, qualification of post shall be decided with consent of Chief Engineer / Director Technical, FGEHA.

DECISION:-

10. HR Committee recommended creation of all the following posts on Project basis (PC-I):

S. #	Posts	No of Posts
01.	Project Director (PPS-09)	06
02.	Project Engineer (PPS-07)	06 Civil 06 E/M
03.	Supervisor (PPS-06)	06
04.	Project Accountants, (PPS-06)	07
05.	Quality Surveyor (PPS-05)	06
06.	Office Assistant / Computer Operator (PPS-04)	06
07.	Driver (PPS-02)	10
08.	Naib Qasid (PPS-01)	12

Agenda item No. 4:CREATION OF TECHNICAL POSTS OF OFFICERS ON REGULAR BASIS

11. It was apprised thatafter the promulgation of Federal Government Employees Housing Authority Act, 2020, the scope and quantum of work of the Authority has expanded manifolds. The commencement of several Joint Venture Projects, transfer of various sectors; G-12, G-13, G-14, F-12, F-14 and F-15, to the Authority, erstwhile foundation, and independent projects of the Authority have contributed significantly towards substantial increase in workload. Moreover, FGEHA has launched multiple projects under the flagship of 'Naya Pakistan Housing Program' (NPHP) and the working on new projects is still in progress. Details of signed projects are as under:

Sr. No	New Housing schemes
01.	Sector G12
02.	Sector F12

03.	Kashmir Avenue Apartments
04.	Chaklala Heights Rawalpindi
05.	Indus Vista B-17 Islamabad
06.	Skyline apartments
07.	Life style residency Bedian Road Lahore
08.	Green Enclave-I, Barakahu Islamabad

12. Therefore, due to increased workload on Technical wing, following posts may be created on regular basis:

i.	Deputy Director Civil (BS-18)	01 post
ii.	Deputy Director E/M (BS-18)	01 post
iii.	Assistant Director Civil (BS-17)	02 posts
iv.	Assistant Director E/M (BS-17)	01 post

DECISION:-

13. HR Committee recommended the creation of 01 post Deputy Director Civil (BS-18), 01 post of Deputy Director E/M (BS-18), 01 post of Assistant Director Civil (BS-17) and 01 post of Assistant Director (E/M) on regular basis.

AGENDA ITEM NO –5: CREATION OF 03 POSTS OF DEPUTY ASSISTANT DIRECTOR (GENERAL) (BS-16) ON REGULAR BASIS

14. It was apprised that FGE Housing Authority has launched various new housing schemes and apartments schemes under Naya Pakistan Housing Schemes Programs.

15. In this effect, over all workload / assignments of different wings, specifically Estate, JV and office of DC / LAC has been increased. Therefore, 03 new posts of Deputy Assistant Directors (BS-16) are required at this stage to cater the increased workload. Qualification for this post shall be having 05 years of experience as Assistant (BS-15/16).

Decision:

16. HR Committee recommended the creation of 03 posts of Deputy Assistant Directors (BS-16) having 5 year experience as Assistant (BS-15 /16).

AGENDA ITEM NO-6:RECRUITMENT OF GIS EXPERT AND DRONE CAMERA SURVEYOR FOR PLANNING WING, FGEHA.

17. It was briefed that FGE Housing Authority has launched various new Housing schemes and apartments schemes under Naya Pakistan Housing Schemes Programs.

18. In order to complete these projects in stipulated timeframe, introduction of modern technologies in matters of land acquisition and planning holds paramount importance. Therefore, in order to inculcate these technologies, the planning wing intends to introduce

Geographic Information System (GIS) based working for matters related to land acquisition and planning. GIS will use remote sensing data from aerial drone survey for which the tender has already been floated. For the said purpose, planning wing intends to hire the services of qualified professionals, i.e. GIS Expert and Drone Camera Operator, to instil these modern technologies into FGEHA projects

DECISION:-

19. The H.R Committee recommended the creation of 01 post of GIS Expert (BS-14) and 01 post of Drone Camera Surveyor (BS-14) on regular basis along with following qualification:-

Qualification:-

- B.S. / M.Sc / M.S in GIS & Remote Sensing from Higher Education commission. Candidates having degrees in Civil Engineering or City and Regional Planning with M.S in GIS and Remote Sensing will be preferred.
- Experience in GIS based digitization, data analysis, handling of satellite images preferably in Urban Planning or Civil Engineering domain.
- Max age 35 years.

AGENDA ITEM NO-7: CHANGE OF NONMENCLATURE OF ASSISTANT MANAGER IT (BS-17) AS ASSISTANT DIRECTOR (I.T) (BS-17).

20. It was briefed that FGE Housing Authority has separate IT wing for all online and digital working for projects of FGEHA and other internal online modules. Following is the existing hierarchy of IT wing:

Computer Operator	(BS-16)
Assistant Manager I.T.	(BS-17)
Deputy Director I.T.	(BS-18)
Director I.T.	(BS-19)

21. Therefore, it was proposed that nomenclature of Assistant Manager I.T. (BS-17) may be changed as Assistant Director I.T. (BS-17) to make the hierarchy according to other posts in BS-17.

DECISION:-

22. The H.R Committee recommended to change the Nomenclature of post of Assistant Manager I.T. (BS-17) as Assistant Director I.T. (BS-17).

