FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD
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No.15 (7)/2019-HA (A)/10 Dated: 24th Feb, 2021

Subject: **MINUTES OF 10th EXECUTIVE BOARD MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 18-02-2021**

The 10th Meeting of the Executive Board of the FGE Housing Authority was held on **Thursday, 18th Feb, 2021** under the Chairmanship of Federal Minister for Housing & Works in the Committee Room of Federal Government Employees Housing Authority, Islamabad.

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

(MANZOOR ALI SHAH)
Director (Staff)

Distribution:-

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

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

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

iv. Mr. Muhammad Israr,
Draftsman,
Law & Justice Division, Islamabad

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

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

vii. Mr. Amer Ali Ahmad
Chief Commissioner
ICT, Islamabad.

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

ix. Mr. Zahoor Ahmad
Director General,
Pak. PWD, Islamabad.

x. Mr. Amer Ali Ahmad
Chairman, CDA, Islamabad.

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

xii. Chief Engineer
FGE, Housing Authority, Islamabad

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

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

Subject: **MINUTES OF 10TH MEETING OF EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 18-02-2021**

The 10th Meeting of the Executive Board of the Federal Government Employees Housing Authority (FGEHA) was held on 18thFebruary,2021 under the Chairmanship of the Federal Minister for Housing & Works, in the Committee Room of FGEHA HQs Islamabad. The list of participants is enclosed.

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

3. The Director General, FGEHA welcomed the respected members of the Executive Board.

AGENDA ITEM NO.01

Subject: CONFIRMATION OF THE DECISIONS OF EXECUTIVE BOARD MEETING OF FGE HOUSING AUTHORITY HELD ON 09-12-2020

4. Director General FGEHA informed the Board that as such no observations have been received from any other member of the Board but he himself highlighted few observations with regard to the certain agenda items pertaining to the 9th Executive Board Meeting, which are stated as under:

I. REFUND/FORFEITURE OF PAYMENT REGARDING AUCTION

OF PLOT OF MAUVE AREA AND CLASS-III SHOPPING CENTRES SECTOR G-13/G-14/4

5. An open auction of plots situated at Mauve Area and Class-III Shopping Centers of Sector G-13 & G-14, Islamabad was held on 25th& 26thNovember, 2020 at Islamabad Sports Complex. Ten (10) Plots of Mauve Area and Nineteen (19) Commercial plots of Class-III Shopping Center of G-13 & G-14 were offered for auction. Out of the available plots, Five (05) Plots of Mauve Area and Fourteen (14) Commercial plots of Class-III Shopping Centers of G-13 & G-14 were auctioned. The entire auction process wassubsequently approved by the Executive Board in its 9th meeting held on 09th December 2020.

6. M/s 3-B Builders, being one of the successful Bidderswho obtained 4 plots of Class-III Shopping Centers has failed to deposit 25% of the bid amount after the specified time and subsequent extension. M/s 3-B Builders has requested for refund of the Token Money of Rs.4,000,000/- deposited against the bid of following 4 commercial plots of G-13/3.

SR. No.	Auctioned Plot
1	Plot 8C, Bazar 5, G-13/3
2	Plot 9B, Bazar 5, G-13/3
3	Plot 8B, Bazar 5, G-13/3
4	Plot 9A, Bazar 5, G-13/3

7. As per terms and conditions mentioned in the brochure, the Token Money has to be forfeited and bid shall stand cancelled if the bidder fails to deposit the 25% of the bid amount within the specified time.

8. Mr. Adnan (representative of M/s 3-B Builders) informed that all the partners/family members of M/s 3-B Builders along have died in a road accident and they are not in a position to deposit the instalments of the above mentioned plots. The representative has further requested that his request may be considered on compassionate grounds and the token money deposited against the auctioned plots may be refunded.

DISCUSSION:

9. Director General apprised the Board that Auction of Commercial Plots of Mauve Area and Class-III Shopping Centers of G-13 & G-14/4 was held on 25th& 26th November 2020, wherein M/s 3-B Builders made successful bids for 4 Commercial Plots of Class-III Shopping Centers G-13/3, but the owners/partners of the company couldn't deposit 25% down payment due to the death of owners/partners during a road accident. Director General further informed that as per terms and conditions of the brochure if the bidder could not deposit 25% down payment, the token money has to be forfeited.

10. Secretary (H&W) inquired whether any such practice is being exercised by CDA. He further asked whether FGEHA Act, 2020 coversany such waiver.To this, the Director General responded that no such practice/provision is available. The Chair inquired whether any such provision is available in the auction terms & conditions, to which the Director General replied that no such provision is available. The Chair concluded that we should decide as per rules.

DECISION:

11. The Executive Board decided that since no such provision in FGEHA Act, 2020 is available for such cases, therefore,FGEHA may proceed further as per the terms and conditions contained in the Auction Brochure.

Accordingly, the Board directed for forfeiture of the token money deposited by M/s 3-B Builders.

II. ISSUANCE OF PROVISIONAL POSSESION CERTIFICATE, BUILDING PLAN APPROVALS AND PERMISSION FOR CONSTRUCTION AGAINT THE PLOT ACUTIONED ON 25TH - 26TH NOVEMBER 2020

12. In context of FGEHA'sAuction conducted on 25th and 26th November 2020, the brochures published for the Auction by FGEHA, specified under "Discounts and other Benefits" section, that "FGEHA will grant permission for construction of Buildings if 50% payment is made before 31st December, 2020". During the course of Auction, with the prior endorsement of Secretary Housing & Works, it was decided and announced that possession/construction shall be allowed after 25% payment of the total amount of Plot.The successful bidders after depositing 25% payment have submitted applications to the Planning and Estate Wingsfor Provisional possession of plots so that they can prepare and submit the Building Plans for the approval by Building Control Department of FGEHA. Accordingly, the Provisional Possession/Building Plan Approvalsare recommended to be granted in order to encourage economic activity and timely initiation of the projects.

DISCUSSION

13. The Director General briefed the Board that during the auction proceedings bidders demanded that FGEHA may allow possession/permission for construction on plots on depositing 25% down payment of the bid instead of 50% so that they can register/avail the Amnesty Scheme for Construction Industry announced by Government of Pakistan. Director General further informed that the instant proposal was discussed with Secretary Housing & Works and it was announced publically that FGEHA shall allow possession/permission for construction on plots on depositing 25% down payment. Joint Secretary Estate also opined that since it is publically announced,

therefore, the Board may consider allowing issuance of Provisional Possession Certificate. Sr. Chief (Technical), Planning Commission suggested that in order to safeguard the remaining payments from the bidders, the provisional possession of land may be subjected to some assurance preferably in the form of Bank Guarantee from the bidders. The Director General explained that it is only provisional possession and does not establish any right in favor of other party. Further, in case of default the authority can always take the possession back. Also, the rights of ownership remains with FGEHA and will only be transferred on fulfilment of all codal formalities.

DECISION

14. The Board decided that Provisional Possession/Permission for Construction on payment of 25% down payment of the total bid amount may be issued. FGEHA will take insurance guarantee before handing over possession of the plots.

III. EVALUATION OF LEASED LAND PROPOSAL FOR JOINT VENTURE

15. The Executive Board in its 9th Meeting held on 9th December, 2020 decided that the title of land as leased, cannot be equated with owned land for Joint Venture Projects.

16. The matter regarding "Title of Land as Leased Land" was referred to the Law Wing of FGEHA for comments in line with the FGEHA Act, 2020and JVP Regulations 2020.

DISCUSSION

17. Director General, apprised the Board that aspect of leased land has been covered under FGEHA's Act 2020. The Director General quoted section 2(n) of the FGEHA Act 2020, whereby the specified area defined as:

"Specified area" *means all lands owned, purchased, acquired or procured by or vested in or leased to the Foundation under any law before the commencement of this Act and such other*

*land as may be purchased or procured or acquired or vested in or **leased** to the Authority in Islamabad Capital Territory or other parts of Pakistan;*

18. The Chair inquired whether the subject land is under the administrative control of Government or a private party and he also inquired about time period of present lease in context of JVP proposal of Sultan Fore, Karachi. Secretary Housing and Works also inquired whether the land is leased on the pattern of 99 years lease as per State/Cantonment Board's practice. Joint Secretary Estate added whether the lease agreement allows the private party for further sub-lease. In this regard, the Director General responded that almost 40 years have lapsed and the instant land is in possession of the private party.The Director General also explained that the Authority will consider the government leased lands to the parties and also verify the lease time with possibility of sub-lease.

