FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD
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No.15 (7)/2019-HA (A)/5-Act,2020 17th June, 2020

Subject: **MINUTES OF 5st MEETING OF THE EXECUTIVE BOARD OF FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA ACT, 2020 HELD ON 10-06-2020.**

The 5th meeting of the Executive Board of Federal Government Employees Housing Authority under FGEHA Act, 2020 was held on 10-06-2020 at 03:00 pm under the Chairmanship of Honorable Federal Minister for Housing & Works in the Committee Room of the Ministry of Housing & Works, Islamabad.

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

Encl:- As Above

(FAAIZ AALI GILL)
Director (Staff)

Distribution:-

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

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

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

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

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

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

vii. Chief Commissioner
ICT, Islamabad.

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

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

x. Chairman
Capital Development Authority
Islamabad.

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

xii. Chief Engineer
FGE Housing Authority

CC:

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

GOVERNMENT OF PAKISTAN
MINISTRY OF GOUSING & WORKS
FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, SECTOR G-10/4
ISLAMABAD
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MINUTES OF 5th MEETING OF THE EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 10-06-2020

The 5th meeting of the Executive Board of the Federal Government Employees Housing Authority (FGEHA) was held on 10-06-2020 at 3:00PM under the Chairmanship of the Honorable Federal Minister for Housing & Works, in the Committee Room of the Ministry of Housing & Works. (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.

4. The welcome note was followed by the discussion on the agenda items by the Board Members.

Agenda Item No. 1

CONFIRMATION OF THE MINUTES OF 4th MEETING OF THE EXECUTIVE BOARD OF FGE HOUSING AUTHORITY HELD ON 22-04-2020.

5. The 4th Executive Board meeting under FGEHA Act, 2020 was held on 22-04-2020 and the Minutes were issued on 14-05-2020.

6. No observation has been received from any member of the Executive Board.

RECOMMENDATIONS:-

7. The minutes of the 4th meeting are placed for confirmation please.

DISCUSSION:

8. The minutes of the 4th Executive Board were discussed and it was observed by the Senior Chief Physical Planning & Housing, M/o Planning, Development

and Reforms that in agenda no. 07 of the 4th Executive Board Meeting dated 22-04-2020 that the proper policy regarding allotment of plot to Mr. Yanoor Khattak and similar cases was not formulated. The Chair agreed with the observation of the Senior Chief PP&H, M/o Planning, Development and Reforms.

DECISION:

9. 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.

Agenda Item No. 2

Subject: **FOLLOW UP AGENDA ITEMS.**

(I). OVERVIEW OF JV AND ADDITIONAL OPTIONS OF JV THROUGH REGULATIONS-FOLLOW UP.

(A) **MODIFICATION OF THREE TIER STRUCTURE OF COMMITTEES UNDER JV POLICY:**

10. The idea of Joint Venture, to increase land bank of the then FGEHF (now FGEHA) was conceived in 128th Meeting of Executive committee dated 11-10-2013. A series of In house deliberations were made and finally the JV Policy was in principle approved by the Federal Cabinet in its meeting dated 18-08-2016. The JV Policy which was approved inherently adopted the concept of land purchase. Determination of cost of land proved to be a herculean task. Therefore, a three tier committee was suggested and thereafter the same were constituted i-e Technical, Evaluation and steering committee. The composition and TOR's of the committee were as below:

Technical Committee

i. Director JVP(Convener)
ii. Director (Technical)
iii. Director (Finance)
iv. Director(Estate)
v. Director (Law)
vi. AD JVPs

Evaluation Committee

i. Director General FGEHA(Convener)
ii. Joint Secretary Ministry of Housing and Works
iii. Representative of Ministry of Finance
iv. Representative of Ministry of Law
v. Representative of Planning Commission

vi. Director Administration/Company Secretary of FGEHA

Steering Committee

i. Director General FGEHA (Convener)
ii. Joint Secretary Ministry of Housing & Works
iii. Member Planning, CDA or Concerned municipal authority
iv. Representative of Ministry of Finance not below BS 20
v. Representative of Planning Commission not below BS 20
vi. Representative of Ministry of Law not below BS 20
vii. Land Acquisition/Real Estate Consultant of FGEA, to be appointed through open bidding
viii. Director Administration/Company Secretary of FGEHA

11. It is a fundamental principle of jurisprudence that law i-e Act or ordinance is a primary legislation and rules or policies are sub-ordinate legislation. Foregoing in view, in terms of power enshrined in sub-section (1) of section 5 read with section 26 of the FGEHA Act 2020, the Executive Board may modify the three tier structure of evaluation committees and reduce it to two tier (i-e Evaluation/Technical committee and thereafter Steering Committee).

RECOMMENDATIONS:

12. It was recommended that the evaluation process may only be limited to 02 tier Committees. TOR's and Constitution of committees are as below:

A. TECHNICAL&EVALUATION COMMITTEE

i.	Director (JVP)	Convener
ii.	Director (Technical)	Member
iii.	Director (Planning)	Member
iv.	D.C (FGEHA)	Member
v.	Director (Land)	Member
vi.	Director (Law)	Member

TORs

- Opening of Proposals
- Preparation of abstract/synopsis of proposals received
- Inspection of sites
- Preparation of pre-feasibility containing preliminary recommendations regarding financial/economic/technical aspects and preliminary verification of clear title free from all encumbrances

- Examination of financial/economic/technical feasibilities and verification of clear title free from all encumbrances
- Shortlisting of Prospective Firms
- Negotiation of Standardized MoU with all the prospective land providers willing to comply with terms of MoU

B. STEERING COMMITTEE

i.	Director General	Convener
ii.	Joint Secretary(E) MOH&W's	Member
iii.	Joint Secretary Ministry of Finance	Member
iv.	Chief Engineer FGEHA	Member
v.	Director (Planning)	Member
vi.	Director (JVP)	Member
vii.	Director (Law)	Member
viii.	DC FGEHA	Member
ix.	Director(Finance)	Member

TORs

- To Oversee work of evaluation& technical committee and to provide direction where required
- To ensure transparency & Fairness in entire process
- Consolidation of Report Containing specific recommendations, for final decision of Executive Committee of Housing Authority
- To Co-opt any member as it deems necessary, from public or private sector for the purpose of transparency and efficiency
- To re draft standardized MoU for each JV model. Deliberations on new /low cost proposals.

DISCUSSION:

13. The DG briefed that the idea of Joint Venture was conceived in the 128th Meeting of the Executive Committee and thereafter, three different committees were notified i.e. Technical, Evaluation and Steering Committees for processing of JV proposals. The DG also explained the modification and revision of the members in these committees and also elaborated additional amended TORs of these committees. At the very outset The Chairman agreed with the amended TORs, in addition to the existing TORs. However, the chair stressed that major work of JV proposals is of technical nature, therefore, number of technical members may be increased in the committee, to make it broad based. The chair was also of the considered view that these technical members should be from different organizations in order to make the whole process efficient and transparent. The view of the chair was seconded by all the members of the Board, however, the Secretary (Law) was of the opinion that the basic

principle for creation of authority is autonomy, in case, members from outside are included in the committees then the concept of autonomy seems to be compromised. In reply to this the chair was of the opinion that the most of the work of the JV of FGEHA is inherently technical, therefore, technical members from outside of the organization are inevitable. The members including Secretary (Law) agreed with the proposal of the Chairman of the Board.

DECISION:

14. The Board accorded approval to constitute two committees instead of three with amended composition and T.O.R.s, mentioned as under,

I) TECHNICAL AND EVALUATION COMMITTEE:

Chief Engineer, FGEHA	Convener
Joint Engineering Advisor, M/o Housing & Works	Member
Chief Engineer, Pakistan Housing Authority Foundation	Member
Chief Engineer, Pak P. W. D.	Member
Senior Engineer, CDA	Member
Director (JVP), FGEHA	Member
Director (Technical), FGEHA	Member
Director (Planning), FGEHA	Member
Director (Finance), FGEHA	Member
Director (Estate), FGEHA	Member
Director (Law), FGEHA	Member
DC, FGEHA	Member

15. Following T.O.R.sfor Technical & Evaluation Committee are approved by the Board.

TORs

- Detailed scrutiny of the proposals received through EOI.
- Preparation of abstract/ synopsis of proposal received
- Inspection of sites (Planning, technical, services, utilities etc)
- Preliminary feasibility regarding financial & technical aspects
- Verification of land title free from all encumbrances
- Land cost valuation (if required)
- Short listing of firms with regard to its technical & Financial strength
- Completion of all initial documentation as per EOI
- Verification of the initial feasibility of JV project.
- Design & Planning of project
- Preparation of BOQs
- Finalize the abstract of cost subject to vetting by engineering consultant
- Financial Appraisal of the project
- Preparation of specific recommendations for Steering committee

- Preparation of Draft JV & Construction agreements as per PEC/FIDIC guidelines

II) STEERING COMMITTEE:

Director General, FGEHA	Convener
Managing Director, PHAF	Member
Director General, Pak P. W. D.	Member
Joint Secretary, M/ o Housing and Works	Member
Chief Engineer, FGEHA	Member
Director (JVP), FGEHA	Member
Director (Technical), FGEHA	Member
Director (Planning), FGEHA	Member
Director (Finance), FGEHA	Member
Director (Estate), FGEHA	Member
Director (Law), FGEHA	Member
Director Land	Member

TORs

- To oversee the work of Evaluation & Technical Committee
- To finalize negotiations on JV agreement & Construction agreement
- Recommendations to Executive Board for final approval
- To finalize proposals on new /low cost proposals & new potential proposal/models other than those if any in the existing JV policy for approval of Executive Board.

Agenda Item No. 02 (I-B)

SUBJECT: **ADDITIONAL OPTIONS FOR JV (REGULATIONS TO BE APPROVED BY THE BOARD)**

JV REGULATORY MODEL:

16. In Regulatory Model, FGEHA will be acting as regulator of a private housing scheme wherein the whole of the project/investment includingbut not limited to purchase of land, designing, and development/construction cost will be borne by the developer/investor/sponsor. This model will be applicablefor both developed plots/housingschemes and apartments. The sponsor / developer will be required to submit proposal of its own specific housing scheme to the FGEHAfor approval after fulfillment of legal and codal formalities. Consequently, the sponsor will guarantee provision of 20-30% of developed plots/apartments to the FGEHA on reserved/subsidized/rationalized prices for itsregistered members;whereasremaining residential developed plots/apartments and commercial plots will go to the sponsor/developer who may offer the same to the general public.

SALIENT FEATURES

- Minimum area for a housing scheme for developed plots shall be 500 Kanals and 50 Kanals for apartments.
- Sponsor shall transfer free of litigation and encumbrances and compact piece land, for housing scheme or apartments project, free of cost to the FGEHA.
- FGEHA will approve the layout plan of private housing scheme by declaring it the specified area under the FGEHA Act, 2020 in accordance with master plan of concerned local government or development authority.
- FGEHA will accord the approval of engineering designs including water supply, road network, sewerage drainage, horticulture and other works require to develop the housing scheme.Planning standards and building byelaws of concerned local governments/authorities will strictly be followed.
- FGEHA will facilitate the sponsor in getting NOC from WAPDA, Gas companies and other approvals wherever needed.
- All other NOC's pertaining to housing scheme/apartment project including Environment, utility services, civil aviation etc. shall remain the responsibility of sponsor however FGEHA will facilitate the developer in this regard.
- Sponsor shall complete the development works in accordance with approved technical specification and time period for which no cost shall be provided by the FGEHA.
- The quota of FGEHA in developed plots / apartments of housing will be between 20-30% for its registered members on subsidized / rationalized rates on installments as determined by the authority which will be subsequently paid to the sponsor as per the recommendation of Transaction Advisor.
- The quota of sponsor / developer in residential developed plots / apartments of housing will be 70-80% while 100% in commercial area.
- 55-60% Files of developed plots/apartments shall be given to sponsor who can subsequently sell the plots in market, however the sale purchase of plots/apartments will be through FGEHA. The remaining 15-20% plots/apartments shall be given to sponsor only after the completion of development works.
- Development period shall be as under:
- Housing scheme upto 600 Kanal: Max 1.5 years.
- Housing schemes 600 to 1000 Kanal: Max 2.0 years
- Housing Schemes more than 1000 Kanal: Max. 3 years
- Apartments: Max 3 years.
- All public spaces including road networks, parks/open spaces and public buildings will be the ownership of FGEHA.
- In case of non-completion of development within prescribed time, FGEHA will get the development/construction completed and recover the same from sponsor.
- FGEHA will maintain the housing scheme after completion of development.
- Process

- Applicant / Sponsor / Developer shall submit the project application / proposal along with detailed layout plan, ownership documents and technical design in accordance with applicable byelaws and planning standards at any time to the FGEHA.
- FGEHA will undertake the technical scrutiny of the layout plan, technical design and get verification of landownership from concerned district collector.
- Afterwards the scheme will be forwarded to the Executive Board for principal approval and JV Agreement.
- After the JV Agreement, the applicant shall transfer the land free of cost in the name of FGEHA for which project approval will be granted.
- The development shall be completed within prescribed time and handed over to FGEHA at the end.

