



**FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION**  
10-MAUVE AREA, G-10/4, ISLAMABAD

\*\*\*\*\*

No.11 (4)/2008-HF (A)/155

14<sup>th</sup> November, 2018.

**Subject: MINUTES OF 155<sup>th</sup> MEETING OF THE EXECUTIVE COMMITTEE OF  
FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD  
ON 04-10-2018**

155<sup>th</sup> meeting of the Executive Committee of Federal Government Employees Housing Foundation was held on **04-10-2018** in the Committee Room of Federal Government Employees Housing Foundation.

2. The minutes of said meeting are enclosed for kind information / record.

Encl: As above

(RABIA AURANGZAIB)  
Director (Law) / Company Secretary

**Distribution:-**

1. Dr. Imran Zeb Khan  
Chairman EC / Secretary,  
M/o Housing & Works, Islamabad.
2. Mr. Abdur Rauf Chaudhary  
Retired Federal Secretary  
H No. 45-C, St No. 39, I-8/2, Isb.
3. Mr. Seerat Asghar  
Retired Federal Secretary  
H No. 68-I, St No. 01, F-6/3, Isb
4. Mr. Ishrat Ali  
Chairman,  
Capital Development Authority,  
Islamabad.
5. Mr. Muhammad Siddique  
Additional Secretary,  
Ministry of Interior, Islamabad.
6. Mr. Jaudat Ayaz,  
Chief Commissioner,  
ICT, Islamabad.
7. Mr. Asmatullah Shah,  
Vice Chairman EC/Joint Secretary,(Estate)  
M/o Housing & Works, Islamabad.
8. Mr. Tariq Rashid,  
Managing Director,  
PHA Foundation, Islamabad
9. Mr. Irfan Anjum,  
Joint Secretary, (CDA)  
CA&DD, Islamabad.
10. Mr. Zaigham Rizvi  
Ex. Chairman HBFC  
H No. 67, St No. 23, Khayaban-e- Badban,  
Defence, Phase-V, Karachi.
11. Mr. Farukh Ali Mughal  
Solicitor General,  
M/o Law & Justice,  
Room No. 343, S-Block, Pak. Secretariat,  
Islamabad.
12. Rana Muhammad Rafique Khan  
Financial Advisor,  
M/o Housing & Works, Islamabad.
13. Mr. Shahid Farzand  
Director General,  
Pak. PWD, Islamabad.
14. Mr Muhammad Shahzad,  
Joint Engineering Advisor,  
M/o Housing & Works, Islamabad.
15. Mr. Muhammad Yaseen Shar Baloch,  
Deputy Secretary (Admn)  
M/o Housing & Works, Islamabad

**CC:**

1. S.P.S. to Director General, FGE Housing Foundation, Islamabad.
2. All Directors, FGE Housing Foundation, Islamabad
3. AM (IT), FGE Housing Foundation.

**FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION**  
**10-MAUVE AREA SECTOR G-10/4,**  
**ISLAMABAD**

\*\*\*\*\*

**Subject:- MINUTES OF 155<sup>TH</sup> MEETING OF THE EXECUTIVE COMMITTEE OF  
FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION  
HELD ON 04<sup>TH</sup> OCTOBER, 2018.**

155<sup>th</sup> meeting of the Executive Committee was held on 04th October, 2018 at 03:00 pm in the Committee Room of the FGE Housing Foundation, under the chairmanship of Secretary, Ministry of Housing & Works, Islamabad. **List of participants is annexed.**

2. The meeting started with recitation from the Holy Quran. The Director General, FGE Housing Foundation welcomed the participants and briefed regarding the minutes of 154<sup>th</sup> meeting of Executive Committee which was held on 10-08-2018.

**AGENDA ITEM NO.1:**

**CONFIRMATION OF THE MINUTES OF 154<sup>TH</sup> MEETING.**

3. Executive Committee confirmed the minutes of 154<sup>th</sup> meeting however, some observations were pointed out by Mr. Abdur Rauf Chaudhry (Retired Federal Secretary) and Additional Secretary (M/o Interior) on agenda no. 06 and 07 which have been incorporated as under ;

**AGENDA ITEM NO. 6 (154<sup>th</sup> meeting of EC):**

**CONVERSION OF COMMERCIAL PLOTS INTO TWELVE  
RESIDENTIAL PLOTS.**

4. The Director (Estate), Housing Foundation briefed Executive Committee that in 136<sup>th</sup> meeting of the Executive Committee it was decided that plots be restored to original position i.e. commercial & accordingly auctioned as per rules whereas The allottees/ affectees be compensated as per market value. The Executive Committee constituted a sub-committee for the evaluation of the said residential plots.

5. The Executive Committee in its 140<sup>th</sup> meeting directed the sub - committee constituted for the said purpose of the views regarding the allotment seven of Executive Committee members out of 12 plots may be ascertained from the Prime Minister's office.



6. The members were informed that NAB has also conducted inquiry against the case of conversion of commercial plots into residential plots. The NAB authority stated vide its letter No. 6897/15/AJ/CVC/RWP dated 25-10-2017 "that it has been decided that compensation will tantamount to revival of their allotments. The Foundation must ensure that no re-allotment is made under any pretext please".

7. The matter regarding conversion of Commercial plots into twelve residential plots is placed before Executive Committee in the light of NAB letter and decision of 136<sup>th</sup> meeting.