DECISION

19. The Executive Board directed that FGEHA shall strictly adhere to the provisions of JV Regulations and FGEHA Act, 2020 and in case of the housing projects to be launched on leased land, the said land should be under the Government lease only instead of any private owner/party.

AGENDA ITEM NO.2

Subject: **APPROVAL OF MINUTES OF MEETING OF THE DEPARTMENTAL SELECTION COMMITTEE REGARDING APPOINTMENT OF CHIEF ENGINEER AND CHIEF PLANNER IN FGEHA.**

20. The instant agenda items relates to the recruitment of Chief Engineer and Chief Planner (BS-20). The said positions were recommended by HR Committee in its meeting dated 02-10-2020 and were subsequently approved in 08th Executive Board meeting dated 22-10-2020. The said positions were advertised through PID on 2nd of December, 2020 in National Dailies and on Official website of FGEHA. The written Test was conductedthrough NUST on 10-01-2021 at the Model Customs Collectorate, Islamabad.

21. Subsequently, the following Departmental Selection Committee notified vide Clause 4, FGEHA's HR Service Regulations, 2020, interviewed the top five (05) qualified candidates on 20.01.2021 for Chief Engineer and on 22.01.2021 for Chief Planneron the basis of Test Results:

i.	Secretary, M/o H & W	Chairman
ii.	Additional Secretary, M/o H & W	Member
iii.	Director General, FGEHA	Member
iv.	Joint Engineering Advisor, M/o H & W	Co-opted Member (for Chief Engineer)
v.	Sr. Chief (PP&H), Planning Commission (for Chief Planner)	Co-opted Member

22. The Departmental Selection Committee has recommended the following candidates for the positions mentioned against each. Minutes of Departmental Selection Committee are enclosed herewith**(Annex-2A)**.

Col. Imtiaz ul Haq Khattak (R)	Chief Engineer (BS-20)
Malik Asghar Naeem	Chief Planner (BS-20)

23. In addition to the above, Sr. Chief (Technical), M/o Planning, Development& Special Initiatives vide his letter dated 19th January, 2021 has pointed out that para 66(v) of the Minutes of Executive Board meeting dated 10-06-2020 needs to be modified in context of creation of post of Chief Planner. Accordingly it is proposed that para 66(v) of the minutes of Meeting may be modified as under:

> *"The Executive Board of FGEHA approved the creation of post of Chief Planner (BS-20) having qualification of Town Planning subject to vetting and recommendation by the H.R Committee".*

Recommendations:

24. The Executive Board may approve the recommendations of theDepartmental Selection Committee contained in Para-21above. Moreover, the Executive Board may also grant approval for the modification proposed by Sr. Chief (Technical) M/o Planning, Development & Special Initiatives.

DISCUSSION

25. Director General informed the board that all codal formalities for the recruitment of Chief Engineer (BS-20) and Chief Planner (BS-20)have duly been fulfilled and the Departmental Selection Committee has furnished its recommendations vide Para-23 above.

DECISION

26. The Executive Board approved the recommendations of the DepartmentalSelection Committee and approved selection / appointment of following:

Col. Imtiaz ul Haq Khattak (R)	Chief Engineer (BS-20)
Malik Asghar Naeem	Chief Planner (BS-20)

AGENDA ITEM NO.3

Subject: UTILIZATION PLAN OF AUCTION PROCEEDS OF MAUVE AREA/CLASS-III SHOPPING CENTER PLOTS

27. The Executive Board in its 9th meeting dated 9.12.2020 desired that a "Comprehensive Plan for the Utilization of Auction Proceeds"shall be prepared for perusal of the Executive Board. The Finance Wing has accordingly prepared a detailed plan for the utilization of the auction proceeds of the Mauve Area/Class-III Shopping Center plots. The Board specifically observed in its 9th meeting that the Auction Proceeds must be utilized for the benefit of the

Allottees of Sectors G-13 and G-14.

28. In order to extend cross subsidy to the allottees of Sector G-14/1,2 &3, the Finance Wing has proposed that the auction proceeds may be utilized for the payment of Built up Property (BUP) charges of Sector G-14/1,2&3. It is further added that 5 Awards have been announced till date.Out of these Awards, first two (02) awards were announced by the Land Acquisition Collector (LAC) and remaining three (03) awards were announced by the DC/LAC of the FGEHA after conversion of this organization into an Authority. Also balance amount is planned to be incurred on the rehabilitation and development work of these sectors. The details of proposed expenditure is as under:

S.No	Detail of Rehab / Development work	Tentative Cost
1.	Amount to be paid on account of BUPs G-14/1&2	Rs.3.5 Billion
2.	Rehabilitation of G-14/2&3	Rs.1.5 Billion
3.	Infrastructure Works of Mauve Area G-13/G-14	Rs.1.2 Billion
4.	Infrastructure Works of G-14/1 & G-15/3	Rs.3.9 Billion
5.	Maintenance Works of G-13 & G-14/4 including Water Works	Rs.680 Million
Total		**RS.10.78 BILLION**

RECOMMENDATIONS:

29. The Executive Board may grant approval of the Utilization Plan proposed by the Finance and Maintenance Directorates as under:

i. Payment of Built up Property (BUP) charges of Sectors G-14/1, 2, 3 may be cross subsidized from Auction Proceeds.

ii. Rehabilitation and Development Works of Sector G-13, G-14 & G-15/3 amounting to Rs.10.78 billion (Approx.) including Rs.200 million for water works through Rawalpindi Cantonment Board (RCB).

DISCUSSION:

30. The Director General briefed the Board that it was directed in the 9th meeting of the Executive Board to present utilization plan of the funds received from the auction proceeds of Mauve Area and Class-III Shopping Centers of Sectors G-13 & G-14/4 . The Director Generalapprised the Board that the proceeds/ funds shall be utilized for the infrastructure development, rehabilitation, to subsidize the payments of BUPs and water works of Sectors G-13, G-14 and G-15/3. Accordingly, an estimated amount of Rs.10.78 billion will be required for successful completion and handing over of plots to long-awaiting allottees/ affectees of the said Sectors.The Chair inquired about the mechanism regarding payments of Built up Properties. The chair also inquired about the beneficiaries i.e. legal or all the BUPs? The Director General responded that payments are being made only against old / genuine and legal BUPs as per the decision of the apex courts.

31. Secretary, Housing & Works inquired about the fact that whether the amount of built up properties amounting to Rs.3.5 billion is in addition to the amount paid by the allottees of the said sectors. He also inquired about the mechanism to transfer the said amount to allottees of the sectors. To this the, Director General replied that initially,the assessment of built up property in the area was not in accordance with the actual BUPs of the area. Hence the allottees were charged the cost of built up properties on a much lower side. The second assessment of BUPs was made in 2014 and the additional cost was chargedfrom the allottees accordingly. In this context, the Director General recommended that Rs.3.5 billion may be paid to cross subsidize the cost and to give relief to the allottees. The Chair endorsed the viewpoint of the Director General that the FG employees may be provided a cross subsidy.

32. The Secretary Housing and Works pointed out that the change of land use of Mauve Area was approved by the Federal Cabinet, therefore, the auction

proceeds received from Commercial Plots of Mauve Area shall be treated as a separate revenuestream. Hence, these funds shall be utilized for infrastructure/rehabilitation/maintenance/provision of services for the mauve area and if the funds required for any other scheme/project then it shall be transferred on recouped basis. Sr. Chief (Technical), M/o PD & SI suggested that the funds can be utilized (fully/partially) as revolving funds.

DECISION

33. The Executive Board decided that:

i. The proceeds received from auction of commercial plots of Mauve Area & Class-III shopping centers shall be utilized for infrastructure of Mauve area of respective sectors only. FGEHA may use the proceeds generated from Mauve area for infrastructure of other areas as a loan (Bridge financing) arrangement and will recouped the amount to the Mauve area once funds are available with FGEHA.

ii. The Auction proceeds generated from Class-III shopping centers of specific sectors will only be utilized for the infrastructure, development within the same sector or as cross subsidy for the allottee of the same sector.

iii. Part of auction proceeds from the Class-III shopping centers of G-13 and G-14 may be utilized for water supply from RCB and requisite water work for the areas under jurisdiction of FGEHA.

AGENDA ITEM NO.4

Subject: MERGER / ACQUISITION OF NATIONAL CONSTRUCTION LIMITED

34. The Institutional Reforms Committee (IRC) in its meeting held on 20-08-2019 headed by Dr. Ishrat Hussain remarked that "*government is desirous*

to wind up NCL as it is not possible to compete with the multibillion constructioncompanies". The IRC directed the Ministry of H&W to bring a Business Plan for restructuring of NCL. In March 2020, NCL submitted a comprehensive Business Plan to Ministry of H&W for onward submission toIRC. The Cabinet Implementation Committee (CIC) in its 32nd meeting held in April 2020 decided that ***Ministry of H&W should explore the possibility of NCL's merger with NLC, FWO or SPD***. Accordingly Ministry of H&W approached these organizations however merger with the said organizations couldn't materialize.

