



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

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

Dated: 7th October, 2021

Subject: MINUTES OF 17th EXECUTIVE BOARD MEETING OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING
AUTHORITY HELD ON 20-09-2021

17th Meeting of the Executive Board of the FGE Housing Authority was held on Monday, 20th September, 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.

(ASIM AMIR)

Dy. Director (Staff)

Distribution:

- | | |
|--|---|
| i. Mr. Tariq Bashir Cheema
Chairman EB/ Federal Minister,
Ministry of Housing & Works | ii. Dr. Imran Zeb Khan
Secretary, M/o Housing & Works,
Islamabad. |
| iii. Mr. Zahoor Ahmad
Additional Secretary,
M/o Housing & Works, Islamabad. | iv. Mr. 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. Zahoor Ahmad
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 |

Copy for information and further necessary to:

- i. Director (Estate / Admn), FGEHA
- ii. DC/LAC /Director (Land) , FGEHA
- iii. Director (Law), FGEHA
- iv. Director (Finance), FGEHA
- ✓ v. Director (IT), FGEHA.



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Subject: MINUTES OF 17th MEETING OF EXECUTIVE BOARD OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING
AUTHORITY HELD ON 20-09-2021

17th Meeting of the Executive Board of the Federal Government Employees Housing Authority (FGEHA) was held on 20th September, 2021 at 03:00 PM under the Chairmanship of Honourable Federal Minister for Housing & Works, in Committee Room, FGEHA HQs Islamabad. List of participants 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 16th EXECUTIVE
BOARD MEETING OF FGE HOUSING AUTHORITY HELD ON
20-08-2021

3. 16th Executive Board meeting was held on 20-08-2021 and minutes were issued on 16-09-2021.

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

RECOMMENDATION:

5. Minutes of the 16th meeting were placed for confirmation please.

DECISION:

6. The Board approved the minutes except the minutes of the Agenda Item # 03 on the issue of leaving 500 feet wide strip of land vacant/ unplanned in parallel to G. T. Road/ N-5. The Board directed to verify whether this strip of land has been left as per CDA Laws & Bye-Laws or otherwise and a detailed report in the matter be furnished by the Planning Wing of FGEHA in the next Board meeting.

AGENDA ITEM NO. 2

Subject: **APPROVAL TO INK CONSTRUCTION AGREEMENT WITH M/S COMMONERS SKY GARDENS (PVT) LTD FOR PHASE-I (A)**

7. The Joint Venture (JV) Agreement between Federal Government Employees Housing Authority (FGEHA) and M/s Commoners Sky Garden (CSG) was signed on 11-10-2019 for 6025 Kanals. FGEHA engaged M/s Designmen Consulting Engineers (Pvt.) Ltd as the Consultant, responsible for Consultancy Services for Detailed Review and Vetting of Master Planning, Designs, Drawings, Estimates, Construction Supervision and Management.

8. Land was to be provided by M/s CSG in two parts. Part A land measuring 5000-6000 kanals was to be transferred within 60 days after signing of agreement. After completion of Part A land sharing, as per given timeline, a separate agreement on same land sharing terms was to be signed on additional 4000-5000 Kanals of compact and contiguous land within 60 days of JV agreement. Land was mutated in the name of FGEHA measuring 6021 Kanals and 6 Marlas in total. Out of total land mutated, 1934 Kanals 15 Marlas was in Mouza Kathar and 4086 Kanals 11 Marlas was in Mouza Mengal.



9. NAB initiated an inquiry against M/s Sky Garden and others, on the direction of the Honourable Supreme Court of Pakistan in its Judgment in Criminal Original Petition No 57 of 2015 dated 4th may, 2018 on the issue of *Shamilat* land.

10. On 17th October, 2019, NAB informed FGEHA about the ongoing inquiry against M/S CSG stating that the repercussions of the inquiry on the JV agreement could not be predicted at that point in time.

11. After a number of meetings and written requests of FGEHA to NAB for closure of the inquiry to the extent of FGEHA, on 02nd Dec, 2020 NAB informed FGEHA that *"any action/activity intended to be carried out by FGEHA on privately owned land i.e. other than Shamilati land (Including shamilati land recently converted into private land/milkiati land in violation of rules as well as through misrepresentation) may be taken subject to confirmation with codal formalities/rules/regulations/laws and keeping in view the relevant judgment (s) of apex Court."*

12. After another request from FGEHA dated 16th December, 2020, for closure of inquiry, NAB vide its letter dated 17th Dec, 2020 stated *"This bureau has concluded its inquiry proceedings on the basis of available record to the extent of Mouza Kathar and NOC is hereby granted to FGEHA to proceed further in the project in Mouza Kathar and any development/construction shall be restricted to Milkiyati land. However regarding Shamilati land, FGEHA shall strictly comply with the Apex Court judgment dated 4th May, 2018 and other relevant rules/regulations"*.

