



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

F. No.15 (7)/2019-HA (DS)/44

Dated: 22nd January, 2026

Subject: **MINUTES OF 44TH EXECUTIVE BOARD MEETING OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
HELD ON 24TH DECEMBER, 2025**

44th Meeting of the Executive Board (EB) of the Federal Government Employees Housing Authority (FGEHA) was convened under the Chairmanship of Federal Minister for Housing & Works on Wednesday, 24th December 2025 at 10:00 AM, in the Committee Room of Ministry of Housing and Works, B-Block, Pak. Secretariat, Islamabad.

2. The minutes of the said meeting are enclosed for information, please.


(FAIZ UMER SIAL)
Director (Staff)

DISTRIBUTION:

1. Mian Riaz Hussain Pirzada, Minister Housing & Works/Chairman Executive Board
2. Capt. (R) Muhammad Mahmood Rai, Secretary, M/o Housing & Works, Islamabad
3. Syed Zakria Ali Shah, Additional Secretary, M/o Housing & Works, Islamabad
4. Mr. Muhammad Shahid Hussain, Managing Director, PHA Foundation, Islamabad
5. Mr. Muhammad Ali Randhawa, Chairman CDA, Islamabad
6. Mr. Muhammad Khashih-Ur-Rehman, Draftsman, Law & Justice Division, Islamabad
7. Capt. (R.) Muhammad Zafar Iqbal, Secretary EB/Director General, FGEHA, Islamabad
8. Mr. Muhammad Ali Randhawa, Chief Commissioner, ICT, Islamabad
9. Mr. Iqbal Ahmed, Chief (Technical/PP&H), Planning Commission, Islamabad
10. Mr. Athar Sajid Khan, Joint Secretary (Expenditures), Finance Division, Islamabad
11. Mr. Muhammad Rasheed, Director General, Pak PWD, Islamabad
12. Col. (R.) Imtiaz-Ul-Haq Khattak, Chief Engineer, FGEHA, Islamabad
13. Mr. Fayaz-ul-Haq, (Co-Opted Member) Joint Secretary (Estate) M/o H&W, Islamabad

Copy for information: -

- i. JS Admin, M/o H & W
- ii. Director (Finance), FGEHA
- iii. Director (Revenue), FGEHA
- iv. Director (Law), FGEHA
- v. Director (JVP), FGEHA
- vi. Director (Technical), FGEHA
- vii. Director (Admin), FGEHA
- viii. Office Copy



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

**Subject: MINUTES OF 44TH MEETING OF EXECUTIVE BOARD OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
HELD ON 24TH DECEMBER 2025**

44th meeting of Executive Board (EB) of Federal Government Employees Housing Authority (FGEHA) was convened on 24th December, 2025 at 10:00 AM in the Committee Room of Ministry of Housing and Works, 1st Floor, B-Block, Pak, Secretariat, Islamabad under the Chairmanship of Honorable Federal Minister for Ministry of Housing & Works.

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

3. Proceedings of the meeting are presented below:-

AGENDA NO. 01

**Subject: CONFIRMATION OF THE MINUTES OF 41ST EXECUTIVE BOARD
MEETING OF FGE HOUSING AUTHORITY HELD ON
26TH AUGUST 2025**

4. Director General, FGE Housing Authority briefed the Board that minutes of 41st Board meeting were circulated on 25th September, 2025 and till date, no reservation had been received from any member of the Board.

DECISION

5. The Board confirmed minutes of 41st Executive Board meeting.

**Subject: CONFIRMATION OF THE MINUTES OF 42ND EXECUTIVE BOARD
MEETING OF FGE HOUSING AUTHORITY HELD ON
11TH SEPTEMBER 2025**

6. The Board was informed that minutes of 42nd Board meeting were circulated on 17th September, 2025 and reservations had been received from one of the Board Members, Chief Engineer, FGEHA, in respect of agenda no. 02 of meeting. Member had formally recorded his dissent vide letter F. No. 2025/CE/EB/G-14.1/01 dated 19th September, 2025. Contents of aforesaid letter, presented to the Board for deliberation and decision, are reproduced below:

- i. With due regard, I wish to place on record my note of dissent to agenda no. 02 discussed during 42nd Executive Board meeting held on 11th September, 2025, pertaining to Committee Report on annulment of G-14/1 bidding, and minutes issued thereof.
- ii. I had also expressed my disagreement with report at the time it was tabled during the Board meeting. My disagreement primarily stems from the fact that annulment was done on justifiable grounds and in accordance with rights and powers vested in Procuring Agency under PPRA Rules.
- iii. The bidding process under review involved major violation of PPRA Rule 36(b), issue of unreasonable bid price by the alleged single technically qualified bidder, along with other irregularities. In view of these, I consider the annulment of bidding process to be justified and in order.

RECOMMENDATIONS

7. Following recommendations were placed before the Board:
 - i. Confirmation of Agenda 1 of the meeting.
 - ii. Agenda 2 of the meeting was placed before the Board for *deliberation/decision*.

DECISION

8. The Board confirmed minutes of 42nd Executive Board meeting, directed that Finance Division's policies be adopted for Eid Bonus and Honorarium under agenda no. 01, and formally recorded dissenting note of one Board Member regarding agenda no. 02 of said meeting.

Subject: CONFIRMATION OF THE MINUTES OF 43RD EXECUTIVE BOARD MEETING OF FGE HOUSING AUTHORITY HELD ON 22ND SEPTEMBER 2025

9. The Board was briefed that minutes of 43rd Board meeting were circulated on 26th September, 2025 and till date, no reservation had been received from any member of the Board.

