

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

Subject: MINUTES OF JOINT SESSION OF 135TH MEETING OF THE EXECUTIVE COMMITTEE / BOARD OF DIRECTORS

AND

6TH MEETING OF STEERING COMMITTEE OF FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION (FGEHF), HELD ON 13-08-2015 AT 10:30 A.M.

A joint session of 135th meeting of the Executive Committee /Board of Directors and 6th meeting of Steering Committee of Federal Government Employees Housing Foundation, was held on 13-08-2015 at 10:30 am, in the Committee Room of the Federal Government Employees Housing Foundation, Islamabad. The meeting was chaired by Mr. Shahrukh Arbab, Secretary Housing & Works / Chief Executive, FGE Housing Foundation, Islamabad. List of participants is annexed.

2. Proceedings of the meeting commenced with recitation from the Holy Quran. Chairman and Director General, FGEHF welcomed the participants.

3. Agenda items discussed in the meeting and decisions taken are reproduced below:-

Agenda Item No – 1:

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AUCTION PROCEEDS FROM AUCTION OF COMMERCIAL PLOTS IN G-13 MARKAZ & CLASS-III SHOPPING CENTERS OF G-13/2 AND C-TYPE APARTMENTS IN G-11/3, ISLAMABAD

4. DG Housing Foundation briefed the Executive Committee about the fifth auction proceeding of Housing Foundation held on 28-07-2015, at EHFPRO site office, opposite G-13 Markaz, Islamabad. It was further briefed that a professional Evaluator engaged under PPRA rules, provided Housing Foundation with Reserve

Prices in respect of each plot and a meeting of Steering Committee was accordingly convened under the Chairmanship of Secretary Housing and Works on 27th July 2015, to approve Reserve Prices.

5. It was informed that the Steering Committee in its meeting dated 27-07-2015, while according in principle approval to reserve prices/assessed market rates, further observed that proceedings of all previous auctions may also be placed before the Steering Committee for ex post facto approval/decisions accordingly. Minutes of Steering Committee were issued in continuation thereof and accordingly joint session of Steering Committee and Executive Committee has been called for confirmation of meeting of fifth Steering Committee meeting and approval of auction proceedings held on 28-07-2015.

6. It was informed that auction dated 28-07-2015 started with recitation from the Holy Quran and Director General (HF) gave initial speech on past and on-going activities of Housing Foundation, particularly with reference to the PC-1 for infrastructure development of sector G-13 Markaz. Further an overview of future projects/planning of Housing Foundation was presented. Senior Joint Secretary from Ministry of Housing & Works oversaw entire auction proceedings and Auction Committee chaired by DS (Estate) Ministry of Housing & Works conducted the auction proceedings. Media was invited and video of entire auction proceedings was made and was made available for inspection of the Steering/Executive Committee indicating therein that observations raised by representative of CDA in 5th Steering Committee meeting regarding specific information pertaining to planning parameters in respect of each plot under auction were particularly attended to and participants of auction proceedings were apprised at length about the FAR, allowed foot prints and specific size and location of each plot at the time of auction. Furthermore each plot under auction was also clearly demarcated on-ground for clarity purposes.

7. It was informed that following assets of commercial plots and apartments were offered in auction dated 28-07-2015.

SN	ASSETS	NO. OF PLOTS / APARTMENT
1.	G-13 Markaz	09 Commercial Plots
2.	Class-III Shopping Centres G-13/2	11 Commercial Plots
3	C-Type Apartments, G-11/3	09 C-Type Apartments

8. It was further informed that Auction Committee accepted bids in respect of nine (09) C-Type apartments of G-11/3 and one (01) commercial plot of G-13 Markaz in the auction held on 28-07-2015. Schedule of Auction proceeds/rates of Auction was clarified as under:

PROCEEDS/RATES OF AUCTION OF NINE (09) C-TYPE APARTMENTS (1100 SFT EACH) IN SECTOR G-11/3, ISLAMABAD

SN	SUCCESSFUL BIDDER	TOKEN NO.	FLAT NO	BLOCK	AMOUNT OFFERED	TOKEN MONEY	25 % OF THE Bid
1	Mian Shehzad Latif	356	04	09	8,750,000	500,000	2,187,500
2	Mahwish Mahmood	321	06	09	7,800,000	500,000	1,950,000
3	Mian Shehzad Latif	353	04	14	8,300,000	500,000	2,075,000
4	Mr. Amir Ud Din	301	06	14	7,300,000	500,000	1,825,000
5	Mr. Khurram Shaheen	352	04	15	8,000,000	500,000	2,000,000
6	Abdul Sami Shaikh	337	05	15	7,100,000	500,000	1,775,000
7	Mr. Ulfat Ullah	350	03	16	8,200,000	500,000	2,050,000
8	Mr. Said Anwar	333	06	16	7,000,000	500,000	1,750,000
9	Mr. Muhammad Imran Hanif Dar	317	08	22	7,400,000	500,000	1,850,000
TOTAL					69,850,000	4,500,000	17,462,500

PROCEEDS/RATES OF AUCTION OF ONE (01) COMMERCIAL PLOT MEASURING 1022.2 SQY IN G-13 MARKAZ, ISLAMABAD

SR.NO	SUCCESSFUL BIDDER	TOKEN NO.	PLOT NO	BAZAR NO	AMOUNT OFFERED PER SQUARE YARD	TOTAL AMOUNT	TOKEN MONEY	25% of the Bid
1	Mr. Muhammad Hussain Ishrat	340	24-B	WEST	325,000	332,222,222	1,000,000	83,055,556

9. It was informed by Director Finance FGEHF that Auction Committee upon overwhelming and unanimous demand of participants of auction proceedings to extend the time frame for payment of commercial plots, decided to extend the schedule of payment/duration to one year instead of three months as provided in the Brochure duly approved by Executive committee. It was further briefed that this

decision of Auction Committee is required to be ratified by the Steering/Executive Committee.

10. Director General briefed the participants that proceeds from auction of commercial plot should be used specifically for development of G-13 markaz and G-13 Sector, in order to further appreciate expected Reserve Prices of commercial plots before forthcoming/next auction. It was further briefed that it shall be in fitness of things to conduct fresh evaluation of each commercial plot before the next auction, consequently upon approval of PC-1 for development of G13 Markaz and commencement of work in pursuance thereof. Senior Joint Secretary Ministry of Housing agreed that funds of FGEHF, received in respect of other schemes should not be utilized for development of Sector G 13 and its Markaz and instead the funds from auction of commercial plots may be reserved for this purpose preferably.

11. Director Law FGEHF satisfied the Executive Committee about the legal aspects of auction proceedings, especially with regard to extension in time frame granted by Auction Committee and clarified that Auction Committee was empowered to take such decision as per terms of Brochure. Thereupon, Additional Secretary, Ministry of Interior observed the mandate of the Auction Committee was absolutely clear and laid down in the duly approved Brochure for auction of Commercial area. He further observed that the decision of Auction Committee, taken in good faith, regarding extension in the schedule of payment/duration to one year instead of three months, should be honored by Executive Committee.

Decision:

- I. **The Executive Committee and Steering Committee accorded unanimous approval to**
 - **Extension of time period/payment schedule from 3 months to 1 year as decided by Auction Committee during auction proceedings dated 28-7-2015.**
 - **Auction of 1 commercial plot # 24-B (Western Side) of G-13 Markaz and 9 apartments of G-11/3 auctioned on 28-07-2015.**
- II. **It was decided that proceedings of all erstwhile auctions be presented before Steering Committee for ex post factor approval/decisions accordingly.**



- III. ***It was decided that the a summary be moved to the Prime Minister to rationalize overlapping mandates of Steering and Executive Committees, in respect of Sector G-13.***
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Agenda Item No – 2:

