

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
10, MAUVE AREA, G-10/4, ISLAMABAD
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Subject: MINUTES OF THE 126th MEETING OF THE EXECUTIVE COMMITTEE / BOARD OF DIRECTORS OF FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 29.07.2013

The 126th meeting of the Executive Committee / Board of Directors of FGE Housing Foundation was held on 29.07.2013 at 10:30 hours in Committee Room of the Federal Government Employees Housing Foundation, Islamabad. The meeting was chaired by Mr. Habibullah Khattak, Secretary / Chief Executive, FGE Housing Foundation, Islamabad. The list of participants is annexed.

2. The proceedings of the meeting commenced with the recitation from the Holy Quran by the Director General, FGEHF. The Chairman and the Director General, FGEHF welcomed the participants.

3. The agenda items discussed in the meeting and decisions taken are lamented below:-

Item No.1: CONFIRMATION OF THE MINUTES OF 125th MEETING OF THE EXECUTIVE COMMITTEE / BOARD OF DIRECTORS OF FGE HOUSING FOUNDATION HELD ON 07.02.2013

4. The Executive Committee unanimously confirmed the minutes of 125th Executive Committee/ Board of Directors meeting. The Chair enquired from the participants if the decisions taken in its 125th meeting of Executive Committee / Board of Directors were incorporated to which all the participants gave their consent.

Item No.2: BARA KAHU HOUSING SCHEME (PHASE-VI)

5. The following three items regarding housing scheme at Bhara Kahu were discussed in the meeting.

- A. Approval of revised layout plan.
- B. Measurable targets for payment of cost of land.
- C. Approval of terms and conditions of allotment including quota, criteria and schedule of payments.

A. **APPROVAL OF REVISED LAYOUT PLAN:**

6. The Director General, Housing Foundation informed in the meeting that earlier layout plan submitted to CDA was approved with the conditions that minimum width of street shall not be less than 50ft and 8% green area earlier allocated shall be increased to 15%. Accordingly M/s Green Tree has prepared revised layout plan to meet the above mentioned conditions. The honourable members of the Executive Committee unanimously approved the revised layout plan with the condition that the numbers of residential plots in the revised layout plan shall not be less than 3253 of the following categories.

Sr. No.	Categories	No of plots
1.	50' x 90'	385
2.	40' x 80'	574
3.	35' x 70'	734
4.	30' x 60'	836
5.	25' x 50'	724
Total Plots		3253

B. **MEASURABLE TARGETS FOR PAYMENT OF COST OF LAND**

7. The Director General Housing Foundation informed the participants that as per decision of Supreme Court of Pakistan payment of remaining portion of cost of land shall be clubbed with measurable targets to safeguard interest of FG employees and Housing Foundation. In this regard it was clarified during the meeting that cost of 1650 kanals of land amounting to Rs.1567.5 million have been paid to M/s Green Tree, out of payment of total cost of land Rs.2850 million. Cost of 1350 kanals amounting to Rs.1282.5 is to be paid. However, in pursuance to clause 5 of the agreement dated 1st April 2009 between the parties, payment of 500 kanals of land is

to be retained as a security. And payment of remaining 850 kanals of land is contingent upon completion of roads and bridges as provided in clause 6 & clause 8 of the agreement, which has been emphasized in the judgment of Honouable Supreme Court of Pakistan para 1(ii) dated 27-02-2013 . In view of this cost of 850 kanals of land is to be made against the measurable targets in pursuance to the judgment of Supreme Court of Pakistan. However, M/s Green Tree is claiming payment of 1350 kanals of land i.e. 1382.5 million in four equal installment of 25% cost of said balance land. Their proposal is that 1st installment is layout plan earlier approved by the CDA, launching of scheme, receiving of revised layout plan by Housing Foundation and signing of development contract ^{with} Housing Foundation.

8. The committee afforded opportunity of hearing to M/s Green Tree. Dr. Muhammad Hafeez with his counsel briefed the Board about their point of views. He contended that measurable targets should be separated from development work and payment should be made amounting to Rs.1282.5 million of total cost of 1350 kanals as per their proposal mentioned above.

