FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA SECTOR G-10/4 ISLAMABAD
DIRECTOR STAFF OFFICE
****

F. No.15 (7)/2019-HA (DS)/53 Dated: 16 Nov, 2026

Subject: **MINUTES OF 53rd EXECUTIVE BOARD MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 15TH OCTOBER, 2026**

53rd Meeting of the Executive Board (EB) of the Federal Government Employees Housing Authority (FGEHA) was convened under the Chairmanship of Federal Minister for Housing & Works on ***Thursday, 15th October, 2026, at 10:30 AM***, in the Committee Room of Ministry of Housing and Works, B-Block, Pak. Secretariat, Islamabad.

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

(FAIZ UMER SIAL)
Director (Staff)

DISTRIBUTION:

1. Mian Riaz Hussain Pirzada, Minister Housing & Works / Chairman Executive Board
2. Mr. Ahsan Ali Mangi, Secretary, M/o Housing & Works, Islamabad
3. Mr. Muhammad Khashih-Ur-Rehman, Draftsman / Additional Secretary, Law & Justice Division, Islamabad
4. Managing Director, PHA Foundation, Islamabad
5. Lt. (R) Sohail Ashraf, Chief Commissioner, ICT, Islamabad
6. Mr. Muhammad Shahzad, Director General, Pak PWD, Islamabad
7. Secretary EB/Director General, FGEHA, Islamabad
8. Lt. (R) Sohail Ashraf, Chairman CDA, Islamabad
9. Mr. Athar Sajid Khan, Joint Secretary (Expenditures), Finance Division, Islamabad
10. Mr. Iqbal Ahmed, Chief (Technical / PP&H), Planning Commission, Islamabad
11. Syed Muhammad Hassan, Chief Engineer, FGEHA, Islamabad
12. Mr. Fayaz-ul-Haq, (Co-Opted Member) Joint Secretary (Estate) M/o H&W, Islamabad

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

Subject: **MINUTES OF THE 53RD EXECUTIVE BOARD MEETING HELD ON 15TH OCTOBER, 2026**

53rd Meeting of the Executive Board (EB) of Federal Government Employees Housing Authority (FGEHA) was convened on 15th October, 2026, at 10:30 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.

2. 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**.

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

Sr. #	Agenda Item(s)
1.	Confirmation of the Minutes of the 51st & 52nd Executive Board Meeting
2.	Implementation Status on the Resolutions of 51st & 52nd Executive Board Meeting
3.	Approval of highest bids of auction of the commercial properties in Sectors G-13 & G-14 held on 15th – 16th September, 2026
4.	Replacement of Bank Guarantee with Insurance Guarantee against the remaining 25% payment of Commercial Plots
5.	Building Control Regulations of FGEHA
6.	Revision of composition of HR Committee and Appeals Committee
7.	Relocation of Plot No. 43, 45 and 60 in Sector G-14/3, Islamabad, to preserve old trees
Table Agendas	
8.	Update on the 1st Quarterly Meeting of Finance Committee
9.	Lifestyle Residency (10-Acre) Project Sector G-13, Islamabad

4. Discussions and resolutions taken place are detailed below:

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AGENDA NO. 01

Subject: CONFIRMATION OF THE MINUTES OF 51ST& 52ND EXECUTIVE BOARD MEETINGS OF FGE HOUSING AUTHORITY HELD ON 9TH & 17TH SEPTEMBER, 2026, RESPECTIVELY

5. Director General, FGE Housing Authority, briefed the Executive Board that minutes of 51st& 52nd Board meeting were circulated on 23rd September and 08th October, 2026, respectively. No reservation had been received from any member of the Executive Board.

DISCUSSION:

6. The Board was briefed about implementation status on the resolutions made in 51st & 52nd Board meetings.

7. The Joint Secretary (Admin), Housing and Works pointed out that minutes of 52nd Board meeting under Agenda Item No. 03, mentions the Secretary Housing & Works as Principal Accounting Officer of the FGE Housing Authority which should be corrected as administrative Secretary.

8. Furthermore, the Chief Technical (PP&H) inquired regarding Agenda Item No. 04 of the 52nd Executive Board, asking whether promotion would apply to a Chief Engineer hired on a contract basis and if such aligns with the FGEHA Employees Service Regulations (ESR) 2020. The Director (Staff), FGEHA, responded that the appointment would be on a contract basis in accordance with the FGEHA ESR, and therefore, it carries no provision for promotion.

RESOLUTION

11. The Executive Board confirmed the minutes of 51st & 52nd Executive Board meetings.

AGENDA NO. 02

Subject: IMPLEMENTATION STATUS ON RESOLUTIONS OF 51ST & 52ND EXECUTIVE BOARD MEETINGS

12. The Board was briefed on the progress of resolutions of 51st & 52nd Executive Board meeting. The Board expressed its satisfaction over the progress on the resolutions of 51st & 52nd Executive Board meeting. Directions regarding the implementation and progress of each resolution are enclosed at **(Annex-B).**

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AGENDA NO. 03

Subject: APPROVAL OF HIGHEST BIDS OF AUCTION OF THE COMMERCIAL PROPERTIES IN SECTORS G-13 & G-14 i.e. COMMERCIAL PLOTS OF CLASS-III SHOPPING CENTERS OF SECTOR G-13 AND CLASS-III SHOPPING CENTERS / MARKAZ G-14, HELD ON 15th–16th SEPTEMBER, 2026

13. Director General, FGE Housing Authority, briefed the Executive Board that the Federal Government Employees Housing Authority (FGEHA) conducted (02) two-days Open Auction event in Aura Grande Event Complex, E-11 Islamabad on the 15th and 16th September, 2026.

14. The Chairman Auction Committee, FGEHA, welcomed the investors / participants for their overwhelming participation in public auction event. He highlighted the bright prospects of investment in Sectors G-13 & G-14, emphasizing that these sectors will be the future economic axle of the city due to its prime location. He apprised that Special Facilitation Cell is being established including members from all the relevant directorates to facilitate the investors/ successful bidders of the auction, under One Window Facilitation Model. The Chairman Auction Committee, while addressing the participants, apprised that exhaustive efforts were put in while selecting the location of plots to be auctioned, in order to ensure maximum participation from the investors / business community.

15. The Auction committee made extensive efforts in finalizing the **Reserve Price** and selecting suitable locations of the plots offered for auction, with the objective of ensuring transparency, competitiveness and maximum participation from the investors/business community. The Committee carefully assessed the 3rd party evaluation, GPI Method, FBR rate and prevailing market trends, relevant market indicators, rates achieved in previous FGEHA auctions, and the overall response of investors, while determining the Reserve Prices of the plots.

16. The Committee also considered the ratio of successful bidders in previous auctions who deposited the required 25% down payment within the stipulated period, as well as those who failed to deposit the same.

