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

Subject: **MINUTES OF THE 49TH EXECUTIVE BOARD MEETING HELD ON 6TH AUGUST, 2026**

49th Meeting of the Executive Board (EB) of Federal Government Employees Housing Authority (FGEHA) was convened on 6th August, 2026, at 10:00 AM in the Committee Room of Ministry of Housing and Works (M/o H&W), 1st Floor, B-Block, Pak. Secretariat, Islamabad, under the Chairmanship of Honourable Federal Minister for Housing & Works.

Proceedings of the meeting commenced with recitation from the Holy Quran. At the outset, the Chair welcomed all participants. List of participants is enclosed at **Annex-A**.

2. List of agenda items discussed in the meeting are as below:

Sr. #	Agenda Item(s)
1.	Confirmation of Minutes of 48th Executive Board Meeting
2.	Implementation Status on Decisions of 48th Executive Board Meeting
3.	Budget of FGEHA for the Financial Year 2026-27 along with Additional Supplementary Budget (2025-2026)
4.	Proposal for the Establishment of a Boarding School and Hospital in Sky Gardens, Rawalpindi, through Revenue Sharing Model
5.	Approval of Rates of Built-Up Properties (BUPs) for Sectors F-14/15, Islamabad
6.	Approval of Rates of Built-Up Properties (BUPs) for Park Road Housing Scheme / Margalla Orchards, Islamabad
7.	Outsourcing of Multipurpose Sports Grounds, Flora Market & Sunday Bazar in FGEHA Sectors G-13 & G14/4, Islamabad
8.	Preparation of Building Regulations for FGEHA Sectors
9.	Establishment of Filling Stations at G-14 Markaz, G-13 Markaz & Mauve Area, G-14/4 under JV/PPP Model
10.	Recommendations of the Committee for fixation of cost of plot of Park Road Housing Scheme / Margalla Orchards

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11.	Progress review of Green Enclave-I, Bhara Kahu, Islamabad
12.	Approval regarding initiation of recruitment process for the post of Chief Engineer (BS-20), FGEHA
13.	Termination of Construction Contract between FGEHA and JV of M/S Amanat Hussain (Lead Partner) & M/S Maqbool Associates (Minor Partner)

3. Decision and discussions taken place are detailed below:

AGENDA NO. 01

Subject: CONFIRMATION OF THE MINUTES OF 48TH EXECUTIVE BOARD MEETING HELD ON 10TH JUNE, 2026

4. Director General, FGE Housing Authority, briefed the Executive Board that minutes of 48th Board meeting were circulated on 9th July, 2026 and till-date, no reservation has been received from any member of the Executive Board.

DECISION

5. The Board confirmed the Minutes of the 48th Executive Board Meeting and further accorded ex-post facto approval to the re-constitution of the Standing Committee for Cancellation of Plots, in accordance with Section 21(1) of the FGEHA Act, under the Chairmanship of the Director (Implementation & Monitoring) in lieu of Director (Finance), FGEHA.

AGENDA NO. 02

Subject: IMPLEMENTATION STATUS ON DECISIONS OF 48TH EXECUTIVE BOARD MEETING

6. The Board was briefed on the progress of decisions of 48th Executive Board meeting. The Board expressed its satisfaction over the progress on the decisions of 48th Executive Board meeting. Directions regarding the implementation and progress of each decision are enclosed at **(Annex-B).**

AGENDA ITEM NO.03

Subject: BUDGET FOR THE FINANCIAL YEAR 2026-27 ALONG WITH ADDITIONAL SUPPLEMENTARY BUDGET 2025-26

7. The Executive Board was briefed that after receiving Budget Estimates from different wings of FGEHA, Finance Wing prepared Establishment and Development Budgets for the FY 2026-27. Establishment Budget Rs. 2,796,965,186/- against Income/Profit receipts of Rs.3,000,000,000/-, with total surplus of Rs.203,034,814/- for the Financial Year 2026-27. The budget

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has been proposed keeping in view of rising trend in inflation and probable increases in Pay & Allowances by the Federal Government. So, the financial impact has been included in the budget accordingly.

8. It is pertinent to mention that during the course of Finance Budget & Accounts Committee meeting held on under the aegis of Joint Secretary (Expenditure) Finance Division, for Ministry of Housing & Works, the Maintenance & Rehabilitation Budget amounting to Rs.1,684,000,000/- was presented under the Non-Developmental Component separately.

9. The development budget of FGEHA, for the FY 2026-27 amounting to Rs.55,000,000,000/- is proposed against expected receipt of Rs.60,000,000,000/- which is 26% less than the previous financial year 2025-26 of Developmental Budget amounting to Rs.74,681,870,240/-. Finance Wing requested all Project Directors (PDs) to rationalize budget estimates, and preparation of the budget has accordingly been made after taking into consideration all aspects and factors.

10. It was further apprised that estimated budget of establishment charges under the allowances head was exceeded of amounting to Rs.73,000,000/- due to enhancement of rental ceiling notified in November, 2025. The approved Budget allocation under this head was insufficient to meet the actual expenditure of allowances. Accordingly, an additional provision of Rs.73,000,000/- was required to meet the expenditure under the said head, therefore, supplementary budget under the allowances head was approved by the Finance Budget and Account Committee to regularize the expenditure.

11. It is pertinent to mention that erstwhile the M/s EHFPRO company was sacked and thus JV agreement was terminated under Agenda Item No. 07 of 38th Executive Board Meeting held on 3rd Feb 2025. Resultantly, an independent Project Management Unit (PMU) for Lifestyle Residency Apartments, G-13, was established, but originally during the FY 2025-26 the Budget was not allocated and approved but expenditure on the said PMU was incurred during the FY 2025-26, therefore, an amount of Rs.60,000,000/- as Developmental Supplementary Budget to PMU Lifestyle Residency was proposed and recommended by the Finance Budget & Accounts Committee to regularize the expenditure.

12. The Budget proposes Establishment Charges, Maintenance & Rehabilitation as Non-Developmental including Developmental Budget for the Financial Year 2026-27 along with Non Developmental Supplementary Budget and Additional Developmental Supplementary Budget for the Financial Year 2025-26 for PMU Lifestyle Residency G-13 were thoroughly discussed in the meetings of Finance, Budget & Accounts Committee which has recommended the above budgets to be placed before Executive Board. The summary of the budget is as below:

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	Receipts (in millions)				Expenditures (in millions)			
Year	2025-26		2026-27		2025-26		2026-27	
	Approved	Actual	Proposed	Recommended	Approved	Actual	Proposed	Recommended
Operational Budget	2,511	2,587	3,276	3,000	2,229	2,243	3,215	2,797
Maintenance Budget	0*	302	1,690	1,690	0*	1,104	1,684	1,684
Development Budget	75,419	9,500	84,020	60,000	74,682	6,699	82,983	55,000

* In previous financial years the Maintenance & Rehabilitation Budget was depicted in Developmental Budget.

RECOMMENDATION

13. The Executive Board was requested to approve:

i. The Supplementary Non-Developmental Budget of amounting to Rs.73 million for FY 2025-26 & Supplementary Developmental Budget of amounting to Rs.60 million for FY 2025-26.

ii. To approve the Establishment Charges / Operational Budget of amounting to Rs.2,797 million for FY 2026-27, Maintenance & Rehabilitation Budget of amounting to Rs.1,684 million and Developmental Budget of amounting to Rs.55,000 million for FY 2026-27.

DISCUSSION

14. Director General, FGEHA, informed the Board that the Annual Budget for FY 2026-27 and the Supplementary Budget for FY 2025-26 had been recommended by the Budget, Finance and Accounts Committee, and Director Finance, FGEHA, gave a detailed briefing on the agenda. During deliberations, several queries and observations were raised by the Board members. Secretary, H&W, and the representative on behalf of Joint Secretary (Expenditure) sought clarification regarding the availability of proper supporting statements/data and inquired whether the figures presented had been duly verified and logically reconciled to ensure their accuracy and reliability.

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DECISION

15. The Board deferred the agenda after detail deliberations and directed that the matter be placed once again before the Finance Committee for reconsideration, in accordance with the queries raised by the Executive Board. The Board further directed that the 50th Meeting of the Executive Board be scheduled on Thursday, 13th August 2026, specifically to consider the agenda.

AGENDA ITEM NO. 04

Subject: **PROPOSAL FOR THE ESTABLISHMENT OF A BOARDING SCHOOL AND HOSPITAL IN SKY GARDENS, RAWALPINDI, THROUGH REVENUE SHARING MODEL**

INTRODUCTION

16. The Board was apprised that the Joint Venture Agreement between FGEHA and M/s Commoners Sky Gardens (Pvt.) Ltd. was executed on 11th October, 2019. In accordance with Clause 2 (Terms and Conditions), sub-clause (vi)-c of the said Agreement, it has been expressly stipulated that FGEHA shall have hundred percent (100%) ownership/share of all amenity plots falling within the project. In order to facilitate the residents of Sky Gardens Housing Scheme and surrounding areas with access to modern educational and health care facilities, it is proposed that a state-of-the-art Boarding School and a Hospital be established within the scheme. The proposed institution and hospital is envisaged to provide high-quality academic, residential, co-curricular, and topnotch health care facilities, thereby enhancing the attractiveness and long-term value of the housing scheme while serving the educational and medical needs of residents.

