FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD
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No.15 (7)/2019-HA (A)/8 Dated: 8th December, 2020

Subject: **MINUTES OF 8TH EXECUTIVE BOARD MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 27-11-2020**

The 8th Executive Board Meeting of the FGE Housing Authority was held on **Friday 27th Nov, 2020 at 10:30 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 and further necessary action by the concerned Directorates, please.

8th Dec, 2020.

(KASHIF MANZOOR MALIK)
Director (Staff)

CC:

1. Chief Engineer/ Director (Tech),FGEHA
2. Director (Land), FGEHA
3. Director (Law), FGEHA
4. Director (Planning), FGEHA
5. Director (Admn),FGEHA
6. Director (Estate), FGEHA
7. Project Director (Quetta), FGEHA.
8. Director (IT), FGEHA
9. Office file

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

*****

Subject: **MINUTES OF 8TH EXECUTIVE BOARD MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 27-11-2020.**

The 8th Executive Board meeting of the Federal Government Employees Housing Authority (FGEHA) was held on 27-11-2020 at 10:30 a.m. under the Chairmanship of the Honourable Federal Minister for Housing & Works, in the Committee Room, FGEHA HQs Islamabad. The list of participants is enclosed.

2. The proceedings of the meeting commenced with recitation from the Holy Quran by the Director General, FGEHA.

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

**AGENDA ITEM NO.01**

**Subject: - CONFIRMATION OF THE MINUTES OF 7th EXECUTIVE BOARD MEETING OF FGE HOUSING AUTHORITY HELD ON 02-09-2020.**

4. 7th Executive Board meeting was held on 02-09-2020 and the minutes were issued on 11-09-2020.

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

**RECOMMENDATION:**

6. The minutes of 7th meeting of FGEHA's Executive Board are placed for confirmation please.

**DECISION:**

7. The Board unanimously approved the minutes of 7th Executive Board meeting.

**AGENDA ITEM NO. 02**

**Subject: COMPENSATION OF LAND IN SECTOR F-14/F-15, & PARK ROAD HOUSING SCHEMES, ISLAMABAD**

**(I) SECTORS F-14/15**

8. The land measuring 9242 Kanals and 9 Marlas in Sector F-14/F-15 was acquired u/s 4 of land LAA 1894 by the FGEHA through LAC, ICT, Islamabad @ Rs.2,070,000/Per kanal of F-14 and Rs.2,530,000/Per Kanal of F-15 respectively.

9. The acquisition of the said sectors were challenged by the affectees/locals by filling writ petitions in the Islamabad High Court with the prayer that the Housing Foundation cannot acquire the land in Zone-I in the presence of CDA Ordinance 1960. The said writs were decided against the Housing Foundation on 23-10-2017. The Housing Foundation filed an ICA which was also dismissed on 25.09.2018 by the Islamabad High Court.

10. The Housing Foundation challenged the decisions of the Islamabad High Court by filling CPLAs in the Supreme Court of Pakistan. The Honourable Supreme Court suspended the judgments of the Islamabad High Court and leave to appeal was granted on 06-12-2018.

11. During the pendency of the Civil Appeals in the Supreme Court, the Housing Foundation made hectic efforts to resolve the matter of acquisition of land. In the meanwhile, the Federal Government Employees Housing Authority (FGEHA) was established through an Act of Parliament dated 15th January 2020 for the purpose of planning & development of housing schemes/apartments for serving and retired Federal Government Employees and other specified groups.

12. The copy of the FGEHA Act, 2020 was also filed by the Housing Authority in the Supreme Court for incorporation in the decision of the case. Besides, this FGEHA also made efforts to compromise with the affectees/locals, but in the first instance the compromise was not affected and accordingly the Supreme Court was apprised by both the parties during the hearing proceedings of the Civil Appeals.

13. After a number of hearings, judgment was reserved on 14.01.2020. Since the said judgment remained reserved for a long period, the allottees kept on since they had deposited billions of rupees at the FGEHA.

14. FGEHA again made strenuous efforts to settle the matter of acquisition of land and negotiations were again started and after several meetings with the affectees a settlement agreement was arrived between the parties.

15. The aforementioned settlement agreement was placed before 6th Executive Board meeting held on 12-08-2020 for decision on the said settlement agreement. The Board after thoroughly examining the said agreement decided as under:

> **"The Board approved the recommendation contained above. Moreover, the Board also approved the recommendations of a high level Steering Committee dated 24.07.2020. Also, the settlement agreement shall be submitted to Supreme Court of Pakistan".**

16. Afterwards, the judgment of the Supreme Court was announced on 08-10-2020 and the honourable Supreme Court decided that the FGEHA can acquire the land.

17. Now the affectees filed a **WRIT PETITION NO.3450/2020 in the Islamabad High Court titled** "Malik Muhammad Riaz & 23 Others Vs. FGEHA/LAC, ICT etc." with the following prayer:

(a) Declare that the impugned actions as illegal, unlawful, arbitrary, *mala fide*, discriminatory, without jurisdiction, void *ab initio* and are of no legal effect;

(b) Declare that the Petitioners/affectees/land owners in F-14 and F-15 are entitled for compensation for their lands in accordance to the compensation model/formula as approved by the Executive Board of the Respondent No. 2 in its 6th meeting;

(c) Declare that the decision taken by the Executive Board of the Respondent No. 2 with respect to compensation formula for acquisition of land in F-14 and F-15 is a binding decision taken by a statutory authority;

(d) Or direct the Respondents to treat the Petitioners and all other affectees under the 'land for land' scheme as provided under the CDA Ordinance and the procedure framed thereunder, and declare any other formula for compensation illegal, arbitrary, unlawful and unconstitutional;

(e) Grant costs of this Petition.

