



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

**Subject: MINUTES OF 45<sup>TH</sup> MEETING OF EXECUTIVE BOARD OF THE  
FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY  
HELD ON 3<sup>RD</sup> FEBRUARY, 2026**

45<sup>th</sup> meeting of the Executive Board (EB) of Federal Government Employees Housing Authority (FGEHA) was convened on 3<sup>rd</sup> February, 2026 at 10:30 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 the recitation from the Holy Quran. At the outset, the Chair welcomed participants. List of participants is enclosed.

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

**AGENDA NO. 01**

**Subject: CONFIRMATION OF THE MINUTES OF 44<sup>TH</sup> EXECUTIVE BOARD  
MEETING OF FGE HOUSING AUTHORITY HELD ON  
24<sup>TH</sup> DECEMBER, 2025**

4. Director General, FGE Housing Authority briefed members of the Board that minutes of 44<sup>th</sup> Board meeting were circulated on 22<sup>nd</sup> January, 2026.

**DECISION**

5. The Board confirmed minutes of the 44<sup>th</sup> Executive Board meeting, with the direction that decision regarding Agenda No. 8, Para 68(iii), as discussed during the meeting, be recorded as follows:

*"The option of negotiating with JV partners, in line with the recommendations of the respective committees and applicable rules and procedures, may be explored for resumption of work, or otherwise processed as deemed appropriate. The exercise shall be completed within 30 days with progress intimated to the Board."*

**AGENDA NO. 02**

**Subject: IMPLEMENTATION STATUS ON DECISIONS OF 44<sup>TH</sup> EXECUTIVE BOARD MEETING**

6. The Board was briefed in detail on the progress on the decisions of 44<sup>th</sup> Executive Board meeting. Progress report on the said decisions is enclosed (**Annex-I**).
7. The Board expressed its satisfaction over the progress on the decisions of 44<sup>th</sup> Executive Board meeting

**AGENDA NO. 03**

**Subject: APPEALS TO THE BOARD BY VARIOUS ALLOTTEES/AFFECTEES OF FGEHA**

**I. AFFORDING OPPORTUNITY OF HEARING TO MR. MUHAMMAD JAMIL RAZA, AN APPLICANT OF PHASE-III (G-13 & G-14/4), ISLAMABAD**

8. The Board was informed that Mr. Muhammad Jamil Raza S/o K.A Rehman (Late) applied in Phase-III Housing Scheme (G-13 & G-14/4) for allotment of Cat-V plot under 77% serving quota vide application no. 47348. His case matured for allotment on the basis of agewise seniority. Subsequently, he was issued Provisional Offer Letter on 11<sup>th</sup> September, 1999 along with schedule of payment and Final Allotment Letter against Plot No. 48, measuring (111.11 Sq. Yds), Street No. 99, Sector G-13/1, Islamabad on 23<sup>rd</sup> April, 2002.
9. It was further informed that later on several notices were issued to Mr. Jamil requesting him to deposit partial cost of land and development charges as he defaulted on an amount to the tune of Rs. 48,932/- within the stipulated time. Thereafter, the case of defaulters was placed before the Executive Committee of Housing Foundation in its 99<sup>th</sup> meeting held on 29<sup>th</sup> May, 2008. The EC decided that the allotment of all defaulters who do not clear their dues by 31<sup>st</sup> December, 2008 shall be cancelled without any further notice.
10. The Board was informed about the decision taken by Executive Committee through show cause notices dated 12<sup>th</sup> October, 2010 and 17<sup>th</sup> February, 2012 respectively but failed to deposit required amount. Thereafter, in compliance of decision of Executive Committee, the Housing Foundation cancelled above mentioned plot with the approval of Director General through a cancellation notice on 18<sup>th</sup> July, 2013 and the said plot was allotted to Mr. Muhammad Rafique s/o Abdul Latif against File No. 5(A-0274)/96-HF which was further transferred three times and now stands in the name of Mr. Naveed Shahzad s/o Malik Sher Shahzad (bonafide purchaser) who has also constructed a house. Mr. Jamil Raza is calming that all notices were issued to an address where he was not residing being abroad and was brought to his knowledge by his relatives.

11. He challenged the said cancellation vide a Writ Petition No. 2721/2017 titled Muhammad Jamil Raza Vs. Federation of Pakistan in the Islamabad High Court. The Honorable IHC has issued the following orders on his petition;

**"Learned counsel for the petitioner as well as learned counsel for respondents No.2 and 3 / FGEHA are in unison on their submission that the instant writ petition may be converted into an appeal and sent to the Federal Government Employees Housing Authority, which shall consider it as the petitioner's appeal and decide the same in accordance with the law, after affording an opportunity of hearing to the petitioner. The request is reasonable. Order Accordingly. Let this process be completed within a period of one month from the date of the receipt of this order. Disposed of in the above terms" Copy of the decision is enclosed as.**

12. As the instant matter pertains to cancellation of plot, whereas, the Honorable High Court has converted the Writ Petition of Mr. Jamil Raza into an appeal and sent to FGEHA to afford opportunity of personal hearing to Mr. Jamil vide order dated 25<sup>th</sup> June, 2024. It is important to note that under the FGEHA Act 2020 an appeal against cancellation of allotment / transfer letter is filed under Section 21(2) *ibid*, which lies against the Executive Board.

13. In view of the above stated position, the matter is placed before the Executive Board as an appeal against the cancellation order of Director General under section 21(2) of FGEHA Act-2020 and in compliance of the order of Islamabad High Court. The petition of Mr. Muhammad Jamil Raza is seeking withdrawal of impugned cancellation letter 18<sup>th</sup> January, 2013 and subsequent allotment letter in favour of new allottee dated 23<sup>rd</sup> January, 2013.

**II. CASE OF MR. AMAL BADSHAH, MR. MUHAMMAD SALEEM AKHTAR & MR. MUHAMMAD AKRAM SHAHID - COMPLIANCE WITH ISLAMABAD HIGH COURT ORDER IN WRIT PETITION NO. 2586/2021-ALLOTMENT OF RESIDENTIAL PLOT**

**BACKGROUND**

14. It was briefed the Board that Lahore High Court, Rawalpindi Bench, vide judgment dated 8<sup>th</sup> November, 1999, directed FGEHA to allocate a special quota of residential plots of each category for disposal through their respective institutions. In compliance, Phase-IV, Sector G-14/1,2 & 3 Housing Scheme was launched in 2003, with five percent quota reserved for Constitutional and Professional Bodies.

15. Mr. Amal Badshah, an employee of ICT serving as a Chowkidar (Date of Birth: 28<sup>th</sup> January, 1953), applied for allotment of a Category-V plot through Application No. 31056.

His application, along with other cases, was forwarded by FGEHA to ICT vide letter dated 9<sup>th</sup> October, 2004, with direction that recommendations be made on basis of age-wise seniority. ICT, however, vide letter dated 31<sup>st</sup> January, 2005, did not recommend his name.