17. As per the approved Layout Plan of Sky Gardens Housing Scheme, Plot No. P-21, situated in Block-H (Silver Creek), measuring 21.59 Kanal (approximately 2.7 acres), has been identified and proposed for the establishment of the Boarding School.

18. Furthermore, in order to enhance the viability of the project and to provide adequate space for academic blocks, boarding facilities, sports infrastructure, and other ancillary infrastructure, it is proposed to incorporate the adjoining Public Building Plot No. P-20, measuring 17.25 Kanal, into the proposed school site. The amalgamation of the two plots will result in a consolidated land parcel measuring 38.84 Kanal (approximately 4.86 acres), which is considered suitable for the development of a modern, purpose-built boarding school capable of meeting present and future requirements.

19. Similarly, as per the approved Layout Plan, Hospital Plot No. P-03, measuring 4.66 Kanal, situated in Block-A, has been earmarked for establishment of Hospital/Health Care Facility to provide primary/secondary healthcare facilities to the residents of Sky Gardens and adjoining localities.

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RECOMMENDATION

20. The Board may kindly consider and grant principal approval to invite Expression of Interests (EOIs) from private sector to design, build, finance, operate and transfer the facilities of Boarding School & Hospital/Health Care Facility under revenue sharing basis. The concession period for the said projects will be 20 years extendable for another 10 years. As per Section V, Clause (f) of the FGEHA Act, 2020, the Board is empowered to:

> ***"... grant approval to lease, purchase, procure, sell, exchange, mortgage, rent out or otherwise dispose of any property vested in the Authority."***

21. Further the approval of Executive Board was solicited for the inclusion and amalgamation of Public Building Plot No. P-20 with Plot No. P-21, located in Sky Gardens Block-H (Silver Creek), to create a consolidated site measuring 38.84 Kanal (approximately 4.86 acres).

DISCUSSION

22. Secretary, H&W, desired that the requirement for establishment of the Boarding School be assessed, and further desired that the status of any proposed Medical Centre being planned by the JV Partner on its commercial plots be ascertained. Draftsman (Law & Justice) sought clarification regarding the necessity of placing the agenda before the Board, upon which Director (Planning) clarified that, in terms of Clause 3(5) of the FGEHA Act, the Board is vested with powers in matters pertaining to lease arrangements. Director (Planning) further informed the Board that the land use of both plots is the same, i.e., Public Building, and plots can be amalgamated. Secretary, H&W, further sought clarification regarding the proposed 20-year lease period instead of 30 years. Director (Staff/JV) explained that, as per prevailing practice, school/commercial properties are generally offered on a 20-year BOT lease, extendable for a further period of 10 years.

23. The Secretary, Housing & Works, also directed that necessary coordination and verification be undertaken to ensure that there is no conflict with regard to the proposed hospital and grid station.

DECISION

24. The Board approved the agenda in principle and authorized FGEHA to proceed under Public-Private Partnership/Joint Venture model for the hospital/health care facility and boarding school projects located in Sky Garden Housing Scheme. It was directed to engage an independent consultant to conduct financial and commercial feasibility studies for these projects and Expressions of Interest (EOIs) shall be issued in light of findings of the consultant.

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AGENDA ITEM NO. 05 & 06

V. APPROVAL OF RATES OF BUILT-UP PROPERTIES (BUPs) FOR SECTORS F-14/15, ISLAMABAD

INTRODUCTION

25. The Board was informed that Land was acquired by Federal Government Employees Housing Authority (FGEHA) for development of Sectors F-14/15, Islamabad. The land award for Sector F-14 was announced on 15th November, 2016 and for Sector F-15 on 28th September, 2017.

26. The award for Built-Up Properties (BUPs) falling within Sector F-14/15 was announced on 15th June, 2017. During field surveys and possession proceedings, various built-up properties/structures were identified within the acquired area requiring fresh assessment and rationalization for compensation purposes.

27. A notified Committee representing the residents of Sectors F-14/15 was constituted on 11th June, 2026 to assist FGEHA in the survey, verification and handing over of BUPs.

28. In order to ensure transparency, uniformity and timely resolution of compensation cases, an Agreement titled "Agreement Regarding Survey, Compensation and Handing Over of Built-Up Properties (BUPs) of Sector F-14/15" was executed on 17th June, 2026 between FGEHA and the notified Committee, laying down the agreed rates of compensation and the terms and conditions governing survey, eligibility, demolition, announcement of award and payment.

METHODOLOGY ADOPTED

29. The following methodology/procedure has been adopted for calculation of the BUP rates:

i. Categorization of Structures

Sr. No.	Category	Description
1	A+	Tiles, RCC Roof etc.
2	A	Chips Flooring, RCC Roof etc.
3	B	Cemented Floor, T-Iron Girders etc.
4	C	Kacha/Mud House etc.

RATES AGREED (Vide Agreement dated 17-06-2026)

30. The following rates of compensation for eligible BUPs (per square foot of built-up area) have been mutually agreed between FGEHA and the notified Committee:

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Category	Rate Agreed (Rs. per sq. ft.)
A+	2,100
A	2,000
B	1,900
C	900

These rates shall apply only once approved by the Executive Board, in terms of Clause 1 of the aforesaid Agreement.

TERMS AND CONDITIONS GOVERNING THE RATES

31. **Cut-off Date and Eligibility:** The cut-off date for eligibility of BUPs stands unchanged at 31st December, 2017 for Sector F-14 and 31st December, 2018 for Sector F-15. Any structure built or extended after the relevant cut-off date shall not be treated as a genuine BUPs; such structures shall be considered illegal, liable to demolition, without payment of any compensation. The survey team's determination of eligibility shall be final, unless an objection is raised at the time of survey itself.

32. **Survey:** The survey of BUPs shall be completed within 15 days of commencement. Any delay in completion of survey shall be the responsibility of the Committee, and not of FGEHA.

33. **Demolition of BUPs:** Eligible BUPs shall be demolished by the owners themselves, at their own cost and risk, after completion of survey and during finalization of the award. Owners who demolish their BUPs first shall be given priority in disbursement of compensation. FGEHA shall not be responsible for any loss, damage or dispute arising during demolition.

34. **Announcement of Award:** The award shall be announced within 10 days of finalization of the survey, subject to approval of the Executive Board. Where the award is not announced within this period (absent a genuine reason beyond FGEHA's control), the award process shall be treated as cancelled and a fresh award process, after fresh survey, shall be initiated. Where fresh award proceedings are considerably delayed, the rates shall also be revised as per the agreed terms.

35. **Payment:** Payment of compensation shall commence upon announcement of the award and completion of Qabzul Wasool by FGEHA, subject to availability of funds and completion of FGEHA's normal financial formalities.

36. **Role and Responsibility of the Committee:** The Committee shall assist in verification of ownership, occupancy and physical existence of BUPs, accompany the survey team, ensure the survey proceeds without obstruction, and raise objections, if any, only at the time of survey; no objection shall be entertained thereafter. The Committee and its members shall remain jointly and severally responsible for any claim, dispute or loss arising from the survey, demolition or handing-over process, except where FGEHA is clearly at fault.

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BASIS OF ASSESSMENT

37. The rates have been arrived at through mutual agreement between FGEHA and the notified Committee representing the residents of Sector F-14/15, keeping in view the previously fixed cut-off dates, the categorization of structures, and the need for an amicable and expeditious resolution of long-pending compensation cases.

FINANCIAL POSITION

38. Approval of the agreed BUP rates shall facilitate uniform assessment and processing of compensation cases relating to structures existing within Sector F-14/15.

39. The actual financial impact shall depend upon the final verification, measurement and categorization of structures during survey and award proceedings, and upon availability of funds in accordance with FGEHA's normal financial rules.

LEGAL POSITION

40. Compensation for BUPs is required to be assessed and processed in accordance with the applicable laws, rules and the terms of the Agreement dated 17th June, 2026. Decisions on rates rest with FGEHA through its Executive Board, following due process, and not with any individual officer; the Deputy Commissioner (Land) has signed the Agreement in an official capacity, on behalf of FGEHA, and not in a personal capacity.

41. Nothing contained in the Agreement dated 17th June, 2026, or in this rate approval, confers any final legal right on any party. The Agreement may only be varied with the written consent of both parties.

