

MINUTES OF THE 82TH MEETING

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


No. 18(2)/2004-HF (A)/82

Islamabad the 9th August, 2005

Subject: - 82nd EXECUTIVE COMMITTEE MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION TO BE HELD ON 28-07-2005

The 82nd meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on Thursday, 28th July, 2005 at 2.30 p.m in Committee Room of the Ministry of Housing & Works, B-Block, Pak, Secretariat, Islamabad.

2. The minutes of the said meeting are enclosed for your information please.


(Syed Kazim Abbas)
Assistant Director (Admn)

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| 1. Mr. Abdur Rauf Chaudhry,
Secretary,
M/o Housing & Works, Islamabad. | 2. Mr. S.M. Junaid,
Senior Joint Secretary,
M/O Interior, Islamabad. |
| 3. Mian Muhammad Yunus
Financial Advisor (Works),
Islamabad. | 4. Mr. Abrar Alam,
Joint Secretary (Works),
M/o Housing & Works,
Islamabad. |
| 5. Mr. Shahid Hameed,
Joint Engineer Advisor,
M/O Housing & Works,
Islamabad. | 6. Mr. Shafqat Hussain Naghmi,
Director General,
FGE Housing Foundation |
| 7. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD, Islamabad | 8. Mr. Abid Bashir,
Deputy Secretary (Admn),
M/O Housing & Works,
Islamabad. |

9. Rana Taj Muhammad
Co-opted member

Copy of the minutes also forwarded to: -

- ✓ 1. The Consultant, Housing Foundation, Islamabad
2. Director Admn/ Estate, Housing Foundation, Islamabad
3. Director (Finance), Housing Foundation, Islamabad
4. Director (Technical), Housing Foundation, Islamabad
5. Law Officer, Housing Foundation, Islamabad


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

Subject:- **MINUTES OF THE 82nd EXECUTIVE COMMITTEE MEETING OF
THE FEDERAL GOVERNMENT EMPLOYEES HOUSING
FOUNDATION HELD ON 28.07.2005.**

The 82nd meeting of the Executive Committee was held in the Committee Room of the Ministry of Housing & Works on 28th July, 2005 at 2:30 PM. Secretary, Housing & Works was in Chair. The list of participants is appended.

2. The meeting commenced with recitation from the Holy Quran. Secretary (H&W) welcomed the FA, Mian Muhammad Younis as a new member of the committee and hoped that positive and good contribution will be made by the new member. The Secretary appreciated the positive contributions made by the former FA Mr. Muhammad Raziq, who always gave very good suggestions during the meetings of the committee. He also suggested a resolution to this effected and all the members resolved for appreciation to the former member Mr. Muhammad Raziq.

3. Mr. Shahid Hameed, Joint Engineering Advisor, M/o Housing & Works pointed out, that the agenda for the meeting was incomplete as no confirmation of minutes was given by the committee in respect of minutes of the 81st meeting of the committee and actions taken on the decisions. However, with the approval of the chair the committee decided that confirmation of minutes may be submitted to the committee during its next meeting.



Agenda Item No.1**CONSTRUCTION OF OFFICE BUILDING FOR FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION:**

4. FA, Mian Muhammad Younis drew the attention of the members of the committee to the provisions of the Articles of the Associations of the Housing Foundation whereby the Foundation, in his opinion, could not take part in commercial activities i.e. rental of office building. Attention of the honourable member was drawn to para III (c) 1 of the Memorandum of Association of F.G.E. Housing Foundation, which is reproduced is as under:-

"III. The Objects for which the Company is established are as follows:-

c. (1) To purchase/acquire land and plan, execute, develop, construct, sublet, administer, manage or control works.

5. However, it was decided to obtain advice of the Legal Advisor. Secretary (H&W) then allowed the following Architectural firms to make presentations regarding construction of office building for F.G.E. Housing Foundation.

1) **M/S ALI ARSHAD ASSOCIATES:**

- (i) Small size Building Plan/Elevation (Flag-A)
- (ii) Total building area: 71720 sqft (Flag-B)

6. M/s Ali Arshad Associates introduced themselves and started the presentation and explained that the building plan was prepared keeping in view the CDA by laws. Its ground floor has been designed for rental purposes and top floors for utilization of the office of the Housing Foundation. There are 2 elevators



each for use of Housing Foundation and on rental. Two levels of parking areas have been designed. The plan can be further improved, keeping in view the users requirements. Mr. S.M. Junaid, Sr. Joint Secretary, M/o Interior asked for the space provided for cafeteria, security guards/chawkidars, dispensary and fire fighting equipments. The presenter informed that they were not asked for detailed planning. The Chairman desired to know the cost of the building with arches and without arches. That cost was however, not worked out by the firm. They informed that the building designed was prepared on the basis of pictures received from the DG Housing Foundation. Sr. Joint Secretary Interior pointed out that the longer side of the proposed building was exposed to sunlight. Similarly, DG Pak PWD pointed out that the building plan had less engineering but much show/outside look. He further asked for the ratio of useable area vs circulation area. The presenter explained that the circulation area was under 20%.

