

MINUTES OF THE 67TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
SHAHEED-E-MILLAT SECRETARIAT
ISLAMABAD

F.No.18(2)/2001-HF(A)

November 30, 2001

Subject:- MINUTES OF THE 67TH EXECUTIVE COMMITTEE MEETING OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
HELD ON 22.11.2001.

The 67th Executive Committee meeting of the Federal Government Employees Housing Foundation was held on Thursday, 22nd November, 2001 at 10.00 a.m in the Committee Room of M/O Housing & Works, Block 'B', Pak. Secretariat, Islamabad.

2. The minutes of the said meeting ^{are} ~~is~~ enclosed for your information please.


(Shamim Gul Durrani)
Assistant Director(Admn)

- | | |
|--|--|
| 1. Mr. Mohammad Aslam,
Secretary,
M/O Housing & Works, Islamabad. | 2. Brig. (R) Zamurad Khan Shahin,
Joint Secretary(Works),
M/O Housing & Works,
Islamabad. |
| 3. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD, Islamabad. | 4. Mr. Muhammad Arshad Malik,
Joint Secretary(IV),
M/O Interior, Islamabad. |
| 5. Mr. Muhammad Raziq,
Financial Advisor(Works),
Islamabad. | 6. Mr. Maqbool Elahi,
Member Planning,
CDÄ, Islamabad. |
| 7. Mr. Shahid Hameed,
Joint Engineering Advisor,
M/O Housing & Works, Islamabad. | 8. Mr. Ali Abid,
Deputy Secretary(Admn),
M/O Housing & Works,
Islamabad. |

Co-Opted Members.

- | | Category |
|---|----------|
| 9. Mr. Mahmud Ahmad, | I |
| 10. Mr. Tariq Abbas,
H.No.15-B, Park road, F-8/1,
Islamabad. | II |
| 11. Mr. Ali Muhammad Sabir,
Principal Trade Training Centre, Staff
Welfare Organization, Islamabad. | III |
| 12. Rana Taj Muhammad Khan,
Assistant, M/O Interior, Islamabad. | IV |
| 13. Mr. Faiz Akbar son of Pullah Khan,
<i>Naib Qasid, Fed. Dte. Of Education,</i>
M/O Education, Islamabad. | V |

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
SHAHEED-E-MILLAT SECRETARIAT

SUBJECT:- MINUTES OF THE 67TH MEETING OF THE EXECUTIVE COMMITTEE OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 22.11.2001.

The 67th meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on 22.11.2001 at 10.00 a.m. in the Committee Room of Ministry of Housing & Works, B-Block, Pak. Secretariat, Islamabad under the Chairmanship of Secretary, Housing & Works. The list of participants is annexed.

2. The meeting commenced with citation from the Holy Quran. The Chairman welcomed the participants which was followed by discussion on the agenda.

Agenda Item No.1. CONFIRMATION OF THE MINUTES OF THE 66TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 7.2.2001.

3. The minutes of the 66th meeting of the Executive Committee were confirmed.

Agenda Item No.2. IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN THE 66TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 7.2.2001.

4. The implementation report was approved.

Agenda Item No.3. IMPOSITION OF 2% SURCHARGE ON THE BALANCE COST OF LAND YET TO BE DEPOSITED BY THE ALLOTTEES OF G-13

5. The Executive Committee was briefed that in compliance to the High Court Order dated 7.6.1999, the Housing Foundation was required to deposit the outstanding amount of the award of the district administration within 3 months. The

Housing Foundation was accordingly obliged to borrow a sum of Rs.235 million from National Bank of Pakistan, Super Market, Islamabad on which a mark up of Rs.7.60 million was also paid.

6. The allottees who had been issued offer letters in August 1999 were required to deposit the cost of raw land with compensation for built up property in four installments within 4 months from August 1999.

7. The response remained poor even though the allottees were provided ample opportunity.

8. It was proposed by the Foundation that these defaulters may be directed to deposit the balance amount with a surcharge of 2% per month on the balance amount with effect from 27.7.2001 i.e. the terminal date indicated for full payment.

9. The Executive Committee deliberated the matter at length and approved imposition of 2% surcharge per month from 27.7.2001 on the balance amount for six months with the direction that after expiry of six months, the matter should be brought to the Executive Committee with the outcome. It was also directed by the Executive committee that in the letters to be issued to the defaulting allottees, it should be mentioned that in case of their failure to deposit the balance amount, the plots shall be liable to be cancelled.

Agenda Item No.4: REVISION OF COST OF LAND OF PHASE-I OF THE HOUSING SCHEME AT KARACHI.