RECOMMENDATION:

42. The following rates for F-14/F-15, agreed vide Agreement dated 17th June, 2026 between FGEHA and the Notified Committee of Sector F-14/15, are placed before the Executive Board for consideration and approval for implementation:

Sr. No.	Category	Description	Rate / SFT
1	A+	Tiles, RCC Roof etc.	Rs.2,100
2	A	Chips Flooring, RCC Roof etc.	Rs.2,000
3	B	Cemented Floor, T-Iron Girders etc.	Rs.1,900
4	C	Kacha/Mud House etc.	Rs.900

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VI. APPROVAL OF RATES OF BUILT-UP PROPERTIES (BUPs) FOR PARK ROAD HOUSING SCHEME / MARGALLA ORCHARDS, ISLAMABAD

INTRODUCTION

43. The Board was apprised that, Land measuring approximately 8,431 Kanals was acquired for Park Road Housing Scheme, Islamabad through notifications issued under the Land Acquisition Act, 1894.

44. During field surveys and possession proceedings various built-up properties/structures were identified within the acquired area requiring assessment for compensation purposes.

45. In order to ensure transparency, uniformity and rationalization in assessment of built-up structures a detailed exercise was carried out for determination of Built-Up Property (BUP) rates applicable to different categories of structures existing within the project area.

46. The proposed rates have been worked out on the basis of prevailing Market Rate System (MRS), nature of construction and specifications of structures.

METHODOLOGY ADOPTED

47. The following methodology/procedure has been adopted for calculation of the BUP rates:

- **Categorization of Structures**

Sr. No.	Category	Description
1	A+	Tiles, RCC Roof etc.
2	A	Chips Flooring, RCC Roof etc.
3	B	Cemented Floor, T-Iron Girders etc.
4	C	Kacha/Mud House etc.

- **Preparation of Estimates**

48. Detailed estimates for each category were prepared using MRS 1st Biannual 2019 rates and standard construction specifications.

49. Based on the estimates so prepared, the construction cost per square foot (SFT) has been calculated as follows:

Category	Rate (Per SFT)
A+	2,100
A	2,000
B	1,900
C	900

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BASIS OF ASSESSMENT

50. The categorization has been carried out keeping in view the nature of roofing, flooring, structural components and finishing standards of the existing buildings.

51. The rates are intended to provide a standardized mechanism for assessment of compensation of built-up properties falling within the acquired land of Park Road Housing Scheme.

FINANCIAL POSITION

52. Approval of the proposed BUP rates shall facilitate uniform assessment and processing of compensation cases relating to structures existing within the acquired area.

53. The actual financial impact shall depend upon the final verification, measurement and categorization of structures during detailed assessment and award proceedings.

LEGAL POSITION

54. The land has already been acquired under the provisions of the Land Acquisition Act, 1894 and compensation for built-up properties is required to be assessed in accordance with applicable laws, rules and approved procedures.

55. Approval of BUP rates shall provide an institutional basis for assessment and processing of compensation claims pertaining to structures falling within the project area.

RECOMMENDATION

56. The proposed Built-Up Properties (BUPs) rates were placed before the Executive Board for consideration and approval for implementation in Park Road Housing Scheme, Islamabad.

Sr. No.	Category	Description	Rate / SFT
1	A+	Tiles, RCC Roof etc.	Rs.2100
2	A	Chips Flooring, RCC Roof etc.	Rs.2000
3	B	Cemented Floor, T-Iron Girders etc.	Rs.1900
4	C	Kacha/Mud House etc.	Rs.900

DISCUSSION

57. The above two agenda items regarding approval of rates of Built-Up Properties (BUPs) in Sectors F-14/F-15 and Park Road Housing Scheme/Margalla Orchards were taken up jointly for discussion. It was informed that the rates had been determined on the basis of categorization of structures, nature and specifications of construction, applicable MRS rates and agreed terms/procedures for assessment and compensation. The proposed rates for Categories A+, A, B and C were Rs. 2,100/-, Rs. 2,000/-, Rs. 1,900/- and Rs. 900/- per sq. ft., respectively.

58. The Board deliberated on the proposed rates and raised various queries regarding their basis, methodology and justification. the Secretary, H&W, inquired about the basis adopted for

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determination of the proposed rates. Chief Engineer, FGEHA, explained that the rates had been worked out with reference to MRS 2019 (1st Bi-annual), keeping in view the applicable cut-off dates of 2018-19 for the relevant BUPs. Since the matter involved detailed technical assessment and verification, the Board directed Director Land to submit complete details, calculations and the supporting basis of the proposed

59. The Member/CEO PHA-F observed that BUP awards had previously been announced in respect of the acquisition proceedings and sought clarification regarding the legal competence of the Executive Board to revise the compensation rates after announcement of such awards. She observed that the legal effect and finality of the earlier awards, as well as the applicability of revised rates to BUPs already awarded and/or those remaining to be awarded under the same acquisition proceedings, required examination under the relevant provisions of the Land Acquisition Act, 1894.

60. While appreciating the need to arrive at reasonable compensation acceptable to the affectees, the Member observed that the issue of adequacy of compensation may be considered separately from the question of legal competence to revise an award/rate already determined under the statutory acquisition process. The Secretary, Ministry of Housing & Works, directed that the matter may also be rechecked from the legal perspective to which the DC FGEHA and director Land FGEHA replied that

1. Under Section 11 read with Section 23 of the Land Acquisition Act, 1894, compensation is fixed only when an award is made. Where no earlier award exists in respect of a property, its valuation is a first-time exercise, to be conducted on the basis of the material and criteria available as of the date the award is now being made; no earlier, unrelated rate binds an assessment that has not yet occurred.

2. Vide agreement between the Authority (FGEHA) and the affected persons/locals, the cut-off date for eligibility of built-up properties (BUPs) was extended to December 2017 for Sector F-14 and December 2018 for Sector F-15, and the Hon'ble Court in W.P No 244, 2018 directed the Authority to honour this agreement. It is on the basis of, and pursuant to, this court-directed extended cut-off date that a fresh award, together with a fresh rate of compensation, is now being proposed in respect of the built-up properties falling within its scope — properties for which no award has previously been made, and whose valuation could accordingly only be undertaken now, several years later, once the requisite verification process was completed.

3. A rate frozen at the level assessed years earlier would not reflect value as of the date of this fresh award, and would not give real and meaningful effect to the cut-off date agreement or the Court's direction. It is a principle recognized by the superior courts that delay in the acquisition / award process is a relevant factor materially affecting valuation and must be accounted for in

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determining fair compensation — *National Command Authority v. Zahoor Azam*, 2024 CLC 1 (also reported as 2023 LHC 3306).

61. Regarding the applicability of MRS rates 2019 in an award made in 2018 DC FGEHA replied that

I. The approved PC-I of the project was prepared on the basis of the MRS Schedule of Rates, rather than the PWD Schedule of Rates. Adoption of MRS rates for this purpose is therefore consistent with the basis on which the project cost was originally formulated and approved.

II. The available PWD Schedules of Rates pertain to 2012 and 2022, with no intervening PWD Schedule available for the relevant period; nor is any officially notified PWD premium, adjustment factor, or escalation mechanism available for the intervening years that could reasonably be adopted as a basis for rate determination.

III. In the absence of an appropriate, officially notified PWD Schedule corresponding to the relevant period, the First Biannual 2019 MRS Schedule represents the nearest and most appropriate officially available basis for rate analysis, particularly as the project's PC-I was itself formulated on MRS rates (2025).

IV. MRS continues to provide a structured and recognized basis for determination of construction rates. In the absence of a suitable, contemporaneous PWD Schedule or officially notified PWD premium, reliance on the appropriate MRS Schedule offers a more rational, consistent, and technically defensible basis for rate calculation.

DECISION

62. The Board in principle approved the following rates of Built-up Properties (BUPs) for sector F-14/15 and Park Road Housing schemes subject to reconciliation of the matter with the previous BUP award(s) pertaining to Sectors F-14/F-15 and Park Road Housing Schemes

Sr. No.	Category	Description	Rate / SFT
1	A+	Tiles, RCC Roof etc.	Rs.2052.882
2	A	Chips Flooring, RCC Roof etc.	Rs.1927.865
3	B	Cemented Floor, T-Iron Girders etc.	Rs.1315.617
4	C	Kacha/Mud House etc.	Rs.699

The Board further directed that the detailed workings/calculations of the above rates, prepared on the basis of MRS-2019, be submitted to the Joint Engineering Adviser (JEA), Ministry of Housing & Works, for verification of their arithmetical correctness. Accordingly, the calculations were referred to and duly checked by the JEA, Ministry of Housing & Works.

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AGENDA ITEM NO. 07

Subject: **OUTSOURCING OF MULTIPURPOSE SPORTS GROUNDS, FLORA MARKET & SUNDAY BAZAAR IN FGEHA SECTORS G-13 AND G-14/4, ISLAMABAD**

63. The Board was briefed that FGE Housing Authority (FGEHA) is a self-financed autonomous organization and does not receive any fund from the Federal Government for the development of civic amenities and public facilities. The Authority primarily relies on internally generated resources, including the sale/auction of commercial plots, lease premiums, transfer fees, development charges, and other service-related revenues, to meet its operational and development expenditures.