**DECISION:**

8. *The Executive Committee decided following:-*

- a). *Revert 12 residential plots in Sector G-13 Markaz into Commercial plots.*
- b). *Cancel plots allotted to members of Executive Committee in the light of decision of Prime Minister.*
- c). *Examine the eligibility as FG employee of the all allottees to whom allotment was made as EC member to determine their seniority on notional basis and present comprehensive report in the next meeting giving full facts about eligibility ,seniority, possession or otherwise of plot etc.*
- d). *The allottees to whom allotment was made will provide an affidavit submitting that they will withdraw the litigation pending in the court and agree to the above arrangement.*

**AGENDA ITEM NO. 7 (154<sup>th</sup> meeting of EC):**

**APPROVAL OF BUDGET FOR THE FINANCIAL YEAR 2018-19 AND SELECTION OF AUDITORS, HF FOR THE FY 2017-18.**

**A. APPROVAL OF BUDGET (FY 2018-19).**

9. Director Finance briefed the committee that a meeting of Finance Committee, Sub-Committee of the Executive Committee was held on 23/07/2018 and 30/07/2018 to review and examine the Budget of FGE Housing Foundation for the FY 2018-19. The Finance Committee deliberated upon the budget estimates of Capital and Administrative Receipts and Expenditure for the Financial Year 2018-19 and also examined actual receipts and expenditure of the previous year 2017-18 in the light of its budget. **It is pertinent to mention here that non-development expenditure of Housing Foundation is being met only from the profit earned on account of investments made by Housing Foundation and the accounts of different phases. However, an operational income is another source of income which is received on account of Transfer Fee, NOC Fee, Legal Fee, forfeiture etc.**

10. The Finance Committee has suggested few adjustments which have been incorporated accordingly. The Committee has recommended the budget for the FY 2018-19.

Amount in Rupees	Budget for the Years 2017-18	Actual Details for the FY 2017-18)	Budget Estimates for the FY 2018-19
<b>Total Expenditure</b>	<b>26,191,385,652</b>	<b>6,212,262,454</b>	<b>12,261,813,017</b>
Establishment & Operational	700,736,258	540,840,300	744,146,123
Development	25,490,649,394	5,671,422,154	11,517,666,894
<b>Total Receipts</b>	<b>26,691,800,000</b>	<b>3,492,164,655</b>	<b>11,501,224,894</b>
Operational	737,800,000	768,115,222	845,000,000
Capital	25,954,000,000	2,724,049,433	10,656,224,894

## **B SELECTION OF AUDITORS, HF:-**

11. The Executive Committee in its 152<sup>nd</sup> meeting held on 04-05-2018 approved the Audited Accounts and report of Financial Statements for the year 2016-17. M/s Baker Tilly Mehmood Idrees Qamar, Chartered Accountants, Islamabad were appointed to conduct Audit of Accounts of HF for the Financial Year 2016-17. The management of Housing Foundation started the procedure for appointment of auditors FY 2017-18 w.e.f. 21/06/2018 according to the PPRA Rules. Six Chartered Accountant Firms have applied for the audit of Housing Foundation's accounts. M/s Nasir Javed Maqsood Imran, Chartered Accountants Islamabad have secured highest marks according to the Evaluation Criteria, said Chartered Accountant firm has been recommended by the Worthy Director General Housing Foundation.

## **DECISION:-**

12. *On this agenda the Executive Committee has taken following decision:-*
- Budget for the Financial Year 2018-19 approved.*
  - Selection of M/s NJMI, Chartered Accountants has been approved.*
  - Audit Fee for Rs. 160,000/-for M/s NJMI has been approved.*

## **DECISION:-**

13. Executive Committee confirmed the minutes of 154<sup>th</sup> meeting along with incorporations of observations pointed out by Mr. Abdur Rauf Chaudhry (Retired Federal Secretary) and Additional Secretary (M/o Interior) on agenda no. 06 and 07.

## **AGENDA ITEM NO. 2:**

### **LITIGATION OF HOUSING SCHEME IN SECTOR F-14/15**

14. Director General, HF apprised the committee that housing scheme in Sector F-14/F-15 was launched in April 2015 after approval of Summary by the Prime Minister of Pakistan. CDA issued NOC and layout plan of the scheme duly approved by the Board of CDA. In the first



issued NOC and layout plan of the scheme duly approved by the Board of CDA. In the first instance consent letters to the prospective allottees were issued on the basis of age-wise seniority and they accordingly deposited Rs. 15 lac, 10 lac and 8 lac for category-I, II and III plots respectively. The Notification u/s 4 was issued by the Land Acquisition Collector and subsequently another Notification u/s 17(4)(6) was issued and subsequently award of the land was announced.


15. The said acquisition was challenged by the affectees of Sector F-14/F-15 in the Islamabad High Court, Islamabad by filing writ petitions in 2015-16. In the first instance, the Honourable Islamabad High Court did not pass any restraining order in the said petitions. However, the first restraining order was passed on 16.02.2017 to the effect that all the proceedings shall remain continue, however, possession of land shall not be handed over till next date. Accordingly, all the proceedings remained continued.

16. The Land Acquisition Collector announced the award of the Buildup property and in continuation thereof, Housing Foundation issued Provisional Offer of Allotment to the prospective allottees by asking them to deposit second installment of the same amount as aforesaid installment. The infra-structure work was awarded to FWO and in this regard they were paid the amount of Rs.75 crore and accordingly they mobilized at the site.

