



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

**Subject: MINUTES OF 36<sup>TH</sup> MEETING OF EXECUTIVE BOARD OF THE  
FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY  
HELD ON 08<sup>TH</sup> NOVEMBER 2024**

36<sup>th</sup> Meeting of the Executive Board (EB) of the Federal Government Employees Housing Authority (FGEHA) was convened on 08<sup>th</sup> November 2024 at 11:00 AM in the Committee Room of Ministry of Housing and Works, 1st Floor, B-Block, Pak, Secretariat, Islamabad under the Chairmanship of Honourable Federal Minister for Housing & Works.

2. Proceedings of the meeting commenced with the recitation from the Holy Quran. At the outset of the meeting, the Chair welcomed the participants. List of participants is enclosed.

3. Agenda items discussed in the meeting and the decisions taken are presented below:-

**AGENDA NO. 01**

**Subject: CONFIRMATION OF THE MINUTES OF 35<sup>TH</sup> EXECUTIVE BOARD  
MEETING OF FGE HOUSING AUTHORITY HELD ON  
16<sup>TH</sup> AUGUST 2024**

4. Director General, FGE Housing Authority briefed the members of the Board that Minutes of 35<sup>th</sup> Executive Board meeting were circulated on 6<sup>th</sup> September, 2024 and till date, no reservation had been received from any member of the Board.

**DISCUSSION:**

5. Sr. Joint Secretary (Expenditure) maintained that vide agenda no. 07 (B) of the said meeting i.e. 'Audited Accounts of the FGEHA for the FY 2022-2023 & Appointment of Auditors for the FY 2023-2024' appointment of an 'Internal Auditor' is a mandatory requirement as per latest directions of the M/o Finance which was not reflected in the minutes. It was informed that in FGEHA a separate/ dedicated Wing/ Directorate under the post of Director (Internal Audit) exists which may serve the purpose. To which SJS (Exp.) responded that as per appointment of an Internal Auditor is a generic requirement as per Finance Division's direction and a Wing/ Directorate under the command of Director (Internal Audit) does not fulfil the requirement and an Internal Auditor may be appointed as per rules/ procedures.

**DECISION:**

6. The Executive Board confirmed the Minutes of 35<sup>th</sup> Executive Board meeting with the direction to appoint an Internal Auditor as per rules/ regulations spelled out by the Finance Division.

**AGENDA NO. 02**

**Subject: PROGRESS ON THE DECISIONS OF 35<sup>TH</sup> EXECUTIVE BOARD MEETING**

7. The Board was briefed in detail on the progress of the decisions of 35<sup>th</sup> Executive Board meeting. Progress report on the said decisions is enclosed (Annex-I).

**DISCUSSION:**

8. The Board stressed that in the upcoming meeting, the Finance Wing of FGEHA may present a comprehensive report on rationalisation and budgetary control policy as per directions/ discussions mentioned vide para 80 of the said minutes. Further, Sr. Joint Secretary (H&W) apprised that vide agenda item # 06, 'Way Forward of Green Enclave-I', a committee was constituted under his chairmanship. Regarding working of the committee he further apprised that efforts were made to contact the Engineer of the said project, M/s NESPAK (Pvt.) Ltd. to get the report which the latter denied to submit on the ground that his consultancy period has not been extended. Further, it was also informed that there were some Technical and Financial issues were also pointed out by the committee. On Technical side, the said scheme is on the undulated land with a difference level of 150-200 feet between plots and the road level due to presence of a hard rock underneath and as such about 700 plots would be effected which may create nuisance for allottees in construction of houses at later stage. Regarding Financial aspect, it was briefed that the over and above payments were also made to the contractor compared to the actual work done. SJS (H&W) suggested to constitute Technical Team including specialised engineers from PWD to carry out measurements of the actual work done at site.

**DECISION:**

9. The Board directed Director (Finance) to present a comprehensive report on rationalisation and budgetary control policy as per directions/ discussions outlined in para 80 of the minutes of the 35<sup>th</sup> Executive Board meeting. The Board also authorised Sr. Joint Secretary (H&W) to form a Technical Team to carry out the measurements of the actual work done at site comprising of the following member from Pak PWD,

- |      |                                    |    |
|------|------------------------------------|----|
| i.   | Superintendent Engineer (SE)       | 01 |
| ii.  | Executive Engineer (XEN)           | 02 |
| iii. | Assistant Executive Engineer (AEE) | 04 |