17. The Auction Committee presented 20 plots out of 21 plots for Open Auction of different sizes in various categories i.e. Markaz plots, Class-III Shopping Centers plots in Sectors G-13 and G-14, Islamabad. The Corporate Offices Plot was deferred as only one token was issued for participation in the bidding process; however, the token holder did not come forward to participate in the bidding.

18. Bids were received for sixteen (16) out of the twenty (20) commercial plots, while no bids were received for the remaining four (04) plots. A detailed summary of the sixteen (16) plots for

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which bids were received, along with their respective reserve prices and highest bid prices offered are as under: -

Sr. No	Bidder Name	Token No.	Location	Plot No.	Area (sq.yd)	Reserved Price/ sq.yds	Reserve Amount	Bid Starting Price/ sq.yds	Amount offered / sq.yds	Total Amount
1	Mr. Muhammad Najeem	17(Y)	Markaz, Sector G-14	2	666.7	715,000	476,690,500	715,000	830,000	553,361,000
2	Mr. Said Ahmad	18(Y)		3	666.7	715,000	476,690,500	750,000	850,000	566,695,000
3	Mr. Azam Habib & other	05(Y)		7-A	994.5	715,000	711,067,500	715,000	905,000	900,022,500
4	Fourteen Courtyard Pvt. Ltd	09(Y)		7-B	1158.9	715,000	828,613,500	715,000	900,000	1,043,010,000
5	A & M Property Solutions Pvt. Limited	6(Y)		8	2000	680,000	1,360,000,000	700,000	975,000	1,950,000,000
6	Mr. Muhammad Haroon Asad Khan, Mr. Muhammad Nasir, Mr, Muhammad Arshad & others	15(Y)		9	2000	680,000	1,360,000,000	750,000	805,000	1,610,000,000
7	Mr. Muhammad Ramzan & Mr. Muhammad Imran	1(Y)		18-A	888.9	700,000	622,230,000	710,000	935,000	831,121,500
8	Mr. Muhammad Ashfaq,	14(Y)		18-B	888.9	700,000	622,230,000	800,000	890,000	791,121,000

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	Choudary Amanat Ali and Mr. Arshad Javed									
9	Mr. Sohail Irfan Abbasi & Mr. Raheel Irfan Abbasi	10(Y)		19-B	888.9	690,000	613,341,000	700,000	755,000	671,119,500
10	Mr. Naveed Shahzad	15(G)	Bazar, 1 Sector	2	206.66	690,000	142,595,400	700,000	770,000	159,128,200
11	Mr. Shahzain Wahid	6(G	G-14/2	9	88.89	760,000	67,556,400	760,000	825,000	73,334,250
12	Mr. Ubaid Ullah	27(G)	Bazar, 1 Sector	9	216	710,000	153,360,000	710,000	775,000	167,400,000
13	Mr. Ali Rehman	8(G)	G-14/3	17	231	710,000	164,010,000	710,000	895,000	206,745,000
14	Mr. Muhammad Saqib	23(G)	Bazar, 1 Sector G-14/4	3(1B-1)	233.33	810,000	188,997,300	810,000	1,135,000	264,829,550
15	Mr. Javed Khan	5(G)	Bazar, 5 Sector	8-B	400	650,000	260,000,000	650,000	705,000	282,000,000
16	Mr. Abdul Rehman	1(G)	G-13/3	9-B	400	650,000	260,000,000	680,000	695,000	278,000,000
TOTAL							8,307,382,100			10,347,887,500

19. Further, it is pertinent to narrate that as per Clause-8 of the Auction brochure "***The Executive Board shall decide acceptance or rejection of the bid and in case of rejection FGEHA shall return the token money within 15 working days after the decision of the Board.***"

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RECOMMENDATIONS:

20. The highest / offered bid price(s) of sixteen (16) auctioned commercial plots in Sectors G-13 & G-14, as tabulated in **Para-13** above, were placed before the Executive Board for its approval as successful bids/bidders.

DISCUSSION:

21. The board was apprised that a total of 21 plots were presented for auction. One Corporate Office plot in the Mauve Area was deferred, as only one bidder acquired a token for the bid-ding process. Of the remaining 20 plots, 16 were successfully auctioned, achieving an 80% success rate. The total reserved base price for such plots was estimated at Rs. 8.31 billion, whereas the plots have generated total revenue of Rs. 10.35 billion (***Approx. 24.5% higher value***).

22. Four plots in Sector G-14/4 remained un-auctioned. A committee has been constituted to investigate the underlying reasons. Once these issues are addressed, the plots will be re-presented in the forthcoming December 2026 auction. Furthermore, the Director General clarified that Letters of Acceptance will be issued to the successful bidders without delay.

23. The Chairman appreciated the FGEHA team's efforts in conducting a highly successful auction and, with the Board's concurrence, approved performance rewards to mark the occasion.

RESOLUTION:

24. The Board approved the highest / offered bid price(s) of sixteen (16) auctioned commercial plots in Sectors G-13 & G-14, as mentioned in **Para-18** above as successful bids/bidders. Moreover, the Chairman directed to timely accomplish the subsequent proceedings in best public interest.

AGENDA ITEM NO.04

Subject: REPLACEMENT OF BANK GUARANTEE WITH INSURANCE GUARANTEE AGAINST THE REMAINING 25% PAYMENT OF COMMERCIAL PLOTS

INTRODUCTION

25. It was informed that the matter regarding the terms and conditions governing the auction of commercial plots by FGEHA was considered by the Executive Board in its 36th meeting held on 8th November 2024. As per the terms and conditions contained in the approved auction brochure, the following provision was prescribed regarding possession of the auctioned plots:

> ***"The possession shall be available after payment of 75 percent of premium, subject to provision of a valid Bank Guarantee (Corresponding to the remaining amount)."***

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26. It was further informed that the above condition was approved by the Executive Board and has been enforced in all subsequent auctions of commercial plots. The successful bidders/investors from time to time have requested that the requirement of furnishing a Bank Guarantee against the remaining 25% of the plot price creates a financial constraint for them. They have pointed out that a Bank Guarantee generally requires corresponding funds or financial security to be maintained with the bank, which makes the arrangement financially difficult and may result in substantial funds being blocked. They have also requested to submit insurance guarantee in lieu of bank guarantee to speed up the construction.

27. In view of the above, it is proposed that the existing requirement of a Bank Guarantee against the remaining 25% of the plot price may be replaced with an Insurance Guarantee from atleast PACRA AA+ Rating Insurance Company equivalent to the remaining 25% of the plot price. Accordingly, possession of the commercial plots may be allowed after payment of 75% of the plot price, subject to submission of a valid Insurance Guarantee for the remaining 25% amount along with an E-Stamp affidavit undertaking to pay the remaining amount within the stipulated period. The final allotment letter will only be issued after 100% payment. Furthermore, no sale purchase of sub-units will be allowed before the issuance of final allotment letter. The proposed arrangement shall be applicable to all existing successful bidders/owners of commercial plots and shall also be incorporated in the terms and conditions of all future auctions of commercial plots.

