

MINUTES OF 120TH MEETING OF THE GOVERNING BODY OF FDA HELD ON 27.12. 2022 AT 01:00 PM UNDER THE CHAIRMANSHIP OF MIAN WARIS AZIZ, MPA PP-113 / CHAIRMAN, GOVERNING BODY FDA IN THE COMMITTEE ROOM OF FDA FAISALABAD.

The following attended the meeting:-

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| 1. | Mian Waris Aziz,
MPA PP-113 / Chairman Governing Body, FDA | Chairman |
| 2. | Mrs. Firdos Rahna,
MPA / Vice Chairperson, FDA, Faisalabad. | Member |
| 3. | Dr. Muhammad Zahid Ikram,
Director General, FDA, Faisalabad. | Member / Secretary |
| 4. | Mr. Jabbar Anwar Chaudhry,
Managing Director WASA, Faisalabad. | Member |
| 5. | Mrs. Nadia Fatima,
Deputy Secretary (LG), Faisalabad /
Rep. of Commissioner, Faisalabad. | Member |
| 6. | Rana Tahir Mehmood,
Deputy Director (Development), Faisalabad /
Rep. of Deputy Commissioner, Faisalabad. | Member |
| 7. | Mr. Tariq Javed,
Director PHATA, Faisalabad /
Rep. of HUD & PHE Department, Lahore | Member |
| 8. | Mr. Shahzad Nasir,
Deputy District Accounts Officer, Faisalabad /
Rep. of Finance Department, Lahore | Member |
| 9. | Mr. Ihsan Ullah Qamar,
ADLG (City), Faisalabad /
Rep. of LG & CD, Lahore | Member |
| 10. | Mr. Ali Imran,
Metropolitan Officer (Planning), Faisalabad /
Rep. of Municipal Corporation, Faisalabad. | Member |

The following officers attended the meeting:-

1. Mr. Abid Hussain, Additional Director General, FDA.
2. Mr. Mehar Ayoub, Chief Engineer, FDA.
3. Mrs. Asma Mohsin, Director (TP-I), FDA.
4. Mr. Junaid Hassan Khan, Director (EM-II), FDA
5. Mr. Raheel Zafar, Director (TP-II), FDA
6. Mr. Shoaib Rasheed, Director (Admn), WASA.
7. Mr. Shahid Ali Pasha, Deputy Director (Admn), FDA.

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**Chairman
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The meeting started with recitation of verses from Holy Quran. The Director General, FDA / Secretary with the permission of Chair presented the agenda item of 120th meeting of Governing Body FDA before the House:-

ITEM NO.1:

IMPLEMENTATION REPORT OF 115th, 116th, 117th & 119th MEETINGS OF THE GOVERNING BODY OF FDA HELD ON 20.01.2022, 26.02.2022, 16.03.2022 & 11.11.2022.

DECISION:

The House unanimously decided to examine the minutes of 115th, 116th & 117th BOG meetings, compliance reports in the next BOG meeting. However, the House unanimously confirmed the minutes of 119th meeting of BOG FDA held on 17.12.2022 and 2nd Session held on 21.12.2022 and its implementation reports.

ITEM NO.2:

APPROVAL OF DRAFT FAISALABAD MASTER PLAN 2021-2041 UNDER CLAUSE 05(E) OF FDA MASTER PLAN REGULATIONS 2022

The Director General briefed the house that preparation of Faisalabad Master Plan was awarded to M/s. Osmani & Company (Pvt.) Ltd. The firm collected, examined and analyzed the data regarding different sectors of the Master Plan, e.g. Housing, Land Use, Health, Education, Solid Waste Management, Parks & Open Spaces, Environment, Agriculture Economics, Industry, and Traffic & Transportation Sectors etc. The draft reports / proposals prepared by the firm were accordingly reviewed by this office. Consultations with stake holders were made as per requirements. The draft, sectoral reports as prepared by the Consultant were forwarded to all the allied departments of relevant sectors, and then meetings were conducted to get their feedback.

Moreover, consultative sessions were held with Parliamentarians and Public Representatives of Faisalabad, Members of Board of Governors. Proposed Master Plan was shared with all external stakeholders including Chamber of Commerce, Developers, Realtors, Traders and general public.