DECISION

10. The Board confirmed the minutes of 43rd Executive Board meeting.

AGENDA NO. 02

Subject: PROGRESS ON THE DECISIONS OF 41ST, 42ND AND 43RD EXECUTIVE BOARD MEETINGS

11. The Board was briefed in detail on the progress of the decisions of 41st, 42nd and 43rd Board meetings. Progress report on the said decisions is enclosed (Annex-I).
12. The Board expressed its satisfaction over progress on decisions of above mentioned Board meetings.

AGENDA ITEM NO. 03

Subject: APPROVAL FOR AUCTION OF COMMERCIAL PLOTS, HELD ON 18TH-19TH JUNE 2025

13. The Board was informed that Federal Government Employees Housing Authority (FGEHA) conducted two (02) days Open Auction event at Aura Grande Event Complex, E-11, Islamabad on 18th-19th June, 2025. In total, 24 commercial plots of various categories were offered for open auction and bids were received against seven (07) plots. According to Clause 8 of auction brochure:

“The Executive Board (EB) shall decide acceptance or rejection of bid and in case of rejection, FGEHA shall return token money within 15 working days after decision of the Board.”

14. It was further informed that the Board after deliberation constituted following committee to review complete auction process, including determination of reserve prices, auction campaign and bidding procedures.

- 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

15. Report of committee was presented before the Board with following recommendations:

- i. As a whole, determination of reserve price is correct as it followed due process of GPI as prevalent with FGEHA and CDA.
- ii. Bidding process also appears to be in order, being competitive; though participation was low but due process was adopted.
- iii. Plot No. 8 measuring 2000 sq. yards fetched marginally less price than previous price; and may be cancelled and re-auctioned in next auction.

- iv. The bids of remaining plots may be approved by the Executive Board, being the competent forum.
- v. Development of remaining G-14 Sector should be carried out on a priority basis, and in particular, the identified auctionable plot sites should be properly developed with allied facilities.
- vi. Auctions should be held preferably on a quarterly basis or every four months to have a better reserve price vis-à-vis the auctioned price.

RECOMMENDATION

16. Recommendations of committee at **Para-15** were placed before the Board for approval, please

DISCUSSION

17. Committee presented its report and briefed the Board on its deliberations against each TOR. It was reported that auction and bidding process were conducted in accordance with prevailing SOPs and protocols of FGEHA and CDA; auction campaign was widely publicized through print and other relevant media; reserve prices were determined using three benchmarks, namely GPI method, FBR rates and third-party valuation. However, due to absence of regular auctions, a firm basis for reserve price determination could not be established. Consequently, Plot no. 8, measuring 2,000 square yards, was sold at reserve price to a sole bidder. In view of non-competitive bidding despite its prime location, Committee recommended cancellation and re-auction of said plot in next auction.

18. In response to a query by the Secretary, Housing & Works, it was clarified that in the previous auction the said plot had secured a bid of PKR 875,000 per square yard against a reserve price of PKR 625,000, generating total revenue of PKR 1.75 billion; however, the allotment was cancelled due to non-payment and the token money was forfeited. The Secretary, Housing & Works directed that regular biannual auctions shall be conducted through a pre-determined auction calendar to ensure market confidence, consistency and visibility and to enhance investor participation, including from overseas. It was further directed that the auction process shall be fully digitalized and automated, and that a comprehensive annual auction framework shall be developed to ensure effective market outreach and maximum market capture.

DECISION

19. The Board approved recommendations of Committee and directed as under:
- i. Regular auctions shall be conducted biannually after development and approval of an auction calendar, aimed at enhancing overseas participation and improving investor liquidity.

- ii. Entire auction process shall be fully digitalized and automated within two (02) weeks to ensure transparency, consistency, visibility and to strengthen investor and market confidence.

AGENDA ITEM NO. 04

Subject: **ENDORSEMENT OF REVISED PC-I OF F-14/F-15 PROJECT**

20. The Board was apprised that in pursuance of directives of 38th and 41st Board Meetings, matter was taken up with M/s FWO. An amicable settlement was successfully concluded on 21st November, 2025, ensuring that all outstanding issues were resolved to satisfaction of both parties.

21. It was informed that during 41st meeting, the Board approved PC-I on recommendations of DWP to proceed with tendering based on MRS 2nd Bi-Annual 2025. Subsequently, a revised PC-I was presented and formally approved at DWP meeting held on 1st October, 2025, based on prevailing market rates and MRS 2nd Bi-Annual 2025, wherein earlier 8% margin was removed. Although rates for water supply, storm water and sewerage are higher compared to MRS 1st Bi-Annual 2025, removal of margin resulted in a net reduction of Rs. 708 million, reducing project cost from Rs. 29.90 billion to Rs. 28.20 billion. Project scope includes roads, water supply, sewerage, storm water drainage, power, gas, communication networks and landscaping. Project would be executed through FGEHA's own resources within a revised completion period of 36 months, along with corresponding escalation provisions. Non-schedule items have been estimated based on prevailing market rates.

| # | Description | 1 st Bi-Annual 2025 (Rs. Billion) | 2 nd Bi-Annual 2025 (Rs. Billion) |
|--------------------|---------------------------------------|--|---|
| 1 | Cost of Work | 16.61 | 17.18 |
| 2 | Connection Charges | 9.09 | 9.09 |
| 3 | Miscellaneous Charges (Escalation) | 3.2 | 1.93 |
| Grand Total | | 28.90 | 28.20 |

22. It was further informed that in compliance of the directions made by the Board in its 41st EB meeting, letters were issued to SOEs, on 21st November, 2025 as per PPRA Rules 42(f). Pre Bid meeting was held on 4th December, 2025 and Technical Bid opened on 16th December, 2025. Only NLC submitted its bid which is currently under evaluation.

