



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

No.15 (7)/2019-HA (A)/16

Dated: 16th Sep, 2021

Subject: MINUTES OF 16th EXECUTIVE BOARD MEETING OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING
AUTHORITY HELD ON 25-08-2021

16th Meeting of the Executive Board of the FGE Housing Authority was held on Wednesday, 25th August, 2021 under the Chairmanship of Federal Minister for Housing & Works in the Committee Room of Federal Government Employees Housing Authority Headquarters G-10/4, Islamabad.

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


(DR. SATAISH SHERYAR)(PAS)
Director (Staff)

Distribution:

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



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

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Subject: MINUTES OF 16th MEETING OF EXECUTIVE BOARD OF
THE FEDERAL GOVERNMENT EMPLOYEES HOUSING
AUTHORITY HELD ON 25-08-2021

16th Meeting of the Executive Board of the Federal Government Employees Housing Authority (FGEHA) was held on 25th August, 2021 at 11:00 AM under the Chairmanship of Honourable Federal Minister for Housing & Works, in Committee Room, FGEHA HQs Islamabad. List of participants is enclosed.

2. Proceedings of the meeting commenced with recitation from the Holy Quran. Director General, FGE Housing Authority welcomed the respected members of the Executive Board.

AGENDA ITEM NO. 01

Subject: CONFIRMATION OF THE MINUTES OF 15th EXECUTIVE
BOARD MEETING OF FGE HOUSING AUTHORITY HELD
ON 06-08-2021

3. 15th Executive Board meeting was held on 06-08-2021 and minutes were issued on 20-08-2021.

4. The Board was apprised that no reservation had been received from any member of the Executive Board.

RECOMMENDATION:

5. Minutes of the 15th meeting were placed for confirmation please.

DECISION:

6. The Board unanimously approved minutes of the 15th Executive Board meeting, circulated on 20-08-2021.

AGENDA ITEM NO. 2

Subject: **COMMENCEMENT OF PAYMENT OF SECTORS F-12 & G-12**

7. The DC/LAC FGEHA, announced award for enhanced compensation of G-12/F-12 on 23/4/2021, in pursuance of directions of the Federal Cabinet dated, 7/7/2020, in which Sectors G-12 and F-12 were allocated to FGEHA. The landowners of these sectors were submitting applications for payment of compensation and issuance of heirship certificates since April, 2021. The matter of the heirship certificate was resolved in the 15th EB meeting, in which the Tehsildars of FGEHA were empowered to issue the heirship certificates. Whereas, commencement of dispensation of compensation still required approval.

8. Executive Board was informed that FGEHA was bound by the agreement made with F-14/F-15 affectees, as directed by Islamabad High Court. Due to the landsharing clause, several allottees of F-14 and F-15/3,4 were to be shifted to the Sectors F-12/G-12. Commencement of payment of land was necessary prior to issuance of allotment letters.

RECOMMENDATION:

9. The following proposals were submitted for consideration of the Executive Board:

- i. Deposited dues of the allottees of Sector F-14/F-15/3, affected by land sharing, may be transferred to the account of F-12/ G-12.
- ii. As the compensation amount per kanal in F-12/G-12 was double the amount submitted by the allottees in F-14/F-15/3, it was proposed



that any other necessary measures such as Bridge Financing may be utilised.

DISCUSSION:

10. Secretary H&W stated that consent of allottees of F-14/F-15/3, might first be obtained prior to shifting of their deposited dues to the Account of G-12/F-12. Payment of raw land to the real land owners/ affectees of Sector F-12/G-12, who were able to give physical possession of land to FGEHA should be commenced. It was further decided that the payment of raw land to the affectees / real land owners should be paid from main account as a bridge financing on loan basis that would be returned after receiving instalments from the allottees of Sector F-12/G-12 from membership drive-II on age-wise seniority.

DECISION:

11. The Board unanimously decided that:
- i. The deposited dues of allottees of F-14/F-15 who were not accounted for in the balloting be shifted into the account of F-12/G-12, after obtaining the consent of such allottees.
 - ii. In the first instance the payment of raw land should be made to real land owner / affectees of Sector F-12/G-12. Physical possession to FGEHA should be ensured. Holders of Power of Attorney might be discouraged in the first instance. However, only those power of attorneys be entertained which were held by the respective family members.
 - iii. Payment to the land owners of F-12/G-12 be commenced using funds available in other accounts of the FGEHA, till receipts in F-12/G-12 accounts were sufficient for the purpose.