Basing upon different meetings with stakeholders, the Consultant firm submitted proposed draft of Master Plan to FDA. As required under Rule 05(d) of Faisalabad Master Plan Regulations 2022, the Draft Master Plan was forwarded to Scrutiny Committee constituted under Rule 08 of FDA Master Plan Regulations 2022. The Scrutiny Committee in its meeting held on 28.10.2022 and 02.11.2022 referred the draft of Faisalabad Master Plan with some observation/changes for approval of the BOG. However, some Parliamentarians during the meeting of District Coordinaton Committee held on 19.11.2022 again requested the Chairman BOG for convening a briefing session on Master Plan for the Parliamentarians. Subsequently, meetings were

held on 26.11.2022, 8.12.2022 and 14.12.2022 in the Committee Room of FDA wherein suggestions and different proposals were discussed for consideration before BOG. The DG FDA further briefed that the parliamentarians who could not attend the meeting due to any reason, were intimated to communicate their observations / suggestions in writing (if any) to the Chairman BOG, FDA on or before 16.12.2022.

The Director General, FDA further briefed that in the previous meeting of BoG held on 17.12.2022 some proposals of the Parliamentarians / Members of BoG were discussed in detail and decisions were taken accordingly. The House unanimously decided that all the proposed / agreed suggestions may be incorporated in the Faisalabad Master Plan and the same will be placed before BOG after incorporation of changes / amendments. It was also decided that no further changes / amendments shall be made in the proposed draft and same will be placed before the BOG for endorsement and final approval.

The Chair then asked the Consultant to present the updated Master Plan after implementation of the decisions taken in previous meetings one by one for getting endorsement of the House for final approval. The Consultant Mr. Ayub Tariq from M/s. Osmani & Co. briefed about confirmation of incorporated proposed changes as follows:-

Proposals	Implementation
It was proposed by Mr. Ali Afzal Sahi MPA, PP-97 through his representative Mr. Junaid Afzal Sahi that Mixed Use Business & Commercial Zone falling in Chak No. 155 RB, 162 RB, 163 RB, along eastern side of Expressway and High Density Residential falling in Chak No. 162 RB and 163 RB along Eastern side of Expressway may be kept intact as given in Faisalabad Peri-Urban Structure Plan 2015-35 (FPUSP).	Commercial Zone and Residential Zone have been provided in Chak No.155 RB, 162 RB, 163 RB, 189-RB along eastern side of Expressway.
The Special Development Zone falling in Chak No. 158-RB, 160- RB,159-RB between M-3 Industrial estate and Faisalabad to Sangla-Jhumra road may be divided into Special Development Zone and Manufacturing zone as had been mentioned in FPUSP 2015-35.	Special Development Zone re-designated as Special Development and Small Medium Enterprises zone.
Re-align the Commercial Zone provided in 145-RB in a regular shape / block.	The commercial area provided in Chak No.145-RB has been re-shaped in the form of compact block.
Inclusion of 644 Acres remaining area of Chak No.110-JB and 115-JB near Deputy Wala Interchange in proposed residential zone that was earlier marked as Agriculture. As per principle decision of Scrutiny Committee that entire Chak boundary should be included and as it is rightly pointed out	Remaining area (644 Acres) of Chak No.110-JB and 115-JB has been included in residential zone.

that some portion of these chaks has been kept out of residential zone mistakenly shown as agriculture zone. This anomaly must be rectified.	
Mr. Javed Sharif (Member BOG) pointed that one side of Chak No. 59-JB divided by Narwala Road has been designated as Hotel & Tourism and the other side as Residential which is discrimination for the people of same area with same physical features.	Hotel & Tourism re-designated as Hotel / Tourism and Residential zone. Area reserved for Business & Technology Park adjacent to Hotel & Tourism Zone has been added into Hotel & Tourism and Residential Zone.
Mr. Yasir Anwar (Member BOG) proposed to provide Education zone along Narwala road.	Expo and Exhibition zone re-designated as Expo / Exhibition and Education zone.
Mr. Javed Sharif (Member BOG) proposed to provide Industrial estate near M-4 for the people residing on western side.	The area of Chak No. 75-GB, 76-GB and 79-GB from Industrial Zone provided along Satiana Road has been excluded and the area of Chak No.63-JB and Chak No.64-JB along Motorway M-4 (2900 acres, approximate) has been earmarked as Industrial Zone.
Mr. Majid Hussain (Member BOG) proposed to provide landfill site between Smunday Road and Satyana Road.	A land fill site comprising of 100 acres has been provided in Chak No.33 GB near Satyana Road.

