

MINUTES OF THE 19TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
SHAHJED-E-MILLAT SECRETARIAT
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MINUTES OF THE 19TH MEETING OF THE
EXECUTIVE COMMITTEE OF THE BOARD OF
GOVERNORS HELD ON 25TH MARCH, 1990
IN THE COMMITTEE ROOM OF THE WORKS
DIVISION AT 4.00 P.M.

The 19th meeting of the Executive Committee of the Board of Governors was held on 25th March, 1990, in the Committee Room of the Works Division at 4.00 P.M. under the Chairmanship of Secretary, Housing and Works.

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. Jalées Ahmad Siddiqi,
Joint Secretary,
Works Division.
4. Mr. Hameed Akhtar Niazi,
Financial Adviser,
Works Division.
5. Mr. Mohammad Samiullah,
Joint Secretary,
Cabinet Division.
6. Mr. Sarshar Ali Malik,
Officer On Special Duty (P&EC),
Works Division.
7. Mr. Muhammad Yunus Khan,
Deputy Secretary (Admin),
Works Division.
8. Dr. Mohammad Rasool Khan,
Director General,
Housing Foundation.

2. The following were also present:-

1. Mr. Muhammad Rafiq,
Chief Engineer (North),
Pak PWD.
2. Mr. Shaffat Malik,
Chief Architect,
Pak PWD.
3. Mr. Mo'in Ahmad Siddiqi,
Director (Administration),
Housing Foundation.

3. The Chairman opened the discussions by apprising the Committee of the recent developments regarding extension in Phase-I of the ownership scheme at Islamabad. He stated that in a high level meeting in the Cabinet Division chaired by the Cabinet Secretary and attended by Secretary, Housing and Works, Secretary, Railways, Chairman, CDA, and other officers, it had been decided inter alia that the land in I-8/3 and I-8/4 will be transferred to Works Division for the ownership scheme. The Chairman while adding that the decisions taken would be communicated through the minutes of the meeting from the quarter concerned made mention of the following decisions in particular:-

(i) The allotment cases of the 109 employees of the Railways who have been issued provisional allotment letters would be regularised in lieu of the land surrendered by the Ministry of Railway, for the Housing Scheme in I-8 Extension.

(ii) A chunk of land would be earmarked for CDA to plan their own scheme. The matter will be finalised in a meeting between the Ministry of Housing and Works and CDA.

4. The Chairman directed the Chief Engineer (North) and the Chief Architect, Pak PWD, to arrange quickly the planning of the housing units as per requirements to be worked out on the basis of pending cases of allotment and keeping in view the CDA bye-laws. The Chief Engineer (North) indicated that they were already on the job and that the planning with the help of CDA officials would be finalised within one week.

5. The distribution of the plots among Government employees was reviewed for the Scheme of construction of 5,000 houses, in the light of earlier Cabinet decision to keep 20% for higher income group (BPS-17 and above) and 80% for lower and middle income groups (BPS 1 to 16). Accordingly, out of total 5,000 plots, about 1,000 plots

will be for category-I and II and remaining 4,000 for the rest (category III to VI).

In the extension of Phase I, the following housing units will be accommodated keeping in view the demand pattern set up in response to the applications for Phase I:-

Category-I	300	.
Category-II	400	
Category-III & IV	1100-1300	(depending on the total number of plots)

This will also accommodate the pending applications to the maximum extent, whose money is lying with the Foundation for the last about eighteen months.

6. It was emphasised in the meeting that the land for extension of Phase-I did not become available in the normal course, but has been obtained as a result of very special efforts for the same. Moreover, this was in addition to the original allocation of the land for the Scheme for 5,000 houses. It was, therefore, decided that the allotment of the plots should be made as follows:-

Merit	80%
Quota of the Minister for Housing and Works and the Executive Committee.	20%

7. In view of the additional availability of the land, following decisions were taken:-

- (i) Members of the Executive Committee would get plots of their choice.
- (ii) Plots may be allotted to the following officers under the discretionary quota of the Committee in the interest of the Scheme:-

(a) Mr. Tewfiq Fehmi, Additional Secretary, Cabinet Division.	Category-I
(b) Mr. Mian Mohammad Rafiq, Chief Engineer. (North) Pak PWD.	Category-I
(c) Mr. Shafiqat Ali Malik, Chief Architect, Pak PWD.	Category-I

(d) Mr. Mohammad Riaz,
Superintending Engineer,
E/M, Pak PWD.

Category-II

(e) Mr. Moin Ahmad Siddiqi,
Director Administration,
Housing Foundation.

Category-I

(f) Dr Mohammad Rasool Khan,
Director General,
Housing Foundation.

Category-I

(This was done by the
Committee, as a special
case, for the Head of
the Foundation who was
working against a
BPS-20 post).

