MINUTES OF THE 106TH MEETING OF EXECUTIVE COMMITTEE

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
10, MAUVE AREA, G-10/4, ISLAMABAD
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Subject:- **MINUTES OF 106TH MEETING OF THE EXECUTIVE COMMITTEE / BOARD OF DIRECTORS OF F.G.E. HOUSING FOUNDATION HELD ON 30.04.2009**

The 106th meeting of the Executive Committee/Board of Directors of Housing Foundation was held on 30.4.2009 at 1.30 P.M in the Committee Room of the Federal Government Employees Housing Foundation, G-10/4, Islamabad. The meeting was presided over by Mr. G. M. Sikander, Secretary, M/O Housing & Works / Chief Executive, F.G.E. Housing Foundation, Islamabad.

2. List of participants is annexed.

3. The proceedings of the meeting commenced with recitation of verses from the Holy Quran. The Chairman welcomed the participants. Director General Housing Foundation presented the Agenda items, detailed discussion was held on each item, and in consequence of ensuing debate, the following decisions were made.

Agenda Item No.1 **CONFIRMATION OF THE MINUTES OF THE 105th MEETING**

4. The minutes of the 105th meeting of the Board of Directors were placed before the Board of Directors and were read. The Executive Committee approved the minutes.

5. Additional Secretary (Interior) pointed out that he had not attended the briefing on Agenda Item No.3 and was not part of the decision taken on it. The Chair directed to include this aspect in the revised minutes. Member(Planning) CDA observed that minutes should be written in a way that deliberation on an issue should remain separate from the decision. The deliberations should include viewpoint of the concerned participants and the decision should not be made ambiguous by inclusion of different view points. He also pointed out that the decision in agenda Item No.15 was not in accordance with the working paper. He said that it was clearly mentioned in the working paper that allotment of plots to members of CDA Board and Deputy Director General(UP) CDA would be in any sector subject to availability of plots.

6. The Executive Committee agreed to amend the minutes to make them in line with the working paper.

7. The F.A.(Works) apprised the committee that his viewpoints on two agenda items were not reflected in detail. The Chief Executive, however, resolved that on both the items, the viewpoints of the F.A.(Works) were precisely reflected and with the view to keep the minutes succinct and to the point, reflection of extra details shall always be avoided.

Agenda Item No.2 **IMPLEMENTATION STATUS OF DECISIONS TAKEN IN 104th MEETING**

8. Director General (HF) presented the implementation status of the decisions taken during 105th meeting of the Executive Committee.

9. The report of the Committee constituted for recommending allotment of Mosque plots was placed before the Executive Committee. The Deputy Commissioner / Director (Auqaf), Islamabad spelled out the broad terms of the policy for allotment of plots of mosques in Sector G-14 and G-14/4, which are as under :-

i) All the major creeds / Masalik of Sunnite Muslims shall have representation. In particular, the Sunni Muslims and its Masalik including Deobandi, Brelvi, Ahle Hadith shall have representation.

ii) The Committee also agreed that Shia Maslik shall also be given representation, and for such purpose, with a view to accommodate Ahle Hadith and Shia Masalik, the Housing Foundation may refer applications received by these Masalik to this committee for further consideration.

iii) The Committee being aware of the fact that three mosque plots have already been awarded to Brelvi Maslik and, therefore, it resolved that no further plot shall be awarded to them. Deobandi Maslik of Sunnite Muslims shall have major share with not less than five plots in both the sectors whereas Ahle Hadith and Shiatee Muslims shall have one plot each in both the sectors. Any plots remaining after adjustment of these Masalik, may again be referred to this committee for consideration and recommendations.

