



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

**Subject: MINUTES OF 41ST MEETING OF EXECUTIVE BOARD OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
HELD ON 26TH AUGUST 2025**

41st meeting of Executive Board (EB) of Federal Government Employees Housing Authority (FGEHA) was convened on 26th August, 2025 at 9:30 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 meeting commenced with recitation from the Holy Quran. At the outset, the Chair welcomed participants. List of participants is enclosed.

3. Proceedings of the Board meeting are presented below:-

AGENDA NO. 01

**Subject: CONFIRMATION OF THE MINUTES OF 40TH EXECUTIVE BOARD
MEETING OF FGE HOUSING AUTHORITY HELD ON
21ST APRIL 2025**

4. Director General, FGE Housing Authority briefed the Board that minutes of 40th Board meeting were circulated on 9th May, 2025 and till date, no reservation had been received from any member of the Board.

DECISION

5. The Executive Board confirmed minutes of 40th Board meeting and directed that, henceforth, all future meetings shall include, as a standard agenda item, a report on implementation status and progress of decisions made during preceding Board meeting.

AGENDA ITEM NO.02

Subject: APPROVAL OF HIGHEST BIDS OF AUCTION OF THE COMMERCIAL PROPERTIES IN SECTORS G-13 & G-14 i.e. MIXED USE BUILDING PLOT, COMMERCIAL PLOTS OF CLASS III SHOPPING CENTERS AND G-14 MARKAZ, HELD ON 18th – 19th June, 2025

6. It was apprised that the Board in its 27th and 30th meetings held on 20th July and 30th November, 2023 respectively, approved auction of various plot types, i.e., Class-III Shopping Centers, Commercial (Markaz) and Mixed-Use plots in sectors G-13 and G-14, Islamabad. In its 27th meeting, the Board also reconstituted auction committee, adding Director Planning and Revenue as members and approved its mandate to oversee all matters related to future auctions, including preparatory activities. Composition of auction committee is as follows:-

i.	Deputy Secretary (Estate), M/o Housing & Works	Chairman
ii.	Director Estate Management-II, CDA	Member
iii.	Director Estate, FGEHA	Member
iv.	Director Law, FGEHA	Member
v.	Director Finance, FGEHA	Member
vi.	Director Revenue, FGEHA	Member
vii.	Director Planning, FGEHA	Member

7. It was informed that auction committee met on 22nd April, 2025 and finalized a basket of 24 commercial plots, scheduling auction for 20th-21st May, 2025. First advertisement was published on 27th April. However, due to prevailing security situation, committee rescheduled auction to 18th-19th June, 2025 in its meeting held on 14th May. It was further informed that any one of following three methods was used for assessment of reserves price of plots:-

i. General Price Index (GPI) Method

8. A statistical measure of sustained change in price level (rate of inflation) weighted according to spending patterns:-

$$GPI = \frac{Wt. Average \times GPI \text{ Current FY}}{GPI \text{ last Auction FY}} \quad (FY = \text{Fiscal year})$$

WEIGHTED AVERAGE PRICE

$$Wt. Average = \frac{\text{Total value received in last auction (in Rs)}}{\text{Total size of all plots in last auction (in Sq. yd)}}$$

ii. Valuation by 3rd Party

9. Under PPRA rule 42(b) three-quotation method, a valuator registered with Pakistan Banking Association (PBA) was engaged, who submitted a confidential valuation report to committee.

iii. FBR Rate

10. It involved Federal Board of Revenue (FBR) standard rates, as notified through S.R.O. 1180(I)/2022 dated 27th July, 2022 for valuation of immovable properties in Islamabad.

11. The Board was briefed that Auction Committee evaluated three methods for determining reserve prices, concluding that GPI method was inapplicable as both previous and current auctions fell within same fiscal year, while FBR rates were significantly undervalued; hence, valuation by a third party (Option B) was recommended as most reliable approach. Accordingly, in its meeting of 22nd April, 2025 committee directed hiring of a Pakistan Banking Association (PBA) registered valuator, whose sealed report was presented and formally opened on 13th June 2025. Committee thoroughly examined report against reserve prices and outcomes of November 2024 auction, considering factors such as success ratio, default rates and prevailing market conditions, before finalizing reserve prices through voting by permanent members. To ensure confidentiality and transparency, reserve price proforma signed by all permanent members including the Chairman, along with valuation report and working documents, was sealed and retained by the Chairman until opened on auction date, 18th June, 2025. Strong investor participation and investment potential of sectors G-13 and G-14 were highlighted, and a Special Facilitation Cell under One Window Facilitation model was established to assist successful bidders. In total, 24 commercial plots of various categories were offered for open auction. Detailed summary of 07 sold out plots along with starting price and highest / offered bid price is tabulated as per below:-

#	Successful Bidders	Sector / Location	Plot No.	Area /sq.yds	Token No.	Reserve d Price	Amount offered / sq.yds	Total Amount
1	Mr. Malik Tariq Mehmood	Bazar 05, G-13/3	8-C	400	1	645,000	650,000	260,000,000
2	Mr. Hafiz Sohaib Khalid		9-A	400	11	645,000	650,000	260,000,000
3	Mr. M. Saleem Anwar & Mr. Raziq Ali Raja	Bazar 06, G-13/3	3-B	400	5	650,000	655,000	262,000,000
4	Mr. M. Saleem Anwar & Mr. Raziq Ali Raja		3-D	400	6	665,000	710,000	284,000,000
5	Mr. Umar Hayat	Bazar 01, G-14/3	7	210	2	700,000	710,000	149,100,000
6	Mr. Amir Latif		2	667	6	700,000	715,000	476,905,000

7	M/S Fourteen Square (Private) Limited	G-14 Markaz	8	2,000	10	675,000	675,000	1,350,000,000
Total Amount in Pak Rupees								3,042,005,000

12. Further, it was mentioned that as per Clause 8 of auction brochure *“The Executive Board shall decide acceptance or rejection of the bid and in case of rejection FGEHA shall return token money within 15 working days after decision of the Board”*.

RECOMMENDATION

13. Highest/ offered bid price(s) of seven (07) auctioned commercial plots in sectors G-13 & G-14, as tabulated in **Para 11** above, were placed before the Board for approval as successful bids/ bidders.

DISCUSSION

14. The Board was informed that 7 out of 24 commercial plots were auctioned on 18th-19th June, 2025 at Aura Grande Complex, E-11, Islamabad. Secretary, Housing & Works, inquired about reserve price methodology and auction process. It was explained that a dedicated committee set reserve prices based on previous auction results, inflation and market trends, with prices higher than those of November, 2024 auction. Reserve prices were sealed and handed over to auction committee on auction day. A comprehensive 30-day campaign, including newspaper ads, billboards and TVCs, preceded auction.

15. Secretary H&W emphasized the need for comprehensive working papers and agenda items to ensure transparency. The Board directed to ensure that full picture is presented before the Board when presenting any agenda item. Regarding plot no. 7, which sold at a lower price than before, Director (Revenue) clarified that previous buyer defaulted on payments, resulting in forfeiture and re-auction at revised price. Director (Law) briefed on reserve price increases across several plots compared to last auction. He also informed that auction was live-streamed for transparency and bids equal to or above reserve prices were accepted. Despite this, some bidders failed to pay instalments, forfeiting token money. Some Board members raised concerns about narrow margins between reserve and final prices, prompting decision to form a committee to review auction process. Additionally, AS (H&W) recommended reconstituting auction committee to include members of varied ranks.

DECISION

16. The Board constituted a committee of following members to review complete process of auction including determination of reserved price of plots, auction campaign & bidding process and reconstituted auction committee by adding Joint Secretary (Estate) as chairman. Committee shall submit its report in next meeting of the Board.

i.	Mr. Muhammad Shahid Hussain,	Managing Director PHAF
ii.	Mr. Waseem Hayat Bajwa	Chief Executive Officer PIDCL
iii.	Mr. Fayaz ul Haq	Joint Secretary (Estate) M/O Housing & Works

AGENDA ITEM NO. 03

Subject: BUDGET OF FGEHA FOR THE FINANCIAL YEAR 2025-2026

17. It was apprised that after receiving budget estimates from various wings of Federal Government Employees Housing Authority (FGEHA), Finance Wing prepared Establishment and Development Budgets for FY 2025-26. Establishment Budget had been estimated at Rs. 2,836,131,909/- against projected income/ profit receipts of Rs. 2,837,333,204/-, reflecting a total surplus of Rs. 274,329,877/-. Budget was prepared while considering prevailing inflationary trend and anticipated increase in pay and allowances by Federal Government and corresponding financial impact had been duly incorporated.

18. It was informed that on development side, a budget of Rs. 103,873,213,700/- had been proposed against expected receipts of Rs. 104,146,342,282/-. Development Budget for FY 2025-26 reflected a 3% decrease compared to Rs. 106,829,054,292/- proposed in FY 2024-25. Finance Wing had requested all Project Directors (PDs) to rationalize their budget estimates and current budget was prepared accordingly, after due consideration of all relevant factors.

19. The Board was briefed that budget proposals for FY 2025-26 were deliberated in meetings of Finance, Budget & Accounts Committee, which had recommended their submission to the Board for approval.

RECOMMENDATION

20. Budget for Financial Year (2025-2026) duly recommended by Finance, Budget & Accounts Committee in its meeting held on 15th July, 2025 was presented before the Board for approval.