INVESTOR MODEL:

In Investor Model, investor / developer will provide the finished/end product to the FGEHA on turnkey basis through its own financing. All expenses including but not limited to purchase of land, designing, development/construction cost will be borne by the developer / investor / sponsor. This model will be applicable for both the developed plots / housing schemes and apartments projects. FGEHA will pay the cost to investor / developer in installments against finished product (developed plot/apartment)in any of the following manner:

- 20% down payment and remaining amount will be paid in installments within 1-4 years or as mutually agreedafter the completion of project.
- 100% payment after the completion of project; payment timeline be extendable by two more years.
- Any other payment plan as mutually agreed and suitable/feasible for FGEHA members/project.

Other Salient Features are as under:

- Minimum area of housing scheme for developed plots shall be 500 Kanals and 50 Kanals for apartments.
- Sponsor shall transfer free of litigation and encumbrances and compact piece land, for housing scheme or apartments project, free of cost to the FGEHA.
- FGEHA will approve the layout plan of private housing scheme by declaring the specified area under the FGEHA Act, 2020 and in accordance with master plan of concerned local government or development authority.
- FGEHA will accord approval of engineering designs including water supply, road network, sewerage, drainage, horticulture and other works needed to develop the housing scheme.
- FGEHA will facilitate the sponsor in getting NOC from WAPDA, Gas companies and other approvals wherever needed.
- All other NOC's pertaining to housing scheme/apartment project shall remain the responsibility of sponsor.

- The developer will generate the revenue from commercial area or share of the project which will be determined on the recommendation of Transaction Advisor.
- Sponsor shall complete the development works in accordance with approved technical specification and time period for which no cost shall be provided by the FGEHA.
- FGEHA shall offer all the plots/apartments to its member on installments which will subsequently be paid to the sponsor as agreed.

PROCESS

- EOI will be published in daily newspapers.
- AtStage 1, the developer will submit the detailed technical proposal along with profile. The detailed evaluation of the profile and proposal would be conducted against the offered project. The project viability would be assessed by the Evaluation/Technical Committee. The price of land and the concept drawings, as part of the technical proposal, will be discussed with the developer.
- At Stage 2, the developer would submit both technical and financial proposals.

Technical Proposal

The developer will submit the revised technical profile along with revised land cost as evaluated by independent evaluator. The technical profile and other parameters would be evaluated by the evaluator engaged by the FGEHA after studying project feasibility.

Financial Proposal

The financial profile will contain following:

a) Design fee
b) The construction price of apartment without land cost
c) Land cost
d) The construction price inclusive of land, design

Both proposals will be evaluated by the Technical and Evaluation Committee of FGEHA and after the approval by the Executive Board, the construction agreement will be signed between FGEHA and JV partner as per FIDIC/PEC guidelines.

DISCUSSION:

17. The Director General, FGEHA briefed the salient features of the JV regulatory& investor models. The Secretary Housing and Works stressed that the share of FGEHA maybe upto 70%. In case, response of the allottees of FGEHA in JV scheme is not upto 70% then share of FGEHA may be reduced accordingly to the extent. Further land must be mutated in favour of FGEHA. The Additional Secretary H&W

further suggested that the name of the regulatory model may be rephrased as 'Facilitation Model'.

DECISION:

18. The Board approved the agenda of additional options through JV regulations with the recommendations that the land first be mutated in favour of FGEHA and the share of FGEHA shall not be less than 70%, which may be rationalized on the basis of actual demand of FG Employees.

(II) APPROVAL TO ENTER INTO JV AGREEMENTS

The salient features of agreement in respect of each scheme are as below:-

(a) LAND SHARING PROPOSAL FOR DEVELOPMENT OF HOUSING SOCIETY IN MOUZA MANGA, MURREE ROAD RAWALPINDI (1400 KANALS).

19. The proposal was submitted in response to 1st EOI dated 12-10-2019. The proposer gave his consent on JV project on 1400 kanals of land located in Mouza Manga, Tehsil Murree District Rawalpindi on land sharing formula of FGEHA after amendments in JV policy in 2019. The land title has been verified from concerned Revenue office.Further the important features were considered by the Steering / Evaluation Committee,and now submitted for the approval of executive board:-

i. The land shall be mutated, free from all encumbrances, in the name of FGEHA free of cost as per land sharing formula (70:30). However, expenditure incurred in the transfer / mutation of land shall be borne by the FGEHA.30% of Residential Plots shall be given to JV partner.
ii. Share of developed commercial plots shall be decided upon recommendation of Transaction / Financial advisor of FGEHA.
iii. Allotment Letters of the share pertaining to JV partner shall be issued by FGEHA upon recommendation of the former.
iv. The infrastructure development work shall be done by the JV Partner, through its developer upon fulfillment of all legal, codal, technical & financial formalities.
v. FGEHA shall hire a separate Engineering Consultant for vetting/preparation of engineering designs.
vi. The development cost of all the residential, commercial & amenities plots shall be borne by the FGEHA.
vii. Separate construction agreement shall be signed within 60 days of signing of JV agreement, after recommendation/ approval of technical committee duly vetted by FGEHA engineering consultant. JV partner shall be bound to fulfill PEC criteria for signing of construction agreement.

viii. JV partner will ensure provision of all utilities (i.e. water, electricity, sewerage disposal etc.) and provision of proper access, as per relevant bye-laws.

RECOMMENDATION:

20. In view of the salient features as per para 02, the Executive Board may allow FGEHA to enter into the JV agreement in the Mouzas Manga, Tehsil Murree, District Rawalpindi for land measuring 1400 Kanals.

DISCUSSION:

21. The Director (JVP), with the approval of the chair, briefed the salient features of the housing scheme. The DG also explained that the proposal is based on the land sharing 70:30. The Chairman inquired that whether it includes apartments or not. The DG briefed that it is only related to development of plots. The Secretary, Housing and Works stressed that there shall be no land purchase in this project. The DG replied that as the scheme is on land sharing thus the question of land purchase does not arise.

DECISION:

22. The Board accorded approval in principle to enter into JV agreement in the instant project, however, the rate of development and technical aspects of plots shall be examined and scrutinized by the newly constituted committees.

II. (b) OFFER OF 212 KANALS 9 MARLAS LAND ON STANDARD SHARING FORMULA IN GREEN ENCLAVE-I AT BARAKAHU, ISLAMABAD

23. The 5th Expression of Interests were called through daily Newspapers of the country on 1st February, 2020. M/s Green Tree also submitted a proposal for 212 Kanals and 9 Marlas on land sharing &construction of apartments on end product basis. The land is contiguous to Green Enclave-I – a project of FGEHA being executed by M/S Green Tree, thus makes it more attractive and feasible. The offered cost per sq.ft is Rs.5200 including cost of land, infrastructure, construction & provision of services etc.

24. The salient features of the model may be as under;

- The M/s Green Tree (Pvt) Ltd shall develop all of land and shall bear its development cost as well.
- Based on 4:1 formula of land sharing 53 plots each of 1 kanal may be given to land owners.

- The remaining land shall be developed in shape of single plot, which shall be used for construction of apartment complex on turnkey basis at actual cost to be worked out by the consultant hired by FGEHA as per detailed/approved LOP & Drawings, as per JV Policy.

- The first right of refusal for construction of apartments may be given to the JV partner as per JV policy.

RECOMMENDATION:

25. The FGEHA may be allowed to enter into JV agreement with M/S Green Tree to transfer 212 Kanals land in favour of FGEHA on land sharing free of cost. The JV agreement will be followed by Construction Agreement upon fulfillment of all legal/procedural formalities.

DISCUSSION:

26. The Director (JVP) with the approval of the chair, elaborated the salient features of the project and explained that the said project is also based on the land sharing but on 4:1. Moreover, the JV partner will bear the cost of development of the project. The Secretary H&W observed that the quantum of land offered is not enough to make the project feasible and appear to have more benefit to land owner. So, possibility of more land may be explored to make the project more beneficial to FGEHA and its members. The Chair and other members also endorsed the proposal of Secretary H&W.

DECISION:

27. The Board accorded the conditional approval to FGEHA to enter into JV agreement with the JV Partner if the quantum of land is increased to 1,000 kanals. However, the rate of development and technical aspects of plots shall be examined and scrutinized by the newly constituted committees.

(III) FOLLOW UP AGENDA REGARDING 'REVISION IN LAYOUT PLAN OF SECTOR G-13', AGENDA ITEM NO. 02 OF 4TH EXECUTIVE BOARD MEETING

28. Reference subject mentioned above. Final merit list of allottees of above referred newly created plots, for information of the Executive Board, as desired.Accordingly the list was shown to the Board for information **(Annex-I)**.

Agenda Item No. 03

Subject:- **APPROVAL TO ENTER INTO JV AGREEMENTS:**

3A. APPROVAL OF FINANCIAL MODEL PRESENTED BY YAG Inc. GROUP, CANADA FOR CONSTRUCTION OF HOUSING SCHEME/ APARTMENT SCHEME AND ENTER INTO JV AGREEMENT

29. YAG Inc. Group, Canada has offered a delayed payment financial model for the construction of plots, houses & apartments using tunnel form technology. They are also proposing waste management systems and renewable energy systems as an additional technology for construction. The group has its office in 502 Sharpe Street, New Westminister, BC Canada V3M 4R2 has submitted multiple proposals in response to 5th EOI dated 1-2-2020. One (01) proposal is being presented at the stage of approval of the JV agreement wherein, the other proposals are under evaluation as per the existing JV policy.

30. The salient features of the Financial Model are as below:

- The Company will bring all the necessary finance for the project and the project is offered with a financial offer which is against **Project Financing with SBLC (standby letter of credit)model** with a payback period starting in 4 years from the contract date. FGEHA will not pay any interest rate and will have a PKR currency contract. All the payments will be in PKR without any interest rate and the currency fluctuation risk will be on the Company's side.
- The company has also offered to extend the financial offer and give an option for the payback if FGEHA decides not to pay the whole amount on the date mentioned in the contract. In that case, an amount up to 30% of the contract amount can be postponed up to two (2) years ifFGEHA informs YAG Inc.and BRN Corporation two months before the payback date of the contract.
- If FGEHA wants to postpone some part of the payback amount this portion of the payment will be added by an interest rate of Libor +1.5% for that delayed period.
- The details of the Financial arrangements is at (**Annex–A**)

3B. APARTMENT SCHEME 11,960 SQ.YDS. (107,640 SQF) IN PLOT NO:3 BLOCK 'B' IN 'MULTI GARDENS' SECTOR B-17, ISLAMABAD

31. The land was proposed in response to the 5th EOI dated 1-2-2020. The land falls in the already approved scheme B-17 Multi Gardens (Multi Professional

Co-operative Housing Society) Islamabad. The size of Plot is 11,960 sq yards and it has land use of commercial in nature as per approved LOP of the scheme.

- The proposal has been presented in the Evaluation/Steering committee (Annex-B) and recommended for approval by the Executive Board subject to the approval of the Financial Model presented by the company.
- The detail of the proposal in tabular form is as below:

Title of the Firm:	**YAG Inc.**
Location:	Plot # 3, Block B, B-17, Multi Garden (Multi Professional Co-operative Housing Society, Islamabad)
Area offered:	11960 sq yards (24Kanalsapprx)
Area verified:	24Kanalsapprx (ownership of plot verified by the society)
Proposed type:	Option-3 (Commercial G+1,Residential 15 floors = 500 Units)
Status:	• Compact & level Land • All amenities available in the area • Located on 175 ft wide boulevard of the scheme • The scheme already approved by CDA • Bye-laws of commercial area applicable

32. The Salient features of the agreement are as below:

- The model of financing the project shall be as proposed by Yag Inc. and approved by the Executive Board and subject to fulfillment of Govt of Pakistan regulations on foreign investment.
- The land cost of 11,960 sq yards plot is Rs.1196 Million valuated @ Rs. 100,000/ per sq yards by the PBA approved valuer.
- 100 % commercial and residential units shall be of FGEHA.
- FGEHA will advertise the scheme and collect installments from prospective allottees to ensure funds for payment after 4 years.
- The construction rate submitted by YagInc is @ Rs. 5000/ sft for construction and infrastructure only excluding taxes.02 types of apartments cost are worked out details of which are as below:

S.No	**Size of apartment**	**Total Price**
1	1100 sft + 150 sft (circulation)	Rs.7,518,750
2	900 sft +150 sft (circulation)	Rs. 6,315,750
3	Commercial area cost calculation @ 150,696 sq .ft	Rs.1,375,854,480
4	Auto Parks cost calculation @ 211250 sqft (650 parking's)	Rs.1,209,406,250
Total Cost of the project (Rs.)		5,956,450,000 + TAX

- The cost is exclusive of consultancy vetting & supervision charges, overheads, service charges of FGEHA etc. The cost of construction will be adjusted by the auctioning of commercial areas. The cost of parking will be adjusted either through the allottees or through commercial selling whichever will be feasible.
- The price & size of the apartment is tentative and will be subject to the response of allottees and change/variation/confirmation of cost as vetted by the engineering consultant of FGEHA.
- The JV partner shall be bound to consider all the improvement/additions suggested by the vetting consultant of FGEHA. During submission of drawings in detail Planning & Designing phase private partner shall also facilitate FGEHA engineering consultant in making requisite improvements/modifications in design etc.
- JV partner shall be bound to deliver the project within 03 years from the date of signing of the construction agreement. The FGEHA will prepare the financial model for its allotteesaccordingly.
- The Construction agreement based on FIDIC guidelines will be signed between JV partner and FGHEHA after signing of JV agreement, issuance of SBLC from FGEHA, transfer of land in the name of FGEHA and reservation of requisite funds for this project.
- The signing of the construction agreement will be subjected to approval from the Technical Committee of FGEHA and Executive board.