35. A meeting was held under the Chairmanship of Secretary (Housing & Works) on 22 September 2020 for implementation of the decision of IRC, wherein it was decided that ***"NCL should be amalgamated with FGEHA and directed MD NCL and DG FGEHA to finalize themodalities".***

36. In order to implement the aforementioned decision of the M/o Housing & Works and IRC, the following steps have been taken so far:-

i. Committees were formulated by both the organizations to finalize themodalities and look into the possibilities of said amalgamation/merger.

ii. NCLapproachedSECPregardingtheprocedure&rulepositionof liquidation /merger or amalgamation with FGEHA on 30th September 2020 & the response of SECP was received on 29th October 2020. The SECP has informed that NCL is a public sector company where as the FGEHA is an Authority established under the FGEHA Act 2020 thus provisions of section 282 (1) of Companies Act 2017 is not applicable with respect to the proposed merger/amalgamation of NCL with or into FGEHA.

iii. SECP has however quoted the provisions of relevant clauses from

the Companies Act 2017 relating to voluntary winding up of NCL.

iv. The SECP response was forwarded by NCL to its Legal Advisor / Corporate Consultant for Legal Opinion who has suggested that the provisions of FGEHA Act 2020 allow the Authority to take over/acquire the assets of NCL, its liabilities and human resources by entering into a Scheme of Arrangements between NCL and FGEHA.

37. In the light of said legal opinion, NCL prepared a draft **Agreement (*Scheme of Arrangement)*** duly vetted by Legal Advisor which was forwarded to the Ministry of H&W. The draft proposal & proposed scheme of arrangementwas the transmitted toFGEHA on Dec 02, 2020 withthedirectionstocomeupwithajointproposal for onward submission toCIC.

38. FGEHA's Legal Consultant furnished the following legal opinion on the process of Acquisition/TakingoverofNCLbyFGEHA and suggested following steps:-

i. In the first instance the matter may be placed before the respective Boards of NCL and FGEHA along with draft Scheme of Arrangement forapproval.

ii. If the respective boards approve the proposal of acquisition/taking of NCL by FGEHA then the parties may proceed to sign the Scheme ofArrangement.

iii. Consequently, the FGEHA may acquire/take over all NCL assets, liabilities and HumanResource.

iv. Once the above mentioned steps are completed the balance sheet of NCL will be reflecting NILAssets/Liabilities.

v. The NCL may be wound up as per the provision of Companies

Act.2017.

RECOMMENDATIONS:

39. The Executive Board is requested to;

i. Grant Principle Approval to FGEHA to go ahead with the acquisition of National Construction Limited and take necessary steps in this regard.

ii. Approve constitution of the following committee to complete the administrative/financial /technical modalities involved for completion of the said acquisition.

1. Director (Estate)
2. Director (Admin)
3. Director (Finance)
4. Director Technical
5. Director (Law)
6. Dy. Director (HR-II)
7. Dy. Director (Finance)
8. Member Nominated by NCL

iii. The committee may be given a period of 3 months for completion of acquisition process.

DISCUSSION:

40. The Director General briefed the Board regarding acquisition of National Construction Limited (NCL) with FGEHA. The Chair made certain observations regarding NCL's Human Resource, their qualifications and usefulness for FGEHA. Joint Secretary (Estate) also made certain observations regarding the Civil Servant status of NCL Employees, their pay &pension mechanism, seniority matters, organogram/hierarchy and adjustment plan of NCL's HR in FGEHA with regards to the status of available posts.

DECISION:

41. The Executive Board deferred the agenda for the next Board meeting. However, approval regarding constitution of the following committee was granted with the directions that the Committee shall furnishits recommendations in the next Board meeting:

a. Additional Secretary, M/o Housing & Works,	Chairman
b. Director (Finance), FGEHA	Member
c. Director (Planning), FGEHA	Member
d. Director (Admin), FGEHA	Member
e. Representative of Law&Justice Division	Member
f. Representatives from NCL	Member

AGENDA ITEM NO.5

Subject: APPROVAL OF MINUTES OF FGEHA'S HR COMMITTEE AND FINANCE BUDGET AND ACCOUNTS COMMITTEE

42. The meetings of FGEHA's HR Committee and Finance Budget &Accounts Committee were held in the Ministry of Housing and Works Islamabad. The following agenda items were discussed in this regard:

I. RE-COMPOSITION OF DEPARTMENTAL PROMOTION COMMITTEE AND DELEGATION OF POWERS OF APPOINTING AUTHORITY FROM BS-17& 18 IN FGEHA.

43. The HR committee deferred the said agenda in its meeting dated 15-01-2021 which was later approved on 15-02-2021 while recommendingthe Delegation of Powers of Appointing Authority from BS-17 & BS-18 to DG, FGEHA.

II. CREATION OF 01 POST OF DEPUTY DIRECTOR MEDIA AFFAIRS (BS-18) ON REGULAR BASIS.

44. The HR committee recommended creation of One (01) post of Deputy Director Media Affairs (BS-18) on regular basis.

III. RATIFICATION OF THE DECISION REGARDING UPGRADATION OF THE PROJECT POSTS OF QUANTITY SURVEYOR /COMPUTER OPERATOR IN FGEHA.

45. As per FGEHA's HR Regulations, 2020 the Director General, FGEHA is appointing Authority for the post from BS-01 to 16. Accordingly, the HR Committee recommended that the powers to upgrade the positions from BPS-01 to 16/Project Posts (PPS 01 to 06) may be delegated to the Director General and the decision regarding up-gradation in the case of Project posts of QS and Assistant/Computer Operator may be ratified.

Sr. No.	Posts	Revised Grade	Recommendation/Remarks
1.	Quantity Surveyor (PPS-05)	PPS-06	As per PEC Cadre the post of QS is in BS-16, which is also in accordance withmarket based salary structure. (Copy of Advertisement of PEC Published in 2019 is enclosed herewith)
2.	Office Assistant/ Computer Operator (PPS-04)	PPS-06	The regular post of Computer Operator in FGEHA is in BS-16 and for uniformity of nomenclature, up-gradation of the Project Post of Office Assistant/Computer Operator in PPS-06 has been recommended.

IV. POST OF RETIREMENT MONETARY BENEFIT SCHEME (PRMBS)-2021 (Pension Rules)

46. The committee unanimously decided to co-opt the Joint secretary form the Ministry of Law and Justice to review the draft PRMBS-2021 clause by clause and deferred the agenda till the next meeting.

V. PROPOSAL FOR GRANT OF INCREMENT/FINANCIAL BENEFIT TO THE PROJECT DIRECTORS (PPS-09) AND THE PROJECT ENGINEERS (PPS-7) ON TERMINATION OF PROBATION PERIOD.

47. Keeping in view the prevailing inflationary trend and experience/qualification of the PDs and the PEs, the committee unanimously

recommended 3 increments for the PDs and 3 increments for the PEs on successful completion of six months prescribed limit for grant of increment.

RECOMMENDATIONS:

48. The Executive Board may approve the recommendations of the HR Committee and Finance Budget&Accounts Committee.

DISCUSSION:

49. Director General briefed the Board on the recommendations of HR and Finance, Accounts & Budget Committees. Sr. Chief (Technical), M/o PD&SIinquired that whether the approved PC-I covers the matter of incrementsproposed for the PDs and PEs. Director General replied that it was covered under the head of PMU charges of PC-I.Sr. Chief (Technical) also suggested that if the budget of said increments/increase is covered under the PC-I then the same may be approved and if not given then taken to the respective forums.

DECISION:

50. The Board decided as under on therecommendations of HR and Finance, Accounts & Budget Committees:

I. The Board approved the Re-composition of Departmental Promotion Committee and Delegation of Powers of Appointing Authority from BS-17 & BS-18 in FGEHA as below and same may be incorporated in FGEHA's HR Regulations, 2020.