DECISION:

After the presentation by the Consultant on decision taken in the last BoG meeting, the Chair invited house to render their consent regarding approval of the proposed Master Plan (2021-2041). After thorough deliberations all the members agreed that observations/suggestions given by the Members of BOG and Parliamentarians have been correctly incorporated in the Plan presented by the Consultant. The House unanimously agreed to approve the Faisalabad Master Plan for the year 2021-2041.

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ITEM NO.3

GRANT OF FDA MANAGEMENT ALLOWANCE @ 1.5 TIME OF RUNNING BASIC PAY TO THE OFFICERS BS-17 & ABOVE UD.WING & WASA FDA FAISALABAD AS ADMISSIBLE TO EMPLOYEES OF OTHER DEVELOPMENT AUTHORITIES

The Additional Director General / Director Finance, FDA briefed the house that Govt. of the Punjab, Finance Department, Lahore vide notification No.FD.PR-12-6/2018 dated 30.05.2019 granted technical allowance @ 1.5 times of the initial of Basic Pay Scales of 2017 w.e.f. 01.07.2019 to the Engineers registered with Pakistan

Engineering Council and holding engineering degree from the accredited Engineering Programs of Higher Education Institution / Universities working against the sanctioned posts in various Departments. FDA in its 101st meeting of BOG held on 10.06.2019 approved the adoption of the said notification in letter and spirit.

Thereafter, upon a query of MDA, Multan following clarifications was issued by the Finance Department, Govt. of the Punjab, Lahore which was addressed to all Development Authorities by implementation vide No.FD (HUD)1-21/2019(MDA)/MTN dated 26.07.2021:-

"That the employees of all the Development Authorities including WASAs Punjab who are already drawing Technical Allowance shall not be entitled to payment of 50% basic pay allowance".

The above said clarification was also implemented by UD.Wing & WASA, FDA, but the officers of WASA as like other Development Authorities filed writ petitions in the Lahore High Court, Lahore. The writ petition was disposed of by referring the issue to the Authorities, as under:-

The matter shall be placed before the Authority expeditiously for compliance of this court's direction.

Till decision by the Authority, no coercive measures shall be taken against the petitioners for recovery of allowance already paid.

The Capital Development Authority (CDA) as well as Lahore Development Authority (LDA) introduced uniformity in the form of Executive Allowance @ 1.5 times of the basic pay for all the officers (BS-17 & above) and simultaneously abolished some allowances in their cadres.

The Govt. of Punjab, Finance Department has also allowed Executive Allowance @ 1.5 times of the running monthly basic pay to the officers working in the province of the Punjab. This has in turn ended discrimination vis-à-vis pay and allowances amongst the UD.Wing & WASA officers of different cadre.

Faisalabad Development Authority is an autonomous body and has complete autonomy in its financial matters alongwith its own source of revenue generation. The Authority is completely independent in deciding its financial matters including grant of special allowances / benefits to its employees.

According to the Finance Department notification dated 30.05.2019 and its subsequent clarification dated 26.07.2021, the FDA Allowance cannot be granted to the Engineers drawing Technical Allowance. However, in order to remove the disparity among various cadres of officers of UD.Wing & WASA, FDA a uniform allowance can be granted to all the officers of UD.Wing & WASA, FDA after discontinuation of all cadre specific allowances.