28. The proposed relaxation is expected to facilitate successful bidders in obtaining possession of their plots and commencing construction activities. This will help accelerate the development of commercial plots, promote construction and investment activity, and contribute towards the overall uplift and development of FGEHA housing schemes. At the same time, the outstanding 25% of the plot price shall continue to remain secured through the Insurance Guarantee, while the affidavit shall provide an additional undertaking by the successful bidder for payment of the outstanding amount within the stipulated period.

29. In view of the foregoing, the Executive Board may kindly consider and approve the replacement of the existing requirement of a Bank Guarantee with an Insurance Guarantee from at least PACRA AA+ Rating Insurance Company equivalent to 25% of the plot price, along with an E-Stamp affidavit for payment of the remaining amount within the stipulated period, for the purpose of obtaining possession of commercial plots after payment of 75% of the plot price. The same shall be applicable to all existing successful bidders/owners of commercial plots and shall form part of the terms and conditions of all future auctions of commercial plots.

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RECOMMENDATIONS:

30. The proposal regarding the replacement of the existing Bank Guarantee with an Insurance Guarantee from atleast PACRA AA+ Rating Insurance Company equivalent to 25% of the plot price, along with an E-Stamp affidavit undertaking payment of the remaining amount within the stipulated period was placed before the Executive board for consideration please.

DISCUSSION:

31. The Board was apprised that condition of provision of bank guarantee in lieu of outstanding 25% payment was incorporated as per CDA policy and remains in practice in each auction after 8th November, 2024. Now the investors have suggested that provision of Bank Guarantee requires same proportion of funds, therefore such provision could not help them in starting construction activities due to non-provision of possession of plot.

32. The Member/Representative of CDA inquired the difference between Bank Guarantee and Insurance Guarantee upon which it was briefed that Bank Guarantee requires equal value of cash / immovable assets to be pledged with bank whereas insurance guarantee requires a nominal percentage of principal amount to be deposited with the insurance company along with previous track record of the investor / client for preparation of insurance guarantee. Draftsman Law and Justice further responded that SECP, PPRA and State Bank equally weighs the both types of guarantees, and therefore a valid insurance guarantee from AA+ or higher insurance company may be admissible.

RESOLUTION:S

33. Upon detailed discussion, the Executive Board deferred the agenda.

AGENDA ITEM NO. 05

Subject: **BUILDING CONTROL REGULATIONS FOR FGEHA HOUSING SCHEMES & RESIDENTIAL PROJECTS**

INTRODUCTION

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

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"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."

35. It is further apprised that Section 7 (2) (b) of the Act authorizes the Director General of the Authority to "accord approval for the layout plans, building plans of the schemes in conformity with the local municipal regulations". Similarly, Section 26 of the Act empowered the Executive Board of FGEHA to make rules and regulations for carrying out the purposes of this Act. However, the Authority did not formulate its own regulations. It 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.

36. The agenda regarding the formulation of Building Control Regulations for FGEHA housing schemes was presented before the 49th meeting of the Executive Board held on 6th August, 2026. The Executive Board directed FGEHA to constitute an internal committee for the formulation of Building Control Regulations.

37. Accordingly, the Director General, FGEHA, constituted an internal committee vide Notification No. F.No.3(circular)/DS/2026-HA/19 dated 11th August, 2026 for the purpose of formulating the Building Control Regulations of FGEHA.

38. The Committee held a number of meetings and, after due deliberation, prepared a draft of the Building Control Regulations. The draft has been formulated broadly in line with the CDA Building Control framework, with FGEHA-specific provisions and amendments incorporated to address the requirements of FGEHA-controlled sectors and schemes. The draft proposes effective enforcement mechanisms and certain improvements in existing regulations.

39. In addition, specific sustainability measures have been incorporated into the proposed regulations including provisions of the Energy Conservation Building Code, 2023 (ECBC-2023) such as; requirements for insulation details for exterior walls and roofs, as well as relevant construction material and building-services specifications in building plan submissions. The draft further suggests mandatory rainwater harvesting for all categories of plots and buildings for non-potable use, with provisions for the collection, filtration, storage, overflow and reuse of harvested rainwater.

40. The draft also recommends rooftop solar photovoltaic systems as a mandatory component of new residential development, based on residential plot category, as well as for commercial buildings. Provisions for horticultural work and rooftop gardens have also been incorporated to promote greenery and environmental sustainability within FGEHA schemes.

41. The regulations shall be applicable to FGEHA controlled areas as specified under FGEHA act 2020. However, for schemes located outside the limits of the ICT, the provisions of

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FAR, setbacks, ground coverage and building height shall be governed by the applicable regulations of the respective local development authority/municipal authority, while the remaining provisions of the FGEHA Building Control Regulations shall continue to apply.

RECOMMENDATION

42. The draft building control regulations were placed before the Executive Board for kind consideration and approval please.

43. Enhanced FAR rates may also be approved as mentioned in **Table 6.10** of Regulations, please.

DISCUSSION:

44. The Board was briefed that as per decision of 49th Executive Board meeting held on 6th August, 2026, an internal committee comprising of Chief Engineer, Director Planning and Director Law was constituted to formulate the draft FGEHA Building Control Regulations. Accordingly, after several meetings, the final draft is prepared and presented before the Board.

45. It was informed that these Regulations complement the existing CDA Regulations and include several improvisations for enforcement mechanisms, green buildings compliance, horticulture, Solarization and rain water harvesting.

RESOLUTION:

46. The Board directed to constitute a committee comprising the following:

i.	Chief Technical (PP&H), Planning Commission	Chairman
ii.	Director General (Planning), CDA	Member
iii.	Joint Secretary (Expenditure), Finance Division	Member
iv.	Director General Pak, PWD	Member
v.	Director Planning, FGEHA	Secretary

47. The Committee shall thoroughly examine and review the draft regulations and provide its recommendation to the Board within 15 days for consideration and approval.

AGENDA ITEM NO. 06

Subject: **REVISION OF COMPOSITION OF HR COMMITTEE AND APPEALS COMMITTEE**

48. The Board was briefed that the HR Committee of the Federal Government Employees Housing Authority is presently headed by the Additional Secretary, Ministry of Housing & Works.

