

MINUTES OF THE 103<sup>RD</sup>  
MEETING OF EXECUTIVE  
COMMITTEE

**25 DATE OF AUTHORIZATION FOR ISSUE**

The financial statements were authorized for issue on .....by the Board of Directors of the Foundation

**26 GENERAL**

Figures have been rounded off to the nearest Rupee.

*Myaru*

**CHIEF  
EXECUTIVE**

**DIRECTOR  
GENERAL**

**DIRECTOR  
FINANCE**

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

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Subject:- MINUTES OF 103<sup>RD</sup> MEETING OF THE EXECUTIVE COMMITTEE / BOARD OF DIRECTORS OF F.G.E. HOUSING FOUNDATION HELD ON 19.11.2008.

The 103<sup>rd</sup> meeting of the Executive Committee/Board of Directors of Housing Foundation was held on 19.11.2008 at 12.00 hours in the Committee Room of the Federal Government Employees Housing Foundation, G-10/4, Islamabad. The meeting was presided over by Mr. Sami-ul-Haq Khilji, Secretary, M/O Housing & Works, 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 and expressed his hope that board members and other invitees would endeavour to be punctual in next meetings. Agenda items were presented and 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 102<sup>ND</sup> MEETING.**

The minutes of the 102<sup>nd</sup> meeting of the Board of Directors were placed before the Board of Directors and were read. The Executive Committee unanimously approved the minutes.

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**Agenda Item No.2: IMPLEMENTATION STATUS OF DECISIONS TAKEN IN 102<sup>ND</sup> MEETING.**

5. Director General (HF) presented the implementation status of the decisions taken during 102<sup>nd</sup> meeting of the Executive Committee.

6. The Chief Executive expressed his displeasure over the slow performance of Project Director, Karachi Office. The Executive Committee directed for review of administrative and financial powers of the Project Director Karachi Office, till the final outcome, all actions will be taken by Director General, Housing Foundation, through respective directors of the Foundation. It also directed for immediate auction of CNG plot, Scheme 33, Karachi in pursuance of its decision made in 101<sup>st</sup> meeting held on 16.08.2008.

7. The Executive Committee also directed to review the regularization of staff carried recently.

**Agenda Item No.3: HOUSING SCHEME FOR FGE (PHASE-III) AT ISLAMABAD DEVELOPMENT OF SECTOR G-13 AND G-14/4.**

**(SUSPENSION OF HANDING OVER POSSESSION OF PLOTS TO ALLOTTEES).**

8. The Director General Housing Foundation informed the committee that the allottees who have completed construction of their houses intend to shift to their houses but in the absence of services connection i.e. water supply, electricity, gas and sewerage disposal, neither it is feasible nor possible. He further informed that the functioning of the sewerage network without adequate sewerage disposal might cause collapse of sewerage network as being apprehended. With a view to obviate the

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occurring of this possibility, the Director General proposed that the process of handing over the possession of the plots be suspended for the time being.

9. The Committee, though unanimously agreed with the seriousness of issue, but decided that handing over of the possession would continue as withholding of right of handing over of possession to remaining allottees would be discriminatory and may result into un-called for litigation. Additional Secretary(Interior) also proposed that a disclaimer may be included in the possession letter regarding provision of utility services. The proposal was approved unanimously.

**Agenda Item No.4: HOUSING SCHEME FOR FGE (PHASE-III) AT ISLAMABAD – DEVELOPMENT OF SECTOR G-13 AND G-14/4 ( SH. HEAD UTILITY SERVICES).**

**WATER SUPPLY**

10. The Director (Technical) informed the Board that he held a meeting with the Director Sector Development with an objective to involve CDA in expediting provision of water supply system in Sector G-13 and Sector G-14/4. The Chief Executive was very critical of the loathsome performance of the stakeholders to materialize the provision of water supply. He emphasized the need of expeditious execution of work on the site.

11. The Chief Executive desired that because of failure to supply water to the residents/allottees, the credibility of this organization is being eroded and directed that a case be sent to Cabinet Division for impressing upon the CDA to expedite the work.

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12. The MD Railcop briefed the Board about the underpass & overhead bridge and assured that both the works shall be completed on or before March 15, 2009. He further informed that Railcop shall also lay down two additional ducts/channels on both sides of overhead bridge for crossing of necessary utility network to energize electricity, telephone etc. the Board expressed satisfaction on the performance of Railcop.

