

MINUTES OF THE 87<sup>TH</sup> MEETING

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

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F.No.18(3)/2001-HF(A)/87

Islamabad, the 26<sup>th</sup> June 2006

Subject:- 87<sup>TH</sup> EXECUTIVE COMMITTEE MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 13-06-2006

The 87<sup>th</sup> Executive Committee meeting of the Federal Government Employees Housing Foundation was held on Tuesday, 13<sup>th</sup> June, 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.



( Shamim Gul Durrani )  
Assistant Director (Admn)

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| 1. Mr. Abdur Rauf Chaudhry,<br>Secretary,<br>M/o Housing & Works, Islamabad.             | 2. Mr. Altaf Hussain Arif,<br>Additional Secretary,<br>M/O Interior, Islamabad.   |
| 3. Mr. Abdul Ghani Sameen,<br>Financial Advisor (Works),<br>Islamabad.                   | 4. Mr. Abrar Alam,<br>Senior Joint Secretary,<br>M/O Housing & Works, Ibid.       |
| 5. Brig. Nusratullah,<br>Member Planning,<br>CDA, Islamabad.                             | 6. Mian Moinuddin Kakakhel,<br>Joint Engineering Advisor,<br>M/O Housing & Works. |
| 7. Mr. Ali Akbar Sheikh,<br>Director General,<br>F.G.E. Housing Foundation.              | 8. Mr. Ali Akbar Sheikh,<br>Director General,<br>Pak. PWD, Islamabad.             |
| 9. Syed Hasan Abbas Naqvi,<br>Deputy Secretary (Admn),<br>M/o Housing & Works, Islamabad | 10. Rana Taj Muhammad Khan,<br>Co-opted Member.                                   |

Federal Government Employees Housing Foundation, Al-Asghar Plaza, Blue Area, Islamabad.

MINUTES OF 87<sup>TH</sup> MEETING OF EXECUTIVE COMMITTEE  
HELD ON 13<sup>TH</sup> JUNE 2006.

1. The 87<sup>th</sup> meeting of the Executive Committee was held on 13<sup>th</sup> June, 2006 at 1.30 p.m. in the Committee Room of Ministry of Housing and Works, B- Block, Pak. Secretariat Islamabad. Secretary Housing and Works was in chair. The following members attended the meeting:
  1. Mr. Altaf Hussain Agral, Additional Secretary, Ministry of Interior, Islamabad.
  2. Mr. Abdul Ghani Sameen, Financial Advisor (Works), Islamabad.
  3. Mr. Abrar Alam, Senior Joint Secretary, Ministry of Housing & Works, Islamabad.
  4. Brig. Nusratullah, Member (Planning), CDA Islamabad.
  5. Mian Moinuddin Kakakhei, Joint Engineering Advisor, Ministry of Housing & Works Islamabad.
  6. Mr. Ali Akbar Sheikh, Director General, F. G. E. Housing Foundation & Director General, Pak P. W. D., Islamabad.
  7. Rana Taj Muhammad Khan, Co-opted Member.
  8. Malik Zafar Iqbal Awan, ADC (Revenue), ICT (Special Invitee).
2. The meeting commenced with recitation from the Holy Quran. The Chairman welcomed the participants.
3. The various agenda items discussed in the meeting and decisions taken are as under:

**Agenda Item No: 1** **Confirmation of Minutes of the 86<sup>th</sup> Executive Committee Meeting.**

There being no observations/comments thereon, the Executive Committee confirmed minutes of the said meeting.

**Agenda Item No: 2** **Implementation Status of 85<sup>th</sup> & 86<sup>th</sup> Meetings of the Executive Committee.**

Implementation status of the following agenda items of previous two meetings of the Executive Committee was discussed.

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**Agenda Item No: 4 (85<sup>th</sup> Meeting)** *Planning of Sector G-14/1, 2 & 3 and G-15.*

Member (Planning) CDA explained various problems faced by CDA towards completion of the planning work and stated that his team may be supported by the Housing Foundation's staff during their visit to the site before they are able to complete the work within next 60 days.

The chair asked the Member (Planning) CDA to specify an exact date by which CDA would be able to complete the planning of the said sectors. Member (Planning) committed that the CDA would complete the exercise by 14<sup>th</sup> August 2006.

It was also decided that the Housing Foundation will intimate the total number of plots, it has already committed for allotment, to the Member (Planning) CDA so that this number is not reduced as a result of the said planning.

**Agenda Item No: 3 (86<sup>th</sup> Meeting)** *Acquisition of Land in Sector G-14/1, 2 & 3 of Phase IV.*

The matter was discussed as a fresh agenda item No: 3 of this meeting.