RECOMMENDATIONS:

33. The salient features are as under:

a. The Financial Model of YagInc.may be approved for all existing/prospective proposals being given by the company.

b. In addition to salient features, the JV agreement may be concluded with the proposed schemes as above, on land price valuated by the PBA/SBP approved valuer. The title of the land shall be transferred to FGEHA. All the Payments for land and construction etc. shall be made from the project finance through FGEHA.

c. The allottees shall be offered apartments on tentative rates calculated. The cost may vary subject to provisions in FIDC /PEC documents which will form the basis of the construction agreement.

d. The brochures of schemes will be circulated among the members to invite them for prospective schemes. The response of allottees shall determine the feasibility of the schemeand to start the project.

e. Yag Inc. will fulfill all codal, technical, legal, and financial formalities before signing of JV agreement.

DISCUSSION:

34. The Director, JVP, with the permission of the chair, explained that this proposal is related to the construction of apartments and the salient features of the

proposal of the YAG that it involves zero upfront investment from FGEHA. The cost is to be borne by the JV partner and is to be returned by the FGEHA in 04 years with no interest rate and at the same rate of exchange of present US dollar as of present. However, condition precedent to JV agreement in the instant project is SBLC (Stand By Letter of Credit) from the State Bank of Pakistan. The chair inquired about the SBLC and also the responsibility for taking of the SBLC rests with whom. JS (Estate) briefed that SBLC is a financial instrument which is a substitute of cash and on the basis of SBLC, the JV partner will manage finances. The Secretary, Housing and Works observed that the land must be mutated in the name of FGEHA prior to enter into any sort of agreement. As, the concessions being given by the JV partner need some further probe, so the chair proposed further verifications from financial institutions and State Bank of Pakistan as well.

DECISION:

35. The Board deferred the agenda with the directions to DG, FGEHA to bring it back in the next meeting of the Board, after having an input from the State Bank of Pakistan on SBLC. The Board also directed to further investigate the details and credentials of the YAG group.

3C. PROPOSAL OF M/S HAMMER PROPERTIES FOR CONSTRUCTION OF APARTMENTS ON END PRODUCT MODEL AT 02 LOCATIONS OF KARACHI (GULZAR E HIJRI, SCHEME 33 AND M9 TOLL PLAZA)

36. M/s Hammer Properties is a Karachi based Construction Company and intends to launch 02 projects on End Product model of existing JV-Policy of Federal Government Employees Housing Authority (FGEHA) under Naya Pakistan Housing Program. However, the Firm is offering 10 years payment plan with minimum fixed interest rate. The Firm has offered 02 sites, which are detailed below with salient features;

OPTION-I: GULZAR E HIJRI, SCHEME 33, KARACHI

- This land is located in Sector 27-A of Gulzar e Hijri, Scheme 33 in Karachi and consists of 80 kanals of compact piece.
- Three types of apartments i.e. C (1265 Sq.ft), D (1035 Sq. Ft) and E (805 Sq. ft)are proposed by the Firm.
- The tentative per sq.ft cost as proposed by M/s Hammer properties would be Rs. 6000 inclusive of everything.
- In this scheme tentatively 2400 apartments shall be constructed as proposed by M/s Hammer Properties.

OPTION-II: M9 TOLL PLAZA, KARACHI

- This land is located near Rangers shooting and saddle club, Main M9 Toll Plaza Karachi and consists of 216 kanals of compact piece.
- Three types of apartments i.e. C (1265 Sq.ft), D (1035 Sq. Ft) and E (805 Sq. ft)are proposed by the Firm.
- The tentative per sq.ft cost as proposed by M/s Hammer properties would be Rs. 6300 inclusive of everything.
- In this scheme tentatively 4440 apartments shall be constructed as proposed by M/s Hammer Properties.

FINANCIAL ARRANGEMENTS AND OTHER TERMS:

- ✓ The proposal was submitted in response 5th EOI dated 1-2-2020
- ✓ The total period of payment shall be 10 years
- ✓ FGE Housing Authority shall pay 20% of total payment linked with measureable targets of mutation of land (10%) and Completion of Foundation (10%), while, rest of 80 % shall be paid over a period of 10 years, however, payment plan shall be agreed/decided mutually.
- ✓ If any allottee expires at any stage after making 1st Monthly instalment, all remaining instalments shall be waived off to legal heirs as per law by the Hammer Properties.
- ✓ All kinds of Fee, Tax charges will be paid by FGE Housing Authority.
- ✓ All relevant approvals/permissions shall be responsibility of FGE Housing Authority.
- ✓ The proposed costs of Rs. 6000 and Rs. 6300 are tentative and are subject to vetting of detailed drawings, BoQ's etc. by the Consultant of FGEHA to be appointed after obtaining the advance response of allottees.
- ✓ At least 50% of booking of apartments shall be mandatory before creation of financial liability.
- ✓ The proposal is recommended in Evaluation/Steering Committee as per JV policy

RECOMMENDATION:

37. The permission of the board is solicited before proceeding further and completion of other codal formalities to enter into an agreement with M/s Hammer Properties on the above given model.

DISCUSSION:

38. The Director (JVP), with the approval of the chair, apprised the Board on the salient features of the Hammer Group, which is related to construction of apartments, and also pointed out that the most striking feature of the instant project is repayment in 10 years. The rate per square feet is of Rs. 6,000/ which would be rationalized accordingly as per recommendation of consultant and newly constituted

Technical and Evaluation Committee. The Senior Chief PP&H observed that the mortgage finance model may be appraised properly for the benefit of allottees.

DECISION:

39. The Board granted in principle approval to enter into JV agreement with M/s Hammer Properties for construction of apartments subject to examining and vetting by newly constituted committees.

Agenda item No. 04

Subject: **PRINCIPLE APPROVAL FOR SIGNING OF COMPOSITE AGREEMENT WITH DYNASTY CONSTRUCTION (PVT) LTD.**

40. Dynasty Construction Pvt Ltd has offered 266 Kanals of Land in MouzaSilla 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 company has requested for 30 % quota in residential areas and 80 % quota in commercial /amenities plots.
- The quoted land price is Rs. 9,500,000 per kanal/-

41. It is proposed that a principal approval may be granted for signing of Composite agreement 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 checked and relevant bye-laws will be followed for the planning purposes.
iv. The land price shall be valuated by the PBA/SBP registered valuer and will be binding on the JV partner
v. The land price shall be paid in installments along with the construction milestones throughout the project construction period. Finance wing of FGEHA will prepare the financial model accordingly.
vi. The response of members of FGEHA shall determine the feasibility of the scheme and agreement will not become effective unless 50 % of the units of FGEHA share shall be booked.
vii. The share of JV partner in residential shall be 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. 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 committee of FGEHA.

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

xi. The allotments of JV partner quota in residential and commercial shall be made by the FGEHA on uniform basis.

xii. The recommendations of Evaluation and Steering committee will be presented in the Executive Board for approval.

RECOMMENDATION

42. The Executive Board may grant Principle Approval for signing of JV agreement on end product/turnkey basis with Dynasty Construction Pvt ltd for its land in MouzaSilla, Tehsil Murree District Rawalpindi based on listed salient features.

DISCUSSION:

43. The DG, FGEHA explained the salient features of the proposal to the Board. The DG also explained that uptill now only 12,000 apartment schemes have been launched by FGEHA and there is a backlog of 185,000 members of FGEHA. In order to clear the backlog and implement the charter of the FGEHA, launching of new projects is need of the hour. The Additional Secretary H&W supported the project subject to fulfillment of all the codal formalities

DECISION:

44. The Board accorded in principle approval to enter into composite JV agreement subject to fulfillment of codal formalities and also directed to process through newly constituted committees and the recommendations of the committee shall be placed in the next Board Meeting.

Agenda item No. 05

Subject: **PRINCIPLE APPROVAL OF COMPOSITE CONSTRUCTION AGREEMENT AND REQUEST FOR CHANGE IN AMENITIES QUOTA FOR THE PROJECT WITH MARGALLA CITY PVT LTD FOR CONSTRUCTION OF HIGH RISE RESIDENTIAL APARTMENTS ON PLOTS PROPOSED IN FAISAL MARGALLA CITY HOUSING SCHEME RAWALPINDI**

45. Margalla City Pvt. Ltd. has offered 03 No's plots each having size of 210' x 220'. The proposal has been presented in 1st E-B (Ordinance) dated 09-08-2019.The following features were presented in the board.

- The price quoted by the bidder is exclusive of taxes
- The plot of the area is 210' x 220'
- 25 % of the Apartment quota is of the bidder
- Commercial and amenities shall be of FGEHA
- Basement/Parking shall be charged separately
- Tentative cost of the project shall be 4500 Millions

46. The following recommendations were made to the Executive Board.

I. MoU may be approved of Faisal Margalla City near B-17, Islamabad for construction of apartments subject to endorsement of rates by M/s Nespak and vetted by the consultant.

II. The executive board accordingly granted approval on the recommendations after detail discussion and allowed FGE Housing Authority to enter into formal agreements with the JV partner of proposed housing projects subject to adherence to JV policy approved by the Federal Cabinet, and completion of all legal and codal formalities as required(copy enclosed).

III. The JV partner (i.e. Margalla City Pvt. Ltd.) has requested to affix 10 % quota in the share of total amenities area being planned in the project (Indus Vista Apartments). JV partner has also offered to pay 3 times the actual cost for amenities quota beyond 10% and maximum upto 30 %.

IV. However, the allocation shall be made by FGEHA on manner prescribed by itself in the best interest of the work.

RECOMMENDATION

47. Executive Board may provide guidance on request of JV partner for change in amenities quota of JV partner (i.e. Margalla City Pvt. Ltd.) as per para 04/N.

48. Further, the tentative cost of the project may be perused by the board. The composite agreement shall be signed subject to approval by the Technical Committee for construction agreement.

Sr. No.	DESCRIPTION		COST (PKR)	PER SQ. FT. COST
	Building Area Sqft			**1915669.318**
A	Civil Works (Structure & finishes)		5,216,583,249	2,723
B	Electrical works		899339445	469
C	HVAC, Plumbing, Fire Fighting, Elevators		1652125389	862
	TOTAL		7,768,048,083	4,055.00
	LAND COST		616,000,000	322
	Grand Total		8,384,048,083	4,377
	Escslation	6.5%	544,963,125	284
	Contigency	3%	251,521,442	131
	Design	0%	29,344,168	15
	Infra Structure	3.5%	293,441,683	153
	Grand Total		9,503,318,502	4,960.83

DISCUSSION:

49. The DG, FGEHA informed the Board about the salient features of the JV project. The Secretary Housing and Works inquired that this proposal was already approved by the Board then why it has been brought again in the Board. Director (JVP) replied that there was a shortcoming in the geotechnical report of the instant project and the same has been fulfilled so that the reason for bringing it again in the Board. Further it also involves the change in amenities quota, which is in addition to the original MoU.

DECISION:

50. The Board accorded in principle approval to enter into composite JV agreement as per recommendations. The Board further directed that the project shall be processed through the newly constituted committees and thereafter, along with the

recommendations of these committees shall be brought back in the next meeting of the Board for consideration.

Agenda Item No.06

Subject: - **APPROVAL OF MINUTES OF THE HR COMMITTEE MEETING-RECRUITMENT & CREATION OF VARIOUS POSTS.**

CREATION OF POSTS OF VARIOUS CADRES IN FGEHA

51. A meeting of the HR committee was held on 20th May, 2020 in the office of Additional Secretary H & W, which was attended by the followings:

1.	Mr. Zahoor Ahmed, Additional Secretary, M/o Housing & Works	Chairman
2.	Mr. Amir Mohyuddin, Joint Secretary, M/o Housing & Works	Member
3	Mr. Adnan Dayar Director Coordination, FGE Housing Authority	Member
4.	Mr. Asif Iqbal Bhatti, Director Finance, FGE Housing Authority	Member
5.	Dr. AneelaJavedGondal Director Administration, FGE Housing Authority	Member (Convener)

52. In the said meeting issues were discussed along with creation of posts of various cadres to strengthen the human resource pool of FGE Housing Authority. The committee accorded approval for posts, on regular basis, mentioned as under.

Sr. no.	Post & BPS	No. of Post
1.	Assistant Director (Mechanical), BPS-17	01
2.	Assistant Director (Environment), BPS-17	01
3.	Assistant Director (Horticulture), BPS-17	01
4.	Computer Operator, BPS-16	04
5.	Plumber, BPS-02	01
6.	Mason, BPS-02	01
7.	Carpenter, BPS-02	01

RECOMMENDATIONS:-

53. It is requested from the Executive Board to accord approval to the recommendations of HR Committee by soliciting approval as above.

