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

Subject: **MINUTES OF 35th MEETING OF EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 16th AUGUST 2024**

35th Meeting of the Executive Board (EB) of the Federal Government Employees Housing Authority (FGEHA) was convened on 16th August 2024 at 10:00 AM in the Committee Room of Ministry of Housing and Works, 1st Floor, B-Block, Pak, Secretariat, Islamabad under the Chairmanship of Honourable Federal Minister for Housing & Works.

2. Proceedings of the meeting commenced with the recitation from the Holy Quran. At the outset of the meeting, the Chair welcomed the participants. List of participants is enclosed.

3. Agenda items discussed in the meeting and the decisions taken are presented below:-

AGENDA NO. 01

Subject: **CONFIRMATION OF THE MINUTES OF 33rd EXECUTIVE BOARD MEETING OF FGE HOUSING AUTHORITY HELD ON 16th MAY 2024**

4. Director General, FGE Housing Authority briefed the members of the Board that Minutes of 33rd Executive Board meeting were circulated on 05th June 2024 and no reservation had been received from any member of the Board.

5. It is pertinent to mention that since meeting of **34th Executive Board** was held through **CIRCULATION** and minutes were signed by all members of the Board on **31st July 2024**, except Sr. Joint Secretary Expenditure, Finance who was on leave as conveyed telephonically; therefore, minutes of the said meeting stand confirmed.

DECISION:

6. **The Executive Board confirmed the Minutes of 33rd Executive Board meeting.**

AGENDA NO. 02

Subject: **PROGRESS ON DECISION OF 33RD EXECUTIVE BOARD MEETING**

7. The Board was briefed in detail on the progress of the decisions of 33rd Executive Board meeting. Progress report on the said decisions is enclosed **(Annex-I).**

8. The Board expressed its satisfaction over the progress on the decisions of 33rd Executive Board meeting. Moreover, the Board while discussing the progress on Business Plan, constituted a Committee to evaluate and vet the drafts of proposed JV Policy 2024, Public Private Partnership Policy, Land Procurement Regulations and Voluntary Subscription Policy. The composition of the committee is given below, however committee may co-opt any member, if required.

i.	JS (Estate) Ministry of H&W	**Chairman**
ii.	Draftsmen, Ministry of Law and Justice	Member
iii.	Director, JVP,FGEHA	Member
iv.	Concerned Director, FGEHA	Member
v.	Director Law, FGEHA	Member/Secretary

AGENDA NO. 03

Subject: **AUCTION OF COMMERCIAL PROPERTIES BY FGEHA**

A. **DETAILS OF AUCTION HELD BY FGEHA ON 7TH AUGUST 2024**

9. The Board was informed that during 31st meeting of the Executive Board of FGEHA, held on 11th January 2024, following decisions were made:-

i. To bifurcate the 42.16 Kanal plot of the EHFPRO project into two plots, measuring 26.84 Kanal and 13 Kanal

ii. To hand over plot measuring 13 Kanal to FGEHA for change of land use from apartment to mixed-use

iii. To dispose of 13 Kanal plot through auction with the purpose that revenue/ proceeds may be used as cross subsidy for resumption and completion of balance work of EHFPRO project

10. It was further apprised that FGEHA scheduled the auction of above mentioned plots on 7th August 2024. The brief detail of plots is tabulated below:-

S. No.	Location	Plot No.	Area (Sq.yds)
1.	Sector G-13/4	01	2161.39
2.		02	2602.21
3.		03	2602.21

11. It was informed that the Auction Committee conducted legal due diligence through a legal expert and finalized the reserve price based on the following criteria:-

i. Assessment by valuer approved by Pakistan Banks Association (PBA)

ii. Utilization of CDA's General Price Index (GPI) Formula for valuation

12. It was further informed that the committee after thorough assessment and consideration of these factors, finalized the reserve price that aligned with CDA's standards and regulatory requirements.

13. The Board was informed that comprehensive media/advertisement strategy and multi-channel approach were adopted/implemented for the auction event, ensuring sufficient time and maximum visibility for potential investors. The key highlights of the media/advertisement plan are as follows:-

i. **Duration**: Total four weeks were allocated for investor engagement, starting from the first advertisement on **5th July 2024**.

ii. **Print Media**: Initial advertisement was made in three leading newspapers on 5th July 2024 followed by subsequent advertisements in A-class newspapers every Sunday. Daily advertisements in local and leading newspapers were made from 30th July to 8th August 2024.

iii. **Outdoor Media Campaign**: Streamers were displayed on major roads of Islamabad from 26th July to 2nd August 2024; and television commercials on SMD screen, F-8 were displayed from 31st July 2024. Billboards were also placed strategically in G-13, G-14, G-12, and along Motorway M-1 & M-2.

iv. **Digital Marketing**: Social media outreach through TVC and static ads on platforms like Facebook, Twitter, and YouTube, targeting an estimated 3.1 M viewers were ensured.

14. It was informed that besides, road shows/promotional activities were conducted in various key locations, including Karachi, Lahore, major areas in Peshawar and BRT stations, utilizing 60 SMD screens for maximum visibility. Additionally, standees were strategically placed in 12 divisions/ministries/departments including Finance Division; Ministry of Foreign Affairs, Human Resource Development, and Health & Welfare; Board of Investment; and Stock Exchange. Letters were issued to Chambers of Commerce to inform and engage stakeholders in the auction process. Multiple follow-up calls were made to ensure continuous communication and support for potential bidders. This targeted approach was aimed at reaching out diverse audience.

15. The Board was further informed that **Investor conference** was convened on **31st July 2024** and queries were responded by the relevant officers/wings of the FGEHA. The

auction was conducted at the Aura Grande marquee in E-11 on 7th August 2024. The key details of the auction are as follows:-

i. Seven persons had purchased auction brochures from the FGEHA office, indicating initial interest in the auction event.

ii. Despite showing initial interest, only two participants attended the auction event.

iii. Despite repeated efforts to persuade attendees, no bids were received during the auction.

16. It was apprised that lack of participation and absence of bids during the auction event were the notable points that required further analysis and consideration for future auction planning and execution. Lack of interest among investors in the real estate market was attributed to the following factors:

i. **Liquidity Crunch:** Investors were facing a liquidity crunch, making it challenging to invest in real estate assets.

ii. **Attractive Interest Rates on Bank Deposits:** The availability of attractive interest rates on bank deposits had diverted investor funds away from real estate investments.

iii. **Heavy Taxation on Property Transactions:** Tax implications had significantly impacted investors' sentiment and deterred investment in the real estate sector. The detail of various Taxes under Income Tax Ordinance, 2001 on real estate is as under:-

a. Capital Gains Tax: 15%

b. Advance Tax

- For filers: 3-4%
- For late filers: 6-8%
- For non-filers: 12-20%

c. Federal Excise Duty on sale of property

- For filers: 3%
- For late filers: 5%
- For non-filers: 7%

d. Income Tax on 10-15% of gross receipts of developers

DISCUSSION:

17. The Board after detailed analysis of reasons of failure/unsuccessful auction of EHFPRO plots recommended that feasibility of disposal of EHFPRO plots on JV mode/or any other mode may also be conducted. Moreover, results of upcoming auctions of CDA may be

observed before conduction another auction of FGEHA and planning of auction may be made accordingly. The Board also directed that services of a Transactional Advisor (TA) and a Legal Advisor (LA) may be taken to check the pulse of Real Estate Investment, in line with the REIT Model/Engineer Associates Trust. The Board further directed to come up with any other solution in consultation with EHFPRO Management/Directors to complete the project

DECISION:

18. The Board directed FGEHA to present a detailed report on its recommendations at **para 17** above in is forthcoming meeting.

B. LEASE PERIOD FOR AUCTION OF PLOT RESERVED FOR FIVE STAR HOTEL

19. It was informed that the Board in its 22nd meeting held on 3rd August 2022 vide Agenda No. 12 accorded approval of the International Auction of plot, reserved for 5-star hotel, located in mauve area of sector G-13, Islamabad. Subsequently, the Board in its 23rd meeting held on 13th September 2022 vide Agenda No.1 approved lease period as ***"66 years"*** for 5- star hotel. It is worth mentioning that that the standard lease terms offered by CDA include the lease period as **33 years** extendable twice for a period of 33 years each time.

RECOMMENDATION:

20. The Board may review its earlier decision of 23rd meeting regarding the lease period and approve the standard lease terms as per CDA.

DISCUSSION:

21. Member Planning CDA endorsed the recommendation to the Board on the ground that according to the standard lease terms and conditions of CDA, 33 years lease term may be offered, extendable twice for a period of 33 years each time. In order to rectify the terms and conditions of lease, the Board unanimously adopted the standard lease conditions of CDA.

DECISION:

22. The Board revoked/rescinded its earlier decision of 23rd meeting and approved to adopt the 33 years lease period, extendable twice for a period of 33 years each, as per the standard lease terms of CDA.

C. **MODE OF AUCTION OF PLOT RESERVED FOR FIVE-STAR HOTEL IN MAUVE AREA G-13**

23. It was informed that the Board in its 22nd meeting accorded approval of disposal of plot reserved for five-star hotel through open **auction by "International Competitive Bidding (ICB)"** to attract an international hotel chain for uplift of the area through the economic activity generated thereof. To proceed with this multi-billion transaction which is the first of its kind in Islamabad, a well reputed consultancy firm was hired for conducting the entire transaction through a third party in order to ensure maximum transparency and meet the highest professional standards. The ToRs of the consultant are as under:-

i. Determination of the Reserve Price (RP)
ii. Conducting due diligence/feasibility of the project
iii. Developing a marketing strategy for attracting international investors
iv. Preparation of brochure and documents for ICB
v. Conducting the auction under the supervision of the auction committee

24. It was apprised that the Board in its 31st meeting held on 11th January 2024 under Agenda No. 7 granted approval of swapping of 5-star hotel plot with the plot reserved for international hospital, latter being more suitable site for the hotel. Accordingly, the consultant was requested to conduct feasibility study and calculate reserve price of new plot. It was further informed that firm had developed the marketing strategy and prepared the brochure documents for ICB; whereas finalization of reserve price of the plot was at the final stage.