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49. The current composition of the HR Committee is as under:

Sr. #	Designation	Status
1.	Additional Secretary, M/o Housing & Works	Chairman
2.	Joint Secretary (Estate), M/o Housing & Works	Member
3.	Joint Secretary (Expenditure), Finance Division	Member
4.	Director (Finance) FGEHA	Member
5.	Director (Admin) FGEHA	Member cum Secretary

50. The Appeals Committee of the Federal Government Employees Housing Authority also comprises the Additional Secretary, Ministry of Housing & Works. The current composition of the Appeals Committee is as under:

Sr. #	Designation	Status
1.	Draftsman, Law Division	Chairman
2.	Additional Secretary, M/o Housing & Works	Member
3.	Representative of Office of Chief Commissioner (not below BS-19)	Member
4.	Director Estate, FGEHA	Member
5.	Director Land, FGEHA	Member
6.	Director Law, FGEHA	Member

51. The post of Additional Secretary, Ministry of Housing & Works, has remained vacant for a considerable period. As a result, meetings of the HR Committee could not be convened regularly and a number of administrative matters that require discussion and recommendation by the Committee to place such cases before the Executive Board for final approval stand pending. Similarly, the appeals referred by the Executive Board have remained deferred / in-process since the meetings could not take places.

52. In order to ensure uninterrupted functioning of the HR Committee and Appeals Committee for timely disposal of pending matters, it is proposed that the composition of the HR Committee and Appeals Committee be revised to the extent that, in the absence of the Additional Secretary (Housing & Works), any of the BS-20 Officer of Ministry of Housing & Works, upon approval from the Secretary Housing & Works, shall head the HR Committee as Chairman, and be

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the member of Appeals Committee. The revised arrangement shall apply only during the vacancy or absence of the Additional Secretary and shall automatically cease upon assumption of charge by an Additional Secretary. The change is purely functional and temporary in nature.

53. The proposal is consistent with the powers of the Executive Board under Section-10 of the FGEHA Act, 2020, to constitute committees and assign functions for the efficient performance of the Authority. It will facilitate prompt disposal of pending cases without the need for frequent ad-hoc arrangements.

RECOMMENDATION

54. The Executive Board was requested to approve the revision of compositions of the HR Committee and Appeals Committee so that, in the absence of the Additional Secretary (Housing &Works), any of the BS-20 Officer of Ministry of Housing & Works, duly nominated by the Secretary Housing & Works, shall head the HR Committee, and be the member of Appeals Committee

DISCUSSION:

55. The Board discussed the agenda in detail and it was apprised that in the absence of Additional Secretary, M/o H & W meetings of HR Committee could not be convened regularly and administrative matters that require recommendation by the Committee to place such cases before the Board for final approval stand pending. It was requested that in the absence of the Additional Secretary (Housing & Works), any of the BS-20 Officer of Ministry of Housing & Works, with approval of Secretary Housing & Works, shall head the HR Committee as Chairman, and be the member of Appeals Committee.

56. The revised arrangement shall apply only during the vacancy or absence of the Additional Secretary and shall automatically cease upon assumption of charge by an Additional Secretary. The change will be purely functional and temporary in nature.

RESOLUTION:

57. The Board approved the recommendations presented vide **para-54** and decided that:

a. In the absence of the Additional Secretary (Housing & Works), any BS-20 Officer of the Ministry of Housing & Works, duly nominated by the Secretary Housing & Works, shall head the HR Committee, and serve as a member of the Appeals Committee.

b. This revised arrangement shall apply only during the vacancy or absence of the Additional Secretary and shall automatically cease upon the assumption of charge

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by an Additional Secretary. This change is purely functional and temporary in nature.

58. Furthermore, to convene committee meetings on outstanding matters, the Secretary Housing & Works nominated the Joint Secretary (Estate)—who is already a member of the HR Committee to chair the committee's proceedings. In addition, he nominated the Joint Secretary (Admin) to serve as a member of the Appeals Committee in the absence of the Additional Secretary.

AGENDA ITEM NO. 07

Subject: **RELOCATION OF PLOT NO. 43, 45 AND 60 IN SECTOR G-14/3, ISLAMABAD, TO PRESERVE OLD TREES**

BACKGROUND

59. The Board was briefed that two trees, apparently more than 300 years old, are located in Plot No. 45 (50′ × 90′), Street No. 121, Sector G-14/3, Islamabad. As observed during the physical site survey, the branches of one of the trees extend approximately 36 feet into Plot No. 43, 25 feet into Plot No. 60 and 10 feet into Plot No. 47, thereby affecting the development and utilization of the adjoining residential plots. The physical survey and site photographs showing existing situation.

60. The owner of Plot No. 45 had applied for physical possession of the plot; however, possession was not granted due to concerns regarding preservation of the existing trees. The existing layout of affected area.

61. The presence of the existing trees and the spread of their branches into adjoining residential plots create constraints in the construction of houses on the affected plots. A suitable planning solution is, therefore, required to preserve the trees while maintaining the prescribed green area percentage of Sector G-14/3.

62. In order to preserve the existing trees and resolve the issue of the affected residential plots, it is proposed that:

i. Plots No. 43, 45 and 60 may be shifted to the existing park located on Street No. 108 in Sector G-14/3, as indicated in the proposed layout plan.

63. The proposed arrangement provides a planning solution to preserve the existing trees while addressing the constraints affecting the adjoining residential plots. Furthermore, the proposal is not expected to affect the prescribed green area percentage of the sector. However, relocation of the plots to the existing park may result in objections by owners of plots facing the existing park which will be settled during public objection stage.

64. The comparison of the existing and proposed layouts, illustrates the proposed adjustment of the affected plots and the corresponding changes in the sector layout.

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65. In view of the foregoing, the Executive Board may kindly consider and accord approval to the following:

i. Relocation of Plots No. 43, 45 and 60 in Sector G-14/3, Islamabad, to the existing park on Street No. 108, as indicated in the proposed layout plan for preservation of the existing trees.

ii. Implementation of the approved arrangement after the hearing of public objections as ordered by Islamabad High Court in case titled Syed Zubair Ali vs FGEHA.

RECOMMENDATION

66. The shifting of plots to preserve trees is submitted for consideration and approval of the Executive Board subject to the hearing of public objections, please.

DISCUSSION:

67. The Board was apprised that 02 ancient trees approximately 300 years old exist on Plot Number 45, Street No. 121, Sector G-14/3, Islamabad as a result of which possession cannot be provided to Plots No. 43, 45 and 60.

68. It was also explained that environmentalists have also shown their concerns for the potential demolition of the trees and require FGEHA intervention to safeguard and protect the trees. In order to safeguard the trees, a planning proposal is presented before the board where in Plot Number 43, 45 and 60 in Sector G-14/3 will be shifted to existing Park on street No. 108 as indicated in proposed layout plan. The Board was informed that such revision/swapping will not impact the overall green area percentage of Sector G-14/3.However, it was apprized that relocation of the plots to the existing park on Street No. 108 may result in objections by owners of plots facing the existing park which will be settled during public objection stage.

69. Additionally, the corner charges would be applicable to the allottees since the newly created plots are created in such manner.

70. The Board discussed the revision in detail and highlighted that such trees should be preserved and the area of the three plots to be secured through construction of boundary wall and maintained in accordance with requirements of relevant authority.