10. In line with the recommendations of the Sub-committee constituted for formulation of policy for allotment of plots for mosques, the Executive Committee approved allotment of following three plots :-

S.No.	Name	Plot	Size	Location
1.	Maulana Iftikhar Hussain	12	140x134	Markaz G-13
2.	Maulana Sulaiman Ahad Ji	06	62x60	Bazar No.1, G-13/1
3.	Maulana Saeed-ur-Rehman	01	72x70	Bazar No.2, G-13/1

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11. The Chief Executive opined that application of Sheikh Mohsin Ali Naqvi, Managing Trustee, Jabir Bin Hayyan Trust (Regd.) Islamabad has not been placed before the Executive Committee and also does not appear to have been considered by the Mosque Committee. He directed that the case be referred to the Mosque Committee and be placed in the next meeting of the Executive Committee alongwith recommendations of the Mosque Committee.

12. The issue of fixing separate quota for employees of Ministry of Housing and Works was also discussed. D.G. Housing Foundation informed the meeting that it would be difficult to allocate separate quotas for employees of the Ministry and its attached departments.

13. The Executive Committee directed D.G. Housing Foundation to examine the issue in detail and present report in the next meeting of Executive Committee.

Agenda Item No.3 **CASE OF MRS. FARIDA NADEEM WIDOW OF MAJOR (R) NADEEM MANZOOR(LATE).**

14. The Director General, Housing Foundation apprised the committee about the facts of the case and further informed that in order to ascertain the compensation package for the widow of late Major ® Nadeem Manzoor, examined the correspondence with the Government of Punjab, which reveals that the Government of Punjab had awarded five million rupees as compensation to the family of late Major ® Nadeem Manzoor. Financial Adviser (Works) asserted that the case of Major ® Nadeem Manzoor falls within the definition of hardship as the

family has not been compensated with a plot and it would be in the interest of justice to approve the allotment of plot in favour of Mst. Farida Nadeem, widow of Major ® Nadeem Manzoor. The Executive Committee, after examining all the aspects of the case, approved the allotment of plot in Phase-IV of the FGE Housing Foundation scheme to Mst. Farida Nadeem, widow of late Major ® Nadeem Manzoor subject to availability of plot and payment of cost.

Agenda Item No.4 CASE OF MRS. RIZWAN KHAN, DIRECTOR GENERAL (CYBER) M/O INFORMATION & BROADCASTING, BS-20

15. The Executive Committee after examining facts of the case found it difficult to concur to the request of the applicant and consequently regretted it.

Agenda Item No.5 CASE OF DR. NAILA ISRAR W/O DR. ISRAR SHAH

16. The Executive Committee considered the request for allotment of plot and also the category. The Chief Executive, however, was of the view that in the instant matter, clear directions had earlier been issued by the then Secretary, Housing & Works, Mr. Sami-ul-Haq Khilji, who had been pleased to allow category-I plot. He further opined that the Housing Foundation has also considered the request of Dr. Naila Israr for category-I plot and the same has been taken with the CDA. The Chief Executive differing with the view of considering the case of Dr. Naila Israr for category-II, propounded by Financial Advisor (Works), emphasized that Dr. Naila Israr is entitled to one plot from the Housing Foundation as a bonafide employee of the Federal Government on her own turn at the time of

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retirement and by considering her case for category-II, Dr. Naila Israr would become a victim of double jeopardy. The Chief Executive further emphasized that he is convinced that it is a case of extreme hardship in view of the sinister extreme physical disability caused to Dr. Israr Shah, and therefore, question of current entitlement of Dr. Naila Israr ought not to be raised while recommending allotment of category of allotment to his wife Dr. Naila Israr.

17. After a threadbare discussion, the Chief Executive approved allotment of category-I plot in favour of Dr. Naila Israr in Sector G-13. He also directed Housing Foundation to take up her case with CDA for exchange of plot in some other sector. The Committee approved placement of Housing Foundation plot in lieu of a plot if provided by the CDA.

Agenda Item No.6 **CASE OF CH. MUKHTAR UL MULK SON OF CH. MUHAMMAD MUSA KHAN, A PSP OFFICER OF BS-20 FOR RESTORATION OF PLOT**

18. The Executive Committee was informed that more than 500 allotments of defaulters were cancelled pursuant to the decision of the 66th meeting of the Executive Committee held on 7.2.2001. The case of applicant also fell in the same as he had failed to deposit the dues despite repeated notices. The Chief Executive observed that it was a very old case. The committee was also informed that these cancellations were challenged in courts and Wafaqi Mohtasib but no relief was granted. The Executive Committee after considering all these facts did not accede to the request for the restoration of the plot.