**AGENDA NO. 03**

**Subject: APPROVAL FROM EXECUTIVE BOARD OF FGEHA FOR THE FOLLOWINGS:**

**A. BROCHURE/ REVISED TERMS AND CONDITIONS FOR THE AUCTION OF COMMERCIAL PLOTS OF FGEHA IN ISLAMABAD**

**B. AUCTION OF COMMERCIAL PLOTS / PROPERTIES OF VARIOUS CATEGORIES / SIZES LOCATED IN SECTORS 24- B, 25- B, 19-C AND 4-C, SCHEME 33 AT GULZAR-E-HIJRI, KARACHI**

**A. BROCHURE / REVISED TERMS AND CONDITIONS FOR THE AUCTION OF COMMERCIAL PLOTS OF FGEHA IN ISLAMABAD**

10. In 35<sup>th</sup> Executive Board (EB) meeting held on August 16<sup>th</sup>, 2024, it was directed by the Board that results of the upcoming auction of CDA might be observed before conducting another auction of FGEHA and planning of auction be designed accordingly. The CDA successfully conducted the auction from 1<sup>st</sup> – 3<sup>rd</sup> October, 2024, wherein commercial plots of various categories and sizes were placed for open auction. Foregoing in view, the Auction Committee, FGEHA convened a series of meetings, having Director and Dy. Director CDA Estate Management as its members to chalk out a working plan / strategy to make the upcoming auction of FGEHA successful. During the meeting, the members from CDA apprised the Auction Committee of FGEHA that the CDA Board prior to the auction event had revised / approved the terms and conditions regarding; payment plan, possession of plot and approval of building plan etc. The Auction Committee, FGEHA observed these revised terms and conditions of CDA as investor friendly and recommended that FGEHA might adopt the same for its upcoming auctions to mark it a success.

11. FGEHA had previously planned an auction of commercial plots of various sizes & categories located in Sectors G-13 & G-14 on December 27<sup>th</sup> & 28<sup>th</sup>, 2023. However, the said auction was cancelled a day before the auction event upon directions of the Honorable IHC. The matter was still sub-judice in the IHC. Subsequently, the FGEHA management decided to exclude the commercial plots of sub-sector G-14/4 from the upcoming auction, which were under litigation.

12. Thus, in line with the directions of the 35<sup>th</sup> EB, FGEHA had planned an open auction on 13<sup>th</sup> and 14<sup>th</sup> November, 2024; presenting 24 commercial plots of various sizes & categories located in Sector G-13 & G-14, Islamabad. Approval of auction of these plots had

already been granted by EB, FGEHA in its previous meetings i.e. 27<sup>th</sup> & 30<sup>th</sup>. The brochure of the upcoming auction of FGEHA was designed in accordance with the CDA's revised investor friendly terms and conditions. The advertisement for auction was published in leading national dailies from 20<sup>th</sup> October, 2024, while necessary logistics and administrative arrangements were also underway. The basket of 24 commercial plots meant for the upcoming auction was tabulated as under;

S. No	Category of plot	Location	No. of plots
1.	Commercial Plot – Markaz	G – 14	4
2.	Commercial Plot – Class III	G -13/3	6
3.	Commercial Plot – Class III	G- 14/2	6
4.	Commercial Plot – Class III	G- 14/3	6
5.	Fuel station Plot	G-13/1, Mauve Area	1
6	Mixed Use Building / Appt. Plot	G-13/4	1

13. In this regard, FGEHA intended to solicit approval for the brochure of the auction including the revised terms and conditions in line with the policy recently approved by the CDA Board. The revised terms and conditions were reflected as below;

S.no	Existing Terms & Conditions	Proposed Terms & Conditions to be adopted by FGEHA (Already Approved by the CDA Board)
1.	The possession of plot shall be available after payment of 100 percent of premium	The possession of plot shall be available after payment of 75 percent of premium subject to provision of a valid Bank Guarantee (of the remaining 25 % amount).
2.	Grant of 10 % Rebate on Lump sum / full payment within one month of the bid acceptance letter, <i>including</i> token money.	Grant of 10 % Rebate on Lump sum / full payment within one month of the bid acceptance letter, <i>excluding</i> the token money.
3.	Full payment to be made by the investor in 1 year (12 months) The remaining 75% of the premium shall be payable in 3 four-monthly installments each @ 25 %.	Full payment to be made by the investor in two years (24 months). 25% of the total premium shall be deposited as down payment within one month after issuance of bid acceptance letter. While the remaining 75% of the premium shall be payable in 6 four-monthly installments each @ 12.5 %.
4.	Successful bidders can apply for the approval of building plans after deposit of initial 50% within stipulated time period issued by the	Successful bidders can apply for the approval of building plans after deposit of initial 25% within stipulated time period issued by the Authority. However the building plan approval or requirement for fulfillment of further conditions is not to be mixed with the payment of Premium/ Payment time lines.