13. A NAB letter dated 16th June, 2021, addressed to Director (JVP), was received on 18-06-2021 requiring provision of certain documents/information. Another letter from NAB was received on 23-08-2021; accordingly, Director (JVP) attended the NAB office on 24-08-2021 and discussed issues pertaining to the



project in relation to the Bureau's ongoing inquiry. On 27-08-2021, NAB's queries were responded.

14. In the 14th Executive Board meeting dated 24th June, 2021, the agenda regarding approval to sign construction agreement of Phase-I for 1986 kanals of land at Mauza Kathar Commoners Sky Garden (CSG) was presented to the Board. The Board was also apprised that NAB vide its letter dated 16th June, 2021 had sought certain record pertaining to land and infrastructure development of the said project. The Board was of the view that FGEHA should wait for the outcome of the letter and decided to defer the agenda.

15. On request of JV Partner, for a meeting to discuss issues relating to delay in the project, a meeting was held in Ministry of Housing & Works, with Secretary Ministry of H&W in chair, on 15th Sep, 2021 in which the following conclusions were arrived at after detailed discussion and the same were placed before the Executive Board for collective consideration and approval.

- i) In order to seek update/clarification from the Revenue authorities regarding status of land in Mouza Mangal with respect to the issue of Shamilat, in the light of SCP Judgement dated 04-05-2018, FGEHA will write a letter to Commissioner Rawalpindi with reference to their letter No AcR-CC/4288, dated 30-09-2019, wherein it was reported that there was no Shamilat land in Mouza Kathar; however, matter relating to shamilat land in Mouza Mangal was pending in the court of Assistant Commissioner Murree.
- ii) If land falling in Mouza Mangal is not cleared by Revenue Authorities the JV partner i.e. M/s CSG will return Rs 233 million paid by FGEHA on account of work already done in Mouza Mangal; and FGEHA will return the land (Mouza Mangal) to the JV partner. Mutation fee will be incurred by the JV partner.



- iii) Law Wing will examine the agreement specifically focusing on if FGEHA could proceed on the project in parts (on project of less than 5000-6000 Kanal). In case of adverse opinion, amendments in the agreement will be placed before the board for its consideration.
- iv) Chief Engineer will re-verify the payments made to JV partner on account of work done.
- v) Since JV partner is ready to provide more land in Mouza Kathar; therefore, FGEHA will arrange for the mutation fee to be paid, after verification of status of additional land of Mouza Kathar from Commissioner Rawalpindi.
- vi) Chief Engineer will present the construction agreement to the extent of Mouza Kathar, before the board for approval.
- vii) FGEHA will issue pending allotment letters of M/s CSG quota, as per the JV agreement immediately.
- viii) Minutes of this meeting will be placed before the executive board for approval.

16. M/S CSG recently informed that it can provide approximately 3200 kanals land (in total) in Mouza Kathar, out of which 1934 Kanals 15 Marlas had already been mutated in the name of FGEHA. Earlier, during the land verification process of the project, report received from AC Murree dated 28-09-2019 stated "As per reports of revenue field staff there is no Shamilat land in MouzaKathar since previous settlement of 1956-57 and 1905-06. Further, the matter regarding Shamilat land of Mouza Mengal is pending in the court of undersign, as, appeal was filed against review order of revenue officer in which he reviewed mutations no. 2019 and 2020 passed on 23-04-2018. "

DISCUSSION POINTS:

17. The Executive Board, in its 11th meeting held on March 5th, 2021, approved in principle the amount of Rs. 5.589 billion for the development of Phase-1(a).
18. The main features of Construction Agreement were as under:



- a) The Construction Agreement is a "Design and Build" document, based upon FIDIC/PEC templates. The payments are to be made on measurements and calculated on MRS basis.
- b) The Contract price includes performing all Design, Planning, Procurement, Material Supply, Execution, 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).
- c) This Contract Agreement is for Phase-1(a) which includes the land measuring 1986 Kanal in Mouza Kathar so far cleared by Government Agencies.
- d) The tentative cost is based on the quantities worked out on the approved LOP whereas the rates are based on Market Rate System (MRS) 2nd Bi-Annual 2020 of Punjab Government and any rates not covered in MRS will be dealt as Non-MRS / Non-Scheduled items.
- e) Time for completion of the Project is 36 months, i.e. 24 months of construction / development and 12 months of Defect Liability Period.