(iii) The allotment of the following officers
was upgraded to categories shown against
each:-

(1) Mr. Abdul Wahab,
Additional Secretary,
Environment & Urban
Affairs Division. From Cat.II to Cat.I

(2) Mr. Bashir Malik,
Private Secretary
to Additional
Secretary, Works
Division. From Cat.IV to Cat.III

(3) Mr. Ghulam Mustafa
Kazi, USD (Estate). From Cat.IV to Cat.III

(4) Mr. Mohammad Din,
Section Officer,
Works Division. From Cat.IV to Cat.III

(5) Mr. Tanveer Ahmad,
Section Officer,
Works Division. From Cat.IV to Cat.III

(6) Mr. Inamur Rahim,
Section Officer,
Works Division. From Cat.IV to Cat.III

(7) Mr. Mohammad Latif
Dar, Section Officer,
Works Division. From Cat.V to Cat.IV

8. It was agreed that the Chairman is authorised to
issue allotment letters against the additional discretionary
quota to officers/Officials who had been helpful for the
Scheme or may be useful in furthering the cause of the Scheme
in other areas in future including those whom commitment
letters have already been issued.

9. The Committee also decided to allot houses to
the following officers from its own discretionary quota

in the light of the decisions taken earlier in the Committee meetings:-

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|--|-------------|
| (i) Dr Naeem Ahmad Khan,
Chairman (Retired),
PCSIR. | Category-I |
| (ii) Mr. Asghar Malik,
Deputy Secretary (Retd),
Establishment Division. | Category-II |
| (iii) Mr. Mohammad Danishmand,
Deputy Secretary,
Management Services Division. | Category-II |

10. The Committee also gave an interview to Mr. Shabbir Ali, Deputy Secretary, who had been refused allotment of a category-II house earlier on the ground that in his declaration he had stated that he owned a small house. After hearing his argument that he had no residential house as the plot allotted to him at Karachi had been converted into commercial area, the Committee agreed to allot him a Category-III house from the discretionary quota.

11. The case of Maj. (Retd) Mahmud-ul-Hassan was discussed in the meeting and the replies received from CDA that there was no plot in his name according to their record were considered. The Director General, Housing Foundation was asked to specifically ascertain from CDA if the plots No. 1173, G-9/2, and 560, G-8/1, Islamabad or any other plot ever stood in his name. If so, when these were transferred.

The points on the agenda were subsequently taken up for discussion.

12. QUESTION OF ELIGIBILITY OF ALLOTTEES OF CERTAIN DEPARTMENTS.

The statement of Departments/Divisions was discussed and decisions with regard to the eligibility or otherwise taken as follows:-

(i) Survey of Pakistan:

Since the Office of the Surveyor General of Pakistan is included in Schedule III of the Rules of Business, the employees of Survey of Pakistan are eligible for allotment of houses under the Scheme.

(ii) Pakistan Railways:

Although, strictly speaking all the employees of Pakistan Railways, except those employed mainly in the Ministry of Railways, were not entitled to allotment of houses under the terms of the housing scheme, it was decided that regular allotment letters should be issued to 100 employees of the Railways, as a special case, in lieu of the land surrendered by them in I-8 extension.

(iii) Departments of Income Tax, Customs and Directorate of Research Statistics, CBR:

Although these Departments are not shown as Attached Departments of the Ministry of Finance in Schedule III of the Rules of Business, the Committee considering them as parts of CBR, agreed to the allotment of houses to the applicants mentioned in the statement.

(iv) Office of the Import and Export:

Since the office of the Chief Controller of Imports and Exports is an Attached Department of the Ministry of Commerce and other offices of the Imports and Exports Organisation are integral part thereof and inter-transferable, the employees of the latter are eligible for allotment of houses under the Scheme.

(v) Regional Passport Office:

Since the Directorate of Immigration and Passport is an Attached Department of the Ministry of Interior and the Office of the Regional Passport is an integral part thereof, the employees of the latter are eligible for allotment of houses under the Scheme.

(vi) Federal Investigation Agency:

Already included in the list of Attached Departments. Its employees are, therefore, entitled to allotment of houses under the Scheme.

(vii) Directorate General of New Renewable Energy Resources:

They are eligible for allotment of houses under the Scheme as the Directorate is an integral part of the Technical Wing of the Ministry.

(viii) Cantt. Garrison Schools:

These schools were taken over by the Directorate of Federal Government Educational Institutions, an Attached Department of Ministry of Education, in 1975. Their employees would, therefore, be entitled to allotment of houses under the scheme after completion of 20 years from 1975.

(ix) Department of Stationery and Forms:

This being Attached Department of the Cabinet Division, its employees are eligible for allotment of houses under the Scheme.

(x) Marine Fishery Department:

This being an Attached Department of the Live-Stock Division, its employees are eligible for allotment of houses under the Scheme.