DISCUSSION

21. Budget (Development and Non-Development) of FGEHA for FY 2025-26 was presented to the Board for approval, following recommendation of Finance, Budget and Accounts Committee on 15th July, 2025, constituted under Section 10 of FGEHA Act, 2020. During deliberations, Secretary H&W, as Principal Accounting Officer, expressed concern that budget was not presented before financial year began, contrary to standard government practices, despite its finalization in May 2025 and committee endorsement in July, while the Board meeting was held earlier on 21st April. The Board also reviewed FY 2024-25 financials, noting a revenue

of Rs. 2.806 billion against expenditures of Rs. 1.994 billion, resulting in a surplus to be carried forward. Concerns were raised over unrealistic receipt projections under "Transfer Fee" and "Urgent Transfer Fee," which exceeded prior year actuals without adhering to the standard 10% increase benchmark.

DECISION

22. The Board directed that budget be revised as per above recommendations in **Para 21** and presented in next Board meeting. It was further directed that budget for next Financial Year 2026-27 should be presented for approval before the Board on analogy of Federal Government budget, before commencement of next FY.

AGENDA ITEM NO. 04

Subject: APPROVAL FOR F-14/ F-15 PROJECT FROM EXECUTIVE BOARD OF FGEHA FOR FOLLOWINGS

a. Draft Settlement Agreement with FWO

23. It was apprised that matter had been presented in 40th Executive Board meeting of FGEHA, held on 21st April, 2025 for information regarding amicable settlement with M/s FWO. The board appreciated efforts of FGEHA and directed that matter be concluded at earliest to allow re-initiation of project.

24. It was further informed that several rounds of deliberations were held with M/s FWO to negotiate cost and claims related to various works. FGEHA made consistent and concerted efforts to ensure completion of detailed design and all associated deliverables, maintaining close coordination with M/s FWO and its Design Consultant throughout process. Salient features of settlement draft were highlighted below:

- a. Signing of Contract Agreement** - Parties would formally execute this Contract Agreement with mutual consent to settlement terms, thereby finalizing contractual framework governing this settlement.
- b. Claims** - FGEHA would pay FWO as full and final settlement of all outstanding payments related to executed works, design phase, supervision charges, mobilization/demobilization of its resources and preparatory works related to subject project. The total cost incurred for these activities agreed upon after several deliberations amounts to **Rs. 696,220,115/-** (hereinafter referred to as Settlement Amount), as outlined on next page:

#	Description	Amount in Rs
1	Road Works	108,464,470
2	Security and Preparatory works	115,443,400
3	Design/Drawing	297,809,165
4	Supervision Charges	69,946,480
5	Mobilization and Demobilization Cost	104,556,600
	Total	696,220,115

c. **Handing Over Detailed Design and Work Done** - FWO would submit Detailed Design, including all soft copies, Detailed BoQs, Design Reports, Design Books, Draft PC-I and all required deliverables specific to design parameters and Work Done, to FGEHA as part of final deliverables. Payments against these heads would be made after successful vetting from Vetting Consultant. In addition, FGEHA might/ would retain services of M/s Nespak for design revision or subsequent changes on mutually agreed Resource Deployment Bases. However, FWO would have no liability against any arrangement between FGEHA & Nespak.

d. **Mobilization Advance Bank Guarantee** – FWO would submit details of executed works along with all necessary supporting documents, duly vetted by Vetting Consultant and a cheque of remaining amount in favour of FGEHA for adjustment/ recovery of already paid mobilization advance amounting to **Rs. 756,250,000/-**, within seven (07) days of signing this agreement. Upon fulfillment of these requirements, FGEHA would release and return Bank Guarantee **No. 0890LBG230057** (including its two extensions), amounting to **Rs. 756,250,000/-** and valid until **30th September, 2025** submitted by M/s FWO.

25. It was briefed that complexity of design and time required for thorough vetting and approvals by Project Consultant, consumed a substantial portion of overall timeline with RFP requirements. FGEHA emphasized submission of PC-I as per Planning Commission's prescribed format along with all relevant deliverables. After extensive deliberations, M/s FWO submitted a draft PC-I, which was reviewed by Project Consultant. Upon incorporation of necessary revisions, PC-I was presented to DWP meeting held on 29th July, 2025 for formal approval and re-initiation of project. As per directive of the Board, M/s FWO had successfully completed detailed design and submitted all requisite deliverables, which were subsequently reviewed and found satisfactory by Project Consultant, M/s OCL. Moreover, FGEHA would consider revision of existing scope with M/s OCL, based on project requirements under conventional mode.

26. The Board was further briefed that above stated terms of amicable settlement with M/s FWO had been reached after extensive and protracted negotiations spanning over six months. Finalization of this settlement was critical. Any further delay might lead M/s FWO

withdrawing from agreed arrangement. Such a scenario could expose FGEHA to potential legal claims and complications, turning a cooperative settlement into a contentious contractual dispute.

27. After closure of existing contract with M/S FWO, re-initiation of project would commence which include approval of PC-I for resumption of project.

b. Approval of PC-I

28. The Board was informed that as part of Settlement Agreement, EPC contractor submitted PC-I along with detailed design. Submission was subsequently vetted and amended by our project consultant, M/s Osmani & Co., based on prevailing market rates and schedule. Matter was presented before Departmental Working Party (DWP), where it received formal approval.

29. It was further briefed that scope of development works included Roads, Water Supply, Sewerage, Storm Water Drainage, Power Distribution Network, Natural Gas Distribution Network, Communication Network, Landscaping, etc. Project would be executed through FGEHA's own resources and would be completed in thirty-six (36) months.

Salient features of PC-I

i. Land Use

Land-use Analysis			
#	Land-use	Area (Kanals)	% Age
1	Residential	4338.96	53.64
2	Commercial	393.64	4.93
3	Public Buildings	362.61	4.80
4	Parks / Playgrounds / Open Spaces / Nullahs including existing graveyards / Buffers	697.17	9.14
5	Roads & Streets	2165.68	27.50
	TOTAL	7958.06	100.00

(1 Kanal = 5,445 Sft)

ii. Schedule of Residential Plots

Schedule of Residential Plots					
#	CAT.	Dimensions	Residential Plots (Nos.)		
			F-14	F-15	Total
1	I	50' x 90'	1813	665	2478
2	II	40' x 80'	1623	664	2287
3	III	35' x 70'	1389	646	2035
		TOTAL	4825	1975	6800

iii. PC-I Cost Breakdown

#	Description	Amount (Rs.)	
A. Cost of Work			
		F-14	F-15
1	Road Works	3,686,939,529	1,823,282,041
2	Culverts	345,040,234	404,277,252

3	Electrical Works	921,154,969	458,831,257
4	Storm Water Drainage	1,553,205,567	837,611,841
5	Water Supply Network	895,372,640	496,823,884
6	Sewerage System	1,574,902,700	677,375,335
7	Landscaping	30,413,832	16,410,000
8	Area Grading	825,077,025	179,790,200
9	Sui Gas and telephone	618,286,890	182,946,536
10	Demolition Of Existing Structure	130,000,000	130,000,000
11	Commercial Area Development	195,739,722	101,499,990
12	Stream / River Training Work	274,095,247	257,472,508
Total =		11,050,228,355.00	5,566,320,844.15
Sub Total (A)=		16,616,549,199.15	
B. Connection Charges			
13	Departmental (NEPRA/NTDC/IES CO) charges for Grid & Transmission Line (lump sum)	1,085,500,000.00	584,500,000.00
14	Departmental (IESCO) charges for Electrical Distribution Network (lump sum)	4,338,329,000.00	2,134,345,980.00
15	SNGPL charges for Gas Connection (lump sum)	636,740,230.00	313,259,770.00
Total =		6,060,569,230.00	3,032,105,750.00
Sub Total (B)=		9,092,674,980.00	
Sub Total (A+B) =		25,709,224,179.15	
C. Miscellaneous Charges			
	Escalation		
16	1 st Fiscal Year 40%		N/A
17	2 nd Fiscal Year 6.5% of Remaining 30%	194,413,625.63	
18	3 rd Fiscal Year 13% of Remaining 30%	272,179,075.88	
19	Add Consultancy Charges (3.0% of cost of works) Design + Supervision	498,496,475.97	
20	Add Contingencies @ 2.0%	332,330,983.98	
21	Project Management Unit charges @ 1.0%	166,165,491.99	
22	Transportation/Vehicle (lump sum)	75,000,000.00	
23	Bi-Annual Assumed Factor @ 8%	1,329,323,935.93	

24	Security & Miscellaneous Charges @ 2.0%	332,330,983.98
25	GRAND TOTAL (IN MILLIONS)	3,200,240,573
26	GRAND TOTAL (IN MILLIONS)(A+B+C)	28,909,464,752.53

30. It was apprised that cost estimate of infrastructure development works was based on MRS 1st Bi-Annual 2025. Non-Schedule items were based on prevailing market rates.

31. Previously, M/s Osmani & Company was engaged as Vetting and Supervision Consultant through a competitive bidding process under Single Stage – Two Envelope Procedure. Project design was prepared by EPC Contractor’s consultant and vetted by M/s Osmani & Company. Now, scope of M/s Osmani & Company was being revised from top supervision to detailed construction supervision, which also included minor design changes or revisions, if required. In addition, M/s NESPAK might be engaged on a resource deployment basis for any major design changes/ revision, being custodian of original design.

32. The board was informed that upon approval of PC-I from Executive Board, tendering process for hiring of contractor as per PPRA Rules would be initiated. Development works would be carried out in accordance with approved Layout Plan of project and stipulated duration of thirty-six (36) months.

RECOMMENDATION

33. The Board was requested to approve draft Settlement Agreement with FWO along with approval of PC-I as approved by DWP.