AGENDA ITEM NO-8:CREATION OF POSTS OF TECHNICIANS.

23. It was apprised the committee that an elaborate system of monitoring through CCTV cameras is being establishedand to monitor the system 24/7 a control room in room no. 13

Ground floor is proposed.To maintain the control room 24/7, three (03) technicians are required to perform the duty in three shifts on 8 hourly basis.

Required Qualification &Experience:-

Name of Post	Electronic Technician
Required Number of post	03
Nature of post	Regular Basis
BPS	11
Qualification	FSC pre Engineering or Diploma in Electronics from recognized institution.
Experience	For Civil minimum 5 years experience in relevant field. Army, Retired Havaldar (Technician from Corp of Signals).
Preferably	Expert in handling CCTV cameras and its associated equipment. Must be able to undertake minor repairs of monitors , cameras and DVR Must be able to maintain back up record.
Age limit	For civil 30 to 35 & Army 40 to 45 years.
Domicile	Open Merit
Based	Head office Islamabad.

DECISION:-

24. The H.R Committee recommended the creation of 03 posts of Technicians in (BS-11) on regular basis along with qualification mentioned in para-23.

AGENDA ITEM NO-9:CREATION OF 05 POSTS OF RETIRED PATWARI / SURVEYORS (PPS-04) ON CONTRACT (PC-I)

25. Director (Admn) apprised the committee that the commencement of several Joint Venture Projects and transfer of various sectors; G-12, G-13, G-14, F-12, F-14 and F-15, to the Authority, erstwhile foundation, have contributed significantly towards substantial increase in workload. Moreover, FGEHA has launched multiple projects under the flagship Naya Pakistan Housing Program (NPHP) and the working on new projects is still in progress.

26. At the moment DC / LAC is under staffed particularly in terms of Revenue staff i.e. Patwaris / Surveyors, which needs to be catered urgently. Therefore, 05 posts of Patwaris / Surveyors are proposed to be filled by hiring of retired patwaris (age limit of 60 to 65 years) on contract basis for PC-I projects, through walk in interviews.

DECISION:-

27. HR Committee recommended the creation of 05 posts of Patwari / Surveyors to be filled by hiring of retired Patwaris (age limit of 60 to 65 years) on Project basis (PC-I).

AGENDA ITEM NO-10: STAFF REQUIRED IN FINANCE WING ON REGULAR BASIS

28. Director Admn apprised the Committee that FGEHA has started new housing schemes (Apartments projects and plots developments) in different cities for approximately 200,000 members. Recently, with the approval of competent authority DDO project finance section has been established. In order to provide mortgage financing facility to apartment members, the management of FGEHA is going into agreement with financial institutions. Separate mortgage financing section needs to be established. Due to expansion in financial transactions following staff is required in Finance wing.

S. #	Designation	BPS	No. of Posts
01.	Accountant	16	03
02.	Auditor	16	01
03.	Assistant	15	03
04.	DEO	14	03
05.	LDC	09	01

DECISION:-

29. HR Committee recommended the creation of 03 posts of Accountants (BS-16), 01 post of Auditor (BS-16), 03 Posts of Assistants (BS-15), 03 posts of DEO and 01 post of LDC (BS-09) on regular basis.

The meeting ended with a vote of thanks.

(Dr. Aneela Javed Gondal)
Director (Admn) / Company Secretary, HA
Member (Convener)

(Shahid Nadeem)
(Director Coordination)
FGE Housing Authority
Member

(Tahir Naeem Akhter)
(DirectorFinance)
FGE Housing Authority
Member

(Amir Mohyuddin)
Joint Secretary (Admn)
M/o Housing and Works
Member

(Zahoor Ahmad)
Additional Secretary
M/o Housing and Works
Chairman

FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10 MAUVE AREA G-10/4, ISLAMABAD
****

Subject: **MINUTES OF MEETING OF 1ST STEERING COMMITTEE OF FGEHA HELD ON 10-08-2020 AT 12:00 PM.**

A meeting of 1st Steering Committee of FGEHA was held on 10-08-2020 at 12:00 pm under the chairmanship of Director General (FGEHA) in the committee room of FGE Housing Authority.

2. The meeting started with the recitation of few versus from the Holy Quran. Director General (Convener) welcome all the participants. Chief Engineer (PHAF) and Chief Engineer (PWD) were also participated in the meeting as the special co-opted members to discuss the construction agreement with the Commoners Sky Gardens.

3. The Chief Engineer (PWD) requested the worthy convener that the agenda may be provided at least a week before the meeting, to enable the participants to discuss all the aspects. He also suggested that an external member (Contracts Expert) may be co-opted from PPRA or NESPAK, to deliberate on JV agreements being recommended by Technical & Evaluation committee of FGEHA. The convener replied that FGEHA has its own Law wing and standard terms of JV agreement are as per JV policy approved by Federal Cabinet and subsequently reviewed and approved by the Executive Board. Director (JVP) further apprised that Assistant Director (Contracts) is part of JVP wing (team) and all the agreements were also reviewed by him.

4. The Chief Engineer (PHAF) added that complete quorum of Technical & Evaluation committee meeting be ensured for the upcoming meetings. The convener endorsed the same.