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Agenda Item No.7 CASE OF MR. JIND WADA FOR RESTORAT ALLOTMENT OF PLOT.

19. The case was also examined in the light of the facts presented for Agenda Item No.6. The Executive Committee was informed that as per clause 27(Page-12) of the brochure it was the responsibility of the allottee to inform Housing Foundation about change in address. The Executive Committee in view of the facts of the case declined to accept the request of the applicant for restoration of allotment.

Agenda Item No.8: LAUNCHING OF PHASE-VI OF F.G.E. HOUSING SCHEME AT BARA KAHU.

20. The Director General informed the meeting that the agreement has been executed with the land provider and that brochure for the scheme has been prepared and is being submitted for approval to the Executive Committee in the instant meeting. The Director General, Housing Foundation, informed that the scheme would be launched as and when the 1992 planning regulations of CDA are amended in line with the decision of the Supreme Court in suo moto Writ Petition No.10 of 2007 and NOC is issued in consequence thereof to the Housing Foundation.

21. The Chief Executive informed the meeting that in representation to the Prime Minister of Pakistan, the matter was brought into his notice and the Prime Minister was pleased to direct the concerned Division to do the needful within one month time and was further pleased to issue directions to the CDA to complete the formalities to enable the Housing Foundation to launch the scheme.

22. The Executive Committee approved the launch of scheme in principle with the revised schedule of payment as follows:

SCHEDULE OF PAYMENT

S.No.	Category	Cat-I	Cat-II	Cat-III	Cat-IV
1	BPS	20-22	18-19	16-17	01-15
2	Size(FtxFt)	50x90	40x80	35x70	30x60
3	Total Cost(Rs)	2,652,000	1,887,000	1,443,000	1,060,800
4.	Amount to be deposited with the application(Rs)	350,000/-	249,000/-	190,000/-	140,000/-
5.	10 Quarterly installments	2,250,000	1,601,000	1,225,000	900,000
6.	Service Charges(2%)	52,000	37,000	28,000	20,800

23. It also approved the following quotas for allotment / distribution of plots.

ALLOCATION / DISTRIBUTION OF THE PLOTS

a)	Employees of Federal Ministries / Divisions / Attached Departments & their subordinate offices (declared as such and included in the Rules of Business), Members of Regularly constituted groups / services of the federal Government, and Members of Superior Judiciary i.e. Judges of Supreme Court, High Courts and Federal Shariat Court who were in service on 01.04.2009.	50%
b)	Old retirees with seniority in reverse order from 65th birth date on cut off date i.e. 01.04.2009.	5%
c)	New retirees with seniority starting from 60 years and 1 day on the cut off date i.e. 01.04.2009.	5%
d)	Employees of Autonomous / Semi Autonomous Government Organization and Public Sector Corporations under the Administrative Control of Federal Government who in the service on 01.04.2009.	25%
e)	Employees of Autonomous / Semi-Autonomous Government Organization and Public Sector Corporations under the Administrative Control of Federal Government who were retired on 01.04.2009.	2%
f)	Employees of Constitutional / Professional bodies who were serving on 01.04.2009. Their allotments shall be decided by their institutions.	4%
g)	Employees of Housing Foundation who were serving on 01.04.2009.	1%

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h)	Employees of M/O Housing & Works and its attached Departments who were serving on 01.04.2009.	1%
i)	Spouse of those eligible Federal Government Employees of (Ministries / Divisions & Attached Departments and Subordinate offices) who died while in service.	2%
j)	Journalists. There allotments shall be decided by M/O Information.	3%
k)	Federal Government Employees with major disability.	1%
l)	Extreme hardship cases who fulfill the laid down criteria's of hardship.	1%

24. The Executive Committee approved the brochure (Annex-I) however directed it that scheme should only be launched once NOC from CDA has been received.