64. Federal Government Employees Housing Authority (FGEHA) has successfully developed residential sectors G-13 and G-14 comprising thousands of residential plots, apartments and commercial establishments. The population of these sectors has increased substantially during the last few years, resulting in growing demand for quality recreational facilities, organized shopping areas, sports infrastructure and family entertainment spaces.

65. Considering the Authority's financial constraints and competing development priorities, it is presently not feasible to allocate substantial capital funds for the construction, operation and maintenance of modern sports and community facilities in Sectors G-13 and G-14. Therefore, outsourcing these facilities through private sector participation offers a practical and sustainable solution, enabling the development of modern recreational infrastructure, a Temporary Flora Market and a Sunday Bazaar without imposing any financial burden on FGEHA. This approach will ensure efficient utilization of public assets, improve service delivery to residents, and generate recurring revenue for the Authority while retaining ownership of the land.

66. A committee was constituted to explore and identify potential properties/assets within developed sectors that may be utilized for sustainable revenue generation. The following potential assets and operational areas for consideration with the objective of generating additional revenue while reducing maintenance expenditures:

Sr. No	Description	Location	Plot Size	Area (in Sq.Yds)
1.	Multipurpose Play Grounds	G-13/1	260' x 320'	9,244
2		G-13/3	300' x 360'	12,000
3		G-14/4	315' x 290'(Odd Size)	10,150
4	Flora Market	Between G-13 & G-14	120' x 50'	666.67
5	Sunday Bazar	Between G-13 & F-12	300' x 300' (Parking area 200'x100')	10,000 (2,222)

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67. In view of the Authority's financial constraints, private sector participation offers a practical, viable, and sustainable mechanism for the development and operation of these community facilities. Recently, the Capital Development Authority (CDA) has also adopted the Build-Operate-Transfer (BOT) model for the development and management of sports and recreational facilities, demonstrating the effectiveness of leveraging private investment for the provision of modern public amenities.

68. Following a similar approach, the Committee proposed that the Multipurpose Sports Grounds, Flora Market, and Sunday Bazaar, as listed in the table above, be outsourced through a transparent and competitive bidding process under the **Build, Operate & Transfer (BOT)** and **Revenue Sharing** model. The proposed outsourcing shall be limited to the land parcels designated in the approved layout plans of FGEHA for sports, recreational, and other compatible community uses. The selected successful bidder shall be responsible for the development, operation, and maintenance of the facilities using temporary structures and materials only, strictly in accordance with the approved layout plans, applicable building regulations, and the terms and conditions prescribed by FGEHA. The successful bidder will be shared the agreed revenue with FGEHA in accordance with the executed agreement and shall be ensured full compliance with all applicable laws, regulations, and contractual obligations throughout the agreement period.

RECOMMENDATION

69. **Para-68** was presented before the Executive Board for perusal and approval.

DISCUSSION

70. The Board was briefed that FGEHA, being a self-financed autonomous organization, does not receive Federal Government funding for the development and maintenance of civic amenities and public facilities. In view of the growing population and increasing demand for quality recreational, sports, shopping and community facilities in Sectors G-13 and G-14, a committee was constituted to explore and identify potential properties/assets within developed sectors. The Committee proposed utilization of the identified public assets, including the Multipurpose Sports Grounds, Flora Market and Sunday Bazaar, through private sector participation under a transparent and competitive Build-Operate-Transfer (BOT) and Revenue-Sharing Model. It was apprised that such facilities would enhance the image and attractiveness of FGEHA schemes, build confidence among allottees and residents, and contribute towards increased residential occupancy.

71. The Secretary, Housing & Works, also emphasized the need to ensure due diligence in the matter.

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DECISION

72. The Board approved the agenda in principle and authorized FGEHA to proceed for outsourcing the Multipurpose Sports Grounds, Flora Market & Sunday Bazaar located in FGEHA Sectors G-13 and G-14/4, Islamabad projects under a Build-Operate-Transfer (BOT) / Revenue-Sharing Model/ Rental / Lease etc. models.

AGENDA ITEM NO. 08

Subject: PREPARATION OF BUILDING REGULATIONS FOR FGEHA SECTORS

INTRODUCTION

73. The Board was apprised that Federal Government Employees Housing Foundation was transformed into Federal Government Employees Housing Authority with promulgation of FGEHA Act, 2020 in January, 2020. The transformation increased the scope and domain of the erstwhile foundation with new set of responsibilities and obligations. The Act designated FGEHA as local authority in its specified areas. The Section 3(5) of the Act states that:

> ***"While making or arranging, planning, designing and executing a scheme in specified areas, adherence to local municipal regulations and master plan of the concerned district shall be ensured."***

74. It is further apprised that under Section 7 (2) (b) of the Act authorizes Director General of the Authority to

> ***"accord approval for the layout plans, building plans of the schemes in conformity with the local municipal regulations".***

75. However, the Authority did not formulate its own regulations and simply adopted the regulations of local authorities like Capital Development Authority (CDA), Rawalpindi Development Authority (RDA) or Karachi Development Authority (KDA) as the case may be.

76. Nevertheless, with the development work progressing rapidly at various development projects of FGEHA, the need has risen for formulation of separate regulations by FGEHA. The primary rationale for formulation of separate regulations for FGEHA is the changing dynamics of urban planning requirements whereby various aspects of sustainability need to be incorporated in these regulations which are presently non-existent. Therefore, in order to ensure density optimization, environmental sustainability and resilience, sustainable infrastructure and resource management, universal accessibility and design, and administrative efficiency for phased development, separate regulations are need of the hour. It is pertinent to mention that the Section 26 of the Act provides the Authority with Power to make rules and regulations.

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77. Foregoing in view, it is proposed a committee comprising of following members is proposed for formulation of building regulations:

i.	Additional Secretary, M/o Housing & Works	Chairman
ii.	Sr. Draftsman, Law & Justice Division	Member
iii.	Sr. Chief (Technical)/Chief (PP&H), Planning Commission	Member
iv.	Director Law, FGEHA	Member
v.	Director Planning, FGEHA	Member/ Secretary
vi.	Any other co-opted member committee deems necessary.	

78. The committee may review regulations from time to time and recommend amendments/changes and also analyze various rates and fee structures as well.

RECOMMENDATION

79. The proposal contained in **Para-77** was placed before Executive Board for consideration and approval, please

DISCUSSION

80. The Board deliberated on the existing regulatory framework and the powers of the Executive Board regarding the formulation and implementation of FGEHA's own regulations. Director (Planning) apprised the Board that, pursuant to the FGEHA Act, 2020, the EB is empowered to formulate its own regulations following the up-gradation of the erstwhile FGEHF into FGEHA. MD (PHA-F) observed that, if the Board is vested with such powers, there may not be a need to constitute a separate committee for the formulation of the regulations, while JS (Estate) emphasized that FGEHA should undertake the preparation of the regulations internally and place the same before the Board for review and approval. After deliberation, Secretary, H&W, directed that an in-house committee of FGEHA be constituted for the preparation of comprehensive Building Control Regulations.

DECISION

81. The Board directed FGEHA to constitute an internal committee for preparation and formulation of Building Control Regulations, which shall be placed before the Board for consideration, review and approval.

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AGENDA ITEM NO. 09

Subject: **ESTABLISHMENT OF FILLING STATIONS AT G-14 MARKAZ, G-13 MARKAZ & MAUVE AREA, G-14/4 UNDER JV/PPP MODEL**

82. FGEHA is mandated to effectively utilize its land resources and develop sustainable sources of revenue while providing necessary commercial and civic facilities in its developed sectors. In this regard, FGEHA has following three (03) plots specifically designated for filling station facilities available in Sector G-13 & G14, Islamabad:

Sr. No.	Location	Plot Size	Area (in Sq. Yds)
1	Filling Station Plot, located in G-13 Markaz, Islamabad	156'x100'	1,733 Sq. Yds
2	Filling Station Plot, located in G-14 Markaz, Islamabad	185'x165.6'	3,404 Sq. Yds
3	Filling Station Plot, located in G-14/4 Mauve Area, Islamabad	105'x190'	2,216 Sq. Yds

83. These sites are strategically located within populated/developing sectors and have the potential to generate recurring revenue for FGEHA through commercial utilization. In order to leverage private sector investment, expertise and to generate a sustainable revenue stream, it was proposed that the sites may be developed under a Public-Private Partnership (PPP)/ Joint Venture arrangement on a Design-Build-Finance-Operate-Transfer (DBFOT) basis. Under the proposed arrangement, FGEHA would contribute the land, whereas the selected private partner, qualified private companies or Oil Marketing Company (OMC), would be responsible for designing, financing, constructing, operating and maintaining the fuel stations and allied commercial facilities.