AGENDA # 1:

APPROVAL TO ENTER INTO COMPOSITE AGREEMENT WITH M/S MARGALLA CITY (PVT) LIMITED FOR INDUS VISTA PROJECT B-17, ISLAMABAD

5. The convener briefed the committee about the salient features of proposed land, accessibility and feasibility of the apartment's project. The Managing Director (PHAF) asked about the response of the project, the convener replied that positive response has been received from the members of FGEHA. The convener added that the JV partner, initially offered three (03) number of developed plots (13, 14,15) with planning of 771 apartments, located in already approved society i.e. Faisal Margalla City on main boulevard. The JV partner has now proposed an additional tower on plot number 16 adjacent with previously offered plots planned with 257 apartments (total 1028 apartments planned on 4 plots). The salient features of the JV are as below:

a. 25% share in apartments of JV partner (4th tower) on actual cost basis for which an escrow account is proposed.
b. The land will be mutated in the name of FGEHA after signing of JV agreement.
c. Now the JV partner is requesting the complete commercial area of 4th tower which comes out to be approx. 25% of total commercial area of the project.
d. Commercial area has been planned on lower ground floor and JV partner demanded 10% initially, on actual cost basis and additional 15% on 3 times of the cost of construction.

6. The convener briefed that there may be 2 options in sharing of commercial area/quota. 15% additional share may be given to JV partner on 3 times the actual cost of construction as presented in 5th Executive Board. Second option is that Transaction Adviser may be engaged to ascertain the rightful share in commercial area of JV partner after detail financial feasibilities and analysis.

7. The MD (PHAF) was of the point of view that 10% sharing of commercial area seems justified but anything beyond 10% may be linked with cross subsidization of construction cost as per JV Policy.

8. The C.E (PWD) suggested that report may be taken from 2-3 transaction advisors to ensure transparency in the process. The Director (JVP) replied that transaction advisors have been pre-qualified and proper agreement will be signed to ensure transparency in the process.

9. The convener asked Chief Engineer (FGEHA) to explain the salient features of construction agreement. The CE (FGEHA) briefed the committee that standard form of PEC for design and build basis is being used.

a. The agreement will be a fixed price contract with no variation in quantities. The only variation can be the change in scope of work if desired by the employer.
b. The price adjustment will be permissible as per PEC guidelines.
c. Design fee will be 0.35% of the contract price payable to JV partner
d. The abstract of cost was presented.

10. The convener asked to bifurcate PMU charges @1% from contingencies and place it separately in the abstract of cost. The MD (PHAF) asked about the recommendations of Technical & Evaluation committee. The C.E (FGEHA) replied that detail deliberations were done in Technical & Evaluation committee and the abstract was recommended by the committee for placing before Steering committee.

11. The C.E (Pak PWD) questioned about the non-inclusion of 4% service charges in the abstract of cost. The C.E (FGEHA) replied that 4% service charges are approved by the Executive Board of FGEHA and applicable across all the projects. The C.E (Pak PWD) stated that rationale of 4% service charges as its impact looks significant and will be charged to the members. The convener stated that FGEHA will rationale the charges based on the quantum of project and will present the agenda to Executive Board to vary it from 2% to 4% based on

quantum of the project. The convener directed to include 4 % Service charges in the abstract of cost and re-check/update the arithmetic calculations in the abstract of cost.

12. The MD (PHAF) asked about the impact of piles on the project cost. The C.E (FGEHA) explained that approximately 1200 piles have been planned with 60 ft length each and cost has been worked out after considering the cost impact of piles on similar project of Kashmir Avenue Apartments, Mauve Area, G-13 and no of piles will be finalized after seismic hazard analysis study. The MD (PHAF) emphasized on considering the impact of possible design changes in the project. The C.E (FGEHA) stated that tentative cost of piles and utilities will be @Rs.220 /SFT and @Rs.117 /SFT respectively but will be charged as per actual cost incurred.

DECISION:

13. The committee recommended the agenda of signing of composite (JV + Construction) agreement with Margalla City (Pvt) Ltd. on terms presented before the committee with abstract of cost as below. However, the committee endorsed the proposal of linking share of JV partner in commercial area beyond 10% with the report of transaction advisor.

Sr.#	*DESCRIPTION*	*Total (plot 13, 14, 15, 16)*	*/SFT*
1	Civil works	6,982,592,296	
	a) Structure	4,269,659,384	1,669
	b) Finishes	2,712,932,912	1,061
2	Electrical works	1,132,047,064	443
3	Plumbing & Firefighting	864,737,572	338
4	HVAC works	183,380,000	72
5	Elevator works	407,500,000	159
6	Natural gas works	84,519,640	33
	Sum (1+2+3+4+5+6)	9,654,776,572	3,775
7	GRAND TOTAL	9,654,776,572	
8	2 % Contingencies	193,095,531	75
9	1 % PMU Charges	96,547,766	38
10	Price Adjustment	627,560,477	245
11	Land Price i/c 1% tax (Plot # 13,14,15 only)	622,160,000	324
12	Design(0.35% +1.26%)+1.01 M	156,451,903	61
13	PRA 5%	482,738,829	189
14	Provision of Vehicles	20,000,000	8
	Cost of the Project	11,853,331,078	4,715
15	4 % Service Charges	474,133,243	185
	Total Cost (Rs.)	12,327,464,321	4,901

Total covered area: 2557776 Sq. ft.