Therefore, it is proposed that as like CDA & LDA financial disparity among officers of various cadres may be removed and FDA Management Allowance @ 1.5 times of running basic pay may be approved with immediate effect for the officers BS-17 & above of UD.Wing & WASA, FDA, subject to the discontinuation of following allowances:-

1. Technical Allowance@ 1.5 times of initial basic pay scale of 2017.

2. FDA Allowance @ 50% of running basic pay scale
3. Computer Allowance
4. Design allowance

Moreover FDA Management Allowance shall not be admissible to those officers who are already drawing executive allowance @ 1.5 times of the basic pay. However, officers posted on deputation basis in UD.Wing & WASA, FDA will be entitled to draw FDA Management Allowance at the approved rates (less the amount of deputation allowance admissible to them). The financial impact of above said grant of FDA Management Allowance is as under:-

UD.WING, FDA

FINANCIAL IMPACT OF FDA MANAGEMENT ALLOWANCE @ 1.5 TIMES ON RUNNING BASIC PAY SCALE 2022		
No. of Employees	Proposed expenditure FDA Allowance per month	Proposed expenditure FDA Allowance per annum
33	2.056 Million	24.672 Million

WASA, FDA

Description	Financial Impact (Rupees in Million)
FDA Management Allowance	Rs. 8.3 (per month)
Discontinuation of allowances at para-10(i)(a to g)	Rs. 4.9 (per month)
Monthly Financial Impact:	Rs. 3.4

In view of above, the matter is placed before the Hon'ble House with the proposal of grant "FDA Management Allowance" to the employees on pay roll of UD.Wing & WASA, FDA, with immediate effect. The financial impact of FDA Allowance will be met out from the saving of non-development budget and no funds will be demanded from the Government of the Punjab.

DECISION:

After detailed deliberations, the house unanimously decided to seek advice from Finance Department viz a viz comprehensive working to enhance revenue generation to meet the expenditures.

ITEM NO.04

GRANT OF FDA PROSPERITY ALLOWANCE TO THE EMPLOYEES BS-01 TO BS-16 OF UD.WING & WASA, FDA

The Additional Director General/Director Finance FDA briefed the house that the Government of Punjab vide its notification FD.SR.V.3-1/2021 dated 07.07.2021, was pleased to announce relief for Government employees serving in province of Punjab, in the form of special allowance 2021 @ 25% of basic pay scales.

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As this special allowance was not announced for the autonomous bodies, the employees of UD.Wing & WASA, FDA were not able to get benefit of above said allowance.

With extreme hike in inflation and momentous increase in prices of household commodities in recent times, the employees are facing extreme difficulties to even make their both ends meet. The employees of UD.Wing & WASA, FDA are performing their duties vigorously for betterment of the department and citizenry of Faisalabad on different platforms. In current circumstances, a small raise to the remuneration of their services will boost their moral and efficiency to better serve the interests of the citizenry, department and Government of Punjab.

Recently, Lahore Development Authority, Lahore in their 3rd / 2022 meeting held on 31.03.2022, approved "LDA Prosperity Allowance" @ 25% running basic pay for their all employees. In this regard, an allowance i.e. "FDA Prosperity Allowance" @ 25% running basic pay scales is proposed for the employees serving in BS-01 to BS-16 in UD.Wing & WASA, FDA Faisalabad on analogy of LDA, Lahore.

The financial impact of "FDA Prosperity Allowance" of UD.Wing & WASA is as under:-

UD.WING, FDA.

Financial impact for Grant of 25% Prosperity Allowance

Description		No. Of Employees	Financial Impact (in Millions)	
			Per Month	6-Month
BS-1 to BS-16	Working	265	1.904	11.425
BS-1 to BS-16	Vacant	327	1.459	8.754
Total		592	3.363	20.180

WASA, FDA.

Description	No. of Employees (WASA-Faisalabad)	Per Month
BS-1 to BS-16	1559	93.90 Million

The financial impact of "FDA Prosperity Allowance" shall be paid from FDA's own budget and no funds will be demanded from the Government of Punjab

In view of above, the matter is placed before the Honorable House with the proposal for grant of "FDA Prosperity Allowance" @ 25% running basic pay scales to the employees in BS-01 to BS-16 of UD. Wing & WASA, FDA with immediate effect.

DECISION:

After detailed deliberations and keeping in view the hardships being faces by lower staff in order to mitigate their livelihoods

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with such meager salary packages, the house unanimously approved the grant of FDA Prosperity Allowance @ 25% on running basic pay scale of 2022 to the employees from BS-1 to BS-16 of UD.WING & WASA, FDA Faisalabad w.e.f. 01.01.2023 on the analogy of LDA, Lahore subject to provision of own source budget and concurrence from Finance Department.

