

MINUTES OF THE 74TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
BLOCK NO.7(2ND FLOOR) MAIN CIVIC CENTRE
MELODY MARKET, ISLAMABAD

Subject:- MINUTES OF THE 74TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 16.03.2004.

The 74th meeting of the Executive Committee was held on 16th March 2004 at 11.00 A.M. in the Committee Room of the Ministry of Housing & Works. Secretary(H&W) was in Chair. A list of participants is appended.

2. The meeting commenced with the recitation from the Holy Quran. The Chairman welcomed the participants and briefed that due to importance of the agenda item relating to the development of G-13, a joint meeting of the Executive Committee as well as Steering Committee has been called. The Agenda Items were discussed.

Agenda Item No.1: Confirmation of the Minutes of the 72nd Meeting:

3. The minutes of the 73rd meeting were confirmed.

Agenda Item No.2: Implementation Status of the decisions taken in the 73rd Meeting:

4. On presentation of the Implementation Status of the decisions taken in the 73rd meeting, the Executive Committee expressed satisfaction.

5. However, on the status of induction of NESPAK for designing of Sub-Sector G-14/4(Item 4 of 73rd Meeting) it was pointed out by Member Planning CDA that rates demanded by NESPAK for G-14/4 were higher compared to their agreed rates for G-13 and that it would require negotiations before these are finalized. NESPAK would be inducted if the rates are settled.

Agenda Item No.3: Development of Sector G-13 Islamabad.

6. The Director General Housing Foundation, while pointing out the delay in commencement of the development in Sector G-13, briefed the Executive Committee that work of development of the Sector was entrusted to CDA as deposit work in the light of the decision dated 8th October 2002 at the Chief Executive Secretariat. Targets were fixed by the Steering Committee in its meetings and inspite of commitments, CDA did not adhere to these targets and no activity was commenced. Even for ground marking of roads, the Foundation had to induct Survey of Pakistan as CDA could not stand to its commitment. While expressing the pressure which is being faced by the Ministry of Housing & Works and the Foundation from the allottees, it was stressed that CDA should give firm targets/schedule for the development.

7. Member Planning CDA informed the committee that there had been some delay on the part of NESPAK in preparation of the design which has delayed the whole process. He pointed out that now the preparation were in hand and the development is likely to commence very soon.

8. It was pointed out by the DG Foundation that in the Technical Committee meeting held on 19.3.2003 the representative of CDA had intimated that applications for prequalification of consultants had been invited and the scrutiny is expected to be finalized in 7 days. It means that engagement of consultant has taken several months.

9. To a question whether it is mandatory for organizations to get the development of the Sector carried out through CDA, the Member Planning replied that according to CDA's regulation, it is mandatory that in Zone I the development should be carried out through CDA. He further informed that only exceptions are where the land is acquired by the organizations themselves.

10. The point was contested by the Housing Foundation that the only Article relevant is 12(5) which reads as follows:

“No planning or development scheme shall be prepared by any person or by any local body or agency except with the concurrence of the Authority.”

This concurrence had been obtained by the Foundation in form of approval for launching of scheme and approval of plans.

Also in case of G-13 and G-14 4 the land was acquired by the Housing Foundation directly.

11. The Law Officer of the Housing Foundation informed that during the meetings at the Chief Executive Secretariat, the Law & Justice Division had given a written opinion that CDA has no right to claim that a Sector which has not been acquired by it shall be developed by it.

12. The Member Engineering informed the Committee that for G-13, in consultation with the Housing Foundation, six packages have been prepared. Contractor have also been prequalified and on package one, comprising of peripheral roads/Retaining structures. Sectoral double roads and corresponding drainage water supply and Sewerage work, actual ground work shall be started in six weeks. He suggested that at this juncture any change in the development agency would entail delay. However for G-14/4 he opined the decision may be re-examined by the Ministry of Housing & Works.

13. After a detailed discussion, the Executive Committee decided that development of Sector G-13 may be carried out through CDA. It further directed that a close coordination shall be maintained between CDA, Housing Foundation and NESPAK and periodical reports shall be submitted to the Ministry. It was also decided that the Director General Pak. PWD, as Chairman Technical Committee shall also coordinate in the process.

14. For Sub-Sector G-14/4, the Committee decided that details and legalities may be examined for its development through agency other than CDA and brought to the Executive Committee.

Agenda Item No.4: Launching of Phase-III of the Housing Scheme at Karachi.