Agenda Item No.9: LAUNCHING OF PHASE-VII OF F.G.E. HOUSING SCHEME G-13 APARTMENTS.

25. Member (Planning) CDA informed the meeting that NOC for the subject scheme had already been approved by the CDA Board and would be issued soon.

26. Joint Engineering Advisor explained that the proposals for appointment of Consultants for the projects have been opened and are being finalized. He stated that the case would be submitted to Chief Executive for approval within a week.

27. Chief Executive directed to have maximum competition in award of tender through wide publicity and give all contractors including NCL a fair chance to compete.

Agenda Item No.10: **LAUNCHING OF PHASE-VIII OF F.G.E. HOUSING SCHEME JOINT VENTURE OF MAKDV APARTMENTS ON MURREE EXPRESSWAY.**

28. Director General Housing Foundation informed the meeting that agreement for one scheme at Murree Expressway has been executed with M/s MAKDV with the approval of the Chief Executive. He further stated that the agreement has been done in line with the parameters approved by the Executive Committee in its 105th meeting held on 17.03.2009. He submitted that all safety precautions had been taken and the agreement was drafted by Justice (R) Ghani. There would be no investment by Housing Foundation. The salient features of the agreement are being placed before the present meeting of the Executive Committee for consideration.

29. FA(Works) stressed the need to build safeguards in the agreement to guard against future problems. He also proposed that only the receipts of this scheme be used to finance the payments and Housing Foundation should not divert money of other phases towards this scheme. The Chief Executive directed that as it was public money so their trust should not be breached and all steps should be taken to ensure transparency. JS(Works) proposed that all payments to the Joint Venture Partner should be got approved from Executive Committee.

30. The Executive Committee directed that complete brochure with all terms and conditions of the scheme should be got approved once NOC for the scheme is issued by relevant authorities and all payments to the Joint Venture Partner should be got approved from the Executive Committee before payment.

Agenda Item No.11: PROPOSAL OF M/S VISIONARY CONSTRUCTION EAST ASIA(PVT) LTD.

31. Director General Housing Foundation explained salient features of the schemes and emphasized the fact that there would no initial investment by Housing Foundation and a reasonable profit would be ensured for Housing Foundation. The Chief Executive directed to examine the revenue / title documents of the proposed land and also verify the credentials of the firm and thereafter proposal be placed before the Executive Committee for its further examination.

Agenda Item No.12: LAUNCHING OF RESIDENTIAL-CUM-COMMERCIAL COMPLEX AT CARLTON HOTEL PLOT KARACHI.

32. The Chief Executive informed the Committee that Minister of Housing and Works has asked for a presentation on the project from PHA and F.G.E. Housing Foundation. He directed Housing Foundation to bring the case before next meeting of the Executive Committee in the light of the directions given by the Minister (Housing & Works).

Agenda Item No.13: RECRUITMENT OF A SENIOR TOWN PLANNER IN FGEHF.

33. Director General Housing Foundation explained that Housing Foundation has been getting the schemes planned and designed through the respective Civic Agencies, which is a technical and time consuming task and has acquired significance in present circumstances when civic agencies and specially the CDA is engaged in a lot of development activity of its own. This has resulted in delay in planning and an increase in development cost. He also stated that the

Housing Foundation was about to launch new Phases / Sectors and to cater for the technical capacity of the Organization on planning side, the town planning sills were required to be acquired by the Foundation.

34. The Executive Committee approved the hiring of a senior town planner as Deputy Director (Planning) in BS-18 alongwith required ancillary staff. It directed Housing Foundation to determine the requirements of staff and devise rules for the same and get them approved by the Chief Executive.