ITEM NO.05

RECOVERY OF OUTSTANDING DEVELOPMENT CHARGES AND ADDITIONAL DEVELOPMENT CHARGES FROM THE DEFAULTERS OF FDA CITY HOUSING SCHEME

The Director Estate Management-II, FDA briefed the house that a campaign was launched in November, 2020 to recover the outstanding development charges and additional development charges in order to boost-up the recovery and to generate the funds for the completion of remaining development works in FDA City Housing Scheme. In this regard, all the defaulters were informed through notices and finally through advertisement in National and Local newspapers to pay the outstanding dues within the provided timeline. For convenience of general public by taking a lenient view, the cut of dates were extended time to time, primarily 30.11.2020 was announced thereafter, on the request of general public the date was extended upto 15.12.2020 then upto 31.01.2021 without surcharge.

After 31.01.2021, the authority imposed late surcharge from 01.02.2021 to 15.02.2021 then extended the date upto 15.03.2021 @ Rs.1,000/- per marla then onward @ Rs.2,000/- per marla late payment surcharge upto 15.04.2021. lastly, the Governing Body, FDA in its 115th meeting held on 20.01.2022 extended the cut of date upto 31.03.2022 and in continuation of the approval, the Chairman, FDA further granted anticipatory approval vide order dated 20.04.2022 to extend the cut of date and to restore cancelled plots as per policy and also to recover development charges and additional development charges alongwith same surcharge upto 30.06.2022.

After expiry of the said period, the case was placed before the then Director General, FDA on 07.07.2022 for approval to extend the cut-of-date upto 31.12.2022 whereas, the authority vide order dated 14.07.2022 directed to wait for the formation of Governing Body, FDA.

Now, the defaulters are attending the PMU Office, FDA City for depositing their outstanding dues with request for extension in the cut of date which has been expired since 30.06.2022. Therefore, the following proposals are submitted before the House for consideration in order to boost up the recovery in the best interest of Authority as well as Public:-

1. The cutoff of date to deposit the additional development charges with Rs.2,000/- per marla additional penalty may be extended upto 31.03.2023 and from 01.04.2023 the additional penalty may be increased from Rs.2,000/- per marla to Rs.5,000/- marla upto 31.12.2023.

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2. Approval may be granted to restore cancelled plots under restoration policy or disposed of through open auction whichever comes earlier upto 31.12.2022.

DECISION:

The House after detailed discussion unanimously allowed to recover the development / additional development charges alongwith surcharge @ Rs.2000/- per Marla and restore the cancelled plots as per restoration policy upto 30.06.2023.

ITEM NO.06

WORKING PAPER REGARDING PROBLEMS IN IMPLEMENTATION OF FDA BUILDING AND ZONING REGULATION-2020

The Director Town Planning-I, FDA briefed the house that FDA Building and Zoning Regulations 2020 are being implemented on all the plots of FDA Developed Housing Schemes. As per Chapter.10 of FDA Building and Zoning Regulations 2020 there is a relaxation in composition of violations is residential building with full coverage i.e. in front, rear and side space and also relaxation in commercial plots. It means that all the non-compoundable violation in residential plots and commercial now can be compounded with approved penalty rates and can be regularized by the Competent Authority. As the implementation of these regulations started, written and verbal requests have been received to allow the relaxation in terms of mandatory space violation for low category plots.

The low income group holds small size plots up to 5-marla but having large family size. The prevalent trend of building construction by low income group shows that no mandatory open spaces are left rather effort is made to secure more and more accommodation for their family. Previous Rules (1980) protect this interest of low income group, prescribing no mandatory open spaces, except for maximum coverage. When the FDA Building and Zoning Regulations 2008 were implementing the same was placed and approved as per decision of 100th Governing Body Meeting, FDA item No.8.

"The House after detailed discussion unanimously approved that upto 5-Marla category of residential plots in approved schemes of FDA, the mandatory open space at the back will be exempted and mandatory open spaces at front side will be compoundable with penalty @ Rs.1000/- per Sft with 10% annual increase in penalty for each financial year."