84. The proposed PPP arrangement may include a concession/lease period of twenty (20) years, extendable for another 10 years on existing or modified terms and conditions on FGEHA's discretion. During the concession period, the private partner would be permitted to operate the filling station and allied facilities in accordance with the terms and conditions of the concession agreement. The private partner would bear the investment, construction, operational and maintenance costs, while FGEHA would retain ownership of the land. Upon expiry of the concession period, the developed immovable infrastructure and facilities would revert to FGEHA in accordance with the terms of the agreement, without any financial liability on FGEHA.

85. The transaction was envisaged to provide FGEHA with a continuous and sustainable revenue stream. The financial structure may comprise fixed/upfront or annual ground rent, revenue sharing, or a hybrid arrangement combining a guaranteed minimum annual payment with a percentage share of revenue generated from fuel sales and allied commercial activities. The proposals will be invited through open competitive procurement process.

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RECOMMENDATION

86. The Executive Board was requested to accord approval in principle for development of the three (03) identified filling station sites at G-13 Markaz, G-14 Markaz and G-14/4 Mauve Area, Islamabad, through a PPP/JV mode through Design, Build, Finance, Operate & Transfer model for a proposed concession period of twenty (20) years, extendable for another 10 years, with FGEHA contributing the land and the private partner undertaking financing, design, construction, operation and maintenance of the facilities. The Executive Board may further approve invitation of Expressions of Interest (EOI) /Request for Proposals through open competition. As per Section V, Clause (f) of the FGEHA Act, 2020, the Board is empowered to:

> ***"... grant approval to lease, purchase, procure, sell, exchange, mortgage, rent out or otherwise dispose of any property vested in the Authority."***

87. Submitted for consideration and approval of the Executive Board, please.

DISCUSSION

88. The Board was briefed that FGEHA has three designated filling station plots in Sectors G-13 and G-14, Islamabad, which can be commercially utilized to generate sustainable revenue. It was proposed to develop these sites through a Public-Private Partnership (PPP)/Joint Venture on a Design-Build-Finance-Operate-Transfer (DBFOT) basis, with FGEHA contributing the land and the selected private partner, qualified private firms or Oil Marketing Company (OMC), undertaking the financing, construction, operation and maintenance of the facilities. The proposed concession period may be 20 years, extendable by a further 10 years at FGEHA's discretion, while ownership of the land would remain with FGEHA and the developed infrastructure would revert to the Authority upon expiry of the concession. The arrangement would provide FGEHA with a sustainable revenue stream through ground rent, revenue sharing, or a hybrid mechanism, with the final commercial terms to be determined through a transparent and competitive procurement process.

DECISION

89. The Board approved the agenda in principle and directed FGEHA to explore and evaluate the feasibility of the Public-Private Partnership, Joint Venture, Rental, Profit-Sharing and Revenue-Sharing (DBFOT) models for the three (03) identified filling station sites at G-13 Markaz, G-14 Markaz and G-14/4 Mauve Area, Islamabad, including the proposed concession period of 20 years, extendable by a further 10 years. The most suitable option, based on due diligence and safeguarding the interests of FGEHA, shall be placed before the Board for consideration and approval.

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AGENDA ITEM NO. 10

Subject: **RECOMMENDATIONS OF THE COMMITTEE FOR FIXATION OF COST OF PLOT OF PARK ROAD HOUSING SCHEME / MARGALLA ORCHARDS**

DISCUSSION

90. The Committee constituted by the 48th Meeting of the Board submitted its report, which was presented before the Board by the then Additional Secretary, presently posted as Additional Secretary (Petroleum). He briefed the Board on the salient features and findings of the report. The recommendations of the Committee are reproduced below:

a. ***The revised land-use analysis, including the computation of saleable area, treatment of reserve land, and the analysis relating to the area under encroachment by Rawal Enclave, should be independently validated before being relied upon for determination of plot cost.***

b. ***The matter relating to the financial implications arising from the disparity in saleable land should be examined and taken up with SCBA. The matter, along with the outcome of such engagement, may subsequently be placed before the Board for appropriate consideration.***

c. ***FGEHA had proposed a BUP cost of Rs.4.118 billion. The valuation of Built-Up Properties should be based on a comprehensive physical survey and rationalized by applying construction rates corresponding to the actual category and condition of individual structures. However, the Committee recommends that the Board may grant in-principle approval to FGEHA for an amount of Rs.3 billion as the cost of Built-Up Properties, at a maximum rate of Rs.2,000 per sq. ft.***

d. ***The provision for Unforeseen Expenditure proposed by FGEHA for Rs.1.34 billion should be reduced from 6% to 3% of the revised cost. Any additional requirement, if justified during execution of the project, should be brought before the Board subsequently for approval.***

e. ***The Service/Management Charges proposed by FGEHA at Rs.893.776 million (4%) should be rationalized from 4% to 2% of the revised cost, to ensure that such charges remain proportionate to the responsibilities actually being discharged.***

f. ***The revised cost of plots, after incorporating the above recommendations, may be submitted to the Board for consideration and appropriate decision.***

91. The report outlines matter of concern regarding land differentials, rates of residential plots, and FGEHA service charges. The shares of SCBAP, the Land Provider, and FGEHA were taken into consideration.

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92. The Executive Board was apprised in detail of the position regarding the Park Road Housing Scheme. The Committee informed the Board that, pursuant to the decision of the Supreme Court of Pakistan, the Park Road Housing Scheme was launched on the principle of parity, whereby 50% of the land and plots were allocated to the Supreme Court Bar Association (SCBA), while the remaining 50% were earmarked for Federal Government employees.

93. It was further apprised that the allotment of plots falling within the share of the Supreme Court Bar Association was made to its members on the recommendations of the SCBA, whereas the plots falling within the share of Federal Government employees were allotted by FGEHA on the basis of age-wise seniority, in accordance with the applicable policy.

94. The Board was informed that the layout plan of the project was approved in 2021. Although the scheme was conceived and launched on the basis of parity, the spatial distribution of land in the approved layout plan resulted in a significant disparity between the two sides. A substantial portion of the area earmarked for Federal Government employees/FGEHA comprises commercial plots, graveyards, parks and other amenities, consequently reducing the number of residential plots available for allotment to Federal Government employees.

95. In comparison, the area falling within the share of the Supreme Court Bar Association resulted in a substantially higher number of residential plots being available to its members/allottees. It was further pointed out that the area affected by encroachments also falls within the portion earmarked for Federal Government employees, which has further reduced the number of residential plots available to FGEHA for allotment.

96. The Board observed that the aforesaid distribution has resulted in a situation where, despite the project having been conceived on the fundamental principle of parity, Federal Government employees have not been accommodated on an equivalent basis. The reduced number of residential plots has not only limited the number of Federal Government employees who can be accommodated in the scheme but has also adversely affected the financial burden/rates applicable to the members of FGEHA.

97. The Executive Board observed that where a housing scheme was conceived and implemented on the basis of parity between the Supreme Court Bar Association and Federal Government employees, the principle of parity ought to be reflected not merely in the nominal division of land but also, to the extent practicable, in the corresponding benefits and residential accommodation available to the respective beneficiaries.

98. The Board, therefore, unanimously observed that the matter required to be taken up with the Supreme Court Bar Association for a mutually acceptable resolution. It was considered appropriate that all relevant issues, including the distribution of residential plots, the effect of commercial and amenity areas, encroachments and any other allied matters affecting the principle of

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parity, should be jointly examined in consultation with the SCBA so that an equitable solution may be explored.

DECISION

99. In the light of these discussions, the Board directed the FGEHA for constitution of an internal committee to assess and reconcile the area discrepancies between FGEHA and SCBAP within the Park Road Housing Scheme. The Committee will coordinate with SCBAP to facilitate the resolution of this matter. The committee is required to submit its report within 30 days and develop a clear way forward to restore an equitable balance of residential plots between FGEHA and SCBAP.

AGENDA ITEM NO. 11

Subject: PROGRESS REVIEW ON GREEN ENCLAVE-I, BHARA KAHU, ISLAMABAD

BACKGROUND

100. The Executive Committee of FGE Housing Foundation in its 105th meeting held on 17th March 2009 granted approval of Bhara 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 02 years. The development works were started at project site on 6th December 2019.

101. The Project comprises of 3375 Kanal of area and 3282 no of plots of different sizes. Original cost of the project was Rs.5558 Million. According to the consultant, the on-site physical progress stands at 55% which is reaffirmed by the Consultant vide letter dated 04th February 2026 while the financial progress is around 52%

102. 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. 24 months from August 2024 to date due to the contractor **constraints in executing the work** without price escalation and under the current contract mode due to price inflation.