DISCUSSION

34. The Board inquired about consultants of FGEHA and FWO. It was informed that M/s NESPAK (Pvt.) Ltd. was representing M/s FWO, whereas M/s Osmani & Company has been serving as consultant for FGEHA. The Board inquired about status and nature of matter from Director (Law) as FGEHA and FWO were heading for settlement agreement in wake of fact that no actual construction agreement was inked earlier. Director (Law) replied that even though no agreement was signed, all actions, arrangements and activities suggest/ reveal that it was an implied agreement. Chief Engineer referred to Clause I.B 33.2 of RFP, which states: *“The Letter of Acceptance and its acceptance by Bidder will constitute formation of Contract, binding the Employer and Bidder till signing of formal Contract Agreement”*. It was clarified that both organizations, therefore, remained contractually bound following issuance of Letter of Acceptance. Senior Chief (T/PP&H) reiterated to reflect settlement agreement in PC-I. AS (H&W) opined to ensure that claims and all fact and figures pertaining to this matter had been vetted by consultant of FGEHA. Chief Engineer replied that agenda was placed before the Board

after soliciting vetting of consultant. The Board then reviewed proposal for amendment in consultancy arrangements. Chief Engineer clarified that role of M/s Osmani & Company would be revised from "vetting and top supervision" to "design and detailed supervision". Furthermore, services of M/s NESPAK (Pvt.) Ltd. may also be engaged on a resource-deployment basis if any major changes arise in design.

DECISION

35. The Board unanimously approved agenda with direction to complete all formalities in a manner that in future, no issue/dispute arises between parties or at any other forum. Further, the Board approved PC-I in light of decisions made by DWP and proceed with tendering based on MRS, 2nd Bi. Annual 2025.

AGENDA ITEM NO. 05

Subject: UPDATE ON SCHOOL PLOT IN FGEHA SCHEME PHASE-I, SECTOR-24-B, KDA SCHEME NO. 33, GULZAR-E-HIJRI KARACHI

36. The Board was apprised that Federal Government Employees Housing Authority (FGEHA) had been established through an Act of Parliament, Act No. IV of 2020 dated 15th January, 2020 and was working under umbrella of Ministry of Housing and Works to provide affordable residential facilities to Federal Government employees and other specified groups, on a no-profit no-loss basis. In order to minimize housing backlog, FGEHA had been working on launching housing schemes as well as apartment projects in different regions of Pakistan. FGEHA had also launched various schemes in KDA Scheme 33, Gulzar-e-Hijri, Karachi.

37. It was further informed that in 1992, FGEHA launched Phase-I (sectors 24-B and 18-C) of a housing scheme on allotted land in KDA Scheme-33, Gulzar-e-Hijri, Karachi. A school plot measuring 150'x250', located in sector 24-B, was auctioned in year 2008 as per layout plan. Initially, three bids were received, including M/s TEC Education Foundation (Rs. 400/Sq.Yds), which was rejected since it was very low. Subsequently, bidder, M/S TEC Education Foundation came up with a revised offer. After successful negotiation with M/s TEC Education Foundation, a revised price of Rs. 2001/Sq.Yds was agreed upon.

38. It was briefed that later, in 2010 bidder requested to shift school plot (from existing 100ft wide road) on main road (200ft wide) at a place earmarked for Dispensary and Utility Store. Upon request of PD Karachi, the then Competent Authority, i.e., City District Government Karachi, (Master Plan Group of Offices), granted NOC to switch location of school from 100 feet wide road to 200 feet wide road vide letter No. URP-100-SB/MPEC/VI/22/L dated 11th January, 2011. Upon non-submission of bid amount, allotment of ibid plot was cancelled on 4th February, 2011 and upon request of owner, Executive Committee of FGEHF in its 122nd

meeting held on 19th July, 2012 restored the allotment. Later, PD Karachi issued site plan to M/S TEC Education Foundation as per old layout plan (School plot on 100 feet wide Road). Grieving upon which, M/S TEC Foundation requested Executive Committee of Housing Foundation to reconsider site plan. However, Executive Committee in its 132nd meeting dated 8th January, 2015 denied request of M/S TEC Foundation "being inconsistent with clause-1 of Allotment and Master Plan". The request was once again placed in 6th Executive Board meeting of FGEHA on 9th January, 2020 which was again denied. The request was once more placed before the Board in its 37th meeting dated 5th December, 2024. The Board constituted a committee to review case comprehensively and present a detailed report in next meeting (38th meeting), incorporating all relevant facts, analysis of records, re-verification of NOC from KDA, and other pertinent documents. Report of committee was presented before the Board in its 38th meeting dated 03rd February, 2025. Director Finance, FGEHA stated that Project Director Karachi had repeatedly requested Karachi Development Authority, to verify NOC. In response, Letter No. PD/School Scheme No. 33/1250 dated 22nd January, 2025 indicated that matter fell under Sindh Master Plan Authority, Karachi. Despite subsequent requests to relevant department, no confirmation had been received to date. The Board declined request of M/S TEC Education Foundation and decided to retain plot at its original location on the 100-foot-wide road. Furthermore, the Board directed that applicant shall commence immediate construction of school in strict compliance with local municipal regulations.

39. It was further informed that verification of Sindh Master Plan Authority had been received to this office on 28th July, 2025. FGEHA Karachi Office had also issued a letter to concerned department on 16th July, 2025 with request to issue original attested revised layout plan to this office and reply was still awaited.

RECOMMENDATION

40. The matter was placed before the Board for deliberation.

DISCUSSION:

41. The Board was informed that a school plot, measuring 4167 Square Yards, located on a 100 feet wide Road in Phase 1 KDA Scheme 33, Gulzar e Hijri Karachi was offered to M/S TEC Education Foundation in year 2010 after invitation of Bids. In 2011, a request was forwarded by FGEHA to City District Government Karachi (CDGK) for issuance of NOC for change of plot, seeking relocation of said plot to a 200 feet wide road. CDGK, after consideration, issued an NOC on 11th January, 2011. M/S TEC Education Foundation later claimed that since NOC had been issued by CDGK, it tantamount to change of layout plan.

Therefore, possession of plot would be handed over in accordance with revised layout plan on 200 feet wide road.

42. The Board members expressed reservations on the auction proceedings and original allotment after end of auction proceedings and negotiations with one party only in 2008 and entertaining request for change of location in 2010. The Board members enquired if the law/rules permitted negotiations with any one unsuccessful bidder after auction proceedings were completed and passage of 2 years, without any reason. Further, it enquired that if it was considered that the proceedings were legally valid, whether plot location could be changed once negotiations for another location were finalised. Were other unsuccessful bidders also informed about the change of location and given opportunity to bid or negotiate. Further, under what law / rule, Executive Committee restored the plot three years after proceedings were completed and bidder had defaulted. The role of FGEHA Project Director Karachi in the auction, negotiation proceedings, entertaining request for change of location, approaching other authorities for NOC, etc. needs to be examined.

DECISION:

43. The Board directed DG FGEHA to constitute a committee headed by Director Law and comprising Director Finance and Director Planning to comprehensively examine all record, proceedings and role of PD Karachi and processing within FGEHA covering all points raised by board members in **Para 42** above, in light of law and rules and present findings within a month.

AGENDA ITEM NO. 06

Subject: INFRASTRUCUTRE DEVELOPMENT WORKS OF SUB SECTOR G-14/1, (PHASE-I) ISLAMABAD.

WRIT PETITION No. (3090/2025) UNDER ARTICLE 199 OF THE CONSTITUTION OF ISLAMIC REPUBLIC OF PAKISTAN COURT DIRECTIONS ON G-14/1

44. The Board was informed that M/s Awais Iqbal N Daow Rajput Associates Company (Pvt) Ltd filed Writ petition No (3090/2025) vs Federal Government Employees Housing Authority through its Director General.

45. It was further informed that Petitioner (M/s Awais Iqbal N Daow Rajput Associates) prayed that letter issued by FGEHA vide letter No.83 (DT)/G-14/1-DEV/2019/FGEHA dated: 15th July, 2025 whereby it had been informed that bidding process for Infrastructure Development Works of Sub-Sector G-14/1, Islamabad Phase-I, in which petitioner company had submitted bid was cancelled. Petitioner further prayed that impugned letter might kindly be declared illegal, unlawful and ultra vires. He also sought a direction to

FGEHA to issue work order in its favour and restrain FGEHA from initiating a fresh bidding process concerning aforementioned location. The learned counsel for petitioner during course of preliminary arguments submitted that petitioner would be satisfied if this court issues a direction to the Board, required to be constituted under section 4 of Federal Government Employees Housing Authority Act 2020 to address grievance of petitioner by passing a well-reasoned (Speaking) order, after affording a proper opportunity to present its case, in accordance with law.

