MINUTES OF THE 86TH MEETING

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

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F.No.18(3)/2001-HF(A)/86 Islamabad, the 10th April 2006

Subject:- **86TH EXECUTIVE COMMITTEE MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 29-03-2006**

The 86th Executive Committee meeting of the Federal Government Employees Housing Foundation was held on Wednesday, 29th March, 2006 at 1:30 p.m. in the Committee Room of M/O Housing & Works, Block 'B', Pak. Secretariat, Islamabad.

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

(Shamim Gul Durrani)
Assistant Director (Admn)

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

2. Mr.Altaf Hussain Agral,
Additional Secretary,
M/O Interior, Islamabad.

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

4. Mr. Abrar Alam,
Senior Joint Secretary,
M/O Housing & Works, Ibd.

5. Brig. Nusratullah,
Member Planning,
CDA, Islamabad.

6. Mr. Muzaffar Hussain Manjai,
Joint Engineering Advisor,
M/O Housing & Works.

7. Mr. Ali Akbar Sheikh,
Director General,
F.G.E. Housing Foundation.

8. Mr. Ali Akbar Sheikh,
Director General,
Pak. PWD, Islamabad.

9. Syed Hasan Abbas Naqvi,
Deputy Secretary (Admn),
M/o Housing & Works, Islamabad

10. Rana Taj Muhammad Khan,
Co-opted Member.

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FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
AL-ASGHAR PLAZA (1ST & 2ND FLOOR) BLUE AREA,
ISLAMABAD
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Subject: MINUTES OF 86TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 29-03-2006.

The 86th meeting of the Executive Committee was held on 29-3-2006 at 1.30 PM in the Committee Room of Ministry of Housing & Works, B-Block, Pak. Secretariat, Islamabad. Secretary, Housing & Works was in chair. List of participants is attached.

2. The meeting commenced with the name of Allah.

3. The Chairman welcomed the participants. The agenda items were then discussed as under:-

Agenda Item No. 1:
CONFIRMATION OF MINUTES OF 85TH MEETING HELD ON 4-2-2006.

4. Since no objections, observations or comments were received, the minutes of 85th meeting were confirmed.

Agenda Item No. 2:
IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN THE 85TH MEETING OF THE EXECUTIVE COMMITTEE.

5. On presentation of the implementation status of the decisions taken in the 85th meeting, the Executive Committee expressed its general satisfaction. However, the Agenda Item No. 4 regarding planning of Sector G-14/1, 2, 3 and G-15 Islamabad was discussed in detail.

6. The Director Urban Planning CDA informed the committee that digitized plan, furnished by the Housing Foundation has been received. However,

CDA will charge fee @ Rs. 2000/- per kanal if the detailed planning is required and if only scrutiny would be required then the rate is Rs. 4000/- per acre. At this stage the Director (Tech.), Housing Foundation informed that the planning of Sector G-14/1, 2, 3 & G-15/3,4 has been carried out by Architectural Section of Pak. PWD, which has been forwarded to Planning Wing of CDA for improvement/modifications with the condition that number of plots under each category should not be varied. That payment of fee was earlier discussed with the CDA in different meetings. It was observed that the fee being demanded was not tenable. However, the Housing Foundation has already paid Rs. One million in advance to the CDA. The committee decided that issue of payment of fee will be resolved subsequently. The committee asked about the time required for detail planning and its approval from the CDA. The representatives of the CDA assured the committee that the said task will be completed before 15th May, 2006. The committee further allowed the Housing Foundation to pay additional Rs.1.5 million in advance to CDA for this purpose.

Agenda Item No. 3
ACQUISITION OF LAND IN SECTOR G-14/1, 2 & 3, OF PHASE-IV, ISLAMABAD.

7. The Executive Committee was briefed about the ultimate effort and difficulties in encountered acquisition of land in Sector G-14/1, 2 & 3, Islamabad.

8. The Additional Deputy Commissioner, Revenue (Malik Zafar Iqbal) who attended the meeting on special invitation, briefed the committee regarding the efforts so far made by the District Administration. He informed that series of meetings were held which were also attended by the representatives of the

Housing Foundation. The committee of the affectees had earlier agreed to accept the allotment of plots in Multi Professional Cooperative Society in B-17. Subsequently, the affectees refused to accept plots in the said society and claimed that the District Administration had earlier agreed to rehabilitate them in the Supreme Court's Employees Society.