16. It was considered by Executive Committee in its 78<sup>th</sup> meeting held on 11<sup>th</sup> March, 2005, where it was decided that quotas would be managed by respective institutions in line with eligibility criteria. Instructions to this effect were circulated. It may be noted that the last matured applicant in ICT quota for Category-V had the date of birth of 4<sup>th</sup> April, 1951, whereas Mr. Amal Badshah's date of birth is 28<sup>th</sup> January, 1953.

17. Aggrieved by ICT recommendations, employees filed Writ Petition No. 674/2005 (Mumtaz Ali Vs. FGEHF & others). The Hon'ble Lahore High Court, Rawalpindi Bench, vide judgment dated 5<sup>th</sup> July, 2010, directed re-examination of allotments. Subsequently, a four-member committee was constituted by the Chief Commissioner ICT, which, vide letter dated 27<sup>th</sup> December, 2011, again did not recommend Mr. Amal Badshah's name.

18. Thereafter, Mr. Amal Badshah alongwith 02 other petitioners (Mr. Muhammad Saleem Akhtar & Mr. Muhammad Akram Shahid) filed Writ Petition No. 2586/2021 before the Islamabad High Court. The Hon'ble Court, vide order dated 1<sup>st</sup> March, 2024, disposed of the petition with observation that matter falls under the domain of the Executive Board and Director General, FGEHA and directed that case be considered on humanitarian grounds under the old-age/retirement quota as an extreme hardship case. The Court further directed that a speaking order be passed within two months.

### III. CASE OF MR. RAO ABDUL REHMAN - COMPLIANCE WITH ISLAMABAD HIGH COURT ORDER IN WRIT PETITION NO. 4056/2023 BACKGROUND

19. The Board was informed that Rao Abdul Rehman applied for a plot under the Membership Drive-I of FGEHA on "first come, first serve" basis on 4<sup>th</sup> September, 2010. His case matured for allotment, and accordingly, he was issued a Consent Letter for Category-III plot under the Autonomous Body Quota in Green Enclave-II, Phase-VI (Bhara Kahu), Islamabad, vide letter dated 2<sup>nd</sup> May, 2016.

20. Subsequently, he was issued a Provisional Offer Letter dated 16<sup>th</sup> April, 2023 for a plot in Mouza Kathar & Mangle, Sky Garden Housing Scheme (Enclave-II), Islamabad, developed by FGEHA. Through this process, he was allocated Plot No. 89, Street No. 03, Sector Merry Meadows, Block-D, Category-III, situated in Sky Garden Housing Scheme, Tehsil Murree, District Rawalpindi, vide letter dated 6<sup>th</sup> November, 2023. He had deposited an amount of Rs.500,000/- towards the cost of land in the Bhara Kahu Housing Scheme.

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### GRIEVANCE OF THE ALLOTTEE

21. It was briefed that Rao Abdul Rehman filed an appeal under Section 25 of the FGEHA Act, 2020 before the Chairman Executive Board / Minister for Housing & Works, contesting the issuance of the POL dated 16<sup>th</sup> April, 2023, arguing it contradicts the original Consent Letter issued to him for a plot in Islamabad. The offered plot, being in Tehsil Murree, falls outside the originally designated Islamabad area.

22. However, instead of being decided by the competent authority (i.e., the Executive Board), the appeal was disposed of by the Deputy Director Estate-VII vide letter dated 09-10-2023, which is contrary to the legal provision that prohibits an officer from adjudicating appeals against his own decision.

### LEGAL PROCEEDINGS

23. Aggrieved by this, Rao Abdul Rehman filed Writ Petition No. 4056/2023 before the Islamabad High Court, with the following prayers:

- To declare the office order dated 9<sup>th</sup> October, 2023 as illegal and unlawful.
- To direct that the petitioner's appeal be decided through a speaking order by the competent authority after due hearing.

24. The Honourable Islamabad High Court heard the matter on 7<sup>th</sup> May, 2025 and passed the following operative order:

*M*  
"This petition is allowed. The impugned order dated 09-10-2023 is set aside. The petitioner's appeal shall be deemed pending before the Executive Board, which shall decide the appeal within 60 days of receipt of a certified copy of this order after giving due opportunity of hearing to the petitioner."

#### IV. CASE OF MR. ASIF MUNAWAR – COMPLIANCE WITH ISLAMABAD HIGH COURT ORDER DATED 30-06-2025 IN WRIT PETITION NO. 2536/2025

##### BACKGROUND

25. It was informed that land measuring approximately 4820 Kanals was acquired through the Land Acquisition Collector (LAC) under the Land Acquisition Act, 1894. The consent award for Sub-Sector G-14/1, 2 & 3 was announced on 9<sup>th</sup> January, 2008 at a rate of Rs. 590,000 per Kanal.

26. Since the inception of FGEHA, the DC/LAC commenced assessment of Built-Up Properties (BUPs), and several awards were subsequently announced on 11<sup>th</sup> August, 2020, 28<sup>th</sup> October, 2020, 12<sup>th</sup> January, 2021, 15<sup>th</sup> February, 2021, 17<sup>th</sup> April, 2022 and November, 2022, respectively. To vacate the area, multiple operations were carried out, resulting in the demolition of awarded BUPs as well as illegal structures.

27. The structure of the petitioners Asif Munawar and Sumaira Irum, residing at Moza Jhangi Sayyedani, Islamabad were removed after issuance of proper notice on 4<sup>th</sup> December, 2020. However, as per GIS records, these structures did not exist at the time of land acquisition in 2005 and, therefore, were not included in any BUP award and were not entitled to compensation.

#### **APPEAL FILED BY THE PETITIONER**

28. Aggrieved by this, the petitioners filed an appeal under Section 19 of the FGEHA Act, 2020 before the DC/LAC, FGEHA. As the appeal remained pending, they approached the Hon'ble Islamabad High Court through Writ Petition No. 2536/2025, whereupon the Court, vide order dated 30<sup>th</sup> June, 2025, directed the FGEHA Executive Board to decide the pending appeal on merits, strictly in accordance with law.

29. Due to non-decision of the appeal, the petitioners subsequently filed Contempt Petition No. 320/2025, wherein the Hon'ble Court directed FGEHA to explain the non-compliance of its earlier order. In compliance with the directions of the Court, the matter is now placed before the Executive Board, FGEHA, for consideration.

#### **CLAIM OF THE PETITIONERS**

30. The petitioners claim that their residential houses located in Moza Jhangi Sayyedani were demolished by FGEHA without prior measurement or inclusion in any BUP award, resulting in denial of compensation. The details of the demolished structures, as claimed by the petitioners are enclosed.

31. It was further claimed that household furniture and equipment were destroyed during demolition, for which lists and photographs have been provided. The petitioners request assignment of BUP numbers after proper measurement and assessment, along with payment of compensation for demolished structures and destroyed movable property at current market value, invoking Sections 19 and 16(2) of the FGEHA Act, 2020.