Directions of Islamabad High Court in WP No 3090/2025

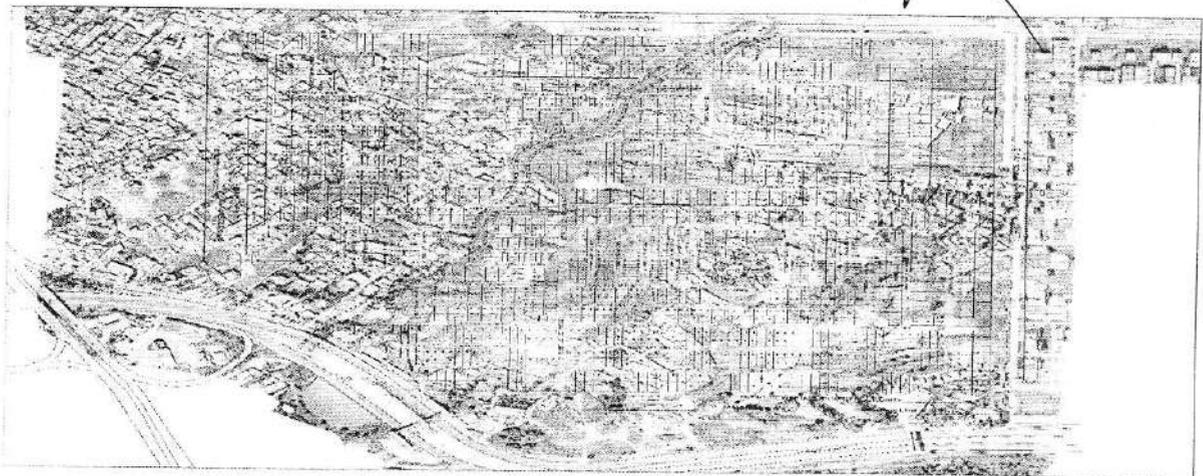
46. It was briefed that Islamabad High Court, vide order dated 11th August, 2025 in Writ Petition No. 3090/2025, directed Executive Board to:-

- Decide petitioner's case through a speaking order within 30 days.
- Provide petitioner a proper opportunity of hearing and ensure consideration of all legal rights and entitlements.

Background

47. The Board was apprised that Federal Government Employees Housing Authority (FGEHA) had undertaken infrastructure development of sub-sector G-14/1, Islamabad, located near 26 Number Motorway Chowk on Srinagar Highway. Project was initiated in 2005 with layout plan approved by CDA in 2008, spans 1,718.15 Kanals and included 2,988 plots. M/s NESPAK had been engaged as project consultant. PC-1 of scheme, amounting to Rs. 6.12 billion, was approved by Departmental Working Party (DWP) on 14th October, 2022 and subsequently endorsed by 24th Executive Board on 2nd November, 2022. Scope of work included road infrastructure with box culverts, plot development, sewerage and drainage systems, a sewerage treatment plant, water supply and distribution network, electrification, nullah channelization and a Sui gas network.

Location



Detail of Plots as Per LOP

Categories of Plots		
1	Cat-I (50'x90')	11
2	Cat-II (40'x80')	528
3	Cat-III (35'x70')	683
4	Cat-IV (30'x60')	717
5	Cat-V (25'x50')	1049
Total		2,988

48. It was informed that procurement process began in June, 2023 with first tender advertised on 22nd June, 2023. However, process was annulled on 16th November, 2023 due to inadequacies in addressing partial land availability in bidding documents. Consequently, a committee was formed to determine way forward. Committee recommended adopting an open competitive bidding process under Single Stage Two Envelope procedure for Phase I, covering 1,200 Kanals (including 738 Kanals currently available and 400-500 Kanals expected to be cleared within six months). Phase II would be initiated upon availability of remaining land. M/s NESPAC was tasked with preparing engineering drawings, designs, cost estimates and supervising bidding process. Engineering estimates of Rs. 3.13 billion and a Notice Inviting Tender (NIT) amounting to Rs. 2.55 billion had been prepared and approved by Chief Engineer's office.

Procurement Process

49. It was further informed that as per clause 36(b) of PPRA rules, a tender advertisement for work was published on 9th August, 2024 in newspapers as well as on PPRA website, with bid submission date set for 27th August, 2024. A pre-bid meeting was convened on 20th August, 2024 to address bidder's queries, attended by fourteen (14) firms. Technical bid opening was originally scheduled for 27th August, 2024 at 12:30 p.m.; however, due to nationwide technical issues raised in PPRA E-Pads system which was completely in-accessible all over Pakistan, corrigendum was issued, in consultation with PPRA authorities, to extend bid submission deadline from 12:00 p.m. to 4:00 p.m. and bid opening from 12:30 p.m. to 4:30 p.m. on same day. Following 04 firms uploaded technical proposals.

- M/s Awais Iqbal & Daow Rajput Associates Company Pvt. Ltd
- M/s Haji Raees & Sons Construction Company (Pvt) Ltd
- M/s MSK International
- M/s Abdul Sattar & Company

Technical Bid Evaluation

50. The Board was informed that technical bids were opened on 27th August, 2024 in presence of bidders' representatives; initial recommendations were submitted by Consultant M/s NESPAK on 30th September, 2024. Consultant, M/s NESPAK (Pvt.) Ltd, had submitted technical evaluation report on 27th September, 2024 in which M/s Abdul Sattar & Co. was declared only technically qualified bidder. Technical bid opening and evaluation committee reviewed process and finalized evaluation to ensure that it was fair, transparent and unbiased. Technical evaluation committee was constituted to finalize its technical evaluation report on 26th November, 2024. On basis of final technical evaluation report, out of 04 bidders only 01 bidder, i.e., M/s Awais Iqbal N Daow Rajpoot Associates Company Pvt. Ltd was qualified. Technical evaluation report was uploaded on PPRA and FGEHA websites on 28th November, 2024. *Disqualified bidders were informed and their CDRs were returned.* Meanwhile, letters from PPRA were received highlighting violations of PPRA Rules in bidding process and bidding documents, while also providing a final opportunity to clarify FGEHA's position before a decision was made.

Grievance Redressal Committee (As Per Rule 48)

51. It was briefed that no disqualified bidder raised any grievance or objections before Grievance Redressal Committee within defined period of 07 working days from issuance of technical bid evaluation report as per PPRA rules & regulations.

Financial Bid

- Financial bids were opened on 11th December, 2024.
- Final Evaluation Report was uploaded on PPRA website on 12th December, 2024 as per PPRA guidelines.

Bid Validation Committee

52. The Board was apprised that project file was forwarded by Director Technical to Director Staff on 18th December, 2024 for acceptance of rate quoted by M/s Awais Iqbal N Daow Rajput Associates. In response thereto, Director Staff returned file on 26th December, 2024 to provide rate analysis which was submitted by Director Technical along with recommendations on 28th December, 2024. However, committee comprising Directors of Law, Finance and Planning was constituted on 28th December, 2024 with following TORs:

- *To evaluate bid in compliance with PPRA rules and regulations.*
- *To analyses rate of quoted bid.*

53. It was informed that committee forwarded its report on 08th January, 2025 appending following recommendations:-

- **TOR-1:**

The steps outlined in the PPRA Rules 2024, were compared with the report of Director (Technical) along with all annexures. No report to the contrary has been placed before the committee, thus it found no substantive reason or evidence to differ with findings of said report.

- **TOR-2 :**

With regards to the evaluation and analysis of rates and technical & financial bids it is noted that committee lacks technical expertise required to assess the decision made during the technical and financial evaluation.

Stance of Director Technical (Reasonability of Rates Quoted by Lowest Bidder and Recommendations by Technical Office)

54. The Board was briefed that on 27th January, 2025 Director Technical was directed to assess reasonability of quoted rates, which was compiled by Director Technical on 3rd February, 2025. PWD schedule of rate 2022 was adopted for cost estimation. PEC guidelines stipulated that rates should be based on prevailing market rates and be analysed in conjunction with project technical specifications and as per PPRA and guidelines, for only qualified bidder. Accordingly, to examine reasonability of rates, letter was written on 12th December, 2024 to M/s Awais Iqbal N Daow Rajpoot Associates Company Pvt. Ltd for provision of justifications and rate analysis of quoted bid. In response, M/s Awais Iqbal N Daow Rajpoot Associates Company Pvt Ltd. on 13th December, 2024 submitted rate analysis of quoted bid. Rate quoted by bidder Rs 3.92 Billion was overall 25.16% above than Technical Sanction amount, i.e., Rs 3.13 Billion. Comparative cost analysis of quoted rates with NHA CSR 2024 and MRS 2024 was carried out by Project team and subsequently by technical office recommended that rates quoted by lowest bidder were reasonable and *within acceptable range keeping in view complexities involved in the area.*

Internal Audit Wing Examination

55. It was further briefed that Director (IA) examined case and following observations/ clarification were sought:

- Violation of PPRA rule 36 (b) (iii & v) of SSTE as advertised.*
- Validity of PPRA's letter to grant permission to proceed manually since original letter could not be found in file.*
- Reasonability of rate quoted by sole responsive bidder under planning commission guidelines as subject increase is 25.16% above TS.*

- iv. *Consultant was not taken on board during re-evaluation of technical bids, as it could not be found in file, RFP and consultancy agreement are required.*

56. The Board was informed that Secretary (Housing & Works) desired a detailed presentation on the matter. During presentation, concerns were raised regarding bidding process and committee. He further emphasized that a transparent and merit-based bidding process must be strictly ensured in accordance with PPRA Rules.

Stance of Chief Engineer

57. The Board was apprised that Chief Engineer FGEHA besides endorsement of observation raised by Director (IA) and Deputy Director (IA) further opined that after malfunction of E-Pads, submission date should have been extended further, preferably in consultation with PPRA. Alternately, fresh submission could have been sought, after fixing of technical problem by PPRA. Furthermore, even in case of submission in hard form, principal and major provision of PPRA rules, such as 36 (b), should not have been disregarded or deviated from. As for reasonability of rates, bidder quoted rates would be compared with TS amount which is estimated cost of work under a given CSR after adding a premium. Comparison with item rates of any other schedule was inherently flawed. Quoted rates by the sole bidder in instant case was over 25% above TS amount, which had been considered on higher side.