	Authority.							
5.	FAR for Mixed Use /Apartments plot(s)(EHFPRO plot(s)) i.e. changed from 1:5 to 1:6	Floor area ratio (FAR) for the plots, wherever changed depending upon the location, size and category of the plots, FGEHA will follow the bye-laws and FAR adopted by CDA						
6.		<i>New Insertion</i> Tax will be collected on pro-rata basis or as per the applicable Finance Act.						
7.		<i>New Insertion</i> In case, the successful bidder intends to pay the remaining amount in USD within 30 days of the provisional bid acceptance letter through regular banking channel, an additional rebate of 5% on total premium will be granted excluding the token money.						
8.		<i>New Insertion</i> Time duration for completion of the construction depends upon the size of the plot, as follow: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Upto 1000 sq. yds.</td> <td style="width: 40%;">3 years</td> </tr> <tr> <td>From 1001 to 3000 sq. yds.</td> <td>4 years</td> </tr> <tr> <td>From 3001sq. yds and above</td> <td>5 years</td> </tr> </table>	Upto 1000 sq. yds.	3 years	From 1001 to 3000 sq. yds.	4 years	From 3001sq. yds and above	5 years
Upto 1000 sq. yds.	3 years							
From 1001 to 3000 sq. yds.	4 years							
From 3001sq. yds and above	5 years							
9.		<i>New Insertion</i> Service Area: (for all plots except filling station) service area such as lift shafts, MEPH /HVAC duct and floors, emergency stairs etc shall not be included in to F.A.R.						
10.		<i>New Insertion</i> FGEHA may adopt any other relevant / miscellaneous changes; pertaining to Planning & design parameters etc as adopted by the CDA.						

### RECOMMENDATION

**14.** It was requested that the Executive Board, FGEHA might accord approval of the brochure for the upcoming auction with revised / terms and conditions for adoption by the FGEHA as tabulated above, in line with CDA policies.

## **DISCUSSION:**

15. The Director General, FGEHA briefed the Board on the bright prospects of open auction of 24 commercial plots to be convened on 13<sup>th</sup> & 14<sup>th</sup> November, 2024 and exhaustive efforts being carried out to make the event successful. Moreover, the members of the Auction Committee, FGEHA also apprised the Forum on various queries relating to, the outcome and adoption of auction modalities, of the CDA. The Board was further informed by the FGEHA management that in line with the CDA policies, investment friendly auction terms & conditions have been incorporated in the brochure and due diligence is ensured to generate maximum interest of the investors in the upcoming auction.

16. Secretary (H&W) inquired about the probability of success of the upcoming auction. Dy. Director (Rev.)/ member of the Auction Committee responded that the probability of success is high due to multiple reasons like relaxation of terms and conditions on the same footings of CDA, flexible and extended payment schedule, approval of building plan on 25% payment of the total premium and possession of plot on 75% payment of the premium along with a valid bank guarantee of the remaining 25% amount. He further informed that by entailing these flexible and investor friendly terms and conditions, CDA conducted a successful auction event from October 1<sup>st</sup> to 3<sup>rd</sup>, 2024. Director (Planning) added that the probability of success of mixed-use plots is further assured due to enhancement of Floor Area Ratio (F.A.R.) from 1:5 to 1:6 as per CDA by-laws which would result in construction of additional floors/ sellable space and hence making the auctionable plots more lucrative for investors. While responding to the query raised by Sr. Chief (PP&H) regarding facilitation of overseas Pakistan citizens/ investors, DD (Rev.) apprised that a 5% rebate on total bid price/ premium is also being offered on payment in US dollars. Further, DD (Rev.) updated the Board regarding public interest that till date, 03 token were issued for the upcoming auction in advance and in total 50 brochures were purchased by the interested parties. Moreover, regarding successful prospects of the upcoming auction it was also informed that a national policy to slash the interest rates by the SBP to 15% has triggered investors to roll back their deposits which in turn would result in investment in real estate, services, manufacturing and other business ventures of the country which would ultimately culminate in enhanced competition/ participation in the upcoming auction. The Board appreciated the endeavour of Auction Committee in designing the investor friendly auction event.

## **DECISION:**

17. The Executive Board, FGEHA unanimously accorded approval of the brochure for the upcoming auction including the revised / terms and conditions for adoption by the FGEHA, as contained in Para 14.