Additional Costs			
1	Pile Foundations *	562,710,720	220
2	Utilities **	300,000,000	117

*As per actual subject to finalization of designs, test pile etc.
**As per actual demand notice from IESCO/SNGPL etc.

AGENDA # 2:

APPROVAL OF JOINT VENTURE AGREEMENT WITH RAWALPINDI CANTONMENT BOARD (SUPPLY OF WATER)

14. The convener briefed the committee about the salient feature of MoU signed with Rawalpindi Cantonment Board (RCB) for provision of water for sectors G-13 & G-14 @0.5MGD, which can be increased upto 3.0 MGD and RCB is requesting Rs.200 million for uplifting of pumping system at Sungjani treatment plant.

15. The Joint Secretary (H&W) requested the details of the total capacity for provision of water from Sungjani reservoir, no. of pumps being used, share of each stack holders (RCB, WASA, CDA) and current availability of water being provided by RCB. The Deputy Director (E/M) briefed the committee about the details as desired by JS (H&W). He further stated that available pumps can only meet requirements of RCB and additional pump is required to provide water to FGEHA sectors. The JS (H&W) asked about the alternate/long terms plans for provision of water. The DD (E/M) replied that working on alternate/long term plan for provision of water from Shah Allah Ditta Reservoir is in process. The CE (PWD) stated that reliance on CDA must be limited and as an alternate cost of Rs.200 million may be rationalized with RCB to proceed further.

DECISION:

16. The committee endorsed the MoU with RCB with the recommendation to rationalize the cost of Rs.200 million being demanded by RCB.

AGENDA # 3:

APPROVAL TO ENTER INTO CONSTRUCTION AGREEMENT WITH M/S COMMONERS SKY GARDEN

17. The convener informed the committee that the agenda was deferred by 2nd meeting of Technical & Evaluation committee (FGEHA) due to some apprehensions on 20% premium by the external members. The Project Director (Sky Garden) briefed the committee about the salient features of the project and explained that measurement type contract is being proposed. He informed that 6025 kanals of land mutated in favour of FGEHA and 5198 plots of different sizes have been planned and LOP of the project is already approved. He briefed the anticipated revenue from residential and commercial area. The PD (Sky Garden) also stated that the cost of residential plot for FGEHA members is fixed at the stage of JV agreement approved by the executive board and the receipts of commercial area are anticipated based on the assumption that commercial selling price is 3 times of the residential plot. The PD further briefed that the technical level negotiations have already been taken place at the level of design and vetting consultant. He also informed that the JV partner is not willing to undertake construction work on lesser premium.

18. The JS (H&W) inquired that if the topographic survey has been completed and design has been finalized, then why the room of uncertainty still there by choosing measurement type of contract or otherwise. The design consultant Mr. Mujeeb stated that due to hilly topographic and difficult terrain, measurement type of contract is being proposed.

19. The CE (PWD) stated that 20% premium on NHA CSR is unjustifiable without proper analysis. The CE (PHAF) endorsed the point of former and pointed that the works being awarded in recent past on competitive bidding process were below NHA CSR 2014. He also gave the argument that even in NHA the quoted rates for project were below the NHA CSR 2014. The decision consultant Mr. Mujeeb pointed out that rate analysis has already been provided to FGHEA.

20. The JS (H&W) stated that the share of JV partner @30% in residential and commercial must be uniformly distributed. The convener replied that it will be uniformly distributed except 2 kanals plots which are only given exclusively to JV partner on his request, but the total sharing mechanism is 70:30.

DECISION:

21. It was decided that the rate analysis will be presented in Technical & Evaluation committee before the Executive Board and if issue is not resolved then the work may be advertise for competitive bidding and JV partner may be given first right of refusal on lowest quoted amount.

AGENDA # 4:

APPROVAL OF PC-II FOR G-12 & F-12

22. The convener represented the minutes of Technical & Evaluation committee to participants of Steering Committee and stated that as the constitution of Executive Board includes the presentative from Planning Commission, Ministry of Finance and Ministry of Law therefore the agenda may be placed directly into Executive Board with the endorsement of steering committee (FGEHA).

23. The JS (H&W) stated that besides the representation of all stackholders of DWP in Executive Board, it is the rule of law that the procedural formalities may be fulfilled.

DECISION:

24. The steering committee unanimously endorsed the agenda for approval of PC-II of F-12 & G-12 before Executive Board for approval in principal subject to convene a meeting of DWP afterwards.

AGENDA # 5:

AGREEMENT WITH PETITIONERS OF F-14/F-15 ON LAND SHARING

25. The convener directed Director (Law) to brief the committee about the negotiations being made with land owners of F-14/15. The JS (H&W) inquired about the mandate to steering committee in respect of such settlement. The convener explained that a meeting of Steering Committee for F-14/15 under the chairmanship of Secretary (Cabinet) has already been taken place and briefed about the minutes of said committee. He further stated that unlike previous settlement the sharing of commercial area with the land owners of F-14/15 in the settlement agreement has been omitted in the best interest of FGEHA. The committee appreciated the efforts made by FGEHA by omitting sharing of commercial areas of F-14/15 from the settlement agreement with the land owners of F-14/15.