(A) CURRENT CHARGE OF CHIEF ENGINEER (BS-20), FGEHA

54. The agenda is regarding posting / charge of Chief Engineer (BS-20) FGEHA. Presently the post of Chief Engineer (BS-20) is vacant and the same post is also advertised for the appointment of regular incumbent. The matter was also discussed in 02nd Executive Board meeting and it was unanimously agreed by the Executive Board that a suitable officer of FGEHA may be assigned the work of Chief Engineer (BS-20) till the appointment of regular incumbent.

55. Keeping in view the work load and on-going new projects of FGEHA, Mr. Atta-Ul-HaqueWaqas, presently posted as Director Technical (BS-19) in FGE Housing Authority was assigned the Current Charge of Chief Engineer (BS-20) in addition to his own duties for three months / till joining of Regular incumbent whichever is earlier with the approval of Secretary M/o H & W w.e.f. 17.03.2020.

56. It is pertinent to mention here that, the post of Chief Engineer (BS-20) was advertised through NTS for recruitment on 25.01.2020 which was extended further for 15 days through corrigendum dated 01.02.2020. The recruitment process was halted due to prevailing situation of Pandemic. Whereas on 06th May, 2020 Establishment Division issued a policy O.M. 53/1/2008-SP as per following details regarding recruitment process:

> *"The initial screening of the applicants may be conducted by the concerned Ministries/Divisions/Sub-ordinate offices /Autonomous /Semi-autonomous bodies /Corporations /companies/Authorities themselves till cabinet committee give its final decision on the subject".*

57. In light of above, the process of recruitment through Testing agencies has been halted and further guideline regarding recruitment process in FGEHA shall be solicited from the Executive Board in its upcoming meeting.

RECOMMENDATION:

58. Mr. Atta-ul-HaqueWaqas Director Technical (BS-19) may be given Current Charge of Chief Engineer (BS-20) in addition to his own duties till joining of regular incumbent.

DISCUSSION:

59. The Director General, FGEHA briefed about the post of Chief Engineer and the post was advertised and the candidates were shortlisted. However, owing to COVID-19, interviews could not be conducted. Therefore, in the present scenario the Director (Technical) may be given the current charge of the Chief Engineer.

DECISION:

60. The Board approved to accord the current charge of Chief Engineer to Director (Technical) for 45 days. Moreover, the Board further directed that the process for the recruitment of the Chief Engineer shall be completed within these 45 days.

(B) **MECHANISM FOR RECRUITMENT IN FGEHA IN LIGHT OF ESTABLISHMENT DIVISION O.M. NO. . 53/1/2008-SP DATED 06-05-2020**

61. FGE Housing Authority is in phase of recruitment process due to different on going and upcoming projects under Naya Pakistan Housing schemes. FGE Housing Authority has made agreement with National Testing Services for recruitment process in June, 2019 shortlisted through Tender process according to PPRA rules. Therefore, in 2019 all the recruitments were made through NTS. Moreover, different Advertisements were made on 25.01.2020, 13.02.2020, and 27.04.2020 through NTS but all the recruitment process remain held due to prevailing situation of Pandemic. Whereas on 06th May, 2020 Establishment Division issued a policy O.M. 53/1/2008-SP as per following details regarding recruitment process:

> *"O.M. of even no dated 16-1-2015 regarding mechanism to ensure merit based recruitment in the Ministries/Divisions/Sub-ordinate offices/Autonomous/Semi-autonomous bodies /Corporations /companies/Authorities and to state that above referred O.M is withdrawn its immediate effect with the request that the initial screening of the applicants may be conducted by the concerned Ministries/Divisions/Sub-ordinate offices /Autonomous /Semi-autonomous bodies /Corporations /companies/Authorities themselves till cabinet committee give its final decision on the subject".*

62. In the light of decision of Establishment Division, agenda was placed before the HR Committee for guideline regarding recruitment process as per following proposals:

i. Whether, FGEHA take all the data of applicants from NTS against different advertisements published prior to OM NO. 53/1/2008-SP dated 06th May, 2020 for further recruitment process.

OR

ii. FGEHA shall re-advertise the said posts.

RECOMMENDATION:

63. Approval of opinion (i) or opinion (ii) above is solicited.

DISCUSSION:

64. Additional Secretary, M/o Housing and Works, being Chairman of the HR Committee briefed about the minutes of the HR Committee. He briefed about the newly created posts. Further, he apprised the Board that the HR Committee did not approve the creation of post of Chief Planner as the post of the Director (Planning) already exist in the FGEHA.However, the Board can disagree with the recommendation of the HR Committee. Senior Chief PP&H, M/o Planning, Development and Reformswas of the view that the creation of the post of Chief Planner will add to the strength of FGEHA, as the jurisdiction and scope of work of Housing Authority increased manifolds.. Moreover, all other organizationspossess the post of Chief Planner. The Board agreed with the proposal of the SeniorChief PP&H.

65. The qualification for the newly created posts of Assistant Director (Horticulture) and Assistant Director (Environment) were also discussed at length. The Additional Secretary was of view that qualification for these posts may be broad based and may not be restricted tohorticulture and environment degrees. The Additional Secretary opined that social sciences degree holders may be included in addition to the specific qualifications. Further, the condition of local based recruitment for BS I-V is in contradiction with the mandate of the Authority. The DG, FGEHA quoted the rule 16 of APT Rules of 1973 in which the word of 'ordinarily' has been used. The Secretary (Law) held the view that the FGEHA is an autonomous Authority and is not bound by the APT rules. Therefore, the condition of local basis for recruitment, from Class I-V, does not hold water. The Chairman of the Board also seconded the view point of Secretary (Law) and also suggested that the recruitment from Class I-V shall be regional based and not on local basis. The Board also considered the O.M. No. 53/1/2008-SP dated 06-05-

2020 in which Establishment Division has directed that no recruitment shall be processed through the testing agencies.

DECISION:

66. The following decisions were taken by the Board in this regard,

I. The Board approved the creation of posts as recommended by the HR Committee at para 52 above.
II. The Board also approved the broad based qualification for the posts of Assistant Director (Horticulture) and Assistant Director (Environment) including disciplines of social sciences.
III. The Board also approved to re-advertise the posts for which services of NTS have been hired to process recruitment except post of Chief Engineer.
IV. Moreover, the Board held the opinion that the latest O. M. No. 53/1/2008-SP and dated 06-05-2020 of the Establishment Division with respect to its condition of 120 days is not applicable to FGEHA being an autonomous authority.
V. On the recommendations of Senior Chief PP&H, M/o Planning, Development & Reforms; the post of Chief Planner (BS-20) having qualification of town planning is approved.
V. The recruitment for class-I to V shall be on regional basis and not on local basis as the mandate of FGEHA extends to whole of Pakistan.

Agenda Item No. 07

Subject:- **APPROVAL OF CONSTRUCTION AGREEMENT- SKY COMMONERS**

67. **BRIEF FOR APPROVAL OF CONSTRUCTION AGREEMENT WITH CSG PVT LTD**

a) M/s Commoners Sky gardens PvtLtdhas offered 10,000 kanals of land (phase wise manner) in mouzaMengal and kathar,TehsilMurree, district Rawalpindi on land sharing basis 70:30.
b) Approval of JV agreement was granted by E-B in its 4th meeting (Ordinance) dated 3-10-2019 to enter into JV agreement along with salient features (copy enclosed).
c) An agreement was signed subsequently on 11-10-2019 with M/s Commoners sky Gardens Pvt. Ltd salient features of which are below:
d) Phase wise transfer of land to FGEHA
    a. Part A: 5000 to 6000 Kanals
    b. Part B: 4000 to 5000 Kanals

e) Share of CSG (commoners sky Gardens): the development charges are to borne by FGEHA in lieu of free of cost land provided.
   i. 30 % of all Residential Plots
   ii. 45 % of commercial area
   iii. 0 % of amenities plots

f) Expenditure already incurred on the project is to be paid by FGEHA to CSG based on engineering valuation.

g) A separate Infrastructure development agreement based on PEC/FIDIC guideline is to be signed between FGEHA & CSG based on LOP.

h) The development shall be done by the contractor /firm/agency of adequate /requisite financial and technical profile as per PEC rules/guidelines.

CURRENT STATUS

i) 6000 kanals of land transferred in the name of FGEHA free of cost.

j) Construction agreement for infrastructure development is proposed for approval from E-B.

k) Technical Committee minutes w.r.t construction agreement are submitted for approval of the Executive Board, however, the responsibility w.r.t. technical aspects of the agreement shall be sole responsibility of the Technical Committee.

DISCUSSION:

68. The DG explained that the JV agreement with the Commoner Sky Gardens was signed on 11-10-2019. The agreement is on land sharing basis i.e. 70:30 (70% share of the FGEHA). At present, more than 6,000 Kanals of land, free of cost, has been mutated in favour of FGEHA. The Technical Committee in its meeting held on 09-06-2020 approved the construction agreement with CSG. Now, the Board is requested to grant the approval to FGEHA to enter into JV agreement with the CSG.

DECISION:

69. The Board deferred the agenda with the directions to process the construction agreement through the newly constituted committees and the recommendations of which shall be placed in the next Boardmeeting for approval to enter into construction agreement with M/s Commoners Sky Gardens.

Agenda Item No. 08

Subject:- **WAY FORWARD FOR SECTOR F-14/F-15, ISLAMABAD.**

BACKGROUND:

70. The Prime Minister of Pakistan accorded approval of Sector F-14/15 on 1st May, 2015 with the direction to follow the "age wise seniority policy" for allotment of plot in sector F-14 and F15 to the Federal Government Employees.

71. The land for the said sectors was acquired by then Housing Foundation under the Land Acquisition Act 1894 for allotment of plots to FGE employees and other specified groups. In consequence thereof, applications were invited, layout plans of the sectors were approved from CDA and allotments were made on merit. The prospective allottees also deposited a hefty amount against their allotments in the Housing Foundation and the amount was resultantly forwarded to Land Acquisition Collector for reimbursement to the affectees / local inhabitants of Sector F-14/F-15. The layout plan of sector F-14 has also been approved by the CDA and planning of F-15 is under process in the CDA.

LITIGATION:

72. Some of the locals affectees aggrieved with the acquisition proceedings filed a number of writ petitions titled Malik Bashir Ahmed Vs Federation of Pakistan etc. where the Islamabad High Court while accepting the said writ petitions decided that in presence of CDA Ordinance 1960 which is Special Law, the Land Acquisition Act 1894 cannot be enforced. An Intra Court Appeal was filed by the Housing Foundation in the Islamabad High Court however the same was also dismissed.

73. The Housing Foundation therefore was left with no other option but to file a CPLA in the Supreme Court of Pakistan which was fixed on 6-12-2018. The operative part of the short order is reproduced as under:-

MianSaqibNisar, CJ: - Leave was granted to consider, inter alia, whether:-

a. Capital Development Authority (CDA) under the Capital Development Authority Ordinance, 1960 (the Ordinance) has exclusive jurisdiction to acquire land and it excludes acquisition under the Land Acquisition Act, 1894 (the Act);
b. The Provisions of the Ordinance exclude those of the Act with respect to acquisition of land for a public purpose;
c. Acquisition for a housing scheme for Federal Government Employees and allied group constitutes a valid public purpose;

d. Acquisition under the Act becomes State largesse under Article 173 of Constitution of the Islamic Republic of Pakistan, 1973 read with Section 16 of the Act' and
e. In view of the alternate and efficacious remedy available under Section 18 of Act, the constitutional petitions before the learned High Court were not maintainable.

74. It was further argued by the court that 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.

OPINION OF M/O LAW & JUSTICE:

75. Federal Government Employees Housing Authority referred the above said matter to Ministry of Law and Justice Division for soliciting the advice on the following:-

i. **Whether the FGEHA after promulgation of the Ordinance can go ahead with the Acquisition of Land on its own as F-14/F-15 area is a specified area of FGEHA. If so what would be the Modus Operandi?**
ii. **The matter of Acquisition of Land is currently pending before the Supreme Court of Pakistan, though the decisions of IHC stand suspended and no order to the contrary is in field. What would be the effect of this Ordinance on the Outcome of the case?**
iii. **Whether the previous notifications for land situated in sector F-14/ F-15 and Park Road under the LAA 1894 stands validated in light of the validation clause 23 of the Ordinance or otherwise?**

76. Ministry of Law and Justice Division vide u.o No. 531/2019-Law-I dated 19-09-2019 rendered the following opinion:-

i. The Authority being a body corporate is empowered to purchase and procure land through the Land Acquisition Act, 1894. Section 7(2) (a) of the Ordinance, empowers the Executive Board of the Authority to purchase, procure land through Land Acquisition Act, 1894 or any other prevailing law for the said purpose, as per policy approved by the Federal Cabinet.
In respect of Modus operandi, it is important to point out that scheme of law under Land Acquisition Act, 1894 is complete and exhaustive, which apart from mode of acquisition of land, provides a scheme containing machinery for taking measurement of land, assessment of value, payment of compensation to interested persons, and in case of any dispute provides a remedy through a reference by Collector to Civil Court.
ii. It is stated that record reveals that there is no stay order form any court of law restraining the acquisition by the Authority under provisions of the Ordinance.

iii. It is stated that previous notifications and actions taken by the Foundation regarding land acquisition have been validated in terms of section 23 of the Ordinance.