Posts of BPS	Departmental Promotion Committees	Appointing Authority for BS-17 to BS-18
BS-17 to BS-18 for Technical and Planning	a) Additional Secretary, M/o (H&W) - **CHAIRMAN** b) Director General, FGEHA- **Member** c) Director (Admin), FGEHA - **Member**	**DIRECTOR GENERAL, FGEHA**

Posts	d) Director (Technical Civil), FGEHA - **Co-opted Member** (for Technical Posts Only) e) Director (Technical E/M), FGEHA - **Co-opted Member** (for Technical Posts E/M Only) f) Director (Planning), FGEHA - **Co-opted Member** (for Planning Posts Only)	
BS-17 to BS-18 for General Posts	a) Additional Secretary, M/o (H&W) - **CHAIRMAN** b) Director General, FGEHA - **Member** c) Director (Admin), FGEHA - **Member**	**DIRECTOR GENERAL, FGEHA**

II. The Board approved One (01) post of Deputy Director Media Affairs (BS-18) on regular basis.

III. The Board approved to delegate the powers to Director General FGEHA, to upgrade the positions from BPS-01 to BPS-16/Project Posts (PPS-01 to PPS-06) and also approved the upgradation of Project posts of Quantity Surveyor and Assistant / Computer Operator as under, with the directions, the same may be amended in FGEHA's HR Regulations, 2020.

S.N	Posts/Present Pay Scale	Revised Grade
1.	Quantity Surveyor (PPS-05)	PPS-06
2.	Office Assistant/Computer Operator (PPS-04)	PPS-06

IV. The Board approved the inclusion of Sr. Draftsman, Law& Justice Division in the Finance, Budget & Accounts Committee for his input regarding PRMBS-2021.

V. The Board directed that if the increments are covered in PC-I, then it is approved otherwise PC-I may be revised accordingly as per guidelines of Planning Commission of Pakistan subject to recommendations of Finance, Budget and Accounts Committee.

AGENDA ITEM NO.6

Subject: ENDORSEMENT OF THE DECISIONS TAKEN IN THE STEERING COMMITTEE'S MEETING HELD ON 03-02-2021.

i. Construction Agreement with M/s Commoners Sky Gardens (Pvt.) Ltd.
ii. Condominium Rules of Apartment Buildings of FGEHA.

I. CONSTRUCTION AGREEMENT WITH M/S COMMONERS SKY GARDENS (PVT.) LTD.

51. Salient Features of the scheme are as under:

- Located on Murree Expressway, Mouza Kathar and Mengal, Tehsil Murree, District Rawalpindi.
- Approval of JV agreement was granted by EB dated 3-10-2019.
- Land measuring 6025 Kanal stands transferred in the name of FGEHA.
- LOP has already been approved by FGEHA on 28th April, 2020
- Share of JV Partner CSG is 30% in Residential and 40% in Commercial Area

SCHEDULE OF PLOTS IN CLEAR AREA (PHASE I-A)

Category	Total no. of Plots	FGEHA Share 70%	Commoners Sky Garden Share 30%
75 x 120	72	-	72*
50 x 90	404	319	85
40 x 80	580	496	84
35 x 70	-	-	-
30 x 60	9	6	3
Total	1065	821	264

DECISION OF TECHNICAL & EVALUATION COMMITTEE

52. Technical & Evaluation Committee comprises of JEA M/oH&W, Chief Engineer PHA Foundation, Chief Engineer Pak PWD, Director Roads CDA, Chief Engineer FGEHA and Directors of FGEHA in its meeting held on 19-01-2021 decided that:

i. Committee approved to sign the construction agreement with consortium of M/s Commoners Sky Garden and their Construction Partner for 1986 Kanal of land for which NOC has been obtained.

ii. Market Rate system shall be adopted whereas quantities shall be certified by Project consultant and verified by engineering staff of FGEHA.

iii. Price adjustment will be as per Planning Commission of Pakistan i.e. for first year, whereas for 2nd and 3rd tear it will be 6.5% & 13% respectively.

iv. Committee pointed out that 4% charges of FGEHA are on higher side and same shall be presented to EB for review.

53. Steering Committee comprises of MD PHA Foundation, DG Pak PWD, JS Estate M/o H&W, DG, FGEHA and Directors of FGEHA in its meeting held on 03-02-2021 observed that:

i. Cost of PMU and vehicles is on the higher side and must be rationalized. Further break of PMU must also be provided.

ii. The rationale of 1 Billion PKR be provided for Grid station, IESCO and SNGPL

54. On the recommendation of committee, following breakup of PMU is provided:

Sr. #	Staff Detail/Designation	1st year Charges (A) PKR	2nd year Charges (B) (A+5% Increment) PKR	3rd year charges (C) (B+5% Increment) PKR
	Contract Staff			
1	Project Director @ 175,000/month	2,100,000	2,205,000	2,315,250
2	Project Engineer (Civil) @ 90,000/month	1,080,000	1,134,000	1,190,700
3	Project Engineer (E&M) @ 90,000/month	1,080,000	1,134,000	1,190,700
4	Inspector (Civil) @ 60,000/month	720,000	756,000	793,800
5	Inspector (E&M) @ 60,000/month	720,000	756,000	793,800
6	Quantity Surveyor @ 40,000/month	480,000	504,000	529,200
	Other Staff			
7	Office Assistant /Document Controller @ 40,000/month	480,000	504,000	529,200
8	Security Guard (4 no.) @ 25,000/month	1,200,000	1,260,000	1,323,000
9	Driver @ 25,000/month	240,000	252,000	264,600
10	Office Boy @ 25,000/month	240,000	252,000	264,600
	Total =	8,340,000	8,757,000	9,194,850
	Total for 3 Years Salary (A) =	**26,291,850**		
11	Provision of Vehicles i/c POL, maintenance etc.(B)	16,353,753		
	Grand Total (A+B) =	**42,645,603**		

DECISION OF STEERING COMMITTEE

55. The Steering Committee decided as under:

i. The Committee after reducing PMU and service charges, rationalized the total project cost from Rs. **5,682,459,235** to **Rs.5,589,813,631** for Phase-I(a)(1,986 Kanal of Mouza Kathar) having following cost break up.

ii. The committee accordingly approved to recommend to enter into Construction Agreement with a consortium of M/s Commoners Sky Gardens & their Construction Partner.

Sr.No.	Description	Estimated Amount (PKR) Phase-I (a)
A	EXTERNAL WORK	
1	Bridge on Korang River & Allied Work	236,091,115
2	Access Road-01A (Bridge to Block-1)	116,599,226
3	Access Road-01B (Block-1 to Angoori Road)	88,251,835
4	Access Road-02 & Main Roundabout	495,115,253
	Cost of External Works (A)	**936,057,429**
B	**INTERNAL WORKS**	
5	Roads & Allied Works	1,112,208,161
6	Retaining Walls	161,803,691
7	Drainage System	187,519,875
8	Water Supply System	421,479,031
9	Sewerage System	196,423,794
10	Sewerage Treatment Plants	54,139,879
11	Underground Electrical System	687,334,330
12	Natural Gas System	71,296,860
13	General Items	151,727,937
	Cost of Internal Works (B)	**3,043,933,558**
C	Price Adjustment	
14	0% for 1st year on 30%	
15	6.5% for 2nd year on 30%	77,609,824
16	13% for 3rd year on 40%	206,959,531
	Price Variation for 3 years Total (C)	284,569,355
	Total (A+B+C)	**4,264,560,342**
17	Contingencies @ 2%	85,291,207
18	Vetting & Resident Construction Supervision Charges @ (7.97 Million + 0.44% of Contract value)	26,734,066
19	Horticulture Cost @ 1%	42,645,603
20	PMU Charges @ 1%	42,645,603
21	Service Charges of FGEHA @ 3%	127,936,810
22	Grid Station, IESCO an SNGPL Tentative Cost	1,000,000,000
	Total Tentative Cost of Project	**5,589,813,631**

II. CONDOMINIUM RULES OF APARTMENT BUILDINGS

56. The Technical & Evaluation Committee in its meeting held on 19-01-2021 unanimously stated that the matter is more of administrative Nature and thus is not to be taken up by Technical Committee.

57. Steering Committee in its meeting held on 03-02-2021 endorsed the above decision as the instant matter is not covered under TORs of the Steering Committee.

RECOMMENDATIONS:

58. The Executive Board may approve the decisions/recommendations of the Steering Committee.

DISCUSSION:

59. The Director General explained the project with regard to its approval from various committees. Also explained that about 12,000 Federal Government employees have submitted down payments since 2015. To alleviate the sufferings of allottees/ Government Employees the Senate Standing Committee on Housing also directed in its last meeting to resolve the issue. Accordingly all formalities are completed. The Technical & Evaluation Committee comprising of 5 engineers has approved the construction agreement. Further, Steering Committee comprising of 5 senior members of this Board has also approved the recommendations of Technical & Evaluation Committee by further rationalizing the cost. The chair stressed on its further examination by the Chief Engineer of FGEHA.