RECOMMENDATION

23. Revised PC-I amounting to Rs. 28.20 Billion was placed before the Board for endorsement, please.

DISCUSSION

24. The Board was informed that, in pursuance of the directives issued during 38th and 41st Board Meetings, approval was accorded to PC-I for proceeding with tendering based on MRS 2nd Bi-Annual 2025. Subsequently, revised PC-I, prepared on basis of prevailing market rates and MRS 2nd Bi-Annual 2025, was presented to and duly approved by DWP, resulting in reduction of project cost from Rs. 29.9 billion to Rs. 28.2 billion, reflecting a net saving of Rs. 708 million.

25. In response to a query by Secretary, Housing & Works, it was clarified that agenda had been placed before the Board for endorsement; however, in accordance with TORs of DWP, as approved under agenda no. 09 of 4th Executive Board Meeting, only cases where project proposal, or any aspect thereof, is contested by members of Planning and Finance Division are required to be referred to the Board. Considering the fact that no such disagreement existed, Secretary, Housing & Works directed strict compliance with said decision and referred agenda back to the competent forum, i.e., DWP, which is fully authorized to approve PC-I under approved delegation of powers by the Board. The Board also noted the need for engagement of a legal consultant for agreements and contracts.

DECISION

26. The Board referred the agenda back to proceed in strict compliance with Board's decision on delegation, as approved under agenda no. 09 of 4th Board and directed that such compliance shall be strictly adhered to in all future cases.

AGENDA ITEM NO. 05

Subject: **SPECIAL PACKAGE TO BEREAVED FAMILY OF MR. IHSAN ELAHI
EX-DIRECTOR LAND, FGEHA**

27. It was briefed that Mr. Ihsan Elahi, Ex-Director (Land), previously served as Principal Engineer (BS-19) at PCSIR under Ministry of Science and Technology, had worked with FGEHA for approximately eight years during different periods. He was subsequently posted as Director (Land), FGEHA, on deputation, and while still in service, he was tragically murdered in Blue Area, Islamabad, on 7th October, 2025. Following his unfortunate demise, bereaved family requested that his case be recognized as a death in the line of duty, with appropriate compensation and granting him title of Shaheed.

28. It was further briefed that matter was referred to HR Committee of FGEHA, and a meeting was held on 11th November, 2025, under the Chairmanship of Additional Secretary, M/o Housing & Works, to consider a special package for bereaved family of

Mr. Ihsan Elahi, Ex-Director (Land), FGEHA. After deliberation, Committee recommended a proposal, subject to approval of the Board. Minutes of meeting are enclosed:

RECOMMENDATIONS OF HR COMMITTEE:

29. HR Committee recommended following:

- a. Grant one-time waiver of Rs. 11 Million, being an outstanding payment for plot allotted to late Mr. Ihsan Elahi in Sector F-14, Islamabad, to his bereaved family as a gesture of recognition for his dedicated services during his deputation in FGEHA and on humanitarian grounds. This may be approved by the Board under powers vested in it under section 26 of FGEHA Act. Furthermore, FGEHA should clarify financial source through which this waiver amount will be covered to ensure that no additional burden is placed on other allottees of Sector F-14; and
- b. Allow widow and children of deceased to continue availing medical treatment from FGEHA's panel hospitals until the age of deceased's superannuation, as part of proposed Special Package by FGEHA Management, in addition to benefits admissible under Prime Minister's Assistance Package, purely on compassionate and humanitarian grounds.

30. Moreover, proposal regarding Policy/Rule for Special Lump sum Grant of Rs.7 Million to bereaved family (widow) of Mr. Ihsan Elahi (deceased) was placed for consideration/direction in light of FGEHA Board powers specified in section 26 of FGEHA Act which stipulates as under:

"The Executive Board may make rules and regulations, for carrying out purposes of this Act".

31. Details of requests are as follows:

| # | Requests | Pertains to | Recommendations of HR Committee |
|----|---|---------------|---------------------------------|
| 1. | Provision of official vehicle with driver and two security guards until date of retirement | FGEHA | - |
| 2. | Extend medical coverage to the deceased's widow and children through FGEHA's panel hospitals until the date of his retirement | FGEHA | Recommended |
| 3. | Allotment of Plot - one-time waiver of Rs. 11 Million outstanding payment for the plot allotted to the late Mr. Ihsan Elahi (F-14/15) | FGEHA | Recommended |
| 4. | Special Lump sum Grant of Rs.7 Million | FGEHA | Not Recommended |
| 5. | Allotment of Government accommodation until date of retirement | Estate Office | - |

| | | | |
|----|---|-------|---|
| 6. | Continuation of his monthly salary until date of retirement | PCSIR | - |
| 7. | Payment of school fee for his four children until their graduation | PCSIR | - |
| 8. | Appointment of his younger brother named Farman Elahi in department on a suitable post (Grade-15) | PCSIR | - |

RECOMMENDATION

32. The Board was requested to approve the following:
- i. Recommendations of HR committee at **Para- 29**
 - ii. Consideration/approval of Special Lump sum Grant of Rs. 7 Million to bereaved family (widow) of Mr. Ihsan Elahi under Clause 26 of FGEHA Act.
 - iii. Refer case for allotment of government accommodation until date of retirement to Estate Office.