### **V. CASE OF MR. EHTIRAM-UL-HAQ QURESHI – COMPLIANCE WITH ISLAMABAD HIGH COURT ORDER IN WRIT PETITION NO. 936/2025 – ALLOTMENT OF RESIDENTIAL PLOT**

#### **BACKGROUND**

32. The Board was apprised that notification under Section 4 of Land Acquisition Act, 1894 was issued by the LAC, ICT administration for the acquisition of 10,629 kanals of Land in Mauzas Thalla Syedan, Jhangi Syedan, Mera Sumbul Akku, Mera Sumbul Jafer and Tarnol on 20<sup>th</sup> May, 2015 followed by Notification dated 4<sup>th</sup> December, 2015 under Section 17(1) Land Acquisition Act 1894 issued by Commissioner Islamabad.

33. Land situated in Sub-Sector G-15/3 was acquired for the rehabilitation of affectees displaced from G-14/1, G-14/2, G-14/3 and G-15/3. The land award was announced

vide Notification No. 466/2(113)-DRA dated 22<sup>nd</sup> May, 2009, while the Built-Up Property (BUP) award was announced vide Notification No. 467/2(113)-DRA dated 27<sup>th</sup> May, 2010.

34. For identification of old and genuine affectees for allotment of plots and payment of compensation, a committee of local notables was constituted, which furnished a list of 131 eligible persons out of 235 awarded BUPs to the Land Acquisition Collector, ICT.

#### CLAIM OF THE APPLICANT

35. Mr. Ehtaram ul Haq Qureshi s/o Abdur Razaq, claiming to be an affectee of the said acquisition, submitted a representation seeking inclusion in the list of eligible persons for allotment of a residential plot. As his claim was not reflected in the approved list, he approached the Deputy Commissioner/Land Acquisition Collector (DC/LAC), FGEHA. Mr. Ehtaram ul Haq Qureshi filed a Writ Petition before the Hon'ble Islamabad High Court, bearing Writ Petition No. 936/2025. The Hon'ble Court disposed of the said Writ Petition with the direction that the DC, FGEHA, Islamabad, shall decide the petitioner's application within a period of one month.

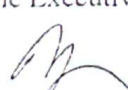
36. The petitioner was provided multiple opportunities of hearing and appeared personally and/or through counsel on various dates in support of his claim.

#### DECISION OF THE DC/LAC, FGEHA

37. During proceedings, the question of jurisdiction arose under the FGEHA Act, 2020. The matter was examined in light of Section 19(3) of the FGEHA Act, 2020, which restricts the power of review of awards or orders made prior to the commencement of the Act to a period of five years.

38. As the BUP award was announced in 2010 and the eligibility list was prepared in 2011, the DC/LAC held that the matter was time-barred and beyond his jurisdiction. Consequently, vide order dated 1<sup>st</sup> August, 2025, the representation was dismissed for want of jurisdiction, while advising the petitioner to approach the competent authority, if so advised.

39. It is pertinent to note that the DC, FGEHA, has already exercised his powers under Section 19 of the FGEHA Act, 2020. Therefore, the appropriate forum for the petitioner to seek redress is the Executive Board of FGEHA under Section 19 of the Act.



#### VI. CASE OF MR. MUHAMMAD MUNAWAR – COMPLIANCE WITH ISLAMABAD HIGH COURT ORDER IN WRIT PETITION NO. 2508/2025

#### BACKGROUND

40. It was briefed that land measuring approximately 4820 Kanals was acquired through the Land Acquisition Collector (LAC) under the Land Acquisition Act, 1894. The consent award for Sub-Sector G-14/1, 2 & 3 was announced on 09-01-2008 at a rate of Rs. 590,000 per Kanal.

41. Since the inception of FGEHA, the DC/LAC commenced assessment of Up Properties (BUPs), and several awards were subsequently announced on 11<sup>th</sup> August, 2020, 28<sup>th</sup> October, 2020, 12<sup>th</sup> January, 2021, 15<sup>th</sup> February, 2021, 17<sup>th</sup> April, 2022 and November, 2022, respectively. To vacate the area, multiple operations were carried out, resulting in the demolition of awarded BUPs as well as illegal structures.

42. The structures of the petitioners Muhammad Munawar, Taaj Begum, Muhammad Fahad Azeem, Imrana Munawar, and Rabia Munawar, residents of Moza Jhangi Sayyedan, Islamabad were removed after issuance of proper notices in December, 2020. However, as per GIS records, these structures did not exist at time of land acquisition in 2005 and, therefore, were not included in any BUP award and were not entitled to compensation.

43. Aggrieved by this, the petitioners filed an appeal under Section 19 of the FGEHA Act, 2020 before the DC/LAC, FGEHA. As the appeal remained pending, they approached the Hon'ble Islamabad High Court through Writ Petition No. 2508/2025, whereupon the Court, vide order dated 30<sup>th</sup> June, 2025, directed the FGEHA Executive Board to decide the pending appeal on merits, strictly in accordance with law.

44. Due to non-decision of the appeal, the petitioners subsequently filed Contempt Petition No. 321/2025, wherein the Hon'ble Court directed FGEHA to explain the non-compliance of its earlier order. In compliance with the directions of the Court, the matter is now placed before the Executive Board, FGEHA, for consideration.

**CLAIM OF THE PETITIONERS**

45. The petitioners claim that their residential houses located in Moza Jhangi Sayyedan were demolished by FGEHA without prior measurement or inclusion in any BUP award, resulting in denial of compensation. The details of the demolished structures, as claimed by the petitioners, are as follows:

- |      |                      |                     |
|------|----------------------|---------------------|
| i.   | Muhammad Munawar     | 15 Marlas (6 rooms) |
| ii.  | Taaj Begum           | 13 Marlas (5 rooms) |
| iii. | Muhammad Fahad Azeem | 12 Marlas (6 rooms) |
| iv.  | Imrana Munawar       | 9 Marlas (5 rooms)  |
| v.   | Rabia Munawar        | 15 Marlas (6 rooms) |

46. It is further claimed that household furniture and equipment were destroyed during demolition, for which lists and photographs have been provided. The petitioners request assignment of BUP numbers after proper measurement and assessment, along with payment of compensation for demolished structures and destroyed movable property at current market value, invoking Sections 19 and 16(2) of the FGEHA Act, 2020.

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VII. CASE OF SHAHEENA NASEEM IN COMPLIANCE WITH ISLAMABAD HIGH COURT ORDER DATED 21-03-2025 IN WRIT PETITION NO. 1071/2022

BACKGROUND

47. It was briefed that land measuring approximately 4820 Kanals was acquired through the Land Acquisition Collector (LAC) under the Land Acquisition Act, 1894. The consent award for Sub-Sector G-14/1, 2 & 3 was announced on 09-01-2008 at a rate of Rs. 590,000 per Kanal.