17. The committee was apprised that writ petitions were heard by Mr. Justice Athar Minallah and unfortunately, those writ petitions were decided against the Housing Foundation on 23.10.2017. The said judgment was passed mainly on the following points:-

- In presence of CDA Ordinance 1960, the land cannot be acquired by the Land Acquisition Collector, ICT for Housing Foundation.
- There is no public purpose.
- The Summary was not approved by the Cabinet.
- There was no transparency in the allotment.
- In the light of Section 16 of Land Acquisition Act, the land vests in the name of State and proposition of State largesse was mentioned.

18. On receipt of judgment, a series of meetings of Steering Committee were held to decide the selection of counsel for filing of intra-court appeals. Finally, it was decided that the following 02 counsels may be engaged in those intra court appeals:-

- 
- Makhdoom Ali Khan, Senior Advocate, Supreme Court of Pakistan
  - Mr. Justice (Retd) Mansoor Ahmed, Senior Advocate, Supreme Court of Pakistan.

19. After approval of the Board of Directors of Housing Foundation, the above Counsels were engaged and Intra Court Appeal was filed. The Intra Court Appeals were argued in the Islamabad High Court at length and finally, judgment was reserved on 4th July, 2018. The said judgment was announced on 25.09.2018 by Mr. Justice Aamir Farooq and Mr. Justice Mohsin Akhtar Kiani against the Housing Foundation by upholding the decision of Mr. Justice Athar Minallah.

20. Now, the prospective allottees are pressing hard to file CPLA in the Supreme Court of Pakistan against the judgment of Islamabad High Court in ICA's. In this regard, a meeting of Steering Committee was held on 03-10-2018, where, matter of selection of counsels for filing of CPLA in the honorable Supreme Court of Pakistan was discussed and following names were recommended:-

- Makhdoom Ali Khan, Senior Advocate, Supreme Court of Pakistan
- Mr. Irfan Qadir, Senior Advocate, Supreme Court of Pakistan
- Mr. Ali Zafar, Senior Advocate, Supreme Court of Pakistan

Further, Mr. Khurram Mumtaz Hashmi will work as associate with Mr. Makhdoom Ali Khan for the case ibid for a fee amounting Rs. 33 lac, whereas, Mr. Makhdoom Ali Khan will work as pro bono.

**DECISION:-**

21. *The Executive Committee unanimously approved to engage Mr. Makhdoom Ali Khan as Counsel alongwith his associates for fee amounting Rs. 33 lac as demanded, on behalf of FGEHF, in line with the recommendations of Steering Committee regarding selection of counsels for filing CPLA in Supreme Court of Pakistan.*

**AGENDA ITEM NO. 3:**

**REHABILITATION AND DEVELOPMENT WORK OF SECTOR G-13.**

22. Technical Advisor, HF briefed the Committee that Original PC-I for Rehabilitation & Development work of sector G-13 Islamabad was approved by DWP on 05-01-2016 for Rs. 1763 Million.

23. The work was awarded for different sub heads with the contract amount of Rs. 946 million. The work was commenced by the contractor, however consultant was engaged subsequently after visualizing actual site condition of the roads. The consultant designed pavement



as per sub soil strata and anticipated vehicle loads. Resultantly quantities of certain items increased remarkably. The Housing Foundation prepared revised PC-I by incorporating variation in quantities (Annex-B) as well as anticipated price adjustment in the cost of material and labour. The DWP discussed the PC-I in its meetings held on 06-07-2018 and 18-07-2018. But the revised PC-I could not be approved. The decisions of the DWP held in 18-07-2018 are reproduced below.

- i. The revised PC-I does not have firm quantities and firm rates. All items must be rechecked. Revision of PC-I was agreed in principle.
- ii. In earlier original PC-I, designs of different components were carried out after approval of PC-I as well as award of work. The same may not be repeated again. Housing foundation would furnish a certificate that there will be no further increase in the quantities of items of work.
- iii. As per general practice the employer approves any variation / substitution. The Director General may approve justified and legitimate variations as employer party as per contract agreement.
- iv. The work may be resumed and all legitimate payments be made as per rules. FGEHF would remove all bottleneck, resolve all issues and would improve progress of work as per mandate of Foundation.
- v. The person holding technical positions lacks competency, required qualification and legal official capacity to technically sanction estimates. FGEHF may arrange technical workforce to undertake construction work as per Pakistan Engineering Council byelaws having relevant qualification/capacity to resolve the bottlenecks.
- vi. FGEHF may seek engineering advice from Joint Engineering Advisor and financial advice from Financial Advisor of Ministry or representative of Pak. PWD and M/o Planning, Development and Reforms as and when required.
- vii. Director General FGEHF will take appropriate action for technical sanction of cost estimates.
- viii. After consultation with M/o Planning, Development and Reforms, FGEHF has to substantiate that which forum (DWP or Executive Committee) is competent forum for approving revised PC-I. The Deputy Chief M/o Planning, Development and Reforms questioned the legal capacity/ competency of DWP forum for approving revised PC-I. He needed documentary evidence from Foundation.
- ix. Regarding approval of revised PC-I, Chair agreed and emphasized need of approval of PC-I and it was decided that Director General Pak. PWD, Joint Engineering Advisor and Technical Advisor FGEHF will convene meeting in the office of the JEA about the technical aspects of the project/PC-I to resolve outstanding issues enabling approval of PC-I.