**B. AUCTION OF COMMERCIAL PLOTS/ PROPERTIES OF VARIOUS CATEGORIES / SIZES LOCATED IN SECTORS 24- B, 25- B, 19-C AND 4-C, SCHEME 33 AT GULZAR-E-HIJRI, KARACHI**

18. The Main source of Revenue for Federal Government Employees Housing Authority (FGEHA) came from the disposal of commercial properties through open auctions. Several auctions of commercial plots / shops had so far been conducted by the FGEHA both in Islamabad and Karachi. Last auction of FGEHA properties in Karachi, was held in August, 2022, in the light of approval of 10<sup>th</sup> EB meeting dated 18<sup>th</sup> February, 2021. Total 37 shops were placed for open auction, whereas, bids against 35 shops were received and approved afterwards in 23<sup>rd</sup> EB meeting held on 13<sup>th</sup> September, 2022. However, only five successful bidders had deposited complete payment while 08 bidders deposited partial payments and failed to submit the remaining payments in the due time. Accordingly, Bid Acceptance Letters of defaulters were withdrawn / cancelled as per terms and condition of the brochure. Later on, 08 defaulters applied for restoration of their allotments. Hence, in total, twenty four (24) shops out of the thirty seven (37) at sector 24- B are required to be re-auctioned.

19. In addition, One CNG plot and 35 Commercial plots in Sectors 25-B, 19-C and 4-C, Scheme 33 at Gulzar-e-Hijri, Karachi were also needed to be auctioned afresh, as reported by the Project Director, Karachi that the Interim Payment Certificates (IPCs) for infrastructure work were being delayed and the capital is required for carrying out administrative / operational functions of the Karachi office. The Auction Committee of FGEHA recommended to place the agenda for open auction of these 36 commercial plots before the Executive Board, for approval.

## **RECOMMENDATION**

20. It was requested that the Executive Board, FGEHA might accord approval to the recommendations of the Auction Committee, FGEHA for auction of 36 commercial plots, along with re-auction of left over 24 shops situated at Gulzar-e-Hijri, Karachi.

## DISCUSSION:

21. The Board was informed in detail by the Auction Committee, FGEHA that the main source of revenue generation of FGEHA is through open auction of the commercial properties. In addition, it was stressed that auction be carried out of 36 Commercial plots and 24 left over shops of FGEHA housing schemes at Karachi, on account of infrastructure work IPCs, operational & administrative expenditures etc. is a dire need, for the smooth running of projects at Karachi.

## DECISION:

22. The Executive Board FGEHA unanimously accorded approval to the recommendations contained in para 20. The Auction Committee was also directed to examine the market pulse, appetite and trend and accordingly design/ chalk out a comprehensive plan in order to make the auction successful.

## AGENDA NO. 04

**Subject: CLAIM OF REMAINING PLOTS TO BE PROVIDED BY CDA TO FGEHA FOR ALLOTMENT TO FEDERAL GOVERNMENT EMPLOYEES IN SECTOR I-8 AND 10% UNDER ISLAMABAD LAND DISPOSAL REGULATIONS (ILDR-2005)**

23. Islamabad High Court, Islamabad during the hearing on 4<sup>th</sup> October 2024 under writ petition No.2214/2022 titled Mst. Hussan Bano versus Federal Government Employees Housing Foundation etc. gave a short order as

*"FGEHA has been filed, which reflects that there is a dispute of 655 plots with ratio 80:20 plots to FGEHA has been acknowledged by CDA, despite whereof, the plots have been handed over to FGEHA.*

*Director (Estate), FGEHA contends that there is ongoing dispute of multiple sectors and plots between FGEHA & CDA, which required to be adjudicated in order to adjust issues of all those persons/individuals who are in litigation.*

*CDA & FGEHA in order to assist this court for resolution of the issues between the two departments. They are also directed to file detailed concise report for ongoing disputes between the authorities. Relist on 08-11-2024"*

24. In this regard, it was to bring into the knowledge that in August 1986 the Cabinet approved in principle proposal of Work Division related to the construction of 5,000

houses for purchase by Federal Government servants in Islamabad, in a span of four years on self-financing basis.

25. A cell was established in Ministry of Housing & Works in 1989 to execute for construction of 5000 houses, whereas CDA was responsible to provide the plots in Islamabad. In order to implement the decision of Cabinet Division, the CDA had allotted plots in two phases as below:

Prime Minister approved allocation of Plots for construction of houses =	5000
Plots allocated by CDA in Phase-I in I-8/2, G-11, Islamabad =	1869
Plots allocated by CDA in Phase-II in D-12, E-12, Islamabad =	2857
Total Plots allocated by CDA in Phase-I & Phase-II =	4726
<b>Balance Plots pending with CDA =</b>	<b>274</b>

The following Issues between CDA and FGEHA are required to be resolved.

a. **ISSUE OF BALANCE 274 PLOTS WITH CDA IN PHASE-I AND PHASE-II**

b. **655 PLOTS CREATED ON ENTIRE LAND PREVIOUSLY EARMARKED FOR RAILWAY MARSHALLING YARD AND THE CENTRAL BUS TERMINAL IN SECTOR I-8**