48. Since the inception of FGEHA, the DC/LAC commenced assessment of Built-Up Properties (BUPs), and several awards were subsequently announced on 11<sup>th</sup> August, 2020, 28<sup>th</sup> October, 2020, 12<sup>th</sup> January, 2021, 15<sup>th</sup> February, 2021, 17<sup>th</sup> April, 2022 and November, 2022, respectively. To vacate the area, multiple operations were carried out, resulting in the demolition of awarded BUPs as well as illegal structures.

49. The affectees of Sectors G-14/1, 2, 3, and G-15/3 filed Writ Petition No. 1071/2022 before the Hon'ble Islamabad High Court (IHC), seeking enhancement of compensation rates for Built-Up Properties (BUPs) in awards announced after 2020 by the DC/LAC, FGEHA.

50. The petitioners contended that the compensation rates approved in 2009 were outdated and no longer reflective of prevailing construction costs. The IHC directed that they be granted an opportunity of hearing before FGEHA.

51. Pursuant to the directions, the DC/LAC issued notices. However, all correspondences were returned undelivered due to invalid addresses or refusal of recipients to accept delivery.

52. The DC/LAC reported this position to the IHC, which subsequently disposed of the writ petition with directions to the Executive Board, FGEHA, to hear the petitioners and decide their applications on merits. Now they filed a contempt petition No. 242/2025 titled Shaheena Naseem etc Vs Mian Riaz Hussain Pirzada Chairman Executive Board with the prayer that the FGEHA have not so far been compliance the order of Islamabad High Court order dated 21<sup>st</sup> March, 2025 which is still pending adjudication.

APPEAL OF THE PETITIONERS

53. The petitioners seek revision and enhancement of compensation rates for their BUPs, claiming that the rates approved in 2009 are no longer adequate. They requested that their representations be heard and decided on merits. They further requested that they may be allotted plots being the affectees of the said area.

**VIII. CASE OF SYED AHMED SHAH GILLANI IN COMPLIANCE  
ISLAMABAD HIGH COURT ORDER DATED 30-06-2025 IN W  
PETITION NO. 2535/2025**

**BACKGROUND**

54. It was informed that land measuring approximately 4820 Kanals was acquired through the Land Acquisition Collector (LAC) under the Land Acquisition Act, 1894. The consent award for Sub-Sector G-14/1, 2 & 3 was announced on 09-01-2008 at a rate of Rs. 590,000 per Kanal.

55. Since the inception of FGEHA, the DC/LAC commenced assessment of Built-Up Properties (BUPs), and several awards were subsequently announced on 11<sup>th</sup> August, 2020, 28<sup>th</sup> October, 2020, 12<sup>th</sup> January, 2021, 15<sup>th</sup> February, 2021, 17<sup>th</sup> April, 2022 and November, 2022, respectively. To vacate the area, multiple operations were carried out, resulting in the demolition of awarded BUPs as well as illegal structures.

56. The petitioner, Syed Ahmed Shah Gillani, is resident of Moza Jhangi Syeddan, Islamabad. The owned legal BUPs, existing prior to acquisition, as well as illegal structures raised after acquisition solely for the purpose of compensation.

**PETITIONERS CLAIMS**

57. On 23<sup>rd</sup> January, 2024, the petitioner house was demolished and his furniture and equipment destroyed. Lists of Non-Google (illegal) BUPs are appended. The petitioners filed an appeal under the FGEHA Act, 2020, seeking inclusion in the fresh BUP award list and compensation for their demolished houses and destroyed movable property. As the appeal remained pending, the petitioner approached the Hon'ble Islamabad High Court through Writ Petition No. 2535/2025, whereupon the Court, vide order dated 30<sup>th</sup> June, 2025, directed the FGEHA to decide the pending appeal of the petitioner on merit in accordance with law, expeditiously preferably within a period of two months.

58. Due to non-decision of the appeal, the petitioner subsequently filed Contempt Petition No. 319/2025, wherein the Hon'ble Court vide order dated 31<sup>st</sup> October, 2025 directed FGEHA to explain the non-compliance of its earlier order. In compliance with the directions of the Court, the matter is now placed before the Executive Board, FGEHA, for consideration.

**IX. APPEAL U/S 19(3) OF FGEHA ACT-2020 IN CASE OF SYED  
MUHAMMAD RAFIQ SHAH**

**BACKGROUND**

59. The Board was briefed that notification under Section 4 of Land Acquisition Act, 1894 was issued by the LAC, ICT administration for the acquisition of 10,629 kanals of Land in Mauzas Thalla Syedan, Jhangi Syedan, Mera Sumbul Akku, Mera Sumbul Jafer and Tarnol on 20<sup>th</sup> May, 2015 followed by Notification dated 4<sup>th</sup> December, 2015 under Section 17(1) Land Acquisition Act 1894 issued by Commissioner Islamabad.

60. The land situated in Mauza Jhangi Syedan, Islamabad, including Khasra No. 71 & 73 pertaining with Syed Muhammad Rafiq Shah was also acquired for the development of Sectors F-14 and F-15. Syed Muhammad Rafiq Shah, submitted an application on 10<sup>th</sup> December, 2024.

#### CLAIM OF THE APPLICANT

61. The applicant claimed that a fully grown orchard existed on Khasra No. 73 prior to acquisition and that compensation for the said orchard was not paid at the time of award. In support of his claim, he submitted a valuation report issued by the Extra Assistant Director, Agriculture Department, ICT, Islamabad, assessing the value of the orchard at Rs. 717,700/-. During the hearing held on 19<sup>th</sup> December, 2024, the applicant further produced Khasra Girdawari records for the years 2014 to 2016, without proper verification, purporting to show the existence of an orchard on the said land.

#### DECISION OF THE DC/LAC, FGEHA

62. After detailed examination of the record, the DC/LAC found serious discrepancies in the evidence produced by the applicant. The Khasra Girdawari for the year 2014-15 showed signs of tampering, as an orchard appeared in the Rabi crop of 2014, disappeared in the Kharif crop of 2015, and reappeared again in the Rabi crop of 2015, indicating deliberate manipulation of revenue records. Additionally, the Khasra Girdawari page for 2014-15 lacked the duly signed approval of the concerned revenue official, rendering the document unreliable and unauthenticated.

63. Furthermore, satellite/GIS images of the relevant period were examined, which categorically contradicted the applicant's claim. The images revealed only fresh plantation in 2015 on a very limited portion of land, not a fully grown orchard as claimed. On the basis of these findings, it was conclusively established that no fully grown orchard existed on the land at the time of acquisition in 2016. Accordingly, the DC/LAC held that claim was baseless and fabricated, aimed at extracting additional compensation through manipulation of records, and dismissed application vide. order dated 28<sup>th</sup> January, 2025.

#### APPEAL AGAINST THE DECISION

64. Aggrieved by the order of the DC/LAC, the applicant has filed an appeal before the Executive Board, FGEHA, under Section 19(3) of the FGEHA Act, 2020, seeking review of the decision and payment of compensation for the alleged orchard. The appeal challenges the findings of the DC/LAC and reiterates the claim that an orchard existed prior to acquisition.