25. Besides, due to participation of international clientele, international auction of plot reserved for 5 star hotel might either be conducted through ***"open auction without any prequalification as decided in 22nd meeting of the Executive Board*** or ***pre-qualification of parties on the basis of their relevant expertise in the hotel industry & financial soundness-followed by an open auction among the prequalified parties."*** Both the above modes had their comparative advantages. Open auction without any prequalification might create more competition and fetch better price; but it might delay the construction of hotel as the plot might land in the hands of any investor. On the other hand, prequalification method might restrict the competition among the prequalified parties but this might attract a well-reputed hotel chain in the area and lead to uplift of the area.

RECOMMENDATION:

26. Following modes of auction of the plot reserved for 5-star hotel were submitted to the Board for its decision.

i. Open auction without any prequalification as decided in 22nd meeting of Board

OR

ii. Pre-qualification of parties-on the basis of their relevant expertise in the hotel industry & financial soundness followed by an open auction among the prequalified parties.

DISCUSSION:

27. In response to the query regarding hiring of services of a Consultancy Firm (CF), it was apprised that consultant, M/s UHY was hired through competitive process in accordance with the PPRA rules. In pursuance of the decision of 31st Executive Board, the consultancy firm was directed to re-evaluate the technical and financial feasibility as well as determine the Reserve Price (RP) of the 23 Kanal plot, reserved for the 5- Star Hotel. The Board was also informed that the size, dimensions and locality of the current plot were more viable and suitable as compared to the previous plot reserved for the 5- Star Hotel.

28. The Board recommended that due financial and legal prudence should be carried out for successful completion of the transaction/assignment through experts i.e. Financial and Legal Advisors. Moreover, the Consultancy Firm (CF), i.e., M/s UHY shall be invited to deliver a comprehensive presentation before the Board in its forthcoming meeting regarding the mandate/ToRs assigned to the CF, specifically mentioning the contours of pre-qualification criteria for the interested parties and conduction of the International auction of 5 star hotel.

DECISION:

29. The Board directed FGEHA that Consultancy Firm i.e. M/s UHY shall be invited to present its strategy in line with the ToRs/deliverables assigned, before the Board in the next meeting.

AGENDA NO. 04

Subject: APPROVAL/ENDORSEMENT OF MINUTES OF STEERING COMMITTEE ON SKYLINE APARTMENTS PROJECT

INTRODUCTION

30. The Board was informed that a JV Agreement between FGEHA and M/s ALLC was signed on 13th November 2019 with the aim to provide housing facilities to the Federal Government Employees and General Public on ownership basis. Accordingly, the land measuring 225 Kanal had been mutated by the JV partner in the name of FGEHA at the rate of Rs. 2.0 M per Kanal. The details of distribution of share between FGEHA & M/s ALLC as provided in the JV Agreement and scope of the project which included 5 packages are as under :-

DISTRIBUTION OF SHARE

S#	Description	FGEHA Share	M/s ALLC Share
1	**Residential**	90%	10%
2	**Commercial**	40%	60%

SCOPE OF THE PROJECT

Package	Size (Sft)	Category	No. of Apartments	Block
I	1500	A	860	Rose
II	1100	B	1195	Tulip
III	860	C	630	Daffodil
IV	860	C	1260	Daffodil
V	Infrastructure Development Works			

31. It was further briefed that consequent upon approval of Executive Board in its 3rd meeting held on 9th March 2020, construction agreement amounting to **Rs. 23.86 B** was signed on 13th April 2020 for design and construction of project with the completion period of 36 months along with grace period of 12 months. Accordingly, notice for commencement of work was issued by M/s Designmen to M/s ALLC on 11th May 2020 for two (02) packages, i.e., Package-I & Package-V. The accumulative cost of Package-I & V) was **Rs. 6.61 B.**

32. It was informed that the development work of the project was stopped by the contractor, M/s ALLC in April, 2022 due to nation-wide unprecedented price hikes & material shortages. **The physical progress of the project stood at 24.05%.** The matter was eventually resolved by 25th Board in its meeting held on 11th April 2023 through constitution of committee for amicable settlement. The Committee chaired by Joint Secretary Estate (M/o H&W) presented an amicable settlement report along with draft settlement agreement before 27th Board in its meeting held on 20th July 2023. **Consequent upon approval of the Board, amicable settlement agreement was signed between FGEHA and the contractor,**

M/s ALLC on 24th July 2023. Minutes of 27th Board meeting were confirmed by 30th Executive Board in its meeting held on 30th November 2024 thereby effecting the amicable settlement agreement. As a result, the **construction agreement** between FGEHA & the contractor, M/s ALLC came to an end.

33. It was further informed that following the execution of amicable settlement and considering the status of booking/ allotment, financial position, and progress of remaining works, way forward of the project for execution of remaining works of project was presented before 33rd Executive Board. The Board after thorough deliberation granted principal **approval of *Enhancement of rates(Tentatively @ Rs.9,755/Sft & Rs. 11,709/Sft for Govt. Employees & General Public, respectively)* in order to proceed further with the resumption of work at ROSE Tower (category A apartment) of Skyline Apartments Project.**

Revision of Project Cost

34. It was apprised that accordingly, JV Partner **M/s ALLC submitted estimates of construction cost based on the MRS Rates 2024 (1st Bi-Annual)** which was reviewed and vetted by the Consultant, M/s Designmen. The summary of revised cost of package-I (ROSE Blocks) and comparison of cost of apartment as per original and revised cost are presented as under; whereas details of revised cost Package-I (ROSE Blocks) is presented on the next page:-

SUMMARY OF REVISED COSTS FOR ROSE BLOCKS

Sr No.	DESCRIPTION	Amount (PKR (M) Rose - 1	Amount (PKR (M) Rose – 2
1	Structural Works	2,075.600	2,227.299
2	Architectural Works	2,108.036	2,108.036
3	Electrical Works	1,762.850	1,762.850
4	Fire Protection Works	229.555	229.555
5	Plumbing Works	482.301	482.301
7	**Total**	6,658.342	6,810.042
8	**Total (Rose-1 & Rose-2)**		**13,468.384**
9	PRA @ 5%		673.419
10	Design Fee 0.35%		47.139
11	**Total Construction Costs of Rose Blocks**		**14,188.942**

EXISTING AND REVISED PRICE OF APARTMENT

Description	Govt. Employees		General Public	
	Existing Price @ PKR. 4,700/Sft (M)	Revised Prices @ PKR. 10,000/Sft (M)	Existing Price @ PKR. 5,641/Sft (M)	Revised Prices @ PKR. 11,986/Sft (M)
Type-A Apartment Gross Area: 2181 Sft	10.25 M	21.78 M	12.30 M	26.14 M

DETAIL OF REVISED COSTS FOR ROSE BLOCKS

	S. No.	Description		Amount (Rs. M)	Label
Construction Costs	1	Rose 1 & 2 (4-Towers)	-	**13,468.384**	A
	2	PRA Tax @ 5% on Total Construction Costs	A x 5%	673.419	B
	3	Design Fee of M/s ALLC	A x 0.35%	47.139	C
	4	**Construction Contract Amount**	**A+B+C**	**14,188.942**	**D**
Allied Costs	5	Construction Costs of Works Already Executed	-	1,589.772	E
	6	Allied Infrastructure Works Cost	-	500.000	F
	7	Land Cost + Mutation Charges	-	138.902	G
	8	Utilities (Connection Charges: WAPDA, SNGPL, etc.)	-	500.000	H
	9	Escalation @ 6.5% for 2nd year and @ 13% for 3rd year	-	914.356	J
	10	Contingencies @ 2 % on (Construction Costs)	A x 2%	269.368	K
	11	Design Review, Vetting & Construction Supervision Charges	-	133.807	L
	12	PMU Charges @ 1%	A x 1%	134.684	M
	13	**Total Allied Costs**	**E+F+G+H+ J+K+L+M**	**4,180.890**	**N**
Per Sft Costs	**14**	**Total Cost of the Project**	**D+N**	**18,369.832 M**	**P**
	15	**Covered Area of Rose Blocks (SFT)**		1,839,588Sft	Q
	16	**Saleable Area Price/ Sft**	P/Q	Rs. 9,985.84 / Sft	R

TECHNICAL & EVALUATION COMMITTEE MEETING

35. It was informed that the revised cost vetted by the consultant was submitted to the Technical and Evaluation Committee in its meeting held on **25th June 2024**. **The committee unanimously approved the re-commencement of Rose Blocks at revised cost of Rs. 18.370 B (Rs. 10,000/Sft).** The Committee also made following recommendations to be placed before the steering committee:-

i. Consent at revised rates from allottees of Rose Blocks be sought after recommencement of construction works in order to accord a better response from allottees.

ii. The fate of Tulips (Cat-B) and Daffodils (Cat-C) shall be decided within **Six (06) Months** and matter be presented before the Steering Committee for decisions.

iii. Construction works for the Rose Blocks should be carried out as ***tower-by-tower approach***.

STEERING COMMITTEE MEETING

36. It was further apprised that the meeting of Steering Committee was held on **11th July 2024** wherein the committee unanimously endorsed the minutes of Technical & Evaluation Committee meeting and made its recommendations to the Board on resumption of works at Skyline apartments through re-commencement of Rose Blocks (Category-A) at revised project cost (Rose Block @ Rs. 10,000/Sft with total cost of Apartment Rs.18.370 B).