DECISION:

26. The committee endorsed the minutes of Cabinet Steering Committee on Sector F-14/F-15 for recommendation to the Executive Board subject to fulfilment of legal and codal formalities.

AGENDA # 6:

PRINCIPLE APPROVAL TO ENTER INTO JV AGREEMENT WITH HAIM DEVELOPERS LLP & ZAHIR KHAN & BROTHERS ENGINEERS AND CONTRACTORS (ZKB) (PARK ROAD SCHEME)

27. The convener briefed the committee about the proposal submitted by M/s Haim Developer alongwith ZKB as construction partner for development of housing scheme in Mouza Tamma and Mohrian. The Director (Law) elaborated that the land in above mentioned mouza's has already been acquired by FGHEA through LAC, ICT Islamabad under section 4 and section 11 of LAA 1894. The convener stated that efforts are being made to start the project this area on the basis of F-14/15 model. However, due to compactness issues, no single party was able to negotiate/discuss the alternate options.

28. The chair also stated that M/s Haim Developers is claiming 1000 kanals of compact land which subsequently can be expended to contiguous land with his land. He stated that the land for access is proposed to be acquired from mouza Tamma, whereas the housing scheme will mainly be in mouza Mohrian.

29. The committee discussed the rates of land offered in mouza Mohrian @Rs.3.0 million per kanal and found it rationale with respect to acquisition rate. However, the members jointly expressed concerns over the rate of land in mouza Tamma quoted by the bidder @Rs.22.90 million per kanal.

DECISION:

30. The committee recommended the agenda for deliberations from the Executive Board with the following recommendations:

a. The share of JV partner in residential area is unjustifiable whereas the share in commercial of JV partner in mouza Tamma and Mohrian shall be based upon the recommendation of transaction advisor.
b. The model of land acquisition on mouza Tamma shall be on land sharing basis.
c. The compactness of land must be ensured before signing the agreement with the JV partner.

AGENDA # 7:

JV AGREEMENT WITH DYNASTY FOR CONSTRUCTION OF APARTMENTS MOUZA SILLA RAWALPINDI

31. The convener directed Director (JVP) to brief the project. Director (JVP) briefed about the salient features of land proposed by Dynasty Construction in Mouza Silla near Chattar Park Murree Rawalpindi. She also stated that proposed land is in the vicinity of already planned scheme Riveria Heights and situated between old Murree road and Islamabad-Murree expressway. The land will access from both sides. She further explained that approx. 4000 apartments of different size of apartments on 350 kanals of land with G+16 storey's has been planned.

32. The convener and JS (H&W) expressed their concerns over the planning of G+16 storeys of apartments. JS (H&W) also asked about the rationale of apartments on commercial areas. Director (JVP) replied that quantum of land & planning is tentative and will be contingent upon the response of members of FGEHA after launching of project. She stated that 50% response shall be mandatory for operation of JV agreement.

33. Joint Secretary (H&W) suggested that considering the attraction of apartments and location, the project should be named as Executive Apartments and offered to the members of BS-17 and above only. He further stated that the project is far a distance away from the Islamabad therefore servant quarter shall be provided with every executive apartment to make this project at more attractive.

34. Director (JVP) informed that committee that the land price shall be paid on DC rates whereas the subsequent difference of market price will be quantified by Transaction advisor, JV partner will be compensated in commercial area accordingly. Director (JVP) stated that the project will be advertised at the rate of Rs.5400 / SFT and actual cost shall be ascertained after signing of construction agreement with the JV partner subject to fulfilment of all conditions. The committee decided to incorporate standard clause in all prospective JV agreements, to bound JV partners to accept the construction rates vetted by engineering consultant of FGEHA and approved by Executive Board.

DECISION:

35. The Steering committee recommended the agenda of signing of JV agreement with Dynasty Construction for placing before Executive Board.

AGENDA # 8:

JV AGREEMENT WITH ZIM ENTERPRISES FOR HOUSING SCHEME MOUZA MANGA MURREE ROAD RAWALPINDI

36. The convener informed the committee about the salient features of the proposal including its accessibility and proposed model of JV (i.e. 70:30). He briefed that JV partner offered 1648 plots of various sizes on 1400 kanals of land. He also stated that the proposal was already principally approved by the Executive Board. Now the LOP is being presented alongwith detail terms of JV agreement for approval as per the decision of the Executive Board. The alternate access to the project site was discussed in detail and members were of the point of view that alternate access option should also be explored for the project site. The Director (JVP) briefed that the option is under consideration and will be utilized based on its feasibility. Director (JVP) represented that share of plots of JV partner shall be uniformly divided and will be allocated based on balloting.

DECISIONS:

37. The Steering committee recommended the agenda of signing JV agreement with ZIMSHAH-JV before Executive Board after fulfilment of all legal codal , technical formalities.

The meeting ended with the vote of thanks to and from the chair.

Waseem Hayat Bajwa
Director General
FGEHA

Tariq Rasheed
Managing Director
PHAF

Shahid Farzand
Director General
Pak. PWD

Amir Mohyuddin
Joint Secretary (E)
M/o H&W

M.Atta Ul Haq Waqas
Chief Engineer
/Director (Tech)
FGEHA

Rubbina Hussain
Director (JVP)
FGEHA

Rizwan ur Rehman
Director Planning,
FGEHA

Tahir Naeem Akhtar
Director (Finance)
FGEHA

Syed Kazim Abbas
Director (Estate)
FGEHA

Riaz Ahmad Abid Sindhu
Director (Law/Land)
FGEHA

ATTENDANCE SHEET

1ST MEETING OF STEERING COMMITTEE HELD ON 10-8-2020
IN THE COMMITTEE ROOM OF FGEHA.