24. Technical Committee comprising of JEA, M/o Housing & Works, Director General, Pak. PWD and Technical Advisor, FGEHF examined the revised PC-I and their viewpoint was also deliberated in the meeting which is reproduced as under:-

- Director General Housing Foundation may be asked to go ahead toward completion of the onward contract & variation statement be approved by Housing Foundation itself, if any.
- Engr estimate be got prepared for all remaining sub heads.
- Assurance be given that cost will not be increased from that of engineer estimates before NIT for all remaining sub heads of PC-I.
- Cost estimate of STPs be prepared as per present market rates as it was / is not possible to construct STPs with the cost accounted for in original PC-I rather it doubles / triples the cost. Perhaps the cost accounted for in original PC-I was that of oxidation ponds. The consultant to ensure present cost of STPs their location etc in revised PC-I.
- Housing Foundation is therefore requested to submit revised PC-I after fulfilling above mentioned requirements for consideration of DWP i.e. within two months time.

**DECISION:-**

25. *Executive Committee agreed for variation in the quantities as per actual site requirement and as per design prepared by the Consultant and variation statement be approved by Housing Foundation itself as per standard procedure and work may be completed.*

**AGENDA ITEM NO. 4:**

**INFRASTRUCTURE DEVELOPMENT WORK OF SECTOR G-14/2,3 ISLAMABAD.**

26. The said agenda item was deferred.

**AGENDA ITEM NO. 5:**

**REFUND OF DOWNPAYMENT OF ALLOTTEES OF SECTOR F-14/15**



27. Director General, HF briefed the committee that housing scheme in Sector F-14/F-15 was launched in April 2015 after approval of Summary by the Prime Minister of Pakistan. CDA issued NOC and layout plan of the scheme duly approved by the Board of CDA. In the first instance consent letters to the prospective allottees were issued on the basis of age-wise seniority and they accordingly deposited the amounts of rupees 15 lac, 10 lac and 8 lac for category-I, II and III plots respectively.

28. The said acquisition was challenged by the affectees of Sector F-14/F-15 in the Islamabad High Court, Islamabad by filing writ petitions in 2015-16.

29. The Land Acquisition Collector announced the award of the land and in continuation thereof, Housing Foundation issued Provisional Offer of Allotment to the prospective allottees by asking them to deposit second installment of the same amount. The infra-structure work was awarded to FWO.

30. The writ petitions were heard by Mr. Justice Athar Minallah and unfortunately, those writ petitions were decided against the Housing Foundation on 23.10.2017.

31. The Intra Court Appeals were argued in the Islamabad High Court at length and finally, judgment was reserved on 4th July, 2018 and has been announced on 25.09.2018 by Mr. Justice Aamir Farooq and Mr. Justice Mohsin Akhtar Kiani against the Housing Foundation by upholding the decision of Mr. Justice Athar Minallah.

32. After dismissal of Housing Foundation appeals filed in Islamabad High court most of the allottees of F-14/15 are concerned about their payment deposited in the shape of down-payment against the said scheme. During the course of hearing even the Federal Government servants, who have deposited their amounts for the purpose of their allotment, therefore, we hereby direct that the appellant / FGEHF should take a decision for the payments received from the Federal Government servants / members for the purpose of allotment within the period of 30 days as to whether they wanted to return the amount or otherwise.

**DECISION:-**

33. *After detailed deliberation, Executive Committee unanimously approved the following:-*

- *The refund of down payment will be allowed to the allottee of housing scheme phase-VII (Sector F-14/15) without any deduction.*
- *The allottee will have to forgo his / her seniority to the extent of housing scheme phase-VII (Sector F-14/15) and submit an affidavit accordingly.*
- *The above said decision of Executive Committee will be uploaded on official website of Housing Foundation.*

AGENDA ITEM NO. 6:

**EXTENSION IN EMPLOYMENT OF CONTINGENT EMPLOYEES.**

34. Director General, HF briefed the committee that FGE Housing Foundation is a company registered with Security Exchange Commission of Pakistan under the Company Ordinance 1984 under the control of M/o H&W to provide shelter to the shelter less Federal Government employees and other specified groups on no profit no loss basis without any financial support by the government. In the past, Housing Foundation has completed different housing projects in Islamabad, Karachi and Peshawar.

35. Housing Foundation has started some new housing projects in Islamabad like housing scheme Sector F-14/15, Thallian Housing project, Green Enclave (Phase-II) Bhara Kahu and Park Road Housing Project etc. and maintenance of Sector G-13, Islamabad. Staff of Housing Foundation was not enough for handling the technical and official work of newly started projects, therefore, staff of General and Technical cadre was hired on contingency / contract basis for 89 days since 2012 and extended from time to time. In addition to above in March of year 2015 in compliance of the Wafaqi Mohtasib's order's No. 1(2)/DO/WMS/2014 dated 11th March, 2015 entrusted the provision of municipal services and basic amenities i.e. infrastructure development, operation / maintenance of water supply network, appraisal of building plans, possession of plots and issuance of NOC for the construction of buildings etc. to the residence of sector G-13 & G-14. CDA withdrew their staff vide letter No. CDA/DD(G-13)/Dev.Div/2015/124 dated 08th April, 2015 and Housing Foundation was directed to fill up the vacuum immediately.

