



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

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No.15 (7)/2019-HA (A)/9

Dated: 17<sup>th</sup> December, 2020

Subject: MINUTES OF 9<sup>th</sup> EXECUTIVE BOARD MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 09-12-2020

The 9<sup>th</sup> Executive Board Meeting of the FGE Housing Authority was held on Wednesday, 9<sup>th</sup> December, 2020 under the Chairmanship of Federal Minister for Housing & Works in the Committee Room of Federal Government Employees Housing Authority Islamabad.

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

  
(KASHIF MANZOOR MALIK)  
Director (Staff)

17<sup>th</sup> Dec, 2020.

Distribution:-

- |   |   |
|---|---|
| i. Mr. Tariq Bashir Cheema<br>Chairman EB/ Federal Minister<br>M/o Housing & Works, Islamabad             | ii. Dr. Imran Zeb Khan<br>Secretary, M/o Housing & Works,<br>Islamabad.                       |
| iii. Mr. Zahoor Ahmad<br>Additional Secretary<br>M/o Housing & Works, Islamabad.                          | iv. Mr. Muhammad Israr,<br>Draftsman,<br>Law & Justice Division, Islamabad                    |
| v. Ch. Muhammad Anwar<br>Chief (PP&H)<br>Planning Commission, Islamabad                                   | vi. Mr. Rizwan Ahmed Sheikh<br>Joint Secretary (Expenditures)<br>Finance Division, Islamabad. |
| vii. Mr. Amer Ali Ahmad<br>Chief Commissioner<br>ICT, Islamabad.  | viii. Mr. Tariq Rasheed<br>Managing Director,<br>PHA Foundation, Islamabad.                   |
| ix. Mr. Shahid Farzand<br>Director General,<br>Pak. PWD, Islamabad.                                       | x. Mr. Amer Ali Ahmad<br>Chairman, CDA, Islamabad.  |
| xi. Mr. Waseem Hayat Bajwa,<br>Secretary EB/ Director General<br>FGE Housing Authority, Islamabad         | xii. Chief Engineer<br>FGE, Housing Authority, Islamabad                                      |
| xiii. Mr. Amir Mohiyuddin (co-opted member)<br>Joint Secretary (Estate)<br>M/o Housing & Works, Islamabad |   |



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

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Subject: **MINUTES OF 9<sup>TH</sup> MEETING OF THE EXECUTIVE BOARD OF  
THE FEDERAL GOVERNMENT EMPLOYEES HOUSING  
AUTHORITY (FGEHA) HELD ON 09-12-2020.**

The 9<sup>th</sup> meeting of the Executive Board of the Federal Government Employees Housing Authority (FGEHA) was held on 09<sup>th</sup> December, 2020 at 03:00 PM under the Chairmanship of the Honourable Federal Minister for Housing & Works, in the Committee Room, FGEHA HQs, Islamabad. List of participants is enclosed.

2. The proceedings of the meeting commenced with the recitation from the Holy Quran by the Director General, FGEHA.

3. The Director General, FGEHA welcomed the respected members of the Executive Board. At the very outset, Joint Secretary (Estate), M/o Housing and Works suggested that whenever any member of Board retires, his services are duly acknowledged. He further informed the Board that two respected members of Board are retiring on attaining the age of superannuation including Mr. Shahid Farzand, Director General (Pak PWD) and Dr. Shahid Mehmood, Member (Planning) CDA. Joint Secretary (Estate), M/o H&W proposed passing of a resolution of appreciation which was endorsed by all the Board members.

## AGENDA ITEM NO.01

Subject: CONFIRMATION OF THE MINUTES OF 8<sup>TH</sup> EXECUTIVE BOARD MEETING OF FGE HOUSING AUTHORITY HELD ON 27-11-2020

4. 8<sup>th</sup> Executive Board meeting was held on 27-11-2020 and the minutes of meeting were issued on 08-12-2020.

5. The observation received from the Honorable Chairman Executive Board regarding recruitment process of the Chief Engineer has duly been incorporated.

### RECOMMENDATION:

6. The minutes of 8<sup>th</sup> meeting of FGEHA's Executive Board are accordingly placed for confirmation please.

### DECISION:

7. The Board unanimously approved the minutes of 8<sup>th</sup> Executive Board meeting.

## AGENDA ITEM NO. 2

Subject: (I) AUCTION OF COMMERCIAL / MIXED USE PLOTS LOCATED AT MAUVE AREA AND CLASS-III SHOPPING CENTERS OF SECTORS G-13 & G-14/4, ISLAMABAD

(II) ALTERATION IN LAYOUT PLAN OF BAZAR NO 2 SECTOR G-14/4 ISLAMABAD

(III) APPLICABILITY OF BLUE AREA BUILDING BYELAWS (NORTHERN STRIP) IN MAUVE AREA OF SECTORS G-12, G-13 AND G-14, ISLAMABAD.