(f) Any other relief which this Honourable Court may deem appropriate in the facts and circumstances of the case under law, justice and equity may also be granted.

18. The above said writ petition was fixed on 18.11.2020 before the Chief Justice of Islamabad High Court, Islamabad who passed the following order;

> **"Notice. Till the next date fixed, status quo shall be maintained. The respondents (FGEHA etc.) are restrained from dispossessing the petitioners. The respondents are also restrained from conducting balloting or allotting any plot till the matter relating to compensation to the affectees is finally resolved."**

**STANCE OF FGEHA.**

19. The court fixed the petition on 19.11.2020, upon notice, FGEHA appeared before the court through Counsel along with DC/LCA, FGEHA/Director (Land), Director Estate & Law, DD (Law). FGEHA Counsel argued that the draft settlement agreement between the land owners/affectees mentioned above and reproduced in the instant petition was to be executed subject to making rule of the court by the Supreme Court of Pakistan which was not entertained, so the same cannot be implement. It was further argued that the matter has already been decided by the Supreme Court in its detailed judgment dated 08.10.2020 in the appeals No.1476-1485/2018 filed by FGEHA and the court has given verdict for enhancement of compensation as provided in the law, the same is reproduced below;

> ***"It is the sole prerogative of the authority to acquire the land and the person so interested and aggrieved by such acquisition may avail the remedy as provided under the relevant acquisition proceedings/laws".***

20. It was further argued that, the landowners have the only remedy for enhancement of compensation under the law and is to file the reference under section 18 of the Land Acquisition Act, 1894 before the Referee/Civil Court, Islamabad which is quiet in accordance with the judgment of Supreme Court.

21. The Chief Justice, Islamabad High Court verbally did not agree to the arguments advanced by the FGEHA and insisted upon the implementation of the draft settlement agreement with regard to compensation and verbally directed that the Executive Board of FGEHA shall decide the matter of payment of compensation to the land affectees of F-14/15 as per the draft settlement agreement and adjourned the matter till 07.12.2020 and also extended the status quo order, in case of failure the court will give its own decision. Thereafter, on 23.11.2020, a written order received from the court, whereby *it is directed that the authorities on the next dated fixed will inform this court regarding* ***the just and fair compensation*** *that is to be paid to the affectees of land acquisition the office is directed to relist the petitions on 27-11-2020. The petition will be taken up at 01:00 PM.*

**RECOMMENDATIONS:**

22. The matter is placed before the Executive Board as per the recommendations contained in following paras.

23. In the light of order dated 19.11.2020 of Islamabad High Court, Executive Board may decide the matter to the extent of compensation of cost of land as per draft settlement agreement in order to avoid exorbitant enhancement in cost of land by the court for development of housing scheme with the following provisions;

i. For all the affectees/ landowners the rate of compensation of land in sector F-14 will be for F-14 is Rs.3,300,000/- per Kanal and for F-15/3 is Rs.3,800,000/- per Kanal as approved in the 5th E.B meeting held on 21.10.2019 that amounts to amending the land award already announced by the Land Acquisition Collector, ICT in the year 2015 & 2017.

ii. The cut-off date for award of BUPs may be extended to 31-12-2017 for F14 and 31-12-18 for F-15/3, as approved by

5th EB meeting. The compensation of BUPs will be made on the rates as per current schedule of PWD.

The abovementioned conditions were agreed upon by the then Chair, subject to the following:

a. The land owners/affectees of Sector F-14/F-15 shall withdraw all the reference petitions filed U/s 18 of the Land Acquisition Act, 1894 for enhancement of compensation.
b. 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 the future. The committee constituted by the affectees /locals of the area shall hand over peaceful possession of land and BUPs to develop the housing scheme.
c. The settlement will be submitted in the Islamabad High Court for endorsement and making an order of the court to settle the compensation issue.

**OR**

Islamabad High Court may decide the case on merit in accordance with law for fixation of just and fair compensation to be paid to the affectees of land acquisition as envisaged in the light of decision of Supreme Court of Pakistan vide its judgment dated 08.10.2020 in appeals No.1476-1485/2018 filed by FGEHA, so that further course of action may be adopted for development of Sector F-14/F-15, accordingly.

## II. ENHANCEMENT OF COMPENSATION OF PARK ROAD, HOUSING SCHEME ISLAMABAD

24. On 13.11.2012, the Honourable Prime Minister issued Directive No.3060 for launching of Supreme Court Bar Association Cooperative Housing

Scheme. M/o Housing & Works, M/o Law & Justice, Finance Division and Pak P.W.D were directed to take appropriate action.

25. Since the Directive was not implemented, Supreme Court Bar Association (SCBA) approached Supreme Court of Pakistan and on 20.07.2013. Supreme Court of Pakistan directed Attorney General and Ministry of Law & Justice to resolve the issue. The LAC, ICT issued Notification u/s 4 of Mouza Malot on 19-09-2014 on the request of Federal Government Employees Housing Authority (FGEHA) which was later on withdrawn on 14.01.2015. The SCBA went into contempt proceedings against LAC.

26. The Attorney General carried out a series of meetings wherein, the Member Planning CDA identified land in Mouzas Tamma & Mohrian for the launching of the said scheme in the pursuance to the order of the Honourable Supreme Court of Pakistan dated 13-04-2015.

27. Accordingly, on 29.04.2015, FGEHF sent a request for issuance of section 4 for 8106 Kanal in Mouzas Tamma & Mohrian. On 30.04.2015, section 4 was issued and submitted in the Court.

28. On 30.04.2015, this notification was submitted before the Honourable Supreme Court of Pakistan. Housing Authority stated before the Court that the scheme would be designed on parity basis i.e. between Federal Government Employees and members of SCBA. The petition was disposed of accordingly.