Annulment of Procurement Process

58. It was informed that upon recommendations of Internal Audit and Chief Engineer office, bidding process was annulled/ cancel due to following reasons:

- i. After malfunctioning of EPADs system, PPRA had informed Director Technical to proceed accordingly vide letter dated 2nd September, 2024. However, letter could not be found in file, which requires confirmations/ verification from PPRA.
- ii. Rates quoted by firm i.e, overall 25.16 % above of Technical Sanction.
- iii. PPRA, Rule 36(b) (iii & V) of SSTE was not observed as advertised.

59. It was briefed that procurement process was annulled as per Clause 33 of PPRA, to allow for a fresh process and same was conveyed to M/s Awais Iqbal N Daow Rajput Associates Company Pvt Ltd on 15th July, 2025.

RECOMMENDATION

60. The Board was requested to pass a speaking order in compliance with directives of honourable Islamabad High Court.

DISCUSSION

61. The Board was apprised that a bidder, Awais Iqbal N. Daow Rajput, filed a writ petition against FGEHA regarding annulment/ cancellation of bidding process for project and

court directed FGEHA to decide petitioner's case through a speaking order within 30 days from receipt of certified copy of order.

62. Director Technical provided a detailed briefing on bidding process, which commenced on 9th August, 2024. Key milestones were highlighted including Technical Evaluation Committee's report on 27th November, 2024 and Final Evaluation Report on 11th December, 2024 which was uploaded on PPRA website in accordance with rules and regulations. He further informed the Board that competent authority had annulled/ cancelled current bidding process under Rule 33 of Public Procurement Rules, 2004, based on observations raised by Director (Internal Audit) and duly endorsed by Chief Engineer.

63. Secretary, H&W raised few observations and, following detailed deliberations and discussions, constituted a three-member committee with mandate to examine and assess entire bidding process in accordance with directions of court order. Committee will also ensure that petitioner is afforded a proper opportunity of hearing and that all of their legal rights and entitlements are duly considered.

DECISION

64. The Board constituted committee, which may co-opt any technical member from FGEHA and/or PHA, if deemed necessary, to conduct a thorough examination of bidding process and present its recommendations in next Board meeting:-

- | | | |
|------|-----------------------------|--------------------------------|
| i. | Mr. Muhammad Shahid Hussain | Managing Director, PHA |
| ii. | Mr. Waseem Hayat Bajwa | Chief Executive Officer, PIDCL |
| iii. | Mr. Fayyaz ul Haq | JS (Estate), M/o (H&W) |

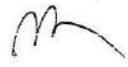
AGENDA ITEM NO. 07

Subject: AMENDMENT IN FGEHA ACT IN COMPLIANCE OF DIRECTIONS BY CABINET COMMITTEE ON RIGHTSIZING

65. The Board was briefed that Federal Government had undertaken a major initiative to streamline its organizational structure and enhance operational efficiency. In 2024, Cabinet Division announced establishment of "Committee on Rightsizing of Federal Government". Committee's mandate (Terms of Reference) is broad, encompassing:-

- Proposing architectures for functions that can be privatized.
- Identifying publicly funded functions suitable for private performance.
- Analysing efficiency of remaining functions.
- Determining purely provincial functions with no international obligation.
- Recommending concrete plans for safeguarding assets, human resources and ancillary issues during transition.

66. It was informed that first phase of government's rightsizing initiative focused on five ministries and resulted in substantial recommendations for restructuring, including closures, privatizations, transfers and mergers. Federal Cabinet had subsequently approved Phase-II of rightsizing exercise, allowing restructuring of various entities/ departments operating under four key ministries/divisions, i.e., Ministry of Science & Technology, Commerce Division, Ministry of Housing & Works & Ministry of National Food Security & Research. This phase included recommendations for handing over some entities to provinces, winding up others and achieving downsizing of up to 30 percent in employee strength.

67. It was apprised that for entities within Ministry of Housing & Works, Committee had recommended various actions, including closures, ending government's direct role and general downsizing. To extent of FGEHA and PHA-F, committee had proposed "to extinguish government role after allowing one year in purely convening/ support role." Timeline set for implementing these decisions is 31st December, 2025. 

68. The Board was informed that aforementioned recommendation for FGEHA was aimed to transform FGEHA into self-governing and self-financed entity. Provision of a one-year "convening/support role" indicated a transitional period designed to facilitate FGEHA's graduation to this autonomous status. It was pertinent to note that FGEHA was already a self-financed entity, generating its revenue from its own operations without any budgetary support from Federal Government. However, to fully comply with intent of SOE Act, FGEHA's governance structure required review to ensure it met standards of a truly self-governed entity.

69. It was further informed that this was in line with broader federal government's drive towards reforming State-Owned Enterprises (SOEs) under State-Owned Enterprises (Governance and Operations) Act, 2023. Recent amendments to governing acts of other key entities, such as the National Highway Authority (NHA), Pakistan National Shipping Corporation (PNSC) and Pakistan Postal Services Management Board, explicitly aimed to ensure compliance with the SOE Act. This underscored government's focus on enhancing governance, financial sustainability and professional management of SOEs, moving them away from direct governmental dependence while retaining their public service mandate.

70. Additionally, Pakistan Housing Authority Foundation (PHA-F) had also initiated processes to transition towards self-governance by publishing advertisements for the appointment of independent board members in compliance with the SOE Act 2023.

RECOMMENDATION

71. In light of these significant developments and intent of Federal Government, Executive Board was requested to consider following:-

- i. Form a Sub Committee of Board to comprehensively review the Federal Government Employees Housing Authority (FGEHA) Act 2020 and align Authority's legal framework with provisions of State-Owned Enterprises (Governance and Operations) Act, 2023 and propose amendments in FGEHA Act to make itself governed entity as directed by the Cabinet.

DISCUSSION

72. Director (Law) briefed the Board on initiative of Federal Government regarding rightsizing of ministries and divisions through establishment of a Cabinet Committee. It was informed that said committee had recommended several measures, including closures of entities, withdrawal of direct government involvement and downsizing of various ministries, including Ministry of Housing and Works.

73. With reference to FGEHA, committee proposed that Government's role should cease after a one-year transitional period, during which it would only perform a convening and support function. Deadline for implementing these recommendations has been set as 31st December, 2025. It was further informed that said decision aims to transform FGEHA into a self-governing and self-financed entity. In financial terms, FGEHA is already self-sustaining and does not receive any budgetary allocation from the Federal Government. Therefore, Cabinet Committee's recommendation regarding financial independence is already in effect.

74. However, in respect of administrative independence, it was highlighted that composition of the FGEHA Board needs to be aligned with provisions of the State-Owned Enterprises Act, 2023, which requires a review and amendment of its governance framework.

75. Secretary, Housing & Works, informed the Board that Ministry has already finalized requisite amendments to FGEHA Act, 2020. He further clarified that legislative work does not fall within purview of the Board, but rather lies exclusively within domain of Federal Government.

DECISION

76. The Board unanimously endorsed views of Secretary, H&W. It was agreed that, since Ministry had already completed proposed amendments to FGEHA Act, 2020, no further action is required on part of the Board in this regard.

AGENDA ITEM NO. 8

Subject: APPROVAL OF RECOMMENDATION OF DWP COMMITTEE MEETING REGARDING PC-I FOR LIFESTYLE RESIDENCY (10-ACRE) PROJECT, SECTOR G-13, ISLAMABAD

Background:

77. An Expression of Interest (EOI) for a Joint Venture (JV) was advertised on 27th August, 2009 for development of high-rise apartments on two plots measuring 10 and 5 acres in Sector G-13, Islamabad. Following due diligence, Progressive Motels and Resorts (Pvt.) Ltd. was shortlisted and a Joint Venture Agreement (JVA) was executed on 19th March, 2010, after approval from Executive Committee in its 109th meeting on 10th December, 2009. A Joint Venture Company (EHFPRO Pvt. Ltd.) was subsequently established and project was titled *Lifestyle Residency*. Under JVA, JV partner/CEO was responsible for financing, marketing, design, construction and project management.

78. EHFPRO was registered with SECP, with a two-tier management structure comprising a Board of Directors (BOD) and a Chief Executive Officer (CEO). BOD consisted of four members two from FGEHA (including the Chairman) and two from Progressive (including the CEO) responsible for policy decisions and project oversight. JVA explicitly prohibited share transfers, encumbrances, or creation of any charge over shares.

79. Two addenda were made to original JVA. The first (2012), resulting from an arbitration award, reduced the land cost from Rs.1.872 billion to Rs.1.150 billion, lowered working capital requirements from Rs.600 million to Rs.300 million, reduced management fee from 8% to 4%, and capped penalties at 1.5% of uncompleted project cost. The second addendum (2015) abolished 50:50 profit-sharing clause between FGEHA and Progressive, on grounds that FGEHA, being a welfare organization, operates on a no-profit, no-loss basis, as per its Memorandum and Articles of Association.

80. Initially, Progressive held 100% of shares in EHFPRO. However, in August, 2010 shareholding was altered to 50:50 between Progressive and Granite, an arrangement not covered under JVA nor approved by FGEHA Board, though endorsed by EHFPRO's Board. In 2012, shareholding further shifted to 21:79 in favor of Granite, in violation of JVA provisions.

81. Examination of JV partner practices revealed several issues. Progressive deviated from original JV purpose by withdrawing its investment and limiting its role to management. Project was originally scheduled for completion in 48 months, has faced delays of over four years beyond 2020 deadline, accompanied by cost escalation. Mismanagement, internal disputes and frequent disagreements within JV partner's ranks disrupted progress, caused termination of subcontractors and led to disputes with consultants. Despite repeated BOD directives, no

resolution was provided. Cost overruns were also aggravated by delays, resulting in increased management fees.