CONCLUSION:

77. In the light of forgoing, Ministry of Law and Justice concluded that under the Ordinance, FGEHA may acquire the land.

CURRENT STATUS & WAY FORWARD

78. The judgment in the instant case has been reserved by the SCP, which may be pronounced by the court at any time, however, no timeframe thereof, can be predicted.

79. Since, the operation of the impugned judgment (s) of the IHC is suspended, and no stay order / interim injunction etc. exists at the moment in the case, and it has also been dilated upon by the SCP in the above mentioned order that any construction raised from today onwards shall be at the risk and cost of the person (s) doing so.

80. Above in view, the honorable Executive Board may take appropriate decision in the matter for moving forward for development of the sectors or otherwise; till final judgment of the Supreme Court of Pakistan.

DISCUSSION:

81. The Director General, FGEHA briefed that the Sector F-14/15 was acquired in 2015, for allotment of plots to the Federal Government Employees and other specified groups. However, a series of litigation started from 2015.The matter is still subjudice in the Supreme Court of Pakistan.The Hon. Apex court has reserved the judgment on 14-01-2020. The decision is still awaited.

82. The Director General also apprised that the legal opinion as also sought from the Ministry of Law, Justice and Human Rights to suggest a way forward in the instant matter. M/o Law, Justice and Human Rights gave opinion that FGEHA being a body corporate may proceed further with respect to F-14/15. The Chairman of the Board was of the view that when the matter is subjudice then further proceedings may be taken very cautiously. The chair sought opinion of Secretary (Law) on this issue. The

Secretary reiterated the Law Division's opinion and endorsed it. The chair inquired that if the decision is against the FGEHA, then, who will bear the risk and costs as per Supreme Court Judgment dated 12-2018. The Secretary (Housing and Works) suggested that the high level Steering Committee is already in existence with respect to F-14/15 and the matter may be taken up with that committee for further line of action. Senior Chief PP&H pointed out that PC-I with respect to F-14/15 may also be prepared in order to avoid any audit abjection. The DG also briefed the Board members about the Park Road Scheme, although the matter is subjudice yet, not such legal bar exists as in case of Park Road.

DECISION:

83. The following decisions were taken in this regard,

I The Board decided that with respect to F-14/15, DG, FGEHA shall take up the matter with high level Steering Committee constituted with respect to F-14/15.

II The Board allowed FGEHA to initiate acquisition/possession of land and development work in Park Road scheme as per provisions of FGEHA Act 2020 and approved JV policy.

Agenda Item No.09

Subject: **FINANCE BUDGET 2020-2021**

(A) **PROGRESS ON NEW/EXISTING REVENUE MEASURES, RECOMMENDED BY FINANCE, BUDGET AND ACCOUNTS COMMITTEE**

84. The meeting of the Finance Committee was held on 06-06-2020 and the minutes, after soliciting approval, were circulated accordingly.

RECOMMENDATION:

(B) **BUDGET OF FGEHA FOR THE FY 2020-21**

85. The meeting of the Finance Committee was held and the minutes, after soliciting approval, are submitted accordingly for the approval of Board.

DECISION:

86. The Board approved the minutes of the meeting of the Finance, Budget and Accounts Committee **(Annex- II & III)**.

Agenda Item No. 10

Subject: **GRANT OF TECHNICAL ALLOWANCE FOR PEC/PCATP REGISTERED ENGINEERS, ARCHITECTS & TOWN PLANNERS**

87. It is submitted that the engineers, architects and town planners form the backbone of the country by putting in work their technical and professional expertise, relentlessly working round-the-clock, achieving the organizational goals and contributing immensely in the national growth. This calls for the special recognition of their valuable inputs to the public sector development and achievement of challenging milestones. Several organizations and provincial governments have already approved the grant of subject mentioned allowance and same is requested for approval for FGEHA technical staff.

88. Pakistan Engineering Council (PEC), under the PEC Act 1976, and Pakistan Council of Architects and Town Planners (PCATP), under the PCATP Ordinance, 1983 has the mandate to regulate the engineers, architects and town planners respectively. The concerned councils maintains that and earnestly submits that the erstwhile engineers' salary structure and carrier growth in the Public Sector does not commensurate with their expertise and productivity, leading towards their relinquishing government service as well as brain drain. Consequently, essential technical nature works are performed by non-technical persons lacking the requisite expertise.

89. By continued efforts of PEC & PCATP members call for rights, autonomous organizations, including LDA, WASA, PHA, etc. and Provincial Governments of KPK, Punjab and AJK have approved the grant of technical allowance for engineers. Details of approvals of Technical Allowance @ 1.5 times of the initial basic pay for PEC Registered Engineers are tabulated below:

S.N.	Organization / Government	Description of Grant of Approval to PEC Registered Engineers	Annex. No.
1.	Rawalpindi Development Authority (RDA)	Office Order No. ***RDA/Admn/F-975/614/2019*** Dated: 27th July, 2019.	**Annex-D**
2.	Parks & Horticulture Authority (PHA)	Office Order No. ***DA/PHA/8-19/2283*** Dated: 19th August, 2019.	**Annex-E**
3.	Water and Sanitation Agency (WASA), Lahore	Sanction Order No. ***DA/WASA/423*** Dated: 15th June, 2019.	**Annex-F**
4.	Multan Development Authority (MDA)	78th Meeting of the Governing Body of MDA held on 27th July, 2019, adopted the Govt. of Punjab Notification No. ***FD.PR.12-6/2018*** Dated: 30th May, 2019.	**Annex-G**
5.	Govt. of Khyber Pakhtunkhwa (KPK)	Notification No. *FD (SO SR-II) 8-7/2018-19* Dated: 19th October, 2018.	**Annex-H**
6.	Govt. of Punjab	Notification No. ***FD PR 12-6/2018***	**Annex-I**

		Dated: 30th May, 2019.	
7.	Govt. of AJK	*Approval by The Honourable Prime Minister, GoAJK.* Dated: 19th June, 2019.	**Annex-J**

90. Similarly, CDA and Government of Sindh have provisionally approved the Technical Allowance and directed the concerned wings to submit the financial implication prior to grant of Technical Allowance:

S.N.	Organization / Government	Description of Grant of Approval to PEC Registered Engineers	Annex. No.
1.	Capital Development Authority (CDA)	10th CDA Board Meeting held on 15th Nov, 2019, & minutes issued vide No. ***CDA-1354/BM-SCB/2019*** Dated: 15th Nov, 2019	**Annex-K**
2.	Govt. of Sindh	CM Directive No. ***SO(VII)/CSM/CMD/FG/107/2019*** Dated 8th July, 2019	**Annex-L**

91. Likewise; engineers, architects and town planners of FGEHA deserve the same rights of financial relief as already granted in other government organizations. It would be unfair to them if they are denied their right and would be sheer non-recognition of their dedication and hard work. By granting the Technical Allowance, the aforementioned staff would perform even better and the approval would be the acknowledgement of their talent, motivating them further towards ownership of the FGEHA and achieving the set targets and timelines.

92. Summary of the approved rates of Technical Allowance is also given below:

Basic Pay Scale	Amount of Technical Allowance @ 1.5 times of initial basic salary
20	Rs. 103,635/- PM
19	Rs. 88,815/- PM
18	Rs. 57,525/- PM
17	Rs. 45,555/- PM

93. As per the aforementioned rates for the sanctioned technical posts in FGEHA, details of the Financial Implication per month are provided as under:

S.N.	Designation	Basic Pay Scale	Regulatory Body Concerned	Sanctioned Posts	Financial Implication Per Month (Rs.)	Financial Implication Per annum (Rs.)
1.	Director General	BPS-20	PCATP	1	103,635	1,243,620
2.	Chief Engineer	BPS-20	PEC	1	103,635	1,243,620
3.	Director Technical	BPS-19	PEC	2	177,630	2,131,560

4.	Director Planning	BPS-19	PCATP	1	88,815	1,065,780
5.	Director Maintenance	BPS-19	PEC	1	88,815	1,065,780
6.	Director JVP	BPS-19	PCATP	1	88,815	1,065,780
7.	Deputy Director (Technical)	BPS-18	PEC	5	287,625	3,451,500
8.	Deputy Director (Maintenance)	BPS-18	PEC	1	57,525	690,300
9.	Deputy Director (Planning)	BPS-18	PCATP	2	115,050	1,380,600
10.	Deputy Director (Architect)	BPS-18	PCATP	1	57,525	690,300
11.	Deputy Director (JVP)	BPS-18	PEC	1	57,525	690,300
12.	Assistant Director (Technical)	BPS-17	PEC	16	728,880	8,746,560
13.	Assistant Director (Planning)	BPS-17	PCATP	4	182,220	2,186,640
14.	Assistant Director (Architect)	BPS-17	PCATP	3	136,665	1,639,980
15.	Assistant Director (JVP)	BPS-17	PEC	2	91,110	1,093,320
16.	Assistant Director (Contracts)	BPS-17	PEC	1	45,555	546,660
	Total			**43***	**2,411,025**	**28,932,300**

**** At present professional Engineers/Architects/Town Planners are working on 25 No. of seats which will have annual implications of Rs.17, 301,780.***

94. Further, the technical allowance will not be counted towards pension. It will not be paid in case of any kind of leave of 120 days and above, as well as posting as OSD and against leave reserve posts. However the said technical allowance will also be admissible to employees working on deputation in FGEHA. It is to note that the said expenses to be made out of projects being executed under NPHP.

95. It may be noted that while the other staff does routine work in fixed office hours, engineers deliver tirelessly for the achievement of goals and carry the responsibility of their work at office and at site. And therefore, it is injustice if both are given same remuneration. In the best interest of the organization and retention of qualified technical staff, PEC's & PCATP request for Technical Allowance is therefore warranted and legitimate.

96. In the light of the above information, it is requested that, a technical allowance @ 1.5 times of initial basic salary and in line with the other government organizations be granted to PEC/ PCATP registered regular employees of FGEHA as a financial relief and to bring their remuneration at par with the nation-wide engineers' salary structure.

RECOMMENDATIONS:

97. Approval may please be granted for Technical Allowance for the PEC/ PCATP Registered members working in FGEHA as per following rate:

Basic Pay Scale	Amount of Technical Allowance @ 1.5 times of initial basic salary
20	Rs. 103,635/- PM
19	Rs. 88,815/- PM
18	Rs. 57,525/- PM
17	Rs. 45,555/- PM

98. The above said allowance will be subject to the following conditions:

i. The technical allowance will not be counted towards pension
ii. It will not be paid in case of any kind of leave of 120 days and above, as well as posting as OSD and against leave reserve posts.
iii. It shall be admissible to employees having valid registration with PEC/PCATP including working on deputation.

DISCUSSION:

99. The Director General, FGEHA briefed that the engineers are the backbone of any economy and FGEHA is no exception to this. Owing to the diligent efforts of engineers, FGEHA has been enabled to apartment schemes of 12,000 apartments in addition to 6,000 plots schemes. In lieu of the hardcore efforts of the engineers of FGEHA they may allowed the technical allowance as paid to the engineers of provincial governments and other organizations. The Chairman observed that employees of FGEHA are already taking one basic pay in shape of HF Duty allowance. Benefit of plot and apartment is in addition to HF Duty allowance.

DECISION:

100. The Board, for the time being, rejected this agenda item.

Additional Agenda Item No. 01

Subject: - **RESERVATION OF 1% QUOTA FOR THE EMPLOYEES OF THE PAKISTAN HOUSING AUTHORITY FOUNDATION IN ALLOTMENT OF PLOTS / FLATS IN UPCOMING HOUSING SCHEMES OF THE FGEHA**

101. The Pakistan Housing Authority Foundation in its 39th Board meeting held on 22-04-2020 made the following decision.

"The BoD approved that PHAF would reserve 1% quota for the employees of FGEHA (both regular &deputationists) in its housing projects at Federal Government rates. The BoD asked PHAF to forward a case to FGEHA for reservation of 1% quota for the employees of PHAF (Both regular &deputationists) in the allotment of residential plots in their schemes. The BoD further directed Director General, FGEHA to place the case before the upcoming BoD meeting of FGEHA for endorsement".

RECOMMENDATION:

102. In view of the above decision the case is placed before the Executive Board of FGEHA for allocation of 1% quota for allotment of plots / flats to the employees of PHAF (Both regular &deputationists) in all upcoming housing schemes of the FGEHA as per laydown criteria of the said schemes on reciprocal basis.

DISCUSSION:

103. With the permission of the Chair, the additional agenda item was presented in the Board. The Director General apprised the Board recently PHAF in its Board meeting the 1% quota for FGEHA Employees and deputationists in its schemes. Being the sister organization, the Board may allow FGEHA to allocate 1% share to the regular employees and deputationists of PHAF on reciprocal basis in prospective schemes of FGEHA.