RESOLUTION:

71. The Board approved in principle the relocation of the affected plots (43, 45, and 60) to newly created plots within the existing park on Street No. 108, subject to the hearing and resolution of public objections, if any, by the Internal Committee of FGEHA. Furthermore, the

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vacated area from these original plots will be converted into a thematic park to preserve the existing trees.

AGENDA ITEM NO. 08

Subject: UPDATE ON THE 1ST QUARTERLY MEETING OF FINANCE COMMITTEE

DISCUSSION:

72. The Board was apprised that Board on the implementation of the 52nd Executive Board resolution regarding the First Quarterly Budget Review for FY 2026–27, noting that an internal review and a Finance Committee meeting were successfully convened on October 8th and October 9th, 2026, respectively. Additionally, as deliberated at the onset of the 53rd meeting, it was resolved that the nomenclature "*Principal Accounting Officer*" in the subject resolution be amended to read "Administrative Head of FGEHA." The Board directed that official records be updated accordingly to maintain consistency.

73. During the financial presentation, the Honourable Secretary sought clarification on the realization of first-quarter operational receipts for FY 2026–27. The Director of Finance reported that 18% of the annual target was achieved. Furthermore, it was noted that actual receipts realized during the quarter amounted to Rs. 539.490 million, registering a 7% shortfall against the projected quarterly target of Rs. 664.122 million.

74. Subsequently, the Chairman, FBAC, briefed the Board on the Q1 FY 2026–27 budgeted receipts and expenditures. He highlighted that all developmental and non-developmental out-lays, particularly Establishment Charges, are fully compliant with the Finance Division's budget re-lease strategy, remaining within the prescribed thresholds of 25% for ERE and 15% for Non-ERE.

75. The Board raised concerns regarding the excess expenditure under the Maintenance Head relative to Q1 receipts, specifically querying the deficit within the Maintenance and Rehabilitation Wing. In response, the Director of Finance apprised the Board that the expenditure variance was primarily due to water and garbage collection charges.

76. Furthermore, the Board inquired regarding expenditure control measures. The Director of Finance reported that a Rs. 150 million payment is being issued to the CDA to lay a new water pipeline from Shah Allah Ditta to Sectors G-13 and G-14. This project, to be supervised by the Technical and Maintenance Wings, is expected to significantly reduce ongoing water charges. The Board subsequently directed management to enforce strict financial discipline, ensuring that future maintenance expenditures are closely monitored and remain commensurate with generated receipts.

77. The Honourable Secretary inquired about the utilization of the developmental budget, observing that Rs. 1,683.584 million had been expended during the first quarter against the quarterly allocation of Rs. 3,750 million. In response, the Director of Finance apprised the Board that this

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expenditure constitutes approximately 45% of the first-quarter developmental budget and roughly 11% of the total annual approved developmental budget of Rs. 15,000 million for FY 2026–27. The Board emphasized that the pace of developmental expenditures must remain aligned with approved quarterly allocations and projected estimates to ensure prudent financial management.

78. The Chair emphasized the necessity for FGEHA to fully mobilize its resources and maximize revenue generation from allottees and other means to optimally utilize available financial resources and accelerate the pace of developmental activities. Furthermore, the Chair directed that land acquisition payments be prioritized and processed expeditiously in accordance with applicable rules and procedures. This prioritization aims to facilitate the smooth implementation and timely completion of ongoing development projects.

RESOLUTION:

79. The Executive Board concluded its discussion on the first-quarter financial review for FY 2026–27 and ratifying the necessary administrative amendments to the official record. The Board emphasized that management must exercise rigorous financial discipline, specifically by aligning maintenance expenditures with realized receipts and expediting cost-saving infrastructure measures. Furthermore, FGEHA was directed to proactively mobilize resources and maximize revenue generation to sustain the authority's fiscal momentum. It was reiterated that the targeted financial controls are mandated to ensure the timely completion of all ongoing development projects.

AGENDA ITEM NO. 09

Subject: LIFESTYLE RESIDENCY (10-ACRE) PROJECT SECTOR G-13, ISLAMABAD

INTRODUCTION:

NAME OF WORK; Construction of Balance Works in all 8 Towers (3B+GF+16 Floors) comprising of Structural, Architectural, Electrical, Plumbing, HVAC, Vertical Transportation (Lifts), External Works along with Commercial Building (G+5) and Retail Floor on 10 Acre Plot, G-13/1."

80. Project Director Lifestyle Residency briefed the Board that land measuring 10 acres was earmarked for the Construction &Infrastructure Development of Life Style Residency Apartment near Srinagar Highway, Sector G-13/1, Islamabad. The project aims at providing housing facilities to the Federal Government Employees on ownership basis. The site for Life Style

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Residency Apartments is located near G-13 Markaz Sector G-13/1. It is approachable through a link road to Srinagar Highway on South of the project site and 1 KM from Golra Chowk.

81. The project is designed as 08 Residential Towers, each having three Basements, ground plus sixteen Floors (3B+G+16). The Two basement floors (BFs) are reserved for vehicles parking and one basement for retail shops, while making a total sum 1869 Nos. of Apartments. Commercial Area has Four Basement along with ground plus five (4B+G+05), all basements dedicated for parking.

Total Covered Area of the project = 4,055,556 Sft's

Number of Apartments: 1869;

Type-A: 289 No's, with covered area of 1800 Sq. ft.

Type-B: 374 No's, with covered area of 1500 Sq. ft.

Type-C: 680 No's, with covered area of 1100 Sq. ft.

Type-D: 493 No's, with covered area of 900 Sq. ft.

Studio Apartments C-Tower: 17 No's, with covered area of 510 Sq. ft.

Studio Apartments D-Tower: 16 No's, with covered area of 435 Sq. ft.

Current Status:

82. **Residential Towers:** Out of the total **8 residential towers**, grey structural work of 7 **towers has been substantially completed**, while structural work of Columns and shear wall of TB-1 has been done partially up to 6th floor level. Finishing & MEP works are in balance in the remaining towers.

83. **Commercial Tower:** Structural work. Columns from Basement-2 to Basement-1 has been almost completed in left portion of **1st Basement next to Mosque while G.F slab in right portion has been laid**. The remaining structural as well as finishing & MEP works, are still in balance.

84. **Retail Floor:** Structural work of portion of isolated footings is balance including portion of slab work while **finishing & MEP works remain in balance**.

Mosque: Structural work of the **1st Basement Floor has been completed**, while the remaining **2 stories are still in balance**.

85. The project was initially launched at a price of Rs. 4100/- sq. in 2016; however, the project faced significant delays. The Covid-19 caused unprecedented hike in the price of commodities that rendered the rates unworkable. Due to delays in progress and completion of the project, FGEHA took over the project site and directions were issued to complete the project by

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FGEHA itself. The project consultant M/s EA Consulting was remobilized at site for the preparation of PC-I document.