36. Therefore Housing Foundation had no option to hire staff on contingent basis to cope up with the situation. Keeping in view their performance their contingent period was extended from time to time by competent authority in view of recommendation of their respective wing in charge. The contract / contingency staff have several times requested to get their services regularized. Housing Foundation also intends to retain the services of contingency / contract staff as they have experience of more than six (06) years of satisfactory service on their credit. The summary of staffs currently working in Housing Foundation whose services are requested to be extended are as under and the detail may be seen as Annexed,

Positions	Working
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BS-01 – 04 Contingent paid staff	72
BS-05 & above Contingent paid staff	45

37. It was also apprised that Honorable Islamabad High Court in an Intra Court Appeal No. 340/2017 filed by Imran Ahmad and others versus Federation of Pakistan has passed a judgment for regularization of contingency / contract staff on 02-07-2018 (sub para-vii of Para 123 is reproduced as under):-

*vii. All employees who are working on different positions in the statutory organization / companies (controlled by the Federal Government) having their own Board of Directors or Board of Governors, has to decide the cases of their employees in accordance with their own service rules independently and regularize the services of those employees without seeking any further approval from the Government of Pakistan, however, such kind of exercise is permissible for one time and in future they shall not hire any person on temporary, daily wages or contract basis* .

38. In light of the above decision sub para-vii of para-123 Housing Foundation intends to implement the orders of Honorable Islamabad High Court in best interest of Housing Foundation. The Executive Committee constituted Sub-Committee in 154th Executive Committee meeting, to look into the matter of recruitment, appointment criteria and financial implication of said staff. Whereas, the first meeting of said Sub-Committee was also held and further meetings of the committee are also in process. In the meanwhile the contingency services of many employees were expired and the concerned wing directors have recommended for further extension in services of contingent employees.

**DECISION:**

39. *The Executive Committee directed that the matter of extension in employment of contingent staff may be made as per previous practice wherein, Director General is a competent authority. However, the matter of the regularization of above said staff alongwith earlier contingent staff whose services were regularized by the CEO in the light of Estab. Division policy (but after the cut of date) may be forwarded to M/o Law and Justice with proper question regarding the implementation of decision of Islamabad High Court.*

**AGENDA ITEM NO. 7:**

 **THE MATTER OF WAIVING OFF SURCHARGE ON APARTMENT IN SECTOR G-11/3.**

40. The Executive Committee of FGE Housing Foundation approved all the bids for auction of 35 apartments of G-11/3 in its 140th meeting held on 17-06-2016.

41. Recently, an application received from the owners of above said apartments, wherein, they stated that they are suffering from different problems regarding Sewerage, Water Supply, Electricity /Gas connections and Security. In additions, Housing Foundation has imposed surcharge of amounting to Rs. 8 lac to 12 lac, on account of late payment, that is considered completely unfair for the owners. In this regard they have requested to waive off the above said surcharges

42. Director General, HF, apprised that said apartments were auctioned on as is basis. The owners have some grievances for the lack of external services like sewerage, water supply and electricity. However, Housing Foundation is responsible for provision of utilities. Director Finance informed the Committee that there are 31 defaulters out of 34 allottees and total impact of imposed surcharge is about 24.5 million.

### **DECISION:**

43. *Executive Committee constituted a sub-committee comprising of Joint Engineering Advisor (H&W), Financial Advisor (H&W) and Director (F) to look into the matter of waiving of surcharge on apartments in Sector G-11/3 and Karachi Flats Project. The sub-committee will submit its comprehensive report before upcoming meeting of Executive Committee.*

### **AGENDA ITEM NO. 8:**

#### **CASE OF MST. TASLEEM AKHTER-FINDINGS OF WAFAQI MOHTASIB**

44. Mst. Tasleem Akhter widow of Noor Hussain (Late), filed a complaint in Wafaqi Mohtasib Secretariat regarding allotment of plot "being a widow" under Prime Ministers Assistance Package scheme approved by the Prime Minister in 2006 for the families of deceased Federal Government employee who died during service.

45. Her husband was a serving employee of Federal Directorate of Education who died during service on 25-11-2011. The Wafaqi Mohtasib in its findings dated 24-09-2018 has recommended to place the matter in the next meeting of the Executive Committee of the Housing Foundation.

46. In 2006, the Prime Minister of Pakistan approved an Assistance Package for families of deceased Federal Government employee who died during service including allotment of a



residential plot from the Federal Government Employees Housing Foundation under 2% deceased quota.

47. It is pertinent to mention here that there is no separate quota reserved for cases under Prime Minister Assistance Package. These cases are considered under widow quota in the schemes of Housing Foundation as per terms & conditions of the scheme.

48. The registration of Membership of the widow in the Housing Foundation is mandatory for allotment of plot.

49. After 2006, Housing Foundation launched Membership Drive Phase-I on first come first service basis in which 4% quota was reserved for widow including the cases of Prime Minister Assistance Package.

50. Widows who got themselves registered in 2009 in Housing Foundation have been issued Consent Letters and Provisional Offer Letters in Housing scheme phase-6 (Bhara Kahu).

51. Thereafter, the Housing Foundation launched Membership Drive-2 on agewise seniority basis in 2015.

52. However, in 2015 the revised Prime Minister Assistance Package was issued by Establishment Division, in which the policy of allotment of plot has been discontinued and payment of lump-sum grant in lieu of the plot has been approved.