ISSUES/CHALLENGES

103. The issues and challenges being faced by the project may broadly be classified into three principal categories, financial, land-related and development/contractual matters. Each category encompasses a range of interconnected concerns that have impacted the overall progress and implementation of the project. A brief overview of these issues is outlined below for consideration.

i. **Financial:**

104. M/s Green Tree and M/s QBA requested vide their letter on 20th January, 2023 to change the performance security 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, 25th& 27th Executive Board) decided to retain performance security in the form of Bank Guarantee. It is pertinent to mention that the Performance Bank Guarantee has expired on 31st March 2025. The concerned bank has been requested to validate of the said Bank Guarantee.

ii. **Land:**

105. Pursuant to Clause 02 of the JV Agreement, the contractor was required to provide 3000 kanal of land in compact block and free from all encumbrances, mortgages, charges, liens or disputes. Subsequently, the land requirement was revised to 3375 kanal due to amendments in CDA bylaws. Out of 3375 Kanals of land, 3250 kanal of land is duly mutated in the name of FGEHA, while the remaining 125 kanal are yet to be mutated. The JV partner requested that the prevailing market rates for the remaining land be assessed and paid accordingly.

iii. **Development/Technical:**

106. The construction agreement is design & built and fixed priced contract which was initially set to expire on 6th December, 2021 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.

107. BOQ of the project is based on NHA and MES schedule-2014 with 20% and 15% premium respectively. Accordingly, the JV partner requested on 12th January 2024 to change the contract mode from fixed price to measurement-based. 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.

108. The request was subsequently presented in 35th Executive Board meeting held on 16th August 2024. The Board constituted a committee to propose a plausible way forward for the project. The committee, in 36th Executive Board Meeting held on 08 November 2024, apprised the meeting of the progress status of the report and proposed constitution of a sub-committee comprising PWD

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engineers to assess the on-site work. The PWD engineers submitted their report to the Ministry of Housing and Works on 27th June 2025 with following recommendations:

a) **Strategic Decision on Contract Continuity:**

FGEHA should promptly conduct a cost benefit analysis to determine whether to:

i. Retain the existing contractor under the current contract
ii. Engage a new Contractor through a transparent, competitive process

b) **Contract Continuity Strategy and Institutional Safeguards**

i. Legal Alignment: Seek Legal advise to incorporate the revised price adjustment mechanism as approve by PEC/ECNEC ensuring contractual compliance
ii. Scope Finalization: Execute the remaining scope of work strictly within the original contract price
iii. Accountability for delays: Assign responsibility for delays and breaches to the relevant parties based on documented evidence.
iv. Contract Enforcement: Apply all applicable performance and penalty clauses rigorously to avoid further financial exposure

c) **Institution Strengthening**

i. Monitor and evaluate Contractor and Consultant Performance
ii. Maintain robust documentation and records
iii. Institutionalize mechanisms for transparency, risk mitigation and accountability in current and future projects

RECENT EFFORTS FOR RESUMPTION OF WORK

109. The matter of Green Enclave-I was discussed in the 44th Executive Board meeting held on 24th December, 2025. The Board directed that negotiations with the JV Partner be conducted in line with the committee's recommendations to resume development through an amicable way forward within 30 days with progress to be reported to the Board. On the directions of the Secretary, Housing and Works, the CEO of PIDCL was consulted and authorized to lead negotiations with the JV Partner. Certain meetings were held with the JV Partner under the chairmanship of the CEO, PIDCL.

110. The matter regarding submission of cost escalation and the way forward for the project was referred to NESPAK vide letter dated 30th December 2026. Subsequently, NESPAK vide its response dated 04th February 2026 reaffirmed the verified progress at site and advised that JV Partner may be requested to submit the escalation for vetting by NESPAK. Thereafter, a letter was issued to Green Tree Pvt Ltd on 14th February 2026 directing submission of PEC based escalation working along with a revised construction schedule. In response, Green Tree Pvt Ltd vide letter dated 23rd February 2026 submitted a revised estimated project cost amounting to Rs. 14.5 Billion and attributed the

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increase to failure in timely decision making, delayed/non-payments, prolonged discontinuity of works on multiple occasions and exceptional escalation in prices of construction materials.

111. A rebuttal was subsequently issued to Green Tree Pvt Ltd on 06th March, 2026, highlighting that the delays and complications primarily arose due to internal contractor issues, repeated requests for replacement of the Bank Guarantee with a Insurance Bond, unjustified attempts to alter the project mode and non-submission of Extension of Time (EOT) requests despite repeated directions. Thereafter, meetings were convened by the DG, Federal Government Employees Housing Authority with the JV Partner Contractor on 24th and 25th March, 2026, to deliberate upon the outstanding issues and possible settlement framework. Subsequently, Green Tree Pvt Ltd submitted escalation workings and proposed negotiation terms on 1st and 7th April, 2026, which were forwarded to NESPAK for vetting on 1st and 8th April, 2026. During the visit of the Secretary, Ministry of Housing and Works to the project site on 13th April, 2026, directions were issued to finalize negotiations at the earliest. NESPAK vide letter dated 28th April, 2026, vetted weightages for cost escalation and recommended escalation on the remaining scope of work and further advised that price adjustment be calculated later on actual work executed on site.

112. M/s Green Tree, the JV Partner vide letter dated **7th July, 2026,** submitted certain revised terms and conditions and requested that the previously submitted terms and conditions be treated as **null and withdrawn**. The revised terms and conditions were referred to M/s NESPAK for review and recommendations. Accordingly, M/s NESPAK vide letter No. **3690/321/MA/01/88** dated **10th July, 2026,** furnished its recommendations. The JV Partner has proposed the following terms and conditions for resumption of the project:

Technical/Contractual Matters

i. The existing Contractor shall be entitled to receive payment for escalation, variations, additional items, bridge work, and access road costs, as per the actual work done to date.

ii. The JV Partner, M/s Green Tree itself (or through its new assignee or sub-contractor), shall complete the remaining works within eighteen (18) months from the date of commencement. The remaining work required for project completion within the stipulated time, along with all associated amounts, shall be paid upon the approval and certification of the Consultant.

iii. The payment for work done and work to be done, along with escalation, shall be determined by the Contractor and, upon being vetted, certified, and approved by the Consultant, shall be paid.

iv. All pending and future Interim Payment Certificates (IPCs) shall be measured and certified exclusively by the Consultant. Payments shall be released strictly on the Consultant's recommendations.

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v. The retention money of the previous consortium shall be released after formal approval from the Board.

vi. The performance security in the form of a bank guarantee submitted by M/s QBA shall be released upon the approval of this proposal. In its place, a payment equivalent to fifty percent (50%) of the land amount payable to the JV Partner, M/s Green Tree, shall be withheld and treated as performance security for the ongoing development works.

vii. The physical progress, as determined and certified by the Consultant previously and in the future, shall be deemed final and binding. Both parties hereby acknowledge and agree that the Consultant's determination of physical progress shall be conclusive throughout the project. To avoid future disputes, all recommendations, certifications, and approvals shall be made solely by the Consultant without any involvement of both stakeholders i.e. Contractor & Client and the Consultant's recommendations shall be binding upon both parties.

viii. M/s QBA shall stand discharged from all of its project related obligations / responsibilities.

ix. All other provisions of the original Construction Agreement shall remain unchanged and continue in full force and effect.

x. The above-mentioned terms will be formally incorporated as an addendum to the Construction Agreement.

Settlement of Land Matter (226 Kanals)

- **Payment for Land:** Payment for the land shall be made at the following mutually agreed rates:

  i. 184 Kanals @ Rs. 3.1 Million per Kanal
  ii. 42 Kanals @ Rs. 0.95 Million per Kanal

- **Mutation & Security:** Fifty percent (50%) of the cost of the land already mutated will be paid, and the balance will be held as Performance Security. The JV Partner, M/s Green Tree, shall ensure the mutation of the entire land in the name of FGEHA within two (02) months from the date of signing the Addendum. Upon completion of the remaining mutation process, fifty percent (50%) of the balance mutated land amount shall be released, while the remaining fifty percent (50%) shall be withheld and retained as performance security for the development works.
- **Land Clearance:** Responsibility for land clearance shall rest solely with the JV Partner, M/s Green Tree, throughout the duration of the project. M/s Green Tree shall also resolve and bear all legal liabilities arising in this regard.

