

MINUTES OF THE 83TH MEETING

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

No. 18(2)/2004-HF (A)/83

Islamabad the 23rd August 2005

Subject: - 83rd EXECUTIVE COMMITTEE MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 20-08-2005

The Meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on Saturday 20th August, 2005 at 2.30 PM in 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.


(Muhammad Jamail Khan)
Assistant Director (Admn)

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| 1. Mr. Abdur Rauf Chaudhry,
Secretary,
M/o Housing & Works, Islamabad | 2. Mr. S.M. Junaid,
Senior Joint Secretary,
M/O Interior, Islamabad |
| 3. Mian Muhammad Yunus,
Financial Advisor (Works),
Islamabad. | 4. Mr. Abrar Alam,
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. Mr. Shaqat Hussain Naghmi,
Director General,
FGE, Housing Foundation
Islamabad | 8. Brig. M. Khalid Sohail Cheema,
Director General
Pak. PWD, Islamabad |
| 9. Mr. Abid Bashir,
Deputy Secretary (Admn),
M/O Housing & Works, Islamabad | |

Copy of the minutes also forwarded to: -

1. The Consultant, Housing Foundation, Islamabad
2. Director (Admn/Estate), Housing Foundation, Islamabad
3. Director (Finance), Housing Foundation, Islamabad
4. Director (Technical), Housing Foundation, Islamabad
5. Law Officer, Housing Foundation, Islamabad

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

Subject: - MINUTES OF THE 83rd MEETING OF THE EXECUTIVE COMMITTEE HELD ON 20-8-2005.

The 83rd meeting of the Executive Committee of the Housing Foundation was held on 20th August 2005 at 2.30 PM in the Committee Room of the Ministry of Housing and Works, B Block Islamabad. Secretary Housing & Works was in Chair. List of participants is attached.

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

3. The Secretary (H&W) welcomed the participants for making it convenient to attend the meeting at a short notice and informed that certain important issues relating to planning of Phase-IV (G-14/1,2,3& G-15), commercial areas of G-13 and that of E-Type apartments for low paid employees, needed immediate deliberation. It was decided that in future, the periodicity of the meeting may be kept once in two months unless emergent business is required to be conducted.

Agenda items were then discussed.

Agenda Item No. 1

CONFIRMATION OF MINUTES OF 81ST MEETING HELD ON 5-7-2005 & 82ND MEETING HELD ON 28-7-2005.

4. Since no objections, observations or comments were received, the minutes of 81st meeting were confirmed.

5. The observations of the FA (Works) during 82nd meeting relating to renting of surplus area of proposed office building were clarified in the light of the provisions of Memorandum of Association and the views of the Legal Adviser contained in the working paper for 83rd meeting, as well as in the Housing



Foundation's letter dated 18th Aug 2005 in response to FA (Works) letter dated 12-8-2005 (also tabled in the meeting). The matter was again discussed in the meeting. It was further clarified that under the provisions of the Memorandum of Association, the Foundation could invest surplus funds, thus there should be no bar on renting of surplus area. It was, however, stressed that opinion of the Security & Exchange Commission may be obtained

6. The minutes of the 82nd meeting were confirmed with the direction that views of the Security and Exchange Commission regarding the renting of surplus floor space in the proposed building, may be obtained.

Agenda Item No. 2

IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN THE 81ST AND 82ND MEETINGS OF THE EXECUTIVE COMMITTEE

7. On presentation of the implementation status of the decisions taken in the 81st and 82nd meeting, the Executive Committee generally expressed satisfaction. Following instructions were, however, issued: -

- (a) As per decision in case of revision of cost of land for Phase-IV, a case may be initiated seeking grant or loan from the Govt to subsidize the cost.
- (b) For reduction in the Departmental Charges of RAILCOP, Chairman Railways may be approached.
- (c) Management System for land procurement may be finalized early and the services of the Revenue officer may be requisitioned.

Agenda Item No. 3

APPROVAL TO THE LAYOUT PLAN OF PHASE-IV G-14, 1,2,3 & G-15

8. The plan of Sector G-14/1,2, 3 & G-15, modified by Architect Pak. PWD in the light of the observations of the Executive Committee, was presented before the Committee. Director Technical Housing Foundation explained the salient features



and informed that efforts have been made to segregate each category of plot from the other, and schools / mosques have been planned around the markets in each sub sector. The minimum width of street has been kept as 40'-0".

9. To a question from the Member Planning CDA, whether contours were kept in view while planning, it was confirmed that contour plan (at 2'-0" interval, prepared by Survey of Pakistan) was kept in view.

10. Member Planning CDA observed that the planning needs some improvements. Nullah passing through the Sector could be trained to achieve more land and some roads could be realigned. The Executive Committee observed that though plot numbers have not been allotted, but offers have been issued to almost all the applicants whose cases matured under the criteria as such while improving or carrying out modifications of the plan, the number of plots under each category should not vary. It was also suggested that adequate area for setting up Housing Foundation Club with & Community Centre may also be earmarked in the layout plan.