29. On 26.08.2016, SCBA again went into contempt proceedings for non-issuance of notification under section 17(4) & 6. After depositing of funds Rs.5 billion by FGEHF, the DC/Commissioner (Revenue), ICT issued notification under 17(4) & 6 of Land Acquisition Act, 1894 on 28.10.2016.

30. The Supreme Court of Pakistan directed that ICT Administration should immediately start on ground survey. The LAC submitted their reports on 19.09.2017 and 20.09.2017 respectively, regarding the resistance being faced by them in conducting the land survey.

31. The Park Road housing scheme was launched in November, 2017 on the directions of the Hon. SCP on parity basis between FG Employees and members of Supreme Court Bar Association (SCBA).

32. During the proceedings the Apex Supreme Court of Pakistan on 10.08.2018, the Honourable Chief Justice of Pakistan directed the Director General FGEHF, the Chief Commissioner, ICT, the LAC, ICT and office bearers of Supreme Court Bar Association to sit together.

33. The settlements dated 10.08.2018 agreed upon between Supreme Court Bar Association and DG, FGEHF, Chief Commissioner, ICT and LAC enumerate that:-

i) It was unanimously agreed that the Award u/s 11 of Land Acquisition Act 1894, be announced within 07 days by the Land Acquisition Collector, ICT.

ii) It was further agreed that Federal Government Employees Housing Authority (FGEHA) within 14 days of announcement of Award shall issue Provisional Allotment Letters.

iii) Land Acquisition Collector ICT states that he shall take over the possession of the acquired land within 30 days of the Award.

iv) The price of land shall be assessed in accordance with the assessment already at the time of issuance of notification u/s 4 of Land Acquisition Act 1894.

34. In compliance of the above directions of the Supreme Court and in the light of settlement submitted in the Honourable Supreme Court of Pakistan, the award for acquiring land in Tamma & Mohrian was announced on 17.08.2018. As per award of 8194 Kanal land announced by LAC on 17-08-2018, the acquired land and rate per Kanal are as under:

| Village | Acquired area K - M | Rate (per Kanal) |
|---|---|---|
| Tamma | 2024-03 | Rs. 40,00,000/- |
| Mohrian | 6170-12 | Rs. 1725,000/- |
| Total | 8194-15 | |

35. The Housing Authority has issued Consent letters / POL to its members. A Contempt Petition No.166/2018 titled SCBAP vs. Chief Commissioner remained under proceeding in the Supreme Court and Housing Authority was also a party. It had been clubbed with the case of Sector F-14 / F-15.

36. The Honourable Supreme Court decided the matter in favour of FGEHA on 08-10-2020. In light of negotiations conducted with the locals and references filed in Referee Court, it is proposed that the prevalent DC rates in areas surrounding the two Mauzas are used as a reference point, to decide an enhancement in compensation. The table below depicts the quantum of acquired land in each category, as per prevalent DC Rates.

**MAUZA TAMMA**

| Commercial/Kanal (44K-18M) | Semi Commercial/kanal (132K-1M) | Residential/kanal (9K-11M) | Agricultural/ kanal (1852K-16M) |
|---|---|---|---|
| Rs.3 crore/k | Rs.1 crore/k | Rs. 60 lakh/k | Rs. 40 lakh/k |

**MAUZA MOHRIYAN**

| Commercial | Semi Commercial | Residential (1195k-11M) | Agricultural (4843K-18M) |
|---|---|---|---|
| Nil | Nil | Rs. 30 lakh/k | Rs. 20 lakh/k |

37. Transactional Cost average for three years for the area not acquired in Mauza Mohriyan has been calculated as Rs. 3,005,613/kanal as per Revenue Staff ICT. Land next to the road has an estimated sale price of Rs. 5 million/ kanal. As per Revenue Reports, DC Rates levied since January 2020, may be considered the most relevant point of reference for calculation of compensation rates.

**RECOMMENDATIONS:**

38. The Avg. rate of land as per different categories may be decided as per the prevalent Market Rates i.e.

a) **Mauza Moriya**--- Residential (30- 35 lakh/kanal)
Agricultural (20- 25 lakh/kanal)

**Avg. Rate for land (Residential and Agricultural) in Mauza Mohriyan may be considered as:**

Rs.2,800,000/ kanal + 15% acquisition charges

b) **Mauza Tamma**

i) Residential (60 -65 lakh/ kanal)
Agricultural (40 – 45 lakh/kanal)

**Avg. Rate for Land (Residential and Agricultural) In Mauza Tamma may be considered as:**

Rs. 5,200,000/ kanal + 15% Acquisition Charges

ii) Semi Commercial (Rs. 1crore – Rs.1 crore 15 lakh/kanal)
Commercial (Rs. 3 crore – Rs. 3crore 20 lakhs/kanal)

39. The option of Land sharing formula on the quantum of (4:1) may also be adopted to ease financial burden on allottees and accommodate affectees.

- For Residential and Agricultural Land, a one kanal developed plot would be offered in lieu of 4 Kanal of raw land.
- For Commercial/Semi Commercial Areas in Mauza Tamma, one 5 Marla commercial plot would be offered in lieu of 4 Kanal of raw land.

**DISCUSSION:**

40. Director General apprised the Board about the litigation history of Sector F-14/F-15 & Park Road Housing Schemes which remained pending for at the Supreme Court of Pakistan. He informed the Board that the acquisition of Sector F-14/F-15 and Park Road housing schemes was challenged by the affectees/locals in the court of law since 2015 and was finally decided by the Supreme Court of Pakistan on **08-10-2020**. During the proceedings of the case, the honourable Supreme Court was apprised by both the parties, that a compromise agreement between the parties was underway. The Supreme Court adjourned the case multiple times. In the first instance an agreement could not be reached between the parties and the court was conveyed to decide the case on merit. After several hearings, judgment was reserved on 14.01.2020. Said judgment remained reserved for long, while the allottees kept on inquiring as they had deposited billions of rupees with the Authority.

