

MINUTES OF THE 18TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
SHAHEED-E-MILLAT SECRETARIAT

MINUTES OF THE 18TH MEETING OF THE
EXECUTIVE COMMITTEE OF THE BOARD OF
GOVERNORS HELD ON 31-1-1990, 6-2-1990
AND 7-2-1990, IN THE COMMITTEE ROOM
OF THE WORKS DIVISION.

The 18th meeting of the Executive Committee of the Board of Governors was held on 31st January, 1990, in the Committee Room of the Works Division. The following attended the meeting:-

- (1) Mr. S A S Ainuddin, Chairman
Secretary,
Housing and Works.
- (2) Mr. M.I. Rajput,
Director General,
Pak. P.W.D.
- (3) Mr. Jalees Ahmad Siddiqi,
Joint Secretary,
Works Division.
- (4) Mr. Hameed Akhtar Niazi,
Financial Advisor,
Works Division.
- (5) Mr. Mohammad Samiullah,
Joint Secretary,
Cabinet Division.
- (6) Mr. Sarshar Ali Malik,
Officer On Special Duty (P&EC),
Works Division.
- (7) Dr. Mohammad Rasool Khan,
Director General,
Housing Foundation.
- (8) Mr. Muhammad Yunus Khan,
Deputy Secretary (Admin),
Works Division.
- (9) Mr. Perviez Akhtar,
Section Officer,
Housing Foundation.

2. The main items of the agenda were:-

- (1) To provide a chance of hearing/explanation to those applicants of Category-I and II houses whose declaration of assets have been checked and some discrepancies were found therein.
- (ii) To discuss/decide certain issues regarding estate/administrative matters.

(iii) The payment of Rs. 1,20,000.00 to M/S PEPAC regarding services rendered by them for preparing architectural designs etc.

(iv) To settle the issue with CDA regarding plot size of category-VI houses.

The following applicants appeared before the Executive Committee and pleaded their cases:-

- (1) Mr. Mahmood Ahmad Khan,
Section Officer (Retd),
Works Division.
- (2) Mr. Ihsanul Haq,
Director General,
Pakistan National Centre.
- (3) Mr. Asghar Malik,
Deputy Secretary (Retd),
Establishment Division.
- (4) Dr. Naqam Ahmad Khan,
Chairman (Retd),
PCSIR.
- (1) Mr. Mahmood Ahmad Khan;

The applicant stated that since he had worked in the Works Division for a long duration and that he did not own a house anywhere in Pakistan or a plot in Islamabad, his was a very genuine case for consideration. He further stated that he approached the Wafaqi Mohtasib as he apprehended that his case might not be considered favourably by the Committee.

Keeping in view his long association with the Works Division, the Committee decided that he may be allotted a Category-II house in Phase-I Extension (I-8/3) of the scheme against its discretionary quota when the additional land becomes available from CDA.

(ii) Mr. Ihsanul Haq:

The applicant stated that he had come to know that he had been declared ineligible for the scheme on the ground that he had got an interest in some property in his name. He explained that he had sold his share of the property much before the cut-off date due to some conflict with the partner. He also explained that the said property was never transferred in his name

and that he had already mentioned this fact in his declaration of assets for the year ending on 31st December, 1989.

The Committee observed that it was a genuine case and that as the property had never been transferred to his name, he may be accorded as priority-I.

(iii) Mr. Asghar Malik:

The applicant explained his case on the basis of earlier observations of the Executive Committee meeting. The members of the Committee desired the applicant to produce a certificate from LDA to the effect that no house had been constructed by the applicant on the said plot and that the only room constructed thereon does not fall in the definition of a house.

The Committee decided that he may be considered for the allotment of Category-II house in Phase-I extension of the Scheme against the discretionary quota of the Committee on receipt of the said certificate and as soon as additional land becomes available from CDA.