DISCUSSION

33. The Board, while acknowledging dedication and significant contributions of the deceased, including his role in clearing land for FGEHA projects and signing tri-partite agreement of Park Road Project, approved recommendations of HR Committee.

DECISION

34. The Board approved recommendations of HR Committee at **Para- 29**, directed that a letter be issued to PCSIR regarding approved package, and further directed close coordination with PCSIR to facilitate family in accordance with applicable rules and regulations.

AGENDA ITEM NO. 06

Subject: **MOU WITH M/S ZKB TOWN (PRIVATE) LIMITED FOR LAND MEASURING APPROX. 6073 KANALS (EXTENDABLE) OF LAND IN MOUZA HATTAR AND QUTBAL, TEHSIL FATEH JANG FOR DEVELOPMENT OF SUBJECT HOUSING PROJECT UNDER JOINT VENTURE END PRODUCT MODEL**

35. The Board was informed that on 14th April, 2025, M/s ZKB Town Pvt. Ltd. submitted a Joint Venture (JV) proposal through 1st EOI issued by FGEHA under new JV & PPP Rules 2025, offering 6,073 Kanals (extendable) at Mouza Hattar and Qutbal, Attock, on an end product basis. Scrutiny Committee evaluated proposal, conducted a site visit on 27th May, 2025 and prepared pre-feasibility reports on technical, planning, land and environmental aspects. Verification by Additional Deputy Commissioner, Attock and

confirmation by FGEHA Planning Wing on 10th July, 2025, established site's feasibility. Draft MoU (non-binding), vetted by Law Wing, was deliberated by Technical & Evaluation Committee on 14th and 17th July, 2025, amended and approved for signing. On 23rd July, 2025, Secretary, M/o Housing & Works, requested third-party vetting and exploration of primary access via CPEC/M-14 Motorway, which was undertaken by ZKB Town. Subsequent meeting of committee on 11th August, 2025, recommended engaging a pre-qualified Transaction Advisor, M/s RSM Pakistan, in consortium with RIAA Barker Gillette, for MoU vetting and detailed feasibility studies. Following vetting, FGEHA signed non-binding MoU with M/s ZKB Town Pvt. Ltd. on 21st October, 2025.

Salient Features of MOU

- i. M/s ZKB Town Pvt. Ltd. will offer developed plots on end product basis, with cost inclusive of land and development.
- ii. Minimum 50% booking of plots by FGEHA registered members is condition precedent to move forward.
- iii. The prices of plots for FGEHA members and residential and commercial share would be determined by Transaction Advisor and reviewed by Technical and Evaluation Committee.
- iv. Clearance of land-related matters rests solely with ZKB Town Pvt. Ltd.
- v. FGEHA retains the right to terminate the MOU at any stage in the event of default by Party 'B'.

RECOMMENDATION

36. MOU between FGEHA and M/s ZKB Town was placed before the Board for information, please.

DISCUSSION

37. The Board was informed that M/s ZKB Town Pvt. Ltd. submitted a Joint Venture proposal for 6,073 Kanals at Mouza Hattar and Qutbal, Attock, which was evaluated, verified and deemed feasible by FGEHA and relevant authorities. A non-binding Memorandum of Understanding (MoU), incorporating provisions relating to end-product model, member bookings, price determination, land clearances and termination rights, was duly vetted by Transaction Advisor and signed on 21st October, 2025.

38. In response to a query, the Board was apprised that Article 2, Clause 2(g) and Article 3 of MoU explicitly provide for its non-binding nature and do not give rise to any liability. Further, Secretary, Ministry of Housing and Works, inquired about rationale for placing MoU before the Board for information, since delegated authority had already been

approved by the Board. It was clarified that competent authority for approval of MoUs rests with FGEHA management. The Board, however, directed that an explicit title clause affirming non-binding nature of MoU be incorporated through an addendum and reiterated that all approvals shall strictly conform to delegated authority as approved by the Board.

DECISION

39. The Board directed that an explicit title clause affirming non-binding nature of MoU be incorporated through an addendum and emphasized that all approvals shall strictly adhere to delegated authority as approved by the Board. The Board further emphasized that only those matters requiring the Board consideration as per prevailing laws and policies shall be placed before the Board meetings.

AGENDA ITEM NO. 07

Subject: **ALLOTMENT/RESTORATION OF PLOT NO-28-A (CAT-II) IN G-14/3**

40. It was apprised that Mr. Shafiq A. Shahzad, an officer of the Commerce & Trade Group, was posted to FGE Housing Foundation (now FGEHA) on deputation for a period of three years and assumed charge as Director (Estate) on 2nd August, 2011. Under Allotment and Quota Policy applicable at that time, officers on deputation were eligible for allotment of a residential plot upon completion of ten (10) years of Federal Government service and one and a half (1½) years (18 months) of service in Housing Foundation.

41. It was informed that on 14th February, 2013, Mr. Shafiq applied for allotment of a residential plot. At that time, he had completed approximately fourteen (14) months of service in Housing Foundation, and mandatory 18-month period had not yet matured. Plot No. 28-A, Street-92, Sector G-14/3 was earmarked for him with clear understanding that Provisional Offer Letter and Final Allotment Letter would be issued only upon completion of mandatory service period. The allotment policy was silent regarding advance earmarking of plots; determining criterion under policy remained fulfillment of prescribed 18-month service requirement.