53. The payment of lump-sum grant is allowed subject to the condition that no plot had been allotted in the past.

54. The widow whose husband died during the period from 2006 to 2015 are entitle for allotment of plot in the widow quota in all schemes of Housing Foundation provided that they have formally applied in the schemes, as per criteria of their seniority.

55. Mst. Tasleem Akhter did not get membership under the membership drive launched by Housing Foundation previously and has got membership just recently due to which she has not been allotted any plot from the Housing Foundation.

56. Therefore, her case will be considered as per merit / criteria of the scheme i.e. length of service of the deceased husband.

**DECISION:-**

57. *Executive Committee agreed with the recommendation of Housing Foundation that her case will be considered as per merit / criteria of the scheme i.e. length of service of her deceased husband.*

**AGENDA ITEM NO. 9:**

**THE MATTER OF PRIME MINISTER'S INITIATIVE FOR 5 MILLION AFFORDABLE / LOW COST HOUSING.**

58. Director General, HF briefed the FGE Housing Foundation is a public sector organization working under the control of Federal Government through M/o Housing and Works. Its objective is to launch, implement and execute Housing Schemes for Government employees on ownership and self finance basis without involving funds from Government exchequer. Housing Foundation has, since its inception in 1989, successfully completed many projects in Islamabad, Karachi and Peshawar.

59. In order to materialize low cost/ affordable housing initiative of the Hon. Prime Minister of Pakistan, FGEHF intends to float this EOI targeted specifically for low cost/ affordable housing units across Pakistan. Thus, FGEHF intends to launch new low cost/ affordable housing schemes under the JV policy (approved by the Federal Cabinet in past) in Islamabad, all Provincial Capitals & major cities of Pakistan and invites Expression of Interest for the joint venture from well reputed Individuals/ Firms/ Investment Companies/ national and/ or international (in collaboration with national companies) Housing Developers. Interested party(ies) with vast experience in the relevant area.

60. The key parameters of draft EOI was discussed in the meeting which is as under:-

**PRIME MINISTER'S INITIATIVE FOR 5 MILLION AFFORDABLE/ LOW COST  
HOUSING  
Expression of Interest for JOINT VENTURE**

The FGE Housing Foundation is a public sector organization working under the control of Federal Government through M/o Housing and Works. Its objective is to launch, implement and execute Housing Schemes for Government employees on ownership and self finance basis without involving funds from Government exchequer. Housing Foundation has, since its inception in 1989, successfully completed many projects in Islamabad, Karachi and Peshawar.

In order to materialize **low cost/ affordable housing initiative of the Hon. Prime Minister of Pakistan, FGEHF intends to float this EOI targeted specifically for low cost/ affordable housing units across Pakistan.** Thus, FGEHF intends to launch new low cost/ affordable housing schemes under the JV policy (approved by the Federal Cabinet in past) in **Islamabad**, all **Provincial Capitals & major cities of Pakistan** and invites Expression of Interest for the joint venture from well reputed Individuals/ Firms/ Investment Companies/ national and/ or international (in collaboration with national companies) Housing Developers. Interested party(ies) with vast experience in the relevant area and excellent internal resources may apply with business plan as per given parameters

**Key parameters of Joint Venture area are as under:-**

- a) Land being offered should be in a compact piece and free from all encumbrances.
- b) Land should be located preferably on main road or having easy access from main road.



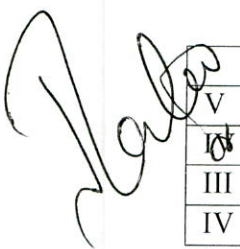
- c) Offered price of raw land be indicated in proposals alongwith the terms of JV offer.
- d) Only real owners or those holding valid power of attorney on behalf of real owners or valid agreement to sell with real owners of land are eligible.
- e) Authentic ownership documents by the revenue authorities should have been issued in the past three months.
- f) Status of utility services (like electricity, gas, water etc) at site be substantiated with evidence, availability of water at site shall be substantiated by proof.
- g) Interested parties shall be responsible for N. O. C. from all concerned departments, designing/planning and financing of the project.
- h) Interested parties shall have the financial capacity to complete the project.
- i) Interested parties should have capability and capacity to develop the infrastructure work.
- j) Complete details regarding Bio-Data/ Experience of key personnel should be provided.

**2. Following details may also be provided with proposals where applicable:-**

- a) Full name of the individual/firm/company/consortium and permanent address with evidence of incorporation and structure of consortium, if applicable.
- b) Detailed status of the firm (sole owner-ship or limited company) certified by the registrar of concerned authority.
- c) Complete information regarding Bio-Data / Qualification / Experience of key personnel.
- d) Following details of Housing and infra-structural projects completed over in the last 5 years with photographs/brochures and documentary proof are also required:-
  - i. Name of Projects, place and client.
  - ii. Scope of work.
  - iii. Details of projects (multi stories, high rise or detached housing, whether residential or commercial) along with total covered area and cost of project, date of start and completion.
- e) Certified proof of financial soundness (from the bank).
- f) Copy of NTN certificate.
- g) Audited balance sheet / income statement for the last 3 years along with annual turnover of the company for the last 5 year.
- h) Undertaking that the firm has never been blacklisted by any govt. / semi govt. / attached department / autonomous body.
- i) Proposed land/ site is free from any litigation.
- j) Performance certificates from the clients for whom similar services have been rendered if any.

