



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

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No.15 (7)/2019-HA (A)/11

Dated: 12<sup>th</sup> April, 2021

Subject: MINUTES OF 11<sup>th</sup> EXECUTIVE BOARD MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 05-03-2021

The 11<sup>th</sup> Meeting of the Executive Board of the FGE Housing Authority was held on Friday, 5<sup>th</sup> March, 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.
3. Furthermore, Minutes of the above said meeting circulated earlier vide this office letter of even number dated 8<sup>th</sup> April, 2021 may be treated as withdrawn/ cancelled.

  
(SAMAR HASNAIN MIYAN)  
Deputy Director (Staff)

Distribution:-

- |   |   |
|---|---|
| i. Mr. Tariq Bashir Cheema<br>Chairman EB/ Federal Minister<br>M/o Housing & Works, Islamabad             | ii. Dr. Imran Zeb Khan<br>Secretary, M/o Housing & Works,<br>Islamabad.                           |
| iii. Mr. Zahoor Ahmad<br>Additional Secretary<br>M/o Housing & Works, Islamabad.                          | iv. Mr. Muhammad Israr,<br>Draftsman,<br>Law & Justice Division, Islamabad                        |
| v. Ch. Muhammad Anwar<br>Sr. Chief (Technical)/ Chief (PP&H)<br>Planning Commission, Islamabad            | vi. Mr. Rizwan Ahmed Sheikh<br>Sr. Joint Secretary (Expenditures)<br>Finance Division, Islamabad. |
| vii. Mr. Amer Ali Ahmad<br>Chief Commissioner<br>ICT, Islamabad.  | viii. Mr. Tariq Rasheed<br>Managing Director,<br>PHA Foundation, Islamabad.                       |
| ix. Mr. Akram-ul-Haq,<br>Director General,<br>Pak. PWD, Islamabad.  | x. Mr. Amer Ali Ahmad<br>Chairman, CDA, Islamabad.  |
| xi. Mr. Waseem Hayat Bajwa,<br>Secretary EB/ Director General<br>FGE Housing Authority, Islamabad         | xii. Col. (R) Imtiaz-ul-Haq Khattak<br>Chief Engineer<br>FGE, Housing Authority, Islamabad        |
| xiii. Mr. Amir Mohiyuddin (co-opted member)<br>Joint Secretary (Estate)<br>M/o Housing & Works, Islamabad |   |



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

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**Subject: MINUTES OF 11<sup>th</sup> MEETING OF EXECUTIVE BOARD OF THE  
FEDERAL GOVERNMENT EMPLOYEES HOUSING  
AUTHORITY HELD ON 05-03-2021.**

The 11<sup>th</sup> meeting of the Executive Board of the Federal Government Employees Housing Authority (FGEHA) was held on 5<sup>th</sup> March, 2021 at 11:00 AM under the Chairmanship of the Honourable Federal Minister for Housing & Works, in the Committee Room, FGEHA HQs Islamabad. The list of participants is enclosed.

2. The proceedings of the meeting commenced with the recitation from the Holy Quran by the Director General, FGEHA.
3. The Director General, FGE Housing Authority welcomed the respected members of the Executive Board.

**AGENDA ITEM NO. 01**

**Subject: - CONFIRMATION OF THE DECISIONS OF EXECUTIVE  
BOARD MEETING OF FGE HOUSING AUTHORITY HELD  
ON 05-3-2021**

4. The 10<sup>th</sup> Executive Board Meeting was held on 18-02-2021 and the minutes were issued on 24-02-2021.
5. No observation has been received from any member of the Executive Board.

## RECOMMENDATION

6. The minutes of the 10<sup>th</sup> meeting are placed for confirmation please.

## DISCUSSION:

7. The Director General, FGEHA informed the Board that no observation was received from any member of the Board. However, Sr. Chief (Technical) /Chief (PP&H) pointed that his recommendation on agenda item No.6 in the last meeting was incorporated in decision, whereas it should have been part of discussion and not the decision.

8. He further pointed out that the same may not be linked with him. It was the collective decision of the Executive Board, hence, the decision may be ratified accordingly. The Director General also explained that the position of Chief Planner was already approved by HR Committee & Executive Board and also part of HR Regulations approved by Executive Board. The Chair and Secretary Housing and Works endorsed the view point.