41. FGEHA made strenuous efforts to settle the matter by re-starting negotiations. After several meetings, a settlement agreement was concluded. The matter was then brought into the notice of the Attorney General of Pakistan for placing the same in the Supreme Court of Pakistan. The Court informed that the arguments had been concluded and judgment was reserved. The same was announced on 08-10-2020 in favour of FGEHA. Now the affectees have filed a writ petition in the Islamabad High Court with the prayer that the Housing Authority may be directed to execute the settlement agreement.

**DECISION:**

42. After detailed deliberations, the Executive Board approved the recommendations as contained in Para-23 above. The Board also directed placement of the said approval before the Islamabad High Court, for making order of the Court.

43. In context of the recommendations regarding Park Road Housing Scheme, the Executive Board deferred the matter.

**AGENDA ITEM NO.03**

**Subject:** **ENDORSEMENT OF PC-II OF (i) INFRASTRUCTURE DEVELOPMENT WORKS OF SECTORS G-12 & F-12 & (ii) URBAN REGENERATION OF FGS COLONY, SARIAB ROAD, QUETTA AND PC-I OF (iii) OF INFRASTRUCTURE DEVELOPMENT OF MAUVE AREA, SECTOR G-12, ISLAMABAD & (iv) PHASE-I OF INFRASTRUCTURE DEVELOPMENT WORKS AT SUB SECTOR G-14/1 & G-15/3 AFTER APPROVAL OF DWP**

44. Following projects are placed for endorsement by the Executive Board. The prior approval from DWP has duly been obtained:

i. PC-II of infrastructure development works of sectors G-12 & F-12 approved by DWP on 11-09-2020.

ii. PC-II of Urban Regeneration of Federal Government Servants Colony, Sariab Road, Quetta by Federal Government Employees Housing Authority (FGEHA) and Pakistan Housing Authority Foundation (PHAF) approved by DWP on 06-10-2020.

iii. PC-I of infrastructure development of Mauve area, sector G-12, Islamabad approved by DWP on 06-10-2020.

iv. PC-I for Phase-I of designing, procurement and detailed construction supervision of infrastructure development works

at sub sector G-14/1 & G-15/3 (Package-II), Islamabad approved by DWP on 06-10-2020.

**DISCUSSION:**

45. The Director General, FGEHA briefed the Board that Departmental Working Party (DWP) have approved PC-II of infrastructure development work of Sector G-12&F-12 on 11-09-2020 whereas, PC-II for Urban Regeneration of FGs Colony Sariab Road, PC-I of infrastructure development works of sub sector G-14/1 and G-15/3 and PC-I of infrastructure development work of Mauve area of Sector G-12 were approved on 06-10-2020. The DG further briefed that PC-II of said projects have higher priority as Prime Minister's Office seeks weekly reports in National Coordination Committee on Housing, Construction and Development (NCCHCD).

46. The Chairman Executive Board pointed out that since FGEHA's projects involve billions of rupees, therefore, the same should be approved by the Chief Engineer, FGEHA. He also inquired about the appointment process of regular Chief Engineer of FGEHA. The Director General responded that the approval of PC-II and PC-I is the responsibility of DWP instead of the Chief Engineer of FGEHA. Well experienced consultants have been hired as per PPRA rules who prepared the PC-II and PC-I of these projects as per previous practices exercised in FGEHA for infrastructure development of G-13 & G-14 and other projects.

47. Director General further explained that appointment for the post of Chief Engineer in FGEHA was properly advertised as per the guidelines of Establishment Division. In context of the Service Rules/HR Regulations for hiring on the post of BS-20, agenda of HR Regulations was presented in the 7th Executive Board meeting held on 02-09-2020 and Board directed that the HR Regulations should be presented in the next Board meeting after vetting from HR Committee. DG told that HR committee held two sessions on 02-10-2020

and 24-10-2020 respectively and recommended the said Regulation in the subsequent session.

48. Chief (PP&H) opined that till appointment of a regular Chief Engineer, a suitable candidate may be hired on deputation basis from any other department. Secretary Housing & Works was of the opinion that Chief Engineer has to be hired immediately but the approval of PC-I and PC-II and other technical matters being mandate of DWP may be approved.

49. Joint Secretary (Estate), M/o H&W raised a query regarding the differential in amounts of PC-II of G-12 and F-12. In this regard, Director Planning, FGEHA explained that both the Sectors G-12 and F-12 are of same size measuring 911 acres of land but in F-12 Sector, 33 acres of land shall be handed over to M/o Defence in lieu of military land located in G-13 Markaz, hence PC-II of F-12 has been calculated on 878 acres. Further, Sector G-12 is highly packed with built up properties, therefore complete business plan of urban regeneration have been included in the scope of work of consultant. On another query regarding adoption of NHA rates in dual service road of Mauve Area of G-12, Director (Tech) and Director (Planning) explained that the Mauve Area of G-12 had been planned as per CDA byelaws which provides for a dual carriage way/road having 105 feet width adjacent to Srinagar Highway and 70' on the backside. He further explained that since the Federal Cabinet had granted approval for change in land use of Mauve Area of G-12, G-13 & G-14, therefore, high volume of traffic is expected due to availability of mixed use/ Corporate office/Public Buildings. Member Planning CDA endorsed the opinion, of Director (Tech) being in accordance with CDA byelaws and master plan of Islamabad.