9. The ADCR further informed the Executive Committee that the District Administration is making efforts to accommodate those affectees even in the Supreme Court's Employees Society. Therefore, the matter of re-habilitation of the affectees is under consideration. He further informed the committee that some land owners are ready to accept the payment and the payment shall be started after obtaining an affidavit to the effect that they have handed over land to the Housing Foundation and their will be no further claim on account of compensation. However, due to standing crops, the physical possession of land will be handed over to the Housing Foundation subsequently.

10. The ADCR asked the Housing Foundation to make further payment on account of compensation of land. The Director General, Housing Foundation assured him that on disbursement of one thousand million paid earlier to District Administration by the Housing Foundation, further payment shall be arranged immediately as per requirement. The committee was of the view that efforts should be made vigorously for smooth handing over possession and further decided that Director (Estate) from the Housing Foundation will coordinate with the District Administration in connection with acquisition of land in Sector G-14/1,2&3, Islamabad. It was further decided that the ADCR would apprise the

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Agenda Item No. 4.
INTRA COURT APPEAL AGAINST A JUDGEMENT PERTAINING TO THE INVESTOR CASE REGARDING ALLOTMENT OF PLOTS IN PHASE-IV OF THE HOUSING SCHEME.

11. The Executive Committee was briefed that the Intra Court Appeals filed by the Housing Foundation in the case of investors/property dealers was fixed for hearing on 6-2-2004. Those appeals have been admitted for regular hearing and the judgement of single bench has been suspended. The appeals have been fixed for final hearing on 18-4-2006. The committee was further apprised that 136 new writ petitions have been filed by 458 applicants through property dealers/investors. The High Court has granted stay order in their favour in 90 writ petitions. The Director General, Housing Foundation further informed the committee that new writ petitions on the issue are coming up and expenses on account of payment of fee to the Legal Adviser is being borne by the Housing Foundation, whereas about 1000 plots are not being allotted to the next successful applicants due to this litigation.

12. The committee asked about the fee charged by the Legal Adviser per case. The committee was informed that she is being paid Rs. 6000/- on account of fee for a case in the High Court. The committee was of the view that as a number of cases are on the higher side, therefore, she may be paid 50% fee of earlier prescribed fee or lump sum amount in the same addresses cases.

13. The Director General, Housing Foundation informed the committee that in the same addresses cases, some cases are genuine like giving one address of a village or an office. Therefore, Housing Foundation should be allowed to scrutinize those cases on case to case basis. The Executive

Committee agreed with the proposal and asked the Housing Foundation to bring those cases before the Executive Committee in its next meeting.

14. The Executive Committee after detailed discussion decided that Housing Foundation as a matter of principle should fight the case of property dealers/investors vigorously.

Agenda Item No. 5
REVIEW OF DESIGN AND CONSTRUCTION OF FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION OFFICE BUILDING.

15. The Executive Committee had desired in its preceding meeting held on 6-2-2006 that the Pak. PWD should make a presentation to the Executive Committee on the design and construction of Housing Foundation office building. Accordingly, representative, Pak. PWD, (Mr. Fayyaz Hussain EE) made a presentation before the committee. The committee was informed that 80% column work of basement has been completed. It was further informed that cost of construction of the office is Rs. 55.462 millions and the same will be completed upto June, 2007.

16. The committee approved the planning, construction cost and time i.e. upto June, 2007 for completion of office building.

Agenda Item No. 6
REVIEW OF DEVELOPMENT WORK OF PHASE-I & II OF THE HOUSING SCHEME ON OWNERSHIP BASIS AT KARACHI.

17. The Project Director, Karachi informed that Federal Government Employees Housing Foundation Karachi launched Phase-I of its housing scheme in 1992 on an area of 22.75 acres in Sector 24-B and 18-C, KDA Scheme-33, Karachi. Allotment letters were issued to the allottees of 219 individual plots in May, 1999. Construction had already commenced on the individual 60 houses

which were constructed on the request of allottees in 2003. Sub lease have been started executing and so far 115 allottees have obtained sub lease. Infrastructure like internal road, water supply net work, sewerage net work is complete. For electrification poles have been erected and Phase-I will be energized by M/S KESCO within 2 months. For water supply matter has been taken up with KW & SB and application for Sui gas connection has been submitted.