HOUSING SCHEME FOR FEDERAL GOVERNMENT EMPLOYEES (PHASE-VI) AT BHARA KAHU, ISLAMABAD – DRAFT ADDENDUM

12. Director General, Housing Foundation apprised that an agenda item pertaining to resolution of dispute between M/s Green Tree (Pvt.) Ltd and Housing Foundation regarding Bhara Kahu housing scheme in zone-IV was placed before Executive Committee / Board of Directors of Housing Foundation in its 134th meeting held on 26-06-2015. It was further informed that after due deliberation the Board of Directors took the following decisions.

- a. The Executive Committee accorded in principle approval to the Addendum to the main agreement dated 01-04-2009 between FGEHF and M/s Green Tree in the best public interest with the direction to complete the project within given time frame in order to amicably resolve the long outstanding issue.
- b. While giving approval in principle to the addendum, it was also decided that the same may be got vetted from law Division, in the light of Hon. Supreme Court of Pakistan's decision.

13. It was further informed that in pursuance thereof, a draft addendum was referred to Law Division for vetting and the advice had been received, which is reproduced as under:-

"The draft addendum to the Agreement dated 01-04-2009 is vetted from legal point of view and may be cleared. However, this Division is unable to give advice on the issue as to whether measurable

targets fixed by the Executive Committee are permissible in light of the judgments of the Hon'able Courts. Further, the Addendum is not conflicting or contradicting with any previous judgments of the Hon'able Supreme Court of Pakistan in any way. Moreover, the referring Division has to put out any specific legal question; they were also privy to the proceedings and facts and circumstances of the case, therefore, referring Division, may be in a better position to take appropriate decision in the matter, at their end".

14. It was further informed that Law Division had slightly amended the said addendum to the main agreement dated 01-04-2009 and fair copy of the same is placed for consideration/approval of Board of Directors. It was also informed that M/s NESPAK and M/s Green Tree had conducted joint survey of the site and submitted their preliminary proposals in the light of aforementioned addendum. Accordingly, both M/s Green Tree and M/s NESPAK had been invited to brief and to satisfy the Executive Committee regarding status of ongoing joint survey of the site by M/s NESPAK and M/s Designmen (Consultant on behalf of M/s Green Tree) and outcome of the activity in the form of a revised layout plan of project site in accordance with proposed draft addendum.

15. M/S Designmen and M/S NESPAK briefed the Executive Committee accordingly. However, upon an observation of representative of CDA, some ambiguity arose with respect to provision of green area in accordance with CDA's planning parameters and with respect to possibility of provision of deficient land by M/S Green Tree from the area already under acquisition of FGEHF.

Decisions:

The Executive Committee unanimously decided that M/S NESPAK and M/S Designmen should complete redesigning/planning of the scheme and submit the fresh layout plan within one month, for further action to be taken accordingly.



Agenda Item No – 3:

CONVERSION/RE-DESIGNATION OF REGULAR POSTS OF FGE HOUSING FOUNDATION

16. Director Administration FGE Housing Foundation briefed that FGEHF had launched Bhara Khau Housing Scheme and had also embarked upon infrastructure development work of Sector G-13 and Sector G-14. It was further informed that further acquisition of land in Bhara kahu, F-14 & 15, Mouza & villages Tamma and Mohriyan is in progress and FGE Housing Foundation had launched the Member Ship Drive Phase-II consequent upon approval of the Prime Minister. It was briefed that all aforementioned activities required considerable manpower with adequate skill set and in order to ensure fast and quick disposal of official business and better execution of above mentioned projects, the post of Computer Operator (s) and DAD required to be converted/re-designated on top priority.

