MINUTES OF THE 84TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
AL-ASGHAR PLAZA (1ST & 2ND FLOOR), BLUE AREA,
ISLAMAABAD
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No. 18(2)/2004-HF (A)/84

Islamabad the 24th Nov 2005

Subject: - **MINUTES OF THE 84th MEETING OF THE EXECUTIVE COMMITTEE HELD ON 15-11-2005**

84th Meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on Tuesday 15th November 2005 at 1400 hours in the Committee Room of Ministry of Housing & Works, B-Block, Pak, Secretariat, Islamabad.

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

(Shamim Gul Durrani)
O/C Assistant Director (Admn)

1. Mr. Abdur Rauf Chaudhry
Secretary
M/o Housing & Works, Islamabad

2. Mr. S.M. Junaid
Senior Joint Secretary
M/O Interior, Islamabad

3. Mr. Abdul Ghani Sameen
Financial Advisor (Works)
Islamabad.

4. Mr. Abrar Alam
Sr. Joint Secretary (Works)
M/o Housing & Works,
Islamabad.

5. Brig. Nusratullah
Member Planning
C.D.A. Islamabad

6 Mr. Shahid Hameed
Joint Engineering Advisor
M/o Housing & Works
Islamabad.

7. Ali Akbar Sheikh
Director General
FGE, Housing Foundation
Islamabad

8. Director General
Pak. PWD, Islamabad

9. Mr. Abid Bashir
Deputy Secretary (Admn),
M/O Housing & Works, Islamabad

10. Rana Taj Muhammad
Co-opted Member.

Copy of the minutes also forwarded to: -

(i) The Consultant, Housing Foundation, Islamabad

(ii) Director (F & A), Housing Foundation, Islamabad

(iii) Director (Technical), Housing Foundation, Islamabad

(iv) Law Officer, Housing Foundation, Islamabad

(v) Director (Estate-IV) Housing Foundation, Islamabad

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
AL-ASGHAR PLAZA (1st & 2nd FLOOR) BLUE AREA
ISLAMABAD

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Subject: **MINUTES OF THE 84TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 15-11-2005**

84th meeting of the Executive Committee was held on 15-11-2005 at 1400 hours in the Committee Room of the Ministry of Housing & Works, B-Block, Pak. Secretariat Islamabad. Secretary (H & W) was in Chair. List of participants is enclosed.

2. The meeting commenced with recitation from the Holy Quran.

3. The Chairman welcomed the participants especially the newly inducted member, Mr. Abdul Ghani Sameen, Senior Joint Secretary, Ministry of Finance who has replaced former Financial Adviser, Mian Mohammad Younis. The Chairman and the Committee lauded the services of Mian Mohammad Younis former FA (W), Brig. Khalid Sohil Cheema, former DG Pak. PWD and Mr. Shafqat Hussain Naghmi, former DG. FGEHF, who contributed immensely to the Executive Committee and to the Housing Foundation. The Executive Committee passed a Resolution in appreciation of their contribution.

4. The agenda items were then discussed.

Agenda Item No. 1: CONFIRMATION OF THE MINUTES OF THE 83RD MEETING HELD ON 20-8-2005

5. It was submitted that former FA (Works) had raised some observations through a letter dated 29-9-2005 that his viewpoint regarding agenda item No. 5 of the 83rd meeting had not been correctly reflected in the minutes circulated on 23rd Aug. 2005.

6. It was submitted before the Committee that the views of the FA. had been recorded in para 24 of the minutes in accordance with what had been said, but the F.A (Works) had desired amendment in para 27 of the minutes.

7. Former F.A (Works) had also proposed through the same letter that draft minutes of the meeting should be circulated to all members prior to approval by the Chairman.

8. The matter was discussed in detail. It was decided that para 27 of the Agenda Item 5 of minutes of 83rd meeting may be amended as follow: -

> " After a detailed discussion the Executive Committee with majority vote approved the allotment under quota for the Housing Foundation on the following terms and Conditions. However FA (Works) did not agree with the terms and conditions relating to the deputationists working in the Foundation.

9. It was decided that a corrigendum shall accordingly be issued by the Housing Foundation. The proposal for circulation of the draft minutes to all members prior to approval by the Chairman was not agreed to by the Committee.

