

# MINUTES OF THE 85<sup>TH</sup> MEETING

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

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F.No.18(2)/2004-HF(A)/85

Islamabad, the 14<sup>th</sup> February, 2006


Subject:- 85<sup>TH</sup> EXECUTIVE COMMITTEE MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 04-02-2006

The 85<sup>th</sup> Executive Committee meeting of the Federal Government Employees Housing Foundation was held on Saturday, 4<sup>th</sup> February, 2006 at 12.00 noon in the Committee Room of M/O Housing & Works, Block 'B', Pak. Secretariat, Islamabad.

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

  
( Shamim Gul Durrani )  
Assistant Director (Admn)


1. Mr. Abdur Rauf Chaudhry,  
Secretary,  
M/o Housing & Works, Islamabad.

  
Mr. S.M. Junaid,  
Senior Joint Secretary,  
M/O Interior, Islamabad.

3. Mr. Abdul Ghani Sameen,  
Financial Advisor (Works),  
Islamabad.

4. Mr. Abrar Alam,  
Senior Joint Secretary,  
M/O Housing & Works, Ibd.

5. Brig. Nusratullah,  
Member Planning,  
CDA, Islamabad.

  
6. Mr. Muzaffar Hussain Manjai,  
Joint Engineering Advisor,  
M/O Housing & Works.

7. Mr. Ali Akbar Sheikh,  
Director General,  
F.G.E. Housing Foundation.

8. Mr. Ali Akbar Sheikh,  
Director General,  
Pak. PWD, Islamabad.

9. Deputy Secretary (Admn),  
M/o Housing & Works, Islamabad

10. Rana Taj Muhammad Khan,  
Co-opted Member.



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

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Subject: - MINUTES OF 85<sup>TH</sup> MEETING OF THE EXECUTIVE COMMITTEE  
HELD ON 04-02-2006.

The 85<sup>th</sup> meeting of the Executive Committee was held on 04-02-2006 at 12.00 noon in the Committee Room of Ministry of Housing & Works, B-Block, Pak. Secretariat Islamabad. Secretary, Housing & Works was in chair. List of participants is attached.

2. The meeting commenced with recitation from the Holy Quran.
3. The Chairman welcomed the participants. The agenda items were then discussed as under: -

Agenda Item No.1:

CONFIRMATION OF MINUTES OF 84<sup>TH</sup> MEETING HELD ON 15-1-2006.

4. Since no objections, observations or comments were received, the minutes of 84<sup>th</sup> meeting were confirmed.

Agenda Item No. 2

IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN THE 84<sup>TH</sup> MEETING  
OF THE EXECUTIVE COMMITTEE

5. On presentation of the implementation status of the decisions taken in the 84<sup>th</sup> meeting, the Executive Committee expressed its general satisfaction.

Agenda Item No.3:

ACQUISITION OF LAND IN SECTOR G-14/1, 2, 3, OF PHASE-IV

6. Executive Committee was briefed about the efforts made so far in acquisition of land and assessment of built up structures. It was informed that award for acquisition of land was announced on 29<sup>th</sup> January 2005. A sum of Rs.1000 millions has already been placed at the disposal of LAC, while balance of Rs.1846 millions is yet to be released. Out of these Rs.1000 millions placed at the disposal of LAC, the Housing Foundation has since received only Rs.556 millions from the allottees towards cost of land whereas almost Rs.444 millions have been paid to LAC from the overall deposits of various phases available with Housing Foundation. The Housing Foundation is therefore not in a position to instantly spare more funds to be deposited for acquisition of Phase-IV because if the Housing Foundation withdraws any more funds from existing development schemes then the development works of Phase-III will suffer badly where immediate payments are required.

7. The affectees of the said sectors are demanding for early payment. The delay in payment may result in further complications. In order to generate more revenue, various proposals given in the working paper were discussed one by one:

a) Proposal for changing of payment schedule from 7 to 5 installments was not agreed by the Executive Committee as it would create difficulties for the allottees. It was directed by the Executive Committee that reminders may be issued to the allottees with advertisement in leading news papers to pay their installments within specified schedule of time otherwise surcharge @ 1 % per month will be imposed as per conditions of brochure and if installment plus penalty are not paid within 4 months, the plot will be cancelled. The Housing Foundation should furnish the following details to Executive Committee for further considerations: -

i) Break up of amount received against seed money.

- ii) Break up of amount received against 1<sup>st</sup> installment
- iii) Break up of amount received against 2<sup>nd</sup> installment.

b) The proposal to withdraw the Intra Court appeals and to implement the judgment of high court in the cases of investors/ property dealers was discussed in detail. The Committee was briefed by the chair about the pleas of the councils of Appealants in the High Court on the basis of Musharafa. The Housing Foundation has engaged a learned counsel to plead the case who is also an Ex-Justice of High Court. The counsel was also scheduled to meet the Chairman Executive Committee soon after hearing fixed on 06-02-2006.