Agenda Item No.14 **ADJUSTMENT OF PLOTS IN SECTOR G-14 IN VARIOUS QUOTA AND FORMULATION OF POLICY ON MEETING THE SHORTFALL THROUGH SHIFTING TO OTHER SECTORS**

35. The case was deliberated in detail, however, the discussion remained inconclusive because of engagement of the Chief Executive in another meeting. The Chief Executive, however, decided that any shortfall is to be met henceforth through specific decisions of the Executive Committee and each case shall be submitted before the Executive Committee for consideration. Further discussion was kept pending till next meeting of the Executive Committee.

Agenda Item No.20: **ACQUISITION PROCEEDINGS IN SECTOR G-14/1, 2,3 & G-15/3.**

36. Director General Housing Foundation apprised the committee about the back ground of the case. He informed that the Sector G-14 was launched as Phase-IV of the Housing Foundation in year 2004. The land in Sub-Sector G-14/1,2,3 has been acquired to accommodate Government Employees. The

consent award for acquisition of land in Sector G-14/1, 2,3 amounting to Rs.2843 million @ Rs.5,90,000/- per kanal was announced by the LAC on 29.1.2005.

37. It was estimated that funds amounting to Rs.4610 million were required for acquisition of land and payment of built up structures in Sector G-14/1,2,3 and Sector G-15/3. The Housing Foundation had already deposited funds amounting to Rs.3777 million with LAC as given below:-

Acquisition of land in Sector G-14/1,2,3	=	Rs.2827 million
Compensation of BUP	=	Rs.800 million
Acquisition of land in Sector G-15/3	=	Rs.150 million
Total	=	**Rs.3777 million**

38. The Housing Foundation got possession of land in March 2008, in Mouza Thallah Syedan (about 2000 kanal). F.G.E. Housing Foundation had now decided to start the development of land after fulfillment of codal formalities and the appointment of consultant was in final stages which was to be done on the recommendations of a committee working under the Chairmanship of Joint Engineering Advisor, M/O Housing & Works.

39. Director General Housing Foundation also explained that due to negligence of Housing Foundation the development cost had increased manifold and Housing Foundation had taken money from allottees whereas the possession of land had not yet been taken by Housing Foundation.

40. He also apprised the committee of the recent efforts in this regard and that Chief Executive had held a number of meetings with Chief Commissioner and the management of Housing Foundation was serious in resolving the issue.

41. Chief Executive appreciated the cooperation extended by the ICT management. He was all praise for Deputy Commissioner Mr. Asad Ullah Faiz and

his team. He asked Deputy Commissioner to apprise the committee of the efforts made so far by the District Administration.

42. Deputy Commissioner Islamabad placed before the committee a draft agreement(Annex-II) which included conditions for land acquisition award in sector G-15/3 and compensation of built up property in Sector G-15/3. He apprised the committee that District Administration had concentrated on 3 issues. First was the acquisition of land in sector G-15/3. They wanted to fix a price with the consent of affectees which should be in conformity with the decision already taken in the past. He said that the demand of affectees was in the region of 1.4 to 1.5 million per kanal of raw land whereas Housing Foundation and District Administration were looking at a figure of Rs.0.8 – 0.9 million. He apprised the committee that the affectees had agreed to a price of Rs.1.05 million per kanal. He said that this figure was reasonable and comparable with the rates offered by CDA in recent past, in fact it was on the lower side and same price was offered for all the land irrespective of its location unlike the recent practice in CDA where higher price was paid for land along the GT road. He requested the committee to approve this price as any further delay may increase this price further.

43. The Executive Committee after listening to the above facts and examining the draft agreement unanimously approved the price and asked the District Administration to go ahead as any more delays would increase the development cost besides delaying the development process.

44. The Deputy Commissioner informed the meeting that the biggest success of his team was to delink the provision of plots to be given in compensation from the square footage of the built up area. This he said would

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reduce the number of plots required for rehabilitation by more than half as only one plot of 25'x50' would be offered for each building to its genuine owner irrespective of the covered area.