## DECISION:

9. The Board decided as below:
  - i. The Board unanimously approved the minutes of 10<sup>th</sup> Executive Board meeting held on 18-02-2021.
  - ii. The Board approved the amendment in decision taken in 5<sup>th</sup> Executive Board meeting held on 10-06-2020 for Agenda Item No. 6 para 66(v) shall be read as:

*"66 (v) . The Board approved the creation of post of Chief Planner (BS-20) having qualification of Town Planner subject to vetting and recommendation by the HR Committee".*



## AGENDA ITEM NO. 2

Subject: RE-COMPOSITION OF TECHNICAL AND EVALUATION COMMITTEE

10. Federal Government Employees Housing Authority has to undertake and supervise various construction and development projects. In this regard, the Executive Board in its 5<sup>th</sup> meeting held on 10-06-2020 constituted the following Technical and Evaluation Committee to ensure quality, transparency and timely execution of the projects. Initially the 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

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

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

## RECOMMENDATION:

12. The Executive Board was requested to approve the new composition of Technical and Evaluation Committee of FGE Housing Authority alongwith inclusion in the TORs the following, to approve the finalization and signing of MOU with prospective JV partners.

## DISCUSSION:

13. The Director General informed the Board that regular Chief Engineer (BS-20) and Chief Planner (BS-20) had joined the FGEHA and discussed that in existing composition of Technical & Evaluation Committee, members from other organizations were included in the committee due to non-availability of regular Chief Engineer in FGEHA. Therefore, it was recommended that the external members of other organizations may be excluded and Chief Planner FGEHA may be included in the said committee.

14. The Chair inquired the underlying reason for re-composition of committee as the existing committee was already working on ongoing projects of FGEHA. The Director General explained that the internal committees of all the sister organizations and development authorities comprised of their own members to streamline and speed up the approval process. The Director General also proposed for inclusion of Chief Planner, FGEHA. The Chair only agreed for inclusion of Chief Planner, FGEHA and recommended for continuation of the existing committee approved vide 5<sup>th</sup> Executive Board meeting. The Secretary Housing and Works and Sr. Chief (Technical) /Chief (PP&H) also endorsed the view point of the chair, that the existing committee already comprised of technical & qualified members of diverse experience and vast exposure. The Director General further proposed the approval of MOU may be included in the TORs of Technical & Evaluation Committee. The Chair agreed that it must be presented properly to the Committee & after approval by the Committee may be allowed.

## DECISION:

15. The Board approved the inclusion of Chief Planner, FGEHA in the existing Technical and Evaluation Committee alongwith incorporating the responsibility / task of finalizing and clearance of MOUs with prospective JV partner in the existing TORs of the said Committee approved vide 5<sup>th</sup> Executive Board meeting held on June 10, 2020.

## AGENDA ITEM NO. 3

Subject: APPROVAL TO ENTER INTO CONSTRUCTION AGREEMENT WITH M/S COMMONERS SKY GARDENS (PVT) LTD.

16. The Joint Venture (JV) of land sharing Agreement between Federal Government Employees Housing Authority (FGEHA) and M/s Commoners Sky Garden (CSG) was signed on 11-10-2019. FGEHA engaged M/s Designmen Pvt. Ltd as the Consultant, responsible for Detailed Review and Vetting of Master Plan, Detailed Design/Drawings of Infrastructure & preparation of BOQ's and Resident Construction Supervision of SKY GARDENS project.

17. Government Agencies have cleared land at "Mouza Kathar" measuring 1986 Kanals for which NOC had been issued whereas Mouza Mangal measuring 4,039 Kanals will be taken into account when cleared by the concerned Government Agencies.

## DISCUSSION POINTS

The FGE Housing Authority now intends to enter into Construction Agreement with JV Partner M/s Commoners Sky Garden and their consortium partner after fulfilling the PEC guidelines on following terms and Conditions:

- a) Construction Agreement shall be a "Design and Built Contract (Measurement Contract)".
- b) The Contract price includes performing all Designing, Planning, Execution, Procurement, Material Supply, Infrastructure Development, Quality Assurance, Quality Control, Testing & Commissioning and all other works to execute the project in

accordance with the already finalized Layout Plan(LOP) and Contract Agreement on "Design Built Contract (Measurement Contract)".