- iv. A committee consisting of internal members of FGEHA should be constituted for resolving any dispute, development, planning etc. of the land of Sector F-12/G-12.

AGENDA ITEM NO. 03

Subject: (A) STATUS OF BALLOTING CONDUCTED ON 17-08-2021 AND LAND SHARING OF SECTOR F-14/15 WITH LAND OWNERS/AFFECTTEES

(B) ALLOTMENT OF PLOTS TO LEFT OVER ALLOTTEES OF SECTOR F-14/15 IN SECTOR F-12/G-12

(A) STATUS OF BALLOTING CONDUCTED ON 17-08-2021 AND LAND SHARING OF SECTOR F-14/15 WITH LAND OWNERS/AFFECTTEES

12. 6,000 Consent Letters of sector F-14/15 were issued from August 2016 onwards to senior members including Judges of Superior/Lower Judiciary, who got themselves registered under Membership Drive Phase-II.

13. Given below are total number of plots as per revised Layout Plan of sector F-14/15 which had been approved by the Planning Wing of FGEHA, for which Consents/POL Letters were issued with respect to Sector F-14/15:

Categories	Size	Tentative no. of plots	Consents/POL letter issued
I	50 X 90	2457	2402 *
II	40 X 80	2259	1851
III	35 X 70	2030	1746
Total		6743	5999

* 286 Plots of 50' x 90' had been allocated to P.M Assistance Package for Federal Secretaries which are already included in this chart



HONORABLE ISLAMABAD HIGH COURT JUDGEMENT:

14. The Board was informed that the project F-14/15 got delayed because of litigation related to land compensation at enhanced rates & Land Sharing formula. Islamabad High Court allowed Land sharing formula based on 01 Kanal developed plot in exchange of 04 Kanals of raw land and 01 developed plot of 10 Marla in exchange of 2 Kanals of raw land, subject to bearing of development cost by the landowner. Land owners were given the option for availing the land sharing or compensation in shape of payment @Rs.3.3 million for F-14 and 3.8 million for F-15 including 15% compulsory acquisition charges.

15. IHC decision was endorsed in 14th meeting of Executive Board held on 24-06-2021.

16. Total number of plots after implementation of judgement of IHC, Consents/POL letters, issued with respect to Sector F-14/15 were as under:

Categories	Size	No. of plots	Plots Reserved for Affectees	Balance
I	50 X 90	2457	480	1977
II	40 X 80	2259	-	2259
III	35 X 70	2030	400	1630
Total		6743	880	5866

17. FGEHA sought applications from Land Owners/Affecttees of F-14/15 on Land sharing formula against the reserved plots. Land Wing, FGEHA was scrutinizing documents submitted by the Land owners/Affecttees and after fulfilling all legal/codal formalities allotment letters shall be issued. Subsequently, Computerized Balloting for allocation of Plot Numbers shall be carried out for Land Owners/Affecttees.



BALLOTING OF PLOTS OF F-14/15 ON 17-08-2021

18. After judgement of the Court & decision of Executive Board, FG employees and other specified groups including Judges of Hon. SCP & Judges of subordinate judiciary of Islamabad (duly recommended by the IHC), were allocated plot numbers through random computerized balloting on 17-08-2021, in a transparent manner. Balloting was held for allocation of plot numbers to bona-fide allottees, who had been issued allotment letters on the basis of Age-wise seniority, since its inception from the 1st part of Membership Drive Phase-II from Apr-2015 to May-2016 and onwards, in their entitled category under approved quota policy. The category-wise details were as under:

Categories	Size	Tentative no. of plots	Plot Numbers Allotted through Computerized Balloting
I	50 X 90	2457	1704 *
II	40 X 80	2259	1690
III	35 X 70	2030	1329
Total		6743	4723

* 286 Plots of 50' x 90' allocated for P.M Assistance Package for Federal Secretaries included in balloting which are included in this chart

19. Whereas, the rest of the allottees shall be considered for 2nd Balloting tentatively in the month of September 2021, after ascertaining the actual demand of Land Owners/Affecttees of sector F-14/15 regarding allotment of Plots in lieu of raw land in the light of decision of Hon. IHC.