11. After a detailed discussion it was decided that the plan of the Sector G-14/1,2,3 & G-15 alongwith the contour plan may be forwarded to the Member Planning, CDA for improvements, and modified plan shall be presented to the Chairman Executive Committee not later than a fortnight.

Agenda Item No.4

PLANNING OF COMMERCIAL AREAS & MARKAZ IN SECTOR G-13 ISLAMABAD

12. The Executive Committee was briefed that there are 8 class-III shopping centers and one Markaz (divided into two portions) in Sector G-13. Planning of these commercial markets and the Markaz was jointly carried out in Aug-Sep 2004 by CDA and the Housing Foundation. The consensus plans were sent to CDA for formal approval. However, the Member Planning CDA had observed that these plans need modernization. These plans were received in Feb. 2005 on which



the Housing Foundation had reservations on account of traffic flow, parking space and area reduction.

13. Both, the consensus plans and those modified by CDA subsequently were presented before the Executive Committee along with the comparative study of parameters.

14. The Executive Committee examined and discussed these plans. It was observed that no doubt lot of efforts has been made by the Member Planning in creating the modified plans, but these plans would be ideal for larger areas. For small areas these would not give the same projection as visualized.

15. After detailed discussion it was decided that the original plans on which consensus had been arrived between CDA and the Housing Foundation shall be adopted.

16. Housing Foundation also explained that in the light of the decision of the Executive Committee in its 79th meeting for auction of one bazar as a test case, bazar No.7 has been selected. Ground marking and paper planning for auction shall be completed within a fortnight and shall be submitted for approval of the Secretary / Chairman Executive Committee. The auction shall be through wide publicity.

Agenda Item No. 5

ALLOTMENT OF PLOTS TO EMPLOYEES OF FEDERAL GOVT. EMPLOYEES HOUSING FOUNDATION

17. The matter regarding allotment of plots to the employees of Housing Foundation under the quota for Professionals was placed before the Executive Committee.

18. A question was raised by an honorable Member as to how this quota has been created, and under whose approval it was created.



19. It was explained that a quota had to be created for different bodies in Phase-IV of the Housing Scheme under the Orders dated 8-11-1999 & 15-3-2000 of Lahore High Court Rawalpindi Bench. In order to examine the terms and conditions of the Housing Scheme Phase-IV, the Executive Committee in its 72nd meeting held on 20-08-2003 constituted a committee as follow: -

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|-------|--|------------|
| (i) | Mr. Altaf Hussain Agral
Senior Joint Secretary Interior | Convenor - |
| (ii) | Mr. Mohammad Raziq
Sr. Joint Secretary, FA (works) | Member |
| (ii) | Mr. Maqbool Ilahi
Member Planning CDA | Member |
| (iii) | Brig Khalid Suhail Cheema
Director General Pak. PWD | Member |
| (iv) | Malik Zafar Abbas
Law Officer FGEHF | Member |

20. The Committee after holding a series of meeting submitted its recommendations before 73rd meeting of the Executive Committee held on 11-11-2003. The terms and conditions were approved with slight modifications.

21. The 5% quota approved in the said meeting covered 11 bodies and out of these 11 bodies, 10 have already been provided with the quota and plots have been allotted. The only organization left out so far is the Housing Foundation.

22. An opinion was put forth by a Member that instead of a separate quota, the employees of the Housing Foundation should have applied and been considered under main quota for Civil Servants. It was explained that the employees of Housing Foundation being employee of a private company were not Civil Servants and they could not have applied or been considered under Civil Servants quota.



23. Regarding those working in the Foundation on posting or on deputation, it was submitted that they are to be treated at par in the light of the orders under which the quota was created as they are equally sharing the responsibility. The quota for each organization was to be placed at the disposal of the respective organization for dispensation.

24. The F.A (Works) informed the Committee that according to his opinion, those who were on deputation should be considered under the quota for Civil Servants and not under the quota for the Housing Foundation.

25. The Housing Foundation informed the Executive Committee that in its 79th meeting held on 25-5-2005 the Executive Committee constituted a sub committee to examine the entire quota of 5% and parameters of allotment. The Sub Committee finalized its recommendation on 18-6-2005, which were placed before the Executive Committee in its 81st meeting held on 5-7-2005. The following recommendations of the Sub Committee were approved: -

- (b) The criteria for selection / recommendations rests with the institutions concerned. The criteria laid down by the Housing Foundation subsequent to the sale of brochure and receipts of applications shall not be applicable to this quota, since the criteria was not laid down or publicized through brochure.
- (c) It would be for the institutions to decide whether the eligible candidate is deputationists, or whether he has applied or not. (The contract or adhoc employees were not considered eligible)

26. It was also pointed out that in case of ICT, and National Assembly, the deputationists have been considered and allotted plots.



27. After a detailed discussion the Executive Committee approved the allotment under quota for the Housing Foundation on the following terms and conditions.