RECOMMENDATION:

37. Revised cost of Rose Blocks **Rs. 18.370 B** approved by Steering Committee with revise apartment price of Rs. 10,000/Sft was submitted before the Board for information. The Board was requested to allow to conduct a detailed analysis of utilization of project land in order to reduce the financial burden on alottees on the pattern of Kashmir Avenue Apartment Project.

DISCUSSION:

38. The Board was informed that in pursuance of the decision of 33rd Executive Board, revision of cost had been approved by both **Technical & Evaluation** and **Steering Committees.** However, considering the fact that there was a significant increase in the revised apartment price and allottees showed lambasted response on revision of cost for Kashmir Avenue Apartments project; options would be explored through planning of project land in order to facilitate allottees. In response to the recommendation of the Board to take services of

a transaction advisor in this regard, it was informed that, hiring of Transaction Advisor was already in process and would be completed within 15 days who would be consulted for exploring and making a detailed plan for financial feasibility of utilization of project land to reduce the impact of price on the allottees.

DECISION:

39. The Board directed to explore different options and prepare a detailed plan for planning and utilization of land of skyline apartment project for the decision of the Board in its forthcoming meeting.

AGENDA NO. 05

Subject: **KASHMIR AVENUE APARTMENT PROJECT-REDRESSAL OF ALLOTTEES RESERVATION**

INTRODUCTION

40. The Board was informed that the Kashmir Avenue Apartments project spans on 56 Kanal and in Mauve Area, Sector G-13/4, Islamabad. The project comprises of three (03) blocks, each having three basements, ground plus twenty one floors **(3B+G+21)**. The scope of project includes total **1467** Apartments ***(714 apartments of Category A and 753 apartments of Category B with gross area of 2051 and 1845 Sft respectively)***.Original PC-I amounting to **Rs. 15.07 B** was approved by DWP meeting held on **24th December 2019** and was endorsed by the 1st Executive Board in its meeting held on 07th February 2020. M/s Kingcrete Builders was hired as contractor in March, 2020 and the contract agreement was signed in April, 2020 at a contract price of **Rs. 12.41 B**. The development works commenced in **May, 2020** with a stipulated completion period of three (03) Years.

41. It was further apprised that owing to unprecedented price hike, material shortages and contractor's requests of revision of prices & upfront payments, the development works came to halt in November, 2021. The matter was eventually resolved through signing of amicable settlement agreement between FGEHA & the contractor, M/s Kingcrete Builders on 24th July 2023 after approval from 27th Executive Board and subsequently confirmed by 30th Board in its meeting held on 30th November 2023.Consequently, the contract agreement between M/s Kingcrete Builders & FGEHA came to an end resulting in settlement of all previous claims and disputes.

REVISED PC-I, CONSTRUCTION COSTS & APARTMENT PRICES:

42. The Board was apprised that the revised cost of construction was estimated by *The Engineer* (M/s Designmen) as **Rs. 30.48 B** which resulted into revision of PC-I. The revised cost of the project as per revised PC-I amounts to **Rs. 33.53 B** thereby increasing the cost of project by **122.5%** compared to previous cost of PC-I. i.e., Rs. 15.07 B.

43. It was further informed that the Revised PC-I was approved by DWP in its meeting held on 23rdApril 2024 and the same was endorsed by the 33rd Executive Board in its meeting held on 16th May 2024 with the project duration of 36 months. **It is noteworthy that land subsidy (Rs. 20 B) and subsidy of Rs. 4.16 B from the sale of commercial area, carved out at ground floor of Block I & III, have been provided to allottees** in these revised costs. The details of revised apartment prices are reproduced as under:-

S. No.	Description	Type-A	Type-B
1	Price of Apartment as per Original PC-I (Rs. M)	10.40	9.152
2	Price of Apartment as per Revised PC-I (Rs. M)	21.108	18.986
3	Original Quarterly Instalment	512,000	457,000
4	Revised Quarterly Instalment	1,420,000	1,277,000

RESPONSE OF ALLOTTEES

44. It was informed that *revised cost of Apartment* along with revised payment schedule were issued to allottees of Kashmir Avenue on 13th June 2024. The allottees were informed as under:-

> ***"In the light of directions of 33rd Executive Board, FGEHA has tried its best to provide maximum relief to the allottees by providing free of cost land of apartment. Moreover, revised cost of Category A & B apartments has been curtailed by Rs. 2.5 to about 3 M by providing a subsidy of Rs. 1400/SFT through conversion of amenities area of 2-blocks into saleable commercial area."***

45. It was apprised that despite the fact that substantial amount of subsidy has been borne by FGEHA, the response of the allottees was lacklustre. The summary of response received from the allottees as on 31st July 2024 is presented on the next page:-

Categories	Opted to Continue	Opted for Refund	Objections on Revised Payment Schedule
Type-A	6	25	31
Type-B	7	24	13
Total	**13**	**49**	**44**

46. It was further briefed that the allottees objected to the revised prices and filed multiple appeals before the Honourable Minister for Housing & Works to further reduce the impact of revised cost on allottees. Thus, the competent authority has considered to deliberate over the revised payment schedule, and further alleviate the quarterly payments for the respective allottees.

RELIEF TO ALLOTTEES

47. It was informed that a committee was thus constituted to present a detailed report on the issues/clarifications pertaining to revised payment schedule for Kashmir Avenue Apartments. The composition of the committee is as below:-

i.	Director Finance	**Chairman**
ii.	Director Technical	Member
iii.	Director Estate	Member
iv.	Director Land	Member
v.	Director Internal Audit	Member
vi.	Director Law	Member
vii.	Deputy Director Technical	Member/Secretary

48. The committee reviewed the existing payment schedule based on following two factor:-

i. Financial status/health of the project
ii. Allottees' reservations

The financial status of project is as under:-

S.N.	Description	Amount (Rs.B)
1.	**Revised PC-I Cost**	**33.52**
2.	Subsidy from Internal Commercial Area	4.16
3.	**Receipts required from Allottees**	**29.36**
4.	Receipts already deposited	4.78
5.	Remaining Receipts from Allottees	**24.58**
6.	Project Expenditures	**2.45**
7.	Available Balance	**2.33**

49. It was further apprised that taking into consideration the existing payment schedule and financial status of the project presented above, the committee has devised four (04) options for revised payment schedule, keeping the **project duration as 36 months**

(03 Years). The possession will, however, be handed over on complete payments from the allottees. The options are outlined below in detail:-

S. No	Description	Option # 01	Option # 02	Option # 03	Option # 04
1.	**Options**	**Cost-to-Cost** subsidy of internal commercial area, & **05 years** payment plan	**Cost-to-Cost** subsidy of internal commercial area, & **07 Years** payment plan	subsidy equal to proportionate enhancement on the amount already deposited **Plus** subsidy of internal commercial area	subsidy equal to proportionate enhancement on the amount already deposited **Including** subsidy of internal commercial area
2.	**Payment Plan Duration (years)**	**05**	**07**	**03**	**05**
3.	**Subsidy Provided (Rs. B)**	**4.160**	**4.160**	**10.078**	**5.858**
4.	**Qtr. Inst. (Rs.)** **A-Type (1.41 M)** **B-Type (1.27 M)**	**1,050,000** **947,000**	**900,000** **807,000**	**1,410,000** **1,277,000**	**1,050,000** **947,000**
5.	**PROS**	• Subsidy of Rs. 4.160 billion • Subsidy applicable equally • Payment Plan relaxed from 3 to 5 years • Instalment reduced from 1,410,000 to 1,050,000	• Subsidy of Rs. 4.160 billion • Subsidy applicable equally • Payment Plan relaxed from 3 to 7 years • Instalment reduced from 1,410,000 to 900,000	• Subsidy of Rs. 10.078 billion • Rs 4.16 billion subsidy applicable equally • Rs 5.858 billion subsidy applicable on proportionate basis • 122.5% reduction on proportionate basis on deposited amount	• Subsidy of Rs. 5.858 billion • Rs 4.16 billion subsidy applicable equally • Rs 1.698 billion subsidy applicable on proportionate basis • Payment Plan relaxed from 3 to 5 years • 35% reduction on proportionate basis on deposited amount • Instalment reduced from 1,410,000 to 1,050,000
6.	**CONS**	• Uniform enhancement of cost across all allottees • Average quarterly shortfall of **Rs. 1.2 B** in the receipts • Shortfall of Rs. 14	• Uniform enhancement of cost across all allottees • Average quarterly shortfall of **Rs. 1.5 B** in the receipts	• External financing **of Rs. 5.858 Billion** required • Already communicated subsidy would be further enhanced • Average quarterly	• Average quarterly shortfall of **Rs. 1.3 B** in the receipts • Shortfall of Rs. 15.6 B for completion of project in 03 years.

		B for completion of project in 03 years.	• Shortfall of Rs. 18 B for completion of project in 03 years.	shortfall of **Rs. 0.8 B** in the receipts • Shortfall of Rs. 10 B for completion of project in 03 years. • No change in Payment Plan	
7.	**Committee Review**	• Cost of apartment remains same. • Allottees have filed objections/ appeals on high cost	• Cost of apartment remains same. • Allottees have filed objections appeals on high cost	• Amount of subsidy (Rs. 10.078 B) is too much.	**Recommended** • Allottees to be given additional benefit based on their receipts. • Cost of apartment further reduced on proportionate basis (35% of deposited receipt) • Easy Instalment Plan from 3 to 5 years

RECOMMENDATION:

50. **Option No. 04** is recommended for adoption and facilitation of allottees of Kashmir Avenue Apartments: Subsidy of land **(Rs. 20 B)**, subsidy from commercial receipts **(Rs. 4.160 B)** and proportionate subsidy **(35%, Rs. 1.695 B)** on already deposited receipts would be provided to allottees, with a **relaxed payment plan of 05 years**, while the stipulated **project duration will be 03 years**. ***The possession of apartment shall, however, be handed over on complete payments from the allottees.***

DISCUSSION:

51. Chairman of the Committee on Kashmir Avenue Apartment project briefed the Board that four options were worked out to facilitate the allottees. Firstly, the Payment plan was increased from 3 to 5 years in Option–I & IV and 7 years in Option-II, whereas it was kept intact at 3 years in Option III. Secondly, the quarterly instalment plan was significantly reduced to Rs. 1,050,000 (category A) and Rs. 947,000 (category B) in Option I and IV, whereas Option II provided the maximum relief in quarterly instalment, i.e., Rs.900,000 (Cat A) and Rs. 807,000 (Cat B) .The Board was apprised that additional subsidy provided in Option I, II and IV would be adjusted from the future auction receipt of FGEHA whereas shortfall in cash flow of the project during the execution would be maintained through bridge financing.