- c) This Contract Agreement will be initially for the land area (1986 Kanals) cleared by Government Agencies i.e. Mouza Khathar Phase-1(a) which will be further extendable in Mouza Khathar as per provision and availability of land and in Mouza Mangal Phase-1(b) (4,000-10,000 Kanals) as per JV Agreement, after getting necessary clearance from concerned Government Agencies.
- d) The tentative cost is based on the quantities worked out in the approved LOP whereas the rates are based on Market Rate System (MRS) 2<sup>nd</sup> Bi-annual 2020 of Punjab Government and any rates not covered in MRS will be dealt as Non Scheduled Items, keeping in view the duration of the project, escalation has also been taken under consideration.
- e) Payment will be made on Measurement Basis.
- f) Construction Agreement shall be based upon FIDIC/PEC "Design and Built Contract (Measurement Contract)" Standard documents. Time for completion of the Project is 36 months.

The case was presented in the Technical Committee meeting and Steering Committee meeting after due deliberations & detailed discussions, both Committee recommended the case with following summary and decisions:-

**Technical Committee:-**

- a) Committee approved to sign the Construction Agreement with consortium of M/s Commoners Sky Garden and their Construction Partner for 1986 Kanals of land for which NOC has been obtained.
- b) Committee discussed about the adoption of MRS upon which Director Technical FGEHA presented the decision of Executive Board 2<sup>nd</sup> and 3<sup>rd</sup> meetings dated 04-03-2020 and 09-03-2020 which binds to adopt Market Rate System (MRS). Quantities of items of work executed/to be executed along with classification of soil will be certified by the Project Consultant and verified by engineering staff of FGEHA.
- c) The Price Adjustment will be made as per the guidelines of Planning Commission of Pakistan i.e the Price Adjustment for

1<sup>st</sup> year will be zero whereas for 2<sup>nd</sup> and 3<sup>rd</sup> year it will be 6.5% and 13% respectively.

- d) Committee pointed out that 4% charges of FGEHA are on higher side and if these 4% charges are in accordance with the approval of Executive Board decision then their concern shall be presented in the Executive Board for their review.

**Steering Committee:-**

- a) The Committee approved & recommend after reducing PMU and service charges (from 4% to 3%), rationalized the total project cost from Rs. 5,682,459,235 to Rs. 5,589,813,631 for Phase-1(a)(1,986 Kanals of Mouza Kathar).

Keeping in view of the above approvals/decisions of Technical Committee and Steering Committee, Summary of Project Cost based on the BOQ's submitted by Commoners Sky Garden is as under,

Sr.No.	Description	Estimated Amount (PKR)
		Phase-I (a)
<b>A</b>	<b>EXTERNAL WORK</b>	
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
	<b>Cost of External Works (A)</b>	<b>936,057,429</b>
<b>B</b>	<b>INTERNAL WORKS</b>	
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
	<b>Cost of Internal Works (B)</b>	<b>3,043,933,558</b>
	<b>Sub Total (A+B)</b>	<b>3,979,990,987</b>
<b>C</b>	<b>Price Adjustment</b>	
14	0% for 1 <sup>st</sup> year on 30%	
15	6.5% for 2 <sup>nd</sup> year on 30%	77,609,824



16	13% for 3 <sup>rd</sup> 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% (rationalize by Steering Committee)	42,645,603
21	Service Charges of FGEHA @ 3%(rationalize by Steering Committee)	127,936,810
22	Grid Station, IESCO and SNGPL Tentative Cost	1,000,000,000
	Total Tentative Cost of Project	5,589,813,631

18. According to the instructions of Executive Board Committee, The case has been reviewed/scrutinized by the Chief Engineer and resubmitted with the following recommendations.

### **RECOMMENDATION**

- i. Approval for the Construction Agreement for Phase-1 (a) i.e 1986 Kanals of Mouza Kathar with consortium of M/s Commoners Sky Garden and their Construction Partner is requested.
- ii. In-principle/ Administrative approval for the sr. A-1 to C-22 of the table at page 3 above, is also solicited to meet with the requirements to complete the project in all respect.

### **DISCUSSION:**

19. The Director General explained that the agenda item was deferred in the last meeting with the remarks that the same may be examined/ reviewed by Chief Engineer, FGEHA prior to presenting it in the Executive Board meeting. The Board inquired the Chief Engineer, FGEHA regarding his satisfaction of the said agenda. The Chief Engineer, FGEHA replied that the agenda is resubmitted after thorough examination by him. He explained in detailed the

breakdown of the cost and justified the cost of the major items as required by Board members.