82. Multiple violations of JVA were identified, including failure to pay land cost and working capital, non-provision of financing, unauthorized withdrawal of funds and unapproved share transfers to Granite in contravention of Clauses 13.1 and 14. These breaches resulted in project cost escalation to Rs.65.4 billion, FGEHA's injection of Rs.1.7 billion as bridge financing, irregular management fee withdrawals amounting to Rs.658 million and prolonged disputes over directorship and shareholding. Ultimately, project remained incomplete even after 14 years, contrary to the 48-month timeline under Clause 9.2.

83. In view of these persistent violations, the Board in its 37th meeting on 5th December, 2024 determined that JVA had lost its efficacy and directed initiation of exit proceedings. A show cause notice was issued on 30th December, 2024 to Progressive and EHFPRO directors. Despite hearings, responses were found unsatisfactory and in its 38th meeting on 3rd February, 2025, the Board resolved to terminate the JVA, conduct a formal audit, secure possession of project assets, initiate winding-up of EHFPRO, recover losses from JV partners and prepare an alternative plan for project completion.

84. Legal proceedings ensued when Granite filed a civil suit under Section 20 of Arbitration Act 1940, securing an interim injunction against termination. FGEHA contested Granite's standing, as it was not a signatory to the JVA. The Islamabad High Court (IHC) later ruled in FGEHA's favor, holding that Granite lacked locus standi under Arbitration Act, that oral modification of the JVA was neither proven nor valid and that Civil Court had overstepped its jurisdiction in granting an injunction. The IHC vacated stay, remanding case back to Civil Court. Granite's appeal to the Supreme Court remains pending.

85. Meanwhile, FGEHA retrieved possession of its project site office with assistance of ICT administration and police. Although EHFPRO subsequently sought injunctive relief, possession had already been secured, rendering stay order infructuous. FGEHA continued administrative measures, including deputing a BS-19 officer and Project Director, appointing auditors, and assigning staff to manage estate matters and project records.

In its 39th meeting on 11th March, 2025, the Board endorsed FGEHA's actions and directed expediting the audit, pursuing winding-up of EHFPRO and preparing a proposal for project resumption. A committee comprising senior directors was formed on 18th March, 2025 to propose an implementation strategy. The committee reviewed legal, financial, and operational aspects, initiated coordination with consultants, and recommended establishment of a Project Management Unit (PMU) and a dedicated estate wing. Subsequently, FGEHA assumed full

control of the project site and re-engaged the consultant, M/s EA Consulting, to prepare PC-I for early completion of *Lifestyle Residency Project*.

Way Forward- Approval of PC-I

86. It was briefed that project is designed as 08 Towers, each having three Basements, Ground plus sixteen Floors (**3B+G+16**) and commercial area with four basement, Ground plus five (**4B+G+05**). Two basement floors (BFs) were reserved for vehicles parking and one basement for retail shops, while ground to sixteen first floors had a total of **1869** Nos. of Apartments.

- i. Total Covered Area of the project = 4,055,556 Sft
- ii. Number of Apartments: 1869:-
 - a. Type-A: 289 No's, with covered area of 1800 Sq. ft.
 - b. Type-B: 374 No's, with covered area of 1500 Sq. ft.
 - c. Type-C: 680 No's, with covered area of 1100 Sq. ft.
 - d. Type-D: 493 No's, with covered area of 900 Sq. ft.
 - e. Studio Apartments C-Tower: 17 No's, with covered area of 510 Sq. ft.
 - f. Studio Apartments D-Tower: 16 No's, with covered area of 435 Sq. ft.

87. The Board was informed that project design contains 08 Residential towers of G+16 each. Whole of lower ground floor was to be developed as commercial area. In addition to that a G+5 commercial building at front side with 04 basements were also part of project. Details of commercial areas are as under:-

Commercial Area	Built up Area (SFT)	No of Shops	Saleable Area
Lower Ground Floor (-6'-0'')	420,406	540	247,179
G+5 Tower	142,000	103	84,946
Total Commercial Area	562,406	643	332,125
Total Saleable area %age	60.56%		

PC-I Cost Summary

88. It was further informed that in light of directives issued by Director General FGEHA to take up the task on priority, PC-I of the project has been prepared. In this regard, project consultant was re-engaged and necessary data was gathered. Pak PWD Schedule of Rates 2022 was adopted. Whereas, non-schedule items were based on prevailing market rate. Summary of cost is detailed as under:-

Summary of Cost		
#	DESCRIPTION	COST (MILLIONS)
	Remaining Works	
1	Structural Works	3,505
2	Finishing Works	7,074
3	Electrical works	4,115
4	Elevator/Escalator works	1,743

5	Plumbing and FF works	6,124
6	HVAC Works	5,010
7	Garbage chutes	115
8	Total	27,685
	Works Executed	
9	Works Executed	12,234
	COSTRUCTION COST	
10	(8+9)	39,919
	Miscellaneous Costs	
11	Utilities Cost (IESCO/SNGPL/PTCL etc.)	742
12	Consultancy 1% of construction cost	399
13	Escalation	5,399
14	Contingency @ 2%	798
15	PMU Charges @ 1%	399
16	Administrative & Selling Charges @ 3%	1,198
17	Total	8,935
	PC-1 AMOUNT	
18	(10+17) Grand Total	48,854

89. It was apprised that timeline for completion of remaining work of project was 36 months in a phased manner, after commencement of works at site.

RECOMMENDATION

90. PC-I of project Life Style Residency (10-Acre), amounting to Rs. 48,854.474 Million, duly approved by DWP, was hereby placed before the Board for perusal and approval, please.

DISCUSSION

91. During Board meeting, a comprehensive overview of EHFPRO project was presented, covering its journey from inception to current stage of PC-I approval on a 10-acre plot. In response to Secretary (H&W)'s inquiry, it was confirmed that project site is currently free from any court stay orders. Issue of levying late payment surcharge on allottees due to project delays was also raised and the Board was informed that a detailed working paper on this matter would be shared in next meeting.

92. Project Director shared PC-I details, amounting to Rs. 48.8 billion, including components such as construction, finishing, contingencies and marketing expenses. Addressing concerns about funding gaps, DG FGEHA explained that plots carved from a 5-acre plot have started generating revenue, with Rs. 450 million already received and more expected soon. To bridge financial gap, the Board endorsed a proposal to float an Expression of Interest (EOI) for completing remaining works through private participation. It was agreed that a business plan

would be developed through Transaction Advisor, ensuring minimal financial burden on allottees.

DECISION

93. The Board unanimously approved PC-1 amounting to **Rs 48,854.474 Million** and recommendation contained in **Para 92** above with direction to formulate a comprehensive business plan of project from a reputable Transaction Advisor.

AGENDA ITEM NO. 09

Subject: APPROVAL OF MINUTES OF STEERING COMMITTEE & PRINCIPAL APPROVAL FOR RE-PLANNING OF SKYLINE APARTMENTS PROJECT

Introduction

94. The Board was apprised that a Joint Venture (JV) Agreement between FGEHA and M/s Aryan Land Linkers and Contractors (Pvt.) Ltd. (ALLC) was signed on 13th November, 2019 to develop housing facilities for Federal Government employees and general public on an ownership basis. Under agreement, land measuring 225 Kanals was mutated by JV partner in name of FGEHA at the rate of Rs. 2.0 million per Kanal. As per sharing arrangement, FGEHA holds a 90% share in residential apartments and 40% in commercial area, whereas M/s ALLC holds 10% in residential units and 60% in commercial plots. Scope of project is as under:

Project Scope

Package	Size (Sft)	Category	No. of Apartments	Block
I	1500	A	860	Rose
II	1100	B	1195	Tulip
III	860	C	630	Daffodil
IV	860	C	1260	Daffodil
V	Infrastructure Development Works			

95. It was informed that consequent upon approval of the Board in its 3rd EB meeting on 9th March, 2020 a construction contract amounting to Rs. 23.86 Billion was signed on 13th April, 2020 for design and execution of project, with a completion period of 36 months and a grace period of 12 months. Notice to commence work was issued by M/s Designmen on 11th May, 2020 for Package-I and Package-V, having a cumulative cost of Rs. 6.61 Billion.

96. It was further informed that construction activities were suspended by M/s ALLC in April, 2022 due to unprecedented nationwide price hikes and shortages of construction material, with project achieving only 24.05% physical progress. Due to price hike and construction delays, 25th Board constituted a committee on 11th April, 2023 to work out an amicable settlement, which was subsequently approved in 27th Board meeting on 20th July, 2023.

This led to a settlement agreement between FGEHA and M/s ALLC on 24th July, 2023. Thereafter, considering status of bookings and allotments, financial viability and scope of remaining works, a way forward was placed before 33rd Executive Board. After detailed deliberations, the Board accorded principal approval for enhancement of rates tentatively rates (tentatively @ Rs.9,755 / Sft & Rs. 11,709 / Sft for Govt. Employees & General Public, respectively) to enable resumption of construction at Rose Tower (Category A Apartments) of Skyline Apartments Project.