**X. CASE OF SYED SAJID SHAH IN COMPLIANCE WITH ISLAMABAD HIGH COURT ORDER DATED 30-06-2025 IN WRIT PETITION 2537/2025**

**BACKGROUND**

65. It was apprised that land measuring approximately 4820 Kanals was acquired through the Land Acquisition Collector (LAC) under the Land Acquisition Act, 1894. The consent award for Sub-Sector G-14/1, 2 & 3 was announced on 9<sup>th</sup> January, 2008 at a rate of Rs. 590,000 per Kanal.

66. Since the inception of FGEHA, the DC/LAC commenced assessment of Built-Up Properties (BUPs), and several awards were subsequently announced on 11<sup>th</sup> August, 2020, 28<sup>th</sup> October, 2020, 12<sup>th</sup> January, 2021, 15<sup>th</sup> February, 2021, 17<sup>th</sup> April, 2022 and November, 2022, respectively. To vacate the area, multiple operations were carried out, resulting in the demolition of awarded BUPs as well as illegal structures.

67. The petitioners, Syed Sajid Shah Gillani and eight other family members, are residents of Moza Jhangi Syeddan, Islamabad. The owned legal BUPs, existing prior to acquisition, as well as illegal structures raised after acquisition solely for purpose of compensation.

**PETITIONERS CLAIMS**

68. On 23<sup>rd</sup> January 2024, the petitioners' houses were demolished and their furniture and equipment destroyed. Lists of non-google (illegal) BUPs are appended. The petitioners filed an appeal under the FGEHA Act, 2020, seeking inclusion in the fresh BUP award list and compensation for their demolished houses and destroyed movable property. As the appeal remained pending, they approached the Hon'ble Islamabad High Court through Writ Petition No. 2537/2025, whereupon the Court, vide order dated 30<sup>th</sup> June, 2025, directed the FGEHA to decide the pending appeal of the petitioner on merit in accordance with law, expeditiously preferably within a period of two months.

69. Due to non-decision of the appeal, the petitioners subsequently filed Contempt Petition No. 322/2025, wherein the Hon'ble Court vide order dated 31<sup>st</sup> October, 2025 directed FGEHA to explain the non-compliance of its earlier order. In compliance with the directions of the Court, the matter is now placed before the Executive Board, FGEHA, for consideration.

**RECOMMENDATION**

70. The matter regarding various appeals filed by allottees/affectees of FGEHA was placed before the Board. It was proposed that Hearing Committee of Board members be constituted to review these appeals in compliance with directions of the Hon'ble Islamabad High Court, as well as appeals arising from orders of DC/LAC, FGEHA, in accordance with provisions of the FGEHA Act. The Committee's recommendations will be submitted to the Board for final decision.

**DISCUSSION**

71. The Board was briefed on multiple appeals and court-directed matters relating to allotment, land acquisition and Built-Up Properties (BUPs) in various FGEHA projects. Considering nature of cases, statutory requirements and directions of the Hon'ble High Court, it was proposed that a Hearing Committee comprising Board members be constituted to examine all such appeals, including those arising from DC/LAC orders and to submit its recommendations to the Board for final decision in accordance with law.

**DECISION**

72. The Board constituted following sub-committee to examine and evaluate the above noted appeals and submit its recommendations to the board within 60 days. The Board further directed that, in future, all appeals pertaining to EB of legal genre shall be deliberated by said committee.

- |      |   |                  |
|------|---|------------------|
| i.   | Draftsman, Law Division                                       | Chairman         |
| ii.  | Additional Secretary, M/o H & W                               | Member           |
| iii. | Representative of office Chief Commissioner (not below BS-19) | Member           |
| iv.  | Director Estate, FGEHA  | Member           |
| v.   | Director Land, FGEHA  | Member           |
| vi.  | Director Law, FGEHA   | Member/Secretary |

**AGENDA NO. 04**

Subject: **APPEALS TO THE BOARD BY VARIOUS EX-EMPLOYEES OF FGEHA FOR RECONSIDERATION AGAINST TERMINATION ORDERS**

73. The Board was briefed the Board that for maintenance of discipline in office, various departmental inquiries were conducted in the light of FGEHA Employees Service Regulation & Efficiency and Discipline Rules, 2020 regarding discipline / malpractice of FGEHA Employees. Major penalties were imposed on the recommendation of the Inquiry officer / inquiry committee by the Appointing Authority i.e. Director General (FGEHA). Subsequently, various appeals have been received by the Ex-Employees of FGEHA regarding withdrawal of penalty imposed. The detail of the Ex-Employees, FGEHA along with penalties imposed and Departmental Appeal are as below;

#	Name of employee & Designation	Detail of Allegations	Detail of Penalties (Major / Minor)	Departmental Appeal Received on	Request
1.	Mr. Shoaib Ahmad, Ex-Assistant Director (Estate), Karachi	Misconduct & Corruption <i>(illegal gratification against the transfer of plot/flat)</i>	Terminated from Service w.e.f. 20.06.2023	15.07.2023	Withdrawal of Penalty imposed by

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2.	Mr. Ali Raza Shah, Ex-Dy. Assistant Director	Misconduct (due to habitual absence and negligence attitude towards duty).	Major Penalty i.e. Reduction to lower post or time scale w.e.f. 06.10.2025	03.11.2025	Appointing Authority i.e. Director General (FGEHA)
3.	Mr. Muhammad Ehsan, Ex-Wireman/ Electrician	Complaints received from General Public regarding Malpractice / fraud.	Major Penalty i.e. Removal from Service w.e.f. 04.11.2024	29.11.2024	
4.	Mr. Muzlaim Hussain Shah, Ex-Assistant	Misconduct (due to habitual absence and negligence attitude towards duty).	Major Penalty i.e. Removal from Service w.e.f. 01.09.2025	22.09.2025	
5.	Mr. Mehdi Ali, Ex-Steno Typist	Misconduct (due to habitual absence and negligence attitude towards duty).	Major Penalty i.e. Removal from Service w.e.f. 01.09.2025	03.09.2025	
6.	Mr. Rizwan Naseer, Ex-Security Guard	Misconduct (due to habitual absence and negligence attitude towards duty).	Major Penalty i.e. Removal from Service w.e.f. 18.02.2025	04.03.2025	
7.	Mr. Salman Zafar, Ex-Naib Qasid	Misconduct (due to habitual absence and negligence attitude towards duty).	Major Penalty i.e. Removal from Service w.e.f. 01.09.2025	09.09.2025	

74. The Appellant Authority where the actions are taken by Director General (FGEHA), is Executive Board & the appeals are to be received within 30 days of the date of receipt of the order, in the light of Clause No.36(5)(6) of Federal Government Employees Housing Authority's Employees (Service) Regulations, 2020.

#### RECOMMENDATION

75. Appeals of Ex-Employees are placed before the Board for consideration as per FGEHA (service) regulations, 2020 and proposed that these matters be referred to HR Committee for hearing/review and recommendations be presented to the Board for final decision.