The Executive Committee decided that as a matter of principle, the Housing Foundation will have to fight the case. The matter may, therefore, be brought before the Executive Committee in the next meeting after outcome of the first hearing of Intra Court Appeal is received.

c) The third proposal was related to taking up the matter at higher level with LAC to accept the release of payment in installments according to the actual disbursement schedule to affectees.

The Deputy Commissioner, Islamabad, who attended the meeting on special invitation, briefed the Executive Committee that arrangements for disbursement of the cost of land to the affectees have been finalized and actual disbursement will commence from the next week. He insisted that the Housing Foundation should deposit remaining payment of land i.e. Rs.1840 millions on priority basis so that a smooth process of disbursement of cost of land to affectees could continue.

The Chair pointed out that it took nearly 2 ½ years for the LAC to make disbursement of the cost of land to the affectees of Phase-III. The Deputy

Commissioner was, however, assured that next installment of Rs. 500 million will be made available to LAC much before the disbursement of 80% of amount i.e. Rs.1000 millions already available with LAC.

On a query the DC informed that negotiations on the rehabilitation of affectees of Built up property of Sector G-14/1,2 & 3 are in process. The CDA is providing double compensation to the affectees i.e. almost same payment for cost of land as in G-14/1,2,3 plus developed residential plots in I-14 & I-15 on discounted rates. Since affectees of G-14/1,2 & 3 are ready to pay only same amount to a registered society that is being demanded by CDA in I-14 & I-15, it is causing difficulty in shifting of affectees of Built up property and we intend to approach Housing Foundation for help in payment of difference of rate for plots.

On this point the chair clarified that Housing Foundation made no commitment for rehabilitation of affectees. The Senior Joint Secretary, Interior inquired that ADCG (Revenue) had intimated that a chunk of land on Motorway had been identified for the affectees. What happened to it?

The ADCG (Revenue) informed that initially Khuda Dad Town was identified but affectees did not agree because they demanded plots on similar locations as CDA Sectors of I-14 & I-15 and on the same rates. Next Top City was selected but again affectees did not agree. The affectees have agreed on Multi Professional Cooperative Society in B-17. This society has agreed that first installment may be paid by the allottees after they receive payment of the Built up Property and the plots will also be made transferable. After hectic negotiation by ADCR with the management of the Society, they have got reduced the rate of developed plot to Rs.3106/- per Sq. yd whereas the CDA is charging Rs.1510/- per Sq. yd in I-14 & I-15. The difference in cost for 1200 plots of Size 25' x 50' (139 sq. yd) will be Rs.266 millions, for which help from Housing

Foundation is required. He also informed that the said society has also proposed that they will accept CDA rates from affectees if they are given commercial area in G-14/1,2 & 3 for which they will make payment. On this point the Executive Committee directed to Housing Foundation & ADCG (Revenue) that rate of commercial areas in G-14/1,2 & 3 should be assessed and put before the next Executive Committee meeting which has been scheduled on 18-02-2006.

The Executive Committee asked the ADCG (Revenue) to negotiate with both the parties i.e. Affectees & Multi Professional Cooperative Society. The society should reduce their rates further and affectees may be persuaded to pay more for developed plots. The things need to be processed on a fast track and ADCR should submit a working proposition by 15-02-2006, which will also be discussed in the next meeting of Executive Committee to be held on 18-02-2006.

The Executive Committee also conveyed its appreciation on the efforts being made by District Administration for the acquisition of land in Sectors G-14/1,2, 3 & G-15.

#### Agenda Item No. 4

#### PLANNING OF SECTORS G-14/1,2, 3 & G-15, ISLAMABAD

8. The Executive Committee was briefed that CDA has setup a separate Directorate for Sector development who with the development of G-13 has been stream lined and has become effective. Moreover the Housing Foundation will have to bank upon CDA for utility services such as water supply, trunk sewers etc. After completion of development works the maintenance will also be carried out by CDA therefore development of sectors G-14/1,2 & 3 and G-15/ 3 & 4 may also be got carried out through CDA as in case of Sector G-13 as deposit work so that Planning of G-14/1,2,3 and G-15/3,4 is also carried out by them.

9. The Deputy DG Planning CDA promised to provide the approved plans within 15 days after the digitized contour plans of the Sectors are made available by FGEHF. The Executive Committee instructed Housing Foundation to handover digitized contour plans to CDA by 28-02-2006.

10. On query by the chair, the Law Officer of FGEHF informed the Executive Committee that as per conditions of NOC issued by CDA, the planning and development of these sectors is to be done through CDA as deposit work.

11. The Senior Joint Secretary, Interior showed his concern that CDA is already too busy in the development of Sectors D-12, E-12, I-14, I-15, I-16 etc. and if they are also given responsibility for development of Sectors G-14/1,2,3 & G-15/ 3 &4, the development work might get neglected. The FGEHF should therefore workout the infrastructure required with in organization and its financial implication so that they could under take sectoral development works on their own.

12. The Executive Committee decided that the Chairman Executive Committee will discuss the development of these sectors with Chairman CDA and then the matter will be decided by the Executive Committee.