**Agenda No:4 Meeting)** *Item (86<sup>th</sup>) Same Address Cases of Same Village/office.*

The chair enquired about the number of 'same address' cases of the above nature. Director General Housing Foundation informed the Committee that there were just 250 to 300 cases of the nature. He, however, was of the view that it was not advisable to start allotments in these cases as it is bound to attract criticism from other applicants.

The Committee agreed to the proposition and decided that the Foundation should wait for final decision of the

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court cases before taking any further action towards allotment in these cases. It, however, decided that the Housing Foundation's counsel engaged for intra court appeals may be urged to get the court cases decided as early as possible.

**Agenda  
No:6  
Meeting)**

**Item (86<sup>th</sup>) *Review of Development Work of Phase I & II of the Housing Scheme on Ownership Basis at Karachi.***

The matter was discussed as a fresh agenda item No: 12 of this meeting.

**Agenda Item No: 3      Acquisition of Land in Sector G-14/1, 2 & 3 and G-15/3 & 4 of Phase IV.**

ADC (R) Islamabad explained the problems being faced by them towards acquisition of the land, payment of compensation and the matters relating to built-up property.

He stated that main problem was the shortage of funds for payment to the land owners as against a total estimate of Rs. 2 843 billion just Rs. 1 billion have so far been deposited by the Housing Foundation of which Rs. 796 million stand already disbursed to the land owners. He requested that the balance funds may be deposited by the Foundation. Director General Housing Foundation informed that deposit of the whole amount in one go was not possible as the Foundation was receiving the dues from its allottees in installments. Even the earlier deposit of Rs. 1 billion was met by diverting funds from other schemes.

With regard to the question of possession of the various pockets of land for which payment has been made the ADC (R) stated that it was not possible on partial payment of compensation for the land comprised in a mauza. He, however, agreed that it was possible if the payment of compensation for the land were made mauza-wise.

In response to the concern shown by the various members of the Executive Committee as to how it would be possible for the Housing Foundation to get possession of the land so that it start preliminary work on it, the ADC (R) assured the Committee of their success towards acquisition/possession of land as they were proceeding in a very careful and tactful way, though slow. He informed the

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committee that they have identified some alternative sites for shifting the occupants and some groups of people are prepared to accept the alternative land in multi-professional society. Regarding built-up property, however, he was not prepared to commit anything unilaterally and said that it would depend on the survey of the built-up property that was yet to be started.

Member (Planning) CDA referred to his visit to the site and intimated that building work was still going on in the area by the locals, therefore the Housing Foundation should arrange the necessary funds so that the required payment of compensation could be made to the landowners and possession taken over. Rather he intimated that some "Bismillah Housing Society" was being made in Sector G-14/1.

The Executive Committee took the following decisions:

- a) The ADC (R) will intimate estimate of mauza-wise requirement of funds to the Housing Foundation immediately and the latter shall deposit the amount, at least for one mauza, within two or three days of the intimation of the estimates so that payment is made to the land owners of a particular mauza and immediate possession of the land in that mauza could be handed over to the Housing Foundation.
- b) The matter may also be taken up formally with the ADC (R) through Secretary Interior to persuade them to consider the problems of the Foundation and not to insist for lump sum deposit of the entire funds; and
- c) An immediate public notice may be published in the press that the land contained in the said sectors is under acquisition, for which notification under section 4 of the Land Acquisition Act stands already issued, and any further building work in the area is strictly prohibited and also liable to legal action under the appropriate law. The notice in question shall be given by both the Housing Foundation and through the Registrar.

**Agenda Item No: 4      Establishment of Dispensary in Sector G-13, Islamabad.**

The Executive Committee approved the proposal with the direction that a piece of land, measuring 10 to 15 Marlas at the most, may be provided to the Services Hospital for establishment of the dispensary at their own expense.

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**Agenda Item No: 5**     **Delay in Deposit of Dues and Levy of Surcharge (Phase III).**

The item was discussed in detail and it was decided that:

- a) Another 45 days grace period may be given to the allottees of Phase III for deposit of all outstanding dues.
- b) Three notices may be given in the press with the interval of 15 days each, requiring the allottees to clear their outstanding dues within 45 days of issuance of first such notice, failing which their plots shall be cancelled on expiry of the said deadline. The allottees may also be required to intimate their phone/cell number and change of address, if any, to the Housing Foundation immediately.
- c) Formal individual notices may also be dispatched to all the allottees at their latest postal addresses through courier/UMS, intimating their individual outstanding dues and requiring their deposit within 45 days of issuance of the notice failing which their plots shall be cancelled.

**Agenda Item No: 6**     **Appointment of Chartered Accountants' Firms for Preparation of Annual Accounts for the Years 2002-06 and Their Audit.**

The Executive Committee principally approved the proposal as to publication of necessary advertisement in the press inviting proposals for hiring services of the chartered accountants' firms and directed the Housing Foundation to come up in the next meeting with the firms selected for the purpose and the cost involved, for approval.