DECISION:

104. The Board allowed FGEHA to allocate 1% share to the employees of PHAF (regular employees and deputationists) in the prospective schemes on reciprocal basis.

Additional Agenda Item No. 02

Subject: **ENTITLEMENT FOR ALLOTMENT IN ESTATE OFFICE GOVERNMENT OWNED RESIDENCIAL ACCOMODATION ALONG WITH 1% QUOTA**

105. Federal Government Employees Housing Authority has been working under the auspices of Ministry of Housing and Works to provide shelter on ownership basis to Federal Government Employees and other specified groups since 1989.

106. It is pertinent to mention here that the employees of FGE Housing Authority has not only been ignored while having a special quota of allotment of Government owned residential accommodation but has also been barred from entitlement to any sort of allotmentby Estate Office. Whereas, The Ministry of Housing and Works, inclusive of Estate Office, has been allocated a dedicated 1% quota for allotment in all the projects of FGE Housing Authority.

107. Moreover, other attached and autonomous department of the Ministry of Housing Works have been entitled to have Government owned residential accommodation from Estate Office along with a specified quota and the entitlement of Pakistan Housing Authority Foundation (PHAF) has also been accrued in pursuance to its 39th MOD Meeting held on April 22nd, 2020.

RECOMMENDATION:

108. Apropos above, it is requested to kindly incorporate the employees of FGE Housing Authority (regular and on deputation) in the allotment of Government owned residential accommodation by Estate Office along with specifying a 1% quota on reciprocal basis.

DISCUSSION:

109. The DG also briefed that the employees of PHAF have been recently accorded 1% quota in Estate Office for allotment of official accommodation to its employees. The same concession may also be extended to the employees of FGEHA.

DECISION:

110. The Board deferred the agenda till amendment of the Accommodation Allocation Rules 2002 (AAR) by the Hon. Prime Minister of Pakistan.

Additional Agenda Item No. 03

Subject: **REDUCTION IN THE AMOUNT OF INSTALLMENT IN THE CURRENT SCHEMES(PLOTS + APARTMENTS)**

DISCUSSION:

111. All the Board members requested the chair that the payment plan of FGEHA in its current schemes is not pragmatic and not affordable for the Government employees to pay such hefty installments. The salaries of the Federal Government employees aremeager and the installments are in proportionate with their salaries.

Senior Chief Planner pointed out that the mechanism on the pattern of armed forces may be chalked out through which deduction from salaries is carried out on monthly basis.

DECISION:

112. The Board directed DG, FGEHA to bring a complete blueprint and a way forward on the instant agenda in the next EB meeting.

Additional Agenda Item No. 04

Subject: **RECRUITMENT OF FINANCIAL ADVISOR**

113. After the promulgation of Housing Foundation to Authority, the work in FGEHA has expanded both in terms of projects and workload. Recently FGEHA has launched 5 projects under the flagship Naya Pakistan Housing Program (NPHP) and the working on new projects is still in progress which requires financial exposure beyond the scope of existing HR. Hence, for this purpose, services of a Financial Advisor is needed on the analogy of Technical Advisor already working in FGEHA.

114. Proposed Job Description of Financial Advisor is as under;

i. To assess the financial feasibility of the new projects.

ii. Assessment of long term benefit to members who invest in the projects of FGEHA.

iii. Financial plans and installments plans of projects to ensure timely and successful completion of projects.

iv. Draft condominium act, terms of allotment or any other policy related document.

v. Prepare the urban regeneration Act and projects there in collaboration with other government departments.

vi. Investments and returns of FGEHA in accordance with the market trends and advice on future investment plans.

vii. Current cash flow requirements of FGEHA and how to meet them without exhausting resources.

viii. Comply with latest legal and taxation requirements.

ix. New taxation policy or monthly charges to be collected by FGEHA from its controlled areas to carry out the development and repair works.

x. Any other financial matter arising from time to time.

RECOMMENDATIONS:

115. Approval may please be granted to hire Financial Advisor for FGEHA on retainer ship basis for a period of 02 years having the following qualifications;

- Master's degree in finance, business administration, economics, CA, ACCA, FCMA or any other similar degree (candidates having LLB will be preferred)
- Min 20 years of relevant job experience
- Knowledge of Finance, Economics, Market Trends, Taxation, Financial Feasibility of projects etc.
- Age: Max 62 Years

116. The salary of the Financial Advisor will be 125,000/- per month while remuneration of additional tasks will be decided based on work.

117. CV's of three professionals were received to FGEHA, the names and qualifications of professionals are;

a) Sardar Rahat Azeem (FCMA & LLM)
b) Dr. Muhammad Sarwar Zahid (Ph.D. Economics).
c) Dr. Mujib Rehman (Ph.D. Development Economics).

118. After Scrutiny, Mr. Sardar Rahat Azeem is recommended to be hired as financial advisor of FGE Housing Authority.

DISCUSSION:

119. Director General, FGEHA briefed the Board about financial aspects and the need of a Financial Advisor especially with respect to determination of cross subsidies like commercial quota of JV partners in JV projects. Also he could be of great help in finalizing the JV agreements by ascertaining the financial & economic aspects. Moreover, the Financial Advisor is present in all organizations.

DECISION:

120. The Board approved the agenda in principle and allowed appointment of the Financial Advisor out of the proposed names at para 117. The tenure should only be for one year so as to streamline the Authority financial and legal aspects.

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

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LIST OF PARTICIPANTS OF 5th MEETING OF THE EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY UNDER FGEHA, ACT-2020. HELD ON 10-06-2020.

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 AHMAD** Additional Secretary M/o Housing & Works Islamabad.
4	**MR. KHASHIH UR REHMAN** Draftsman, Law & Justice Division
5	**CH.MUHAMMAD ANWAR** Sr. chief (PP&H)/ Tech Planning Commission, Islamabad
6	**MR. RIZWAN AHMED SHEIKH** Joint Secretary, (Expenditure) Finance Division, Islamabad
7	**MR. AMIR MOHYUDDIN** J.S (Estate) M/o Housing & Works, Islamabad.
8	**MR. TARIQ RASHEED** Managing Director, PHA Foundation Islamabad.
9	**MR. SHAHID FARZAND** Director General Pak. PWD, Islamabad.
10	**CHAIRMAN/MEMBER PLANNING** Capital Development Authority Islamabad.
11	**MR. WASEEM HAYAT BAJWA** Director General FGE Housing Authority.
12	**MR. BABAR SAHAB DIN** Director (Admn), ICT, Islamabad.

Annexure-A

MERIT LIST OF LIABILITY CASES OF PHASE-III (SECTOR G-13) PREPARED ON THE BASIS OF COURT DECISIONS AND AGEWISE SENIORITY

CATEGORY-I			
Sr. No.	**Name**	**Date of birth**	**Allottee/ Purchaser/ Remarks**
1	Mr. Mushtaq Malik	02-04-1948	(Tasaddaq Hussain) Purchaser/ transferee/ Liability case
2	Mr. G.M. Sikander	14-09-1949	Original allottee/ liability case
3	Mr. M. Zafeer Abbasi	08-01-1950	Original allottee/ liability case
4	Mr. Shahid Ahmed Kamal	01-01-1952	Original allottee/ liability case
5	Mr. Iftikhar Ahmed Khan	10-01-1952	Original allottee/ liability case
6	Mr. Mehmood Akhtar	02-12-1952	(Muhammad Usman) Purchaser/ transferee/ Liability case
7	Mr. Talat Rasheed Mian	19-09-1953	(Tahir Hussain Qureshi) Purchaser/ transferee/ Liability case
8	Raja Muhammad Abbas	20-12-1953	Original allottee/ liability case
9	Mr. Ahmed Bakhsh Lehri	03-03-1954	Original allottee/ liability case
10	Mr. Shah Din Sheikh	01-06-1955	(Amir Sayyed) Purchaser/ transferee/ Liability case
11	Mr. M. Asghar Chaudhary	07-10-1958	Original allottee/ liability case
12	Mr. Zaka-ud-Din Malik	29-11-1937	(Ch.Saleem Rashid) Purchaser/ transferee/ Liability case
13	Mr. Muhammad Munawar Khan	11-05-1938	Original allottee/ liability case
14	Mr. Farrukh Sher Dil/ A.Z.K. Sher dil	21-05-1941	Original allottee/ liability case

MERIT LIST OF LIABILITY CASES OF PHASE-III (SECTOR G-13) PREPARED ON THE BASIS OF COURT DECISIONS AND AGEWISE SENIORITY

CATEGORY-III			
1	Mr. Afzal Bangash	21-12-1936	Original allottee/ liability case
2	Mr. Ashiq Muhammad	13-05-1939	Islamabad High Court Decision Purchaser/ transferee/ Liability case
CATEGORY-IV			
3	Mr. Abdul Rehman Mughal	20-03-1937	Original allottee/ liability case
4	Mrs. Hamida Qureshi	06-09-1937	Attained finality from Supreme Court of Pakistan
5	Mr. Abdur Rahim	15-04-1938	Original allottee/ liability case
6	Mr. M. Azeem Khan	02-04-1940	Original allottee/ liability case
CATEGORY-V			
7	Mrs. Zahida Chughtai	26-03-1938	Original allottee/ liability case
8	Mr. Muhammad Hussain	01-04-1938	Original alltotee/ liability case
9	Mrs. Sughra Begum	12-08-1939	Original allottee/ liability case
10	Mr. Lal Masih	31-12-1939	Original allottee/ liability case
11	Mr. Abdul Hafeez	25-02-1940	Original allottee/ liability case

Annex II

(Finance Wing)

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MINUTES OF THE MEETING OF FINANCE, BUDGET AND ACCOUNTS COMMITTEE, FGEHA DATED 18.05.2020

AGENDA

SUBJECT: BUDGET ESTIMATES OF FGEHA FOR FY-2020-21

A meeting of Finance, Budget and Accounts Committee of FGEHA was held on June 06, 2020 in committee room of Ministry of Housing and Works under the Chairmanship of Mr. Rizwan Ahmed Sh, JS, Expenditure, Ministry of Finance, Islamabad. Following attended the meeting:

a. Mr. Amir Mohiyuddin, JS (Estate), M/O Housing & Works

b. Mr. Asif Iqbal Asif, Director Finance, FGEHA

c. Dr. Aneela Javed Gondal, Director Admin, FGEHA

2. Single point agenda of Budget of FGEHA for FY 2020-21 was discussed in the meeting. FGEHA has become an authority since enactment of FGEHA Act 2020. In contrast with the previous practice, budget making process has been made more formal. Earlier the committee, in its meeting held on 14.04.2020 had given following timelines for the budgeting process.

a. Budgeting process may be completed and presented to Finance, Budget and Accounts Committee by May 15, 2020.

b. Annual Budget of FGEHA for FY-2020-21 must be presented on or before June 10, 2020 before FGEHA Executive Board for its approval.

3. Director Finance FGEHA informed the committee that in pursuance of the directions of the committee, budget call circular was issued by Finance Wing to all wings of FGEHA for budget proposals related to the concerned wings on 14.04.2020. Accordingly budget proposals were received from all the wings and an in-house meeting of the authority was held under the chairmanship of DG FGEHA, on 12.05.2020 to discuss the budget proposals received from the respective wings. In the same meeting initial budget proposals were discussed for presentation before Finance, Budget and Accounts Committee before finalizing

by FGEHA in second meeting held on 02.06.2026. The meeting was chaired by DG FGEHA and was attended by all directors.