86. The current cost of completion of project was worked out and presented in Executive Board. The Executive board approved the PC-I of **48.856 Billion** but also directed to look for alternative ways of project funding and completion of project majorly at its own sources. Therefore, it was imperative to get the current valuation of project's commercial inventory and also devise a business plan for the completion of project. Therefore, M/s RSM Avais Hyder Liaquat Nauman (RSM Pakistan) was hired as a Financial advisor on competitive bidding, that carried out valuation of the commercial area, market prices of the residential apartments as well as the commercial plots in the 5 Acre project area. Further they were assigned the task to deliver the business model and develop an EOI for the selection of the development partner/contractor. The RSM has completed their work and has given their report including all the requisite deliverables. RSM also developed the RFP and Bidding Documents.

Valuation of the Commercial area:

87. The RSM Pakistan carried out valuation of the project on different modalities. The final valuation of inventory based on inventory exchange model and keep the price of the inventory of shops at their current market values. The following valuation of commercial area hereby submitted:

Indicative rates of the Commercial Tower Inventory:

Floor	Base Rate (PKR/SFT)
Ground Floor	90,000.00
Upper Ground Floor	100,000.00
First Floor	90,000.00
Second Floor	85,000.00
Third Floor	75,000.00
Fourth Floor	65,000.00
Fifth Floor	65,000.00

Average Rate for Commercial Tower: **Rs. 82,000 per sq. ft.**

Saleable Area of Commercial Tower: 108 677 sq. ft.

Parameter	Value	Units	Purpose
P1 Prime Rate	85,000.00	PKR/SFT	Tower entrance prime basement retail
P2 Markaz Frontage Rate	80,000.00	PKR/SFT	Markaz frontage prime retail

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P3 Secondary Internal Rate	70,000.00	PKR/SFT	Secondary internal retail
P4 Back-side Retail Rate	65,000.00	PKR/SFT	Back-side / rear retail
P5 Kiosk / Low Visibility Rate	60,000.00	PKR/SFT	Kiosk / low visibility

Indicative rates of the Retail Floor Inventory:

Average Rate for Retail Floor: **Rs. 72,500**

Saleable Area of the Retail Floor: 173,419 Sq. ft.

88. Based on the weighted average the overall average rate of **Rs. 76,000** per square feet is arrived at as an indicative average price per sq. ft for the commercial inventory. The total indicative value of the inventory for reference purposes is **Rs. 21.44 Billion**, In addition the receivables from the existing allottees are approximately **Rs. 3.0 Billion**. Therefore, the overall value based on the own resources of the 10 Acres plot is expected to be in the range of Rs. 24.44 billion depending upon the offers received from the bidders as per the indicative values provided by the RSM Pakistan.

PROJECT COST

89. Based on the cost estimate provided in the approved PC-1 the further cost to complete the project is estimated at Rs. 36.62 Billion (48.854-12.234). (the already done work)

The expected deficit

90. The above calculations show that there would be deficit between the construction cost and the market value of inventory. This has been left on the bidders to give their own valuation of the inventory and also the cost to complete, based on market dynamics' and that difference will then be passed on to the allottee on prorata basis. This additional cost will result in additional cost of flat @ Rs. 2-2.5k /sft for allottees, however, the final figure would be determined on the basis of bids received from the bidders.

Business Model:

91. The business model is based on the packaging completion schedule and the inventory allocation model, which are at the core of the project completion.

This model covers the risks of the FGEHA and park the risk of monetizing the inventory for completion of the construction upon the successful bidder. It also covers the risk of FGEHA to deliver the constructed apartments to the allottees within the expected time period of **36 months** while at the same time commercial area is constructed and developed.

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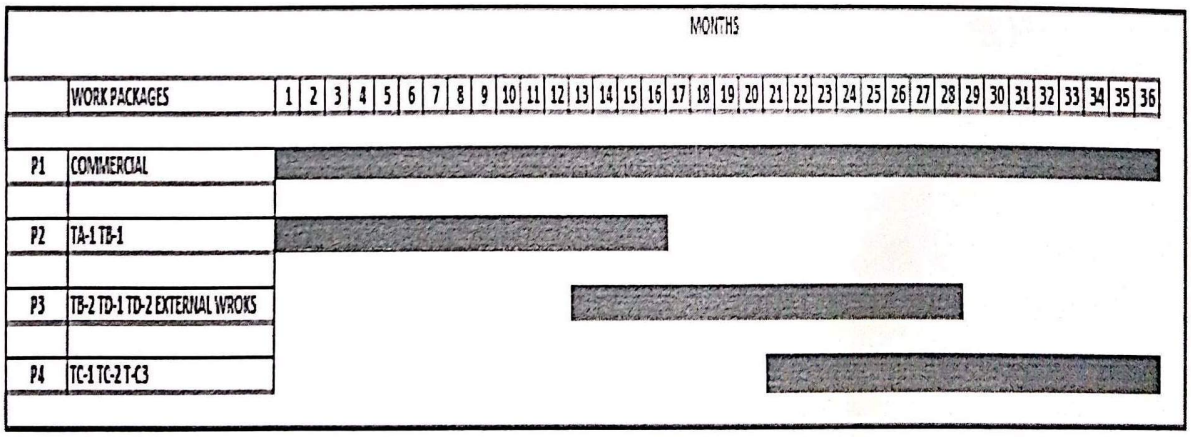
92. The award of overall contract in four different packages also covers the risk that default of contractor in construction will not put at stake the whole construction instead the risk of completion is divided and is transferred upon completion of the previous package.

Package Completion Schedule

93. All Packages shall be completed within thirty-six months from the Project Commencement Date. The package P1 and P2 shall be handed over for execution at the start, P3 handing over subject to 75% progress of P2 by month 12 and P4 at 50% progress of P3 by Month 20.

Package	Scope	Award and commencement trigger	Completion period	Required milestone	Start of Package	Completion
P1	Commercial Area	At Project commencement	36 months	75% progress by Month 27	Month 0	Month 36
P2	TA1 and TB1	At Project commencement	16 months	75% progress by Month 12	Month 0	Month 16
P3	TB2, TD1, TD2 and Outside Development	At 75% progress of P2	16 months	50% progress by Month 20	Month 12	Month 28
P4	TC1, TC2, TC3	At 50% progress of P3	16 months	overall completion	Month 20	Month 36

Indicative implementation timeline



Program requirements

94. The Contractor shall submit a detailed resource-loaded work program consistent with the above milestones and the overall thirty-six-month completion period.

Achievement of physical progress shall be determined and certified by the Engineer or Project Consultant in accordance with the Contract.

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The above programs could be altered based on inputs of potential bidder.

Inventory Allocation Schedule

95. **Payment shall be made in kind through shops in the Commercial Area.** The approved inventory shall be divided into ten tranches of equal value. Each tranche shall represent 10% of the total approved inventory value.

96. **Selling rights of all the inventory shall be given to the partner / contractor at the start of execution**; however, the ownership rights shall only be handed over based on the milestones as indicted below. If the partner sells inventory beyond its ownership rights, the revenue shall be credited in FGEHA's operated account.