17. It was requested that following regular sanctioned posts lying vacant since long be re-designated in FGE Housing Foundation:-

S.No	Post/Position(Regular)	BPS	Re-designated	BPS
1	Stenographer (Karachi Office)	16	Computer Operator (Karachi Office)	16
2	Assistant Network Engineer (Head Office)	16	Computer Operator (Head Office)	16
3	Librarian (Head Office)	16	Dy. Assistant Director (Head Office)	16

18. Director Finance informed the Executive Committee that aforementioned proposal involved no financial implications as proposed re-designated posts are in same pay scale.

Decisions:

The Executive Committee accorded approval of conversion/re-designation of posts as proposed vide para 17 ante.



Agenda Item No – 4:

GRANT OF ALLOWANCES/INCREASES ANNOUNCED BY THE GOVERNMENT OF PAKISTAN TO THE EMPLOYEES OF FEDERAL GOVERNMENT EMPLOYEES

19. Director Administration informed that Federal Government Employees Housing Foundation (FGEHF) is a public limited company registered under Section 42 of the Companies Ordinance, 1984 with Security and Exchange Commission of Pakistan (SECP). The mandate of FGEHF is to provide affordable residential accommodation to the shelter less Federal Government employees and other specified groups, on no profit no loss basis. The FGEHF runs its activities through contribution of its registered members and does not receive any amount from the national exchequer.

20. It was further informed that all powers of the Company are vested in its Executive Committee/Board of Directors headed by the Secretary Housing & Works as per its Memorandum and Articles of Association. Under Article VIII (h) of the Article of Association of FGEHF, the Executive Committee/Board of Directors is empowered to fix the salaries or emoluments of its employees. It was informed that FGEHF had adopted system of BPS for salaries/ allowances for its employees. It was further informed that increases or revision of pay scales announced by the Government of Pakistan for FG Employees is adopted by the FGEHF from time to time, for its company employees, with the approval of its EC/BoD. It was found pertinent to mention that in the past Finance Division was never consulted nor its concurrence obtained before adopting such increases, adhoc reliefs or revision of pay scales.

21. It was apprised that notwithstanding above, being a case for grant of 20% allowance to the employees of FGE Housing Foundation, the Executive Committee had directed in 134th meeting to confirm as to whether concurrence of Finance Division is necessary to adopt any allowance, increase or revision of pay scales announced for the FG Employees.

22. It was further apprised that authorities in Finance Division i.e. Regulation Wing and Corporate Finance Wing were consulted on the issue and they were of the opinion that under Memorandum and Articles of Association, any matter



related to determination of emoluments and salaries of FGEHF employees is the prerogative of EC/BoD of FGEHF. Furthermore, since EC/BoD of FGEHF has been supplemented with the representative of the Finance Division, therefore the Executive Committee may decide the case in the light of its earlier decisions regarding emoluments and salaries.

Decision:

The Executive Committee referred the matter of grant of allowance/increase in salary for the employees of FGE Housing Foundation, to Finance Committee, for consideration and recommendations for Executive Committee accordingly.

Agenda Item No – 5:

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ELIGIBILITY CRITERIA FOR QUOTAS OF JOURNALISTS & MEDIA WORKERS

23. Director Coordination informed that in past, allotments were made by FGEHF according to scheme specific criteria duly approved by Executive Committee or the Prime Minister. However on 19-08-2009 a membership drive of FGEHF was approved by the then Prime Minister of Pakistan for fresh registration of FG employees and other specified groups. Subsequently on 01-01-2010 the Prime Minister of Pakistan was pleased to approve the criteria "First Come First Serve" for aforementioned membership drive. In continuation thereof, 32636 have so far registered themselves as members of the HF. However, whereas a certain criteria including seniority, verification of antecedents, conduct, nature of employment etc. for the FG employees is in practice, no such eligibility criteria for Journalists/Media Workers, lawyers and other professionals is available.

24. It was further informed that in view of above, the proposed eligibility criteria for Journalists/Media Workers and IBA was presented before the Executive Committee in its 133rd meeting held on 17-06-2015. The Executive Committee was pleased to approve the strategy adopted by the FGEHF of framing certain eligibility

criteria for IBA and Journalists/Media Workers, with the direction to present the final recommendations in the next meeting of the Executive Committee.