#### Agenda Item No. 5

#### Allotment of land to the PECHS, Karachi

13. The matter was discussed in detail in 84<sup>th</sup> meeting of Executive Committee. As per decision of Executive Committee, detailed proposals were placed before the Executive committee as fresh Agenda item.

14. On a question by the chair, the DG FGEHF informed the Executive Committee that Board of Revenue Sindh will be having no objection for development



of Phase-III of Scheme by PECHS because title of land will remain with FGEHF. The Executive Committee approved the proposal with following conditions:-

- i) PECHS shall bear all the expenses of development including amount payable to Board of Revenue, Sindh.
- ii) PECHS will remove the encroachment from the site, build a boundary wall and deploy security guards for watch & wards.
- iii) The 30 % of residential plots will be offered to Housing foundation at following terms for allotment to its members.-
  - 10% will be free of cost
  - The cost of remaining 20% will be payable to the society as per actual cost collected from the allottee.
- iv) PECHS shall clear liability of Rs.12.947 Million toward balance amount of cost of land payable to BOR, Sindh.
- v) Title of the land will also remain with Housing Foundation.
- vi) 30% of the commercial plots will also be shared with FGEHF for which Housing Foundation will pay the development charges.
- vii) A representative of FGEHF will be included in the Project Management Committee of PECHS to check costing of development charges and other factors.

#### Agenda Item No. 6

#### ALLOTMENT OF LEFT OVER PLOTS IN DIFFERENT CATEGORIES IN PHASE-I & II OF THE HOUSING SCHEME AT KARACHI

15. The case was placed before the Executive Committee in its 84<sup>th</sup> meeting held on 15-11-2005 and it was decided that matter regarding allotment of remaining plots may be deferred and placed before the Executive Committee after approval of Master Plan, which was pending before the KBCA.

16. The DG FGEHF informed the Executive Committee that Master Plan has since been approved by the KBCA and presented a copy of approval letter before Executive Committee.

17. The Executive Committee approved the proposal that four Cat-II plots and one Cat-V plot may be allotted against pending applications. However allotment details of these applicants of remaining 9 plots of different categories and one constructed house be made while launching the Phase-III of Housing Scheme at Karachi as per laid down criteria of the brochure.

**Agenda Item No. 7**

**CASE OF MR AJAIB HUSSAIN FOR RESTORATION OF PLOT**

18. The case of Mr. Ajaib for restoration of plot in Phase-III was discussed in detail.

19. It was decided that the request may be pended till decision of the representation to the President against the recommendation of the Federal Ombudsmen.

**Agenda Item No. 8**

**CASE OF MR. KHALID SOHAIL CHEEMA EX-DIRECTOR GENERAL PAK. PWD FOR ALLOTMENT OF CAT-I PLOT IN PHASE-IV UNDER PROFESSIONAL QUOTA RESERVED FOR THE EMPLOYEES OF HOUSING FOUNDATION**

20. The request of Brig. Khalid Sohail Cheema was discussed in detail. The Executive Committee observed that as the applicant was secondment from the Armed forces and according to the respective rules of the scheme, the military / armed forces personnel were not eligible for participation in the scheme, hence disagreed with the proposal.

**Additional Agenda Item No. 1:**

**SANCTION OF POSTS**

21. The Executive Committee, after detail discussion on the issue, accorded its approval to the sanction of the following posts for the Housing Foundation.

- |    |                             |        |        |
|----|-----------------------------|--------|--------|
| 1. | Director (Estate)           | BPS-19 | 1 Post |
| 2. | Deputy Director (Estate)    | BPS-18 | 1 Post |
| 3. | Deputy Director (Finance)   | BPS-18 | 1 Post |
| 4. | Assistant Director (Admn)   | BPS-17 | 1 Post |
| 5. | Assistant Director (Estate) | BPS-17 | 1 Post |

22. The Executive Committee, however, did not agree with the sanction of posts of Lower Division Clerk and instead of the same, approval to the sanction of four posts of Upper Division Clerks with computer skills, was granted.

**Additional Agenda Item No. 2**

**A DEDICATED SOFT WARE FOR FINANCIAL AND ALLOTTEES MANAGEMENT**

23. The Executive Committee was briefed about the urgent need of FGEHF for a dedicated soft ware for Financial and Allottees Managements.

24. The Executive Committee approved the proposal in principle with the direction that the tendering process may be carried out in a transparent manner. The Housing Foundation was further instructed to bring TOR of the required automation task before the Executive Committee in its next meeting scheduled to be held on 18-02-2006.

Further decisions:-

25. It was further decided that: -

- a) The Housing Foundation will include a working paper on development of Phase-I & II of the Housing Schemes at Karachi in the next meeting of Executive committee scheduled to be held on 18-02-2006.  
The Project Director Karachi is required to be present in the Executive Committee meeting for making the presentation.
- b) A presentation should be made to the Executive Committee by Pak PWD in its next meeting on 18-02-2006 on the design and construction of FGEHF Office Building.