- (a) First right of allotment shall go to the employees of the Housing Foundation having a minimum of 10 years service in the Foundation.
- (b) The criteria shall be age wise seniority.
- (c) Left over plots may be allotted to those on posting / deputation to the Housing Foundation subject to a minimum length of service of 10 years. If allotted a plot, they shall become ineligible for allotment in the subsequent phases of Housing Foundation.
- (d) Those who are already allotted plot by the Housing Foundation shall not be eligible.
- (e) Adhoc or contract employees shall not be eligible.
- (f) Only those serving in the Foundation as of today i.e. 20-8-2005 shall be eligible for consideration.
- (g) Balance plot in the quota, if any, shall be transferred to main quota of 75%.

Agenda Item No. 6

LAYOUT PLAN OF E-TYPE APARTMENT FOR LOW PAID FG EMPLOYEES

28. The Executive Committee was informed that in order to provide relief /rebate to the applicants of the scheme " Apartments for Low Paid FG Employees (BS.1-16)," a summary has been initiated for the Prime Minister in which it has been proposed that one chunk of land be handed over to a builder / developer for constructing high rise apartments, which shall be marketed by him commercially and provide rebate for the remaining 1000 apartments of three categories as mentioned in the scheme. In order to spare one chunk of land, the land utilization in remaining areas shall increase from 25 % to 38-40%



29. It was further briefed that pending outcome of the summary, it was decided, with the consent of the Minister (H & W), that work on one category of apartment may be commenced. The lowest type (E-Type with covered area of 700 sft) was selected.

30. NESPAK, who are consultant to the project were advised to prepare plans, layouts, BOQ's and invite tenders. The tenders have been called and the layout plan prepared at 38-% land utilization was presented before the Executive Committee.

31. The Members observed that layout plan is very congested and the distance between one block to another is about 30'-0" which will not allow air circulation or privacy.

32. The DG Pak. PWD and Member Planning CDA pointed out that the minimum spacing between flats has to be 1.5 times the height. Since the apartment height is about 40'0" the distance should be around 60'-0".

33. It was also pointed out that these apartments are to be given on ownership basis, such a congested plan shall have adverse affect for the purchasers as they shall not have healthy environments.

34. The committee observed that the original layout plan (for C-Type apartment) was very well conceived with very well air circulation, play area, and recreation for the residents. It was pointed out that the percentage land utilization was around 25 % where as in the current plan the percentage utilization is 38%.

35. After a detailed discussion it was decided that layout plan should be modified with percentage utilization between 25% to 28% so that well ventilated apartments could be made available to the purchase.



Additional Agenda Item No.1

ALLOTMENT OF RESIDENTIAL PLOT IN FAVOUR OF WIDOW OF LATE KHALID BASHIR, AN EX BS-19 OFFICER OF CUSTOM & EXCISE GROUP-----PRIME MINISTER'S DIRECTIVE

36. The Executive Committee was briefed that the honourable Prime Minister has been pleased to direct that a residential plot may be allotted to widow of late Khalid Bashir, a BS-19 officer of the Custom & Excise group.

37. A copy of the summary initiated by Chairman CBR and Directive of the Prime Minister was also placed before the Committee. Mr. Khalid Bashir working as Controller of Valuation (Custom & Excise) died in a road accident on 13-9-2004. He had not applied in Phase-IV of the Housing Scheme and had never been allotted a plot previously. The case falls under the provision of Article 4.5 (iii) of the terms and conditions of the Housing Scheme Phase-IV.

38. The Executive Committee approved expeditious implementation of the Prime Minister's directive.

Additional Agenda Item No. 2

ALLOTMENT OF A PLOT TO MR. OMER MASOOD, SON OF LATE SABRINA MASOOD DIRECTOR.

39. The Executive Committee was briefed that Mrs. Sabrina Masood was working as Director with the Ministry of Foreign Affairs and expired on 7-11-2004 after a brief illness leaving behind a son, Omar Masood, whom she raised as single parent.

40. The ministry of Foreign Affairs initiated a summary for the PM and the Hon. Prime Minister was pleased to approve the allotment of a plot of 356 Sq.Yds. to Omar Masood by Housing Foundation against hardship quota. Copy of the Summary and the PM's directive was placed the Executive Committee



41. Mst. Sabrina Masood was not an applicant of Phase-IV Housing Schemes, and had never been allotted a plot in any scheme of the Housing Foundation. The case falls under the provision of Article 4.5 (iii) of the terms and conditions of the Housing Scheme phase-IV

42. The Executive Committee approved expeditious implementation of the Prime Minister directive.

43. 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. Mian Muhammad Yunus.
Financial Advisor (Works).
Islamabad
4. Brig. Nusratullah
Member Planning CDA
Islamabad
5. Mr. Abrar Alam,
Joint Secretary (Works),
M/O Housing & Works.
6. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD, Islamabad
7. Shafqat Hussain Naghmi
Director General
FGE, Housing Foundation
8. Mr. Shahid Hamid
Joint Engineering Advisor
M/o Housing & Works, Islamabad
9. Mr. Abid Bashir,
Deputy Secretary (Admn)
M/O Housing & Works

IN ATTENDANCE

10. Mr. Sarfraz Ahmed Mirza,
Consultant,
FGE Housing Foundation.
11. Mr. Amjad Pervaiz Malik
Director (Tech)
F.G.E Housing Foundation
12. Mr. Javaid Iqbal
Director (Admn & Estate)
FGE, Housing Foundation