**DECISION:**

50. After detailed deliberations, following decisions were taken regarding the instant agenda:

i. The Executive Board endorsed PC-II of infrastructure Development Works of Sector G-12 & F-12 amounting to Rs.179.724 million and Rs.134.05 million respectively as approved in DWP meeting held on 11-09-2020.

ii. The Executive Board endorsed PC-II for Urban Regeneration of Federal Government Servants Colony, Sariab Road, Quetta amounting to PKR 142.921 million as approved by DWP in its meeting held on 06-10-2020.

iii. The Executive Board deferred the following PC-I, till the next Board meeting;

a. PC-I of infrastructure Development Works of Sub Sector G-15/3.

b. PC-I of infrastructure Development Works of Sector G-12.

**AGENDA ITEM NO.04**

**Subject: - APPROVAL OF DRAFT HR REGULATIONS OF FGEHA & MINUTES OF HR COMMITTEE**

51. FGEHF was established in 1989. HR Regulations of FGEHF were framed in 2008 and duly approved by Executive Committee in its 99th meeting dated 29-05-2008. FGEHF was granted status of Authority initially through promulgation of ordinance and later on by Act of Parliament namely FGEHA Act 2020.

52. In pursuance of powers granted under section 26, draft HR regulations of FGEHA and Minutes of HR Committee held on 02-10-2020 (First session) & 24-10-2020 (Second session) on following agenda items are submitted for approval:

1. Creation of ancillary posts and posts reserved for Employees' son quota (10%).
2. Creation of two posts of Inspector Revenue BS-16.
3. Formulation of HR Regulations of FGEHA.
4. Creation of Posts of DD Land and AD Land

**RECOMMENDATIONS:**

53. The Executive Board may approve the proposals contained in Para-52 above along with the minutes of HR Committee.

**DISCUSSION:**

54. Director General brief the Board on HR Regulations of FGEHA. The Joint Secretary (H&W) and Joint Secretary (Expenditure), Finance Division raised certain observations on the draft HR Regulation of FGEHA. The Chair inquired about vetting of said HR Regulations by Law and Justice Division or otherwise. The DG and Additional Secretary (H&W) informed the chair that the draft regulations had been examined and recommended by the HR Committee on 24-10-2020. On being inquired that whether the Law and Justice Division can render the opinion to Ministries, Divisions, Attached Departments and Subordinate offices. To which, the Draftsman, Law & Justice Division informed that FGEHA is an autonomous body and the Executive Board is empowered to approve the HR Regulations of FGEHA.

55. The Chair asked the Draftsman, Law Division being member of the Executive Board to examine the draft HR Regulations. The Additional Secretary (H&W) in this regard proposed that the Draftsman of Law and Justice Division may also be included as a member of the HR Committee of FGEHA. Accordingly, the draft HR Regulations may be reviewed by the newly constituted Committee before being placed before the next Executive Board meeting.

**DECISION:**

56. The Board deferred the agenda with the following directions:

i. HR committee shall be reconstituted with the inclusion of representative of M/o Law and Justice.

ii. HR Regulations shall be vetted by the re-constituted HR committee and the draft HR Regulations shall be placed before the Executive Board in its next meeting after vetting by the HR Committee.

iii. HR Regulations are approved to the extent of qualification, experience and composition of the Selection Committee for the appointment of Chief Engineer. Moreover, the age limit for both BS-20 posts i.e. Chief Engineer and Chief Planner shall be the same. Besides, FGEHA shall complete process of recruitment of Chief Engineer within 45 days adhering to all codal formalities.

**ADDITIONAL AGENDA ITEM**

**Subject: (I) AUCTION OF COMMERCIAL / MIXED USE PLOTS LOCATED AT MAUVE AREA AND CLASS-III SHOPPING CENTERS OF SECTORS G-13 & G-14/4, ISLAMABAD**

**(II) ALTERATION IN LAYOUT PLAN OF BAZAR NO 2 SECTOR G-14/4 ISLAMABAD**

**(III) APPLICABILITY OF BLUE AREA BUILDING BYELAWS (NORTHERN STRIP) IN MAUVE AREA OF SECTORS G-12, G-13 AND G-14, ISLAMABAD.**

57. Federal Government Employees Housing Authority (FGEHA) has been established through an Act of Parliament, Act No. IV of 2020 on 15-01-2020 and is working under the auspices of Ministry of Housing & Works. The land in Mauve Area of sectors G-12, G-13 and G-14, being situated at the prime location of Islamabad, necessitated initiation of mixed land use planning in the Mauve Area. The rationale for change in land use originated from the fact that development dynamics have changed considerably in the Federal Capital. The Prime Minister had also approved this as a corridor of revenue generation project to attract foreign investment.

58. Accordingly, a summary was moved by the M/o Housing and Works on 8th April, 2019 for the change in land use of Mauve Area of Sectors G-13 and G-14. The Federal Cabinet approved the change in land use subject to clearance from CDA Board vide case No. 374/15/2019 dated 09-04-2019. The proposal regarding the allocation of Sectors F-12 and G-12, alongwith its Mauve Area, was also approved by the Federal Cabinet vide No. 455/26/2020 dated 7th July, 2020. Accordingly the decisions of the Federal Cabinet was referred to CDA for implementation. CDA in its 9th Board meeting held on July 24, 2020 deliberated on the issue of change in land use of Mauve Area of ibid sectors. CDA Board while endorsing the decision of the Cabinet decided as under:

> ***"The decision of the Cabinet is final; however, the CDA will request the Cabinet to consider the facts that Mauve Area is originally reserved for the Government/Attached Departments/Autonomous and semi-Autonomous bodies, offices etc. if the same is handed over to the Housing Authority to utilize for residential and commercial purposes there will be negligible space available for future utilization for Govt. offices. This factor may very kindly be considered while disposing off the matter. FGEHA be informed with undated comments of CDA Board to incorporate in the current summary, accordingly, before submitting to Federal Cabinet through Ministry of Hosing & Works."***

59. Accordingly, M/o Housing and Works moved a summary dated 7th August, 2020 to the Federal Cabinet with the proposal of change in land use of Mauve Area of sectors G-12, G-13 and G-14 for construction of office buildings of attached departments, autonomous and semi-autonomous bodies to public buildings, corporate offices and mixed use development.