42. It was briefed that Mr. Shafiq A. Shahzad completed mandatory one and a half (1½) years of service on 2nd June, 2013. Consequently, Final Allotment Letter was issued to him on 17th June, 2013, with the approval of the Director General and strictly after fulfillment of all eligibility criteria. At that time, he was serving in BPS-19, and under the then-applicable policy, Category-II plots were designated for officers in BPS-18 and BPS-19. Accordingly, he was allotted a Category-II plot in Sector G-14/3.

43. It was further briefed that the case was subsequently placed before the Executive Committee in its meeting held on 11th October, 2013. Committee directed cancellation of allotment and recorded following observation:

“Plot is cancelled and enquiry be held to fix responsibility that under what law he got earmarked a plot before the completion of mandatory period.”

44. Decision of the Executive Committee was premised solely on the observation that plot had been earmarked prior to completion of mandatory 18-month service period. However, allotment policy did not prohibit advance earmarking, nor did it prescribe any legal consequence attached thereto. Policy requirement was completion of mandatory service period at time of allotment, which stood fully satisfied when Final Allotment Letter was issued. Consequently, timing of earmarking was procedural in nature and became immaterial once eligibility criteria were duly met. No breach of policy, irregularity, or misconduct on part of Mr. Shafiq A. Shahzad can therefore be established.

45. It was later revealed that Plot No. 28-A, Street-92, Sector G-14/3, along with thirty-six (36) other plots, had been created under a revised layout plan which was never approved by CDA, the competent authority for such approvals prior to enactment of FGEHA Act, 2020. As these revised plots did not legally exist, restoration or re-offering of originally allotted plot in Sector G-14/3 is not legally feasible.

46. Subsequently, Mr. Shafiq A. Shahzad obtained valid membership in FGEHA under Membership Drive-II for a Category-I plot. He has also since been promoted to BPS-20 on a regular basis. Under prevailing entitlement criteria, officers in BPS-20 are eligible for allotment of Category-I plots.

47. The Board was informed that in view of fact that Mr. Shafiq completed mandatory service period at the time of issuance of allotment letter; that cancellation by the then Executive Committee was based on a procedural observation relating to advance earmarking rather than lack of eligibility; that originally allotted plot had no legal existence due to non-approval of revised layout plan by CDA; that he has since acquired valid membership for a Category-I plot; and that he is presently serving in BPS-20, qualifying him for Category-I under applicable criteria, his case warrants final resolution through a suitable replacement allotment within existing schemes of FGEHA.

48. It is, therefore, submitted for consideration and approval that a Category-I residential plot in F-14/F-15 Housing Scheme may be allotted to Mr. Shafiq A. Shahzad from FGEHA quota, in lieu of his earlier cancelled Category-II allotment in Sector G-14/3 and in accordance with his current entitlement.

RECOMMENDATION

49. The case is placed before the Board for decision, please.

DISCUSSION

50. The Board was informed that Mr. Shafiq A. Shahzad had fulfilled all eligibility criteria at the time of his earlier allotment, which was subsequently cancelled due to a procedural observation regarding advance earmarking. The originally allotted plot had no legal existence due to non-approval of revised layout plan by CDA. While Mr. Shafiq now holds valid FGEHA membership under Drive-II for a Category-I plot, the Board deliberated that, based on his service at FGEHA, he is entitled only to a Category-II plot under deputationist quota and allotment of a Category-I plot is therefore not permissible.

DECISION

51. The Board restored Mr. Shafiq A. Shahzad's entitlement and directed FGEHA to allot him a residential plot in accordance with his entitlement under deputationist quota.

AGENDA ITEM NO. 08

Subject: PROGRESS UPDATE OF FGEHA PROJECTS

52. The Board was apprised Federal Government Employees Housing Authority (FGEHA), under the Ministry of Housing and Works, was established to provide affordable and sustainable housing for federal government employees and other designated groups. Over the years, FGEHA has launched several housing projects. While facing challenges such as land acquisition, project financing and implementation delays; FGEHA has remained committed to its objectives and significant milestones have been achieved. A comprehensive progress update on these initiatives is provided below:

a. Infrastructure Projects:

i. Margalla Orchid – Park Road, Islamabad

53. It was briefed that compensation rates for Mouza Tamma were enhanced to facilitate smooth and amicable land acquisition. Memorandum of Understanding (MoU) was signed with DHA in August, 2024 and DHA mobilized resources at project site in September, 2024. To further facilitate project progress, smooth execution of works, and on 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 the best interest of FGEHA and its allottees, without creating any precedent. Land of Mouza Tamma was handed over to DHA in February, 2025. Subsequently, a Tripartite Agreement was signed on

26th September, 2025. 7400 Kanal of land has been handed and development work is in progress.

ii. Commoners Sky Garden, Rawalpindi

54. It was informed that JV Agreement with M/s Commoners Sky Gardens was executed on 11th October, 2019 based on land-sharing model up to 11,000 Kanals of land located in Mauza Kathar & Mengal, Tehsil and District Murree. Project comprises development of 5,754 residential plots, with an equity distribution ratio of 70:30 between JV partners. Additionally, commercial was shared at ratio of 45:55, reflecting agreed terms for commercial land utilization and development. Physical progress stands at 37% for Phase-I and 39% for Phase-II. Priority area in Sector A has been completed, with 80 plots handed over on 3rd July, 2025, while Blocks G and D are expected to be ready for possession by March, 2026.

iii. Infrastructure Development Works for Sector F-12/G-12

55. The Board was briefed that *Layout Plan (LOP) of F-12* was prepared by M/s NESPAK under supervision of Planning Wing. Letter of Acceptance for design engineering services and preparation of PC-I was issued on 3rd July, 2024, followed by signing of contract agreement on 25th October, 2024. Draft PC-I was reviewed by FGEHA and observations were conveyed for revision. Pre-DWP meeting for Sector F-12, with a project cost of Rs. 36,082.16 million, was held on 29th October, 2025, wherein Planning Wing was directed to revise LOP. Draft revised LOP was shared with NESPAK for incorporation into PC-I.