4. Director Finance FGEHA apprised the committee that the budget of FGEHA consists of development budget and establishment budget. The summary of both the budgets is presented as follows:

BUDGET IN BRIEF			
Development Budget			
Name of the Project	**Net Receipt**	**Budgeted Expenditure**	**Budget Surplus/Deficit**
Green Enclave –I (Flag-A)	4,568,472,847	3,608,934,940	**959,537,907**
FGEHA Sky Gardens (Flag-B)	9,146,873,893	5,540,000,000	**3,606,873,893**
Chaklala Heights, Rawalpindi (Flag-C)	5,098,601,949	7,000,000,000	**(1,901,398,051)**
Life Style Residency, Lahore (Flag-D)	2,701,936,565	3,040,000,000	**(338,063,435)**
Kashmir Avenue Apartments, Islamabad (Flag-E)	3,379,287,766	3,040,000,000	**339,287,766**
Skyline Apartments, New Airport, Islamabad (Flag-F)	7,753,282,337	5,040,000,000	**2,713,282,337**
NET SURPLUS- DEVELOPMENT BUDGET			**5,379,520,417**
Following two projects are sub-judice and budget being presented is conditional to the decision of honorable Supreme Court of Pakistan			
Park Road (Flag-G)	26,891,575,000	26,891,575,000	
F-14,15 (Flag-H)	27,220,000,000	27,220,000,000	
Non-Development Budget			
Maintenance G-13, 14 (Flag-I)	140,100,000	113,800,000	**26,300,000**
Establishment Budget (Flag-J)	6,142,677,400	1,037,448,621	**5,105,228,779**
NET SURPLUS NON-DEVELOPMENT			**5,131,528,779**
TOTAL SURPLUS			**10,511,049,196**

5. The committee affected necessary modifications in both the budgets.

Recommendations:

The committee recommended the following:

a. *The committee recommended the budget for presentation before the Executive Board FGEHA for final approval.*

b. *The committee also appreciated the measures taken by FGEHA to enhance new revenue streams because of which maintenance budget for sectors G-13,14 has been projected as surplus for the FY 2020-21.*

c. *The committee sought guidance from the Executive Board regarding apartment's projects attracting less than 50 % percent membership. It recommended that FGEHA may offer cascading mechanism for these projects. It further recommended that first priority may be given to Federal Government employees and the left over flats may be offered to corporations, autonomous bodies and specialized institutions under the federal government.*

(Dr. Aneela Javed Gondal) (Asif Iqbal Asif) (Ameer Mohiyuddin)

(Rizwan Ahmed Sh)

BUDGET IN BRIEF

Development Budget

Name of the Project	Net Receipt	Budgeted Expenditure	Budget Surplus/Deficit
Green Enclave -I	4,568,472,847.00	3,608,934,940.00	959,537,907.00
FGEHA Sky Gardens	9,146,873,893.00	5,540,000,000.00	3,606,873,893.00
Chaklala Heights, Rawalpindi	5,098,601,949.00	7,000,000,000.00	(1,901,398,051.00)
Life Style Residency, Lahore	2,701,936,565.00	3,040,000,000.00	(338,063,435.00)
Kashmir Avenue Apartments, Islamab	3,379,287,766.00	3,040,000,000.00	339,287,766.00
Skyline Apartments, New Airport, Islamabad	7,753,282,337.00	5,040,000,000.00	2,713,282,337.00
	NET SURPLUS DEVELOPMENT		5,379,520,417.00

eing presented is conditional to the decision of honorable Supreme Court of Pakistan

Park Road	26,891,575,000	26,891,575,000	
F-14,15	27,220,000,000	27,220,000,000	

Non-Development Budget

Maintenance G-13, 14	140,100,000.00	113,800,000.00	26,300,000.00
Establishment Budget	6,142,677,400.80	1,037,448,621.00	5,105,228,779.80
	NET SURPLUS NON-DEVELOPMENT		5,131,528,779.80
	TOTAL SURPLUS		10,511,049,196.80

Park Road (Tamman Morian), Islamabad
(conditional to the decision by Supreme Court of Pakistan)

Project Overview

- LAC issued section 4 notification for 8100 kanals of Mouzas Tamma & Mohrian on 29-04-2015 on direction of contempt of court notification issued to LAC by Hon. Supreme Court of Pakistan.
- Park Road housing scheme designed on parity basis i.e. between Federal Government Employees and members of SCBA.
- LAC issued notification under 17(4) & 6 of Land Acquisition Act, 1894 on 28.10.2016
- Details (Tentative) of plots are as under:

Category	No of Plots
Cat I	2182
Cat II	2508

Total Projected Revenue	**36,588,838,000**	**Total Projected Expenditure**	**35,181,575,000**
Total Receipts Till Date	7,029,133,639		
Net Receipt	7,013,558,639	Refund	15,575,000
Total Receivables	29,575,279,361	Projected Expenditure 2020-21	26,891,575,000
		Projected Expenditure 2021-22	8,290,000,000

Budget for FY 2020-21

Revenue		Expenditure	
Head of Account	**Amount**	**Head of Account**	**Amount**
Opening Balance	7,013,558,639	Cost of Land	18,791,575,000
Budgeted Receipt FY 2020-21	19,878,016,361	Development Expenditure	8,100,000,000
Total Receipt FY 2020-21	**26,891,575,000**	**Budgeted Expenditure FY 2020-21**	**26,891,575,000**

F-14/15, Islamabad
(conditional to the decision by Supreme Court of Pakistan)

Project Overview

- The Prime Minister of Pakistan accorded approval of sector F-14/15 on 01-05-2015 with the direction to follow "Age-wise seniority policy" for allotment of plot in sector F-14/15
- 10629 Kanals of land of F-14/15 fall in Mouza's Tarnol, Jahngi Syedian, Thalla Syedian, Mera Sumbul Akku & Mera Sumbul Jaffar
- LAC issued section 4 Notification on 22-05-2015
- LAC announced award of land of 7003 kanals of land of F-14 for Rs.2.07 million per kanal on 15-11-2016
- Whereas, for F-15 LAC announced award of land of 2239 kanals of land for Rs.2.53 million per kanal on 28-09-2017
- Demarcation of sectors conducted by Survey of Pakistan
- 6557 plots of various categories/sizes planned
- Survey of BUPs conducted through GIS technology (satellite imagery as on 30-06-2015) and survey reports sent to LAC
- 231 BUPs measuring 688968 SFT covered area in F-14
- 314 BUPS measuring 1129883 SFT covered area in F-15
- M/s FWO won the tender for infrastructure development works
- Details (Tentative) are as under:

Category	Size of Plot	No. of Plots
I	50 x 90	2439
II	40 x 80	2111
III	35 x 70	2007
TOTAL		6557

Total Projected Revenue	**42,438,474,183**	**Total Projected Expenditure**	**40,806,225,176**
		Mobilization Advance Paid to FWO	
		Consultancy Paid	
		Cost of Land Paid	
Total Receipts Till Date	13,141,274,648	**Total Expenditure Till Date**	**801,679,007**
Net Receipt	12,799,506,648	Refund	341,768,000
Total Receivables	29,638,967,535	Projected Expenditure 2020-21	27,220,000,000
		Projected Expenditure 2021-22	12,784,546,169

Budget for FY 2020-21

Revenue		Expenditure	
Head of Account	**Amount**	**Head of Account**	**Amount**
Opening Balance	11,997,827,641	Cost of Land	20,160,000,000
Budgeted Receipt FY 2020-21	15,222,172,359	Development Expenditure	7,060,000,000
Total Receipt FY 2020-21	**27,220,000,000**	**Budgeted Expenditure FY 2020-21**	**27,220,000,000**

Barakahu Green Enclave-I, Islamabad

Project Overview

- CDA approved the layout plan of Green Enclave-I catering 3244 plots
- Brochure of the scheme along with consent letter was issued in April 2015
- The matter remained sub-judice in apex courts from 2009 – 2018
- Brief details are as follows:

Category	Size of Plot	No. of Plots
I	50 x 90	386
II	40 x 80	583
III	35 x 70	739
IV	30 x 60	845
V	25 x 50	729
TOTAL		**3282**

Total Projected Revenue	**13,211,412,160**	**Total Projected Expenditure**	**9,105,853,349**
		Cost of Land Paid	2,722,836,962
		Taxes & Fees on Land Transfer Paid	178081447
		Mobilization Advance	833,847,000
		Development Expenditure	205,095,06
		Consultancy	13,724,679
Total Receipts Till Date	**1,555,749,845**	**Total Expenditure Till Date**	**3,953,585,148**
Net Receipt	**1,519,786,668**	Refund	35,963,177
Projected Receipt from Commercial Area	4,952,040,000		
Projected Receipt from Plots	8,259,372,160		
Total Receivables	**11,691,625,492**	Projected Expenditure 2020-21	3,608,934,940
Projected Receipt FY 2021-22	**4,691,625,492**	Projected Expenditure 2021-22	**1,544,208,261**

Budget for FY 2020-21

Revenue		Expenditure	
Head of Account	**Amount**	**Head of Account**	**Amount**
Opening Balance	(2,431,527,153)	Cost of Land	566,934,940
Budgeted Receipt FY 2020-21	7,000,000,000	Development Expenditure	3,042,000,000
Total Receipt FY 2020-21	**4,568,472,847**	**Budgeted Expenditure FY 2020-21**	**3,608,934,940**

FGEHA Sky Gardens, Islamabad

Project Overview

- The Executive Board in its 4th meeting held on 03-10-2019 approved joint venture on land sharing basis with M/s Commoner Sky Garden. Accordingly, an agreement was signed with sky commoners for adjacent land of 10,000 kanals. Allottees of Green Enclave-II Scheme will be accommodated in this scheme.
- Land upto 6000 kanals already mutated in the name of FGEHA. Development work started, access to site already completed. Development work will start in 60 days and will be ready for possession in one year time.
- Project details are as under:

Category	No of Plots	Square Yards
Cat I	725	500
Cat II	813	356
Cat III	722	272.2
Cat IV	705	200
Cat V	827	139
	3792	

Total Projected Revenue	**18,652,780,000**	**Total Projected Expenditure**	**12,853,580,865**
Total Receipts Till Date	7,427,698,461	Total Expenditure Till Date	**683,191,000**
Net Receipt	6,204,089,787	Refund	1,223,608,674
Projected Receipt from Commercial Area	5,716,740,000		
Projected Receipt from Plots	12,936,040,000		
Total Receivables	12,448,690,213	Projected Expenditure 2020-21	5,540,000,000
Projected Receipt FY 2021-22	8,822,715,106	Projected Expenditure 2021-22	6,630,389,865

Budget for FY 2020-21

Revenue		Expenditure	
Head of Account	**Amount**	**Head of Account**	**Amount**
Opening Balance	5,644,312,723		
Budgeted Receipt FY 2020-21	**3,625,975,106**		
Total Receipt FY 2020-21	**9,146,873,893**	**Budgeted Expenditure FY 2020-21**	**5,540,000,000**

Chaklala Heights, Rawalpindi

Project Overview

- The project is part of Naya Pakistan Housing Program by the present government and was inaugurated by the Prime Minister of Pakistan
- The project will be constructed in the heart of Rawalpindi in Chaklala on 508 kanals of land.
- Brief details of apartments are as under:

BPS	No. of Apartments	Size of Apartment
20-22	240	2130 SFT
16-19	312	1770 SFT
10-15	1040	1060 SFT
1-9	1840	830 SFT
TOTAL	**3432**	

Total Projected Revenue	**20,935,564,288**	**Total Projected Expenditure**	**26,634,300,000**
Total Receipts Till Date	143,400,000	Consultancy	54,258,435
Projected Receipt from Sale of Flats	**17,974,764,288**	Cost of Land	82,116
Projected Receipt from Sale of Commercial Area	**2,960,800,000**	Boundary Wall	3,100,236
Total Receivables	**20,792,164,288**	**Total Expenditure Till Date**	**58,178,787**

Budget for FY 2020-21

Revenue		Expenditure	
Head of Account	**Amount**	**Head of Account**	**Amount**
Opening Balance	85,221,213		
Budgeted Receipt FY 2020-21	**5,013,380,736**	Development Expenditure	**7,000,000,000**
Total Receipt FY 2020-21	**5,098,601,949**	**Budgeted Expenditure FY 2020-21**	**7,000,000,000**

Life Style Residency, Lahore

Project Overview

- The project is part of Naya Pakistan Housing Program by the present government and was inaugurated by the Prime Minister of Pakistan
- The project is situated opposite DHA Phase-9 (Prism), Badian Road, Lahore
- Brief details of apartments are as under:

BPS	No. of Apartments	Size of Apartment
20-22	473	1875 SFT
16-19	399	1150 SFT
1-15	386	880 SFT
TOTAL	**1258**	

Total Projected Revenue	**13,335,615,989**	**Total Projected Expenditure**	**10,705,147,911**
Total Receipts Till Date	44,600,000	Mobilization Advance to be paid before 30.06.2020	661,865,011
Projected Receipt from Sale of Flats	12,616,615,989	Cost of Land	402,282,900
Projected Receipt from Sale of Commercial Area	719,000,000		
Total Receivables	**13,291,015,989**	**Total Expenditure Till June 30,2020**	**1,064,147,911**

Budget for FY 2020-21

Revenue		Expenditure	
Head of Account	**Amount**	**Head of Account**	**Amount**
Opening Balance	(1,019,547,911)		
Budgeted Receipt FY 2020-21	3,721,484,476	Development Expenditure	3,040,000,000
Total Receipt FY 2020-21	**2,701,936,565**	**Budgeted Expenditure FY 2020-21**	**3,040,000,000**

Kashmir Avenue Apartments, Islamabad

Project Overview

- The project is part of Naya Pakistan Housing Program by the present government and was inaugurated b the Prime Minister of Pakistan
- The project will be constructed in the heart of Islamabad on Kashmir Avenue in G-13 Mauve Area
- Brief details of apartments are as under:

BPS	No. of Apartments	Size of Apartments
20-22	714	1738 SFT
16-19	753	1463 SFT
TOTAL	**1387**	

Total Projected Revenue	**17,472,228,000**	**Total Projected Expenditure**	**14,315,379,000**
Total Receipts Till Date	575,789,168	Mobilization Advance to be paid before 30.06.2020	931,234,315
Projected Receipt from Sale of Flats	14,365,728,000	Consultancy Charges	6,885,221
Projected Receipt from Sale of Commercial Area	3,106,500,000		
Total Receivables	**16,896,438,832**	**Total Expenditure Till 30.06.2020**	**938,119,536**