60. The Federal Cabinet vide case No.572/32/2020 dated 18-08-2020 considered the above said summary dated 07-08-2020 and approved the proposal contained in para 6 thereof.

61. During a meeting of the National Coordination Committee on Housing, Construction and Development (NCCHCD) held under the Chairmanship of Prime Minister, it was decided that auction of Commercial /Mixed Use and Corporate office plots located at Mauve Area and Class-III

shopping centres of Sectors G-13 & G-14/4, Islamabad may be scheduled in November, 2020.

62. Keeping in view the potential of the area to be put on open auction PID was requested to assist for an effective media campaign. At the very outset, PID referred (13) thirteen media agencies. The Advertising Committee constituted by the Director General evaluated the presentations/content presented by the media agencies. In the first step six (06) agencies were shortlisted. At the second step the six shortlisted companies presented their TVCs and Allied content. Finally, the Committee approved Four (04) media agencies for conducting the media campaign for Auction-2020.

63. Prior to the auction, the Director General also approved constitution of Evaluation Committee comprising the following members:

| | |
|---|---|
| i. Director (Revenue) | **Chairman** |
| ii. Director (Finance) | Member |
| iii. Director (Internal Audit) | Member |
| iv. Director (Planning) | Member |
| v. Director (Estate) | Member |

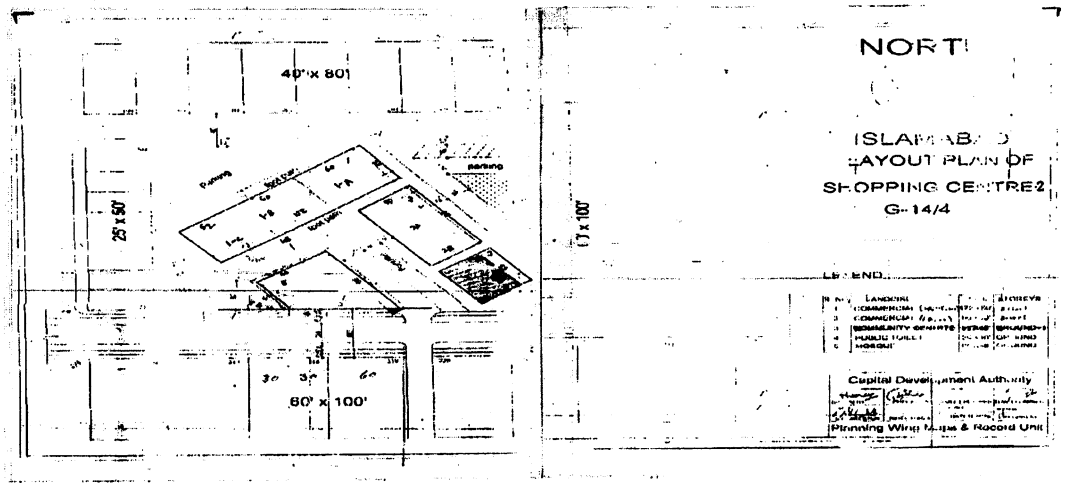
64. The members of the committee determined the "Reserved Price" for all the plots to be put on open auction. The committee duly considered the market prices, economic trends, inflation factor, recent auction of Blue Area and Class-III Shopping Centres conducted by CDA and the prices reserved / offered in the last auction held in Dec, 2019 for arriving at the "Reserved Price". Detailed deliberations and careful arithmetic calculations were made by the Valuation Committee.

65. In addition to the above, the following Auction Committee was constituted for conducting the said Auction on 25th and 26th Nov, 2020 at Islamabad Sports Complex:

| | | |
|---|---|---|
| i. | Dy. Secretary (Estate), M/o Housing & Works | **Chairman** |
| ii. | Director Estate Management-I, CDA | Member |
| iii. | Director Estate, FGE Housing Authority | Member |
| iv. | Director Finance, FGE Housing Authority | Member |
| v. | Director Law, FGE Housing Authority | Member |
| vi. | Director Revenue, FGE Housing Authority | Co-opted Member |

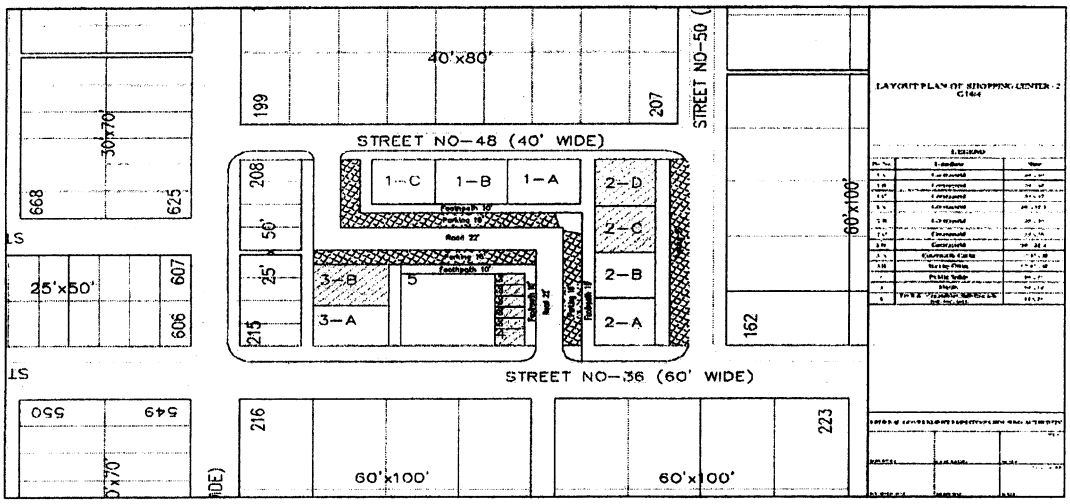
66. During the course of Auction process, site visits of Mauve Area and Class-III Shopping Centres of Sectors G-13 & G-14/4 remained a regular feature in order to ensure that the plots are presentable resulting in gathering sufficient revenues.