56. It was further briefed that *Layout Plan (LOP) of G-12* was submitted by M/s NESPAK on 1st December, 2025, which is currently under review. For engineering design, preparation of PC-I and construction supervision, letters were issued to SOEs' consultants under PPRA Rule 42(f) on 28th November, 2025. A pre-bid meeting was held on 9th December, 2025 attended only by NESPAK, wherein various queries were raised; however, through minutes issued on 12th December, 2025, it was clarified that mobilization advance and waiver of securities were not applicable, while site access would be facilitated by FGEHA and a seven-day extension in bid submission time up to 23rd December, 2025 was granted. In view of urgency to launch Sectors F-12 and G-12 on priority, NESPAK was requested to deploy a dedicated planning and technical team at FGEHA Headquarters to ensure timely completion of assigned tasks.

iv. Green Enclave-I

57. It was briefed that, pursuant to the Ministry of Housing and Works' letter No. Tech/Green Enclave-1/FGEHA dated 10th December, 2024, a sub-committee comprising PWD engineers was constituted to conduct an on-site assessment. The sub-committee

forwarded its report on 23rd July, 2025, which is yet to be presented to the Board. The options of either terminating the contract with the JV partner or continuing with it are to be assessed after the report has been examined by the board. FGEHA will work out the possibilities in the next few weeks and will endeavor to resolve the issues for resumption of the project in accordance with prevailing laws and policies.

b. Apartment Projects

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

58. The Board was apprised that Revised PC-I, with a total project cost of Rs. 33.53 Billion, was approved by DWP on 23rd April, 2024 and subsequently by the 33rd Board on 16th May, 2024. Based on revised cost structure and conversion of amenities in two towers into commercial spaces, a subsidy of Rs. 1,400 per SFT was extended to allottees. To ensure efficient implementation, 37th Board, in its meeting held on 2nd December, 2024, approved a tower-wise execution of project. Accordingly, tender for Kashmir Avenue Apartments was floated on 26th January, 2025, with bids due by 26th February, 2025.

59. Technical Evaluation Report was uploaded on EPADS on 26th May, 2025, after which grievances were filed by M/s Amanat Hussain and M/s Maqbool Associates. Following appeals to Hon'ble Federal Minister for Housing & Works and directions from Ministry, bidding process was withheld. Review Committee of Ministry examined the matter and directed reconstitution of Grievance Redressal Committee (GRC). In Parallel, appeals were filed before PPRA, which issued its final decision on 5th September, 2025.

60. In compliance with PPRA's decision, fresh evaluation qualified M/s Kingcrete Builders and JV M/s Amanat Hussain & M/s Maqbool Associates. Subsequently, M/s Kingcrete Builders withdrew its bid under PPRA Rule 26(4)(c). Meanwhile, M/s Zarif Khan filed a writ petition before IHC on 25th September, 2025, which directed FGEHA to decide appeal prior to award of contract. Accordingly, hearing was held on 22nd October, 2025, wherein committee declared matter *coram non judice* for FGEHA and held PPRA to be a competent forum for grievance redressal. Subsequently, M/s Zarif Khan filed an appeal before PPRA in November 2025, and date of hearing has yet to be communicated.

61. Financial bid of JV M/s Amanat Hussain & Maqbool Associates, was opened on 24th October, 2025 and forwarded to consultant for detailed evaluation. Consultant has submitted its report and is under evaluation by Technical wing.

ii. FGEHA Lifestyle Residency, G-13

62. It was informed that FGEHA took possession of project site on 2nd March, 2025, and implemented execution plan, which was also submitted to court during legal proceedings. Case, filed in IHC by previous contractor, concluded with a judgment

21

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. As part of revised strategy, three 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 would be allocated to complete commercial area facade and construction of Category-A residential tower in first phase. In second phase, approximately 350,000 square feet of commercial area would be auctioned to fund construction of remaining residential towers.

63. It was further informed that PC-I of Lifestyle Residency (10-Acre) Project, G-13, Islamabad, with an estimated cost of Rs. 48.8 Billion, was approved by 41st Board on 27th August, 2025. The Board further advised exploring alternative procurement options, including execution under Public-Private Partnership (PPP) model. In this regard, a Transaction Advisor, M/s RSM, was engaged to determine valuation of project assets; initial report had been received. Upon completion of asset valuation, formal Expression of Interest (EOI) will be floated under PPP framework, subject to Board's approval.

iii. Skyline Apartments

64. 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 the Board's 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. Committee constituted in April, 2023 resolved outstanding issues, resulting in an agreement on 24th July, 2023, and Board's approval to resume works on Rose Tower. Revised cost estimates based on MRS 2024 were approved, with Technical Committee endorsing recommencement at Rs. 18.37 Billion, subject to allottees' consent. 35th Executive Board (16th August, 2024) directed preparation of detailed land utilization plan, and a sub-committee was subsequently constituted to explore various land use options, in compliance with these directives. 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) Revenue generated from action of newly carved out commercial area (un-utilized residential area) will be extended to allottees as subsidy.