#### DISCUSSION

76. The Board was apprised that, in order to maintain discipline within organization, several departmental inquiries were conducted under the provisions of the FGEHA Employees (Service) Regulations and Efficiency & Discipline Rules, 2020 against employees involved in misconduct, malpractice, corruption, habitual absence and negligence of duty. Based on the findings and recommendations of the respective Inquiry Officers/Committees, major penalties including termination, removal from service and

reduction to a lower post or time scale were imposed. Subsequently, departmental appeals have been received from seven ex-employees seeking withdrawal of penalties imposed, each appeal having been submitted after issuance of the respective penalty orders and within prescribed timeframe, and therefore none of the appeals is time-barred. The Board was further informed, in cases where the Director General (FGEHA) has passed the orders, the Board is the Appellate Authority and such appeals are required to be filed within 30 days from date of receipt of order, in accordance with Clause 36(5) & (6) of the FGEHA Employees (Service) Regulations, 2020.

#### DECISION

77. The Board deliberated and directed that matter be referred to the already constituted HR Committee, which shall submit its recommendations in the next Board meeting.

#### AGENDA NO. 05

Subject: COMMERCIAL PROPERTIES & LAND SHARING REGULATIONS - 2026

78. It was apprised that disposal of commercial properties under the Federal Government Employees Housing Authority (FGEHA) has historically been conducted through open auctions. While auctions provide a mechanism for market-driven pricing, this approach lacks a formal regulatory framework to ensure transparency, consistency and accountability across projects. Similarly, FGEHA undertakes various housing and development projects that sometimes require land through compulsory acquisition under applicable laws. At present, there is no formal regulation defining a land sharing mechanism for such acquisitions. Consequently, different projects have adopted varying ad hoc mechanisms, resulting in inconsistencies in implementation. This lack of a codified framework creates potential risks in fairness, transparency and revenue optimization and may lead to disputes or challenges in future projects.

79. It was informed that to address the challenges outlined above, Federal Government Employees Housing Authority's has drafted Disposal of Commercial Properties Regulations, 2026 to establish a clear, transparent, and uniform regulatory framework for disposal commercial properties and Land Sharing Regulations, 2026 for devising land sharing mechanism applicable to compulsory acquisition of land. The proposed regulations are intended to standardize procedures, optimize revenue generation and safeguard the financial interests of the Authority.

80. The Board was informed that before placing said draft regulations before the Board for approval, it is proposed that review committee be constituted to examine both drafts and suggest improvements, if any, so as to further strengthen their legal soundness, financial

prudence and operational effectiveness. The proposed Committee shall comprise the following officers:

- |       |  |                  |
|-------|--|------------------|
| i.    | Draftsman, Law and Justice Division                          | Chairperson      |
| ii.   | Joint Secretary (Administration)                             | Member           |
| iii.  | Chief Executive Officer, PIDCL                               | Member           |
| iv.   | Representative of office Chief Commissioner(not below BS-19) | Member           |
| v.    | Director JVP, FGEHA  | Member           |
| vi.   | Director Land, FGEHA   | Member           |
| vii.  | Director Finance, FGEHA                                      | Member           |
| viii. | Director Revenue, FGEHA                                      | Member           |
| ix.   | Director Law, FGEHA  | Member/Secretary |

**Summarized Terms of Reference (TORs)**

81. The Committee shall:
1. Review both draft regulations for legal, financial, and procedural adequacy.
  2. Ensure conformity with the FGEHA Act, 2020, applicable laws, and government policies
  3. Assess transparency and identify gaps or ambiguities and recommend appropriate improvements.
  4. Submit consolidated recommendations to the Executive Board.



**RECOMMENDATION**

82. The proposal for constitution of a Review Committee at Para-80, along with TORs was submitted before the Board for approval, please.

**DECISION**

83. The Board acceded to above noted recommendation vide Para-80 and further expanded quorum of committee by adding MD PHA and JS (Exp.). The Board empowered committee to co-opt any member deemed appropriate. The review report shall be submitted in the Board by the above noted committee within 45 days.

**AGENDA NO. 06**

**Subject: PROPOSAL FOR THE REVISION IN THE LAYOUT PLAN OF SUB-SECTOR G-15/3, ISLAMABAD**

**SWAPPING OF LAND USES**

**INTRODUCTION**

84. It is apprised that in order to accommodate the affectees of G-14 and G-15; G-15/3 sector was launched to provide plots to the affectees against built-up properties. In this regard, M/s NESPAK was engaged as the consultant to prepare Layout Plan (LOP) for Sub-

Sector G-15/3. Consequently, LOP was prepared and formally approved on 23<sup>rd</sup> December, 2020, comprising 1,120 plots and spanning over a total area of 530.72 Kanals.

85. It is pertinent to note that during the implementation of the approved Layout Plan, FGEHA encountered land clearance constraints on the ground due to the presence of existing Built-Up Properties (BUPs). Consequently, upon the recommendation of the Land Wing of FGEHA, a proposal for the swapping of land uses has been formulated. Under the revised LOP, it is proposed that land uses such as commercial areas, public buildings, parks, and the school plot located on land already cleared of BUPs be interchanged with residential plots originally planned on land that remains encroached.

86. It was further apprised that the contractor has already been mobilized at the project site, and the development of clear land is ongoing; however, some development activities are currently at a standstill due to the unavailability of clear and vacant land. In this context, the proposed land swapping mechanism will enable FGEHA to shift development works to readily available vacant land, thereby removing the existing implementation bottlenecks. At the same time, it will ensure the provision of properly planned and developed plots to the owners of existing built-up properties (BUPs) in lieu of their affected land. This approach will not only safeguard the rights and interests of the BUP owners but will also facilitate the smooth and timely execution of the project.

87. Consequently, it will help FGEHA achieve its project objectives and effectively respond to the growing demand for planned residential housing. This instant proposal shifts Seventy-One (71) existing plots and further eight (08) additional plots each measuring 25' x 50' (1,250 sq. ft.). These Seventy-Nine (79) plots will be allocated to Fifty-Two (52) BUP owners within sub-sector G-15/3 whereas remaining will be allocated to BUP owners of sub-sector G-14/. Resultantly, total of Two Forty-Three (243) additional plots will be cleared in G-15/3. However, the overall land-use breakup reflects only marginal change.

#### DETAILS OF RESIDENTIAL PLOTS

#	Size	Dimensions	Original LOP	Revised LOP
1	Min 139 Sq Yds	25'x50'	1120	1128

#### LANDUSE BREAKUP

#	Landuse	Original LOP		Revised LOP	
		Area (Kanals)	% Age	Area (Kanals)	% Age
1	Residential	262.9	49.53	263.98	49.72
2	Commercial	26	4.89	25.54	4.81
3	Public Buildings	21.97	4.13	21.32	4.01
4	Park / Playgrounds	43	8.1	42.92	8.08
5	Open Spaces / Nallah	176.79	33.31	176.71	33.29
	<b>Total</b>	<b>530.72</b>	<b>100</b>	<b>530.72</b>	<b>100</b>

88. It is further apprised that, as per CDA regulations of Amendment Plans, 2019 which was adopted by the Executive Board in its 27<sup>th</sup> meeting on 20<sup>th</sup> July, 2023; any amendment in the layout plan which involves more than 5% of the area of the scheme is to be approved by CDA Board, which in the instant case is FGEHA Executive Board. In the current revision of layout plan of Sector G-15/3, the total amendment in terms of area is approximately 115 Kanal which is around 21% of the total area.