Revision of Project Cost

97. The Board was informed that accordingly, JV Partner M/s ALLC submitted Construction Cost Estimates based on the MRS Rates 2024 (1st Bi-Annual) and the same has been reviewed and vetted by the Consultant M/s Designmen. Details of revised cost of package-I (Rose Block) and comparison of cost of apartment as per original and revised cost are as per below:-

	#	Description		Amount (Rs. M)	Label
Construction Costs	1	Rose 1 & 2 (4-Towers)	-	13,468.384	A
	2	PRA Tax @ 5% on Total Construction Costs	A x 5%	673.419	B
	3	Design Fee of M/s ALLC	A x 0.35%	47.139	C
	4	Construction Contract Amount	A+B+C	14,188.942	D
Allied Costs	5	Construction Costs of Works Already Executed	-	1,589.772	E
	6	Allied Infrastructure Works Cost	-	500.000	F
	7	Land Cost + Mutation Charges	-	138.902	G
	8	Utilities (Connection Charges: WAPDA, SNGPL, etc.)	-	500.000	H
	9	Escalation @ 6.5% for 2nd year and @ 13% for 3rd year	-	914.356	J
	10	Contingencies @ 2 % on (Construction Costs)	A x 2%	269.368	K
	11	Design Review, Vetting & Construction Supervision Charges	-	133.807	L
	12	PMU Charges @ 1%	A x 1%	134.684	M
	13	Total Allied Costs	E+F+G+H+J+K+L+M	4,180.890	N
Per Sft Costs	14	Total Cost of the Project	D+N	18,369.832 M	P
	15	Covered Area of Rose Blocks (SFT)		1,839,588Sft	Q
	16	Saleable Area Price/ Sft	P/Q	Rs. 9,985.84 / Sft	R
			S	Rs. 10,000/ Sft	

Revised Cost of Rose Block

#	Description	Amount (Rs.M) Rose - 1	Amount (Rs.M) Rose - 2
1	Structural Works	2,075.600	2,227.299
2	Architectural Works	2,108.036	2,108.036
3	Electrical Works	1,762.850	1,762.850
4	Fire Protection Works	229.555	229.555
5	Plumbing Works	482.301	482.301
7	Total	6,658.342	6,810.042
8	Total (Rose-1 & Rose-2)		13,468.384
9	PRA @ 5%		673.419
10	Design Fee 0.35%		47.139
11	Construction Costs of Rose Blocks		14,188.942
12	Allied Cost		4,180.890
13	Total Cost of Rose Blocks		18,369.832

Existing & Revised Price of Apartment- Type A

Apartment Size	Govt. Employees		General Public	
	Existing Price (4,700/Sft) Rs. M	Revised Price (10,000/Sft) Rs. M	Existing Price (5,641/Sft) Rs. M	Revised Price (12,000/Sft) Rs. M
2181 Sft	10.25	21.81	12.30	26.17

Technical & Evaluation Committee Meeting

98. It was apprised that the revised cost vetted by consultant was endorsed by technical committee on 25th June, 2024. The Committee recommended re-commencement of Rose Blocks at revised cost of **Rs. 18,369.832 M (Rs. 10,000/Sft)** on *Tower-by-Tower* approach. Moreover, it was directed to seek consent of allottees after recommencement of construction work in order to yield a better response from allottees.

Steering Committee Meeting

99. The Board was briefed that Steering Committee meeting held on 11th July, 2024 unanimously endorsed minutes of Technical & Evaluation committee and made its recommendations to Executive Board for resumption of works of Skyline Apartments through re-commencement of Rose Blocks (Type-A Apartments) at revised project cost (Rose Block: Rs.18.370 B, i.e., Rs. 10,000/Sft).

35th Executive Board

100. It was further briefed that 35th Executive Board in its meeting held on 16th August, 2024, directed to prepare a detailed plan for planning and utilization of land of Skyline Apartments project. In compliance of the directives, a sub-committee was constituted under the

chairmanship of Director Estate to explore different options for land use. Detailed deliberations on different options were in progress on the basis of the following grounds:

- a) Residential scope of each category would be finalized as per respective allotment status at the time of re-planning.
- b) Commercial area would be carved out from the un-utilized residential area.
- c) The revenue generated from the auction of newly carved out commercial area

RECOMMENDATION

101. The Board was requested to grant approval for re-commencement of Rose Blocks (Type-A Apartments) at revised project cost (**Rose Block: Rs.18.370 B, i.e. Rs. 10,000/Sft**) on *tower-by-tower* approach.

102. The Board was also requested to grant the Principal Approval for Re-planning of the project as proposed in **Para 100** of the working paper.

DISCUSSION

103. The Board was briefed about current allotment status and progress made so far and factors that led to amicable settlement of project. It was informed that contractor had defaulted, after which 23rd Executive Board directed FGEHA to pursue an amicable settlement. Subsequently, 27th Executive Board approved amicable settlement agreement.

104. As a way forward, 33rd Executive Board accorded principal approval for cost enhancement of Rose Blocks. Technical & Evaluation Committee reviewed matter and approved revised rates, which were later unanimously endorsed by Steering Committee.

In view of above, the Board was requested to:

- i. Accord approval for resumption of works on Rose Apartments.
- ii. Consider principal approval of project re-planning, which FGEHA is currently undertaking.

105. During deliberations, Board Members inquired about status of contractor. It was clarified that under terms of Joint Venture (JV) Agreement, JV partner is designated as contractor and retains first right of construction. However, Members expressed concern that despite partner's previous default, FGEHA is again considering engaging same contractor. It was further briefed that this position arises strictly from provisions of JV Agreement. In response, several Members remarked that JV Agreement may need to be revisited and revised. The Board was also informed that JV partner is pressuring FGEHA to sign a construction agreement aligned with both amicable settlement and existing JV Agreement, threatening litigation otherwise. In conclusion, the Board advised FGEHA to issue a firm response to JV partner, instructing them to await the Board's final decision regarding project's future.

DECISION

106. The Board decided to constitute following committee to propose revision/ amendment in agreement, explore legal and financial aspects to proceed further:

- | | | |
|------|---------------------------------------|-----------------|
| i. | Draftsman/ AS, Law & Justice Division | Chairman |
| ii. | Chief Engineer, FGEHA | Member |
| iii. | Director Administration, ICT | Member |
| iv. | Director (Law), FGEHA | Member |
| v. | Director (JV), FGEHA | Member |

AGENDA ITEM NO. 10

PROGRESS UPDATE OF FGEHA PROJECTS

107. The Board was apprised that Federal Government Employees Housing Authority (FGEHA), functioning under Ministry of Housing and Works, was established with primary mandate to provide affordable and sustainable housing solutions to federal government employees and other specified groups. Over the years, FGEHA has initiated and managed numerous housing projects across Pakistan. While the journey has involved navigating complex challenges—ranging from land acquisition and project financing to regulatory approvals and execution delays—the Authority has demonstrated resilience, strategic planning and a commitment to progress.

108. It was informed that over time, significant milestones have been achieved, marking measurable advancement in several key projects. A detailed progress update on these initiatives is outlined below, reflecting FGEHA's on-going dedication to providing dignified living standards and contributing to national housing vision.

Revival of Stalled / Halted Projects:

i. Margalla Orchid – Park Road, Islamabad

109. It was briefed that compensation rates for Mouza Tamma have been enhanced to facilitate smooth and amicable land acquisition. Memorandum of Understanding (MoU) was signed with (DHA) in August, 2024 marking a significant milestone in project progress. DHA mobilized at site in September, 2024. To facilitate project progress, smooth execution of works and on the analogy of SCBA being a partner in project, the Board approved engagement of M/s Extol Estate and Builders Pvt. Ltd. as Land Provider, as a one-time dispensation in best interest of FGEHA and its allottees, without creating any precedent. Land of Tamma has been handed over to DHA in February, 2025. Execution agreement is currently in its final stages of completion.

ii. Kashmir Avenue Apartments – G-13 Mauve Area, Islamabad

110. It was informed that revised PC-1, reflecting a total project cost of Rs. 33.53 billion, was duly approved by Departmental Working Party (DWP) on 23rd April, 2024. Subsequently, revised cost and PC-I was approved by 33rd Executive Board on 16th May, 2024 and subsidy of Rs.1400/ SFT was extended to allottees based on revised cost structure, following conversion of amenities in two towers into commercial spaces. Later, 37th Executive Board, in its meeting held on 2nd December, 2024 to ensure efficient implementation, approved a tower-wise phased execution strategy for project. In line with this plan, tender was floated for Kashmir Avenue Apartment on 26th January, 2025 with a bid submission deadline of 26th February, 2025.

111. Technical Evaluation Report was uploaded on EPADS on 26th May, 2025. Subsequently, a grievance was submitted to Grievance Redressal Committee by M/s Amanat Hussain and M/s Maqbool Associates. Grievance Redressal Report was uploaded on EPADS on 13th June, 2025. M/s Amanat Hussain & M/s Maqbool Associates again submitted an appeal to Hon'ble Federal Minister, Housing & Works, who had directed to inquire the matter. In compliance with directives of the Hon'ble Minister and Secretary H&W, the bidding process for the Kashmir Avenue Apartments project was withheld.