**SEWERAGE SYSTEM:**

13. The Chairman apprised the Board about deliberations held with the Chairman, CDA on the issues relating to, inter-alia, sewerage system and informed that Chairman CDA had undertaken that biddings for sewerage treatment plant shall be finalized by 10<sup>th</sup> of December 2009 and that work shall be completed by successful bidder at the earliest. Considering the commitment of Chairman CDA, the Chair expressed his hope of its fulfillment within the stipulated timeframe. Nevertheless, he desired that in the event of failure of CDA to abide by commitment, the Housing Foundation should move a case to Cabinet Division.

**ELECTRIFICATION:**

14 The Chief Executive while recalling his meeting with IESCO officials in May, 2008, expressed his displeasure on failure of IESCO to award work for construction of Grid Station within 45 days as promised in May, but despite lapse of about six months, not even the bidding process for the work has been held. Director IESCO came up with his explanation for the delay, which the Chair termed as

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unsatisfactory and directed that the work be started on or before 15<sup>th</sup> December 2008, failing which the matter be reported to Secretary( Water & Power ). He further observed that legal pros & cons of the issue be examined and if deemed necessary, appropriate legal measures be initiated against IESCO. The Chief Executive further directed that the IESCO request for enhancement of area to 32 kanal is required to be examined by Housing Foundation in consultation with the CDA within a fortnight and while deciding the issue utmost care be taken to ensure that area is enhanced only to meet the compelling needs.

**(SNGPL).**

15. The Board Members expressed their serious concern over inordinate delay on non-commencement of installation of Sui-Gas network in G-13 & G-14/4 inspite of fact that full payment had been made to SNGPL since March 2006.

16. The representative of SNGPL, came up with an explanation that because of Housing Foundation failure to obtain an NOC from CDA, work has not commenced. He also contended that Housing Foundation has not yet provided the alignment of Sui Gas network which is yet another source of delay in commencement of work. Director Technical rebutted the plea of non alignment, on the ground, that no authority of SNGPL, ever approached Housing Foundation for alignment.

17. The Chief Executive expressed displeasure over the lack of communication between SNGPL and Technical Wing of Housing Foundation and directed that the issue of alignment should be resolved within a week's time. He

further observed that Housing Foundation, or for that matter, SNGPL does not need any NOC from CDA and that work be immediately commenced and SNGPL should furnish completion schedule before next meeting of the Board.

**Agenda Item No.5: HOUSING SCHEME FOR FGE (PHASE-III) AT ISLAMABAD – DEVELOPMENT OF SECTOR G-13 AND G-14/4. HANDING OVER / TAKING OVER OF SECTOR**

18. The Director General, Housing Foundation apprised the meeting that as per decision made in the meeting of Chief Executive Secretariat on 05.08.2002 that upon completion of infrastructure development work of Sector G-13, the maintenance of sector would be carried out by CDA. After detailed deliberation it was decided that since CDA is maintaining the normal Sectors in Islamabad so, Sector G-13 will also be maintained on the same analogy i.e. revenue generated through taxes from allottees would be utilized to meet the expenditure involved in maintenance. The chair desired to initiate a summary for approval of the Prime Minister.

**Agenda Item No.6: MEDICAL FACILITIES FOR EMPLOYEES OF F.G.E. HOUSING FOUNDATION – NEGOTIATION WITH REPUTED HOSPITALS AT ISLAMABAD / RAWALPINDI / LAHORE & KARACHI FOR PLACING ON PANEL.**

19. The Executive Committee, after detailed discussion approved the placing of Shifa International Hospital, Islamabad, Bilal Hospital Rawalpind, Ittefaq Hospital Lahore and Agha Khan Hospital Karachi after getting special discount on the panel of Housing Foundation. It approved the regulation for medical attendance.

Kareem A - Chair



**Agenda Item No.7: THIRD AUCTION OF COMMERCIAL AREA (BAZAR IN SECTOR G-13. G-14/4, APARTMENTS IN G-11/3, ISLAMABAD.**

20. The Board of Directors approved auction of following Commercial plots and apartments as per recommendation of the auction committee:

- i) 1 Commercial plot G-13 markaz @ Rs.126000/- per sq. yds.
- ii) 5 Commercial plots of G-13 bazar @ Rs.64,000/- per sq. yds & above.
- iii) 17 Apartments as per following base prices.