II) **M/S NAQVI & SIDDIQI:**

- (i) Small size Building Plan/Elevation (Flag-C)
- (ii) Total building area: 77000 sqft (Flag-D)

7. They explained the Company profile. They showed various pictrous views of buildings designed by them, particularly Parliament Building, Islamabad, Cabinet Block Building, GIK Institute and Data Darbar, Lahore. They pointed out that the office buildings are designed by them. Keeping in view the technique, working arrangements, simplicity and distribution of natural sunlight. Thereafter, the proposed building plan was shown to the members. The building was planned on less columns showing more space for utilization having parking area for vehicles 38 to 52. The building has been proposed on the granite and glass combination with the idea to have less maintenance expenditure. The DG Housing Foundation desired the clarification from the presenter in respect of procedure to utilize portion of a floor on rent because there was no separate entrance marked in the plan. The presenter replied that the entrance can be provided from the side



area. DS H & W, Mr. Abid Bashir pointed out that the useable area was less. Sr. Joint Secretary Interior also pointed out that there was no area showing for the cafeteria, mosque, fire fighting, dispensary and security guards.


III. M/S ICON, ARCHITECTS & DESIGNERS:

- (i) Small size Building Plan/Elevation (Flag-E)
- (ii) Total building area: 135510 sqft (Flag-F)

8. The building plan was presented in the meeting. The building has five floors having two separate entrances, two basements and provision for parking of 160 vehicles. There was a provision of a terrace at the fourth floor. The structure includes more glass utilization. Sr. Joint Secretary Interior pointed out that because of the use of glass there may be more heat and may also create problem for the maintenance. The presenter clarified that the procedure of cleanliness and fire fighting are the part of the project.

9. The maximum floor area ratio allowed by CDA is 1: 1.75. The maximum covered area of 100' x 200' plots work out to 49000 sqft (for ground floor and upper floors). The minimum facility for 49 vehicles parking has to be provided as per CDA by-laws.

10. The Chairman asked every member of the committee for his opinion. The committee unanimously approved the building plan presented by M/s ICON Architects & Designers. The office building shall further be improved, keeping in view the requirements of the users i.e. Housing Foundation. The point raised by the FA shall be got clarified through obtaining opinion of the Legal Advisor.

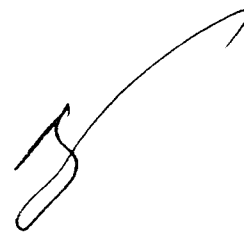


Agenda Item No.2

- (a) **CRITERIA FOR ALLOTMENT UNDER 5% QUOTA**
(b) **ALLOTMENT OF PLOTS TO EMPLOYEES OF FGEHF.**

- (a) The proposal of the Housing Foundation to place an additional plot of Cat-I at the disposal of the District and Session Judge, Islamabad, in addition to already 9 plots of various categories allotted to them was agreed to by the committee. The DG Housing Foundation was authorized to decide about allotment, if possible, keeping in view the laid down criteria of the scheme as envisaged in the Brochure and as per rules/law.
- (b) The proposal for allotment of plots to the employees of FGE Housing Foundation was discussed in detail but could not be resolved. It was decided that the proposal may be re-examined by the Housing Foundation and submitted in the next meeting.

11. The meeting concluded with a vote of thanks.



LIST OF PARTICIPANTS OF 82nd MEETING OF EXECUTIVE COMMITTEE

1. Mr. Abdur Rauf Chaudhry,
Secretary,
M/O Housing & Works.
2. Mr. S.M. Junaid,
Senior Joint Secretary,
M/O Interior, Islamabad.
3. Mian Muhammad Younis,
Joint Secretary (Finance)/
Financial Advisor (Works).
4. Mr. Abrar Alam,
Joint Secretary(Works),
M/O Housing & Works.
5. Mr. Shahid Hameed,
Joint Engineer Advisor,
M/o Housing & Works, Islamabad
6. Mr. Shafqat Hussain Naghmi,
Director General,
F.G.E. Housing Foundation, Islamabad
7. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD, Islamabad
8. Mr. Abid Bashir,
Deputy Secretary (Admn)
M/O Housing & Works
9. Rana Taj Muhammad,
Co-opted member

IN ATTENDANCE

10. Mr. Sarfraz Ahmed Mirza,
Consultant,
FGE Housing Foundation.
11. Mr. Nazir Ahmad Nasim,
Director(Admn),
F.G.E Housing Foundation