112. It was further informed that committee comprising Chief Engineer (Chairman) and Director Law (Member) was constituted to examine bidder's grievance and review bidding/evaluation process in accordance with PPRA and PEC rules. Committee submitted its final report on 4th July, 2025, which was subsequently forwarded to Ministry on same day. On 15th July, 2025, recommendations were received in Ministry's review report, wherein Ministry had directed for reconstitution of the GRC. Accordingly, GRC for Kashmir Avenue Apartments Project was re-constituted. In parallel, M/s Amanat Hussain and M/s Maqbool Associates filed an appeal with the Public Procurement Regulatory Authority (PPRA), the legally competent forum for seeking redressal against decisions made by Grievance Redressal Committee (GRC). Multiple hearings have been conducted and final decision is expected to be announced soon.

iii. FGEHA Lifestyle Residency, G-13

113. The Board was briefed that FGEHA has successfully taken over possession of project site and implemented a strategic execution plan, which was also submitted to court during legal proceedings. The case, filed in Islamabad High Court (IHC) by previous contractor concluded with a judgment announced in favor of FGEHA on 21st May, 2025 following which Joint Venture agreement with Progressive Motels & Resorts was formally terminated on 21st May, 2025. Project has been repackaged and revised plan duly approved by the Board. As part of revised strategy, three distinct plots were carved out; one of these was successfully auctioned

on 13th November, 2024 generating revenue of Rs. 1.64 billion, while remaining two are scheduled for auction in upcoming Auction. Proceeds from auction will be allocated to complete commercial area facade and construction of a Category-A residential tower in first phase. In second phase, approximately 350,000 square feet of commercial area will be auctioned to fund construction of remaining residential towers.

iv. Green Enclave-I

114. It was apprised that way forward of project by provision of escalation and modification of contract from EPC to a measurement-based mode was presented in 35th Executive Board meeting held on 16th August, 2024. The Executive Board constituted a committee to provide a plausible way-forward for Green Enclave-I project. Committee comprises the following members:

- | | | |
|------|-----------------------------|---------------------|
| i. | Sr. Joint Secretary, Mo H&W | Chairman |
| ii. | Sr. Chief, PP&H | Member |
| iii. | Member Engineering, CDA | Member |
| iv. | Chief Engineer, FGEHA | Member |
| v. | Director Technical, FGEHA | Member/Focal Person |
| vi. | The Engineer, NESPAK | Member |

115. It was briefed that during 36th meeting of Executive Board held on 8th November, 2024 committee highlighted that M/s NESPAK, project consultant failed to provide essential technical data required for evaluation. Pursuant to this, Ministry of Housing and Works, vide letter No. Tech/Green Enclave-I/FGEHA dated 10th December, 2024 constituted a sub-committee comprising PWD engineers to conduct on-site assessment. Sub-committee has forwarded its report on 23rd July, 2025 to present its recommendations and way forward before the Board. Main findings of report are as follows:

a. Strategic Decision on Contract Continuity:

FGEHA should promptly conduct a cost benefit analysis to determine whether to:

- i. Retain the existing contractor under the current contract or
- ii. Engage a new contractor through a transparent, competitive process.

b. Contract Continuity Strategy and Institutional Safeguard:

- i. Legal Alignment: Seek legal advice to incorporate the revised price adjustment mechanism as approved by PEC/ECNEC ensuring contractual compliance.
- ii. Scope Finalization: Execute the remaining scope of work strictly within the original contract price.
- iii. Accountability for Delays: Assign responsibility for delays and breaches to the relevant parties based on documented evidence.

- iv. Contract Enforcement: Apply all applicable performances and penalty clauses rigorously to avoid further financial exposure.

v. Skyline Apartments

116. The Board was informed that Joint Venture (JV) Agreement between FGEHA and M/s ALLC, signed on 13th November, 2019, aimed to provide housing facilities to Federal Government Employees and general public on an ownership basis. JV involved mutation of 225 Kanal land at Rs. 2.0 million per Kanal, with FGEHA holding a majority share of 90% in residential plots and 40% in commercial plots, while M/s ALLC held 10% and 60% respectively. Following board approval, a construction agreement worth Rs. 23.86 billion was signed on 13th April, 2020 with a 36-month completion period plus a 12-month grace period. However, construction work was halted by M/s ALLC in April, 2022 due to nationwide material shortages and unprecedented price hikes, with only 24.05% physical progress achieved. Subsequently, a committee was formed in April, 2023 to reach an amicable settlement, culminating in an agreement on 24th July, 2023 and board approval for revised rate enhancements to resume work on Rose Tower (category-A apartments).

117. It was further informed that following settlement, JV partner M/s ALLC submitted revised construction cost estimates based on MRS Rates 2024, which were reviewed and approved by consultant and technical committee. Technical committee approved recommencement of Rose Blocks at a revised cost of Rs. 18.37 billion (Rs. 10,000 per sq. ft.) on a tower-by-tower basis, subject to consent from allottees. Steering committee endorsed this recommendation, presented in Executive Board. 35th Executive Board in its meeting held on 16th August, 2024 directed to prepare a detailed plan for planning and utilization of land of Skyline Apartments project. In compliance of directives, a sub-committee was constituted to explore different options for land use. Detailed deliberation on different options is in progress as follows:

- a) Residential scope of each category will be finalized as per respective allotment status at the time of re-planning.
- b) Commercial area will be carved out from the un-utilized residential area.
- c) The revenue generated from the auction of newly carved out commercial area (un-utilized residential area) will be extended to allottees as subsidy.

118. Accordingly, an agenda will be presented with recommendations and way forward of project in upcoming Board to grant approval for re-commencement of Rose Blocks (Type-A Apartments) and to grant principal approval for re-planning of project.

Ongoing Projects:

vi. Commoners Sky Garden, Rawalpindi

119. The Board was briefed that JV Agreement with M/s Commoners Sky Gardens was executed on 11th October, 2019 based on a land-sharing model involving up to 11,000 Kanals of land located in Mauza Kathar & Mengal, Tehsil and District Murree. The project comprises the development of 5,754 residential plots, with an equity distribution ratio of 70:30 between JV partners. Additionally, commercial component is shared at a ratio of 45:55, reflecting agreed terms for commercial land utilization and development. Physical progress of Phase-I is 35 % and Phase-II at 37 %. Priority area in Sector A has been completed with 80 plots and possession had been handed over on 3rd July, 2025 and three more blocks will be ready for possession by December, 2026.

120. In compliance with Prime Minister's directives, Ministry of Housing & Works initiated action to resolve long-standing land revenue issues by engaging with Chief Secretary of Punjab. Consequently, matter was referred to Senior Member Board of Revenue (SMBR), who instructed Additional Commissioner (Consolidation), Rawalpindi, to re-examine an earlier decision that had legally validated land mutations in favor of FGEHA for sky gardens project. FGEHA legal team is working with PMIC to resolve matter as billions of rupees are already invested into project and thousands of federal employees, who have paid await possession of their plots.

PROJECTS ROAD MAP FOR THREE MONTHS
(July-September 2025)

#	Project	Timeline
1.	Award of Contract of Kashmir Avenue	August, 2025
2.	FGEHA Lifestyle Apartments G-13	August, 2025
3.	Development of Work F-14/F-15	September, 2025
4.	Resumption of Skyline Apartments Project	September, 2025
5.	Development Work of G-13 Markaz	September, 2025



PROJECTS ROAD MAP FOR NEXT THREE MONTHS
(October-December 2025)

#	Project	Indicated Timeline
1.	Resumption of Green-Enclave-1	October, 2025
2.	Tender Award of Remaining Two Tower of Kashmir Avenue	November, 2025
3.	Launch of F-12/G-12 after favorable outcome of case	November, 2025
4.	At least 2 JV projects will be launched	December, 2025
5.	5 Star plus Hotel	November, 2025

RECOMMENDATION

121. Agenda was placed before the Executive Board for information, please.

DISCUSSION

122. The Board was briefed on progress of each project. Recognizing urgency of providing timely relief to allottees, the Board emphasized need to accelerate efforts for prompt launch of key housing projects. In response, Director General assured the Board that, under its guidance, identified projects would be re-launched in month of October. The Board expressed its appreciation for continued efforts of FGEHA, with special commendation for commitment demonstrated by Director General. The Board further directed that current momentum be maintained and that all necessary resources be mobilized to ensure successful and timely launch of prioritized projects with a view to restore confidence of allottees in FGEHA.

DECISION

123. The Board directed to expedite the work and launch these projects on urgent basis subject to conformity to rules.

**LIST OF PARTICIPANTS OF
41ST EXECUTIVE BOARD MEETING OF FGEHA
HELD ON 26TH AUGUST 2025**

S No.	Name & Designation
1.	MIAN RIAZ HUSSAIN PIRZADA Federal Minister, Housing & Works, Islamabad
2.	MR. HAMED YAQOOB SHEIKH Secretary, M/o Housing & Works, Islamabad
3.	MR. MUHAMMAD ASHFAQ GHUMMAN Additional Secretary, M/o Housing & Works, Islamabad.
4.	MR. MUHAMMAD KHASHIH-UR-REHMAN Senior Draftsman, Law & Justice Division, Islamabad
5.	CH. MUHAMMAD ANWAR HUSSAIN Senior Chief (Technical/PP&H), Planning Commission, Islamabad
6.	MR. ATHAR SAJID KHAN Joint Secretary (Expenditures), Finance Division, Islamabad
7.	MR. MUHAMMAD ALI RANDHAWA Chief Commissioner, ICT. Islamabad
8.	MR. MUHAMMAD SHAHID HUSSAIN Managing Director, PHA Foundation, Islamabad
9.	MR. MUHAMMAD RASHID Director General, Pak PWD, Islamabad
10.	MR. MUHAMMAD ALI RANDHAWA Chairman CDA, Islamabad
11.	CAPT. (R) MUHAMMAD ZAFAR IQBAL Director General, FGE Housing Authority, Islamabad
12.	COL. (R) IMTIAZ-UL-HAQ KHATTAK Chief Engineer, FGE Housing Authority, Islamabad
13.	MR. FAYAZ-UL-HAQ (Co-opted Member) Joint Secretary (Estate), M/o Housing & Works, Islamabad