89. The revised layout plan of G-15/3, having an area of 530.72 Kanals and 1128 plots, is submitted for approval.

**RECOMMENDATION**

90. The proposal for swapping of land uses and revision in layout plan of sub-sector G-15/3 was submitted before the Board of FGEHA for its approval; subject to the condition of hearing of public objections on the revision as per the decision of the Islamabad High Court, please.

**DISCUSSION**

91. The Board was apprised that the proposed change in LOP had been conceived in view of the on-ground realities at site. FGEHA proposed to swap the location of commercial area with residential area without altering the quantum of land and in compliance with CDA by-laws. FGEHA was facing pressure to provide residential plots to the affectees and due to presence of BUPs/ encroachment on the residential area, it was proposal to swap encroached residential area with clear commercial area as the commercial area is required at the later stages. However, the Board probed about the practice of CDA in the process of making changes to the existing LOP. DG (Planning), CDA responded that such amendment entails complex legal obligations as third party right had been accrued as swapping would affect the valuation of plots. In the wake of this development, DG (Planning), CDA proposed to garner consent of owners of residential plots prior to making any changes in LOP. The Board also showed concern about the issue of accessibility to the commercial area as such changes would also require changes in access roads to the commercial area.

**DECISION**

92. The Board constituted the following committee to examine in detail all concerns pertaining to proposed amendments in LOP and shall submit its report within 4 weeks. The Board also assigned task of framing of TORs of the above noted committee to AS (H&W).

- |      |  |          |
|------|--|----------|
| i.   | CEO, PIDCL                               | Chairman |
| ii.  | Chief (Tech./ PP&H), Planning Commission | Member   |
| iii. | DG (Planning), CDA                       | Member   |
| iv.  | Representative of ICT(not below BS-19)   | Member   |

v.	Director Planning, FGEHA	Member
vi.	Director Law, FGEHA	Member
vii.	DC/LAC, FGEHA	Member
viii.	Director Land, FGEHA	Member/Secretary

**AGENDA NO. 07**

**Subject: PROGRESS UPDATE OF FGEHA PROJECTS**

93. The Board was informed that 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**

94. 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 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 26<sup>th</sup> September, 2025. 7400 Kanal of land has been handed and development work is in progress. Levelling & grading of roads and plots have been completed. DHA has launched sale of Commercial Plots of Block-A through booking & balloting on 26<sup>th</sup> January, 2026.

**ii. Infrastructure Development Works for Sector F-14/F-15**

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

96. During 41<sup>st</sup> meeting, the Board approved PC-I on recommendations of DWP to proceed with tendering based on MRS 2<sup>nd</sup> Bi-Annual 2025. Subsequently, a revised PC-I was presented and formally approved in DWP meeting held on 1<sup>st</sup> October, 2025, based on

prevailing market rates and MRS 2<sup>nd</sup> Bi-Annual 2025, wherein a net reduction of Rs. 0.79 billion, reducing project cost from Rs. 29.90 billion to Rs. 28.20 billion.

97. In compliance of the directions of 41<sup>st</sup> Board, letters were issued to SOEs, on 21<sup>st</sup> November, 2025 as per PPRA Rules 42(f). Pre Bid meeting was held on 4<sup>th</sup> December, 2025 and Technical Bid opened on 16<sup>th</sup> December, 2025. Tendering process has been completed LOA was issued to National Logistics Cell (NLC) on 9<sup>th</sup> January 2026. Construction Agreement was signed on 29<sup>th</sup> January 2026. Mobilization of NLC at site has been commenced and is expected to be completed by 30<sup>th</sup> January 2026.

**iii. Commoners Sky Garden, Rawalpindi**

98. JV Agreement with M/s Commoners Sky Gardens was executed on 11<sup>th</sup> 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 3<sup>rd</sup> July, 2025, while 3164 Plots will be ready for Possession by June, 2026.

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

99. *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 3<sup>rd</sup> July, 2024, followed by signing of contract agreement on 25<sup>th</sup> 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 29<sup>th</sup> October, 2025, wherein Planning Wing was directed to revise LOP. Draft revised LOP was shared with NESPAK for incorporation into PC-I. PC-I is in finalization process as per revised LOP.

100. *Layout Plan (LOP) of G-12* was submitted by M/s NESPAK on 1<sup>st</sup> December, 2025, which is currently under review. For engineering design, preparations of PC-I and construction supervision, letters were issued to SOEs' consultants under PPRA Rule 42(f) on 28<sup>th</sup> November, 2025. Subsequently, NESPAK was engaged as Design & Supervision consultant. Draft Layout Plan was returned with observations and is expected to be finalized by 10<sup>th</sup> February 2026.

**b. Apartment Projects**

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

101. Revised PC-I of Kashmir Avenue Apartments, amounting to Rs. 33.53 Billion, was approved by DWP on 23<sup>rd</sup> April, 2024 and subsequently by 33<sup>rd</sup> Board on 16<sup>th</sup> May, 2024.

with a subsidy of Rs. 1,000 per SFT extended to allottees following revision of cost structure and conversion of amenities into commercial spaces. 37<sup>th</sup> Board approved tower-wise execution on 2<sup>nd</sup> December, 2024, and tender was floated on 26<sup>th</sup> January, 2025. After upload of Technical Evaluation Report on EPADS, grievances were filed, leading to withholding of bidding process and subsequent review, including appeals before PPRA, which issued its decision on 5<sup>th</sup> September, 2025. Fresh evaluation qualified M/s Kingcrete Builders and JV M/s Amanat Hussain & M/s Maqbool Associates; however, Kingcrete withdrew its bid. A writ petition was also filed before the Islamabad High Court, which directed that appeal be decided prior to award and matter was ultimately held to fall within PPRA's jurisdiction. The financial bid of the JV was opened on 24<sup>th</sup> October, 2025 and upon completion of evaluation, the Letter of Acceptance was issued on 12<sup>th</sup> January, 2026.

ii. **FGEHA Lifestyle Residency, G-13**

102. FGEHA took possession of project site on 2<sup>nd</sup> 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 announced in favor of FGEHA on 21<sup>st</sup> May, 2025 following which Joint Venture agreement with Progressive Motels & Resorts was formally terminated on 21<sup>st</sup> May, 2025. As part of revised strategy, three plots were carved out; one of these was successfully auctioned on 13<sup>th</sup> 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.