DECISION:

60. The Board deferred the recommendations of Technical & Evaluation Committee and Steering Committee with the directions that the said agenda item shall be examined/ reviewed by the newly appointed Chief Engineer of FGEHA,

thereafter; the agenda shall be brought in the next meeting of the board for final approval. For condominium rules, a committee comprising of following members is constituted,

i. Additional Secretary, M/o Housing & Works
ii. Sr. Draftsman, Law & Justice Division
iii. Joint Secretary (Estate), M/o Housing & Works
iv. Sr. Chief (Technical)/Chief (PP&H), Planning Commission
v. Chief Planner, FGEHA

AGENDA ITEM NO.07

Subject: WAVING OFF OF LATE COMPLETION PLAN CHARGES

61. Section 7(2)(b) of the FGEHA Act, 2020 empowers the Director Generalto accord approval for the layout plans, building plans of the schemes in conformity with the local municipal regulations within specified areas of FGEHA. Accordingly, FGEHA is following the Islamabad Capital Territory Residential Sector Zoning (Building Control) Regulations-2020 in order to accord the approval for the layout plans/building plans of FGEHA's specified Sectors.

62. In this regard, it is apprised that as per clause 3.12.2 of Islamabad Capital Territory Residential Sector Zoning (Building Control) Regulations-2020, *"the validity of the approved plan is five (5) years from the date, building plan is approved"* and as per Clause 2.8.1 of the Regulations ibid *"A fine, of Rs.5,000/- per month for residential & Rs.10,000/- per month for all other buildings for first year and would be doubled thereafter, will be imposed on those who occupy building without obtaining completion certificate from the Authority."*

63. Through promulgation of the Act ibid, FGEHA can now grant approval of completion plan. In this context, a number of residents have submitted applications to the Building Control Section of FGEHA's Planning Wing. Since

FGEHA is granting the approvals for the first time, a number of requests for waiver of late charges have been received. In order to encourage the residents to get their Building Plans approved, one time waiver of the delayed completion charges for one year i.e. till 31st January, 2021 may be granted. It is further proposed that against the prescribed fine of Rs.5,000/- per month (Rs.60,000/- per annum), one time delayed charges of Rs.10,000/- for one year may be charged.

RECOMMENDATIONS:

64. The Executive Board may grant approval to the following;

i. Waiver of the delayed completion charges for 01 year since the enactment of the Act ibid (till 31st January, 2021), where applicable.

OR

Against the prescribed fine of Rs.5,000/- per month (Rs.60,000/- per annum), one time delayed charges of Rs.10,000/- for one year may be charged

ii. No refund will be given to the owners who have already deposited the late completion plan charges.

DISCUSSION:

65. The Director General briefed the Board that Planning Wing of FGEHA had been created after establishment of the Authority and the process of issuance of Completion Certificates was started. Director General further informed that residents have submitted applications regarding wavier of Late Completion Charges. Secretary Housing & Works inquired that whether the delay is on the part of the Residents or FGEHA/CDA. Director General replied that residents have suffered a lot on account of shifting of record from CDA to FGEHA. Furthermore, Secretary Housing & Works inquired about availability of any

relevant provision in FGEHA Act-2020 for waving of any such charges. Senior Draftsman, M/o Law, Justice & Human Rights observed that no such provision is available in FGEHA Act-2020.

DECISION:

66. The Board directed that as no such provision of waving of any charges is available in the FGEHA Act, 2020 or any other relevant law/rules, therefore, the same shall be charged as per prescribed rules and regulations.

AGENDA ITEM NO.08

Subject: **MASAJID ALLOTMENT POLICY**

67. Federal Government Employees Housing Authority (FGEHA) is working under the Ministry of Housing & Works entrusted to initiate, launch, sponsor and implement Housing Schemes for Federal Government Employees and other specified groups in Islamabad, provincial capitals and other major cities of Pakistan.Consequently, FGEHA has been making allotment of land reserved for Masjid in the areas under its jurisdiction.In order to avoid complications, FGEHA proposes to handover the land reserved for Masajid in their jurisdiction to Auqaf Department on the analogy of Capital Development Authority (CDA). Afterwards Auqaf Department will be responsible for the allotment of Masajidas per their set procedure and criteria.

68. Under the Federal Auqaf Control Act 1976, Auqaf Department is responsible for the management and maintenance of Masajid and supervision of security and sectarian issues. For this purpose Auqaf Department shall constitute or recommend a management committee comprising of FGEHA members, Masjid allottees and residents of the area.

69. In case of existing Masajid, the allotment details will also be handed over to Auqaf Department. Auqaf Department will be responsible for the

management and maintenance either through existing masjid committees or constitute its own through under rules and procedures.

RECOMMENDATIONS:

70. The Executive Board may approve the proposal regarding handing over of all plots allocated for Mosques (Masajid) (existing and proposed) in FGEHA controlled areas to Auqaf Department, ICT for their allotment and management under the Federal Auqaf (Control) Act, 1976.

DECISION:

71. The Board unanimously approved the proposal regarding handing over of all plots allocated for Mosques (Masajid) (existing and proposed) in FGEHA controlled areas to Auqaf Department, ICT for their allotment and management under the Federal Auqaf (Control) Act, 1976.

AGENDA ITEM NO.9

Subject: **ACQUISITION OF LAND U/S 4 OF LAND ACQUISTION ACT 1894.**

I. Access Road to Chaklala Heights Project, Rawalpindi.
II. Link Road from Murree Express way to Access Road of Green Enclave Housing Scheme, Barakahu, Islamabad.
III. Sector F-12 &G-12

I. ACCESS ROAD TO CHAKLALA HEIGHTS PROJECT, RAWALPINDI.

72. Federal Cabinet in its meeting held on 09-04-2019 granted approval for Mutation of 508 Kanal of CDA's land located next to Askari-VI Mouza Chaklala, District Rawalpindi, in favor of FGEHF, through Dy. Commissioner, Rawalpindi on acquisition rate for utilization under the "Naya Pakistan Housing Program" (NPHP).

73. In pursuance to the aforementioned decision the District Administration, Rawalpindi mutated the said land in the name of FGEHA on 09-08-2019. After taking over possession of the said land 3592 units (approx.) namely (Chaklala Heights, Chaklala Scheme-III, Rawalpindi) have been started through Engineering Consultant (E-in-C), GHQ.

74. FGEHA intends to acquire the extra land measuring 4.22 Kanal (22980.16 Sq. ft.) u/s 4 of LAA 1894 for widening the access road upto 50′ feet for the project site located at DhokMunshi, District Rawalpindi. The survey of the land for widening the road was carried out by the Consultant of the project M/s DD&E in C's Branch, GHQ, Rawalpindi and details were shared with the office of DC / LAC FGEHA.

75. The classification of Land under acquisition as entered in the latest Revenue Record is Maira, Rakkar, Chair Mumkin and Paharr etc. In this regard a draft notification of Section 4 under LAA 1894 was sent to ADC(R) Rawalpindi vide Housing Authority letter dated 15-12-2020 to initiate the acquisition process for aforementioned purpose. Despite repeated requests no progress has so far been made at their end.

76. Under sub section 2 (c) of Section 5 of FGEHA's Act 2020 the Executive Board is empowered for granting approval to purchase or procure through acquisition under the LAA 1894 (1 of 1894) or any other prevailing law for the said purpose, or as per approved policy of the Federal Government for the time being in vogue or regulations made by Executive Board, as applicable at the site of the scheme, or otherwise, any land or property in Islamabad or any part of Pakistan and hold, manage reclaim and take possession of such land or property, in accordance with law.

II. LINK ROAD FROM MURREE EXPRESS WAY TO ACCESS ROAD OF GREEN ENCLAVE-I HOUSING SCHEME, BARAKAHU, ISLAMABAD.

77. The Housing Authority executed an agreement with M/s Green Tree (Pvt.) Ltd on 01-04-2009 for purchase of 3000 Kanal private land at Bara Kahu, Islamabad. Land measuring 3153 Kanals 07 Marla has so far been transferred in the name of FGE Housing Authority.

78. Whereas, the said scheme was formally launched in April 2015 and issued payment schedule with 3 years installments to prospective allottees with consent letters and brochures of the scheme as per detail give below:

CATEGORY	TOTAL PLOTS
I	862
II	391
III	1058
IV	715
V	256
Total	**3282**

79. With the approval of 154th meeting of the Executive Committee held on 10-08-2018, the Housing Authority released an amount of Rs.343 million to M/s Green Tree (Pvt.) Ltd for 100% of land for access which has been mutated in the name of Housing Authority.