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113. In order to determine the most appropriate way forward for the project, a comparative assessment of the two available option i.e. continuation of the project through negotiations with the existing JV Partner or termination of the existing JV Agreement followed by fresh procurement may kindly be considered. The key advantages and disadvantages associated with each option are summarized below for consideration:

Decision Criteria	Negotiate with Existing JV Partner	Terminate JV & Fresh Procurement
Project Timeline	Immediate resumption of works.	Significant delay due to termination, fresh tendering, evaluation, and award.
Project Cost	Lower overall cost by avoiding re-tendering and controlling inflationary escalation.	Higher cost due to current market rates and prolonged delays. New mobilization expenses, and rectification.
Legal & Contractual Risk	Lower risk of arbitration if negotiations succeed.	High risk of arbitration, litigation, and claims following termination.
Contractual Position	Original fixed-price framework would require modification, potentially weakening FGEHA's contractual position.	Opportunity to execute a fresh contract with stronger terms and updated procurement provisions.
Contractor Capability	Existing contractor is familiar with the project but has a history of delays and disputes.	Opportunity to engage a financially stronger and technically more capable contractor.
Technical Considerations	Avoids complications associated with transferring partially completed works to another contractor.	New contractor may dispute responsibility for previously completed works, leading to interface and warranty issues.
Quality & Infrastructure	Immediate recommencement prevents deterioration of completed infrastructure.	Existing works may deteriorate further during procurement and litigation.
Governance & Audit	Negotiated settlement may attract audit and oversight observations	Procurement process is procedural stronger but may still face disputes regarding completed works and remaining land.
Overall Risk	Lower schedule risk but moderate contractual and governance risks.	Lower dependency on the existing JV Partner but significantly higher schedule, cost and litigation risks.
Land Related Obligations	JV Partner shall remain responsible for land related obligations, including facilitation, mutation and fulfilment of all commitments under the Agreement.	May result in delays and complications in mutation, coordination, and fulfilment of land obligations.

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RECOMMENDATIONS

114. The matter was submitted before the Board for consideration and decision on following options:

Option 1: Acceptance of Partial Terms for further Negotiations

Approve only those terms proposed by the JV Partner that the Executive Board considers feasible along with such other terms and conditions as the Executive Board may deem appropriate. The approved and revised terms shall be communicated to the JV Partner allowing a period of **14 days** for acceptance. In the event that the JV Partner accepts the terms within the stipulated period, an addendum to the Contract Agreement(s) shall be executed between FGEHA and M/s Green Tree and the approved terms shall form an integral part of the Original Agreement (s). However, if the JV Partner fails to accept the revised terms within the prescribed period, the matter may proceed in accordance with **Option 2**.

Option 2: Final Notice and Termination of Agreement

Issue a final notice to the JV Partner directing it to resume work within **14 days** strictly in accordance with the terms and conditions of the Original Agreement. In case the JV Partner fails to resume the work or refuses to comply with the contractual obligations within the stipulated period, the JV Partner may be declared in default in accordance to contractual conditions and a new contractor shall be hired on the basis of risk and cost or the Contract(s) may be terminated in accordance with the applicable legal and contractual provisions.

DISCUSSION

115. The Chair was informed by the Director General, FGEHA, that the Federal Ombudsman had directed FGEHA to submit a report regarding the status of the Green Enclave-1 Project, and accordingly, with the permission of the Chair, the agenda regarding the way forward for Green Enclave-1 was presented.

116. Chief Engineer, FGEHA, briefed the members that the project was conceived in the year 2009 and approved by the Executive Committee of FGEHF in its 105th meeting dated 17th March, 2009. Due to a Suo Motu notice by the Supreme Court and a NAB inquiry, the project was delayed; the Construction Agreement was finally signed in December 2019, after clearance of these inquiries and the case. During the currency of the project, various issues at the site impacted the progress of work, and the project has remained at a halt since August 2024. The Chair expressed serious concern over the suspension of works at the site and the lack of effort by FGEHA. Secretary, H&W, briefed the Chair that, as per the directions of the Board in its 44th meeting, a series of negotiations had been conducted with the JV Partner for resumption of works, and the FGEHA team, led by the Chief

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Engineer, had made extensive efforts in this regard. The negotiation terms proposed by the JV Partner were also placed before the members.

117. Chief Engineer further explained that, during the first phase of negotiations, a consensus had been developed; however, the JV Partner, through a letter dated 7th July, 2026, submitted a revised set of negotiation terms. These terms included payment for the access road and bridge.

118. The JV Partner was communicated, through a letter dated 8th July, 2026, that payment for the access road could not be released, as it was required to be constructed free of cost in accordance with the agreement. However, its acknowledgement has not been received to date.

DECISION

119. The Board directed FGEHA to formally communicate its final terms and conditions to the JV Partner and to require the resumption of works within four weeks. Meanwhile, a case shall be prepared for representation before the Federal Ombudsman, with all three stakeholders (FGEHA, the JV Partner and the allottees), to seek an appropriate decision/direction for resolution of the matter.

AGENDA ITEM NO. 12

Subject: APPROVAL REGARDING INITIATION OF RECRUITMENT PROCESS FOR THE POST CHIEF ENGINEER (BS-20), FGEHA.

120. The Board was apprised that the post of Chief Engineer (BPS-20) FGEHA was created on the recommendation of HR Committee and with the approval of Executive Board in its 8th meeting held on 27th November, 2020. The Quota of the post for Appointment as reflected in Schedule-1 of FGEHA employees (Service) Regulation, 2020, is on the next page;

S. No.	Name and Grade of Post	By Promotion	By Initial Appointment
1.	Chief Engineer (BS-20) or equivalent	50%	50%

121. The initial appointment against the post was made with due procedure i.e. on the recommendation of designated Departmental Selection Committee and with the approval of Executive Board being the Appointing Authority, under section 8 of the FGEHA ACT, 2020/Service Regulation 2020, in its 10th meeting held on 18th February, 2021.

122. The incumbent Chief Engineer (BPS-20) was due to retire on 28th September, 2026. The post of Chief Engineer (BS-20) was one of the key management positions in Federal Government Employees Housing Authority (FGEHA), responsible for overall planning, execution, supervision and monitoring of the engineering functions and development projects of the Authority.

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123. Upon retirement, of incumbent Chief Engineer (BS-20) the post will become vacant. Since the position is of critical importance for the smooth functioning of the Technical Wing and implementation of development projects. It was, therefore, proposed that the recruitment process may be initiated well in advance to ensure continuity in administration and project execution.

124. The initial appointment to the post was made through direct appointment. In order to maintain continuity in the functioning of the Authority and to provide flexibility in filling the post by selecting the most suitable candidate, it was considered appropriate to revise the existing recruitment criteria Schedule-I Quota for appointment. The proposed revision will continue to provide adequate promotional opportunities to eligible departmental officers while also enabling the Authority to recruit an experienced professional through direct appointment, if required. The proposal does not involve any additional financial implications, as the recruitment shall be made against an existing sanctioned post.

RECOMMENDATIONS:

a) Following amendment in the Schedule-I Quota for appointment of FGEHA employees (Service) Regulations, 2020 was proposed:

S. No.	Name and Grade of Post	By Promotion	By Initial Appointment
1.	Chief Engineer (BS-20)	25%	75%

b) Initiation of the recruitment process for filling the post of Chief Engineer (BPS-20) in anticipation of the retirement of the incumbent Chief Engineer in September, 2026 in accordance with proposed rules and other applicable laws/policies/ FGEHA service Regulation 2020.

DISCUSSION

125. MD (PHA-F) sought clarification regarding the justification and merits of the agenda. Director (Staff) apprised the Board that the incumbent regular Chief Engineer was appointed through initial appointment in 2021 and is due to retire in September 2026; therefore, initiation of the process for appointment of a Chief Engineer was necessitated. MD (PHA-F) and JS (Expenditure) further questioned the rationale for increasing the quota for initial appointments in the presence of regular officers who may be eligible for promotion.

DECISION

126. The Board directed FGEHA to present the pertinent record, including the seniority list of regular officers eligible for promotion to this post, before the HR Committee for recommendations to the Board.

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AGENDA ITEM NO. 13

Subject: **TERMINATION OF CONSTRUCTION CONTRACT BETWEEN FGEHA AND JV OF M/S AMANAT HUSSAIN (LEAD PARTNER) & M/S MAQBOOL ASSOCIATES (MINOR PARTNER)**

DISCUSSION

127. The PUC is an application submitted by the lead partner of the Joint Venture (JV) construction firm, M/s Amanat Hussain (copy enclosed as **Annex-C**), addressed to the Honorable Minister for Housing & Works. The application was presented to the Executive Board and highlighted FGEHA's termination of the construction contract for the Kashmir Avenue Apartments (Phase-I, Tower-A).

128. The Executive Board discussed the matter in detail and called for an in-depth examination of the case in accordance with applicable rules and regulations. Furthermore, the Board directed the constitution of a ministerial-level committee and submit its report within 30 days.

DECISION

129. The Board constituted a committee with the following composition;

i.	Draftsman, Law & Justice Division, Islamabad	Convener
ii.	Joint Secretary (Expenditure), Finance Division	Member
iii.	Joint Secretary (Admin), M/o Housing & Works	Member
iv.	Joint Engineering Advisor, M/o H & W	Co-opted Member

130. The TORs for the Committee shall be as follows;

i) To determine the grounds that led to the cancellation of the tender/bidding/procurement process;

ii) To ascertain violation of PPRA Rules/relevant rules;

iii) To find out procedural lapses, malafide intent and administrative negligence in tendering process;

iv) To evaluate the financial implication, if any, potential legal liabilities accrued due to the termination of tendering process.