First Floor	Third Floor	Fourth Floor
4600000/-	3500000/-	3400000/-

21. The Board of Directors also approved ex-gratia equal to one basic salary for members of the auction committee and half basic salary for the employees of the Foundation who were assigned duties during the process.

**Agenda Item No.8: ISSUES RELATING TO AUCTIONS.**

1) REFUND OF 5% GUARANTEE MONEY.

22. The Board of Directors approved the refund of 5% guarantee money subject to ascertaining that no such condition exists in CDA. It was further observed that such refund of 5% guarantee would be examined on the touchstone of law & rules on the subject and approval shall be effective if it is not in-conflict with rules on the subject.

Kareem A - Abou

2) **REJECTED BIDS FOR 14 APARTMENTS PERTAINING TO AUCTION HELD ON 23 & 24 JULY, 2008.**

23. The item was discussed in detail and it was decided that all the 14 bidders whose bids were not accepted may be given an option to match the following floor-wise price, quoted in the auction held on 22.10.2008:-

Floor 1	Floor 2	Floor 3	Floor 4
4.6 Million	4.4. Million	4.3 Million	3.6 Million

3) **DEFAULT ON DEPOSIT OF 100% BID AMOUNT.**

24. The Board of Directors after a detailed discussion agreed to give a chance to the defaulters to clear their dues on or before 31.12.2008 subject to production of post dated cheques for the balance amount.

Agenda Item No.9: **CASE OF MRS. FARIDA NADEEM WIDOW OF MAJ ( R ) NADEEM MANZOOR (LATE).**

25. The case was discussed in pursuance of Prime Ministers directive No.124/GS/Estab/2008 dated 23.07.2008 for allotment of a plot to Mrs. Farida Nadeem on compassionate grounds as a special case. The committee approved allotment of plot to Mrs. Farida Nadeem after transfer of one plot from disabled quota to hardship quota

Agenda Item No.10: **CASE OF MR. SAAD ASHRAF, SENIOR JOINT SECRETARY(RETD).**

26. The Board of Directors thoroughly examined the case of Mr. Saad Ashraf and did not agree.

Kareem A - Khan

**Agenda Item No.11: CASE OF SYED ABID ALI FOR ALLOTMENT OF PLOT UNDER DISABLED QUOTA.**

27. The Board examined the case of Syed Abid Ali and directed to keep the matter pending till receipt of the report of Appellate Medical Board.

**Agenda Item No.12: EXCHANGE OF PLOTS FROM SECTOR G-14 TO D-12:**

28. The Executive Committee examined the relevant record pertaining to allotment of plots to shaheeds and directed that as the matter solicits further clarification, therefore a Summary be moved to the Prime Minister Secretariat for decision.

**Agenda Item No.13: REPORT OF SUB-COMMITTEE ON HARDSHIP CASES:**

29. The Board of Directors approved the report of Sub-Committee on hardship cases. The Executive Committee decided that for those cases who could not apply in Phase-IV or Phase-V of Housing Foundation due to reasons beyond their control the eligibility criteria for hardship cases may be modified to accommodate any applicant fulfilling the criteria. The Foundation accordingly should put up a revised eligibility criteria to Chief Executive.

**Agenda Item No.14: ENHANCEMENT OF PAY AND ALLOWANCES FOR EMPLOYEES OF FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION.**

30. The Board of Directors enquired about the financial implications of the proposal. Director(Finance) explained that the over all effect would be 35% of the existing pay & allowances and less than 20% of the non-developmental budget.

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31. The Board, after detailed discussion keeping in view the fact that Housing Foundation is a company and sister organizations with similar status in the Ministry of Housing & Works have been allowed enhanced pay scales, approved the proposal w.e.f 01.12.2008.