20. The Secretary Housing and Works observed that since the final construction agreement as per Cabinet approved JV policy is not part of today's agenda, therefore, it may be presented in the next Board meeting, he also inquired about the clearance/status of the said project from relevant government agencies. The Director General, FGEHA explained that the clearance/NOC of the said project from the concerned agency has been received vide letter No.NABR 20190426171699/2019/IW-III/Inq dated December 17, 2020. Sr. Chief (Technical) /Chief (PP&H) stressed to follow in letter and spirit the standard template of the Planning Commission of Pakistan in construction agreement and issues related to price escalation etc. Further, the Sr. Chief (Technical) /Chief (PP&H) also inquired about the mechanism to ensure quality assurance of specifications related to construction/ infrastructure development work/BOQs. The Chief Engineer, FGEHA elaborated the mechanism for quality assurance and adherence to specifications.

#### DECISION:

21. Since the final draft construction agreement was not presented to the Executive Board, as decided in approved minutes of 9<sup>th</sup> Executive Board meeting dated 9.12.2020 at agenda item No.6, para 76, therefore, the approval was deferred with following instructions:

- i. The final construction agreement shall be presented to the executive board in the next meeting after completing all codal formalities.
- ii. The agreement should be according to the JV policy, duly approved by the Federal Cabinet.
- iii. Clearance/NOC from all department be completed before signing of agreement.
- iv. The board approved in principle to Sr. No.1-22 of para 17/N-ante. However, the responsibility with respect to technical aspects shall lie on the technical members of respective committees as heretofore.

AGENDA ITEM NO. 4

**Subject: PROPOSAL FOR PROJECT FINANCING OF LIFESTYLE PROJECT, G-13, ISLAMABAD**

23. As discussed in 4<sup>th</sup> Executive Board Meeting held at April 22, 2020 under Agenda Item No. 5, wherein Board authorized the DG, FGEHA to bridge finance upto a limit of Rs.2 Billion for Lifestyle Residency Project, G-13, Islamabad, to meet the dedicated timelines/schedules.

24. Accordingly, FGEHA has extended/ financed a sum of Rs.1.042 Billion as till date. Brief summary of tranches of bridge financing is as under:

S.#	Date	Amount(Rs.)
1	24-07-20	400,000,000
2	18-08-20	37,241,996
3	24-11-20	85,453,273
4	02-12-20	106,000,000
5	01-03-21	414,000,000
<b>Total</b>		<b>1,042,695,269</b>

25. Despite the fact that FGEHA has resorted to bridge financing but the liquidity issues of the project couldn't be resolved. Therefore, in order to complete the project of 10-acre in an estimated timeline of 4<sup>th</sup> Quarter of 2021, approximately Rs.8 Billion of financing is required.

26. It is also submitted that in the Board meeting of EHFPRO held on 19.2.2021 it was decided that all possible options for financing the project be explored in order to complete the project in time. For collateral it was proposed to mortgage the area of commercial at fair value which came out to be 72,000/- based on auction conducted dated January 11, 12, 13 & 14, 2021. As the rights/ ownership of land remains with FGEHA, it is required to solicit approval from the Executive Board to mortgage the said area or part(s) of area.

27. An illustration of tentative mortgage of dedicated commercial area is as under to get credit line for Lifestyle Residency, G-13, Islamabad is as under:

Total Commercial Saleable Area in Sq. Ft.	342,000
Sale Price/Rate (Rs.) per SFT	72,000
Total Value of Commercial Area (Rs.)	24,624,000,000
Upon Mortgage of 50% of Total Area (Rs.)	12,312,000,000
<b>Tentative Credit Line (i.e. 70% of Mortgaged Area Value)</b>	<b>8,618,400,000</b>

### RECOMMENDATION

28. It is recommended that Board may please allow and approve to discuss and finalize the financing options with different commercial banks upon mortgage of the commercial area upto the extent mentioned in para 5 above. The financing would be negotiated and the credit line would be obtained on "as and when required basis". It is also stated the financing cost would be borne out of the auction proceeds of the commercial area of the project instead of being passed on to the allottees of Federal Government.

### DISCUSSION:

29. The Director General, FGEHA informed the Board regarding shortage of finances in the Lifestyle Residency Project, G-13, Islamabad, and also stated that so far FGEHA has bridge financed over Rs.1 billion for the timely completion of the project. The Secretary Housing & Works inquired about the bridge financing for the project, to which the DG responded that the Board had authorized FGEHA for bridge financing to the tune of Rs.2 billion maximum for the subject project. The Director General apprised that at present about Rs.8 billion was required for 10 Acres Block that is beyond the said approval given by the Board on the matter for bridge financing. Director General further explained that the subject matter is placed for arranging finances through



mortgaging of the Commercial area of EHFPRO Lifestyle, G-13 Project, Islamabad.