(xi) Pakistan Mint:

This does not appear in the list of Attached Departments contained in Schedule III of the Rules of Business. This was a Subordinate Department.

However, taking into consideration the fact that there was only one applicant who was a low paid employee eligible to a category-V house, the Committee was pleased to agree to allotment of a house to him against the discretionary quota.

- (xii) Supreme Court of Pakistan:)
- (xiii) Jinnah Post Graduate Medical Centre:)
- (xiv) Election Commission of Pakistan:)
- (xv) Pakistan Institute of Medical Sciences:)

The Committee did not agree to allotment of houses to the employees of these organisations as they were non-entitled departments under the terms of the Scheme.

13. WRIT PETITION FILED BY M/S ASIAN CONSULTANTS IN LAHORE HIGH COURT, LAHORE.

The Director General, Housing Foundation explained the position of the case and stated that in the writ petition filed by M/S Asian Consultants in Lahore High Court regarding the appointment of M/S Development Consultants for the housing scheme for Federal Government Employees on ownership basis at Islamabad the following were made respondents:-

- (i) Ministry of Housing and Works through Secretary, Housing and Works.
- (ii) Housing Foundation through Director General, Housing Foundation.
- (iii) M/S Development Consultants.
- (iv) Pakistan Engineering Council.

It was also explained that the first hearing was attended by Counsel II on behalf of the Federal Government and that he had desired to have a report and parawise comments forwarded through the Justice Division for submission to the Honourable Lahore High Court before 4-4-1990. The Director General, Housing Foundation informed the Committee that the report and parawise comments had already been submitted to the works Division for taking further action.

The Secretary, Housing and Works, however, stated that he had been contacted on telephone by the Consultants in this respect and was told that they were resolving the issue. The Committee desired that the Consultants should be asked to have themselves registered in the Pakistan Engineering Council as soon as possible.

14. EXTENSION IN THE OPENING DATE OF TENDERS.

The Committee decided to extend the date of opening of tenders upto 22-4-1990 and also to contact on telephone those pre-qualified contractors who had not yet purchased the tender documents and ask them to have the tender documents as soon as possible and participate in the tendering.

It was also decided that in order to have a sound basis of competition both in respect of number of contractors and the rates, the Association of Builders and Developers, who had already shown interest in the matter earlier, should be issued tender documents and asked to bid their rates and send the same under sealed cover to the Office of the Director General, Housing Foundation by the due date. The Committee desired that Director General, Housing Foundation, should instruct M/S Development Consultants for doing the needful in the matter. The Committee further decided that the nomination of their members/contractors by ABAD would be subject to approval of the Executive Committee.

✓ 15. FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION CODE.

The Financial Adviser (Works), stated that the draft Housing Foundation Code circulated to all the members of the Executive Committee on 11-3-1990 was not received by him. The Committee, therefore, directed that a copy of the draft Code should be sent to the Financial Adviser again for his views thereon. All the other members of the Committee agreed to the provisions included in the draft subject to the decision regarding signing of cheques as given against item 17 below.

16. FINANCIAL RULES OF THE HOUSING FOUNDATION.

The Director, Administration, Housing Foundation, brought out the point concerning the finalisation of the financial rules of Housing Foundation with reference to the observations made on the relevant file. The Committee requested the Financial Adviser to let us have the financial rules in consultation with some Chartered Accountants. The Financial Adviser promised to do the needful and send it before the next meeting of the Committee.

17. SIGNING OF CHEQUES.

On a point raised by Director, Administration, Housing Foundation, with regard to the difficulties in signing of the cheques and the decisions taken earlier on the subject, it was agreed after detailed deliberations that cheques should henceforth be signed by the Director General, Housing Foundation, and Financial Adviser (Works) and, in case any one of these officers was not available, Joint Secretary (Works), would sign. The Committee desired that necessary instructions to the Bankers should be issued accordingly.

18. The Committee then invited the participants to bring out any other matter regarding the Scheme, which they might like to discuss. The following points were brought out:-

(i) The Joint Secretary (Works) pointed out that three alternative plans of each category required to be sent to the prospective allottees should be forwarded through a letter containing the details regarding the physical progress so far achieved and that they should be allowed 15 days to communicate their choice of the plan to the Foundation.

(ii) The Financial Adviser (Works) wanted to bring it on record that the design must include provisions for thermal insulation in an effective manner and that dependence of airconditioning and other installations be avoided as far as possible. To this point the Director General, Housing Foundation, clarified that suitable provision in the roof

treatment and insulation thereof had been made. He added that he had suggested insulation in the externally exposed walls also for which proposals from the Consultants were also received but those were deleted by the Technical Committee while finalising the drawings. The proposal was accordingly amended with no insulation in the walls.

19. The meeting ended with a vote of thanks to the Chair.