65. Accordingly, an agenda was presented in 41st Board meeting on 26th August, 2025 for re-commencement of Rose Blocks (Type-A Apartments) and principal approval for re-planning of project. The Board decided to constitute a committee under chairmanship of Additional Secretary Law to propose revisions/amendments in agreement, explore legal and financial aspects. Committee submitted its report in November, 2025. *Report is submitted before the Board for deliberation, please.*

iv. **Five Star Plus Hotel**

66. The Board was briefed that project scope was upgraded from a 5-Star to a 5-Star Plus Hotel on the directions of Prime Minister's Office (PMO) and was subsequently approved by the Board in April, 2025. For procurement of Transaction Advisory Services, an advertisement was issued on 5th July, 2025 with an initial bid submission deadline of 24th July, 2025. Despite extensive outreach, only one bid was received from a consortium led by M/s KPMG Taseer Hadi & Co. Consequently, a corrigendum was issued extending deadline to 4th August, 2025 to encourage competition; however, no additional bids were received and same consortium re-submitted its proposal.

67. Initial scrutiny was carried out by P3A and KPMG-led consortium was declared technically qualified. Financial bid was opened on 23rd September, 2025 quoting a fee of Rs. 65 million. Subsequently, a Letter of Acceptance (LoA) was issued on 11th November, 2025 and consultancy agreement was signed accordingly.

DECISION

68. After detailed deliberation on progress of each project, the Board directed as follows:

- i. Percentage progress of each project against fortnightly milestones/deliverables shall be shared for both residential and commercial components.
- ii. Commercial development shall be synchronized with residential development to ensure smooth possession, livability and effective cash flow management.
- iii. Negotiations with JV partners for GE-I and Skyline Apartment projects shall be conducted in line with recommendations of respective committees to resume development through an amicable way forward within 30 days, with progress intimated to the Board.

Progress on Decisions of 41st, 42nd and 43rd Executive Board Meeting41ST EXECUTIVE BOARD

| AGENDA ITEM / DECISION | IMPLEMENTATION STATUS |
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| <p><u>Agenda Item No. 2:</u> Approval of Highest Bids of Auction of 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</p> <p>Decision: 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.</p> <p>i. Mr. Muhammad Shahid Hussain Managing Director PHAF</p> <p>ii. Mr. Waseem Hayat Bajwa Chief Executive Officer PIDCL</p> <p>iii. Mr. Fayaz-ul-Haq Joint Secretary (Estate) M/O Housing & Works</p> | <p>Committee report presented vide <i>Agenda No. 3</i></p> |
| <p><u>Agenda Item No. 3:</u> Budget of FGEHA for Financial Year 2025-2026</p> <p>Decision: 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 FY.</p> | <p>Implemented. Revised budget presented in 42nd Board meeting on 11th September, 2025</p> |
| <p><u>Agenda Item No. 4:</u> Approval for F-14/ F-15 Project from the Board of FGEHA for followings:-</p> | |

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| <p>a. Draft Settlement Agreement with FWO</p> <p>b. Approval of PC-I</p> | |
| <p>Decision:</p> <p>a. The Board unanimously approved agenda with the directions to complete all formalities in a manner that in future, no issue/dispute arises between parties or at any other forum.</p> <p>b. The Board approved PC-i in light of decisions made by DWP and proceed with tendering based on MRS, 2nd Bi-Annual 2025.</p> | <p>a. Implemented. Settlement Agreement signed.</p> <p>b. Implemented. Revised PC-I presented vide <i>Agenda No. 4</i></p> |
| <p><u>Agenda Item No. 5:</u></p> <p>Update on School Plot in FGEHA Scheme Phase-I, Sector-24-B, KDA Scheme No. 33, Gulzar-E-Hijri Karachi</p> <p>Decision:</p> <p>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.</p> | <p>Implemented. Committee constituted on 25th September, 2025. Report of the committee is at final stage.</p> |
| <p><u>Agenda Item No. 6:</u></p> <p>Infrastructure 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 and Court Directions on G-14/1</p> <p>Decision:</p> <p>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:-</p> <p>i. Mr. Muhammad Shahid Hussain</p> | <p>Implemented. Committee report was presented in 42nd Board meeting.</p> |

21

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| <p>Managing Director, PHA</p> <p>ii. Mr. Waseem Hayat Bajwa Chief Executive Officer, PIDCL</p> <p>iii. Mr. Fayyaz-ul-Haq JS (Estate), M/o (H&W)</p> | |
| <p><u>Agenda Item No. 7:</u> Amendment in FGEHA Act in Compliance of Directions by Cabinet Committee on Rightsizing</p> <p>Decision: 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.</p> | <p>Implemented.</p> |
| <p><u>Agenda Item No. 8:</u> Approval of Recommendations of DWP Committee Meeting Regarding PC-I for Lifestyle Residency (10-Acre) Project, Sector G-13, Islamabad</p> <p>Decision: The Board unanimously approved PC-1 amounting to Rs. 48,854.474 Million and recommendations contained in Para 92 above with direction to formulate a comprehensive business plan of project from a reputable Transaction Advisor.</p> | <p>Implemented.</p> |
| <p><u>Agenda Item No. 9:</u> Approval of Minutes of Steering Committee & Principal Approval for Re-Planning of Skyline Apartments Project</p> <p>Decision: The Board decided to constitute following committee to propose revision/ amendment in agreement, explore legal and financial aspects to proceed further:</p> <p>i. Draftsman/ AS, Law & Justice Division (Chairman)</p> <p>ii. Chief Engineer, FGEHA (Member)</p> <p>iii. Director Administration, ICT (Member)</p> | <p>Implemented. Committee's report is presented vide <i>Agenda No. 8b(iii)</i></p> |