26. During a meeting under chairmanship of Cabinet Secretary held on 24-03-1990 regarding transfer of land earmarked for the Islamabad Railway Station to the Works Division following decision were made:

- a. 138.65 acres earmarked for the Islamabad Railway Terminal-II and the Railway Track to Islamabad may continue to be kept in reserve pending finalization of the Mass Transit study for Islamabad.
- b. *117.29 acres earmarked for the proposed Marshalling Yard would be available for immediate transfer to the Works Division.*
- c. Land requirements for the proposed *Central Bus Stand* and related services in Islamabad would be reviewed now that the Railway Station is to be relocated at Golra *Surplus area would also be transferred to the Works Division for the Housing Scheme.*
- d. Pakistan Railway Board would separately indicate to CDA their requirement for land for office accommodation in Islamabad.

27. Further, Chairman CDA conducted a meeting on 24-04-1990 to finalize allocation of land to the Federal Government Employees at Islamabad in Sector I-8, in the light of the decisions taken in the meeting held on 24-03-1990.

28. Chairman CDA informed that *CDA has decided to utilize the entire land previously earmarked for Railway Marshalling Yard and the Bus Terminal in Sector I-8 for Federal Government Employees Housing Program (on Ownership basis) in view of severe shortage of housing for Government employees.*

29. Modalities of implementing the scheme in Sector I-8 were also discussed in detail and following decisions were taken:

- 
- a. Chief Engineer (North) Pak. PWD will liaise with his counterpart in CDA to finalize the layout plan of Sector I-8.
  - b. *The area shall be developed by CDA and residential plots shall be handed over to the Ministry of Housing within one year.* Water supply lines shall be laid in the first instance and work on the construction of houses would be allowed to process concurrently.
  - c. *20% of the residential plots shall be earmarked for allotment to the CDA employees and construction on these plots shall be done by the CDA.*
  - d. The development cost of plots shall be paid as and when demanded by the CDA.
  - e. To facilitate construction of houses expeditiously the plot sites earmarked for Ministry of Housing shall be demarcated at site within next 2-3 months.
  - f. The issue regarding sharing of development charges for electrification by WAPDA shall be taken up by the Secretary Housing & Works with the Secretary Water & Power so as to keep the land development cost affordable for Government employees.

30. In compliance of decision of Cabinet dated 24-03-1990 and meeting held under chairmanship of Chairman, CDA dated 24-04-1990, CDA kept on creating plots on the land earmarked 138.65 acres, 117.29 acres, land for Bus Stand and surplus land and from time to time allocated plots to FGEHA for FG Employees.

31. Later, on 01-11-1997 CDA placed/ allocated 655 more plots of three categories to FGEHA (then FGEHF) for Federal Government employees and CDA employees in a ratio of 80:20. However, Chief Executive Secretariat vide Letter no. 11(9)2002-Admin Dated 20-11-2002 took up the matter and issued a directive to place the 655 plots at the disposal of Housing Foundation without specifying any quota for CDA employees .

32. Since then, FGEHA had been requesting CDA to allocate the 655 plots created in Sector I-8 on the land previously reserved for the proposed Marshalling Yard and Central Bus Stand and all other surplus land that was transferred subsequently.

**c. 10% QUOTA RESERVED FOR FG EMPLOYEES UNDER ILDR – 2005**

33. As per Clause-5 (ii) of ILDR-2005, a 10% quota of Residential Plots was reserved for Federal Government Servants including employees of Autonomous, Semi-autonomous bodies of the Federal Government.

34. As per information CDA launched Sectors, Schemes C-14, C-15, C-16, D-13, I-15 and three phases of Park Enclave. CDA offered some plots under 10% quota reserved for FG employees vide letter No CDA/EM-I/General/2020/12252 dated: 16-05-2022 and No CDA/EM-I/General/2020/12714 dated: 21-05-2022, however, the same was withdrawn vide letter No.CDA/EM-I/D-12/General/2020/13159 dated 02-09-2024 and till date no plots was offered in other sectors/ schemes launched by CDA after introduction of ILDR – 2005. The tentative claim of FGEHA in schemes/ sectors launched after 13<sup>th</sup> July 2005 was as under:



SN	Sector	No of Plots	10% FGEHA
1	C-14	543	54.3
2	C-15	3287	328.7
3	C-16	3833	383.3
4	D-13	4555	455.5
5	E-13	2663	266.3
6	Park Enclave	2163	216.3
<b>TOTAL</b>		<b>17044</b>	<b>1704.4</b>

**d. MUTATION OF LAND IN SECTORS G-12 AND F-12**

35. Sectors F-12/ G-12 were allocated to FGEHA by Federal Cabinet on 7<sup>th</sup> July 2020. CDA handed over the record of these sectors whereas the mutation of land is still pending with CDA and till date, NOC for transfer in favour of FGEHA is still pending with CDA.