18. Phase-II of the scheme was launched on 5-2-1999 through nation wide publicity in reputed newspapers. The scheme envisages development of approximately 300 plots in different categories. Demand for additional amount due to enhanced cost of external development has been issued and installments are being received. Work on infrastructure is in progress and so far about 60% work has been completed by the contractor.

19. The Project Director also informed the committee that in pursuance to the decision of the Executive Committee Phase-III is to be launched in collaboration with PECHS and draft agreement is being submitted shortly.

20. The committee was satisfied with the aforesaid information given by the Project Director, Karachi.

Additional Agenda Item No. 1
ALLOTMENT OF PLOTS UNDER JOURNALISTS QUOTA IN PHASE-IV OF THE HOUSING SCHEME.

21. The committee was briefed that 3% quota for the Journalists was reserved in Phase-IV of the Housing Scheme. The criteria and selection of applicants for allotments was finalized by the Ministry of Information ... Broadcasting. The Housing Foundation had no role so as to finalize the crit...

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under the Journalists quota. The Ministry of Information had prepared the criteria and called applications at their own.

22. In Phase-IV a writ petition was filed by the Journalists of Electronic Media. In the said writ petition, they had prayed that only the Journalists of Electronic Media should be made eligible in Phase-IV under the quota for the Journalists. The Ministry of Information and Broadcasting had opposed the said writ petition by taking the stand that the Journalists of Electronic Media were not eligible for allotment in this category. However, the High Court had disposed off the said writ petition with the observation that the Executive Committee of the Housing Foundation will decide the eligibility of the Journalists of Electronic Media and pass a speaking order.

23. The Executive Committee in its 77th meeting held on 23-11-2004 observed that quota for Journalists was placed at the disposal of Ministry of Information and Broadcasting. They were requested to determine the terms and conditions, invite applications, process them and to furnish the final lists. The Ministry of Information & Broadcasting has already taken a stand in the Writ Petition that the Journalists of electronic media are not eligible for allotment under the journalists quota. The Executive Committee further observed that journalists of electronic media are not really journalists in terms of the definition of the word. It was further observed that they are employees of PTV which is an autonomous body and are eligible under 8% quota. In view of the aforesaid position the Executive Committee decided that the journalists of electronic media were not eligible for consideration under journalists quota. The regular

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employees of PTV were to be considered under 8% quota for autonomous bodies subject to fulfillments of other criteria.

24. The Ministry of Information and Broadcasting was informed on 22nd May, 2004 that total number of 171 plots of different categories are allocated under 3% quota for the journalists in Phase-IV of the Housing Scheme. Simultaneously the applications received in the Housing Foundation were also forwarded in the said Ministry. In pursuance to that Ministry of Information recommended a list of 171 applicants including 17 applicants of journalists from electronic media. The allotments were, accordingly made on the recommendations of Ministry of Information and Broadcasting.

25. After allotments to the journalists under 3% quota in Phase-IV of the Housing Scheme, few writ petitions were filed by the journalists in the Lahore High Court, Rawalpindi Bench, Rawalpindi by challenging the allotments to the journalists of electronic media and other irregularities made by Ministry of Information in finalizing the list to whom allotments were made. Those writ petitions were fixed for hearing on 7-2-2006. The said hearing was attended by the counsels of journalists, Ministry of Information, journalists of electronic media and Legal Adviser of the Housing Foundation. During hearing the Hon'ble Court asked the Legal Adviser of the Housing Foundation to define the term of journalist. She stated "by journalists it is meant journalists who are freelance journalists and those who are not in government service or in the service of an autonomous body." However, the said statement was not objected by the aforesaid counsels who attended the hearing. The High Court disposed off those writ petitions with the direction that any grievance raised by anybody with respect

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to the allotment will be disposed of by the Foundation within 15 days from the date of the raising of the objection. After that a meeting was held on 17th February, 2006 in the Ministry of Information and Broadcasting and following were present:-

i) Secretary, Ministry of Information.

ii) Director General, F.G.E.Housing Foundation.

iii) Legal Adviser, F.G.E. Housing Foundation.

iv) Representatives of the journalists.

It was jointly decided that grievances will be forwarded by the Housing Foundation to the Ministry of Information and Broadcasting and recommendations of the Ministry of Information will be forwarded to the Executive Committee of the Housing Foundation for formal approval.