8. Federal Government Employees Housing Authority (FGEHA) has been established through an Act of Parliament, Act No. IV of 2020 on 15-01-2020 and working under the auspices of Ministry of Housing & Works. The land in Mauve Area of sectors G-12, G-13 and G-14 being situated at the



prime location of Islamabad necessitated initiation of mixed land use planning in the Mauve Area. The rationale for change in land use originated from the fact that development dynamics have changed considerably in the Federal Capital. The Prime Minister had also approved this as a corridor of revenue generation project to attract foreign investment.

9. Accordingly, a summary was moved by the M/o Housing and Works on 8<sup>th</sup> April, 2019 for the change in land use of Mauve Area of Sectors G-13 and G-14. The Federal Cabinet approved the change in land use subject to clearance from CDA Board vide case No. 374/15/2019 dated 09-04-2019. The proposal regarding the allocation of Sectors F-12 and G-12, along with its Mauve Area, was also approved by the Federal Cabinet vide No. 455/26/2020 dated 7<sup>th</sup> July, 2020. Accordingly the decisions of the Federal Cabinet was referred to CDA for implementation. CDA in its 9<sup>th</sup> Board meeting held on July 24, 2020 deliberated on the issue of change in land use of Mauve Area of ibid sectors. CDA Board while endorsing the decision of the Cabinet decided as under:

321 *"The decision of the Cabinet is final; however, the CDA will request the Cabinet to consider the facts that Mauve Area is originally reserved for the Government/Attached Departments/Autonomous and semi-Autonomous bodies, offices etc. if the same is handed over to the Housing Authority to utilize for residential and commercial purposes there will be negligible space available for future utilization for Govt. offices. This factor may very kindly be considered while disposing off the matter. FGEHA be informed with undated comments of CDA Board to incorporate in the current summary, accordingly, before submitting to Federal Cabinet through Ministry of Housing & Works."*

10. Accordingly, M/o Housing and Works moved a summary dated 7<sup>th</sup> August, 2020 to the Federal Cabinet with the proposal of change in land use of Mauve Area of sectors G-12, G-13 and G-14 from construction of office buildings of attached departments, autonomous and semi-autonomous bodies to public buildings, corporate offices and mixed use development.



11. The Federal Cabinet vide case No.572/32/2020 dated 18-08-2020 considered the above said summary dated 07-08-2020 and approved the proposal contained in para 6 thereof.

12. During a meeting of the National Coordination Committee on Housing, Construction and Development (NCCHCD) held under the Chairmanship of Prime Minister, it was decided that auction of Commercial/ Mixed Use and Corporate office plots located at Mauve Area and Class-III Shopping Centers of Sectors G-13 & G-14/4, Islamabad may be scheduled in November, 2020.

13. Keeping in view the potential of the area to be put an open auction PID was requested to assist for an effective media campaign. At the very outset, PID referred (13) thirteen media agencies. The Advertising Committee constituted by the Director General evaluated the presentations/content presented by the media agencies. In the first step, six (06) agencies were shortlisted. At the second step, the six shortlisted companies presented their TVCs and Allied content. Finally, the Committee approved Four (04) media agencies for conducting the media campaign for Auction-2020 detailed as under:

SR. NO.	NAME OF AGENCY	TASK ASSIGNED
1	M/s Creative Junction	Print Media, City Branding(Banners/Streamers/ Flyers)
2	M/s Interlink	TVCs, Event Management, Video Recording
3	M/s Time & Space	Print Media, Brochures, Digital media
4	M/s Manhattan	TVCs, Zoom Coverage

14. Prior to the auction, the Director General also approved constitution of Evaluation Committee comprising the following members:

i. Director (Revenue)	<b>Chairman</b>
ii. Director (Finance)	Member
iii. Director (Internal Audit)	Member
iv. Director (Planning)	Member
v. Director (Estate)	Member