(iv) Dr. Nazeem Ahmad Khan:

The applicant dwelt at length his service history explaining his position with regard to working on deputation in Atomic Energy Commission and the fact that he was not reverted back to his parent department which was an Attached Department of Ministry of Defence. The Members of the Committee observed that his was a genuine case for consideration of *allotment of a plot. But it is not possible to allot him one against the merit, thus he should be considered for discretionary quota of Executive Committee.*

3. The following cases were also considered and decided:-

(a) Mr. Zahir Malik:

While discussing the case of Mr. Zahir Malik, A.E. T&T, who had opted for category VI in place of his entitlement to category-II, not being available, it was stated that a reference from the Mohtasib had been received in his case. The Committee decided that in view of the availability of category-VI plots one such plot may be allotted to him but the decision of the Mohtasib in this connection may be contested on the ground that the Foundation does not fall in the category of "Agency" as defined in the Establishment of the Office of Wafaqi Mohtasib (Ombudsman) Order, 1983. The Committee further desired that the charter of the Foundation may be fully studied before taking up the case with Mohtasib.

(b) Fazle Karim Khan:

It was decided that Mr. Fazle Karim Khan, Deputy Secretary, Ministry of Labour, may be accorded priority-I in view of the fact that the property declared by him in his declaration of assets was a disputed one and was sub-judice for the last 10 years and that at present he did not own any house/plot or even a share of house in any city of Pakistan.

(c) Syed Zainul Aba Jafri:

Syed Zainul Aba Jafri could not be considered in this scheme as he holds an ex-cadre job and his name was not included in the gradation list.

(d) Mr. Kishwar Khan:

It was decided that Mr. Kishwar Khan may be accorded priority-II as he owned a house in Peshawar.

(e) Mr. G.M. Shah:

Since the applicant owned a house in Islamabad, he was not eligible for the Scheme.

(f) Mian Maqbool Alam:

The applicant was found to belong basically to WAPDA. It was, therefore, decided that the allotment made to him erroneously for the reason that he had concealed the facts may be withdrawn.

(g) Mrs. Jameela Begum:

The applicant had requested for fixing a uniform date for depositing the instalment. It was reported that in many cases similar requests were coming up from other applicants also. The Committee was of the opinion that the deposit of money should be effected from the applicant in accordance with the programme already decided and that no relaxation should be allowed in the payment of instalments.

4. The status of the ownership of plots with reference to the prospective allottees was also discussed and it was unanimously decided that the ownership of land for which payment had been made to the CDA should be transferred to the Housing Foundation and registered subsequently in the name of the individuals. The Foundation will then be the legal owner of the plots for all legal and other purposes and that the letter of allotment should contain reference to this effect. It was also decided that the contents of the letter of allotment earlier finalized should be amended in the light of the above mentioned decision incorporating also the requirements of the HBFC before these were issued to the prospective allottees.

5. The Director General, Housing Foundation, raised the question of finalization of the accounts procedure to be adopted in the Foundation. He stated that in the absence of a well defined accounts procedure, it was apprehended that the maintenance of accounts on sound lines might not be possible and consequently lead us into problems. It was stated by the Financial

Adviser(Works), that in a couple of days the accounts procedure would be finalised and then the draft should be sent to the members of the Committee for approval.

6. The Director General, Housing Foundation, requested that all technical matters should have the approval of a Technical Committee constituted for the purpose before taking any action on the physical aspects of the Scheme and submission to the Executive Committee for approval. The Committee constituted was read out to the members and was approved.

7. The issue of finalisation of the accounts procedure was raised once again as also the position of sanctioned strength of staff in the Foundation. With regard to the accounts procedure it was decided that the accounts be maintained as per prevalent procedure being adopted till such time a formal procedure was devised. All expenditures incurred till that time would be considered as authorised expenditure with the approval of competent authority.

8. With regard to the strength of the staff certain queries were stated to have been raised by the Financial Adviser, reply to which was still awaited. The Director General, Housing Foundation promised to answer the queries as soon as received by him. It was decided that a meeting be held in the office of Financial Adviser on 8th February, 1990 at 10.00 A.M. to be attended by Director General, Housing Foundation, OSD, Works, and Director, Administration, Housing Foundation, to resolve the matter.