67. In one such visit, it was found that the lay out plan of Bazar No. 2 Sector G-14/4 was approved by Capital Development Authority (CDA). The approved layout plan did not utilize the available space adequately and it was also difficult to manage parking spaces in the existing plan. Presently, there is one (1) Mosque that has been constructed in the said Bazar and there is no other development at site.




68. Citing aforementioned reason, FGEHA has revised the layout plan of Bazar No. 2 Sector G-14/4 for optimal space utilization while ensuring adequate parking spaces. The revised plan has resulted in increase in useable space in form of public building (inquiry office measuring 44ft-6in x 62ft), commercial areas (Plot No. 2-C and 2-D each measuring 50ft x 50ft) and fruit and vegetable stalls (6-A, 6-B, 6-C, 6-D and 6-E measuring 12ft x 24ft). Furthermore, the parking space has also increased. It is pertinent to mention that the alteration in the layout plan has not affected the overall land use

percentages of the sector. The newly created plots have been hatched in the following plan:




69. With regard to the auction of Mauve Area G-13 & G-14/4, it is pertinent to mention that the Federal Cabinet approved the summary regarding change in land use of Mauve Area of Sector G-12, G-13 and G-14 dated August 18th, 2020; from construction of office buildings of attached department, autonomous and semi-autonomous bodies to public buildings, corporate offices and mixed use development and accordingly layout plan has been approved. The current byelaws of Mauve Area however, only cater for public buildings and does not take into account commercial buildings and mixed use development. FGEHA followed local municipal byelaws as per the provisions of FGEHA Act, 2020 and *the Islamabad Capital Territory Residential Sectors Zoning (Building Control) Regulations, 2020* in the instant case.

70. FGEHA, therefore, intends to apply the building byelaws of Blue Area (Northern Strip) in Mauve Area of afore-noted sectors, to the extent of commercial buildings and Corporate Offices, as the area has been developed on the analogy of Blue Area, Islamabad for promotion of business and construction sector. Whereas, existing building byelaws of Mauve Area will be applicable on public buildings.

71. In the given backdrop, the entire management committee constituted for the purpose of conducting Auction process put in their utmost. The auction was held at the Islamabad Sports Complex with 25th Nov, 2020 as the date marked for Mauve Area plots and 26th Nov, 2020 was reserved for Class-III Shopping Centres. Accordingly, on 25th Nov, 2020 auction of Commercial plots of Mauve Area Sector G-13& G-14/4 was conducted as per the following details:

| Sr. No. | Successful Bidders | Plot No. / Sector | Covered Area in Sq. Yrd. | Reserved Price (Rs) | Price offered per Sq. Yrd. (Rs) |
|---|---|---|---|---|---|
| 1. | Manzoor Ahmad<br>S/o Muhammad Khan<br>CNIC No. 38403-3624942-1 | 05<br>G-14/4 | 3,061 | 800,000/- | 1,050,000/- |
| 2. | i) M. Umar Farooq<br>S/o M. Akram<br>CNIC No. 61101-5685918-1<br>ii) Hafez-ur-Rehman<br>S/o Yar Mast Khan<br>CNIC No. 22401-2206331-5<br>iii) M. Haroon Asad Khan<br>S/o M. Asad Ullah Khan<br>CNIC No. 61101-2623682-3 | 06<br>G-14/4 | 3,061 | 800,000/- | 810,000/- |
| 3. | M. Mubusher Hayat<br>S/o Tahir Hayat<br>CNIC No. 61101-1251917-5 | 07<br>G-14/4 | 3,061 | 800,000/- | 900,000/- |
| 4. | (Al-Aziz Builder)<br>Sheikh Tayyab Zahid<br>CNIC No. 37405-3353444-9 | 08<br>G-14/4 | 3,061 | 800,000/- | 900,000/- |
| 5. | M/s Aryan Land Linker Rep.<br>Mr. M. Ishtiaq<br>S/o Mr. Allah Bakhsh<br>CNIC No. 61101-0398422-9 | 09<br>G-14/4 | 3,061 | 800,000/- | 800,000/- |

72. On 26th November, 2020 Class-III Shopping Centres of Sectors G-13 & G-14/4 was conducted as per the following details:

| Sr. No. | Successful Bidders | Plot No. | Covered Area in sq. yrd. | Reserved Price | Price offered per Sq. Yrd. |
|---|---|---|---|---|---|
| 1. | M. Iqbal<br>S/o Sultan Mehmood<br>CNIC No. 61101-1380046-9 | 2B<br>G-13/2 | 366.67 | 260,000/- | 340,000/- |