25. It was informed by Director Law, FGEHF that in this regard the proposed eligibility criteria were shared with IBA and Ministry of Information and Broadcasting for their comments and inputs. It was further informed that whereas IBA had not yet responded, Ministry of Information and Broadcasting had finalized certain eligibility Criteria in respect of Journalists/media Workers in consultation with the FGE Housing Foundation through a series of meetings and had advertised the same for Journalists/Media Workers for membership of FGEHF for BharaKahu, Green Enclave Scheme on "First Come First Serve" basis. Further, the Ministry of Information and Broadcasting had twice granted extension in date of submission of applications for Journalists/Media Workers, in consultation with FGEHF, which required to be ratified/approved by the EC.

26. It was mentioned that Ministry of Information and Broadcasting had been informed by FGEHF in unequivocal terms that the agreed eligibility criteria between Ministry of Information and Broadcasting and FGEHF and extension in time for membership of Media workers/journalists, is subject to final approval by the Executive Committee of FGEHF.

27. It was further informed that Ministry of Information and Broadcasting has recommended to indicate in its advertisements that "The applicant must not have ever been allotted a plot in Islamabad/Rawalpindi by CDA or any other Federal government agency", notwithstanding the fact that many of the journalists/media workers, have already benefitted from Media Town Rawalpindi, launched under auspices of Government of Punjab.

Decision:

- I. Executive Committee while approving extension in time for membership of Journalists/Media Workers, agreed with the criteria specified by Ministry of Information & Broadcasting and FGEHF.***
- II. Executive Committee decided the same rule may be applied to Journalist/Media Workers as is applicable for federal government***



employees, and therefore, relevant condition applicable to Journalist/media must be as under:

"The applicant must not have ever been allotted a plot in Islamabad/Rawalpindi by CDA or any other government agency"

Agenda Item No – 6:



CRITERIA FOR ALLOTMENT UNDER 2% RETIRED QUOTA OF AUTONOMOUS BODIES

28. Director Estate, FGEHF apprised the Executive Committee that in Housing Scheme, Phase-VI at Bhara Kahu, 10% quota was initially allocated to employees of Autonomous / Semi-Autonomous Bodies and Corporations under the Administrative Control of Federal Government. The said quota was subsequently bifurcated into Autonomous Serving (8%) and Autonomous Retired (2%). The criteria for allotment under Autonomous (Serving 8%), as approved by the Prime Minister, is first come first serve for those members/employees of Autonomous Bodies who were in Service as on 01-07-2009. Whereas, criteria for 2% Autonomous retired was not formulated/approved.

29. It was further briefed that the issue regarding allotment under different quotas was placed before the Executive Committee in its 133rd meeting held on 17-06-2015. The Executive Committee approved the proposal set forth by the Foundation for 2% retired Autonomous quota, according to the actual proposal, those employees of Autonomous bodies who retired **before** 01-07-2009 were to be declared entitled for allotment. However, due to typographic error, the word **before** was mistakenly typed as **after** 01-07-2009, which do not commensurate to the criteria spelled out in Brochure of the Scheme. Actually those who retired after 01-07-2009 comes under Autonomous Serving (8%) if they have got registration while in service. Due to this discrepancy, issuance of Consent Letters to members of Autonomous retired quota (2%) has been suspended, as Consent Letters were being issued to members who retired before 01-07-2009.

30. In view of above, the issue was placed before the Executive Committee to approve the following criteria of allotment under 2% Autonomous retired quota.

"The employee of Autonomous / Semi-Autonomous Bodies and Corporation under the control of Federal Government, who retired **before** 01-07-2009 on the basis of a "first come and first serve".

Decision:

The Executive Committee accorded approval of the typographical mistake in the minutes of 133rd meeting of EC held on 17-06-2015, regarding change of the sentence for Autonomous Retired quota as "who retired before 01-07-2009".