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| <p>iv. Director (Law), FGEHA (Member) v. Director (JV), FGEHA (Member)</p> <p><u>Agenda Item No. 10:</u> Progress Update of FGEHA Projects</p> | |
| <p>Decision: The Board directed to expedite the work and launch these projects on urgent basis subject to conformity to rules.</p> | <p>Implemented. Updated status of projects presented vide <i>Agenda No. 8</i></p> |

42ND EXECUTIVE BOARD

| AGENDA ITEM / DECISION | IMPLEMENTATION STATUS |
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| <p><u>Agenda Item No. 1:</u> Budget of FGEHA for the Financial Year 2025-2026</p> <p>Decision: The Board unanimously approved recommendation of the Finance, Budget and Accounts Committee contained in Para 9 above with direction to restricting three object heads, A01273-Honorarium, A01273-Eid Bonus & A03959-Stipend into one head, i.e., A01273-Honorarium head, budget of Rs. 18 Million is approved under the same head by the Executive Board.</p> | <p>Implemented.</p> |
| <p><u>Agenda Item No. 2:</u> Infrastructure 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</p> <p>Decision: The Board decided that:</p> <p>i. DG FGEHA shall review/revisit the decision to annul the bidding in view of findings and recommendations of the Committee headed by MD/CEO PHA-F, under the PPRA Rules.</p> <p>ii. DG FGEHA shall examine and fix responsibility for delay of seven-month between evaluation (December 2024) and bid annulment (July 2025) and why the annulment order was issued after expiry of the bid validity period without</p> | <p>i. Implemented. Speaking order issued.</p> <p>ii. Implemented. Explanations have been issued to all concerned</p> |



proper documentation under PPRA Rule 26. DG FGEHA should also recommend action to be initiated against delinquent officers.

iii. DG FGEHA shall also examine NESPAK's performance and role in this project and other procurement processes and specifically examine reasons for not taking up issue of not participating when asked to by FGEHA in evaluation process.

iv. Initiate procedural and institutional reforms to streamline routine processes, including procurement and documentation and to include technical experts in all evaluation and validation committees.

Agenda Item No. 3:

Writ Petition No. (3090/2025) Under Article 199 of the Constitution of Islamic Republic of Pakistan Court Directions on G-14/1

Decision:

The Board granted petitioner, Mr. Muhammad Iqbal, representing M/s Awais Iqbal N Daow Rajput Associates, hearing in light of the Hon'ble Court's orders and directed Director General FGEHA to examine/review case on merit and dispose of petition through a speaking order in light of findings and recommendations of committee constituted by the Board under by MD/CEO PHA-F and relevant law/rules and ensure that speaking order is passed within 15 days, under intimation to the FGEHA Board.

iii. Implemented. Letter attached

iv. Implemented. Committee has been constituted on 17th July, 2025. Report of committee is at final stage. After finalization, standardized SOPs and bidding documents will be implemented.

Implemented. Speaking order issued.

43RD EXECUTIVE BOARD

| AGENDA ITEM / DECISION | IMPLEMENTATION STATUS |
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| <p><u>Agenda Item No. 1:</u> Approval of FGEHA's Executive Board for the tripartite development & management agreement amongst FGEHA, SCBA and DHA for park road housing scheme, Islamabad (Margalla orchards Project)</p> <p>Decision: The Executive Board approved recommendation contained in Para 18:</p> <ul style="list-style-type: none">i. Approve draft Tripartite Joint Venture Agreement amongst FGEHA, SCBAP and DHA; and authorize DG FGEHA to sign Agreement.ii. Any subsequent allied matters arising during implementation within ambit of Agreement may be decided by DG FGEHA, in the best interest of FGEHA and its members, with intimation to the Board. | <p>Tripartite Agreement was signed on 26th September, 2025.</p> |

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**LIST OF PARTICIPANTS OF
44TH EXECUTIVE BOARD MEETING OF FGEHA
HELD ON 24TH DECEMBER 2025**

| S No. | Name & Designation |
|-------|---|
| 1. | MIAN RIAZ HUSSAIN PIRZADA Federal Minister, Housing & Works, Islamabad |
| 2. | CAPT. (R) MUHAMMAD MAHMOOD Secretary, M/o Housing & Works, Islamabad |
| 3. | SYED ZAKRIA ALI SHAH Additional Secretary, M/o Housing & Works, Islamabad. |
| 4. | MR. MUHAMMAD SHAHID HUSSAIN Managing Director, PHA Foundation, Islamabad |
| 5. | MR. MUHAMMAD ALI RANDHAWA Chairman, CDA, Islamabad |
| 6. | MR. MUHAMMAD KHASHIH-UR-REHMAN Draftsman, Law & Justice Division, Islamabad |
| 7. | CAPT. (R) MUHAMMAD ZAFAR IQBAL Director General, FGE Housing Authority, Islamabad |
| 8. | MR. MUHAMMAD ALI RANDHAWA Chief Commissioner, ICT, Islamabad |
| 9. | MR. IQBAL AHMED Chief (Technical/PP&H), Planning Commission, Islamabad |
| 10. | MR. ATHAR SAJID KHAN Joint Secretary (Expenditures), Finance Division, Islamabad |
| 11. | MR. MUHAMMAD RASHEED Director General, Pak PWD, 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 |

7/1