36. CDA had been requested to complete the process of mutation of land of sectors F-12/ G-12 in the title of FGEHA at the earliest.

**RECOMMENDATION**

37. The agenda was placed before the Executive Board for information and to give direction to CDA to resolve the long standing issues with FGEHA in pursuance of IHC direction.

## DISCUSSION:

38. Director General, FGEHA elaborated that a legal mechanism exists in field between CDA and FGEHA to provide/ handover residential plots by the former to the latter for onward allotment to Federal Government Employees under the decision of the Federal Cabinet, however, the lack of materialisation/ nonfulfillment has resulted not only in interminable litigation but also in depriving Federal Government Employees of their generic and promised right i.e. self-owned residential facility. Director (Estate) briefed the Board that till date, CDA either failed to comply with the directions/ decisions of the Federal Cabinet or conformed halfway in a series of tedious episodes. Further, 10% (75) plots allocated by CDA to FGEHA under 'Islamabad Land Disposal Regulation, 2005' (ILDR, 2005) were also subsequently withdrawn by the former.

39. Director General, (Planning), attended the meeting on behalf of Chairman, CDA, informed the Board that he was not well-versed regarding the matter as the job of allotment of plots is solely a domain of Estate Directorate of CDA. To this Board reiterated that a letter may be sent to the Chairman, CDA intimating that, in future, to either attend the Board meeting in person or assign an appropriate and well-versed person to represent on his behalf. Minister for Housing and Works reiterated that Minister for Finance in the recent Cabinet Meeting urged all Government departments/ organisations to refrain from landing in superfluous and futile litigations which results in draining revenue and energy.

## DECISION:

40. **The Board directed to convey Chairman, CDA in writing that, in future, to either attend Board meetings of FGEHA in person or ensure appropriate representation by assigning a responsible, relevant and well-versed office-holder. Further, the Board constituted the following committee to probe into the matter and present the report in the next Board meeting,**

<b>i. Additional Secretary, (H&amp;W)</b>	<b>Chairman</b>
<b>ii. Sr. Joint Secretary (H&amp;W)</b>	<b>Member</b>
<b>iii. Sr. Joint Secretary (Expenditure)</b>	<b>Member</b>
<b>iv. Member (Estate), CDA</b>	<b>Member</b>
<b>v. Director (Estate), FGEHA</b>	<b>Member</b>
<b>vi. Director (Law), FGEHA</b>	<b>Member</b>
<b>vii. Director (I.T.), FGEHA</b>	<b>Member</b>

The meeting ended with the vote of thanks.

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Progress on Decisions of 35<sup>th</sup> Executive Board Meeting

AGENDA ITEM / DECISION	IMPLEMENTATION STATUS
<p><b>Agenda Item No. 3:</b> Auction of commercial properties by FGEHA</p> <p>A. Details of Auction held by FGEHA on 07<sup>th</sup> August 2024</p> <p><b>Decision:</b> The Board directed FGEHA to present a detailed report on its recommendation in the forthcoming meeting.</p> <p>B. lease period for Auction of plot reserved for Five Star Hotel</p> <p><b>Decision:</b> The Board revoked/rescinded its earlier decision of 23<sup>rd</sup> meeting and approved to adopt the 33 years lease period, extendable twice for a period of 33 years each, as per the standard lease terms of CDA.</p> <p>C. Mode of Auction of plots reserved for Five Star Hotel in Mauve Area G-13</p> <p><b>Decision:</b> The Board directed FGEHA that Consultancy Firm i.e. M/s UHY shall be invited to present its strategy in line with the ToRs/deliverables assigned, before the Board in the next meeting</p>	<p>Reply on agenda item No. 3 (A) It is to inform that the Executive Board recommended the feasibility of disposal of EHFPRO plots on JV mode/ or any other mode may also be conducted. In this regard, EHFPRO Board meeting has been convened on 9<sup>th</sup> &amp; 24<sup>th</sup> October, 2024 and workable options are under process, in line with the EB directions.</p> <p>Reply on agenda item no. 3(A, B) as decided during the 35<sup>th</sup> EB meeting, FGEHA adopted the 33 years lease period, extendable twice for a period of 33 years each, as per the standard lease terms of CDA/FGEHA. During discussion on the international auction of plot reserved for 5 Star hotel, it was recommended that due financial and legal prudence should be carried out for successful completion of the transaction/assignment through experts i.e. Financial and Legal Advisor. In this regard, the Auction Committee and Auction Management Committee, FGEHA meeting was convened on 3<sup>rd</sup> and 9<sup>th</sup> Oct, 2024, wherein thorough deliberations have been made on the feasibility studies submitted by the Transaction advisor i.e. M/s UHY, hired through the competitive process under PPRA rules for the aforesaid transaction. The Auction Committee and Auction Management Committee deliberated upon the deliverable reports submitted by the Consultancy Firm and directed them i.e. M/s UHY that fresh evaluation of the plot including the baseline Reserve price may be conducted in light of the real estate financial crunch and analysis on factors leading to the successful auction of the recent CDA Motel plot in October, 2024. Moreover, it is apprised the Consultancy Firm has prepared its strategy and ready to present its presentation before the EB in the upcoming Meeting on the ToRs / deliverables assigned viz a viz the suitable mode of auction of the plot for 5 Star Hotel either by open auction or through</p>