SR. NO.	NAME & DESIGNATION	SIGNATURE
1.	Waseem Bajwa DG FGEHA	
2.	TAHIR NAEEM AKHTAR Dirc. FIN	
3.	RIAZ SINDHU DIR (Land)	
4.	Rizwan-ur-Rehman Dir (F)	
5.	Lubna Hussain Dir. (JV)	
6.	M. ATTA-UL-HAQUE WAQAS (CE-FGEHA)	
7.	Syed Kazim Abbas Director (Estate)	
8.	TALHA AFZAL (S.E Najpak)	
9.	MUHAMMAD IRFAN	Chief Engr. PHA-F
10.	Faiz Hussain Shah	Chief Engr. Islamabad
11.	Tariq Rashid CEO PHAF	
12.	AMIR MOHYUDDIN	
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		

FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, SECTOR G-10/4, ISLAMABAD
TECHNICAL DIRECTORATE
*****

05-08-2020

Subject: TECHNICAL AND EVALUATION COMMITTEE MEETING FOR CONSTRUCTION AGREEMENTS OF FGEHA JOINT VENTURE PROJECTS

The meeting of Technical and Evaluation Committee meeting held on 03-Jul-2020 in the Committee Room of the FGE Housing Authority G-10/4 Islamabad, to discuss the Composite & Construction agreements for the following Joint Venture Projects of FGEHA respectively:

a. High-rise Apartments Scheme located in Faisal Margala City, near B-17 Islamabad.
b. Sky Gardens Housing scheme located at Murree Expressway in Mouza Mangel and Kathar, Rawalpindi

2. The list of participants is at (Annex-A) and Minutes of the meeting are enclosed herewith. (Annexure-B)

Chief Engineer/ Convener

Distribution:

1) Joint Engineering Advisor ,M/o H&W's
2) Chief Engineer Pak PWD
3) Chief Engineer PHA-F
4) Director General Works, CDA Director (Roads), CDA
5) Director JVP, FGEHA
6) Director Planning, FGEHA
7) Director Technical, FGEHA
8) Director Finance, FGEHA
9) Director Estate, FGEHA
10) Director Law, FGEHA
11) DC Land FGEHA

Copy:

- APS to DG, FGEHA
- Director(Staff),FGEHA

File

ANNEXURE-B

MEETING AGENDA:	1. Agreements of 02 FGEHA JV Projects 2. Formation of Sub Committee for preliminary Evaluation of EOI Proposals		
PROJECTS:	1. Composite Agreement for Construction of apartments Project in Faisal Margalla City Rawalpindi *(JV partner Margalla City Pvt Ltd)* 2. Development of Housing Scheme in mouza mangal and kathar at Murree Expressway Rawalpindi *(JV Partner Commoners Sky Gardens)*		
CONVENED BY:	Chief Engineer, FGEHA		
VENUE:	Committee Room, FGEHA, Sector G-10/4, Islamabad	Date:	03rd July, 2020

PARTICIPANTS	
Mr. M. Atta-ul-Haque Waqas	Chief Engineer, FGEHA
Mr. Muhammad Irfan	Chief Engineer, PHAF
Mr. Rana Tariq Mahmood	Director Roads, CDA
Mr. Rizwan-ur-Rehman	Director Planning, FGEHA
Mrs. Rubina Hussain	Director JVP, FGEHA
Mr. Kazim Abbas	Director Estate, FGEHA
Mr. Riaz Sindhu	Director Law, FGEHA
Mr. Asif iqbal Bhatti	Director Finance, FGEHA
Ms. Sataish Shehryar	DC, FGEHA

CONSULTANTS' REPRESENTATIVES	
1) Mr. Aamir Rasheed	Nespak
2) Mr. Mujeeb	Designmen
3) Mr. Arslan Hanif	Asian Consulting Engineers
4) Mr. Shoaib	Designer (FMC)

MINUTES OF THE MEETING

- DG FGEHA warmly welcomed all the participants.
- As the Technical Committee was re-constituted by the Executive Board of FGEHA during its 5th Meeting held on 6-Jun-2020, the Committee was presented with the brief introduction of the JV policy and the procedures/models adopted to enter into agreements with JV partners.

SUB-COMMITTEE

- Director (JVP) apprised that a subcommittee may be formed to open and do preliminary verifications of proposals received through EOI to fast track the evaluation procedure. This will save precious time of Technical & Evaluation committee. The committee after due diligence agreed on the proposal:

Decisions:

- The Committee agreed to form a sub-committee and mandated JVP wing to propose members for said purpose & with the following TOR's:

a) Detailed scrutiny of the proposals received through EOI
b) Preparation of abstract/synopsis of proposal received
c) Inspection of sites (planning, technical, services, utilities etc.)
d) Preliminary feasibility regarding financial & technical aspects
e) Verification of land title free from all encumbrances
f) Land cost valuation (if required)
g) Completion of all initial documentation as per EOI
h) Submission of detailed report with Recommendations to Technical and Evaluation Committee

- The Convener then apprised the committee about the following projects included in the agenda of the current meeting.
  a) Apartments Project Located in Faisal Margalla City. (FMC)
  b) Sky Gardens Housing Scheme located at Murree Expressway.