19. Draft Construction Agreement was reviewed by Law, JV and Technical Wings of the FGEHA. Necessary modifications had been made in the agreement by the concerned departments and made compliant with the FIDIC/PEC guidelines & JV Policy approved by the Federal Cabinet.

RECOMMENDATION:

20. The following recommendations were proposed to the Board:
- a. The minutes of meeting held on September 15th, 2021 in the Ministry of Housing & Works, chaired by Secretary Housing & Works were placed for approval.
 - b. Approval to ink the Construction Agreement, of Phase-1 (a) for 1986 Kanal of land at Mouza Kathar between FGEHA and the consortium of M/s Commoners Sky Garden & their Construction Partner, was requested.



DECISION:

21. The Board directed that the JV Partner may be asked to provide a total of 6,000/- Kanals of land with clear title, status & free from all encumbrances to FGEHA, ~~and accordingly a letter may be sent to Commissioner Rawalpindi for clarification of land status.~~ In case land pertaining to Mouza Mengal is not cleared by the Revenue Authorities, a revised JV Agreement alongwith a revised Layout Plan (LOP) for the chunk of land measuring 1,986 Kanals of Mauza Kathar may be prepared and presented to the Executive Board for consideration and approval.

AGENDA ITEM NO. 3

Subject: **POST-RETIREMENT BENEFITS OF THE EMPLOYEES OF FGEHA**

22. The Executive Committee approved the Post Retirement Monetary Benefit Scheme (PRMBS) in its 153rd meeting held on 12-06-2018 on the recommendation of Finance Committee. Finance Committee also constituted a Sub-Committee. The Executive Committee approved the recommendations of Finance Committee and authorized the below mentioned committee to finalize all modalities regarding "Post Retirement Monetary Benefit Scheme" of FGEHF employees. The Sub-Committee formalized the policy of Post Retirement Monetary Benefit for regular employees of Housing Foundation.

- i. Mr. Afzal Javed, Dy. Director (Finance), FGEHA
- ii. Mr. Faiz Umer Sial, Dy. Director (Admn), FGEHA.
- iii. Mr. Ahmed Hassan, Assistant Director (Admn), FGEHA

23. The sub-committee prepared draft Rules and Regulation for Post-Retirement Monetary Benefit Scheme (PRMBS) - 2020, which were further fine-tuned by Director (Finance). At present 8 regular employees had retired till date, for which an annual pension budget requirement was Rs.3 million approximately.



Whereas in next 10 years additional 19 employees would be retiring from service after attaining superannuation and the annual budget would increase from Rs.3 million to Rs.7 million per annum.

24. It was also informed that an amount of Rs.13 million was allocated for pension contribution in Financial Year 2020-21 and Rs.6 million had been paid to Federal Government on A/C of pension contribution on behalf of deputationists working in FGEHA from Regular Budget of FGEHA.

25. The PRMB may be paid from the Regular Budget of FGEHA and funds may be allocated in the annual Budget of FGEHA.

RECOMMENDATION:

26. Draft Rules and Regulation for Post-Retirement Monetary Benefit Scheme (PRMBS) – 2020 duly recommended by the sub-committee authorized by the Executive Committee in its 153rd meeting were placed for approval.

DECISION:

27. Since the recommendations of the Finance Committee stood approved in the 153rd EC Meeting, the Board directed to present the draft Rules and Regulations in the Board Meeting after soliciting endorsement from the JS (Expenditure) who shall in turn consult Regulation Wing of the Finance Division in the matter.

AGENDA ITEM NO. 4

Subject: **BRIDGE FINANCING FOR LIFESTYLE APARTMENT PROJECT,
BEDIAN ROAD, LAHORE**

28. FGEHA had to release the Mobilization Advance to the contractor of Life Style Residency Bedian Road Lahore as per agreement which is 10% of the



contract cost. The contractor of Life Style Bedian Road Lahore submitted a Bank Guarantee of Rs. 900,000,000/- vide letter number EA/FGEHA/LHE/144 against Mobilization Advance, which was verified on 09th September 2021. The available balance was Rs.53 Millions in the Bank Account of Life Style Residency Bedian Road Lahore.