52. In response to the query regarding utilization of profit earned on allottees receipts, the Board was informed that FGEHA being self-financing entity meets its expenditures from the profit income whereas balance receipt is utilized on Projects. The Board was further apprised that the subsidy provided to the allottees is more than the profit earned on allottees receipt.

53. The Board after detailed deliberation and considering all the factors including minimum cash flow required for the execution and expected auction receipt in the wake of existing economic factors referred the matter back to the management of FGEHA for detailed analysis of the proposed options after seeking input from the transaction advisor.

DECISION:

54. The Board directed as under:-

i. To give a detailed analysis of the options after input from transaction advisor of FGEHA

ii. To resume the work immediately on Kashmir Avenue apartments

iii. To continue with the original instalment plan for payment from the allottees until decision of the Board.

AGENDA NO. 06

Subject: WAY FORWARD OF GREEN ENCLAVE-I

BACKGROUND

55. The Board was informed that the Executive Committee of FGE Housing Foundation in its 105th meeting held on 17th March 2009 granted approval of Bara Kahu Housing Scheme with M/s Green Tree (Pvt.) Ltd. The Housing Foundation executed a JV Agreement with M/s Green Tree Pvt. Ltd. on 1st April 2009. Accordingly, M/s NESPAK was hired as consultant for design, vetting and supervision of the project in December, 2014. The construction agreement was signed with M/s Green Tree Pvt. Ltd. on 3rd April 2019 for execution of project with completion period of 2 years. The development works were started at project site on 6th December 2019.

56. It was further informed that the Project comprises of 3375 Kanal of area and 3282 no of plots of different sizes. Original cost of the project is **Rs. 5.55 B** and an amount of Rs. 833 M was paid as Mobilization Advance which has been recovered completely.

57. It was apprised that the project has been delayed substantially and the development activities at project site remained at halt multiple times. The summarized detail of period of halt along with its reasons is as under:-

i. 10 months from 4th April 2022 to 31st January 2023 due to **dispute on physical progress**
ii. 05 months from 3rd July 2023 to 26th November 2023 due to **expired Performance Bank Guarantee**
iii. 2 months and half from 4th March 2024 to 21st May 2024 due to **issue of Extension of Time**

58. It was further apprised that the Issues/ challenges of the project can be divided into three main categories which include: financial, land and development/contractual. In order to resolve these issues and complete the project on time, the JV partner has been engaged multiple times at departmental level. The brief detail of these issues are presented below:-

i. **Financial:**

59. M/s Green Tree and M/s QBA requested vide their letter on 20th January 2023 to change the pperformance ssecurity from Bank Guarantee to Insurance Bond from a AA rating Company with a plea that insurance bond is acceptable as per FIDIC and PEC guidelines and is also acceptable on other projects of FGEHA. The matter was presented before 32nd Executive Board held on 22nd February 2024 and the Board while upholding its earlier decisions (4th Executive Board, and 25th & 27th Executive Board), decided to retain performance security in the form of Bank Guarantee. The earlier decisions of the Executive Committee and Executive Boards are attached as for reference. It is pertinent to mention that the Performance Bank Guarantee was expired on June 30th June 2024 and JV Partner has submitted the renewed Bank Guarantee ***valid till 30th September 2024 which is under verification.***

ii. **Land**

60. JV Partner has mutated 3250 Kanal of land out of 3375 Kanal in the name of FGEHA and remaining 125 Kanal of land is yet to be mutated. Furthermore, pursuant to JV Agreement, the JV partner is bound for construction of road from Angori Road to Housing Scheme, free of cost, which is yet to be constructed. The total payment of land made by FGEHA to JV Partner till date is Rs. 3244 M. It is worth mentioning that matter has been presented before 154th Executive Committee and 13th Executive Board for deliberation and decision. Moreover, Supreme Court ruling is another important factor to be consulted in this

regard. Minutes of 154th Executive Committee, 13th Executive Board and Supreme Court ruling for reference and guidance.

iii. Development/Contractual

61. Main challenge of the project is the existing mode or nature of construction agreement which in its current form makes the execution difficult. The construction agreement is an EPC, design & built, and fixed priced contract which was initially set to expire on 6th December 2019, but extended twice upon the recommendations of the Engineer. The first extension was expired on 25th May 2023 and the second extension expired on 25th January 2024. Moreover, deletion of escalation and variation clauses further restricted its execution.

62. It was informed that BOQ of the project is based on NHA and MES schedule-2014 with 20% and 15% premium respectively. Due to Covid-19 and unprecedented price hike in the recent past, it became difficult for the JV Partner to work on these rates. Accordingly, JV partner requested on 12th January 2024 to change the mode of the contract from EPC to measurement based. Subsequently, recommendations of the Engineer, M/s NESPAK were sought for conversion of mode of contract. Meanwhile, ***PEC vide its notification no. PEC/M&E/SBDs/PA/2024 dated 4th March 2024 has allowed escalation on fixed-price contracts for the portion of the work executed from 1st January 2021 onwards.***

63. Furthermore, physical and financial progress of the project as on July, 2024 is 55% & 50 % respectively. The detail of total construction cost, receipt and expenditure as on 31st July 2024 is presented below:-

Description	Total Development Cost (Rs. B)	Total Development Expense (Rs. B)
Construction	5.56	2.88
Consultancy	0.058	0.058
Miscellaneous	-	0.267
Total	5.62	3.21
Total Receipt (Rs. B)		
Received	Receivable	
4.21	7.83	

WAY FORWARD

64. It was apprised that keeping in view the request of JV Partner and to ensure smooth execution and timely completion of the project, following proposal is presented before the Board.

i. **Fixed Price Contract may be converted into Measurement Based Contract. Escalation in accordance with PEC guidelines may be incorporated into the contract and paid to the JV Partner based on the recommendations of the Consultant/Engineer**

ii. The Engineer, M/s NESPAK will evaluate and verify the payments of work-done and all the payments may be paid on the recommendations of M/s NESPAK in order to avoid any dispute between Employer and JV Partner

iii. The leftover works will be executed in 03 packages, each package of 06 months, with total duration of 18 months for completion of remaining/leftover works

iv. Deposited works of SNGPL and IESCO may be de-scoped and the same may be executed by FGEHA through the authorized Contractors of IESCO & SNGPL.

v. The detail of packages is as under:-

a. **Package-I:** Completion of Block C (Street 1 to 10), Block E & Main Boulevard

b. **Package-II:** Completion of Block A & B

c. **Package-III:** Completion of Block C (Remaining Streets) & Block D

RECOMMENDATION:

65. The matter is placed before the Board for Principle Approval of the proposal contained at **para 64.**

DISCUSSION:

66. Director Technical briefed the members on the project and proposed two potential approaches to ensure its early completion to prevent any further delays:

i. Provision of escalation as per PEC notification dated 4th March 2024

ii. Conversion of the contract from fixed price/EPC to a measurement mode

67. It was further briefed that the PEC, through its notification dated 4th March 2024, has allowed escalation on fixed-price contracts. He further elaborated that this notification states that all ongoing projects are eligible for price adjustment, regardless of their financial value or whether a price adjustment clause was included in the contract. However, the

price adjustment is applicable only to the portion of work executed from 1st January 2021, onwards.

68. While responding to the query of Member Engineering, CDA, it was apprised that contract is a "Fixed Price Lump Sum Contract" to which he mentioned that amendment to the contract would be required for implementation of escalation clause of PEC.

69. Sr. Joint Secretary, H&W inquired about the project's completion timeline and the percentage of physical progress at that point from where the price adjustment will become applicable. It was informed that the contract was initially scheduled for completion till December, 2021 but the actual physical progress at that time was 46.72%, compared to the planned progress of 100%. In response to the query regarding reasons behind the delays and the actions taken to mitigate them, the Project Director of FGEHA explained that the contractor was granted two extensions of time (EOT) due to COVID-19, unprecedented price hike, and other factors, based on the Engineer's recommendations.

70. The Board after detailed deliberation held the view that the matter needed to be thoroughly reviewed considering all factors. Moreover, the board constituted a committee, comprising of following members to present a detailed report on plausible way forward of the project within 3 weeks for the decision of the Board:-

i.	Senior JS Ministry of H&W	**Chairman**
ii.	Chief Engineer, FGEHA	Member
iii.	Sr. Chief, PP&H, Planning Commission	Member
iv.	Member (Engineering/Planning) CDA	Member
v.	Director Technical, FGEHA(Focal Person)	Member
vi.	The Engineer, NESPAK	Member

DECISION:

71. The Board constituted a committee mentioned at **para 70** above to present a detailed report on plausible way forward of the project within 3 weeks for the decision of the Board.