10. Subject to the amendment of para 27, the minutes of the 83rd meeting were confirmed.

Agenda Item No 2: IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN 83RD MEETING HELD ON 20-8-2005

11. The item wise status of implementation of the decision taken in the 83rd meeting held on 20-8-2005 was discussed as follows: -

(a) Agenda Item No. 3 ***APPROVAL TO THE LAYOUT PLAN OF PHASE- IV G-14/1,2,3 & G-15.***
(83rd Meeting)

12. It was submitted by the Housing Foundation that as decided by the Executive Committee, the plan alongwith all the relevant details were submitted to CDA on 30-8-2005. However on 8th Nov. 2005, CDA has furnished a long list of observations alongwith a demand that the scrutiny charges at the rate of Rs. 2000/- per kanal may be deposited. At this rate, the total amount works out to Rs. 12.3 million.

13. The Committee observed that there appears to be no rationale in charging such a huge amount for scrutiny. Dy. DG Planning CDA (Mr. Mohammad Iqbal Noori) informed that he was not consulted while sending such a demand and assured that he would examine the matter. He also informed that the issue of approval of plan would be resolved by him through meeting with FGEHF. The Executive Committee fixed a dead line of 30th Nov. 2005 for approval of the plan.

(b) Agenda Item No.4 ***PLANNING OF COMMERCIAL AREAS & MARKAZ IN SECOTR G-13, ISLAMABAD***
(83rd Meeting)

14. On submission of the Housing Foundation that approved plans are still awaited from CDA, the Executive Committee advised the representative of CDA (Mr. Mohammad Iqbal Noori) to look into the matter and expedite the provision of approved plans. The Executive Committee fixed a dead line of 30th Nov. 2005. The Housing Foundation was advised that it should make preparations for auction of one bazaar and the advertisement should appear on or around 30-12-2005.

(c) Agenda Item No. 5 (83rd Meeting) ***ALLOTMENT OF PLOTS TO EMPLOYEES OF HOUSING F ATION.***

15. The matter was discussed in detail. On a question, that the allotments were made prior to the confirmation of the minutes of 83rd meeting, it was agreed that the officers concerned should have waited for the confirmation of the minutes. It was advised that in future action on sensitive issues should be taken by the Housing Foundation only after confirmation of the minutes.

(d) Agenda Item No.6 (83rd Meeting) ***LAYOUT PLAN OF E-TYPE APARTMENTS FOR LOW PAID F.G. EMPLOYEES.***

16. The Executive Committee was briefed by the Chair regarding developments, which had taken place regarding the scheme for apartments for low paid F.G employees including the exercises, which have been carried out to provide cross subsidy to make the apartments affordable for F.G Employees. The Committee was further informed that based on the exercise, a Summary was initiated fo e Prime Minister on which comments of CDA are still awaited. Pending a decision on the Summary, it was decided that construction activity on the lowest category of apartments may be commenced on one pocket.

17. The work was tendered but inadequate participation and high rates, it was re-tendered. Reasonable rates were received and work has been awarded. The contract involves 144-E-type apartments. The contractor is mobilizing at site.

Agenda Item No.3: REVISION OF DEVELOPMENT CHARGES FOR PHASE-II OF THE HOUSING SCHEME KARACHI

18. The case was discussed in detail to examine the parameters, which have led to the increase in the development Charges. The Committee was apprised

that the increase is on account of increase in the cost of development which was adopted as Rs 85/- per Sq. yards in 1999 and which has increased with passage of time. A point was also raised whether any subsidy could be provided to the allottees through exploitation of Commercial areas. The DG Housing Foundation informed the meeting that the commercial areas could not be exploited at this stage unless development work is carried out and funds are required for development.

19. After a detailed discussion the Executive Committee approved the enhancement of development charges from Rs. 835.0 per Sq. yards to Rs. 1267.0 per Sq. yard. It was further decided that the amount shall be realized in 4 installments in 1 ½ years (installments phased out at 4 months interval.)

Agenda Item No. 4: ALLOTMENT OF LEFT OVER PLOTS OF DIFFERENT CATEGORIES IN PHASE-I AND PHASE-II OF THE HOUSING SCHEME AT KARACHI

20. After a detailed discussion the matter regarding allotment of remaining plots was deferred with the direction that it should be placed before the Executive Committee after approval of the Master Plan, which is pending before KBCA. The DG, Housing Foundation apprised the meeting that he is persuing the matter. In this connection he has already scheduled a meeting during the current week with KBCA and hoped that the plan would be approved soon.

Agenda Item No. 5: REPORT OF THE SUB COMMITTEE ON HARDSHIP CASES.