29. The deposits of Allottees of Life Style Residency Bedian Road Lahore were not as frequent as expected therefore FGEHA had made Payments to the contractor of this project by taking Financial Assistance from other Projects as Bridge Financing.

30. FGEHA had already made an arrangement of Funds to make payment to the Contractor of Life Style Residency Apartments Project of FGEHA at Bedian Road Lahore during last Financial; Year of 2020-2021. An amount of Rs. 97,000,000/- was transferred from Bank Account of F-14/15 to Life Style Residency Bedian Road Lahore Bank Account to arrange the funds to make payment to M/s Best Construction & Engineering Private Limited against 1st IPC of Rs. 209,599,946/- on 04th December 2020 and two amounts of Rs. 44,267,444/- and Rs. 128,487,295/- were arranged from the project of Park Road's Bank Account on 09th February 2021 and 06th May 2021 to make payment to M/S Best Construction & Engineering Private Limited against 2nd & 3rd IPCs of Rs. 100,944,582/- and Rs. 128,487,295/- respectively. Total amount Financed for Life Style Bedian Road Project from other Projects during the Financial Year 2020-2021 was Rs. 269,754,739/-.

RECOMMENDATION:

31. The case was presented before the Executive Board for approval of the amount of Rs. 269,754,739/- bridge financed during previous Financial Year



2020-2021 for Life Style Residency Bedian Road Lahore Project and discussion/decision of further Bridge Financing for the Project.

DECISION:

32. The meeting directed to present the matter in the forthcoming Board meeting alongwith report on the followings:

- a. Source account from which bridge financing would be made.
- b. Exact timeframe/ tenure for which bridge financing is required.
- c. Justification that the source/ donor project will not be affected till repayment of the bridge financed amount.

AGENDA ITEM NO. 5

Subject: **ISSUE REGARDING MERGER/ ACQUISITION OF M/s NCL WITH FGEHA**

33. The Executive board in its 12th meeting held on 15th April 2021 approved the constitution of committee comprising of following members to check the Financial, Legal, HR, valuation of assets & liabilities of M/s NCL and submit their report within 03 weeks for further decision in the instant matter.

- | | |
|---|----------|
| a. Financial Advisor Housing & Works | Chairman |
| b. Sr. Draftsman, M/o Law, Justice & Human Rights | Member |
| c. Director General FGEHA | Member |
| d. Joint Secretary (Admn), M/o Housing & Works | Member |
| e. Director (Admn) FGEHA | Member |
| f. Director (Estate) FGEHA | Member |
| g. Director (Finance) FGEHA | Member |
| h. Director (Law) FGEHA | Member |

34. Writ petition Tilted Rafaqat Saeed and others Vs Federal Government employees Housing Authority was instituted on 20th April 2021. The Hon'able court directed to FGEHA to submit the committee report. On 14th September 2021



written request for adjournment was made by the respondent No.1 (FGEHA). The next date of hearing is 04th November 2021.

RECOMMENDATION:

35. The issue was placed before the Board for further discussion/directions.

DECISION:

36. The meeting was apprised that the report furnished by the committee has not been signed by all the members. The Board directed to submit signed report in the upcoming Board meeting.

AGENDA ITEM NO. 6-A

Subject: **ENDORSEMENT OF PC-I OF NAYA PAKISTAN HOUSING PROGRAM, PARAT, RAWALAKOT HOUSING PROJECT, AJ&K**

37. The Prime Minister of Pakistan inaugurated the Naya Pakistan housing Program in Islamabad, Rawalpindi and AJ&K on 17-04-2019 and the Executive Board in its 158th meeting dated 18-03-2019 stated that *"the proposed projects of Province of 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."*

38. The FGEHA & Govt. of AJ&K through PP&H, entered into MOU dated 19-06-2020, whereby, the Govt. of AJ&K is to provide land and FGEHA was to execute housing scheme thereon. The Govt. of AJ&K had initially allocated 37.6 kanals of land at Parat, Rawlakot for apartment scheme, which was later, in consultation with Govt. of AJ&K and members' feedback sought through



newspaper advertisement was changed to a project of villas (size 25'x50') each, on 100 kanals, for which the Govt. of AJ&K provided additional 63 kanals.