AGENDA NO. 07

Subject: **APPROVAL OF MINUTES OF BUDGET & ACCOUNTS COMMITTEE OF FGEHA FOR THE FOLLOWING:-**

A. **BUDGET OF FGEHA FOR THE FINANCIAL YEAR 2024-2025**

72. Director Finance presented before the Board the budget of FGEHA for the financial year (FY) 2024-25. The Board was informed that the Finance Wing of FGE Housing Authority has prepared the budget estimates for the financial year (FY) 2024-25 which was discussed in the meetings of Finance, Budget and Accounts Committee held on 05th and 08th July 2024. The Finance, Budget and Accounts Committee after detailed deliberation recommended to reduce the budget of honorarium by 50% of the proposed amount and maintain budget of POL at Rs. 112 M as approved in last year's budget. The recommendations of Finance, Budget & Accounts Committee were incorporated in the Budget for the financial year 2024-25. The committee approved to present the recommendations before the Board for final approval.

73. It was further informed that salient features of Budget are as follows:-

OPERATIONAL/NON-DEVELOPMENT BUDGET

i. Operational Budget Revenue: Operational expenditures are being met from Operational Revenue and these estimates include Transfer Fee, Urgent Transfer Fee, NOC Fee, Surcharge, Sale of Forms, Forfeiture Income, PLS Profit and Interest Income on Investments etc.

ii. Operational Expenditures: Operational Budget Expenditure estimates include Pay and Allowances, Honorariums, Medical Charges, Petrol & Lubricant Charges, Traveling & Transportation Charges, Communication Charges, Repair & Maintenance, Information Technology, Printing, Rent Rates & taxes, Miscellaneous Expenditures, Consultancy Fee of Tax & Financial Consultants, Audit Fee, Advertisement, Legal and Law Charges, Training & HR Development and NSE Expenditures etc.

DEVELOPMENT BUDGET

i. Allottees Receipts: Development Expenditures are being met from receipts collected from Allottees of different Project, Auction of Commercial Plots and Apartments.

ii. Development Expenditure Estimates: Development Expenditure of FGEHA includes Cost of Land acquired, Mutation Fees, Infrastructure Development,

Work in Progress of different Projects of plots and apartments, Design and Consultancy Fee etc.

SALIENT FEATURES OF BUDGET ESTIMATES FOR THE FINANCIAL YEAR 2024-25

74. Budget Proposal of FGEHA for FY 2024-25 comprising of the following estimates was briefed in detail along with its summary depicted in the table below:-

i. Operational/Non Development Budget Expenditure Estimates for the Financial Year 2024-2025 were Rs. 3,612 M which were of Rs. 2,949 M last year. There was an expected increase of 22% as compared to the previous Financial Year which was mainly due to increase in Salaries in Federal Budget. 75% of total Budget comprises of Employees related expenditure and 25% of Operational Expenditures. Major portion of 61% of operational Expenditure was distributed among Software (18%), POL (13%), HARDWARE (12%), Office Building (10%) and Advertisement (8%). FGEHA had an agreement with NRTC to provide software solution which would be supported by Hardware and other IT equipment purchases during next financial year.

ii. Expected Operational Receipts were estimated at Rs. 3,648 M which was Rs. 35.92 M surplus against the estimated Establishment Expenditure of Rs. 3,612 M.

iii. Similarly, Expected Allottee Receipts and Revenue Receipts were estimated as Rs. 107,931 M which was Rs. 1,102 M surplus than the estimated Development Expenditure of Rs. 106,829 M.

iv. Development Budget Expenditure was estimated Rs. 106,829 M whereas Rs. 68,949 M was approved for the Development purpose for the last Financial Year. There was an expected increase of 55% for next year as compared to the last year. Halted projects were expected to begin along with launching of new schemes i.e. F-12/G-12.

v. Expected Receipts from Allottees for the next financial year were Rs. 107,931 M as compared to Rs. 69,375 of the last year. This 56% increase was due to the expectation that the pending legal cases against various projects in the courts would be settled during next financial year and also new scheme of F-12, G-12 would be launched. An amount of Rs. 12.5 B (approx) was estimated to be collected from the auction of commercial plots.

SUMMARY OF PROPOSED BUDGET For the Year 2024-25		
A)	**NON DEVELOPMENT BUDGET**	**AMOUNT (Rupees)**
i)	Profit and Other Income	3,648,306,000/-
ii)	Establishment Expenditure	3,612,383,012/-
B)	**DEVELOPMENT BUDGET**	
i)	Allottee Auction/Revenue Receipts	107,931,500,000/-
ii)	Capital Expenditure	106,829,054,292/-
C)	**Total Receipts (A (i) + B (i))**	**111,579,806,000/-**
	Total Expenditure (A (ii) + B (ii))	**110,441,437,304/-**
	Surplus	**1,138,368,696/-**

Recommendations of Finance Budget and Accounts Committee:

75. It was further apprised that the Committee recommended the Establishment Budget **Rs. 3,612,383,012/-** against Income/Profit receipts of **Rs. 3,648,306,000/-** and Development Budget **Rs. 106,829,054,292/-** against Allottees/Revenue receipts of Rs. **107,931,500,000/-** with a total surplus of **Rs. 1,138,368,696/-** for the Financial Year 2024-2025 to be placed before the Executive Board for the final approval.

RECOMMENDATION:

76. Recommendations of Finance, Budget and Accounts Committee for the Budget of Financial Year 2024-25 were submitted for approval.

DISCUSSION:

77. Director Finance briefed the Board about the salient features of the proposed budget for the FY 2024-25. The Board was apprised that Finance Committee had deliberated upon the proposed budget head-wise and recommended 50% cut on proposed honorarium budget and capped the ceiling of POL budget to the FY 2023-24.

78. In response to the query regarding hefty and exorbitant estimates of budget, the Board was apprised that the budget forecasts were made in the light of actual expenditure of outgoing FY and prospective expenditure requirements of the organization based on targets and goals of the organization for the current FY. The Board was further informed that management ensured strict financial discipline in FY 2023-24 and reduced the expenditure by 40 % thereby consuming Rs. 1.8 B against the allocated ceiling of Rs 2.9 Billion. Besides, rationalization committee was constituted to further look into budget head wise to ensure fiscal constraint and budgetary control.

79. It was further briefed on the utilization of the Profit earned on the funds of the Allottees. The Board was apprised that FGEHA, being self-sustained entity, depends upon the

income from profit to meet its expenditure. While the remaining Profit is utilized on projects. During FY 2023-24, FGEHA earned Profit on Allottees funds amounting to Rs 4.70 B, whereas, actual expenditure was to the tune of Rs. 1.8 B. The remaining amount of profit (Rs. 2.9 B) was utilized on projects to manage cash flows.

80. The Board after threadbare discussion on sources of revenue, expenditures, budgetary gaps, goals & targets of the organization, performance gaps, role of different committees, i.e., investment & evaluation, auction, HR and finance & budget committees directed as under:-

i. Rationalization of Human Resource.
ii. Rationalization/Revision of Transport Policy.
iii. Exploring revenue resources other than income from profit to meet the expenditures of the organization.
iv. Significant reduction in expenditures & observing budget cuts.
v. Sustainable development budget, i.e., projects shall be financially self-sustained.
vi. Ensure utilization of profit income to be spent on the respective projects so that any cost over runs are met out from the profit and minimum burden, if any, to be transferred to the allottees.

81. The Board appreciated an increase in development budget owing to the resumption of halted projects & launch of new schemes. The Board was apprised that new business model of FGEHA would address the concerns raised in above paras.

DECISION:

82. The Board approved the Budget for FY 2024-25 as recommended by the Finance, Budget and Accounts Committee. The Board directed to make rationalization and budgetary control policy as directed in **para 80** and present it before the Board for decision.

B: AUDITED ACCOUNTS OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY FOR THE FINANCIAL YEAR 2022-2023 AND APPOINTMENT OF AUDITORS FOR THE FINANCIAL YEAR 2023-2024.

83. The Board was informed that M/S RSM Avais Haider Liaquat Nauman, Chartered Accountants audited the Financial Statements of Federal Government Employees Housing Authority for the Financial Year 2022-2023. The same Accounts were presented before the Finance, Budget and Accounts Committee for examination/recommendations in its meeting held on 23rd July 2024.

84. It was further submitted that M/S RSM Avais Haider Liaquat Nauman, Chartered Accountants were appointed as Auditor with the approval of Executive Board of FGEHA in its 30th meeting held on 30th November 2023 for Audit of Accounts for the Financial Year 2022-23 at the cost of Rs. 1,650,000/- (inclusive out of pocket expenses) on account of audit fee. The same firm had also submitted its proposal for Audit of accounts of FGEHA for Financial Year 2023-24 at the cost of Rs. 1,800,000/- (inclusive out of pocket expenses) on account of audit fee. Finance, Budget and Accounts Committee deliberated upon the Audited Accounts for the year 2022-2023 and the appointment of Auditors.

RECOMMENDATION:

85. Following Recommendations of Finance, Budget and Accounts Committee are submitted for approval of Executive Board of FGEHA.

i. Audited Accounts of the Federal Government Employees Housing Authority for the financial year 2022-2023.

ii. The Committee recommended that the observation of the Auditor as mentioned in Management Letter should be implemented including appointment of an Internal Auditor at the earliest.

iii. Appointment of M/S RSM Avais Haider Liaquat Nauman, Chartered Accountants for Audit of Accounts of FGEHA for the Financial Year 2023-2024 at the cost of Rs. 1,800,000/- (inclusive out of pocket expenses).