15. The case was discussed in detail and the draft terms and conditions were examined. On a question, the Project Director Housing Foundation Karachi informed the Committee that the Terms & Conditions of the Phase-I and Phase-II of Karachi Scheme were identical to those of the Phase-III of Housing Scheme at Islamabad.

16. It was accordingly discussed whether the terms & conditions of Phase-IV, which had undergone a detailed scrutiny, could be adopted for Phase-III Karachi Housing Scheme. After a detailed discussion the Executive Committee approved that in Phase-III Karachi Scheme, same terms and conditions as approved for Phase-IV Housing Scheme Islamabad may be adopted.

Agenda Item No.5: Exemption of Late Payment surcharge for the Allottees of Phase-II Housing Scheme at Karachi.

17. The Executive Committee approved that late payment surcharge may not be charged from the allottees for the period the title of land remained cancelled under Ordinance 2001.

18. It was further decided that the allottees may now be advised to deposit the outstanding amount within 3 months either in three equal installments or in lumpsum and after expiry of the schedule late payment surcharge may be charged in accordance with the provision of the relevant clause.

Agenda Item No.6: Issue of Allotment Letter Against the Special Quota of 1996.

19. The matter was discussed in detail. It was observed that the names of the left over applicants were included in the list approved by the Minister for Housing & Works in

1996. Allotment could not be issued to them because of stay order and subsequent litigation. Now the legal cases have been decided, their rights cannot be denied. It was decided that the Housing Foundation may issue allotment letters to such officials/officers.

Agenda Item No.7: Demand for Rehabilitation of Affectees of Sector G-14/1, 2 & 3.

20. On presentation of the case the Executive Committee observed that since the land acquisition is being made on present worth the question of rehabilitation does not arise. No such demand was entertained in Sector G-13 or Sub-Sector G-14/4. The demand was accordingly rejected.

Agenda Item No.8: Replacement of Vehicles in the FGE Housing Foundation.

21. The Executive Committee approved the disposal of written off vehicles with the direction that codal formalities should be completed and disposal shall be through auction after proper publicity and following laid down procedure.

22. The Executive Committee also approved the purchase of two vehicles Suzuki Cultus CNG fitted for the Foundation Office at Islamabad.

Agenda Item No.9: Demand of Pakistan International Human Right Organization:

23. The case was examined by the Executive Committee and observed that it was private body comprising volunteers in individual capacity. The demand was found to have no merit and was not approved.

Agenda Item No.10: Amendments in the Service Rules of FGE Housing Foundation.

24. On presentation of the case, the Executive Committee decided that the Housing Foundation may prepare draft amended Service Rules through an in house Committee. An officer of the Ministry of Housing & Works may be coopted for the purpose,

if need. The final draft of the amended Rules may be submitted to the Executive Committee for consideration.

Additional Agenda Item No.1: Construction of Office Building for Housing Foundation:

25. The Director General Housing Foundation briefed the Executive Committee that Housing Foundation had been provided rent free accommodation at Shaheed-e-Millat Secretariat and the expenditure on utility charges were also borne by Pak. PWD. However after fire incident the Foundations office had to be accommodated in a hired premises where considerable expenditure is being borne on rental as well as on utility services. He further explained that even after restoration of Shaheed-e-Millat Secretariat, Housing Foundation will not be accommodated being a non-entitled organization.

26. With this in view, it had been proposed that the Housing Foundation should have its own office building on a plot of land transferred in its name by CDA in Mauve Area G-10. It was further submitted that the Foundation's Office shall be accommodated in two floors whereas the remaining space could be rented out through which the expenditure on utility services operation & maintenance and administrative expenses could be met. In addition, this would add to the assets of Ministry of Housing & Works.

27. The matter was discussed in detail and the Executive Committee approved the proposal with the direction to initiate requisite formalities/requirements.

Additional Agenda Item No.2: Case of Mr. Abdul Ghafoor for relaxation of age in Phase-IV:

28. Case of Mr. Abdul Ghafoor, a retired employee of Pakistan Telecom Company who has applied in Phase-IV under retired quota (he is over 65 years of age) and

seeking relaxation of age limit. was examined by the Executive Committee. It was observed that in Phase-IV there is 5% quota for retired Federal Government Employees of Ministries/Divisions/Attached Departments and Sub-ordinate offices. The retired quota does not extend to Autonomous bodies to which the applicant belonged. The Executive Committee, accordingly observed that since the applicant belongs to an autonomous body and the retired quota does not extend to such bodies, the question of relaxation of age limit does not arise.

29. The meeting concluded with a vote of thanks.