103. PC-I of Lifestyle Residency (10-Acre) Project, G-13, Islamabad, with an estimated cost of Rs. 48.8 Billion, was approved by 41<sup>st</sup> Board on 27<sup>th</sup> 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. The inception report has been received and reviewed. Observations have been conveyed to M/s RSM which will be in cooperated and finalized by 15<sup>th</sup> February, 2026. Expression of Interest (EOI) will be advertised in March, 2026 subject to Board's approval.

iii. **Five Star Plus Hotel**

104. 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 5<sup>th</sup> July, 2025 with an initial bid submission deadline of 24<sup>th</sup> July, 2025. Despite extensive

outreach, only one bid was received from a consortium led by M/s KPMG Taseer Hadi & . Consequently, a corrigendum was issued extending deadline to 4<sup>th</sup> August, 2025 to encourage competition; however, no additional bids were received and same consortium re-submitted its proposal.

105. Initial scrutiny was carried out by P3A and KPMG-led consortium was declared technically qualified. Financial bid was opened on 23<sup>rd</sup> September, 2025 quoting a fee of Rs. 65 million. Subsequently, a Letter of Acceptance (LoA) was issued on 11<sup>th</sup> November, 2025 and consultancy agreement was signed accordingly on 8<sup>th</sup> December, 2025. Inception report was submitted and reviewed by technical Committee / P3A. Observations were conveyed which will be in cooperated and finalized by 30<sup>th</sup> January, 2026. Expression of Interest (EOI) will be advertised in March, 2026 subject to Board's approval.


#### **DISCUSSION**

106. The Board was apprised that approximately 4000 Kanals of land had been cleared in Sector F-14/F15, on which development work would be commenced by the contractor. The Board was further informed that the contractor had successfully mobilized the all machinery/equipment at site. It was also intimated that final price, along with schedule of payment would be presented in upcoming Board meeting for information. However, AS (H&W) opined that monthly milestones and achievements for all projects should be firmed up and that each Board meeting should be updated with the percentage of progress achieved. The Board endorsed the opinion of AS (H&W) and directed to place an agenda on progress review of all projects in every Board meetings.

#### **DECISION**

107. The Board directed that an agenda item on progress review of FGEHA projects be presented in all forthcoming Board meetings, comprising clearly defined, realistic and achievable monthly milestones, along with corresponding percentage of progress and achievements.

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 submitted its

AGENDA ITEM / DECISION	IMPLEMENTATION STATUS/ BOARD DIRECTIVE
<p><b>Agenda Item No. 3:</b>            Approval for Auction of Commercial Plots, held on 18<sup>th</sup>-19<sup>th</sup> June 2025</p> <p><b>Decision:</b>            The Board approved recommendations of Committee and directed as under:</p> <ul style="list-style-type: none"> <li>i. Regular auctions shall be conducted biannually after development and approval of an auction calendar, aimed at enhancing overseas participation and improving investor liquidity.</li> <li>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.</li> </ul> 	<ul style="list-style-type: none"> <li>i. Finalization of the auction mechanism is currently in progress will be presented in upcoming Board meeting.</li> <li>ii. EOI and RFP for hiring of consultant for Online Digital Auction Portal have been prepared and will be published in February 2026 after approval by the Auction Committee. Online Digital Portal will be developed within 3-4 months after selection of the firm</li> </ul> <p><b>Board Directive:</b>  <i>The Board directed to expedite the progress and tasks should be completed in all respect by 15<sup>th</sup> May, 2026.</i></p>
<p><b>Agenda Item No. 4:</b>            Endorsement of Revised PC-I of F-14/F-15 Project</p> <p><b>Decision:</b>            The Board referred the agenda back to proceed in strict compliance with Board's decision on delegation, as approved under agenda no. 09 of 4<sup>th</sup> Board and directed that such compliance shall be strictly adhered to in all future cases.</p>	<p>Implemented.</p>
<p><b>Agenda Item No. 5:</b>            Special Package to Bereaved Family of Mr. Ihsan Elahi Ex-Director Land, FGEHA</p> <p><b>Decision:</b>            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</p>	<p>Implemented. Letter issued to PCSIR.</p> <p><b>Board Directive:</b>  <i>The Board directed to facilitate legal heirs of deceased on fast track basis with instruction to FGEHA to establish active liaison with PCSIR and update in next Board meeting.</i></p>

family in accordance with applicable rules and regulations.

**Agenda Item No. 6:**

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

**Decision:**

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.

Implemented.

**Agenda Item No. 7:**

Allotment/Restoration of Plot No-28-A (Cat-II) in G-14/3

**Decision:**

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.

In process of Implementation.

**Agenda Item No. 8:**

Progress Update Of FGEHA Projects


**Decision:**

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

i. Implemented. Progress is shared on weekly basis.

ii. Draft for Disposal of commercial properties regulations has been prepared

<p>operation, liquidity and effective cash flow management.</p> <p>iii. The option of negotiating with JV partners, in line with the recommendations of the respective committees and applicable rules and procedures, may be explored for resumption of work, or otherwise processed as deemed appropriate. The exercise shall be completed within 30 days with progress intimated to the Board</p>	<p>and will be presented to the Board in upcoming Board meeting.</p> <p>iii. Negotiation with both JV partners are underway</p> 
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**LIST OF PARTICIPANTS OF  
45<sup>TH</sup> EXECUTIVE BOARD MEETING OF FGEHA  
HELD ON 03<sup>RD</sup> FEBRUARY, 2026**

S No.	Name & Designation
1.	<b>MIAN RIAZ HUSSAIN PIRZADA</b> Federal Minister Housing & Works, Islamabad
2.	<b>CAPT. (R) MUHAMMAD MAHMOOD RAI,</b> Secretary, M/o Housing & Works, Islamabad
3.	<b>SYED ZAKRIA ALI SHAH</b> Additional Secretary M/o Housing & Works, Islamabad.
4.	<b>MR. MUHAMMAD SHAHID HUSSAIN,</b> Managing Director, PHA Foundation, Islamabad
5.	<b>MR. MUHAMMAD ALI RANDHAWA,</b> Chairman CDA, Islamabad
6.	<b>MR. MUHAMMAD KHASHIH-UR-REHMAN,</b> Senior Draftsman, Law & Justice Division, Islamabad
7.	<b>CAPT. (R) MUHAMMAD ZAFAR IQBAL,</b> Director General, FGE Housing Authority Islamabad
8.	<b>MR. MUHAMMAD ALI RANDHAWA,</b> Chief Commissioner, ICT. Islamabad
9.	<b>MR. IQBAL AHMED,</b> Chief (Technical/PP&H), Planning Commission, Islamabad
10.	<b>MS. NAILA JABEEN,</b> Joint Secretary (Expenditures), Finance Division, Islamabad
11.	<b>MR. MUHAMMAD SHAHZAD,</b> Director General, Pak PWD, Islamabad
12.	<b>COL. (R) IMTIAZ-UL-HAQ KHATTAK,</b> Chief Engineer, FGEHA, Islamabad
13.	<b>MR. FAYAZ-UL-HAQ,</b> (Co-opted Member) Joint Secretary (Estate) M/o Housing & Works, Islamabad