45. He also apprised the committee that District Administration was alive to the issue of assessment of built up properties and has been able to make the affectees agree to a rate significantly lower than their demand. The Award of BUP was to be announced at the following rates:-

S.No.	Category of BUP	Clarification	Rate per Sq. yd.
1.	A+	Marble, Cemented roof, Tiles, etc.	Rs.1400/-
2.	A	Tiles, R.C.C. Roof Slab/. Lintel, Chips etc.	Rs.1300/-
3.	B	T. Iron, Cemented Floor etc.	Rs.1000/-
4.	C	Katcha house etc.	Rs.700/-

46. He also stated that the affectees had agreed that dismantled material of BUP would be handed over to them and 15% reduction would be made from the compensation as per cost of BUP. Payment would be made after demolishing of BUPs and affectees would deliver the vacant physical possession of acquired land as well as BUP area at the time of receiving of payment. The assessment would be made by Pak. PWD Assessment Committee. He said that the affectees had agreed to pay cost of land as per CDA rates in force and requested for approval of the rates so that assessment work can start immediately.

47. The Executive Committee after considering all the facts of the case approved the rates of compensation unanimously and gave the permission to the

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Housing Foundation and District Administration to sign the agreement and proceed with the assessment.

REVISION OF TENURE FOR ALLOTMENT OF PLOT TO THE DEPUTATIONISTS IN THE FGEHF

48. The Chief Executive of the Housing Foundation informed the participants that while dealing with the affairs of the Housing Foundation, he has come to the conclusion that fairness, justice, equity and propriety demands that minimum tenure required for deputationists to become eligible for allotment of plot against Housing Foundation quota should be minimum 1½ years.

49. The members of the Executive Committee appreciated the concern of the Chief Executive and decided that the eligibility criteria for allotment of plot to the deputationists against Housing Foundation quota shall be as under :-

(i) Employees in the Government service posted in the Housing Foundation on deputation shall have a minimum of 1½ years service in the Housing Foundation and 10 years in the Government service.

(ii) Contract and adhoc employees shall not be eligible.

(iii) Employees in the Government service who have already been allotted a plot by the FGEHF or CDA, shall not be eligible.

50. The Executive Committee further resolved that in line with the decision of the Executive Committee in its 103rd meeting (vide additional agenda

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item No.1), approving 1% quota of plots for the employees of the Housing Foundation including deputationists belonging to all cadres of service, this revised criteria shall be applicable to the deputationists with immediate effect.

51. The Chief Executive thanked the participants and informed that he had to go for a meeting in Cabinet Division. The Executive Committee unanimously agreed to defer the remaining agenda items for the next meeting to be held shortly.

52. The meeting ended with a vote of thanks for the Chair.

LIST OF PARTICIPANTS

1. Mr. G. M. Sikander, Secretary, M/O Housing & Works, Islamabad.
2. Mr. Muhammad Zafeer Abbasi, Additional Secretary, M/O Interior, Islamabad.
3. Mr. Mehmood Akhtar, Financial Advisor(Works).
4. Mr. Fakhar Zaman, Joint Secretary, M/O Housing & Works, Islamabad.
5. Mr. Ali Abid, Joint Secretary(Cabinet), Cabinet Division, Islamabad.
6. Syed Tanveer Hussain Bukhari, Member Planning, CDA, Islamabad.
7. Mr. Muzaffar Hussain Manjai, Joint Engineering Advisor, M/O Housing & Works, Islamabad.
8. Mr. Muhammad Zaheer Khan, Deputy Secretary(Admn), M/O Housing & Works, Islamabad.

Special Participant

1. Mr. Asadullah Faiz, Deputy Commissioner, Islamabad.

Housing Foundation.

9. Mr. Sher Afzal Khan, Chief Operating Officer/Director General, Housing Foundation.
10. Mr. Kashif Ahmed Noor, Company Secretary/Director(Admn), Housing Foundation, Islamabad.
11. Mr. Nazir Ahmad, Director(Technical), Housing Foundation.
12. Malik Zafar Abbas, Director (Law), Housing Foundation.
13. Syed Mohammad Nauman Shah, Director(Estate), Housing Foundation.
14. Mr. Farooq Ahmad Khan, Project Director Technical, Housing Foundation.