21. The Executive Committee was briefed that in Phase-IV of the Housing Scheme, there is 1 % quota for hardship cases, comprising 61 plots as under: -

Cat	Nos.
Cat-I	6
CAT-II	11
CAT-III	13
CAT-IV	13
CAT-V	18
TOTAL	**61**

These hardship cases are examined by a Sub Committee comprising: -

1. Joint Secretary
   M/o Housing & Works — Convenor
2. Joint Secretary
   M/o Interior — Member
3. Financial Adviser (Works) — Member
4. DG Housing Foundation — Member

22. The criteria for hardship, as approved by the Executive Committee and incorporated in the brochure, was as follows: -

(i) Where the legal rights of an applicant whose case otherwise matures on agewise seniority, are denied on account of technical or administrative hindrance.

(ii) Widows / depended children of a deceased employee who applied within due date but could to get a plot because of agewise factor and who do not own a house / plot anywhere.

(iii) Widows of such Federal Govt Employees who met with some tragic accident and left behind unemployed children and have no house / plot anywhere.

23. A total of 136 applications were received under hardship quota, which were scrutinized by the Sub Committee and short-listed to 47 applications. Detailed working papers for 47 cases were examined by the Sub Committee in the light of the laid down criteria and recommended 16 cases for approval. Complete report of 47 cases with recommendations of the Sub Committee was tabled before the Executive Committee. The Executive Committee was also apprised that F.A (Works) did not sign the report but approved on a file put up to him by DFA with certain observations.

24. These observations, tabled before the Executive Committee, were examined and discussed. These observations could be bracketed into two: -

(i) Where a case was recommended subject to submission of death Certificate, he had desired that the death Certificate be circulated to all members.

(ii) Where a case was recommended subject to relaxation of time, he had desired that the relaxation should be given in all cases to avoid discrimination.

25. The Executive Committee did not agree to these points on the grounds:-

(a) It was for the Housing Foundation to ensure that all the documents are obtained and case scrutinized prior to issue of allotments.

(b) Relaxation of time, if any, cannot be accorded across the board but has to be dealt on case-to-case basis.

26. The Executive Committee examined each of the 47 cases in detail and approved the following case: -

CAT-I

1. Late Fazle Mujeeb. (PM Directive)
2. Mr. Shahid Humayun, subject to surrender of the plot allotted to his wife in Sector I-16, Islamabad.
3. Mrs. Nabeela Tahir (PM Directive)
4. Dr. Sarfraz Khawaja

CAT-II

1. Mst. Firdous Umar, subject to submission of death certificate.
2. Mst. Shabnam.
3. Mst. Rukhsana Akhter with relaxation of 5 days between date of demise of her husband the cut off date.

CAT-III

1. Late S. M Ilyas (Widow Naeema Ilyas).
2. Late Saleem Mahmand (widow Alya Saleem)
3. Late Malik Mohammad Arif (widow Irshad Batool)
4. Mst. Irshad Begum widow of Late Shamsuddin.

CAT-IV

1. Late Waheeduddin (Widow Mrs. Afrad Akhter)
2. Late Mohammad Arif Rashid (Widow Misbah Arif)

CAT-V

1. Late Mohammad Miskeen (Widow Nahida Bibi)
2. Nusrat Bibi (Widow of Mohammad Tanvir Constable, killed in encounter with dacoits)

27. The Executive Committee did not approve the case of Mst. Zainab Batool, widow of late Fida Hussain though recommended by the Sub Committee, on the grounds that gap between the date of demise (3-1-2003) and the cut off date (15-11-2003) was large.

28. The Executive Committee further directed that case of Mrs. Talat Sadiq widow of Dr. Shahzad Sadiq, may be re-examined by the Sub Committee in the light of fresh documents submitted by her and the recommendations be furnished in the next meeting.

29. The Executive Committee advised the Housing Foundation that before issue of allotment letters, it should ensure all the documents / information is complete and duly scrutinized.

Agenda Item No. 6: ALLOTMENT OF LAND TO PECHS

30. The matter was discussed in detail. It was observed by the Executive Committee that the proposal was sketchy and not supported by any financial details, logic for apportionment of share of plots in 30:70 ratio, and other relevant parameters.

31. It was decided that a concrete proposal with facts and figures may be drawn and placed before the Executive Committee in its next meeting for examination before it can be taken up at the competent forum.

Agenda Item no. 7: ALLOTMENT OF PLOT TO MR. IRFAN HUSSAIN, A RETD. BS 20 OFFICER

32. Mr. Irfan Hussain, a BS-20 officer of the Finance Group, was an applicant of Phase-III of the Housing Scheme. He qualified on agewise seniority and accordingly an offer letter was issued to him on 21st Sep. 1999 with the request to deposit the cost of raw land. It was also mentioned in the letter that in case of failure to deposit the payment, the offer would be withdrawn and the candidature would be passed on to the next applicant in the waiting list.