80. Construction agreement has been signed between FGEHA and M/s Green Tree for deployment work on revised estimates in April, 2019. As per Supreme Court's decision for market based price and as per decision of 158th meeting of the Executive Committee held on 18-03-2019, the cost of project has been increased from Rs.2980 billion to Rs.5558.98 billion.

81. M/s Green Tree (Pvt.) Ltd submitted revised layout plan to FGEHA on 05-08-2019 for approval. It is to inform that as per clause 21 of the main agreement before the execution of development works are taken in hand a comprehensive contract document based of standard conditions would be executed between the parties which shall govern the execution of works entrusted to the care of party

of the First part in its capacity as a contractor. According to clause 5 of the main agreement the payment of 500 kanal of land to be transferred against promise of completion of road shall be paid after full completion of roads and all its bridges.

82. Payment of 500 Kanal to be held till access is acquired (100 feet wide) from Murree Express Way via Angoori Road, which includes earth work and bridge, whereas M/s Green Tree (Pvt.) Ltd held a meeting with FGEHA and decided that earthwork and construction of bridge is included in the separate construction agreement.

83. The Housing Authority intends to acquire the land measuring 168 Kanals 04 Marlas additional land on priority basis, for future developments in order to connect FGEHA Bara Kahu to Murree Expressway via Angoori Road and functionality of access road near Abutment #1.

84. After survey by the revenue staff a draft Notification of Section 4 of LAA 1894 for land measuring 168 Kanals 04 Marlas for construction of Access Road, in Tehsil Barakahu, District Islamabad, has been prepared to start the acquisition proceeding (Annex-I).

85. Under sub section 2 (c) of Section 5 of FGEHA's Act 2020 the Executive Board is empowered for granting approval to purchase or procure through acquisition under the LAA 1894 (1 of 1894) or any other prevailing law for the said purpose, or as per approved policy of the Federal Government for the time being in vogue or regulations made by Executive Board, as applicable at the site of the scheme, or otherwise, any land or property in Islamabad or any part of Pakistan and hold, manage reclaim and take possession of such land or property, in accordance with law.

III. <u>Sector F-12 and G-12</u>

86. On 7/7/2020, approval was accorded for the allocation of the Sectors G-12 and F-12 to FGEHA. Sector F-12 includes Moza Maira Sumbal Jaffar, Badia Qadir Buksh, Mera Sumbal Akko. 33.7 Acres of land will be allocated to Ministry

of Defense in lieu of their claim in Sector G-13. Sector G-12 includes Moza Badia Qadir Buksh, BadiaRusmat Khan, Maira Sumbal Jaffar, Chahan and MeeraSumbal Akko.

87. Various Federal Cabinet and Sub-committee meetings held prior to the formal approval to work out the modalities, which were decided as under:

- Quotas for allocation to federal government employees (40%), General Public (20%), land owners (25%) and Overseas Pakistanis (15%) were decided.
- Monetary Compensation of BUPs as per current PWD rates
- Cut-off date for measurement of BUPs will be taken as the date of principal approval, i.e. 9/6/2020.
- Land sharing formula of (4:1) to be adopted
- Payment to be made to those who possess less than 4 Kanal. However if owners of smaller parcels of land are part of the same family, they may combine their lands for plots as per the above formula.
- Market based compensation to be paid to land owners.
- If land title and possession are in the name of the same person, he will be compensated for land as well as BUP. In case of non-availability of clear title of land, he shall be liable for payment only for compensation
- The award for Sector G-12/ F-12 notified by CDA in 1985 will be set aside by the CDA and a fresh award shall be issued by FGEHA.

88. Letter No. 1(9)/2018/HF-L dated 31/8/2020 and its subsequent reminder dated 18/9/2020 were sent to CDA for setting aside of the Land Award of Sector G-12/F-12. As per letter dated 21st October 2020, by Deputy Commissioner CDA, the matter was examined. There is no provision in CDA Ordinance 1960, for setting aside of the award. Ex- land owners of the area filed writ petitions in the Lahore High Court Rawalpindi Bench. The Honorable Lahore High Court

Rawalpindi Bench vide Order dated 24/11/200, dismissed the Writ Petitions but vide para 12, also directed the Commissioner CDA and DC CDA, to determine adequate compensation for the affectees. For this direction to be implemented, CDA Ordinance required an amendment in Section 2(k) of the Ordinance, for which case was moved to the Cabinet Division. Decision regarding that is still awaited.

89. After the transfer of the sectors in the light of the Cabinet Decision vide No. 381/21/2020, the Court of DC CDA has become "functus officio" and the matter for enhancement of compensation may be decided in the court of DC FGEHA.

90. Land details and ownership records, from CDA are to be considered as the reference point for further processing of the award. The cases for enhancement of compensation are yet to be decided so it may be considered prudent to amend the previous award, in the light of the directions of the Federal Cabinet, instead of de-notification and issuance of fresh award. In order to do this, the pending cases transferred to FGEHA, may be decided upon, in the court of DC FGEHA.

91. Amendments in the Award will require enhancement in the rate of land and BUPs commensurate with the market prices, introduction of the land sharing clause and any other amendments, as per direction of the Honorable Lahore High Court, Rawalpindi Bench and Federal Cabinet.

92. As Prime Minister Office has been sending repeated reminders to expedite the acquisition proceedings, FGEHA has completed the following tasks:

- All Revenue Record has been procured from CDA and up-dation of Records has started.
- Separate committees of Land Owners and Stamp Holders have been formed. Negotiations are underway.

- Consultation with PWD as to the rate of BUPs.
- Aerial survey of measurement and counting of BUPs as of the cutoff date has been done.
- Demarcation of G-12 Mauve Area
- Bureau of Statistics and SUPARCO have been consulted for details regarding built up property.
- Section 144 has been imposed against further illegal construction.
- Court Proceedings have started as of 12th January 2021.

93. FGEHA is making all out efforts to expedite the proceedings.

RECOMMENDATIONS

94. The Executive Board may grant approval to the following:

i. The Housing Authority may approach the Commissioner Rawalpindi to authorize the DC/LAC FGEHA, via Notification to proceed with the acquisition of Access Road, within the revenue boundaries of Rawalpindi.

ii. A draft notification of Section 4 under LAA 1894 for acquisition of land measuring 168 Kanals 04 Marlas for construction of Access Road, in Tehsil Barakahu, District Islamabad for the Project of Green Enclave-I housing scheme.

DISCUSSION:

95. Director General apprised the Executive Board that infrastructure and development works are in progress for Chaklala Heights apartments and Green Enclave-I projects. For both the projects, the Access road is very narrow and needs to be widened by imposing Section-4 of LAA by DC FGEHA as per FGEHA Act-2020. Director General further briefed that notification of Section-4 under LAA for Chaklala Heights for about 4.22 kanals of land whereas for Green Enclave-I about 168 kanals and 4 marlas are required. The chair inquired about

cost implications of both sites and funds management and passing on of the additional to the allottees. Director General informed that financial impact shall be calculated by the DC FGEHA and presentation in this regard shall be made in the next Board meeting. The Chair also opined that the Commercial Assets of the Schemes shall also be utilized for betterment/maintenance/beautification of said schemes. As regardsSectors G-12 & F-12, the Director General elaborated the Board that the DC/LAC will announce the land award soon by determining adequate compensation for the affectees.

DECISION:

96. The Executive Board approved the acquisition of land for access road of Chaklala Heights Rawalpindi subject to the condition that no financial impact shall be passed on to the allottees of the said scheme. The Board also while appreciating the efforts made by FGEHA approved the proposal regarding Sectors G-12 & F-12, Islamabad.

97. In context of the proposal regarding acquisition of land for access road of Green Enclave-I, the Executive Board directed to submit a comprehensive proposal containing exact quantum of land requiredalong with financial implications. The Executive Board also endorsed as proposed the plan for enhancement of compensation for G-12/ F-12 as per provision of FGEHA Act, 2020.

AGENDA ITEM NO.10

Subject: **APPROVAL FOR ENHANCEMENT OF QUOTA IN ALLOTMENT OF PLOTS TO EMPLOYEES OF GOVERNMENT OF AJ&KIN FGEHA's PROJECTS.**

98. Territories of Azad Jammu and Kashmir including Gilgit-Baltistan are administered under Sovereign Executive Authority of Pakistan. The people of these territories are directly looked after by the Federal Govt. of Pakistan in terms of dispensation from the Federal Government equivalent or unparalleled

to the other Federating Units (provinces) of Pakistan. Due to peculiar constitutional status of Azad Jammu and Kashmir and Gilgit-Baltistan the people and Civil Servants from these special territories get fairer and equivalent treatment in all respects.