(B) ALLOTMENT OF PLOTS TO LEFT OVER ALLOTTEES OF SECTOR F-14/15 IN SECTOR F-12/G-12

20. Almost 480 plots of 500 Sq. Yds (Category-I) and 400 plots of 272 Sq. Yds (Category-III) had been affected due to implementation of Judgement passed by Hon. Islamabad High Court regarding provision of developed plots



to Land Owners/affecttees of the sector F-14/15. A meeting was held with the representatives of allottees, who had been affected due to land sharing, under the Chairmanship of Federal Minister for Housing & Works (Chairman Executive Board of FGEHA) and Secretary for Housing & Works. It had been decided with the consent of representatives of allottees of Sector F-14/15, affected due to court decision that they shall be adjusted on priority basis in forthcoming sectors F-12/G-12, Islamabad as a liability case across the board.

RECOMMENDATION:

21. The Executive Board may:
- a. Approve the process of balloting of Plot Numbers to allottees in Sector F-14/15 held on 17/8/2021.
 - b. Consider the adjustment of accommodation of allottees of Sector F-14/15 on priority basis in forthcoming sectors F-12/G-12, Islamabad as a liability case.

DISCUSSION:

22. The Board appreciated the efforts put in by the FGEHA for the computerized balloting of allocation of plot numbers to the allottees of Sector F-14/F-15. The Board was apprised that allottees of Cat-I & III of Sector F-14/F-15 had been affected in the light of decision of the Islamabad High Court Islamabad. It was suggested that they be accommodated in F-12/G-12 on priority basis.

23. It was further informed that the land owners of F-14/F-15 who had opted for land sharing and submitted applications would be issued provisional offer letters of their respective sizes of plots after fulfillment of all legal and codal formalities along with handing over physical possession of



land. Further, it was recommended to open the transfer of plots of Sector F-14/F-15 to increase the revenue of FGEHA.

DECISION:

24. The Board unanimously approved the following:

- i. 1st Phase balloting process conducted on 17-08-2021 for allocating of plot numbers to allottees in Sector F-14/F-15.
- ii. Allottees of Sector F-14/F-15 who had been affected due to land sharing to be issued consent letters for Sector F-12/G-12. A press release in this regard should be issued in nationwide daily newspapers, on web portal and in all official social media accounts of FGEHA.
- iii. To open the transfer of plots of Sector F-14/F-15 after fulfilment of all legal and codal formalities as per transfer policy of the FGEHA.
- iv. 10% allottees of Thallian housing scheme should be accommodated in Sector F-12/G-12 on age-wise seniority basis due to closure of Thallian housing scheme.

AGENDA ITEM NO. 04

Subject: PROPOSAL OF COMPENSATION OF PARK ROAD HOUSING SCHEME

25. The agenda was deferred.

AGENDA ITEM NO. 05

Subject: ALLOTMENT OF APARTMENTS IN BULK TO GOVERNMENT ORGANIZATIONS

26. The project titled "*Construction of Chaklala Heights Residential Apartments, Rawalpindi*" was inaugurated by the Honorable Prime Minister



of Pakistan on 11th March, 2020. The project aimed at providing accommodation facilities to 3,432 Federal Government Employees on ownership basis. The PC-I was unanimously approved by the DWP in its 2nd meeting held on 28th February, 2020.

27. Land measuring 508 Kanal located at Chaklala, Rawalpindi was transferred by the Capital Development Authority (CDA), Islamabad to Federal Government Employees Housing Authority (FGEHA), in 2019. *M/s Directorate of Design and Consultancy (Engineer-in-Chief's Branch, GHQ Rawalpindi)* was awarded the contract for Master Planning, Detailed Design and Construction Supervision of the project.

Sr.No.	Type of Apartment	Total Number	In Progress	Not Yet Started
1.	A-Type	240	240	-
2.	B-Type	312	312	-
3.	C-Type	1040	-	1040
4.	D-Type	1840	800	1040
5.	Grand Total	3432	1352	2080

28. After completion of procurement process in accordance with the provision of PPRA, the work on site commenced in July, 2020. Currently work was in progress at site.