**Additional Agenda Item No.1:**

**ALLOTMENTS OF PLOTS OUT OF PROFESSIONAL QUOTA.**

32. The Board of Directors approved 1% quota of plots for the employees including deputationists of Housing Foundation and officers of sister organization including the Ministry of Housing & Works who are members of the Executive Committee as on 19.11.2008 in all the schemes subject to the condition that they have not already been allotted a plot/house/apartment in Islamabad by Federal Government Employees Housing Foundation or CDA. It was further decided that the beneficiaries would forego the right for allotment of a house/apartment/plot from CDA/FGEHF in future. The Board also reduced the length of minimum stay of deputationists as inserted in 93<sup>rd</sup> meeting from one and a half year to six months subject to availability of plots against quota. The allotment would be made only upon completion of duration of minimum stay.

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**Additional Agenda Item No.2:****ACCEPTANCE OF GENERAL POWER OF ATTORNEY FOR TRANSFER OF PLOTS, ISSUANCE OF NOC AND HANDING OVER POSSESSION OF PLOTS.**

33. The Director General Housing Foundation apprised the Committee that in pursuance to an earlier decision of the Executive Committee meeting, the Housing Foundation has not been accepting the General Power of Attorney for the purposes of transfer of plot and issuance of NOC for sale in any phase. Some allottees made representations that practically it is not possible for them to appear in person for some genuine reasons, especially in cases of allottees living abroad, serious illness etc. The committee examined the issue from different perspectives and found that this conditionality is also repugnant to the laws of the land.

34. Consequently, the Executive Committee reviewed its earlier decision of non-acceptance of General Power of Attorney with the direction to verify its registration from the registrar who issued it within the country and if it is executed from abroad, the same should be authenticated from the Foreign Office Islamabad, through embassy/counsellate concerned. It is further directed that the attorney holder shall appear in person for online verification of NADRA as available in Housing Foundation.

**Additional Agenda Item No.3:****HOUSING SCHEME ON OWNERSHIP BASIS IN ISLAMABAD (PAHSE-VI)**

35. The Board of Directors approved launching of Phase-VI of the Housing Scheme on ownership basis. The basis of the scheme is Sector F-12, which has been allotted to the Foundation. The advertisement however will clarify that the scheme will

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be operational only after availability of suitable site. It was further directed that sub-committee constituted for purchase of land from private sector in the 100<sup>th</sup> meeting of the Executive Committee held on 26.06.2008, would be re-constituted with Joint Secretary(Works) as its Chairman. The terms of reference of the committee would remain the same. The chair desired that sub-committee should co-opt a member from the revenue authorities at Lahore & Karachi for purchase of land of those stations. It was further desired by the chair that sub-committee should submit its recommendations within one month so that the case is placed for approval before Sub-Committee of the Steering Committee on Housing constituted by the Prime Minister for final approval, or any other committee approved by the Prime Minister under Prime Minister Housing programme

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

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## LIST OF PARTICIPANTS

1. Mr. Sami-ul-Haq Khilji, Secretary, M/O Housing & Works, Islamabad.
2. Mr. Muhammad Zafeer Abbasi, Additional Secretary, M/O Interior, Islamabad.
3. Mr. Fakhar Zaman, Joint Secretary, M/O Housing & Works, Islamabad.
4. Syed Tanwir Hussain Bukhari, Member Planning, CDA, Islamabad.
5. Mr. Muzaffar Hussain Manjai, Joint Engineering Advisor, M/O Housing & Works, Islamabad.
6. Mr. Muhammad Zaheer Khan, Deputy Secretary(Admn), M/O Housing & Works, Islamabad.

### Housing Foundation.

7. Mr. Arshad Mirza, Chief Operating Officer/Director General, Housing Foundation.
8. Mr. Sher Afzal Khan, Company Secretary/Director(Admn), Housing Foundation, Islamabad.
9. Mr. Gulzar Hasnain, Director(Estate), Housing Foundation.
10. Mr. Kashif A. Noor, Director(Finance), Housing Foundation.
11. Malik Zafar Abbas, Director (Law), Housing Foundation

### Special Invitees:

12. Mr. Naeem Zafar Abbasi, Engr(D), Gr.3, SNGPL, I-9, Islamabad.
13. Mr. S. Abbas Haider, Sub-Engineer, SNGPL, I-9, Islamabad.
14. Mr. Muhammad Sarfraz, M.D. Railcop, Islamabad.
15. Mr. Abdul Sami Sheikh, XEN, IESCO.
16. Mr. Nasir Javed, Dy. Manager Planning, IESCO.