99. Federal Government Housing Authority, while agreeing to the demand from Azad Jammu & Kashmir and Gilgit-Baltistan, had allocated one percent (1%) quota for employees of Azad Jammu and Kashmir and Gilgit-Baltistanin Housing Schemes of FGEHA launched from time to time under Joint Venture Projects on private lands. The Government of Azad Jammu and Kashmir through its Chief Secretary has made several requests to waive off the condition of Joint Venture projects in case of allocation extended in favor of Government employees of Government of AJ&K. The employees of Gilgit-Baltistan were also given quota separately.

100. Recently, the issue for enhancement of quota from 1% to 02% with a condition to make it applicable to all projects of FGEHA was vehemently raised during 1st meeting of Executive Committee for Naya Pakistan Housing Program held on 18.09.2020. This demand was discussed at length and finally it was agreed that employees of Government of AJ&K will be given 2% quota in all schemes of FGEHA at Islamabad and other cities of Pakistan. Consequently, Chief Secretary, Azad Jammu and Kashmir has once again formally taken up this matter with Secretary, Housing & Works for enhancement of quota from 1% to 2% for employees of Government AJ&K for all projects of FGEHA at Islamabad.

RECOMMENDATIONS:

101. The Executive Board may grant approval for enhancement of quota for allotment to employees of Azad Jammu and Kashmir and GB from 1% to 2% in all FGEHA Housing Projects at Islamabad and other cities of Pakistan.

DISCUSSION:

102. Director General while reiterating the details given in the said agenda item apprised the Board that FGEHA has already allocated 1% quota to employees of Govt. of AJK & GB in schemes of FGEHA and now they have requested to increase the approved quota from 1% to 2%.

DECISION:

103. The Board unanimously approved the enhancement of quota from 1% to 2% for the employees of Govt. of AJK & GB in all FGEHA projects.

AGENDA ITEM NO.11

Subject: **PROCUREMENT OF SECURITY VEHICLE/MOTORCYCLES FOR KARACHI OFFICE**

104. FGEHA had launched housing and apartment scheme at Gulzar-e-Hijri Scheme 33, plots No. 18-C, 19-C and 4-C. These schemes are approximately at a distance of 800 meters from each other. FGEHA sub-office Karachi has recently made payment to Karachi-Electric for energizing the apartment building. Office of the K-Electric had demanded security at site to protect the installed electric items as the site was previously without any security and many theft incidents were also reported lately. Moreover, there are four (4) guards out of eight (8) deployed to protect approximately 54 acres of land. Since the deployed security guards don't have any vehicle, therefore, they cannot move around to patrol the area. The security guards had also reported several robbery incidents within FGEHA Karachi sub-office premises. Moreover, after completion of all works at the scheme the apartments are supposed to be handed over to the allottees, and securing the premises would be of utmost importance.

105. Foregoing in view, One (01) mobile security (Toyota Hilux Single Cabin) vehicle for 24 hours surveillance of site along with 2 Motorcycle for Chowkidars are very important to ensure safety of site and safety of residents of the society.

RECOMMENDATIONS:

106. The Executive Board may grant approval for procurement of One (01) Mobile Vehicle (Toyota Hilux Single Cabin) and Two (02) Motorcycles (125 CC) for FGEHA, Karachi Sub-office.

DECISION:

107. The Board approved One (01) Mobile Vehicle (Toyota Hilux Single Cabin) and Two (02) Motorcycles for FGHEA, Karachi Sub-office

AGENDA ITEM NO.12

Subject: FGEHA APARTMENTS, KDA SCHEME-33 GULZAR-E-HIJRI, KARACHI.

I. WAIVING OFF SURCHARGE ON 400 FLATS OF FGEHA APARTMENTS.

108. In pursuance to the decision of 158th meeting of Executive Committee held on 18-03-2019, the Executive Committee constituted aSub-Committeecomprising on the following members to decide the issue of surcharge and report be submitted to the next Executive Committee for decision:-

i. Executive Engineer, Pak. PWD
ii. Dy. Director (Finance), FGEHF
iii. Section Officer (Admn-I), M/o Housing & Works
iv. Director (Estate) PHA Foundation

109. The committee examined the matter in detail. It was informed that Housing Foundation (now Authority) was established under section 42(1) of Companies Ordinance 1984, as a non-profit organization with the object to provide shelter to Government servants as well as other specified groups.

Housing Foundation functions on no profit no loss basis; all costs present/additional are borne by the allottees. In order to resolve the matter in the best interest of Housing Foundation and to save both Housing Foundation and allottees from financial loss, the committee members recommended the following:

a. Project Director Karachi may prepare the total cost of the project including the work done till to date and the remaining anticipated cost up to the actual completion of the project.
b. Revised rates of the apartments may be calculated in accordance with the total revised cost of the project.
c. Project Director shall ensure the completion of project in all respects by a cutoff date for completion.
d. Revised installments schedule for payment may be made in such a way that all dues should be cleared by the cutoff date given by the Project Director.

SUMMARY

Revised cost per sq. ft.	Rs.2,540
Revised cost per unit	
Type C	Rs.3,098,500
Type D	Rs.2,616,000
Type E	Rs.2,007,000
Total receipts (C + E + F)	Rs.1,207,497,500
Tentative cost	Rs.1,204,060,804

RECOMMENDATIONS:

110. The Executive Board may grant approval for the following proposals:

i. Uniform revised additional development cost of 400 apartments in lieu of surcharge is placed before the Executive Board for consideration please.

ii. Additional cost to be collected in four equal quarterly installments and surcharge already paid by any allottee will be adjusted against revised cost. Furthermore, apartments can be transferred by giving undertaking/affidavit by the purchaser with liability regarding payment of balance installments.

iii. The apartments already cancelled who have paid major amount will be restored after payment of restoration charges.

iv. Approval for auction of Shops/Plotsof KDA Scheme-33, Gulzar-e-Hijri.

DISCUSSION:

111. Director General informed the Board that the Apartments Project, KDA Scheme-33, Gulzar-e-Hijri, Karachi was launched in 2007 and completed in 2014 but the possession couldn't be handed over to the allottees due to non-provision of utility services for the said scheme. DG further informed that the electricity has been energized, however, supply of Sui gas and water is under process. Installation of elevators/ lifts and other remaining development works has been awarded. Director General explained that an additional development cost may be imposed on allottees and surcharge may be waived off. The Chair showed concerns over charging additional cost to the allottees prior to handing over of possession to the allottees. The Secretary Housing & Works suggested to complete the project through bridge financing.

DECISION:

112. The Board directed to complete the project through bridge financing and further desired to expedite the matter for provision ofrequisite utility services. The Board further directed that the auction of commercial shops shall be conducted after giving possession to the allottees in order to harvestmaximum revenues and additional cost may be levied to the allottees thereon.

AGENDA ITEM NO.13

Subject: APPROVAL OF PAYMENT @ RS.3,100,000/- PER KANAL FOR ACCESS ROAD MEASURING 59.25 KANALS BY GREEN TREE PVT.LTD.

113. Brief regarding payment of Cost of Land to M/s Green Tree Pvt. Ltd. is given as under:

i. Green Tree was to provide 3,000 Kanals of land as per agreement dated 1.4.2009.

ii. Later on as per amended CDA laws 222+153 Kanals of land was required more to accommodate existing allottees of GE 1, Green Tree agreed to provide this extra land @ Rs.950,000 per kanal, out of which 309 Kanals of land has already mutated in the name of FGEHA as per DC land record.

iii. After assessment of land, NESPAK declared 700 Kanal of land not suitable for development, and GT agreed to exchange this land, out of which 604.2 Kanals has been exchanged/mutated in the name of FGEHA as per DC land record.

iv. GT also mutated 59.25 Kanals of land (Access road) in the name of FGEHA as per DC land record.

v. So far we have paid Rs.2,862,836,962/- +94,857,500/- +50,000,000/- +39,000,000/- (Rs.3,046,694,462/-) to M/S Green Tree against cost of land, which comes out to be 3,013.5 Kanals of land @ Rs.950,000/- per kanal as per Supreme court decision dated 27.2.2013.

vi. Out of total mutated land in the name of FGEHA which comes out to be 3309 Kanals, we have made payment of 3206.84 Kanals already and payment of 42.91 Kanals @ Rs.950,000/- remains.