10. In Phase-I of the Housing Scheme in Sector 24-B, & 18-C KDA Scheme No.33, Karachi, the cost of developed land was assessed as Rs.700/- per sq.yds which was intimated to the allottees. The cost assessment was based on cost of land plus development charges and charges for utility services. The charges for provision of utility

services were based on such charges for identical schemes and no firm estimates were obtained from KESC or Water Board.

11. KESC has now submitted an estimate for provision of electric services/supply to the tune of Rs.22.749 million. The estimate has increased the cost of utility service charges from estimated figure of Rs.85/- per sq.yds to Rs.346/- per sq.yds. The cost of developed land has now been worked out at Rs.1054/- per sq.yds instead of original estimation of Rs.700/- per sq.yds.

12. The matter was brought before the Executive Committee for approval of the revised cost of Rs.1054/- per sq.yds and for asking the allottees to deposit the balance amount on the basis.

13. The matter was discussed by the Executive Committee in detail and various aspects regarding re-examination of the estimates of KESC, alternate proposition and viability of the Project was also discussed. It was explained to the Executive Committee that the estimates submitted by KESC were got scrutinized from the Executive Engineer Electrical of Pak. PWD and there appears to be no room for further curtailment. The only alternate for reduction in the cost could be if the KESC considers individual allottees as the applicants. In that case 20% of the cost would be borne by the allottees and the 80% share would be borne by KESC. This stand was taken by the Housing Foundation but the KESC has not accepted this point of view and has sent the estimates for the work to be carried out on self-financing basis by the Foundation. It was also explained to the committee that in this connection efforts have already been made at the Secretary level with Secretary, Water and Power for directing the KESC to consider the individual applicants and to adopt the policy of 20:80 ratio. The Secretary, Water and

Power was kind enough to refer the matter to KESC but it is learnt that KESC has declined to make any shift in their stand. Accordingly there appears to be no scope for reduction in the cost of work.

14. The Project Director Karachi also explained to the Executive Committee that inspite of increase in the cost of development, the cost per sq.yds for the plots being offered by the Foundation are much less compared to those being offered by other builders in the vicinity. He also produced documentary evidence to support his argument.

15. After detailed discussion the Executive Committee approved the revision in cost from Rs.700/- per sq.yds to 1054/- per sq.yds.

Agenda Item No.5: POSSESSION OF PLOTS TO THE ALLOTTEES IN PHASE-I OF THE HOUSING SCHEME AT KARACHI.

16. In Phase-I of the Housing Scheme at Karachi out of 219 allottees, 68 got their plots sub-leased in their favour and are now demanding that the physical possession of the plots be handed over to them.

17. Since Government of Sindh through Ordinance No.III of 2001 dated 3.1.2001 had cancelled all the lands allotted from 1985 onwards and the position is being review by the Board of Revenue on case to case basis. The Executive Committee was informed that the Housing Foundation is making efforts to obtain exemption from the purview of the Ordinance being an organization administered by the Federal Government. However, in the event, the exemption is not granted, it is apprehended that the additional cost of 285/- sq.yd shall have to be borne by the allottees.

18. Since the allottees are pressing for physical possession, it was recommended to the Executive Committee that physical possession may be handed over to the allottees either:-

a) After obtaining an undertaking that they will bear enhanced/increased cost of land.

Or

b) On deposition of additional cost of land which may be refunded subsequently in case exemption sought by the Housing Foundation is approved by the Board of Revenue.

19. The matter was discussed in detailed. It was explained to the Executive Committee that provision exists in the terms and conditions of allotment that in case of variation of cost, the allottees shall be bound to pay the additional cost of land so there is no legal bar in asking for additional cost. It was also explained that the undertaking shall include a clause "whereby the Foundation shall have the right to cancel the allotment and resume possession of the plot in case the allottees failed to deposit the amount subsequently."

20. The Executive Committee approved the option (a) viz to allow the Project Director to hand over the physical possession of the land after obtaining an undertaking in favour of Federal Government Employees Housing Foundation of proportionate enhanced/increased cost on appropriate judicial stamp paper duly attested by Class-I Magistrate that if they do not deposit the additional cost or delay in making payment of additional cost, the allotment shall be cancelled.

Agenda Item No.6: MATTERS RELATED TO THE DEVELOPMENT OF SECTOR G-13 AND SUB-SECTOR G-14/4, ISLAMABAD.

21. The Executive Committee was briefed about the stand taken by the *Housing Foundation and Executive Committee previously and efforts which have been made to attain a system through which the development of Sector G-13 and G-14/4 could*

be expeditiously carried out. The Chairman Executive Committee also informed the committee that a Memorandum of Understanding was signed between the M/O Interior and M/O Housing and Works wherein it has been decided that the development of sector G-13 shall be carried out by the CDA as deposit work. The detail decided vide letter No.2/13/2000-CDA.III dated 8.9.2001 were also intimated. The Executive Committee approved the action and desired that the Member(Planning) CDA may also give a schedule for the various steps required to be taken towards development of the sector G-13 & sub-sector G-14/4.