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

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LIST OF PARTICIPANTS / ATTENDEES OF 49TH EXECUTIVE BOARD MEETING OF FGEHA HELD ON 6TH AUGUST, 2026

S No.	Name & Designation
1.	Mian Riaz Hussain Pirzada Federal Minister for Housing & Works, Islamabad
2.	Capt. (R) Muhammad Mahmood Rai Secretary, Ministry of Housing & Works, Islamabad
3.	Mr. Muhammad Khashih-ur-Rehman Senior Draftsman / Additional Secretary, Law & Justice Division, Islamabad
4.	Ms. Naila Bakir Managing Director, PHA Foundation, Islamabad
5.	Lt. (R) Sohail Ashraf Chief Commissioner, ICT / Chairman, CDA, Islamabad
6.	Capt. (R) Muhammad Zafar Iqbal Director General, FGE Housing Authority, Islamabad
7.	Mr. Iqbal Ahmed Chief (Technical / PP&H), Planning Commission, Islamabad
8.	Mr. Athar Sajid Joint Secretary (Expenditure), Finance Division, Islamabad
9.	Mr. Muhammad Shahzad Director General, Pak PWD, Islamabad
10.	Syed Muhammad Hassan Chief Engineer, FGE Housing Authority, Islamabad
11.	Mr. Fayaz-ul-Haq (Co-opted Member) Joint Secretary (Estate), Ministry of Housing & Works, Islamabad

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AGENDA ITEM / DECISION	IMPLEMENTATION STATUS	REMARKS FROM 49TH EB
Agenda Item No. 3: **Approval from Executive Board of FGEHA for the following:** **3a: Cost of Plot for Park Road.** **Decision:** After detailed deliberations, the Board constituted following committee, to undertake a comprehensive review of cost of plot, verification of legal BUP assessment and saleable area calculations: **i.** Additional Secretary, H & W **Chairman** **ii.** J. S. (Exp.), Fin. Div. Member **iii.** JEA M/o H&W Member **iv.** CFO, M/o H&W Member	The Committee has been notified.	Nil
3b: Built-Up Rates for Park Road **Decision:** After deliberations, the Board decided to refer case to already constituted committee under chairmanship of Additional Secretary, Housing & Works, for a comprehensive evaluation and verification of proposed legal BUP rates. Committee was directed to submit its recommendations to the Board for further consideration and decision.	Implemented	Nil
Agenda Item No. 4: Adjustment/Swapping of Plots within same sector/scheme where plots or applicants are lesser than quota ratio. **Decision:** The Board approved the adjustment/swapping of plots within the same sector or scheme from one quota to another quota, subject to availability of eligible applicants and strict compliance with applicable rules, policies, and quota-wise entitlements. Accordingly, 1,085 plots available in different categories and quotas of Sky Gardens Housing Scheme shall be adjusted/swapped to other quotas on proportionate basis. After adjusting for quota sharing, the remaining balance plots will be allocated to FG Serving quota, where applicable. Furthermore, for sector F-14/15, the Board approved adjustment/swapping of 25 plots	Allotment in Progress	Nil

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<td>(Category-I), where no applicants are available in the different quotas.
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<tr><th>Cat</th><th>Availability of Plots</th><th>Sifted/ adjusted to Autonomous Serving</th><th>Shifted/ adjusted to Professional Serving</th></tr>
<tr><td>I</td><td>25 (8 from PWD, 6 from Estate Office, 4 from NHA, 7 from Widow Serving)</td><td>13</td><td>12 (8 for ICT, 3 for IBA & 1 for Employees of District Courts</td></tr>
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<td><u>Agenda Item No. 5:</u>
Consideration of Committee Report regarding FGEHA Land Acquisition (Land Sharing Basis) Regulations, 2026 and disposal of Commercial Property Regulations, 2026.
Decision:
The Board approved FGEHA Land Acquisition (Land Sharing Basis) Regulations, 2026. The Board further observed that draft Disposal of Commercial Property Regulations, 2026 required further examination and directed that matter be submitted separately for consideration in upcoming Board meeting.</td>
<td>Implemented</td>
<td>Nil</td>
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<td><u>Agenda Item No. 6:</u>
Disposal of plot reserved for School in Sub-Sector G-14/2, Islamabad on a Revenue-Sharing Basis.
Decision:
The Board approved proposal to enter into concession agreement with American Lycetuff DNK School System, with lease period fixed at 20 years, extendable by a further 10 years. The Board further directed that an effective mechanism be established for monitoring, verification and auditing of revenue streams to ensure transparency, accountability and accurate implementation of revenue-sharing arrangement.</td>
<td>Implemented</td>
<td>EB directed for immediately signing of contract agreement with the successful bidder.</td>
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<td><u>Agenda Item No. 7:</u>
7a. Regular Supplementary Budget amounting to Rs. 256,064,292/- FGEHA for the financial year 2025-26.
Decision:
The Board deferred agenda for further deliberation and directed that matter be placed before the Board in a subsequent meeting for final consideration and approval.</td>
<td>Implemented</td>
<td>Nil</td>
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7b: Selection of External Auditors for audit of accounts of Federal Government Employees Housing Authority (FGEHA) for Financial Years 2024-25 and 2025-26. **Decision:** After deliberations, the Board approved appointment of Ilyas Saeed & Co., Chartered Accountants as External Auditors of FGEHA for FY 2024-25 and FY 2025-26.	Implemented	(Finance Wing to share latest status)
7c: Extension in period of Income Tax exemption for FGE Housing Authority for a period of 5 Years (1st July, 2024 to 30th June, 2029). **Decision:** The Board approved proposal to request Federal Government for extension of income tax exemption to FGEHA for a further period of five years, from 1st July 2024 to 30th June, 2029 through Ministry of Housing and Works and to seek incorporation of necessary provisions in relevant tax laws, including Income Tax Ordinance, 2001.	Implemented	Nil

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Agenda Item No. 8 Placement of findings/recommendations of Appellant Committee before Executive Board for decision. **Decision:** The Board considered report of committee constituted for examination of appeals/representations. After due deliberation, approved findings and recommendations contained therein. The Board further resolved that recommendations of committee, as approved, shall stand adopted as decision of the Board in respective appeals.	Implemented	Nil
Agenda Item No. 9 Naming of Road No. 804 (North Service Road), Sector G-14, Islamabad as Syed Chan Shah Kazmi Road. **Decision:** The Board approved renaming of Road No. 804 (North Service Road), Sector G-14 as **"Chan Shah Kazmi Road"** in recognition of his historical, cultural and spiritual association with area. FGEHA was directed to process case through Ministry of Housing & Works for submission to Federal Cabinet, in accordance with applicable policy and procedural requirements	Under implementation. The renaming of service roads in Sector G-14 have been done as per convention of service roads naming in Islamabad like East, West, North and South Service roads instead of operational and numeric names. The summary regarding renaming of North Service Road will be forwarded to Federal Cabinet for approval. Executive Board further issued directions to install the signing Board at the sites as well.	EB directed to ensure that remaining of roads is in accordance with the governmental rules, regulations & policies. It also directed that new name boards to be installed in Sector G-14 within 14 (fourteen) days.
Agenda Item No. 10 Representation of petitioner Syed Imtiaz Hussain Shah in Writ Petition 1217/2020 against construction of Masjid in Park Street No. 7, G-13/3, Islamabad. **Decision:** The Board directed that matter be referred to committee constituted in 46th Board meeting under chairmanship of Draftsman, Law Division. Committee shall afford all concerned parties an opportunity of hearing and submit its recommendations to the Board for consideration and decision in accordance with directions of Hon'ble High Court and applicable laws, rules and regulations.	The matter is to be placed before the Sub Committee constituted by the EB in its 46th meeting. Due to non-availability of Additional Secretary H & W being a member of said Committee the meeting could not be called. As soon as the member of Committee posted, the matter will be taken up on priority basis.	Nil

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Agenda Item No. 11 Approval of minutes of HR committee meeting(s) of FGE Housing Authority convened on 12th March, 2026 at 02:30 pm. **Decision:** The Board approved recommendations of HR Committee regarding engagement of an HR Consultant for comprehensive review and revision of FGEHA Service Regulations, 2020, and up-gradation of posts of Security Guard, Sweeper, and Mali from BS-01 to BS-02. With regard to Agenda No. 2, the Board directed HR Committee to undertake a fresh examination of matter and submit a clear, cogent and duly justified recommendation for Board's consideration, taking into account all relevant facts and circumstances, including probationary status of Ex-Assistant Director at pertinent time.	Process of hiring HR Consultant is in process, however, agenda-II implemented. Executive Board directed to place the matter before HR Committee and after its recommendations further expedite the process of EOI & scope of work.	EB directed to immediately float the Request for Bids from HR Consultants as per PPRA guidelines. The matter should be seriously and expeditiously pursued in the interest of all regular staff of FGEHA.

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