33. Mr. Irfan failed to deposit the payment inspite of reminders dated 22-5-2000 and Sep. 2000. Ultimately the offer was cancelled and withdrawn on 9-4-2001. The Housing Foundation clarified that in Phase-III, more than 500 offers were cancelled in different categories on the grounds of non-payment and none of these were restored. It was further clarified that no plot of Cat-I is available under Phase-III while Mr. Irfan is not an applicant of Phase-IV.

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34. Mr. Irfan was invited to the meeting to give his point of view before the Executive Committee. He stated that the communications from the Housing Foundation had been received by him, but since he had to undergo surgery, he could neither respond nor could deposit the amount due to financial crunch. He pleaded that it is his request that his case may be considered on compassionate grounds. He had nothing further to add to his request.

35. The Executive Committee discussed the case and observed that it could not be classified under hardship, as legal rights were not denied to him rather he failed to avail the chance. His request for restoration could not be considered on merit especially when after passage of considerable time, no plot is available under Phase-III. The Executive Committee found no merit in the case and did not approve it.

Additional Agenda Item No.1: INVESTMENT OF ADDITIONAL FUNDS WITH NATIONAL INVESTMENT TRUST

36. The matter was examined in detail. In view of the fact that the Housing Foundation does not have any surplus funds for investment on long term basis, the proposal was not approved by the Executive Committee.

Additional Agenda Item No.2: ADOPTION OF REMOVAL FROM SERVICE (SPECIAL POWERS) ORDINANCE, 2000.

37. The Executive Committee was informed that in accordance with the Service Rules, the employees of the Federal Government Employees Housing Foundation are governed by Efficiency and Disciplinary Rules, 1973. The Government has issued Removal from Service (Special Powers) Ordinance, 2000 to deal with the disciplinary cases of Federal Government Employees and the employees of the Corporations expeditiously.

38. *The Committee approved the adoption of Removal from Service (Special Powers) Ordinance, 2000 for the employees of Federal Government* Employees Housing Foundation with immediate effect and until further orders, in

place of Efficiency and Disciplinary Rules, 1973 with the directions that necessary amendments may be incorporated in the Service Rules accordingly.

FURTHER DECISIONS: -

39. It was further decided that: -

(a) Prior to next meeting of the Executive Committee, a visit to the site of Karachi Housing Scheme shall be conducted in the first week of December 2005 by a team comprising the Chairman and some members of the Executive Committee to review the progress of development work of Phase-I & II of the Housing Scheme, and to ascertain the ground position of encroachment on land of Sector 30 by land grabbers.

(b) In the next meeting of the Executive Committee meeting, in addition *to the normal agenda, presentation on the following aspects shall be made: -*

(i) Set up of the Housing Foundation and role of each level.

(ii) Financial outlay of the organization, its assets and *liabilities.*

(c) A copy of the Memorandum & Article of Association shall be made available to all the members prior to next meeting.

(d) Mr. S. M Junaid, Senior Joint Secretary, Ministry of Interior / Member of the Executive Committee shall convene a meeting with ICT, Administration and FGEHF to discuss and resolve the matter regarding land acquisition in Sector G-14/1,2, 3 & G-15.

40. The meeting concluded with a vote of thanks.

LIST OF PARTICIPANTS

1. Mr. Abdur Rauf Chaudhry
   Secretary,
   M/o Housing & Works. — In Chair

2. Mr. S.M. Junaid
   Senior Joint Secretary,
   M/o Interior, Islamabad.

3. Mr. Abdul Ghani Sameen
   Senior Joint Secretary / Financial Advisor (Works), Islamabad.

4. Mr. Abrar Alam
   Senior Joint Secretary (Works),
   M/o Housing & Works.

5. Mr. Mohammad Iqbal Noori
   Dy. Director General (Planning)
   CDA, Islamabad

6. Ali Akbar Sheikh
   Director General
   FGE, Housing Foundation

7 Mr. Abid Bashir
   Deputy Secretary (Admn)
   M/O Housing & Works

8. Rana Taj Muhammad Khan
   Co-opted Member

IN ATTENDANCE

9. Mr. Sarfraz Ahmed Mirza
   Consultant,
   FGE Housing Foundation.

10. Mr. Shahid Nadeem
    Director (F & A)
    FGE Housing Foundation