9. A question with regard to the payment of Rs. 1,20,000.00 required to be made to M/S PEPAC as per decision of the Executive Committee meeting held on 25-6-1989 also came up for discussion as was desired by the Chairman, Committee, on file. The issue was discussed and it was decided that the justification for the amount claimed be worked out

on man-hour basis (as suggested by Director General, Pak. PWD). The payment, if found within the claim will, thereafter, be considered for release.

10. The Director General, Housing Foundation, raised the question as to whether or not soil investigation for the Scheme should be carried out. He stated that the Consultants had already suggested for such an investigation to be carried out. The members of the Committee were of mixed opinion about carrying out the soil investigation. Some of them were of the opinion that necessary data should be collected from CDA and Pak PWD for their housing schemes completed in I-8/1 and I-8/2. They held the view that if there was no major difference in the safe bearing capacity values determined by the agencies, there was no need for repeating such an exercise and spending money thereon. The following were of the opinion that there was no need to have soil investigation done:-

- (i) Chief Engineer, North, Pak. PWD.
- (ii) Mr. H.A. Niazi, Financial Advisor.
- (iii) Chief Architect, Pak. PWD.

However, the Director General, Pak. PWD, and Director General, Housing Foundation, were of the firm opinion that it was advisable to incur expenditure on soil investigation which would eventually form only a fraction of the total cost of the Scheme but would help in determining the position with respect to the nature of the soil.

Following decisions were taken:-

- (i) Soil investigation should not be carried out through a private agency, but through CDA.
- (ii) References should be made to CDA authorities

as well as Engineering College, Texila for ascertaining the probable expenditure on the item of work.

- (iii) Soil investigation both in I-8 and G-11 be carried out on cost effective basis.

11. With regard to the printing of stationery for the Housing Foundation it was decided that quotations should be obtained and documents get printed on most competitive rates not necessarily from Government Press but it must be seen that the printing was of good quality and most economic price.

12. A question was raised with regard to the loans obtained by the civil servants from Departments/AGPR for construction purposes. The Director General, Pak. PWD, and Director General, Housing Foundation, were of the view that such loans should be deposited direct in the name of Housing Foundation after receiving the authorisation from the individuals, and the funds utilised for construction as being contemplated in the case of HBFC.

The Committee was of the opinion that this matter should be left to the individual allottees and the Foundation need not be involved in the matter.

13. The Director General, Housing Foundation, intimated that demand for category-VI plots measuring 25'x40' was made by the Works Division to the CDA. The CDA in turn authorised Works Division/Pak PWD to take over the possession of land. However, on detailed examination of the plans received from CDA it was revealed that the plots measuring 25'x40' were not appearing in the plans and that dimensions of the plots were instead shown as 20'x40'. The case was reportedly taken up by him instantly with the CDA authorities. The CDA vide their letter dated 27-1-90 advised the *Housing Foundation that adjustment for the money would be made in due course as it was not possible to provide*

25'x40' plots being not available in the plan. The Committee discussed the possible repercussions of accepting 20'x40' plots both with regard to prospective owners and the planning details having been finalised. The Chairman of the Committee suggested that the CDA authorities be requested to replace the plots on the basis of dimensions intimated by them earlier i.e. 25'x40'. This he stated would cause reduction in the number of plots but would not create complications and embarrassment. The members of the Committee unanimously agreed to the proposal and suggested that the Director General, Housing Foundation, should take up the matter instantly with the CDA authorities.

14. In the end the Chairman of the Committee desired that a meeting with the Chairman, CDA, should be arranged within 2 to 3 days for resolving the issue of plots in the I-8/3 and I-8/4 sub-sectors in the light of the discussions held in the presentation to the Minister of Housing and Works on 4-2-1990.

15. The meeting adjourned with a vote of thanks to the Chair.