30. The Director General, FGEHA asked Director Finance to explain the agenda in detail. Director (Finance), FGEHA informed the Board that since the title of the land is in the name of FGEHA therefore, taking approval of the Executive Board of FGEHA was mandatory to mortgage the commercial area of the project for availing the subject finance facility from commercial banks. It was further stated that the government land would not be mortgaged for the purpose rather commercial area would be mortgaged. Moreover, he requested the Board to consider this avenue/option to arrange finances for the project.

31. The Chair strictly spelled out that firstly, no land of any project can be mortgaged with the commercial bank and only commercial area i.e. shops etc. may be considered for mortgaging purpose. Secondly, the chair emphasized that this matter is beyond the scope of Executive Board and rather falls in the domain of EHFPRO Board. He further commented that the matter may be dealt from the relevant forum. The Director General replied that the same has already been considered and approved from the relevant forum i.e. EHFPRO Board.

### DECISION

32. The Board decided that FGEHA land shall not be mortgaged with any financial institution. Further, the Board decided that the matter does not pertain to this forum i.e. Executive Board of FGEHA and may be decided by the EHFPRO Board and mortgaging the commercial area of the project may also be decided by the EHFPRO Board.

ADDITIONAL AGENDA ITEM NO 1.

Subject: PLANTATION/ GREEN DRIVE

33. The Additional Secretary Housing and Works placed the said agenda with the permission of the Chair. He briefed the Board that the CDA is carrying out extensive and intensive plantation drive in Islamabad to promote and restore clear and natural environment of the city. Further, he elaborated that a new Japanese Urban Forest Technique i.e. Miyawaki Technique is being practiced-by in Islamabad to create dense forests based on native species on the small pockets to ensure thick green belts with great beauty. He further elaborated that a maximum number of saplings can be grown on limited/ small area/ pocket which grows upwards and sideways to create a cluster of green umbrellas in urban areas.

34. The chair and the Secretary, Housing and Works strongly endorsed this proposal floated by Addl. Secretary (H&W) with the directions to MD, PHA-F and DG, FGEHA to implement Miyawaki plantation Technique on the lands owned by the FGEHA.

DECISION:

35. The Board unanimously approved the proposal floated by Addl. Secretary (H&W) with the directions to MD, PHA-F and DG, FGEHA to initiate the plantation drive on all the project lands.

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

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**LIST OF PARTICIPANTS OF  
11<sup>th</sup> EXECUTIVE BOARD MEETING OF FGEHA.  
HELD ON 05-03-2021.**

<b>Sr. No.</b>	<b>Names &amp; Designation</b>
1.	<b>MR. TARIQ BASHIR CHEEMA</b> Chairman EB/ Federal Minister Ministry of Housing & Works.
2.	<b>DR. IMRAN ZEB KHAN</b> Secretary, M/o Housing & Works, Islamabad.
3.	<b>MR. ZAHoor AHMAD</b> Additional Secretary M/o Housing & Works Islamabad.
4.	<b>MR. MUHAMMAD ISRAR</b> Draftsman Law & Justice Division, Islamabad
5.	<b>CH. MUHAMMAD ANWAR</b> Senior Chief Technical (PP&H) Planning Commission, Islamabad
6.	<b>MR. RIZWAN AHMED SHEIKH</b> Senior Joint Secretary, (Expenditure) Finance Division, Islamabad
7.	<b>MS. SYEDA SHAFaq</b> Chief Commissioner, ICT Islamabad.
8.	<b>MR. TARIQ RASHEED,</b> Managing Director, PHA Foundation Islamabad.
9.	<b>MR. AKRAM-UL-HAQ</b> Director General PAK.PWD, Islamabad.
10.	<b>MR. NAVEED ILAHI</b> CHAIRMAN <b>Member Estate &amp; Planning CDA</b> Islamabad
11.	<b>MR. AMIR MOHIYUDDIN</b> Joint Secretary(Estate) M/o Housing & Works, Islamabad Co-opted Member.
12.	<b>MR. WASEEM HAYAT BAJWA</b> Director General FGE Housing Authority.
13.	<b>COL.(R) IMTIAZ-UL-HAQ KHATTAK</b> CHIEF ENGINEER FGE HOUSING AUTHORITY