| | | | | | |
|---|---|---|---|---|---|
| 2. | Wisal Khan<br>S/o Fazal-ur-Rahman<br>CNIC No. 16102-4765729-7 | 3B<br>G-13/2 | 366.67 | 260,000/- | 360,000/- |
| 3. | Mr. Umair Sami<br>S/o Sami Ur Rehman<br>CNIC No. 16101-3447667-3 | 3C<br>G-13/2 | 366.67 | 260,000/- | 415,000/- |
| 4. | (3 B Builder Representative)<br>Mr. Adnan Khan<br>S/o Qamar Zaman<br>CNIC No. 17301-4303458-5 | 8B<br>G-13/3 | 400.00 | 250,000/- | 335,000/- |
| 5. | (3 B Builder Representative)<br>Mr. Adnan Khan<br>S/o Qamar Zaman<br>CNIC No. 17301-4303458-5 | 8C<br>G-13/3 | 400.00 | 250,000/- | 435,000/- |
| 6. | (3 B Builder Representative)<br>Mr. Adnan Khan<br>S/o Qamar Zaman<br>CNIC No. 17301-4303458-5 | 9A<br>G-13/3 | 400.00 | 250,000/- | 420,000/- |
| 7. | (3 B Builder Representative)<br>Mr. Adnan Khan<br>S/o Qamar Zaman<br>CNIC No. 17301-4303458-5 | 9B<br>G-13/3 | 400.00 | 250,000/- | 355,000/- |
| 8. | Muhammad Mateen Raja<br>S/o Muhammad Uzair Raja<br>CNIC No. 37405-2218403-1 | 1A<br>G-13/3 | 446.67 | 250,000/- | 300,000/- |
| 9. | Sharjil Alam<br>S/o Shahzada Alam Malik<br>CNIC No. 37405-0223990-3 | 1B<br>G-13/3 | 446.67 | 250,000/- | 350,000/- |
| 10. | Yasir Iqbal<br>S/o Muhammad Aslam<br>CNIC No. 34202-4787585-1 | 5A<br>G-13/3 | 446.67 | 250,000/- | 350,000/- |
| 11. | i) Muhammad Iqbal<br>S/o Amir Zaman<br>CNIC No. 61101-6883646-9<br>ii) Irfan Ayub<br>S/o Amir Zaman<br>CNIC No. 61101-6819908-5 | 5B<br>G-13/3 | 446.67 | 250,000/- | 305,000/- |
| 12. | Muhammad Tahir<br>S/o Zahir Shah<br>CNIC No. 21201-8493438-5 | 1B-1<br>G-14/4 | 233.33 | 400,000/- | 430,000/- |
| 13. | Sami-ur-Rehman<br>S/o Matti-ur-Rehman<br>CNIC No. 16101-6316235-5 | 2A<br>G-14/4 | 291.67 | 301,000/- | 585,000/- |
| 14. | i) Rashid Ali<br>S/o Abdul Rehman<br>CNIC No. 61101-2029808-7<br>ii) Iftikhar Ahmed Awan<br>S/o Wazir Mohammad Khan<br>CNIC No. 17301-3398805-3 | 2B<br>G-14/4 | 277.77 | 301,000/- | 485,000/- |

**RECOMMENDATIONS:**

73. Foregoing in view, the Executive Board is requested to:

i. Grant approval of the entire auction process conducted by the FGEHA and the offers made by successful bidders for each plot of Mauve Area G-14/4 and Class-III Shopping Centres of G-13 & G-14/4 may also be approved.

ii. Grant approval of alteration in layout plan of shopping Centre No.2, G14/4, as per Section 5(2) (g) of FGEHA Act, 2020.

iii. Gant of approval of applicability of Blue Area Building Byelaws (Northern Strip) in Mauve Area of Sector G-12, G-13 and G-14 to the extent of commercial buildings and Corporate Offices.

**DISCUSSION:**

74. Director General briefed the Board that FGEHA conducted 10th Auction of Commercial/Mixed Use & Corporate Offices Plots of Mauve Area & Class-III Shopping Centres of Sectors G-13 and G-14/4 on 25th and 26th November, 2020 respectively on the directions of Prime Minister in National Coordination Committee on Housing Construction and Development (NCCHCD). The Federal Cabinet had already approved the change of land use of Mauve Area of Sectors G-12, G-13 & G-14. DG further briefed that FGEHA auctioned Commercial plots of Mauve Area and Class-III Shopping Centres and raised a substantial revenue amounting to Rs.15.687 billion.

**DECISION:**

75. The Executive Board deferred the agenda item with the directions to place the same in the next Board meeting.

There being no additional agenda, the meeting was concluded with a vote of thanks to the chair.

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# LIST OF PARTICIPANTS OF
# 8th EXECUTIVE BOARD MEETING OF FGEHA
# HELD ON 27-11-2020

| Sr. No. | Names & Designation |
|---|---|
| 1. | **MR. TARIQ BASHIR CHEEMA**<br>Chairman EB/ Federal Minister<br>Ministry of Housing & Works |
| 2. | **DR. IMRAN ZEB KHAN**<br>Secretary<br>M/o Housing & Works, Islamabad |
| 3. | **MR. ZAHOOR AHMAD**<br>Additional Secretary<br>M/o Housing & Works, Islamabad |
| 4. | **MR. MUHAMMAD ISRAR**<br>Draftsman<br>Law & Justice Division, Islamabad |
| 5. | **CH. MUHAMMAD ANWAR**<br>Chief (PP&H)<br>Planning Commission, Islamabad |
| 6. | **MR. RIZWAN AHMED SHEIKH**<br>Joint Secretary, (Expenditure)<br>Finance Division, Islamabad |
| 7. | **SYEDA SHAFAQ HASHMI**<br>on behalf of<br>Chief Commissioner, ICT, Islamabad |
| 8. | **MR. TARIQ RASHEED**<br>Managing Director<br>PHA Foundation, Islamabad |
| 9. | **DR.SHAHID MEHMOOD**<br>Member Planning<br>Capital Development Authority Islamabad |
| 10. | **MR. AMIR MOHIYUDDIN**<br>Joint Secretary(Estate)<br>M/o Housing & Works, Islamabad<br>Co-opted Member |
| 11. | **MR. WASEEM HAYAT BAJWA**<br>Director General<br>FGE Housing Authority, Islamabad |
| 12. | **MR. ATTA-UL-HAQ WAQAS**<br>Chief Engineer<br>FGE Housing Authority, Islamabad |