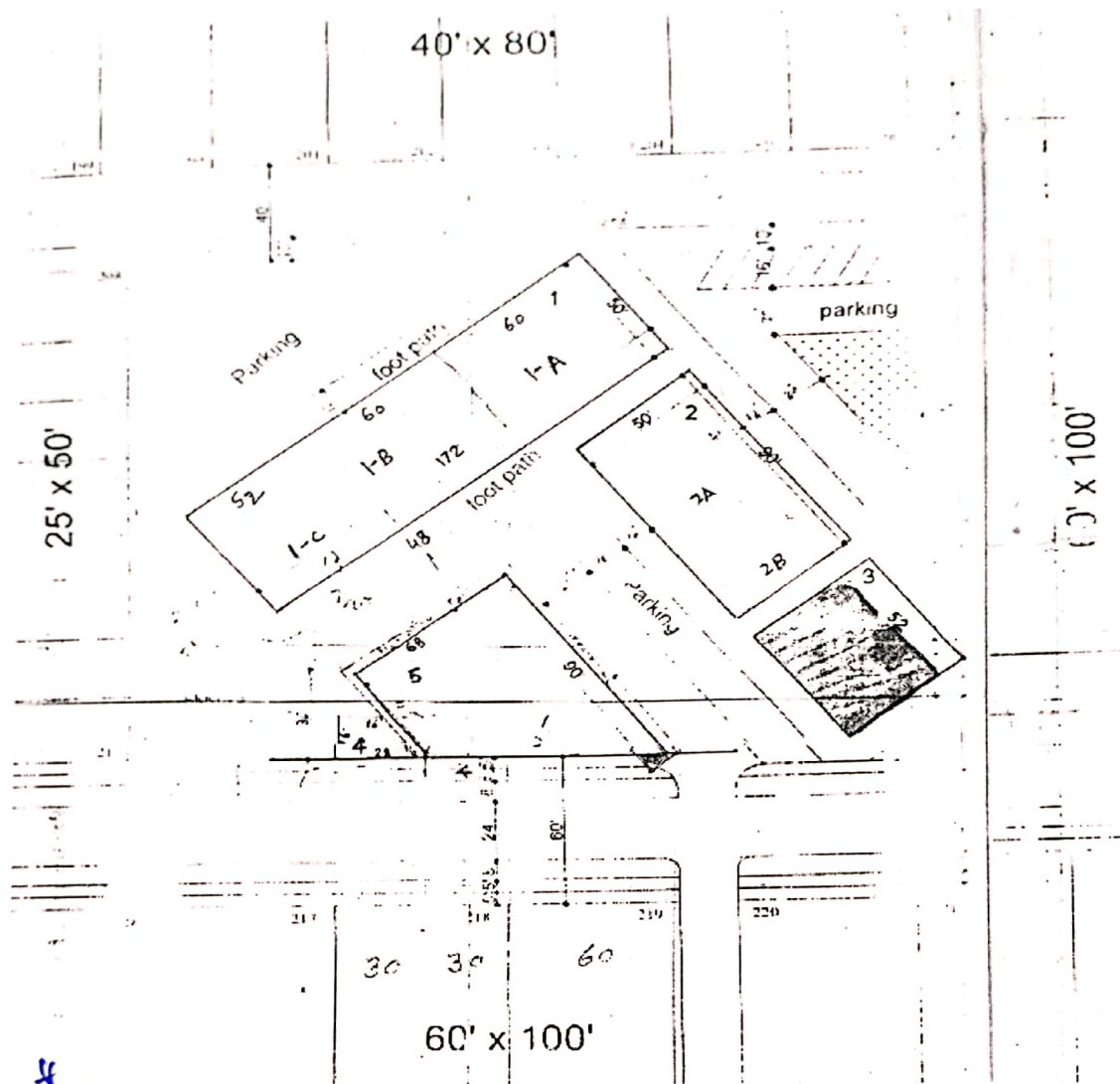
15. The members of the Committee determined the "Reserved Price" for all the plots which were to be put on open auction. The committee duly considered the market prices, economic trends, inflation factor, recent auction of Blue Area and Class-III Shopping Centers conducted by CDA and the prices reserved/offered in the last auction held in Dec, 2019 for arriving at the "Reserved Price". Detailed deliberations and careful arithmetic calculations were made by the Valuation Committee.

16. In addition to the above, the following Auction Committee was constituted with inclusion of Director Revenue as Co-opted member (approved earlier vide 151<sup>st</sup> Meeting of the Executive Committee) for conducting the said Auction on 25<sup>th</sup> and 26<sup>th</sup> Nov, 2020 at Islamabad Sports Complex:

i.	Dy. Secretary (Estate), M/o Housing & Works	<b>Chairman</b>
ii.	Director Estate Management-I, CDA	Member
iii.	Director Estate, FGE Housing Authority	Member
iv.	Director Finance, FGE Housing Authority	Member
v.	Director Law, FGE Housing Authority	Member
vi.	Director Revenue, FGE Housing Authority	Co-opted Member

17. During the course of Auction process, site visits of Mauve Area and Class-III Shopping Centers of Sectors G-13 & G-14/4 remained a regular feature in order to ensure that the plots are presentable resulting in gathering sufficient revenues.