	pre-qualification mode.
<p><b><u>Agenda Item No. 4:</u></b> Approval/Endorsement of minutes of Steering Committee on Skyline Apartments Project</p> <p><b>Decision:</b> The Board directed to explore different options and prepare a detailed plan for planning and utilization of land of skyline apartment project for the decision of the Board in its forthcoming meeting.</p>	Work in progress and a detailed report shall be presented in the upcoming Board Meeting.
<p><b><u>Agenda Item No. 5:</u></b> Kashmir avenue apartment project-redressal of allottees reservation</p> <p><b>Decision:</b> The Board directed as under:-</p> <ol style="list-style-type: none"> <li>i. To give a detailed analysis of the options after input from transaction advisor of FGEHA</li> <li>ii. To resume the work immediately on Kashmir Avenue apartments</li> <li>iii. To continue with the original installment plan for payment from the allottees until decision of the Board.</li> </ol>	A Table Agenda, including tower-wise tendering process and an entire package, has been prepared.
<p><b><u>Agenda Item No. 6:</u></b> Way Forward of Green Enclave-I</p> <p><b>Decision:</b> The Board constituted a committee to present a detailed report on plausible way forward of the project within 3 weeks for the decision of the Board.</p>	The committee is finalizing its report. The Engineer, M/s NESPAK has not submitted the report despite prior commitment. Upon completion, the report will be presented to the Executive Board.
<p><b><u>Agenda Item No. 7:</u></b> approval of minutes of budget &amp; accounts committee of FGEHA for the following: -</p> <p>A. budget of FGEHA for the financial year 2024-2025</p> <p><b>Decision:</b> The Board approved the Budget for FY 2024-25 as recommended by the Finance, Budget and Accounts Committee. The Board directed to make rationalization and budgetary control policy and present it before the Board for decision.</p> <p>B. Audited Accounts of the Federal</p>	<p><b>Sr. 80 (i): Rationalization of Human Resource</b> Finance Wing issued letter number: 4/Intra Office Communication/Fin (Project)/2020-H.A to Admin Wing on 20-09-2024 and reminder dated 25-10-2024 to rationalize the human resource and revise the transport policy of FGEHA respectively to minimize the exorbitant expenditure.</p> <p><b>Sr. 80 (ii): Rationalization/Revision of Transport Policy</b> Finance Wing issued letter number: 4/Intra Office Communication/Fin (Project)/2020-H.A to Admin Wing on 20-09-2024 and reminder</p>

Government Employees Housing Authority for the financial year 2022-2023 and appointment of auditors for the financial year 2023-2024.

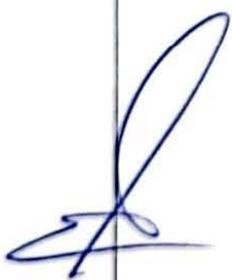
**Decision:**

The Board approved the audited accounts of the FGEHA for the financial year 2022-2023 and appointment of auditors RSM Avais Haider Liaquat Nauman at the cost of Rs. 1,800,000/- (inclusive out of pocket expenses) for the financial year 2023-2024.

C. Enhancement of professional fee of panel lawyers of FGEHA.

**Decision:**

The Board unanimously approved the enhanced fee and further directed to review the impact of current enhancement and if required present a revised proposal for further increase in legal fee to the Executive Board for its consideration after a period of six months.



dated 25-10-2024 to rationalize/revise the transport policy of FGEHA

**Sr. 80 (iii): Exploring revenue resources other than income from profit to meet the expenditures of the organization.**

Finance Wing issued letter number: 4/Intra Office Communication/Fin (Project)/2020-H.A to Admin Wing on 20-09-2024 and reminder dated 25-10-2024 to rationalize/revise the transport policy of FGEHA.