**3. DESIRED PROJECT/ PRODUCT**

Interested companies can participate in either/ both housing schemes and/ or apartment projects (As permitted by the concerned municipal/ development authority). The former shall consist of only following categories/ types, which are targeted specifically for low income Federal Government Employees (BPS-01-16).



Category	Size	BPS
V	25x50	1-9
II	30x60	10-15
III	35x70	16-17
IV	40x80	18-19

The latter shall incorporate following categories/ sizes

Type of Apartment	Size (Sq.ft)	No. of Floors
Type – E	900	As permitted by the concerned municipal/ development authority
Type – D	1100	
Type – C	1300	
Type – B	1500	
Type - A	1800	

#### 4. SUBMISSION OF PROPOSALS

All proposals must be submitted along with explicit consent to agree to the terms and conditions specified in the standardized “**Memorandum of Understanding**” (MOU) which has been uploaded on **F. G. E. Housing Foundation** and **PPRA Website** ([www.fgehf.gov.pk](http://www.fgehf.gov.pk)). Further, all information should be supported by relevant documents, letters and certificates etc. Any information provided without required documents shall not be considered for evaluation.

#### 5. ACCEPTANCE OR REJECTION OF PROPOSALS

F. G. E. Housing Foundation has the right to reject any or all proposals at any time as per PPRA Rule No. 33.

#### 6. TIME SCHEDULE

Proposals as elaborated in section 04 above, must reach the undersigned within 15 days from the date of publication of this advertisement, which is also available at website of PPRA [www.ppra.org.pk](http://www.ppra.org.pk) and the Housing Foundation ([www.fgehf.gov.pk](http://www.fgehf.gov.pk)).

Project Director (JVPs)  
Ministry of Housing & Works  
**Federal Government Employees Housing Foundation, Islamabad**  
10-Mauve Area, G-10/4, Islamabad . Tel: 051-9106081  
[www.fgehf.gov.pk](http://www.fgehf.gov.pk)

#### DECISION:-

61. *Executive Committee approved the draft EOI regarding the Prime Minister's initiative for 5 million affordable / low cost housing. The expression of interest should be in accordance with approved policy of Cabinet.*

#### AGENDA ITEM NO. 10:



**THE MATTER OF JOINT VENTURE AGREEMENT BETWEEN FGEHF  
AND KS BUILDERS REGARDING TRANSFER OF LAND OF ACCESS.**

62 Executive Committee was apprised that a draft latter for transfer of land of access to Thallain housing scheme has been prepared which is as under:-

**JOINT VENTURE AGREEMENT BETWEEN FGEHF AND KS BUILDERS REGARDING  
TRANSFER OF LAND OF ACCESS**

In view of your letter date 18-7-2018 and in pursuance of the meeting of Executive Committee dated, the competent authority has been pleased to observe as under:

1. An area measuring 2500 kanals approximately of raw land in compact piece (hereinafter referred to as the project site) @ Rs 4.10 lac per revenue kanal (as determined by the Evaluator in pursuance of the stipulations contained in the JV policy duly approved by the Federal Cabinet ), land along with access from the project site leading to Girja road near Thalian Interchange M2, measuring approximately 109 kanals of raw land @ Rs 12.25 lac per revenue kanal (as per actual), required for 100 feet dedicated access from M2 to project site, may be transferred in the name of FGEHF subject to
  - a. Retention of 25% aggregate payment (both for 2500\_108 kanals) as collateral by the FGEHF:
  - b. Empirical Evidence must be provided for as per actual consideration of the transfer of land vide valid Agreements / Bank Transactions and all taxes must be payable according to the actual consideration.
  - c. Land shall be transferred under the auspices of the good offices of DC Rawalpindi, through a committee to be headed by the Assistant Commissioner and consisting of Tehsildar (RO), Girdawar and concerned patwari inter alia with the following TORs.
    - i. Title of land must be clear of all legal encumbrances.
    - ii. The land constituting the project site must be in compact piece.
    - iii. The land to be transferred for 100 feet access road must emanate from Grija Road and culminate in project site.
    - iv. The possession of land to be transferred must conform to the title of land under transfer.
  - d. The 25% collateral retained by FGEHF shall be released upon physically transfer of real right of way through dozers.
  - e. The payment will be made on the spot, i the time of execution of mutation for which Cheque to be prepared beforehand and shared with you.
  - f. Offer letters in favour of KS Builders, corresponding to your share of residential I commercial plots of mutated I aid be handed over at the time of execution of transfer.

Director (JVPs)  
FGE Housing Foundation

**DECISION:-**

65. *The said agenda was not discussed.*

**AGENDA ITEM NO. 11:**

**CASE OF ALLOTMENT OF DR. MOEEN MASOOD, SP, ISLAMABAD.**

64. It was informed that the Executive Committee, HF in its 143rd meeting considered the case of Dr. Moeen Masood, SP, Islamabad and approved his name to be included in the list of liability cases of Sector F-14/15 on the basis of his current pay scale.