18. In one such visit, it was found that the lay out plan of Bazar No. 2 Sector G-14/4 was approved by Capital Development Authority (CDA). The approved layout plan did not utilize the available space adequately and it was also difficult to manage parking spaces in the existing plan. Presently, there is one (1) Mosque that has been constructed in the said Bazar and there is no other development at site. The approved layout plan is attached:



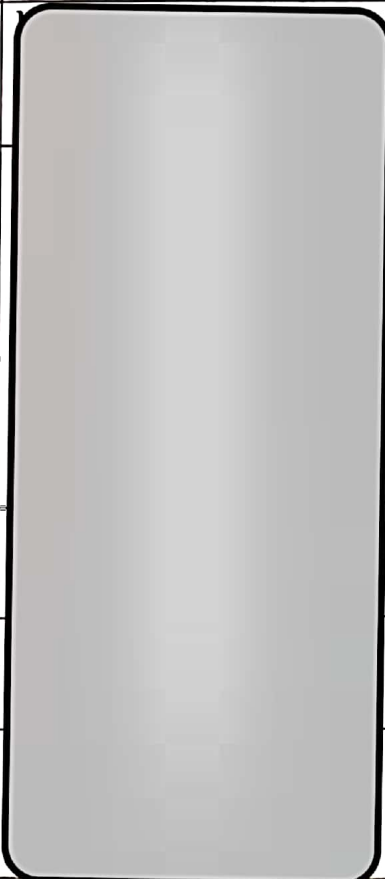
19. Citing aforementioned reason, FGEHA has proposed revision of the layout plan of Bazar No. 2 Sector G-14/4 for optimal space utilization while ensuring adequate parking spaces. The revised plan has resulted in increase in useable space in form of public building (inquiry office measuring 44ft-6in x 62ft), commercial areas (Plot No. 2-C and 2-D each measuring 50ft x 50ft) and fruit and vegetable stalls (6-A, 6-B, 6-C, 6-D and 6-E measuring 12ft x 24ft). Furthermore, the parking space has also increased. It is pertinent to mention that the alteration in the layout plan has not affected the overall land use percentages of the sector. The newly created plots have been hatched in the following plan:







construction sector. Whereas, existing building byelaws of Mauve Area will be applicable on public buildings.

22. In the given backdrop, the entire management committee constituted for the purpose of conducting Auction process put in their utmost. The auction was held at the Islamabad Sports Complex with 25<sup>th</sup> Nov, 2020 as the date marked for Mauve Area plots and 26<sup>th</sup> Nov, 2020 was reserved for Class-III Shopping Centers. Accordingly, on 25<sup>th</sup> Nov, 2020 auction of Commercial plots of Mauve Area Sector G-13& G-14/4 was conducted as per the following details:

Sr. No.	Successful Bidders	Plot No. / Sector	Covered Area in Sq. Yrd.	Reserved Price (Rs)	Price offered per Sq. Yrd. (Rs)	Total Amount (Rs.)
1.		05 G-14/4	3,061	800,000/-	1,050,000/-	3,214,050,000
2.		06 G-14/4	3,061	800,000/-	810,000/-	2,479,410,000
3.		07 G-14/4	3,061	800,000/-	900,000/-	2,754,900,000
4.		08 G-14/4	3,061	800,000/-	900,000/-	2,754,900,000
5.		09 G-14/4	3,061	800,000/-	800,000/-	2,448,800,000
TOTAL AMOUNT (RS.)						13,652,060,000



23. On 26<sup>th</sup> November, 2020 Class-III Shopping Centers of Sectors G-13 & G-14/4 was conducted as per the following details:

Sr. No.	Successful Bidders	Plot No.	Covered Area in sq. yrd.	Reserved Price (Rs.)	Price offered Per Sq. Yrd. (Rs.)	TOTAL AMOUNT (Rs.)
1.		2B G-13/2	366.67	260,000/-	340,000/-	124,667,800
2.		3B G-13/2	366.67	260,000/-	360,000/-	132,001,200
3.		3C G-13/2	366.67	260,000/-	415,000/-	152,168,050
4.		8B G-13/3	400.00	250,000/-	335,000/-	134,000,000
5.		8C G-13/3	400.00	250,000/-	435,000/-	174,000,000
6.		9A G-13/3	400.00	250,000/-	420,000/-	168,000,000
7.		9B G-13/3	400.00	250,000/-	355,000/-	142,000,000
8.		1A G-13/3	446.67	250,000/-	300,000/-	134,001,000
9.		1B G-13/3	446.67	250,000/-	350,000/-	163,334,500
10.		5A G-13/3	446.67	250,000/-	350,000/-	163,334,500
11.		5B G-13/3	446.67	250,000/-	305,000/-	142,334,350