26. Ministry of Information has informed that allotment of plots under the journalists quota including the 17 journalists of electronic media was finalized on the recommendations of the committees constituted in this regard. The recommendations of the committees were forwarded for formal approval of the Prime Minister through a summary. It was informed that allotments to the journalists of PTV were dully approved by the Prime Minister. It has been further informed that committees of journalists did not object to the allotment under the said quota to the employees of APP.

27. The Executive Committee was further apprised that the aforesaid judgement of the High Court has been challenged by the journalists quota of the Electronic Media in the Supreme Court of Pakistan. The Supreme Court called the Housing Foundation in the said case on 29-3-2006. The Law Officer of th

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Housing Foundation informed to the Court that it was a policy decision to allocate plots under the Journalists quota for disposal through Ministry of Information and Broadcasting. The Ministry of Information called applications from the Journalists. The allotment of journalists of Electronic Media and employees of APP were made on the recommendations of Ministry of Information. It was further informed to the Court that allotment to the employees of PTV under journalists were approved by the Prime Minister. However, the issue of allotment is being placed before the Executive Committee of the Housing Foundation. The Supreme Court directed to apprise the decision of the Executive Committee in this regard.

28. The Executive Committee reviewed its earlier decision taken in 77th meeting held on 23-11-2004 and decided that the Executive Committee should not revise/interfere in the policy and criteria laid down by Ministry of Information for allotment of plots under journalists quota, as the same has already been considered and approved by the Prime Minister's Secretariat also. However, if Ministry of Information decides that any recommendation was not based on the policy/criteria and ask for cancellation, then such provisional offer letter shall be withdrawn/cancelled.

Additional Agenda Item No. 2
ALLOTMENT OF PLOT IN PHASE-IV OF THE HOUSING SCHEME ISLAMABAD.

29. The case of Mr. Shahid Humayun, a BS-21 officer of Secretariat Group was approved by the Executive Committee subject to the condition that he should surrender a 200 sq yards plot of the CDA in Sector I-16 allotted to his wife.

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30. The application submitted by Mr. Shahid Humayun to waive the aforesaid condition was considered by the Executive Committee on the following two points:-

i) That the plot was allotted to his wife through ballot as a private citizen, while he has been allotted Category-I plot in Phase-IV as a Government Servant. Hence, there is no relationship between these two allotments.

ii) The market value of the plot has appreciated exorbitantly and CDA is not ready to return the payment at present day value. Instead CDA will deduct 10% of price as a penalty for surrendering the plot.

31. The Executive Committee accepted the request of Mr. Shahid Humayun in the light of above mentioned two points and waived the condition of surrendering of plot of his wife. However, the said decision will not create a precedent.

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LIST OF PARTICIPANTS OF 86TH MEETING OF EXECUTIVE COMMITTEE

1.	Mr. Abdur Rauf Chaudhry, Secretary, M/O Housing & Works.
2.	Mr. Altaf Hussain Agral, Additional Secretary, M/O Interior, Islamabad.
3.	Mr. Abrar Alam, Senior Joint Secretary(Works), M/O Housing & Works.
4.	Mr. Ali Akbar Sheikh, Director General, Housing Foundation.
5.	Mr. Muzaffar Hussain Manjai, Joint Engineering Advisor, M/O Housing & Works.
6.	Syed Hasan Abbas Naqvi, Deputy Secretary(Admn), M/O Housing & Works.
7.	Mr. Ashiq Ali Ghori, Director Urban Planning, CDA, Islamabad. On behalf of Member(Planning) CDA.
8.	Rana Taj Muhammad Khan, Co-opted Member.
ATTENDED ON SPECIAL INVITATION:	
9.	Malik Zafar Iqbal, ADCR, Islamabad.
10.	Mr. Shahrukh Nusrat, Director (Estate), FGE. Housing Foundation.
11.	Mr. Amjad Pervaiz Malik, Director (Tech), F.G.E. Housing Foundation.
12.	Mr. Fayyaz Hussain, Executive Engiener(CCD-V), Pak. PWD, Islamabad.
13.	Malik Zafar Abbas, Law Officer, F.G.E. Housing Foundation.
14.	Mr. Arshad Chohan, Town Planner, CDA, Islamabad.

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