**DECISION:-**

65. *The said agenda was not discussed.*

**AGENDA ITEM NO. 12:**

**CASE OF IMPOSITION OF DELAY CONSTRUCTION CHARGES IN SECTOR G-13 & G-14/4 (PHASE-III).**

66. The said agenda was deferred.

**AGENDA ITEM NO. 13:**

**ALLOTMENT OF PLOTS/FLATS AGAINST 1% QUOTA OF THE EMPLOYEES OF MINISTRY OF HOUSING & WORKS.**

67. A special meeting was held in Ministry of Housing & Works on 13-07-2018 under the Chairmanship of Joint Secretary (Estate)/ Vice Chairman, Executive Committee of FGEHF to consider the availability of plots in Sector F-14/15 and apartments of EHFPRO project against 1% quota of the employees of Ministry of Housing & Works (Admn). The meeting was attended by DS (Admn), DS (State), Section Officer (Works), Section Officer (legal) and Section Officer (Admn-III). FGEHF was represented by Mr. Said Ramzan, Director (Estate).

68. During the meeting, FGEHF presented the position with regard to the availability of plots in F-14/15 & EHFPRO Flats under the quota of this Ministry and it was informed that as per decision of the Executive Committee taken in its 142<sup>nd</sup> meeting that balance plots of Cat-1 against 1% quota of M/o Housing & Works have been shifted to Old Retired Employees quota, as there was no member on waiting list for the reasons that:-



- a) As per decision of the Executive Committee meeting dated 26-09-2002 the plots under quota of the Ministry after exhausting waiting list be transferred to other categories.
- b) EHFPRO after advertising the M/o Housing & Works quota shifted the apartments to other categories.

After detailed deliberation, following two view-points emerged:-

- a) Ministry of Housing & Works is of the view that quota reserved for Ministry and its attached departments may not be transferred to other categories so as to ensure availability of plots / apartments for officer / officers of the Ministry.
- b) Director (Estate), FGEHF is of the view that the plots have been transferred and with the approval of the competent forum. Also he stated that FGEHF being the corporate entity would only get financial resources by payment of plots and not be keeping vacant plots.

**DECISION:-**

69. *After detailed discussion on the matter the Executive Committee directed that the matter of balance plots / apartments against 1% quota of the employees of M/o Housing & Works may be discussed with Joint Secretary (E), M/o Housing & Works and submit a report in the next meeting.*

**AGENDA ITEM NO. 14:**

**EXTENSION IN TIME FOR REGISTRATION OF MEMBERSHIP  
DRIVE PHASE-II (3<sup>RD</sup> PART) AND TO DEPOSIT DOWN PAYMENT  
IN TAMMA MOHRIAN / PARK ROAD SCHEME.**

70. Director (Finance), HF briefed the committee that FGEHF recently launched membership Phase-II (3<sup>rd</sup> Par) on agewise seniority from 26-06-2018 to 31-08-2018. It is also informed that a delegation of Federal Government Employees visited the Secretary (Housing & Works) for the extension in down payment for Tamma / Mohrian Scheme upto 30-09-2018. The Secretary (H&W) directed to get approval of Executive Committee in its upcoming meeting.

**DECISION:-**

71. *The Executive Committee approved the extension in time for registration of membership Drive phase-II (3<sup>rd</sup> Part) and to deposit down payment in Tamma Mohrian / Park Road scheme upto 30-09-2018.*

**AGENDA ITEM NO. 15:**

**PERMISSION TO SIGN THE CONSTRUCTION AGREEMENT OF GREEN ENCLAVE-I BARAKAHU.**

72. Director Estate /JVP, HF apprised the committee that mutation & a registered deed w.r.t the construction of an access from Angori Road to the project site has been completed. Approval may please be granted for signing of the construction agreement with M/s Green Tree (Pvt.) Ltd. as per standard FIDIC agreement which has been duly approved / endorsed by M/s Designman and M/s NESPAK.

**DECISION:-**

73. *Executive Committee constituted a sub-committee comprising of following Members:-*

- *DG (PWD)*
- *JEA (H&W)*
- *Director (Technical), HF*
- *Technical Advisor, HF*

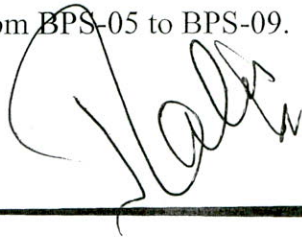
The Sub Committee will examine construction agreement of green enclave-I barakahu and submit its recommendations before upcoming meeting of Executive Committee.

**AGENDA ITEM NO. 16:**

**UPGRADATION OF THE POST OF PATWARI FROM BPS-05 TO BPS-09 IN ACCORDANCE WITH THE BPS FOR PREVALENT IN BOARD OF REVENUE PUNJAB AND CDA.**

74. Director General, HF informed the committee that Board of Revenue Punjab notified vide No. 1197-2008/713-E(M)1 dated 16-08-2008 upgrade the post of Patwari from 05 to BPS-07 and later on vide Notification No. 2194-2009/939-E(M)1 dated 10-11-2009 again the post of Patwari was upgraded from BPS-07 to BPS-9 and also CDA vide notification No. CDA-7(21) HRD-III/2010/Sec-VI/659 dated 17-03-2010 upgrade the post of Patwari from BPS-05 to BPS-09.

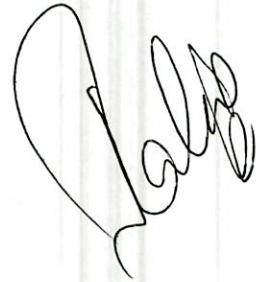
**DECISION:-**





75. *The Executive Committee approved the up gradation of the post of Patwari from BPS-05 to BPS-09 as per policy.*

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

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