12.		1B-1 G-14/4	233.33	400,000/-	430,000/-	100,331,900
13.		2A G-14/4	291.67	301,000/-	585,000/-	170,626,950
14.		2B G-14/4	277.77	301,000/-	485,000/-	134,718,450
TOTAL AMOUNT (RS.)						2,035,518,700

### RECOMMENDATIONS:

24. Foregoing in view, the Executive Board is requested to:
- Grant approval of the auction process conducted by the FGEHA and the offers made by successful bidders for each plot of Mauve Area G-14/4 and Class-III Shopping Centers of G-13 & G-14/4.
  - Grant approval of alteration in layout plan of Shopping Centre No.2, G-14/4, as per Section 5(2) (g) of FGEHA Act, 2020.
  - Gant of approval of applicability of Blue Area Building Byelaws (Northern Strip) in Mauve Area of Sector G-12, G-13 and G-14 to the extent of commercial buildings and Corporate Offices.

### DISCUSSION:

25. The Director General directed Director (Revenue), Director (Planning) and Director (Finance), FGEHA to present the instant agenda. Director (Revenue) with the permission of chair briefed the agenda that FGEHA conducted auction of commercial plots of Mauve Area G-14/4 and Class-III Shopping Centers of G-13 & G-14/4. He further briefed that Commercial Plots

of Mauve Area were conducted on 25<sup>th</sup> November 2020 and 5 Mix-Use plots were auctioned as per the standard terms & conditions raising a revenue of **Rs.13.652 billion**. He also briefed that auction of commercial plots of Class-III Shopping Centers was held on 26<sup>th</sup> November 2020 and 14 plots were auctioned as per the standard terms & conditions generating revenue amounting to **Rs.2.035 billion**. Accordingly, a total revenue of **Rs. 15.687 billion** has been generated.

26. Joint Secretary (Estate) M/o Housing & Works raised a query regarding applicable byelaws & FAR for Mixed-Use plots. Director (Planning) explained that CDA bye laws shall be adopted for Mixed-Use Buildings. The Chair inquired about the mechanism adopted for determining the Reserved Prices of commercial plots of Mauve Area & Class-III Shopping Centers. Director (Revenue) briefed the board that a Price Valuation committee was constituted which assessed the Reserved Price of commercial plots as per previous practices, market price, previous auction trends, and previous reserved prices. Moreover, cautious arithmetical calculations were also made to evaluate the Return on Investment (ROI) for plots of Mauve Area. Accordingly, the commercial plots of Class-III Shopping Centers & Mauve Area were auctioned on the prices higher than the Reserved Price.

27. On a discussion initiated by Member Planning, CDA regarding FAR adopted for the Mauve Area G-13 & G-14/4, Director Planning, FGEHA clarified that for Mixed-use plots, FAR of Blue Area have been adopted on the analogy of Blue Area, Islamabad for promotion of business and construction sector also being in line with the Prime Minister's vision of vertical expansion. It was further explained by Director Planning that for Public Buildings, the similar FAR as contained in CDA Regulations will be applicable. Secretary H&W apprised the Chair that for FGEHA's specified areas, no permission is required from any agency/authority, however the prevalent byelaws/3regulations of the local authority are to be adhered, CDA in the instant case.


The Board was also apprised by Director Planning that prior to the auction, CDA was duly intimated about the adoption of Blue Area's FAR for Mixed-use plots of Mauve Area, G-12, G-13 & G-14. Member Planning, CDA acknowledged receipt of the said intimation.

28. In context of alteration/revision of the layout plan of Bazar No.2, Class-III Shopping Centre, G-14/4, Member Planning, CDA inquired about the provision of adequate parking space in the said Bazar after change in layout plan. Director Planning, FGEHA, while sharing the revised layout plan with the members of the Board, justified that adequate parking space has been allocated as per the revised plan. Member Planning, CDA accordingly endorsed the revision of layout plan.

29. The Chair further inquired about the utilization of the revenue generated from the auction of commercial plots. The Director General apprised the Chair that FGEHA has already spent a huge amount on rehabilitation of sectors G-13 & G-14/4 and Rs.6 to 7 billion (approximately) shall be required for payment to affectees of G-14/1, 2&3 on account of BUPs.

#### DECISION:

30. The following decisions were made w.r.t. Agenda item No.2:

-  i. The Board unanimously approved the entire auction process and accorded endorsement of the prices offered by the successful bidders for the Commercial Plots of Mauve Area and Class-III Shopping Centers of G-13 & G-14/4 subject to fulfilment of codal/legal formalities (if any). The terms and conditions enshrined in the brochure of action process shall be complied with in letter and spirit. Moreover, the successful bidders shall deposit the requisite 25% bidding amount within the time as stipulated in the Brochure.