Approval of PC-I from DWP, FGEHA of the Rawlakot project.

39. DWP in its last meeting held on 27-08-2021 approved the Rawalakot PC-I of the Project amounting to Rs 7,121,566.

40. MEMEBERSHIP DETAILS

S. No	District	MEMBERSHIP			Membership Amount (Rs)
		Apartment	5 Marla House	Total	
1.	Rawalakot	02	74	76	5,025,000/-
2.	Plandari	01	09	10	
3.	Muzaffarabad	07	66	73	
4.	Mir Pur	-	30	30	
5.	Kotli	01	11	12	
	TOTAL	11	190	201	

41. PROJECT AND UNIT COST WITH COVERED AREA AS PER PC-I

	Location / Site	Type of Apartment/ House	Covered Area SFT (Approx.)	15% Down Payment (Rs.)	70% 12 Quarterly Installments (Rs.)	15% At the time of Possession (Rs.)	Total Cost (Rs.)
1	Rawalakot	5 Marla House	1004	1,068,235	4,985,096	1,068,235	7,121,566

RECOMMENDATION:

42. The case was submitted for perusal and endorsement of PC-I of Naya Pakistan Housing program, Parat, Rawalakot Housing Project, AJ&K amounting to Rs 7,121,566, in line with the recommendation/ approval by DWP of FGEHA, for further processing the project towards physical execution.

DECISION:

43. The Board endorsed the recommendation/ approval of the DWP amounting to Rs. 7,121,566/- Million and directed to proceed further.



AGENDA ITEM NO. 6-B

SUBJECT: ENDORSEMENT OF PC-I OF URBAN REGENERATION OF
FEDERAL GOVERNMENT SERVANT COLONY AT SARIAB
ROAD, QUETTA

44. The Proposed Project was Regeneration of Federal Government Servants Colony, Sariab Road Quetta, approved by the Federal Cabinet through summary on 18-08-2020, located approximately 14 KM from General Post Office suited at Main Sariab Road, Quetta, Balouchistan. The decision of Federal Cabinet reproduced as under:-

i. Change in land use of Federal Government Servant Colony, Quetta to mixed use development on following terms:-

- a. The vacant land measuring 26 acres to be used for construction of multiple apartments.
- b. Commercial strip to be developed along main road for cross subsidy of the project.
- c. The aforementioned apartment and commercial area shall be given on lease for period to be determined as per law and policy.
- d. Development of parks and other public use areas for the community.

ii. The land as to be handed over to FGEHA and PHAF for execution of the project

45. A meeting under the joint chairmanship of DG FGEHA and MD/CEO PHA-F was held on 23-10-2020, wherein, it was unanimously decided that urban regeneration of the subject FG Colony Saryab Road would solely be executed by FGEHA & 50 % share in apartments would be given to PHA-F for onward allotments to its members.

46. The subject Land was 60 acres and residential in nature, out of which 34 acres is composed of already built residential colony and 26 acres was available for construction of new apartments. The Project on completion would provide



residential accommodation to employees of Federal Government as well as to the General Public.

47. The 26 Acre Residential colony had been designed by National Engineering Services Pakistan (Pvt) Limited. The design comprised of 45 Blocks of (4*3 Apartments G+2) with covered area 998 Sft each of Category-A (540 Flats) and 45 Blocks of (4*3 Apartments G+2) with covered area 738 Sft each of Category- B (540 Flats). The design includes Mosque, Community Hall, Boundary wall, Shops, Overhead water tank, Underground water tank with Pumping station, External developments works including Roads, Water Supply, Sewerage Network, Storm water drainage, Road electrification, landscaping and Sewerage Treatment Plant (STP).

48. The Construction Phase would be completed in 36 Months, after the start of Construction on Site. The abstract of Cost was based on CSR-2018 of Govt. of Balouchistan as attached.

49. PC-I amounting to Rs. 6716.23 Million of the Project has been approved by the DWP, FGEHA on 15-09-2021.

RECOMMENDATION:

50. The Case was submitted for perusal and endorsement of PC-I of Urban Regeneration of Federal Government Servant Colony at Saryab Road, Quetta, Balochistan, amounting to Rs.6176.23 Million, in line with recommendation/approval by DWP of FGEHA, for further processing the project towards Physical execution.

DECISION:

51. The Board endorsed the recommendation/ approval of the DWP Committee of FGEHA amounting to Rs. 6176.23/- Million and directed to proceed further.

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