A) APARTMENTS SCHEME AT (FMC) FAISAL MARGALLA CITY

Discussions
Director (JVP) briefed the participants about the JV model and is modifications over the period of time. She also explained the evaluation mechanism and TOR's of the committee. Director (roads), CDA requested for the Hard copy of the TOR's. *The copy of committee TOR's is enclosed.*
Chief Engineer, PHA-F, inquired about the building bye-laws and approvals from any authority. Director Planning explained that since FGEHA is an Authority under the relevant Act of GOP, the FGEHA now processes the mandated to approve all building plans/layout under their jurisdiction by adopting the relevant bye laws as per actual location of the project. Both Projects under discussion in today's meeting are designed in compatibility with the RDA bye-laws.
Chief Engineer, PHA-F, asked the justification for Ground+22 Floors. Director Planning informed that numbers of apartments to be constructed are based on the FGEHA member's response/feedback on the said project as well as to dilute the impact of value of the land. In this case, we have a positive response and therefore considering the land use of the plot, maximum utilization through vertical construction is planned.

Director Roads, CDA, inquired whether PC-I is prepared.

Director JVP replied that it is a JV project, and as per JV Policy and subsequent decisions by the executive board of FGEHA, PC-I is not required. It was also explained that the no funds from public exchequer will be required for the project. The funds for the project will be generated from FGEHA own sources only.

Director Roads, CDA, also asked about the mode of payments to the Contractor and the price adjustment in the construction agreement.

Chief Engineer FGEHA replied that it will be a fixed price contract. However price adjustment under Clause 70 of the standard PEC design build Contract would be permissible as per standard formula given by the Pakistan Engineering council. The

The payment to the will be based on the basis of completion of milestones. JV partner is the designer, estimator and contractor of the project, and therefore variation in cost due to variation in quantities or extra items or any omission in item nomenclature, would not be acceptable to the employer. Variation in cost would only be allowed if there is a change in scope of the works desired by the Employer. (like addition of extra floors/facilities etc.)

Chief Engineer, PHA-F, inquired regarding the status of detailed design and quantities.

Chief Engineer FGEHA responded that the building design is complete, while the structural design vetting is in-process which is being carried out by the FGEHA vetting Consultants (NESPAK). The vetting consultants, considering the location of the building have proposed a site-specific seismic study in addition to the already conducted detailed geotech investigations at site.

The structural designer of the building has proposed raft with piles foundation. It was apprised to the committee that the cost of piles being presented to the committee has tentatively been worked out as 220/Sft with proposed length of pile as 60 feet, dia as 2.5 feet, and with a steel reinforcement of 18Nos #8 bars/pile & spiral of #3@6"c/c. However the exact design would be finalized after detailed specific seismic study and subsequent pile load test at site.

Chief Engineer, PHA-F, asked to provide the details of building finishes, details of doors & windows, generators, lifts & escalators, and their manufacturers.

The convener apprised that the building finishes are as per specs generalized and approved for all JV projects. However, it was specifically replied that elevators proposed are of European origin. The gensets are being provided in the building for electrical backup to elevators, circulation-area and external lighting only. For individual apartments no power backup is included in the scope of the project.

Chief Engineer, PHA-F, inquired regarding the guarantees and standard of the contract documents for the JV projects.

Chief Engineer replied that in accordance with PEC guidelines for the design and build type contracts, the contractor shall submit performance guarantee in the form of Insurance bond equal to amount stated in the contract. The Mobilization Advance if requested by the Contractor shall be paid after submission of an equivalent amount of Bank Guarantee.

Further, it was elaborated that unlike ordinary projects, in JV project the Contractor, who is JV partner of the FGEHA as well, will transfer the land in the name of FGEHA. As he is also a stakeholder in the finished product, so completing the project in time is also in the interest of the JV partner (the Contractor).

ABSTRACT OF COST

Sr.#	DESCRIPTION	PLOT NO 13,14,15 & 16	Price /SFT
1	Civil works	6,982,592,296	
	a) Structure	4,269,659,384	2,730
	b) Finishes	2,712,932,912	1,670
2	Electrical works	1,132,047,064	1060
3	Plumbing & Firefighting	864,737,572	442.4
4	HVAC works	183,380,000	338
5	Elevator works	407,500,000	71.6
6	Natural gas works	84,519,640	159.2
	Sum (1+2+3+4+5+6)	9,654,776,572	3773
7	*3 % Contingencies	289,643,297	113
8	Price Adjustment	627,560,477	245
9	Land Price	821,333,333	321
10	Design(0.35% +1.26%)+1.01 M	155,441,904	61
11	PRA 5%	7,772,095	3
12	Provision of Vehicles	20,000,000	8
	Total Project Cost	11,576,527,678	4,526

Covered Area (Sft) 2,557,776

Additional Costs			
1	Pile Foundations *	562,710,720	220
2	Utilities **	300,000,000	117

*As per actual subject to finalization of designs, test pile etc.
**As per actual demand notice from IESCO/SNGPL etc.