97. 10 percent of inventory's selling rights shall be handed over to partner / contractor at the commencement against a performance guarantee in the shape of insurance bond as per PEC guidelines equivalent to 10 percent of total project construction cost. The ownership rights shall be transferred to the Contractor as per following formula:

Tranche	Release milestone	Share of approved inventory value	Rights released
1	Commencement of P1 and P2, subject to fulfilment of Initial Contractual Obligations	10%	Selling rights (Mob. Advance)
2	Further Each 10% Commercial Tranche will be handed over to the Contractor with Selling Rights Upon 10% of the Works Verified by the Project Consultants.	10%	Ownership Rights of previous 10% Tranche Will be transferred to the Con-tractor.

Procurement Strategy

98. **'Two stage two envelopes'** approach under the PPRA Rules. This not only provides a competitive bidding process on transparent basis but also allows **flexibility** to deal with the complex transaction.

99. The programs can be altered based on inputs in Pre-Bid meeting and also before start of 2nd stage of bidding procedure TSTE.

100. Accordingly, the RSM along with the project team and EA Consultants was engaged to prepare the overall bidding documents in accordance with the requirements of the project and also to comply with the PPRA Rules. These documents have been prepared and finalized, and basis of selection are provided below:

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A. STAGE ONE Eligibility Criteria for bidders

101. This is part of the Stage-1 RFP document whereby bidders are required to submit following documents to ascertain their minimum eligibility criteria:

- Legal incorporation/registration: SECP incorporation certificate, Registrar of Firms or in case of JV/Consortium legal incorporation documents of the individual JV/Consortium partners along with JV Agreement with joint and several liability clause
- Authority to sign documents: Authority letter from the bidder. In case of JV authority letter from each partner.
- Bidders duly licensed by **PEC in Category CA**: License from PEC with specialization codes, CE-09, CE-10, BC-03, ME-02, ME-03, EE-02, EE-04 & EE-05 are eligible to bid. In case of foreign firm an undertaking to submit an F-CA license at the time of project award
- The bidder must not be black listed or defaulted with any government agency local or international. Affidavit on non-judicial stamp paper of Rs. 100/- duly notarized regarding no blacklisting/No Default.
- Information on any litigation or arbitration resulting from contracts completed or under execution by the Bidder. In case, the firm is involved in any litigation, the details/updated status shall be provided. Any firm involved in litigation and in case majority of decisions went against that firm or if the firm is blacklisted by any Govt./Semi- Govt./Autonomous body, shall be disqualified.
- Compliance with the Income tax and sales tax laws
- Copy of valid Income Tax Registration (NTN), Sales Tax Registration with FBR, provincial sales tax on services registration in case of out of ICT resident person with declaration that ICT sales tax on services registration will be made before award of contract. Confirmation as Active tax payer for both income tax and sales tax purpose.

Bid Security: Original bid security of Rs. 60,000,000 (60 Million) in the form of CDR/PO/DD provided in separate envelope

Acceptance of TSTE process and package work order model. Signed undertaking

Financial Soundness (Pro Rata Basis)

- Minimum Average Turnover (3 yrs) – Rs. 2.5 Billion
- Minimum working Capital (3 years) – Rs. 1 Billion
- Minimum Credit line - Rs. 1.5 Billion

Evidence – Audited Accounts and Bank credit line letter.

(The technical evaluation also covers marks for the financial soundness, the marks are assigned on the prorata basis subject to minimum qualifying criteria) :

B. STAGE ONE TECHNICAL EVALUATION:

102. For bidders who meet the minimum eligibility criteria technical evaluation will be carried out against the following variables:

Sr. No.	Category	Weightage/Marks	Passing Marks
1.	Experience Record	40	20
2.	Personnel Capabilities	15	7.5
3.	Equipment Capabilities	15	7.5
4.	Financial Soundness	30	15
	Total:	100	50

Technical qualification status shall be decided on the basis of applicant/ firm securing **at least 50% marks in each category** and securing a minimum of **70% marks overall** be considered technically qualified. In case of JV, non-lead partner JV share shall not be less than 30 percent. In case of JV, Non lead partner must also secure at least 25% marks in each category in order to qualify.

C. NEGOCIATIONS

103. The Commercial proposal shall not be opened and will remain in sealed envelopes with the Employer, however, dialogues will be carried out with the technically qualified bidders in respect of any clarifications required. In case the technically qualified bidders would like to revise their initially submitted commercial proposal, they can submit a revised commercial proposal in the stage two, otherwise they should submit the letter confirming that their financial proposal submitted during stage one should be considered in stage two evaluation as final proposal.

D. STAGE-TWO FINAL BID EVALUATIONS

104. The most advantageous financial bids shall be evaluated based Best-Value Formula

The Bid Price (C) = A – B;

where

A. Total Construction cost for completion of the Project (Blank BOQ's provided)

B. Total Assessed value of the Commercial

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C. The Delta (Difference of the Construction cost & Commercial Inventory Value)

105. The Bidder with minimum value of C shall be considered the most advantageous bidder.

Since both the values of construction and valuation of commercial are left at the bidder's discretion, the bidder have full opportunity to incorporate their Valuations as well as Evaluated Construction Costs.

If any other requirement is received by bidders either at pre-bid meeting or negotiation phase of TSTE, shall be considered by the evaluation committee to ensure bidders have right if negotiation as spirit of TSTE bidding procedure

COVERING THE DEFICIT (C)

106. In case the bidder calculates a deficit in over-all completion cost and selling of commercial inventory (if any), FGEHA shall offer the 3 mix use commercial plots marked in area of 5-acre project based on the negotiations with the bidder and based on the base price as valuated by RSM.

RECOMMENDATION:

107. The working paper was submitted before the FGEHA Executive Board in order to solicit approval to proceed with the proposed Two Stage Two Envelop Bidding Process based on current valuation, packaging, asset exchange development model with utilization of the 3 mix-use commercial plots in 5-acre project area for completion of works and Principle Approval to revise the residential apartment prices (if required).