**Agenda Item No: 7**     **Amendment in Memorandum and Articles of Association and Performance Evaluation Report for Tax Exemption for the Year 2002-04.**

The Executive Committee principally approved the proposals contained in the working paper and directed that:

- a) The proposed special resolution for amendments in the Memorandum and Articles of Association may be prepared, giving complete background of the requirement, in consultation with the tax consultant and circulated amongst the members of the Executive Committee at the earliest possible for approval.
- b) Before that, it may be got clarified from the tax consultant as to whether:

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- i. The exemption of tax available to a Non Profit Organization under Clause 58(3) of the Income Tax Ordinance, 2001 is still intact after the Annual Budget 2006-07 recently announced or this too has been withdrawn like many other such exemptions.
- ii. The said exemption is given by the CBR on year-to-year basis or it is once granted to a Non Profit Organization for all times to come. The Committee directed that organizations like Overseas Pakistanis Foundation (OPF) and Fauji Foundation may also be consulted for the purpose.

**Agenda Item No: 8** **Up-gradation of Post of Sub Engineer - (From BPS 11 to BPS 16).**

The Executive Committee considered the proposal but did not approve it considering that it would create a bad precedent.

**Agenda Item No: 9** **Payment of Advertisement Bill in Respect of Scheme of Apartments for Low Paid Federal Government Employees.**

The Executive Committee accorded its post-facto approval for payment of the amount of Rs. 442,670/- to the advertising agency.

**Agenda Item No: 10** **Payment of Fee for Appeals Filed by the Housing Foundation in Same Address Cases.**

The Executive Committee approved the amount of Rs. 0.5 million to be paid to Mr. Justice (R) Abdul Ghani, engaged by the Foundation for conducting intra court appeals, in two parts i.e. 50% advance and the remaining 50% on final disposal of the appeals.

**Agenda Item No: 11** **Payment of Fee for Writs Filed by Applicants of Phase IV Through Property Dealers/Investors in Same Address Cases.**

The Director General Housing Foundation informed the meeting that after decision of Executive Committee in its last meeting for payment of 50% of normal fee or a lump sum amount for all such cases, a lump sum amount of Rs. 400,000 was offered to the Legal Advisor to which she did not agree. However, she had agreed to accept per case fee at 50% of normal rate, which worked out to Rs. 546,000/- for 156 cases.

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The matter was discussed at length in the meeting and it was decided by the Executive Committee that the legal advisor should be persuaded to accept Rs. 400,000 as a lump sum fee for all the 'same address cases' so far assigned to her.

For future cases of the nature that might be filed in any court, however, the Executive Committee decided that in all such cases the Law Officer of the Foundation shall himself attend the relevant court as just the fact that the matter is a subject of intra court appeals will have to be brought to the notice of the court in these cases which shall finally be dealt with in accordance with decision of the intra court appeals when arrived at.

**Agenda Item No: 12 Allotment of Land to PECHS Karachi.**

The Executive Committee approved the draft agreement to be entered into between the Housing Foundation and the PECHS Karachi in line with the decision taken in its last meeting.

**Agenda Item No: 13 Allotment of Plot to Mr. Fazal-ur-Rehman Siddiqui.**

The Executive Committee deferred the item and desired to seek information from CDA whether the applicant lodged his request to CDA for gift transfer before the cut off date i.e. 1-4-1996, or otherwise.

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

No. 18(2)/2004-HF(A)/87

Islamabad the 7<sup>th</sup> June, 2006

Subject:- 87<sup>TH</sup> EXECUTIVE COMMITTEE MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION TO BE HELD ON 13-06-2006

The 87<sup>th</sup> meeting of the Executive Committee of the Federal Government Employees Housing Foundation is scheduled to be held on Tuesday, 13<sup>th</sup> June 2006 at 1:30 p.m. in Committee Room of Ministry of Housing & Works, B-Block, Pak, Secretariat, Islamabad.

2. Agenda and working papers for the said meeting are enclosed.
3. Kindly make it convenient to attend the meeting.

  
( 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. Mian Moinuddin Kakakhel,  
Joint Engineering Advisor,  
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7. Mr. Ali Akbar Sheikh,  
Director General,  
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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.
11. Ch. Muhammad Ali,  
Dy. Commissioner -ICT. (Special Invitee)
12. Malik Zafar Iqbal Awan,  
ADC, Revenue,  
ICT (Special Invitee)

Copy forwarded for information to:-

1. Director (Estate), Housing Foundation, Islamabad.
2. Director (Technical), Housing Foundation, Islamabad.
3. Director (Finance & Admn), Housing Foundation, Islamabad
4. Law Officer, Housing Foundation, Islamabad