**Sr. 80 (iv): Exploring revenue resources other than income from profit to meet the expenditures of the organization**

Finance Wing issued letter number: 4/Intra Office Communication/Fin (Project)/2020-H.A to Admin Wing on 20-09-2024 and reminder dated 25-10-2024 to rationalize/revise the transport policy of FGEHA.

**Sr. 80 (v): Exploring revenue resources other than income from profit to meet the expenditures of the organization.**

Finance Wing issued letter number: 4/Intra Office Communication/Fin (Project)/2020-H.A to Revenue Wing and reminder dated 25-10-2024 to rationalize/revise the transport policy of FGEHA.

**Sr. 80 (v): Exploring revenue resources other than income from profit to meet the expenditures of the organization.**

Finance Wing issued letter number: 4/Intra Office Communication/Fin (Project)/2020-H.A to Revenue Wing and reminder dated 25-10-2024 to rationalize/revise the transport policy of FGEHA.

**Sr. 80 (v): Ensure utilization of profit income to be spent on the respective projects so that any cost over runs are met out from the profit and minimum burden, if any, to be transferred to the allottees.**

It is ensured that conventionally profit generated from the receipts of the respective project is incurred on the same project except the operational/administrative cost and the cost over-run burden of the project are not transferred to the

	<p>Allottees.</p> <p><b>Sr. 85 (i): Audited Accounts of the Federal Government Employees Housing Authority</b></p> <p>M/s RSM Awais Haider Liaquat Nouman (Chartered Accountant Firms) has been appointed as Auditors of FGEHA for the audit of Financial Statements for the year 2023-2024 @ Rs.1,800,000 (inclusive of out of pocket expenses). Letter issued to Audit Firm is enclosed and the firm has started the Audit of Accounts for the Financial Year 2023-2024 which is in process.</p>
<p><b><u>Agenda Item No. 8:</u></b> Progress/Update of Launch of Sector F-12</p> <p><b>Decision:</b> The Board directed to seek legal opinion of Law Division and bring the case before the Board for decision in its forthcoming meeting in the light legal opinion of Law Division.</p>	<p>Work in progress and a detailed report shall be presented in the upcoming Board Meeting.</p>
<p><b><u>Agenda Item No. 8:</u></b> Appeal/ application of Mr. Ahsan Imtiaz Bhatti, Mouza Mohrian, Park Road Housing Scheme</p> <p><b>Decision:</b> The Board unanimously approved to recover the excess amount of compensation paid to the affectees of Mouza Mohrian from the payment of remaining land.</p>	<p>Work in progress and a detailed report shall be presented in the upcoming Board Meeting.</p>

**LIST OF PARTICIPANTS OF  
36<sup>TH</sup> EXECUTIVE BOARD MEETING OF FGEHA  
HELD ON 08<sup>TH</sup> NOVEMBER 2024**

S No.	Name & Designation
1.	<b>MIAN RIAZ HUSSAIN PIRZADA</b> Federal Minister Housing & Works, Islamabad
2.	<b>DR. SHAHZAD KHAN BANGASH</b> Secretary, M/o Housing & Works, Islamabad
3.	<b>MR. ALAMGIR AHMED KHAN</b> Additional Secretary M/o Housing & Works, Islamabad.
4.	<b>MR. MUHAMMAD ISRAR</b> Senior Draftsman, Law & Justice Division, Islamabad
5.	<b>CH. MUHAMMAD ANWAR HUSSAIN</b> Senior Chief (Technical/PP&H), Planning Commission, Islamabad
6.	<b>MR. SAAD FAAZIL ABBASI,</b> Sr. Joint Secretary (Expenditures), Finance Division, Islamabad
7.	<b>MR. MUHAMMAD ALI RANDHAWA,</b> Chief Commissioner, ICT. Islamabad
8.	<b>MR. MUHAMMAD SHAHID HUSSAIN,</b> Managing Director, PHA Foundation, Islamabad
9.	<b>MR. MUHAMMAD RASHEED,</b> Director General, Pak PWD, Islamabad
10.	<b>MR. MUHAMMAD ALI RANDHAWA,</b> Chairman CDA, Islamabad
11.	<b>CAPT. (R) MUHAMMAD ZAFAR IQBAL,</b> Director General, FGE Housing Authority Islamabad
12.	<b>COL. (R) IMTIAZ-UL-HAQ KHATTAK,</b> Chief Engineer, FGEHA, Islamabad
13.	<b>MR. MUHAMMAD ASHFAQ GHUMMAN</b> (Co-opted Member) Sr. Joint Secretary, M/o Housing & Works, Islamabad
14.	<b>MR. MUHAMMAD ADNAN DAYAR</b> (Co-opted Member) Joint Secretary (Estate) M/o Housing & Works, Islamabad