Again the applications were received in the office of the Chairman, FDA regarding the high penalty rate @ Rs.1000/- per Sft imposed for compounding the mandatory open space at front site. The same was reduced in 101st BOG Meeting as,

"The House after detailed discussion unanimously approved that the penalty of mandatory open space at front side up to 5-marla plot size is reduced to Rs.300/- per Sft in approved schemes of FDA with 10% annual increase."

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In order to resolve the issue of the low income category, the decision of 100th & 101st BOG as above may be approved again for residential as well as exemption of back mandatory open space for converted commercial plots upto 5 Marla category / less than 6 Marla.

DECISION:

The House after detailed discussion unanimously approved that less than 05-Marla category of plots is exempted from condition of mandatory setback. Accordingly proposed amendment in bylaws of FDA building control shall be presented before BOG in the next meeting.

TABLE ITEM

TABLE ITEM

**REGULARIZATION OF SERVICE OF MRS. ALIA HAFEEZ,
COMPUTER OPERATOR (OW COUNTER), FDA FROM
25.01.2008 INSTEAD OF 01.07.2014.**

The Additional Director General, FDA briefed the house that in pursuance of decision of Labour Court No.4, Faisalabad dated 10.11.2020 and decision of Punjab Labour Appellate Tribunal, Lahore dated 17.11.2021 the services of Mrs. Alia Hafeez were regularized as Computer Operator BS-09 w.e.f. 25.01.2008 vide order No.ADG/95/FDA-2021 dated 30.11.2021.

The Finance Directorate, FDA vide letter dated 10.03.2022 informed that the post of Computer Operator BS-09 was not available in the approved budget / sanctioned strength for the year 2007-08, therefore, her pay cannot be fixed from 25.01.2008.

Further, a corrigendum vide No.Admn/1106/FDA-2022 dated 28.05.2022 was issued in which the competent authority modify the dates mentioned in above referred order as 01.07.2014 instead of 25.01.2008 with same terms and conditions. Now, she vide her application dated 02.11.2022 addressed to Chairman, FDA requested for regularization of her services from 25.01.2008 instead of 01.07.2014.

Moreover, the Punjab Regularization of Service Act, 2018 provides that:-

Section-3(2): Subject to the Act, the contract employee who has continuously been serving as such for a period not less than three years on the commencement of the Act shall be eligible to be considered for appointment on regular basis if:

- a) **a regular vacancy allocated for initial recruitment is available for regularization;**
- b) he is qualified for the post;
- c) he has not been appointed on a special pay package;

*Chairman
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- d) his performance during the period of contract has remained satisfactory; and
- e) he does not opt to continue as contract employee.

Section-6: (1) Subject to the Act and the fulfilment of the conditions for regularization, the appointing authority shall:

- a) in a case covered under subsection (1) of section 4 of the Act regularize the service of the contract employee with immediate effect; and
 - b) in a case covered under subsection (2) or subsection (3) of section 4 of the Act, regularize the service of the contract employee if so recommended by the Commission or, as the case may be, the Scrutiny Committee with immediate effect.
- (2) The service rendered by a contract employee shall not be counted for pensionary benefits or for any other purpose whatsoever.

The official has requested for regularization of her service w.e.f 25.01.2008 after creating vacancy with retrospective effect. The case is placed before the House for consideration and appropriate orders please.

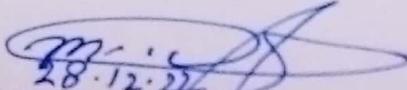
DISCUSSION.

The representative of Finance Department briefed that no provision of creation of post with retrospective effect is available. Furthermore it has been provided in the Punjab Regularization of Service Act, 2018 the regularization of services shall be made with immediate effect.

DECISION:

The House after detailed deliberation decided to reject the request of Mrs. Alia Hafeez, Computer Operator (OW Counter), FDA for regularization of her service from 25.01.2008 instead of 01.07.2014 being not covered under rule / policy. Deputy Director Legal is directed to prepare case in order to file appeal in the competent forum in the light of this decision.

The meeting ended with a vote of thanks to all from the Chair.


28.12.22
(MIAN WARIS AZIZ)
MPA PP-113 CHAIRMAN
GOVERNING BODY FDA, FAISALABAD.
Chairman
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