DISCUSSION:

86. It was apprised that the Finance Committee had scrutinized and recommended the Accounts audited by the Chartered Accountant along with his observations in Management Letter regarding appointment of Internal Auditor and computerization of the business processes of FGEHA. The Board was informed that purpose of internal audit is to help management strengthen internal controls of the organization and exercise due diligence. As a result, an internal audit wing was established in 2020. FGEHA had already a directorate of internal audit headed by a Director. The Board was informed that appointment of an Internal Auditor was recommended by the Finance Committee in the light of observation of the Auditor in the Management Letter under Corporate Governance Rules. Member Law & Justice Division informed the Board that since Corporate Governance Rules don't apply to the Authority therefore observation of the auditor are not binding. Member Finance Division held the stance that though Corporate Governance Rules don't apply, Good Principles might be adopted. Moreover, an Internal Auditor would be appointed by the Board and also reported to

the Board through Finance, Budget and Accounts committee who would devise internal control system and make risk.

DECISION:

87. The Board approved the audited accounts of the FGEHA for the financial year 2022-2023 and appointment of auditors RSM Avais Haider Liaquat Nauman at the cost of Rs. 1,800,000/- (inclusive out of pocket expenses) for the financial year 2023-2024.

C: **ENHANCEMENT OF PROFESSIONAL FEE OF PANEL LAWYERS OF FGEHA.**

88. The Board was informed that the Executive Committee in its 160th meeting held on 27th June 2019 enhanced the professional fee of panel lawyers being paid by the FGEHA. The panel lawyers of FGEHA have requested for enhancement of legal fee paid by the FGEHA. They have also submitted the notifications of the professional fees paid by other organizations, i.e., PHA-F, NHA & FBR etc.

89. It was further informed that the matter was placed before the Finance, Budget and Accounts Committee of FGEHA for its recommendations in its meeting held on 23rd July-2024. The said committee has recommended the enhancement of professional fee.

90. It was further apprised that approval of the Executive Board is solicited for enhancement of professional fee for lawyers on the panel of FGEHA as detailed below:-

RATE OF DIRECT CASES:

COURTS	RATES
Supreme Court	Rs.200,000/- including Misc. expenditure.
Supreme Court Advocate on Record	As notified by the Ministry of Law & Justice.
High Court As Respondent	Rs.100,000/- including Misc. Expenditure.
High Court As Petitioner/Appellant	Rs.100,000/- including Misc. Expenditure.
Civil Courts, NIRC & other special courts	Rs.50,000/- including Misc. Expenditure.

RATES OF PROFORMA CASES:

Courts	Rates
Supreme Court Main Counsel	Rs.100,000/- including Misc. Expenditure and Rs.20,000/- AOR Fee as notified by Ministry of Law & Justice.
Supreme Court Advocate on Record	AOR Fee as notified by Ministry of Law & Justice.
High Courts	Rs.50,000/- Including Misc. Expenditure.
Civil Courts, NIRC & other special courts	Rs.32,000/- including Misc. Expenditure.

RECOMMENDATION:

91. In view of above, the matter is placed before the Executive Board for consideration and approval of the recommendations of Finance, Budget and Account Committee for enhancement of professional fee of panel lawyers of FGEHA, reproduced at **para-90** above, please.

DISCUSSION:

92. The Board deliberated upon the agenda regarding the enhancement of professional fees for FGEHA's panel lawyers. Director Law apprised the Board that different organizations, i.e., NHA, PHA-F, and CDA etc. have revised the professional fee for panel lawyers for quite some time, however, in case of FGEHA the last fee was revised in 2019 by the Executive Board in its 160th meeting. The approved rates are not competitive anymore after lapse of five years, hence, the panel lawyers of FGEHA have requested for enhancement in legal fee in consonance with other sister organizations of FGEHA. The Board was further informed that the proposed fee structure has already been placed before the Finance, Budget, and Accounts Committee of FGEHA, which recommended the revision.

93. Additional Secretary (H&W) opined that even the current enhanced rates are on the lower side and further increase in legal fee is required to strengthen the defence of FGEHA in the courts of law, a view point unanimously endorsed by the Board. Draftsman Law & Justice Division further noted that the Finance Committee's condition for enhancing of fee, subject to the PPRA Rules, is not practicable; and emphasized that this would create complications and hinder the speedy disposal of legal matters in the court of law and no such practice is prevalent either in the Law & Justice Division or other similar organizations. He also referred to a Notification No.5(6)/LA dated 18th January 2022 and suggested that in those cases which are identical in nature, and are clubbed together by the court of law, and are assigned to the same counsel; only an additional fee @ 2000/- be paid to the counsel beyond the original fee. The Board concurred the view point of both members.

DECISION:

94. The Board unanimously approved the enhanced fee vide **para 90** and further directed to review the impact of current enhancement and if required present a revised proposal for further increase in legal fee to the Executive Board for its consideration after a period of six months.

AGENDA NO. 08

Subject: PROGRESS/UPDATE OF LAUNCH OF SECTOR F-12

INTRODUCTION

95. The Board was informed that the Federal Government Employees Housing Authority (FGEHA) has been established through an act of Parliament Act No. IV of 2020 dated 15th January 2020. FGEHA is working under the umbrella of Ministry of Housing and Works to provide affordable residential facilities to the Federal Government employees and other specified groups, on a no-profit no-loss basis.

96. In order to reduce the housing backlog, the Federal Cabinet allocated sectors F-12 and G-12 to FGEHA on 07th July 2020.The key features of the summary are as under:-

i. Quota shall be observed during allotment as under:-

Sr. No.	Quotas	Sector F-12	Sector G-12
1	FG Employees	40%	40%
2	General Public	20%	20%
3	Land Owners	25%	25%
4	Overseas Pakistanis	15%	15%

ii. Land sharing formula (1:4) shall be adopted during the acquisition of land up to the maximum of 25% of total number of plots

iii. Market based compensation will be paid to land owners under fresh award

97. It was apprised that **Sub Para 6(x)** of the ibid summary stated that the award for sector G-12 and F-12 notified by CDA in 1985 will be set aside by the CDA for issuance of fresh award by FGEHA. However, CDA award shall be analyzed for the purpose of identifying the land use of each property so that compensation may be made as per Land Acquisition Act, 1894.

98. It was further apprised that affectees of the area on the other hand had challenged the awards in Lahore High Court, Rawalpindi Bench vide ***Writ Petition No. 171/1986*** for enhancement in compensation of land wherein the Honorable Court vide Para-12 of its Judgment decided is on the next page:-

> **"It is, therefore, proposed to the Authorities concerned to amend it adequately in order to empower the Court to determine adequate compensation in cases of naked injustice like the instant one and secondly, I also propose to the CDA authorities i.e. Deputy Commissioner and Commissioner who are competent to assess the compensation to reconsider the petitioners' cases with a view to examine whether they were entitled to compensation for the change of residence and other adverse effects which fell on them due to migration."**

99. In connection with the matter, a meeting of the Cabinet Sub-Committee for Housing & Works was held in the Ministry of H&W on 05th August 2021. Following were in attendance:-

i. Mr. Tariq Bashir Cheema, Federal Minister for H&W
ii. Mr. Asad Umar, Federal Minister for PDR&SI
iii. Sheikh Rasheed Ahmad, Federal Minister for Interior

100. The only agenda of the said meeting of Sub-Committee was **"Amendment in Clause 'x' of Para 6 of the Minutes of 2nd meeting of Cabinet Sub-Committee on H&W for Sector G-12/F-12 which had been made part of the approved Summary titled *Allocation of Sector F-12/G-12 to the Federal Government Employees Housing Authority (FGEHA) vide Case No. 455/26/2020 dated 07-07-2020.*"** Since, there was no provision for de-notification of the award in CDA Ordinance, 1960 and Land Acquisition Act, 1894, therefore, following proposal for amendment in Para 6(x) was decided for submission to the Federal Cabinet for approval:-

> **"Entire record of Sectors G-12 & F-12 along with award issued in 1985 are withdrawn from CDA and assigned to FGEHA for decision of compensation, as per direction of Lahore High Court, Rawalpindi Bench and incorporation of modalities as decided by Cabinet Committee."**

101. The board was informed that the Federal Cabinet accorded approval of the amendment on 07th December 2021.In order to address the grievances of the petitioners, the DC/LAC, FGEHA called the petitioners to the Court of DC/LAC, FGEHA on 23rd April 2021 and after hearing, a short order was announced while the judgment was reserved till 26th April 2021. Later on, DC/LAC, FGEHA, vide Para-8 of her judgment dated 26th April 2021 in the case of enhancement in award announced by the Deputy Commissioner, CDA under the CDA ordinance 1960,decided as follows:-

> **"In line with the judgment of the Honorable High Court, Rawalpindi Bench, endorsed by the Executive Board of the Authority, the Mouza wise rates of the land were calculated on the basis of DC rate of January, 2020,Market Value, Average Sale Price (one yearly), potential value of land, current rates of adjacent Mouzas, was decided as Rs. 6,290,000. After addition of 15% acquisition charges, the final rate is calculated as Rs. 7,400,000/-"**

102. There was an arithmetic error in the said calculations which was corrected by DC/LAC, FGEHA vide Corrigendum bearing F.No. 1(5) DC/LAC-FGEHA-2021 dated 21st May 2021 declaring thereby final rate of compensation as Rs.7,233,000/- per Kanal.

103. The said Judgment passed by DC/LAC, FGEHA received due appreciation by the Secretary, Housing & Works on 05th May 2021 vide para 05/N of the Note Part. Further, the Executive Board of FGEHA in its 15th meeting held on 06th August 2021 endorsed the said Judgment and decided that the Judgment announced, should remain.

104. M/s NESPAK Pvt. Ltd. was selected for preparation of LOP of sector F-12 in August, 2023 which has been finalized. Following this, M/s NESPAK was hired as design and supervision consultant for sector F-12 through an open competitive bidding and letter of acceptance was issued 03rd July 2024.