114. The developer has again contested that since the Secretary H&W has decided that payment of 59.25 Kanals of land would be @ 3,100,000/- therefore, considering 96.6 kanal as mutated(not actually mutated) he may be paid 50% of the balance amount of Rs. 78 Million. As per the decision taken in the meeting held on 28.12.2020 with Secretary Housing & Works as Chair, 50% of the outstanding payment was made to M/s Green Tree, on condition that the remaining 50% of the outstanding amount shall be paid upon exchange of 96.6 Kanals of land within a month. Moreover, it was also decided in the meeting that since original agreement was for provision of 3000 Kanals of land, therefore, land mutated for provision of access road was not part of the original agreement. Hence, rate of 59.25 Kanals of land cannot be Rs. 950,000/ kanal and the same does not fall under the Supreme Court decision dated 27.2.2013 wherein, it was decided that there shall be no escalation in the cost of land and that the payment is to be linked with the measureable targets.

RECOMMENDATIONS:

115. The Executive Board may grant approval for payment of 59.25 Kanals of land @ Rs.3,100,000/- Kanal to the Green Tree Pvt. Ltd as per decision taken in the meeting dated 28.12.2020 at the Ministry of Housing & Works.

DECISION:

116. The Executive Board constituted the following Committee, to submit their recommendations in next Board meeting:

1.	Additional Secretary, M/o H&W	Chairman
2.	Director (Technical)	Member
3.	Director (Finance)	Member
4.	Director (Planning)	Member
5.	DC/LAC	Member

AGENDA ITEM NO.14

Subject: **EXECUTION OF AGREEMENT BETWEEN FGEHA AND PHA-KP REGARDING LAUNCHING HOUSING SCHEME OF MULTIPLE STORIED APARTMENTS AT NISHTERABAD, PESHAWAR.**

117. The Executive Committee of FGEHA in its 158th meeting held on 18-03-2019 (additional agenda item No. 2 & 3 decided as *"the proposed projects of Province Balochistan may be included in Prime Minister "Naya Pakistan Housing Program" and also directed FGE Housing Authority to extend its full Technical / Managerial support in Planning and Establishment of Government Employees Housing schemes at Quetta and other Divisional Headquarters of Balochistan and AJ&K."*

118. The Housing Authority and Govt. of KP, through its Provincial Housing Authority (PHA), entered into an MoU on 29-07-2020, wherein, it was agreed upon that Govt. of KP shall allocate preliminary 36 Kanals land in Nishterabad, Peshawar for Joint housing scheme with an appropriate share of each Authority in the apartments for their respective members/ Govt. employees.

119. In pursuance and furtherance of the said MoU, the parties have agreed upon to enter into formal agreement with the substantive contents as below:-

i. The Housing Authority shall be responsible for execution of the project as deposit work and shall be entitled to claim 2% of the construction cost.

ii. Two (02) committees i.e. Steering Committee and Technical Committee constituted to supervise and provide guidelines in execution of the project.

iii. Share of Housing Authority in the apartments shall be 15+1% for its members / Federal Government Employees, whereas, rest of the apartments shall be allotted to the respective Provincial Government employees. The Housing Authority also will allocate 05% quota to Provincial Government employees/ Housing department employees in plots / apartments in their current / future schemes.

iv. The construction cost shall be subsidized through proceeds from auction of commercial shops/area.

120. It is to apprise that the agreement has formally been vetted by the Law Directorate of the Housing Authority and Executive Board of PHA-KP. The contract shall be formally signed by both the parties i.e. FGEHA and Govt. of KP after approval by the Executive Board FGEHA & Provincial Cabinet, Govt. of KP.

RECOMMENDATIONS:

121. The Executive Board may approve the draft agreement between FGEHA and Govt. of KP.

DECISION:

122. The Board gave principle approval subject to clearance of Draft Agreement by the Steering Committee of FGEHA.

ADDITIONAL AGENDA ITEM NO.01

Subject: **REQUISITION OF SERVICES OF MR. WASEEM HAYAT BAJWA, BPS-20 OFFICER OF INLAND REVENUE SERVICE FOR POSTING IN NAYA PAKISTAN HOUSING AND DEVELOPMENT AUTHORITY (NAPHDA) ON DEPUTATION BASIS**

123. Naya Pakistan Housing and Development Authority (NAPHDA) vide its letter No. 3/7/2020-Admn dated 12th February, 2021, has requisitioned the

services of Mr. Waseem Hayat Bajwa, BS-20 Officer of Inland Revenue Service (IRS)presently posted as Director General, Federal Government Employees Housing Authority (FGEHA), under Ministry of Housing & Works. The instant requisition has been made for the post of Executive Director (Lands & Estate), NAPHDA (Annexure-I).

124. Ministry of Housing & Works vide its letter No. 8(38)/2018-Admn-I dated 16th February, 2021 has conveyed the directions of Secretary, M/o Housing & Works stating that the instant matter is **"to be considered and discussed in the upcoming Board Meeting"**.

125. In context of the above requisition, the Director General, FGEHA has furnished his consent for onward posting as Executive Director (Lands & Estate), NAPHDA.

126. Accordingly, the matter is placed before the Executive Board for its consideration.

DISCUSSION:

127. Secretary Housing & Works presented the said agenda before the Board. Secretary further presented tribute to Mr. Waseem Hayat Bajwa, Director General (FGEHA) for his contributions and dedication that he put in since Jan-2019. The Secretary Housing & Works wished him good vibes and great success in further posting in NAPHDA.

128. The Chair endorsed the view point of Secretary Housing & Works and further added that being the Director General FGEHA, his services remained remarkable not in launching of new projects but also re-started the stalled projects delayed since long. Moreover, his excellence in rebuilding and restoring the trust of Federal Government employees in FGEHA.

DECISION:

129. The Executive Board while appreciating the meritorious services rendered by Mr. Waseem Hayat Bajwa, as DG, FGEHA very graciously approved his request along-with waiver of notice period.

ADDITIONAL AGENDA ITEM NO.02

Subject: **RE-COMPOSITION OF TECHNICAL AND EVALUATION COMMITTEE**

130. Federal Government Employees Housing Authority has to undertake and supervise various construction and development projects. In this regard, the Executive Board in its 5th meeting held on 10-06-2020 constituted the following Technical and Evaluation Committee to ensure quality, transparency and timely execution of the projects. However, in past, a Committee comprised of several external members due to non-availability of Chief Engineer and Chief Planner in the FGE Housing Authority:

1. Chief Engineer	FGE Housing Authority
2. Joint Engineering Advisor	M/o Housing and Works
3. Chief Engineer	PHA-F
4. Chief Engineer	Pak P.W.D.
5. Director Roads	CDA
6. Director (JVP)	FGE Housing Authority
7. Director (Planning)	FGE Housing Authority
8. Director (Technical)	FGE Housing Authority
9. Director (Finance)	FGE Housing Authority
10. Director (Estate)	FGE Housing Authority
11. Director (Law)	FGE Housing Authority
12. DC Land	FGE Housing Authority

131. Since, the recruitment process of Chief Engineer and Chief Planner has been completed, thus, the new composition of the Technical and Evaluation Committee (with prevalent TORs) is proposed as under:

1. Chief Engineer, FGEHA	Chairman
2. Chief Planner, FGEHA	Member
3. Director (Finance), FGEHA	Member
4. Director (JVP), FGEHA	Member
5. Director (Planning), FGEHA	Member
6. Director (Technical), FGEHA	Member
7. Director (Law), FGEHA	Member
8. DC/LAC, FGEHA	Member
9. Director (Land), FGEHA	Member

RECOMMENDATION:

132. The Executive Board is requested to approve the proposed composition of Technical and Evaluation Committee of FGE Housing Authority.

DECISION:

133. The Board deferred the instant agenda with the directions to place in next Executive Board meeting.

The meeting was ended with a vote of thanks to the chair.

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LIST OF PARTICIPANTS OF
10th EXECUTIVE BOARD MEETING OF FGEHA.
HELD ON 18-02-2021.

Sr. No.	Names & 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. MUHAMMAD ISRAR** Draftsman Law & Justice Division, Islamabad
5.	**CH. MUHAMMAD ANWAR** Chief (PP&H) Planning Commission, Islamabad
6.	**MR. RIZWAN AHMED SHEIKH** Joint Secretary, (Expenditure) Finance Division, Islamabad
7.	**MS. SYEDA SHAFAQ** Chief Commissioner, ICT Islamabad.
8.	**MR. TARIQ RASHEED,** Managing Director, PHA Foundation Islamabad.
9.	**MR. ZAHOOR AHMAD** Director General PAK.PWD, Islamabad.
10.	**MR. AMIR MOHIYUDDIN** Joint Secretary(Estate) M/o Housing & Works, Islamabad Co-opted Member.
11.	**MR. WASEEM HAYAT BAJWA** Director General FGE Housing Authority.