RESOLUTION:

108. In order to thoroughly review the viable business model and devise a comprehensive way forward, the Board constituted a committee comprising the following:

a. Joint Secretary (Admin), M/o H&W	Chairman
b. Joint Engineering Advisor, M/o H&W	Member
c. Chief (PP&H), Planning Commission	Member
d. Joint Secretary (Expenditure), Finance Division	Member
e. Project Director (LSR)	Secretary

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

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LIST OF PARTICIPANTS / ATTENDEES OF 53RD EXECUTIVE BOARD MEETING OF FGEHA HELD ON 15TH OCTOBER, 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.	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. Muhammad Shahzad** Director General, Pak PWD, Islamabad
9.	**Syed Muhammad Hassan** Chief Engineer, FGE Housing Authority, Islamabad
10.	**Ms. Naila Bakir** (Co-opted Member) Joint Secretary (Admin), Ministry of Housing & Works, Islamabad
11.	**Mr. Fayaz-ul-Haq** (Co-opted Member) Joint Secretary (Estate), Ministry of Housing & Works, Islamabad

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ANNEX-B

<table>
<tr><th>AGENDA ITEM / RESOLUTIONS OF 51ST BOARD MEETING</th><th>IMPLEMENTATION STATUS</th></tr>
<tr><td><u>Agenda Item No. 3:</u>
Approval of the Recommendations of Finance, Budget and Accounts Committee regarding FGEHA Pay & Allowances
Resolution:
The Board deferred the agenda and directed that same be placed before 52nd Executive Board Meeting for consideration.</td><td>The agenda was presented in 52nd EB on 19-09-2026.</td></tr>
<tr><td><u>Agenda Item No. 4:</u>
Revised Tentative Cost of Plot for Park Road Scheme
Resolution:
The Board granted approval for the tentative prices of residential plots in the Park Road Housing Scheme as below:
a. Tentative Price of Plot:
<table>
<tr><th></th><th>Category-I</th><th>Category-II</th></tr>
<tr><td>Plot Size</td><td>50 x 90</td><td>40 x 80</td></tr>
<tr><td>Price</td><td>Rs. 15,000,000/-</td><td>Rs. 10,500,000/-</td></tr>
</table>
b. Moreover, the Board directed to present factual data and a reassessment of prices after 2 months, following an on-ground physical survey/assessment of BUPs and liaison with SCBAP for resolution of proportionate land sharing in light of amenity plots.</td><td>Implemented</td></tr>
</table>

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Agenda Item No. 5: Development and Utilization of Educational and Medical Facility Plots in Sectors G-13 & G-14, Islamabad Under Public-Private Partnership (PPP) / Joint Venture (JV) / Revenue Sharing / Profit Sharing / Rental Model **Resolution:** The Board approved the agenda in principle and authorized FGEHA to proceed with outsourcing the identified plots in Sectors G-13 and G-14, Islamabad, through a PPP / JV / Revenue-Sharing / Profit-Sharing / Rental mode on a DBFOT basis for an initial concession period of 20 years (extendable by 10 years). The Board further authorized the	In process
invitation of Expressions of Interest (EOI) / Requests for Proposals (RFP) through open competitive bidding in accordance with applicable rules.	
Agenda Item No. 6: Enhancement of Floor Area Ratio (FAR) and consideration of early construction permission for plot No. 03, Sector G-13/4, Islamabad (M/s Red-Sun Associates) **Resolution:** The Board decided that, in respect of the plot already auctioned with FAR of 1:6, any enhancement in FAR shall be subject to payment of the applicable charges, to be worked out by FGEHA with reference to CDA's notified rates and prevailing practice and rules. For the remaining two plots yet to be auctioned, the proposed FAR shall be determined and incorporated upfront in the auction terms so that the plots are offered to prospective bidders with the applicable FAR duly specified.	Agenda is presented in this EB Meeting under Agenda No. 05

AGENDA ITEM / RESOLUTIONS OF 52ND BOARD MEETING	IMPLEMENTATION STATUS
Agenda Item No. 2: Way Forward of Green Enclave-I **Resolution:** The Executive Board deferred the agenda for time being and directed to bring it in the next Board meeting.	The agenda will be presented in next EB Meeting

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Agenda Item No. 3:

Approval of the Recommendations of Finance, Budget and Accounts Committee Regarding FGEHA Pay & Allowances and Budget for FY 2026-27

Resolution:

After detailed deliberation on the recommendations of the Finance, Budget & Accounts Committee, the Executive Board unanimously approved the following:

i. Budget Estimates for FY 2026-27 and Additional Budget for FY 2025-26 as per the following approved details:

i. Implemented

S. No.	Description	Receipts/Revenue Amount (Million)	Expenditure Amount (Million)
i.	Non-Development Budget 2026-27	Rs. 3,000/-	Rs. 2,779/-
ii.	Maintenance Budget 2026-27	Rs. 1,690/-	Rs. 1,000/-
iii.	Development Budget 2026-27	Rs. 20,000/-	Rs. 15,000/-
iv.	Additional Non-Development Budget 2025-26	Rs. 0	Rs. 73/-
v.	Additional Development Budget 2025-26	Rs. 0	Rs. 60/-

ii. A monthly review meeting will be held from 7th to 10th of each month, the minutes of which will submitted to the Secretary Housing & Works.In addition, the first quarterly review meeting of the Finance Budget & Account Committee will be held on 10th Oct, 2026, and the proceeding thereof, shall be presented to Secretary, Housing & Works on 15th Oct, 2026.

ii. The monthly review meeting was held on 08th Oct 2026, and the minutes have been shared with Hon'ble Secretary, M/s H&W.

The quarterly review meeting was held on 09-10-2026; the minutes of the meeting are presented as Table Agenda.

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Agenda Item No. 4: Approval Regarding Recruitment Process against the Post of Chief Engineer (Bps-20) and Revision of Schedule-I (Quota for Appointment) in FGEHA Employees (Service) Regulations, 2020. **Resolution:** The Executive Board approved the recruitment of Chief Engineer (BS-20) on contractual basis, in accordance with the qualification, experience, age and other eligibility criteria prescribed in the Service Regulations of FGEHA. **1.** As per Schedule-II of the Service Regulations of FGEHA, the prescribed qualification and experience for the post of Chief Engineer (BS-20) shall be: i. B.Sc. Civil Engineering with 20 years' relevant experience; or ii. M.Sc. Civil Engineering / Construction Management, with Bachelor's degree in Civil Engineering, having 15 years' relevant experience. iii. The maximum age limit shall be 55 years. It was further decided that relevant experience in the Government Sector shall be preferable, subject to fulfillment of all other prescribed qualification, experience and eligibility criteria. **2.** The appointment shall initially be made on contract basis for a period of three (03) years, extendable for a further period of two (02) years, subject to satisfactory performance, requirement of the Authority and approval of the competent authority i.e., Executive Board. **3.** The recruitment process shall be undertaken in accordance with the Service Regulations of FGEHA and the applicable rules, regulations and approved procedure.	In-process

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Agenda Item No. 5: Consideration of Appeals submitted by Mr. Rana Muhammad Munir, Deputy Director (Tech.) and Mr. Arsalan Khan, Sub Engineer against the major penalty of compulsory retirement. **Resolution:** The Executive Board **referred the appeals of Mr. Rana Muhammad Munir and Mr. Arsalan Khan against the major penalty of removal from service to the Appeal Committee constituted by the Executive Board** for detailed examination and recommendations in accordance with the applicable rules and regulations. **i.** The Appeal Committee shall examine the relevant record and grounds of appeal and submit its recommendations to the Executive Board for further consideration.	In-process

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