29. The Board was informed that owing to lukewarm response of the Federal Government Employees, the remaining apartments, which could not be physically launched at site, due to financial constraints, had now been offered to General Public as well. An advertisement in this regard had been floated in Print media on 15th August, 2021.

30. Recently, Strategic Plans Division (SPD) had requested for provision of approximately 600 Apartments for their Civilian Government



employees at Chaklala Heights, Rawalpindi. The same was communicated by the Joint Staff Head Quarters, SPD, vide letter dated 20th August, 2021. Since, sufficient apartments were available in the project, therefore the request of SPD in particular and any other prospective eligible Government Organization in future may be considered for the provision of Apartments in bulk in the best interest of the project.

RECOMMENDATION:

31. The matter of provision of Apartments at Chaklala Heights in bulk to the employees of eligible organizations i.e., Government, Semi-Government etc. was placed before the Executive Board for guidance.

DISCUSSION:

32. Executive Board was apprised that NCA Foundation was established in 2016 with the approval of Prime Minister of Pakistan. NCA Foundation requested FGEHA for allocation of 600 apartments in Chaklala-Heights project of FGEHA for their civilian employees as per eligibility criteria of the said scheme.

33. The Board enquired regarding the need for such measures. It was informed that the membership for the said scheme had been opened multiple times for FG employees / provincial employees/ general public. 3432 apartments of different categories were planned in the said scheme. Approximately 2000 FG employees had been issued consent letters of the said scheme, but only about 879 had deposited the down payment against their respective category of apartments.

DECISION:

34. The Board approved:

- i. Allocation of 600 apartments to the employees of NCA and any other government, semi-government entities etc. who may wish



to avail the option in the future. The allotment shall be made as per eligibility criteria/ policy of FGEHA.

- ii. The Board principally approved any required revision in LOP of Chaklala Heights project, subject to fulfilment of all legal and codal formalities & absolute adherence / conformity to local/ governing laws & by-laws.

ADDITIONAL AGENDA ITEM:

Subject: **ALLOTMENT OF CAT-1 PLOT IN SECTOR F-14/F-15, ISLAMABAD**

35. Mr. Arif Ibrahim, was a registered member under membership drive-II housing scheme and entitled for allotment of Category-I plot in Sector F-14 /F-15 as per age-wise criteria of the scheme. His name was not included in the first ballot due to an ongoing case in NAB, under which his assets were under review. However, he was eligible for allotment of plot number as per age-wise criteria of the scheme.

DISCUSSION:

36. Board was apprised that Mr. Arif Ibrahim applied for allotment of Cat-I plot in membership Drive-II, but his name was not included in the balloting list for allocation of plot number as his assets were under review by NAB authorities. However, he was entitled to a plot in Cat-I as per age-wise seniority. The Board enquired whether NAB had directed FGEHA to bar the allotment of **plot number** to Mr. Arif Ibrahim. The Board was informed that FGEHA had received no such orders from NAB authorities except the letter indicating that the assets of Mr. Arif Ibrahim were under review. The Board observed that if a person was under investigation in the court of law / investigation authorities, he could not be deprived from his legitimate right of allotment of plot number as a service benefit.

DECISION:

37. The Board approved allotment of a Category-I plot number to Mr. Arif Ibrahim as per criteria of the scheme i.e. age-wise seniority basis. FGEHA may not deprive an eligible FG Employee from his right. If NAB intends to freeze or attach any of his properties, it should do so at its own without involving FGEHA.

TABLE AGENDA:

38. Mr. Rizwan Ahmed Sheikh, Senior Joint Secretary (Expenditure) raised the issue of expediting of allotment of plots to the members of the Executive Board, in the current schemes.

DISCUSSION:

39. Secretary H&W, pointed out that this would be restricted to only one plot, as a service benefit, subject to fulfilment of mandatory requirements, i.e five years of service in Federal Government and one year as a Board Member.

DECISION:

40. It was unanimously decided that the Executive Board Members be considered against 1% quota of current schemes, reserved for the employees of Ministry of Housing and Works, subject to availability in the corresponding quota and upon submission of formal application for a particular scheme and membership drive. However, it may be ensured that they will be allotted a single plot as a service benefit, subject to successful completion of mandatory one year as a Board Member and a minimum of five year service in the Federal Government. Furthermore, this decision will not have a retrospective effect.

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