9. The Director General Housing Foundation inquired about the relevance of clauses 5, 6 and 8 of the agreement executed on 01-04-2009. As per these clauses the counsel of M/s Green Tree agreed that payment of 500 kanals of land may be made on development of bridges and roads but he insisted upon the proposal made to the Housing Foundation regarding measurable targets of balance payment of 850 kanals. The Executive Committee deliberated on the issue of measurable targets as envisaged in the working paper. The Secretary Housing & Works was of the view that both the parties are bound to comply with the judgment of Supreme Court of Pakistan and terms and conditions of the main agreement should be implemented in letter and sprit. The execution of development work should be completed by M/s Green Tree. The committee unanimously decided the following measurable targets of balance payment of 850 kanals of land and retain the 500 kanals, after completion of roads & bridges.

The proposal of balance payment of raw land set by HF	Percentage	Amount to be paid
1 st installment of balance amount of raw land will be released to the firm on submission of revised lay out plan to CDA	15%	Rs.121,125,000/-
2 nd installment of balance amount of raw land will be released to the firm when they mobilize resources at site.	20%	Rs.161,500,000/
3 rd installment of balance amount of raw land will be released to the firm on completion of sub-grade and infrastructure of access road from Murree Express way to site and completion of sub grade and infrastructure of Main Boulevard Road of the scheme.	20%	Rs.161,500,000/-
4 th installment of balance amount of raw land will be released to the firm on completion of storm water sewerage line of main holes Boulevard road.	15%	Rs.121,125,000/
5 th installment of balance amount of raw land will be released on completion of Over Head and Underground Water Tanks	15%	Rs.121,125,000/-
6 th installment of balance amount of raw land will be released on completion of sub grade of all roads & storm water / sewerage lines / main holes of all roads / streets.	15%	Rs.121,125,000/-
Total		Rs. 807,500,000/-

10. The Standing Committee on Housing & Works is also looking into the transaction of land; however, in view the Honourable Supreme Court judgment FGEHF should proceed to complete the project.

C. **APPROVAL OF TERMS AND CONDITIONS OF ALLOTMENT INCLUDING QUOTA, CRITERIA AND SCHEDULE OF PAYMENTS.**

11. The terms and conditions of allotment including quota, criteria and schedule of payments were also discussed and deferred for next meeting of the Executive Committee.

Item No. 3 **AUDITED ACCOUNTS OF THE FGE HOUSING FOUNDATION FOR THE PERIOD 2010-2011.**

12. The above item was discussed and deferred for the next meeting of the Executive Committee.

Item No.4: ALLOTMENT OF PLOT TO MEMBERS OF EXECUTIVE COMMITTEE
/ B.O.D OF FGEHF.

13. Secretary H&W observed that no instructions have been received from PM Secretariat with regard to second plot of BS-22 officer's package. Therefore, the committee unanimously decided to defer till the next Board meeting.

14. The meeting ended with a vote of thanks to and from the chair.

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LIST OF PARTICIPANTS
126TH MEETING OF EXECUTIVE COMMITTEE/B.O.D.
OF FGEHF HELD ON 29.07.2013

1. Mr. Habibullah Khan Khattak, Secretary, M/o Housing & Works, Islamabad.
(In Chair).
2. Mr. Athar Hussain Khan Sial, Additional Secretary, Ministry of Interior, Islamabad.
3. Mr. Tariq Mahmood Pirzada,, Managing Director, PHA Foundation, Islamabad.
4. Mr. M. Liaquat Munir Rao, Financial Advisor (Works), Islamabad.
5. Mr. Nadeem Hassan Asif, Chairman, Capital Development Authority, Islamabad.
6. Engr. Hasan Salim Haqqani, Managing Director, National Construction Limited, Islamabad.
7. Mr. Muhammad Irfan, Director General, National Housing Authority, Islamabad.
8. Mian Masood Akhtar, Director General, Pak. PWD, Islamabad.
9. Mr. Aurangzeb Marral, Deputy Secretary (Admn), M/o Housing & Works, Islamabad.