Agenda Item No – X-1:

GARBAGE COLLECTION FROM SECTOR G-13 & SUB-SECTOR G-14/4, ISLAMABAD

31. Director Technical, FGEHF apprised the Executive Committee that Phase-III (Sector G-13) Housing scheme was launched in 1996 for low paid Federal Govt. Employees and almost 7503 plots of different categories (I to V) have been allotted to the Federal Govt. Employees and almost 3700 families are residing in the said sector G-13 and G-14/4. It was further informed that Housing Foundation is maintaining the sector as per decision of the Wafaqi Mohtasib and in this regard, a contract of Garbage collection has been awarded to M/s Maqsood & Co. on 01-03-2015 and work of collection of garbage is ongoing @ Rs.2,200,000/- per month pursuant to approval of Executive Committee. It was further informed that 1st bill has been paid to the contractor as gratis from FGEHF side without collection of any charges from the residents.

32. It was further informed that FGEHF is not in a position to meet this expenditure from its own resources indefinitely and therefore, charges of garbage collection need to be recovered from the resident of sector G-13 and sub-sector G-14/4 as per following schedule:



Total House of sector G-13 and Sub-sector G-14/4 = (3000+700)	3700
Proposed rate of garbage collection each house	Rs.500 / month / unit
Total amount 3700 @ Rs.500/unit per month On account of garbage collection from Sector G-13 & G-14/4	Rs.1,850,000/-
Contribution per month by Housing Foundation	Rs.350,000/-
TOTAL	Rs.2,200,000/-

Decision:

The Executive Committee accorded approval of the rates for garbage collection services charges in the sectors G-13 and G-14/4 as per para 32 ante, with prospective committee.

Agenda Item No – X-2:

SHORTFALL IN THE WIDTH OF 02 NOS. OF PLOTS OF G-13/3, ISLAMABAD AND UTILIZATION OF 03 TO 9 FEET WIDE AND 160 FEET LENGTHY EXTRA LAND FALLING ALONG WITH SOME OTHER PLOTS OF G-13/3, ISLAMABAD

33. Director Technical, FGEHF apprised that Housing Foundation is responsible to allot plots and hand over physical possessions of plots in Sector G-13, Islamabad. Whereas, in the past, approval of building plans, issuance of Plinth Level/DPC Certificate/ and approval of completion drawing etc. used to be the responsibility of Capital Development Authority (CDA) Islamabad. However after the decision taken by the by Honorable Wafaqi Mohtasib, it is now the sole responsibility of FGE Housing Foundation, Islamabad to look after all matters.

34. It was further briefed that a case has been pointed out as under:

- I. That width of street No. 14, G-13/3, at the starting end has been increased arbitrarily to 56 feet and 09 inch instead of 50 feet. Resultantly, width of street No. 15 has decreased from 50 feet

to 44 feet and 07 inch at that point, whereas, both the streets at the opposite ends are according to the Layout Plan which is 50 feet wide.

- II. That, House No. 23 street No. 14, in violation of original Layout Plan has been constructed as a Street (Gali) corner like plot. The resident has opened windows in the street, installed ACs and commenced with some construction toward its adjacent plot No. 21.
- III. That, as a consequence thereof, certain plots where residents have decided now to commence construction, are not getting entire area reserved for their plots and their predicament requires to be addressed. It was briefed that Plot No. 1, 3 & 5, Street No. 14 have a shortfall of land and total space available for the said three plots is 114 feet to 117 feet at either ends of the street, which ought to be 120 feet at both points.

Decision:

The Executive Committee decided to constitute a Committee of below mentioned members to conduct a full inquiry of the matter and present the case with the findings in the next Executive Committee:

<i>Director (Technical)</i>	<i>Chairman</i>
<i>Director (Estate)</i>	<i>Member</i>
<i>Representative of CDA</i>	<i>Member</i>

35. The meeting ended with a vote of thanks.