- ii. The Board directed that CDA byelaws applicable for Blue Area, Islamabad shall be adopted for Mixed Use/Corporate Office buildings of Mauve Area in letter and spirit.
- iii. The Board approved the amendment/alteration in the layout plan of Bazar No. 2 of Class-III Shopping Centre, G-14/4, Islamabad.
- iv. The Board also directed that a comprehensive proposal regarding utilization of funds generated through auction process shall be presented in the next Board meeting.

### AGENDA ITEM NO.3

Subject: ENDORSEMENT OF FOLLOWING PC-I AFTER APPROVAL OF DWP.

- (i) INFRASTRUCTURE DEVELOPMENT OF MAUVE AREA, SECTOR G-12, ISLAMABAD.
- (ii) INFRASTRUCTURE DEVELOPMENT WORKS AT SUB SECTOR G-14/1 & G-15/3 (PACKAGE-II).

31. Following projects are placed for endorsement by the Executive Board. The prior approval from DWP has obtained. Copy of Minutes of meetings dated 11-09-2020 & 06-10-2020 respectively.

- i. PC-I of infrastructure development of Mauve area, sector G-12, Islamabad approved by DWP on 06-10-2020.
- ii. PC-I for Phase-I of designing, procurement and detailed construction supervision of infrastructure development works at sub sector G-14/1 & G-15/3 (Package-II), Islamabad approved by DWP on 06-10-2020.



i. INFRASTRUCTURE DEVELOPMENT OF MAUVE AREA, SECTOR G-12, ISLAMABAD

32. Federal Government Employees Housing Authority (FGEHA) aims to carry out infrastructure development of Mauve Area of Sector G-12, Islamabad. The Mauve Area of Sector G-12 is approximately 33 Acres. FGEHA has proposed commercial/mixed use buildings, corporate offices and public buildings in Mauve Area of Sector G-12 in accordance with the decision of Federal Cabinet dated 18-08-2020. The Authority intends to develop this strip as revenue generating area as well as promoting commercial activity and adding impetus to construction industry. The PC-I of infrastructure development of Sector G-12 has been unanimously approved by DWP in its meeting held on 06-10-2020.

33. It is further informed that the scope of works include construction of roads, water supply, sewerage, storm drainage, natural gas distribution, communication network and power distribution network. The project will be executed by FGEHA from its own resources. The total time frame for the completion of the project is fifteen (15) months from the date of commencement.

34. As the site of this project is located quiet adjacent to and is a continuation of the Mauve Area of Sectors G-13 & G-14. Mauve Area of Sector G-12 is a continuation of Mauve Area of G-13/14 where infrastructure development works are already being carried out under the supervision of M/S NESPAK. Consultancy services of this project have been awarded to M/S NESPAK after mutual agreement of the rates under General Condition sub clause 6.6 of its consultancy agreement of Mauve Area of G-13/14. This will not only save the time for hiring of consultant but will reduce the cost of design fee.

35. Consultant will be awarded additional scope of work and nominal design fee will be meet from consultancy charges available under PC-I of

Mauve Area G-13/14; however, Construction supervision fee will be charged from this PC-I. Briefly, the Terms of Reference include:

- Topographic Survey
- Geotechnical Investigation
- Pavement, Geometric and Water Supply Design
- Rain Water, Sewerage and Horticultural Design
- Bridges (if required), Culverts and Other Structures Design
- Preparation of PC-I, BOQ and Tender Documents
- Construction Supervision

### ABSTRACT OF COST

Sr. No.	Description of Works	Total Cost (Rs. Million)
<b>A - Cost of Works</b>		
1	Roads, walkways, paved areas	755.954
2	Soft Landscaping	10
3	Water Supply Networks with storage facilities	208.795
4	Sanitary Sewerage Network	56.646
5	Storm Drainage Network	109.193
6	External Electrification Works	367.474
7	Sui Gas Networks	24.039
<b>Total Base Cost</b>		<b>1,532.101</b>
<b>B - Connection Charges</b>		
8	WAPDA Charges for Feeder	25.000
9	SNGPL Charges for Gas Connection	10.000
<b>Sub Total B</b>		<b>35.000</b>
<b>C - Miscellaneous</b>		
10	Escalation @ 6.5% for 2nd year	19.917
11	Consultancy Charges ( 1.5% of cost of work)	22.982
12	Project Management Unit Charges	14.557
13	Contingencies @ 2% of base cost	30.642
<b>Sub Total C</b>		<b>88.098</b>
<b>Total Base Cost</b>		<b>1,655.199</b>