22. The Member(Planning). CDA Mr. Maqbool Elahi confirmed that the detailed plan of the sector with plot numbers shall be handed over to the Foundation on 1.12.2001. He also intimated that simultaneously the Plans shall be conveyed to the Design Directorate for designing of Services and working out the cost estimates and that the PC-I shall be prepared and furnished to Housing Foundation before 15.1.2002.

Agenda Item No.7: WAIVING OFF 1% SURCHARGE LEVIED AGAINST THE ALLOTTEE FOR DEFAULT IN PAYMENT OF COST OF LAND.

23. Widow of Mr. Mohammad Fazal, Record Sorter of the Finance Division had submitted an appeal for waiving of 1% surcharge levied. The matter was placed before the Executive Committee. The details were discussed. The Executive Committee was briefed that the allottee Mr. Mohammad Fazal had prepared a pay order amounting to Rs.24,000/- on account of cost of land on 8.11.1994 through U.B.L Melody Branch but the same could not be presented to National Bank of Pakistan after issuance of allotment letter. The amount remained un-disbursed with U.B.L. In the meantime the allottee expired. The widow Mst. Hameeda Begum got the amount transferred from U.B.L. to

National Bank of Pakistan which was accepted by the Bank on 29.3.2001. She also deposited the amount of surcharge to the tune of Rs.20,926/-, but at the same time has requested for consideration of waiver of surcharge as it was an inadvertent error.

24. The Executive Committee took a compassionate view of the error and approved waiver of 1% surcharge as a special case.

Agenda Item No.8. PENALTY CHARGES FOR MIS-DECLARATION OF PROPERTY.

25. The Executive Committee was informed that this case was brought to the Executive Committee on a reference from the Army Monitoring Team who were also requested to depute an representative for this agenda item. In spite of telephonic reminder no one from Army Monitoring Team attended the meeting.

26. The Committee was further briefed that there were two aspects to the case. The first aspect related to the policy decision which was made in the 66th meeting of the Executive Committee that in case of concealment of property acquired through market 50% seed money shall be forfeited by the Foundation whereas in case of property acquired through CDA, Foundation or Defence Authority 100% of the seed money shall be forfeited. Since this decision has already been made in the 66th meeting, it requires no further deliberation.

27. The second aspect was the specific case of one Hafiz Abdul Latif who reportedly concealed his property and the Army Monitoring Team had objected to the action taken in this regard.

28. It was decided by the Executive Committee that only the policy matters should be brought to the Executive Committee whereas in routine individual cases, the

Foundation should deal with such cases in accordance with rules, procedures and merit of the case.

Agenda Item No.9. RESTORATION OF PLOT.

29. Mr. Sher Afghan, Additional Secretary, Ministry of Foreign Affairs had requested for restoration of his plot on the plea that he had not received the final legal notice. The matter was discussed in the Executive Committee. The Executive Committee was informed that according to the record notices had been delivered to him. Mr. Sher Afghan however has not made any payment so far.

30. The Executive Committee decided that the action taken by the Foundation previously may stand and the case warrants no review.

31. With no other point to discuss, the meeting concluded with a vote of thanks to the Chair.

LIST OF PARTICIPANTS

1. Mr. Mohammad Aslam,
Secretary,
M/O Housing and Works.
2. Brig(R) Zamurad Khan Shahin,
Joint Secretary (Works),
M/O Housing & Works.
3. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD.
4. Mr. Muhammad Arshad Malik,
Joint Secretary (IV),
M/O Interior. (Representative Mr. Karam Din, Dy. Secretary).
5. Mr. Muhammad Raziq,
Financial Advisor (Works),
M/O Housing & Works.
6. Mr. Maqbool Elahi,
Member Planning, CDA.
7. Mr. Shahid Hameed,
Joint Engineering Advisor,
M/O Housing and Works.
8. Mr. Ali Abid,
Deputy Secretary (Admn),
M/O Housing & Works.

Co-opted Members.

9. Mr. Mahmud Ahmed,
Cat-I.
10. Mr. Tariq Abbas,
Cat-II.
11. Rana Taj Muhammad Khan,
Cat-IV.

IN ATTENDANCE.

12. Mr. Sarfraz Ahmed Mirza,
Director General, Housing Foundation.
13. Mr. Bashir-u-Din A. Memon,
Project Director, Karachi.
14. Mr. Mohammad Ifrahim Bhatti,
Director (Admn), Housing Foundation.
15. Mr. M. Zahir Shah Mohmand,
Director (Finance), Housing Foundation.
16. Mr. Safdar Ali,
Director (Tech), Housing Foundation.
17. Malik Zafar Abbas,
Law Officer, Housing Foundation.