Budget for FY 2020-21

Revenue		Expenditure	
Head of Account	**Amount**	**Head of Account**	**Amount**
Opening Balance	(362,330,368)		
Budgeted Receipt FY 2020-21	4,731,002,872	Development Expenditure	3,040,000,000
Total Receipt FY 2020-21	**3,379,287,766**	**Budgeted Expenditure FY 2020-21**	**3,040,000,000**

Skyline Apartments, New Airports, Islamabad

Project Overview

- The project is part of Naya Pakistan Housing Program by the present government and was inaugurated by the Prime Minister of Pakistan
- The project is situated at the prime location of New Islamabad Airport
- The details of apartments are as under:

BPS	Size of Apartment	No. of Apartments
18-22	1860 SFT	860
10-17	1350 SFT	1195
1-9	1080 SFT	1890
TOTAL		**3945**

Total Projected Revenue	**30,843,908,620**	**Total Projected Expenditure**	**27,607,167,044**
Total Receipts Till Date	118,500,000	Cost of Land	450,000,000
Projected Receipt from Sale of Flats	29,835,108,620	Taxes & Fees on land transfer	22,500,000
Projected Receipt from Sale of Commercial Area	1,008,800,000	Mobilization Advance to be paid before 30.06.2020	495,832,076
Total Receivables	**30,725,408,620**	**Total Expenditure Till 30.06.2020**	**968,332,076**

Budget for FY 2020-21

Revenue		Expenditure	
Head of Account	**Amount**	**Head of Account**	**Amount**
Opening Balance on 30.06.2020	(849832076)		
Budgeted Receipt FY 2020-21	8,603,114,413	Development Expenditure	5,040,000,000
Total Receipt FY 2020-21	**7,753,282,337**	**Budgeted Expenditure FY 2020-21**	**5,040,000,000**

MAINTENANCE PH-III (G-13, G-14/4)			
RECEIPTS		EXPENDITURE	
Head of Account	Amount	Head of Account	Amount
Advertisement Fee	500,000		
Cable Network Fee	250,000		
Mobile Tower Fee	3,100,000		
Delayed Construction Charges	60,000,000		
Conservancy Charges	36,750,000	Garbage Collection	40,800,000
Water Charges	13,500,000	Tube well Electricity Charges	24,000,000
Trade Licensing	5,000,000	Street Lights Electricity Charges	38,000,000
Building Plans Approval Fee	20,000,000	Improvement of Green Belts	4,000,000
Use of Open Space	500,000	Conservancy Maintenance Services	3,000,000
Annual Ground Rent	500,000	Miscellaneous	4,000,000
Total Revenue	140,100,000	Total Expenditure	113,800,000

FGE Housing Authority
Expenditure Statement
Financial Year 2020-21

Object Code	Function Description	EXPENDITURE (2017-2018)	EXPENDITURE (2018-2019)	Budget Estimates of 2019-2020	Expenditure (1st July,2019 to 31-MAY,2020)	TENTATIVE BUDGET ESTIMATES 2020-2021
A01	Establishment Charges					
A01	Employee Related Expenses	440,203,179	515,165,777	743,914,409	573,821,953	718,034,621
A011	Pay	440,203,179	515,165,777	743,914,409	573,821,953	718,034,621
A012	Allowances	362,077,376	412,926,289	156,425,459	137,511,211	189,800,000
A01277	Contingent Paid Staff			432,538,950	285,718,994	367,538,173
A01271	Overtime Allowance	1,349,520	1,386,510	48,000,000	44,568,061	12,066,448
A01273	Honoraria	32,909,893	35,062,432	1,950,000	2,616,030	3,130,000
A01273	Eid Bonus	7,215,426	7,999,066	18,000,000	22,037,785	31,300,000
A01274	Medical Charges	35,950,964	55,791,480	12,000,000	13,000,000	16,300,000
A08170	Advance (Others/Salary)			50,000,000	48,369,872	63,900,000
A01278	H.F. Assistance Package	700,000	2,000,000	20,000,000	20,000,000	25,000,000
A03959	Stipend			5,000,000		5,000,000
A03	Operating Expenses					4,000,000
A031	Fees	63,613,289	70,254,233	80,611,954	71,708,020	115,914,000
A03101	Bank Fees	10,224,697	8,567,150	6,000,000	6,091,091	10,530,000
A03102	Legal Fees			-		
				6,000,000	6,091,091	10,530,000
A032	Communications	5,313,175	5,381,938	4,200,000	3,567,949	5,572,000
A03201	Postage & Telegraph	1,064,067	1,334,351	300,000	190,891	300,000
A03202	Telephone & Trunk Calls	1,445,665	1,375,289	1,100,000	729,365	1,220,000
A03203	Telex,Teleprinter & Fax			-		-
A03204	Electronic Communication	2,803,443	2,672,298	2,000,000	2,233,543	3,072,000
A03205	Courier and Pilot Service			800,000	414,150	980,000
A033	Utilities	5,501,810	6,400,702	12,300,000	10,055,410	14,932,000
A03301	Gas	5,501,810	6,400,702	800,000	596,780	1,000,000
A03302	Water			1,000,000	930,126	1,272,000
A03303	Electricity	734,381	451,375	10,500,000	8,528,504	12,600,000
A03304	Hot & Cold Weather Charges			-		60,000
A034	Occupancy Cost	734,381	451,375	4,681,954	4,430,808	4,500,000
A03402	Rent For Office Building	-	-	2,500,000	2,206,954	4,000,000
A03403	Rent For Residential Building			-		-
A03407	Rates & Taxes			2,181,954	2,223,854	500,000
A036	Motor Vehicles			300,000	-	1,500,000

A03602	Insurance			-			-
A03603	Registration			300,000			1,500,000
A038	**Travel & Transportation**	**21,483,733**	**22,331,197**	**24,780,000**	**22,399,762**		
A03801	Training Domestic	9,556,564	8,521,904	-			30,461,000
A03805	Travelling Allowance	-	13,000	6,600,000	4,781,923		2,000,000
A03806	Transportation of Goods	11,927,169	13,796,293	80,000	-		7,800,000
A03807	P.O.L Charges,			18,100,000	17,617,839		61,000
A03808	Conveyance Charges			-			20,600,000
A039	**General**	**20,355,493**	**27,121,871**	**28,350,000**	**25,163,000**		
A03901	Stationary	1,562,513	1,652,655	3,500,000	2,416,965		48,419,000
A03902	Printing & Publication (Photocopies/ Binding)	336,959	393,936	1,750,000	1,298,539		4,500,000
A03903	Conference/ Seminars/Workshops/ Symposia	171,442	270,546	-			2,150,000
A03905	Newspapers Periodicals & Books	87,490	384,522	300,000	236,754		560,000
A03906	Uniforms And Protective Clothing	11,269,986	10,277,045	600,000	92,290		500,000
A03907	Advertising & Publicity			11,000,000	8,641,285		1,000,000
A03912	Delegation Abroad	174,200	84,775	-			13,500,000
A03915	Payment of Govt. Department for service Render			-			1,000
A03917	Law Charges			300,000	150,000		-
A03918	Exhibition, Fair & Other National Celebration	13,600	126,050	-			300,000
A03919	Payments to other for Service Rendered			-			-
A03936	Training (Course Fee)	5,483,093	12,167,338	3,500,000	3,549,249		90,000
A03955	Other Store/ Computer, Stationery			-	-		2,036,000
A03970	Others (N.S.E.)	1,256,210	1,765,004	5,000,000	7,112,486		-
A039	Watch & Ward			200,000	-		10,100,000
A039	Janitorial Expense			2,200,000	1,665,432		10,082,000
							3,600,000
A04	**Employee Retirement Benefits**	**2,382,484**	**6,676,961**	**7,000,000**	**7,102,022**		13,000,000
A04101	Pension Contribution	2,382,484	6,676,961	7,000,000	7,102,022		13,000,000
A04170	Others (C.P. Fund)			-	-		-
A06	Transfers	**1,476,820**	**1,217,790**	**1,000,000**	**754,521**		-
A063	**Entertainments & Gifts**	1,476,820	1,217,790	1,000,000	754,521		-
A06301	Entertainments & Gifts			1,000,000	754,521		-
							-
A09	Physical Assets	**12,941,465**	**8,836,522**	**48,000,000**	**47,895,908**		60,650,000
A091	**Land and Buildings**	-	-	**200,000**	-		-
A09101	Office Buildings			200,000			-
							-
A092	**Computer Equipments**	**11,696,295**	**1,478,416**	**18,000,000**	**18,983,779**		19,650,000
A09201	Hardware	11,696,295	1,478,416	16,000,000	18,953,519		16,500,000
A09202	Software			2,000,000	30,260		3,150,000
A09203	I.T. Equipments			-			
A095	**Purchase of Transport**	-	**6,341,500**	**20,000,000**	**19,483,600**		22,000,000
A09501	Transport		6,341,500	20,000,000	19,483,600		22,000,000

A096	**Purchase of Plant & Machinery**					
A09601	Plant & Machinery	-	-	5,000,000	5,962,840	12,400,000
				5,000,000	5,962,840	12,400,000
A097	**Purchase of Furniture & Fixture**					
A09701	Furniture & Fixtures	1,245,170	1,016,606	4,800,000	3,465,689	6,600,000
		1,245,170	1,016,606	4,800,000	3,465,689	6,600,000
A124	**Buildings and Structures**					
A12401	Office Buildings	-	-	-	-	117,000,000
						117,000,000
A13	Repairs & Maintenance					
A130	**Transport**	5,990,849	7,843,127	9,750,000	10,306,827	12,850,000
A13001	Transport	2,515,762	2,216,923	3,500,000	3,606,325	4,350,000
		2,515,762	2,216,923	3,500,000	3,606,325	4,350,000
A131	**Machinery & Equipment**					
A13101	Machinery & Equipment	879,314	1,130,992	800,000	603,643	1,100,000
		879,314	1,130,992	800,000	603,643	1,100,000
A132	**Furniture & Fixtures**					
A13201	Furniture & Fixtures	213,069	47,850	650,000	145,467	850,000
		213,069	47,850	650,000	145,467	850,000
A133	**Building and Structure**					
A13301	Office Buildings	2,382,704	4,447,362	4,000,000	5,578,054	5,400,000
		2,382,704	4,447,362	4,000,000	5,578,054	5,400,000
A137	**Computer Equipments**					
A13701	Hardware	-	-	800,000	373,338	1,150,000
A13702	Software			800,000	373,338	950,000
A13703	I.T. Equipments			-		200,000
				-		-
	Grand Total of Non Development Expenditure	519,392,660	601,995,344	895,276,363	711,589,251	1,037,448,621

Object Code	Income Receipts	Income (2017-2018)	Income (2018-2019)	Islamabad Head Office (Estimates of 2019-2020)	Income (Approx.) 2019-2020	TENTATIVE BUDGET ESTIMATES 2020-2021
C	**Receipts/Income**	**850,568,526**	1,251,350,397	**1,020,000,000**	**327,515,189**	6,142,677,401
C02865	**Operational Income-H & W**	**94,005,769**	**97,867,343**	**20,000,000**	**75,739,064**	**104,948,849**
C02865-1	Transfer Fee	68,056,897	64,465,206		49,001,760	**70,000,000**
C02865-2	Urgent Tranfer Fee	9,885,000	13,731,000		13,185,248	**17,234,693**
C02865-3	Processing Fee	3,339,700	3,021,900		2,360,800	**3,085,847**
C02865-4	Attorney Fee	1,634,124	1,998,719		1,284,811	**1,679,402**
C02865-5	Surcharge	558,067	3,611,680		832,158	**1,087,730**
C02865-6	NOC Fee	2,454,802	3,451,468		4,116,206	**5,380,373**
C02865-7	Service Charges	827,713	330,642		42,240	**55,213**
C02865-8	Cancellation Charges (Deduction form Allottees)	2,387,216	1,809,960	20,000,000	465,040	**607,863**
C02865-9	Posession Fee	870,000	1,020,120		1,038,400	**1,357,313**
C02865-10	Tender Fee	105,250	1,118,080		392,800	**513,437**
C02865-11	Forfeiture Fee	750,000	315,000		100,000	**130,712**
C02865-12	Sale of Transfer Forms	-	171,000		-	-
C02865-13	Sale of Brochure	290,000	198,568		126,000	**164,697**
C02865-14	Legal Fee	1,990,000	2,317,000		2,443,200	**3,193,554**
C02865-15	CTC Chrages	491,000	307,000		350,400	**458,015**
C02865-16	Restoration Charges	366,000	-		-	-
C	**Income Receipts/Profits**	**756,562,757**	**1,153,483,054**	**1,000,000,000**	**251,776,125**	**1,701,834,129**
C01804-1	Profit on PLS	239,446,585	103,163,472	1,000,000,000	234,165,656	**88,500,000**
C01804-2	Profit on Investment	510,291,118	1,042,709,369		17,610,468	**1,613,334,129**
C	**Income Receipts from Other Sources**	-	-	-	-	**4,335,894,423**
C02104	Management Fee (Joint Ventures)	-	-			1,635,894,423
C02104	opening balance					2,700,000,000
	Grand Total of Income Receipts	**850,568,526**	**1,251,350,397**	**1,020,000,000**	**327,515,189**	**6,142,677,401**