105. It is important to mention here that FGEHA is going to secure possession of acquired land of sector F-12 for which it intends to start payment of compensation to affectees of F-12 as per enhanced rate of payment @ Rs.7,233,000/- per Kanal. However, it was transpired that some affectees had already received compensation against their respective land at the rate of 1985 award from CDA. As it is a legal matter whether they would be entitled to enhanced/differential amount or otherwise, so legal opinion was solicited from law wing of FGEHA. The opinion of law wing is reproduced as below:-

> **"It is settled principle enshrined under Article 25 of the Constitution of Pakistan that all citizens are equal before law and are entitled to equal protection of law. It is also held by Superior courts that in cases of land acquisition the law does not allow any discrimination amongst equals, therefore where there are no distinctive features between the acquired lands, the land owners must be treated equally with respect to its compensation and should not be discriminated against or treated differently because doing so would be against the principles of equality and rules of**

consistency (reliance is placed upon 2024 CLC 1 Lahore, 2016 YLR 2031, 1999 MLD 2668 Peshawar)"

106. Therefore, in the instant case all the affectees of the acquired land must be compensated equally. Since the entire record of Sectors G-12 & F-12 along with award issued in 1985 was withdrawn from CDA and assigned to FGEHA, whereas some of the affectees have already received compensation from CDA at previous low rates; therefore in order to maintain consistency, such affectees may be given the differential amount of the current rate. Moreover, since the compensation of the said land has been paid by CDA whereas the said land has been transferred to FGEHA, therefore CDA may claim adjustment from FGEHA of the said amounts paid by it. The payment of only the differential amount is also justified due to the reason that the remaining difference shall be utilized by FGEHA to adjust the settlements of CDA.

107. It was further apprised that it is pertinent to mention here that FGEHA has already implemented enhanced rate for F-14 & F-15 at Rs. 3,300,000/- & Rs. 3,800,000/- respectively, from Rs. 2,070,000/- and Rs. 2,530,000/-, as per directions of Islamabad High Court in ***Writ Petition*** titled ***Malik Muhamad Riaz Vs Federation of Pakistan & others.*** Differential amounts have been disbursed to those affectees who had received compensation at lower rates.

RECOMMENDATION:

108. In order to secure possession, FGEHA has been releasing compensation of land to affectees of Sector F-12 in the light of legal opinion mentioned above i.e. Rs.7,230,000/- per Kanal and differential amount to those who had already received compensation from CDA at lower rates. The matter is submitted to the Board for consideration.

DISCUSSION:

109. The Board while considering the matter of legal significance requested member Law and Justice Division to render his opinion who apprised the Board that there are two judgements of the SCP for guidance in the instant case: *"admissibility of differential amount of compensation to those affectees who had already received compensation from CDA at lower rates."* According to the **Judgment of the Supreme Court reported as PLD 2001 SC 340,** Executive Orders and Notifications which confer rights and are beneficial be given retrospective effect and those having adverse effect or which invade upon vested rights cannot be applied with retrospective effect.

110. Member Finance, however contented that since affectees had received the payment of compensation from CDA as per rate applicable at that time therefore matter being a

closed transaction did not make them eligible for differential amount of current rate. Director Land, FGEHA apprised the Board that similar practice was adopted in F-14/15 which facilitated the organization in acquiring the possession of the land. However, Additional Secretary Finance Division disagreed with the opinion of the representative of Law Division, despite being reminded that argument on a question of law does not stand in the presence of established dictum of law, and that such argument of Additional Secretary Finance, amounts to waste of time and is disruptive to the business of the Board. However, to end the unpleasant and heated debate initiated by the Additional Secretary Finance, the Secretary Housing and Works recommended to refer the matter to the Law Division.

111. While responding to referring the matter to Law & Justice Division, Member, Law & Justice Division gave his considered opinion that recommendations at **para 109** above were in consonance with the law and required no further vetting from the Law Division. However, with the permission of the Chair, Secretary Housing and Works advised to refer the matter to the Law Division for formal legal opinion before taking decision. The Chair, however, showed his concern over such disruptive and obstructive discussion.

DECISION:

112. The Board directed to seek legal opinion of Law Division and bring the case before the Board for decision in its forthcoming meeting in the light legal opinion of Law Division.

AGENDA NO. 09

Subject: **APPEAL/APPLICATION OF MR. AHSAN IMTIAZ BHATTI, MOUZA MOHRIAN, PARK ROAD HOUSING SCHEME**

113. The Board was informed that the Land measuring 8194 Kanal 15 Marla was acquired by Land Acquisition Collector (LAC), ICT for Park Road scheme vide award dated 17th August 2018 at the rates as under:-

Sr. No.	Mauza	Land	Rate/Kanal	Share	
				FGEHA	SCBAP
1	Tamma	2024 K–03M	4,000,000/-	2024 K–03 M	00
2	Mohriyan	6170 K– 12M	1,725,000/-	2170 K–12 M	4100K–0M

114. Attempts to take possession of land were met with violent resistance. Hence a Land Supervisory Committee under the chairmanship of Mr. Justice Maqbool Baqir was constituted which after holding different meetings with landowners/land providers, decided the

rate of Rs. 3,400,000/- for Mauza Mohrian. SCBAP also agreed to pay the landowners of Mauza Mohrian Rs. 3,400,000/- per Kanal to the extent of 2100 Kanal out of their share of 4,100 Kanal at that time.

115. Later on, landowners headed by Mr. Ahsan Imtiaz Bhatti, filed ***Writ Petition No.2972/2021*** titled ***Ahsan Imtiaaz Bhatti Vs FGEHA & etc*** in Islamabad High Court (IHC) for enhancement of rate of compensation in Moza Mohriyan and Tamma. During the Court proceedings, proposal of enhancement of rate of compensation was presented before the FGEHA's Board in its 19th meeting held on 22nd December 2021. Decision of the Board is reproduced on the next page:-

> **"The enhanced rates of Rs. 4,000,000/- for Mauza Mohrian and Rs. 8,300,000/- for Mauza Tamma, were approved by the Board, for submission to the Honourable Islamabad High Court."**

116. In compliance of the decision of 19th Executive Board, rates were submitted before the IHC. However, the Court while deciding the ***Writ Petition No.2972/2021*** titled ***Ahsan Imtiaaz Bhatti Vs FGEHA & etc*** did not pass order with regard to revised/enhanced rates and disposed of the Writ Petition with the direction to FGEHA to decide the application of the petitioners expeditiously. Thus, proposal for revision/enhancement in rates of Mouza Mohrian @ Rs. 4,000,000/- per Kanal and for Mouza Tamma @ Rs. 8,300,000/- per Kanal was once again submitted to the 21st Executive Board in its meeting held on 20th May 2022 for further decision. The Board decided as follows:-

"بورڈ نے متفقہ طور پر یہ فیصلہ کیا کہ پارک روڈ سکیم کی زمین ایف جی ای ہاوسنگ اتھارٹی کی ایکوائر شدہ ہے اور اس پر موضع موہریاں میں ایک ہی ریٹ جو کہ ہاوسنگ اتھارٹی کے بورڈ نے 19 ویں میٹنگ میں طے کیا، یعنی 40 لاکھ روپے فی کنال ہی رکھا جائے گا۔ اس میں کسی قسم کی کوئی تفریق غیر قانونی اور غیر مناسب ہے۔ بورڈ نے یہ بھی فیصلہ کیا کہ سپریم کورٹ بار ایسوسی ایشن کے ساتھ فوری طور پر مزاکرات کئے جائیں تا کہ ان کو یہ حقائق بیان کرکے رضامند کیا جائے اور -/1،725،000 کے ریٹ پرکوئی ادائیگی نہ کی جائے۔ ان معاملات کے تصفیہ تک (ایس سی بی اے / لینڈ پرووایڈر) کی طرف سے موصول اراضی کی ادائیگی موخر کر دی جائے۔"

117. In pursuance of the decision of 21st Executive Board, FGEHA made payments to land owners for land, measuring 305 Kanal 12 Marlas & 03 Sarsei, falling in FGEHA's share @ Rs. 4,000,000/- per Kanal. The detail of payments is as under:-

Sr. No	Land Owner Name	Land Area K-M-S	Compensation Rate (Rs. M)	Paid Amount (Rs.)
1	Mr. Ahsan Imtiaz Bhatti	203-10-08	0.4	814,177,776
2	Mr. Muhammad Irshad Sawati	100-01-04	0.4	400,300,000
3	Mr.Sohail Ahmad	02-00-00	0.4	8,000,000
	Total	**305-12-3**	-	**1,222,477,776**

118. Later on, 22nd Executive Board in its meeting held on 03rd August 2022 reversed the rate of compensation to Rs. 3,400,000/- per Kanal in Mouza Mohriyan with the direction to recover excess amount. The decision of 22nd Executive Board is as follows:-

"موضع موہریاں کے لیے بورڈ نے اپنے 19 ویں اور 21 ویں اجلاس کے دوران کئے گئے فیصلوں پر نظرثانی کرتے ہوے فیصلہ کیا کہ ایوارڈ کی طہ شدہ رقم 17 لاکھ 25 ہزار رہے گی جبکہ ایزمنٹ فار پوزیشن کی مد میں 16 لاکھ 75 ہزار روپے منظور کر لیے گئے۔ اس طرح کل ملا کے بورڈ نے متفقہ طور پر موضع موہریاں کے لیے 34 لاکھ روپے بشمول 15 فیصد ایکوزیشن چارجز کا ریٹ منظور کیا جوسارے موضع موہریاں پہ لاگو ہوگا۔306 کنال رقبے کی جو ادائیگی40 لاکھ فی کنال کے حساب سے کی تھی، اس میں سے 34 لاکھ سے اوپر والی رقم کی ہاوسنگ اتھارٹی کی طرف سے قانون کے مطابق ریکوری کی جائے۔"

119. It is noteworthy that during this time period between 21st Executive Board meeting dated 20th May 2022 and 22nd Executive Board Meeting dated 03rd August 2022, compensation worth of Rs. 1,222,477,776/- was made to three (3) Affectees, namely Mr. Ahsan Imtiaz Bhatti, Mr. Muhamad Irshad Sawati and Mr. Sohail Ahmad as tabulated above.