### RECOMMENDATIONS:


36. The PC-I of Infrastructure Development of Mauve Area, Sector G-12, Islamabad amounting to Rs. 1655.199 million approved by DWP in its meeting held on 06-10-2020, is placed for its endorsement of the Executive Board.

ii. DESIGNING, PROCUREMENT AND DETAILED CONSTRUCTION SUPERVISION OF INFRASTRUCTURE DEVELOPMENT WORKS AT SUB SECTOR G-14/1 & G-15/3 (PACKAGE-II), ISLAMABAD

37. Federal Government Employees Housing Authority (FGEHA) intends to review the existing infrastructure and adequacy for revised land use plan of Sub-Sectors G-14/1 & G-15/3. The revised infrastructure development works includes detailed designing and construction supervision of Power Distribution Network, Roads, Drainage, Sewage System, Water Supply System, Sui Gas, Communication Network, Parks/ Green Area, STP (if required) etc. The project is envisaged to cater minimum damage and maximum usage of existing structure of said sectors. Total area of developmental works of both sectors is approximately 375 acres.

38. The project is divided into 2 phases separating G-15/3 and G-14/1. In first phase, sub-sector G-15/3 will be developed which is aimed to be developed for the residents living in the existing Built-up properties (BUPs) of Sector G-14. After the development, the shifting of residents of BUPs of G-14 will be easier and the sector G-14/1 will be developed at the second phase.

39. The project will result in creation of following plots in sub-sector G-15/3.



Category of Plot	Dimension	No. of Plots
5 Marla	25' x 50'	1031
5 Marla with extra land	Odd size	89
Total		1120

40. The Land-use of the sub-sector G-15/3 is as follows, which is in line with the CDA bye-laws.

LANDUSE ANALYSIS			
Sr. No.	Landused	Area (Kanals)	% Age
1	Residential	262.90	49.53
2	Commercial	26.00	04.89
3	Public Buildings	21.97	04.13
4	Park/Playgrounds/ Open space/Nullah	43.00	08.10
5	Roads/Streets	176.79	33.31
	Total	530.72	100.00
<b>PLANNING AREA OF SUB SECTOR G-15/3 (ZONE-1)</b> EXCLUDING 300 FT WIDE PRINCIPAL ROADS, GT ROAD R.O.W. CDA ROW <b>= 530.72 KANALS</b>			

41. The scope of works includes Power Distribution Network, Roads, Water Supply, Sewerage, Storm Water Drainage, Natural Gas Distribution Network, Communication Network, etc. The project will be executed by FGEHA's resources and is expected to be completed in 18 months.

42. Consultancy services of this project have been awarded to M/S NESPAK. The consultant was appointed on June 18th, 2020 after competitive bidding process. Briefly, the Terms of Reference include:

- Topographic Survey
- Geotechnical Investigation
- Pavement, Geometric and Water Supply Design
- Rain Water, Sewerage and Horticultural Design
- Bridges (if required), Culverts and Other Structures Design
- Preparation of PC-I, BOQ and Tender Documents
- Construction Supervision



#### ABSTRACT OF COST

S.No.	DESCRIPTION	Cost (Rs.)
A)	CAPITAL COST	
1)	Infrastructure Works	
(i)	Road Work	553,432,876

(ii)	Elevated Water Tank	22,782,558
(iii)	Underground Water Tank & Pump Room	18,892,883
(iv)	Cross Drainage Structures	104,825,805
(v)	External Water Supply	108,259,306
(vi)	Tube well	6,048,620
(vii)	External Storm Drainage	70,881,285
(viii)	External Sewerage Works	88,759,422
(ix)	Nullah Channelization Work	23,192,895
<b>Sub Total - 1</b>		<b>997,075,650</b>
<b>2)</b>	<b>Electrical Works</b>	
(i)	11 KV Feeder 01	35,597,116
(ii)	11 KV Feeder 02	35,817,071
(iii)	HT U/G Cable / Sub Station	68,937,086
(iv)	LT Distribution Line	42,008,440
(v)	External Lighting Works	63,974,349
<b>Sub Total - 2</b>		<b>246,334,062</b>
<b>3)</b>	<b>Natural Gas Supply Works</b>	
(i)	Natural Gas Supply Works	55,275,875
<b>Sub Total - 3</b>		<b>55,275,875</b>
<b>4)</b>	<b>Landscaping Work</b>	
(i)	Soft and Hard Landscaping	1,500,000
<b>Sub Total - 4</b>		<b>1,500,000</b>
<b>Sub Total - A</b>		<b>1,300,185,588</b>
<b>B)</b>	<b>Miscellaneous Items</b>	
(i)	Contingencies @ 3%	39,005,568
(ii)	Project Management Unit Charges @ 2%	26,003,712
(iii)	Consultancy Fee for Master Planning and Detailed Design	5,244,845
(iv)	Consultancy Fee for Construction Supervision	10,401,485
(v)	Escalation Charges	29,579,222
(vi)	WAPDA/ IESCO Connection Charges	36,234,022
(vii)	Environmental Management Plan Implementation Cost	7,211,500
<b>Sub Total - B</b>		<b>153,680,353</b>
<b>GRAND TOTAL COST (A + B)</b>		<b>1,453,865,941</b>
<b>Say Rs.</b>		<b>1,453.87 Million</b>