Decisions:

Construction of Apartments in Faisal Margalla City Pvt Ltd

- The committee recommended the agenda of *"signing Composite Agreement (JV & Construction) with Margalla City Pvt Ltd"* for placing before Steering Committee with the above mentioned abstract of cost and Annexed terms of JV agreement respectively.

B) SKY GARDENS

Discussions
Director Roads, CDA, asked about the location of the society and how Sector No. 1 is separated from the other Sectors, and how the distance is quantified or paid in the project. Director Planning replied that possession of land is available with FGEHA and the in-between land is property of Forest Department and road will be considered in the cost of the project. He also elaborated the location of the scheme and apprised that the project site is almost 1.4 kms from Murree expressway for which bridge is also constructed.
Chief Engineer, PHA-F, inquired why CSG is a measurement contract unlike the Faisal Margallah City Project.

Director Planning replied that since detailed quantities are not available at the moment, the price cannot be locked. And is therefore based on measurement contract.

Further, Director Roads CDA endorsed the suggestion of the measurement-contract because of the topography of the area and possible uncertainties in the design.

Chief PHAF responded that for that purpose a detailed site survey is mandatory for the preparation of design and for the estimation of the construction costs.

M/s Designmen rep replied that the detail design of only 1700 Kanals is available at the moment. Chief PHAF asked to complete survey, designing, quantity estimation, vetting, finalizing the costs, for whole land and then proceeding for construction agreement.

Director Roads, CDA, asked why MES Schedules is used and not the NHA Schedule, since MES is not the most suitable for infrastructure works and furthermore its analysis of rates is not easily available.

M/s Designmen rep replied that NHA Schedule does not have water supply and sewerage works items; but there is no issue in switching the schedules.

Chief Engineer, PHAF, even both schedules may simultaneously be used for cost estimation purposes. The items of road and allied infrastructure works may be taken from NHA schedule and the other items like water supply, sewerage etc may be taken from MES schedule.

M/s Asian rep assured that the same could be done and BOQ will be revised accordingly.

Chief Engineer, PHA-F, also asked regarding the requisite NOCs.

Director Planning replied that NOCs from RDA and EPA is already procured for the scheme by the JV partner. However for an updated LOP with additional land included in the scheme, the NOCs will be procured from the concerned departments.

Chief Engineer, PHA-F, inquired whether the payment of works already executed by the Contractor will be made under this contract.

Director Planning replied that costs are included in our scope, As per JV agreement, the quantities are to be verified by the design Consultant (M/s Asian Consulting) and the vetting Consultants (M/s Designmen) jointly. Most of the work for the same has already been done by the both. Resultantly, some payments have already been made in line JV agreement signed between FGEHA and JV partners.

Decisions:

Commoners Sky Garden:

1. The Committee recommended that the detailed design of approx. 6000 Kanals of land as per approved layout plan must be completed by the designer before proceeding with the construction agreement.
2. The agenda shall be presented again to the Technical committee afterwards.

M Atta Ul Haq Waqas
Chief Engineer/ Director Technical, FGEHA

Muhammad Irfan
Chief Engineer PHA-F

Rizwan ur rehman
Director Planning, FGEHA

Rana Tariq Mehmood
Director (Roads), CDA

Capt ® Asif Bhatti
Director Finance, FGEHA

Rubina Hussain
Director JVP, FGEHA

Syed Kazim Abbas
Director Estate, FGEHA

Dr. Satish
DC Land FGEHA

Riaz Ahmed Abid
Director Law, FGEHA

Annex-A

FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY

10, MUAVE AREA, SECTOR G-10/4, ISLAMABAD

Dated 03-07-2020

SUBJECT: FIRST MEETING OF TECHNICAL AND EVALUATION COMMITTEE (03-07-2020 @ 11 AM)

ATTENDANCE SHEET COMMITTEE MEMBERS

Sr. #	Name	Designation	Signature	Contact
1	M. ATTA UL HAQUE WAQAS	Chief Engineer, FGEHA		0334 65 00 373
2.		Joint Engineering Advisor, MoHW		
3.	MUHAMMAD IRFAN	Chief Engineer, PHAF		0321 5732075
4.		Chief Engineer, Pak. PWD		
5.	Rana Tariq Mahmood	Director General Works, CDA / Dir Roads CDA		0333-512090 7
6.	[illegible]	Director Technical, FGEHA		
7.		Director JVP, FGEHA		03224294897
8.	Rizwan-ul Rehman	Director Planning, FGEHA		
9.		Director Finance, FGEHA		
10	S. Kazim Abbas	Director Estate, FGEHA		0300 5102758
11.		Director Law, FGEHA		0300 4353575
12		DC, FGEHA		0300 - 8689614

Aamir Rashed Chief Engr./ Project Manager (NESPAK) 0321-5384701

Shoaib Nasir Architect. 3455199924

ARFRAZ AHMAD ech. Consultant lectric Consultant Q.A. Manager

TALHA AFZAL Senior Engr NESPAK 0333-5595247

MUJEEB AHMAD M/S DESIGNMEN

Engr. Arslan Hanif Director M/S ASIAN CONSULTING ENGINEER

Naseem Structural M/S Design House 0333-5259894