120. The said matter was also pointed out in December, 2022 by Federal Audit entailing its inclusion in Working Paper for DAC Meeting dated 25th January 2024 as ARP No. 8.4.14 wherein Audit also recommended for recovery of overpaid amount **Rs. 183,396,111.**

121. In compliance of the decision of 22nd Executive Board and Audit Para, letters were issued to aforementioned persons for recovery of excess amount on 19th December 2019 by the DC/LAC, FGEHA. In response, affectees asserted to have received compensation at the approved rate by the Executive Board and in compliance of the order of honourable Islamabad High Court. FGEHA's demand to deposit any amount is unjust and without lawful justification as no excess amount has been paid.

122. It was further apprised that now, Land Wing, FGEHA has received another application by one of the affectee Mr. Ahsan Imtiaz Bhatti on 06th August 2024 to put up the matter before the Executive Board for re-consideration on the ground that decrease in rate of compensation is against fair justice and application of law.

RECOMMENDATION:

123. Foregoing in view, matter for reconsideration of decrease in rate of compensation is placed before the Executive Board for further directions please.

DISCUSSION:

124. The Board deliberated in detail on the appeal of Mr. Ahsan Imtiaz Bhatti and analysed all possible legal and financial implications of the case. In the light of advice of member Law & Justice division, the Board desired to learn about the mechanism to recover the excess amount of compensation from the affectee. Applying the principle of fair Justice and equal treatment of all the affecttees before the law, two options were placed before the Board for the purpose of recovery/adjustment of excess amount which are as under:-

i. Excess amount may be recovered from the payment of remaining land

OR

ii. Excess amount may be recovered through civil suit

DECISION:

125. The Board unanimously approved to recover the excess amount of compensation paid to the affectees of Mouza Mohrian from the payment of remaining land.

AGENDA FOR INFORMATION

AGENDA NO. 10

Subject: **AMENDMENT IN JV POLICY OF FGEHA**

126. The Board was informed that the Board in its 6th meeting held on 12th August 2020 approved JVP regulations 2020 of FGEHA. The purpose of JVP regulations was to improve the land banking of FGEHA through Joint Ventures by streamlining the process. However, it has been observed that the existing policy/regulations for joint ventures with partners are very stringent and it is challenging for partners to accept such conditions, particularly via land-sharing. Till date, the advertisement inviting Expression of Interests (EOI) for Joint Venture have been published 23 times against which 415 JV proposals were received. However, only 03 JV proposals were matured and entered into execution phase thus resulting in success rate of less than 1%.

127. It was further apprised that moreover, the Board in its 33rd meeting vide agenda item no 07 deliberated on "UPDATE ON BUSINESS PLAN OF FGEHA" and emphasized on the need of flexible JVP policy of FGEHA in order to attract potential JV proposals. Accordingly, the revised JVP regulations, to be notified as FGEHA JVP Regulations 2024, have been drafted. JVP Regulations 2024 aim to address the limitations of the previous regulations and make the joint venture process more attractive and feasible for potential partners. By adopting these changes, FGEHA can potentially increase the number and quality of proposals, ultimately benefiting the organization's projects and goals. The proposed improvements in existing JVP Regulations 2020 are summarized as under:-

i. "Definitions" were further elaborated where needed
ii. Option of completing the remaining work on risk and cost of JV partner was added in case of its default while working as contractor
iii. Evaluation process was channelized by adding role of committees
iv. Option for mutation of land in phases was allowed
v. Option of variations in quota of parties from 70:30, through recommendations of steering committee, was added in land sharing model
vi. "Plots" option was added in End Product model
vii. SOPs for end product model were added, where Authority will act as facilitator.
viii. Addition of Joint Venture for development on procured land was added
ix. Detailed TORs along with composition of committees were added

RECOMMENDATION:

128. The Board was informed that amendments required in JVP Regulations 2020 mentioned at **para 127** above have been incorporated in draft JVP Regulations 2024 and would be presented before the Board for deliberation and approval in its forthcoming meeting on Business Model of FGEHA.

DISCUSSION:

129. The Board appreciated the GAP analysis of existing and proposed JVP Regulations and directed to present detailed Business Model of FGEHA in its forthcoming, as JVP Regulations 2024 are the component of business plan.

DECISION:

130. The Board appreciated the GAP analysis of existing and proposed JVP Regulations and directed to present detailed Business Model of FGEHA in its forthcoming, as JVP Regulations 2024 are the component of business plan.

The meeting ended with the vote of thanks.

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AGENDA ITEM / DECISION	IMPLEMENTATION STATUS
Agenda Item No. 3: Endorsement of revised PC-1 of Kashmir Avenue apartments **Decision:** Revised PC-1 amounting to **Rs. 33,527,173,580/-** approved by DWP along with revised apartment prices were endorsed by the Board.	**Hiring of SOEs/ Contractor** • Letters to SOEs on **31st May 2024** with pre-qualification meeting on **4th July 2024** • Letter to the consultant on **4th July 2024** for pre-qualification of SOEs-*Two SOEs, i.e., NC and Railcop participated* • Evaluation Report of consultant received on **30th July 2024**-*According to the report, both SOEs, i.e., NC & Railcop could not qualify due to lack of mandatory bidding requirements.* • Advertisement on **3rd August 2024** for open competitive bidding with bid opening on **22nd August 2024** • Pre bid meeting held on **12th August 2024**- *On the requests of bidders, bid opening date has been extended to **29th August 2024*** **Reservation of Allottees on Revised Cost** • Letters to allottees on **13thJune 2024** regarding option of refund or continuing with the scheme on revised cost • Constitution of committee on **2nd July 2024** to address reservations of the allottees- ***Report of the committee is placed before the Board vide Agenda No 5***
Agenda Item No. 4: Way forward of the Skyline Apartment project **Decision:** The Board granted principal approval of ***Enhancement of Rates (Tentatively @ Rs.9,755/Sft & Rs.11,709/Sft for Govt. Employees & General Public, respectively)*** in order to proceed further with their assumption of works at Rose Tower (category A apartment) of Skyline Apartments Project	• Meeting of Technical Committee held on **25th June 2024** • Meeting of Steering Committee held on **11th July 2024**- ***Minutes of Steering Committee are placed before the Board for approval vide Agenda No 4***

Agenda Item No. 5: Update on the Carlton Hotel project, Karachi **Decision:** The Board unanimously decided to rescind its earlier decision of 24th meeting held on 2nd November 2022 and reinstate the decision of 23rd meeting held on 13th September 2022	• Constitution of the committee by the Ministry of H&W on **20th June 2024** • Meeting of the committee on 26th **June 2024**- ***Draft minutes of the meeting of the committee forwarded for approval of Chairman of the Committee***
Agenda Item No. 6: Issue of allotment of plot under prime minister assistance package to four BPS-22 officers (EX-CADRE) **Decision:** The Executive Board approved Proposal No. 01 and directed that plots be allotted to all four officers in any ongoing scheme of the FGEHA as one-time dispensation	• Implemented • Allotment letters will be issued after favorable decision from the Supreme Court of Pakistan.
Agenda Item No. 7: Update on business plan of FGEHA **Decision:** The Board unanimously accorded approval of development of business process of FGEHA	• Draft Public Private Partnership & Land Procurement Regulations have been prepared • Draft Voluntary Subscription Policy has been prepared • Draft Allotment Policy is under process • Draft JV Regulations prepared and ***presented before the Board vide agenda no 10*** • Draft summary for Amendments in Act/ Regulations has been prepared • Visual Surveillance & Monitoring System of Projects, Digitization of Land, Planning and Estate will be implemented by Oct, 2024

LIST OF PARTICIPANTS OF
35th EXECUTIVE BOARD MEETING OF FGEHA
HELD ON 16th AUGUST 2024

S No.	Name & Designation
1.	**MIAN RIAZ HUSSAIN PIRZADA** Federal Minister Housing & Works, Islamabad
2.	**DR. SHAHZAD KHAN BANGASH** Secretary, M/o Housing & Works, Islamabad
3.	**MR. ALAMGIR AHMED KHAN** Additional Secretary M/o Housing & Works, Islamabad.
4.	**MR. MUHAMMAD ISRAR** Senior Draftsman, Law & Justice Division, Islamabad
5.	**CH. MUHAMMAD ANWAR HUSSAIN** Senior Chief (Technical/PP&H), Planning Commission, Islamabad
6.	**MR. SAAD FAAZIL ABBASI,** Sr. Joint Secretary (Expenditures), Finance Division, Islamabad
7.	**MR. MUHAMMAD ALI RANDHAWA,** Chief Commissioner, ICT. Islamabad
8.	**MR. MUHAMMAD SHAHID HUSSAIN,** Managing Director, PHA Foundation, Islamabad
9.	**MR.MUHAMMAD RASHEED,** Director General, Pak PWD, Islamabad
10.	**MR. MUHAMMAD ALI RANDHAWA,** Chairman CDA, Islamabad
11.	**CAPT. (R) MUHAMMAD ZAFAR IQBAL,** Director General, FGE Housing Authority Islamabad
12.	**COL. (R) IMTIAZ-UL-HAQ KHATTAK,** Chief Engineer, FGEHA, Islamabad
13.	**MR. MUHAMMAD ASHFAQ GHUMMAN** (Co-opted Member) Sr. Joint Secretary, M/o Housing & Works, Islamabad
14.	**MR. MUHAMMAD ADNAN DAYAR** (Co-opted Member) Joint Secretary (Estate) M/o Housing & Works, Islamabad