### RECOMMENDATION:

43. The PC-I for development of Sector G-15/3 amounting to Rs. 1453.87 million approved by DWP in its meeting held on 06-10-2020, is placed for its endorsement of Executive Board.

### DISCUSSION:

44. The Director General apprised the Board about the instant agenda items. On a query raised by the Chair regarding role of Chief Engineer w.r.t. the said agenda items, the Director General clarified that DWP is a competent forum to approve the PC-I. Sr. Chief (PP&H) also seconded the Director General's viewpoint. Moreover, Secretary, Housing & Works also endorsed the proposal and recommended their approval keeping in view the significance of subject projects.

### DECISION:

45. The Executive Board endorsed the decisions taken in DWP meeting as under:

- i. The PC-I of Infrastructure Development of Mauve Area, Sector G-12, Islamabad amounting to Rs.1655.199 million as approved by the DWP stands endorsed, however, sole responsibility of technical aspects shall lie on DWP as heretofore.
- ii. The PC-I for development of Sector G-15/3 amounting to Rs.1453.87 million as approved by the DWP stands endorsed, however, sole responsibility of technical aspects shall lie on DWP as heretofore.
- iii. With regard to the above approvals/endorsements, the Board specifically directed that the implementation of the above mentioned projects will be supervised by the Chief Engineer, FGEHA. The Board also directed that no other project shall be

placed before the EB for approval unless the Chief Engineer is in place.

#### AGENDA ITEM NO.04

Subject: APPROVAL OF DRAFT HR REGULATIONS OF FGEHA & MINUTES OF HR COMMITTEE

46. FGEHF was established in 1989. HR Regulations of FGEHF were framed in 2008 and duly approved by Executive Committee in its 99<sup>th</sup> meeting dated 29-05-2008. FGEHF was granted stakes of Authority initially through promulgation of ordinance and later on by Act of Parliament FGEHA Act 2020.

47. In pursuance of power granted under section 26, draft HR regulations of FGEHA and Minutes HR Committee held on 02-10-2020 (First session) & 24-10-2020 (Second session) on following agendas are submitted for approval:

1. Creation of ancillary posts and posts reserved for Employee son quota (10%).
2. Creation of Two (02) Posts of Inspector Revenue BS-16.
3. Formulation of HR Regulations of FGEHA.
4. Creation of Posts of DD Land and AD Land

#### RECOMMENDATION:

48. The Executive Board may approve the proposals contained in Para-35 above along with the minutes of HR Committee's meetings held on 02-10-2020, 24-10-2020, 02-12-2020 & 03-12-2020, please.

#### DISCUSSION:

49. Joint Secretary (Estate) briefed the Chair about reconstitution of HR Committee in line with the decision taken in 8<sup>th</sup> Meeting of the Board. He further informed that detailed deliberations have been made on the draft HR Regulations. Member of HR committee from the Law & Justice Division

informed that few discrepancies noted during the vetting of draft HR Regulations have been removed. The anomaly regarding the Appointing Authority and Chairman of the Selection Committee has been addressed. Moreover, on being inquired by the Chair, the member from Law & Justice Division informed that the provisions regarding mandatory trainings for promotion, timescale promotion and retirement have also been incorporated. Joint Secretary (Estate) also requested for uniformity of pocket expenses @ Rs.35, 000/- for all the Sub-Committees of the Executive Board.

**DECISION:**

50. The Board unanimously approved FGEHA's HR Regulations-2020 along with the recommendations contained in minutes of HR Committee meetings held from time to time in context of the subject agenda item.

**AGENDA ITEM NO.05**

Subject: **PROVISION OF SUITABLE LAND IN SECTOR G-13 FOR ESTABLISHMENT OF BASIC HEALTH UNIT (BHU)/ HOSPITAL**



**Introduction**

51. Federal Government Employees Housing Authority, working under the auspices of M/o Housing & Works, has been established through an act of parliament, Act No. IV of 2020 on 15-01-2020. The mandate of FGEHA is to provide affordable residential facilities to the Federal Government Employees and other specified groups, on no profit no loss basis.

52. The Health Department through Head/MO (D&P) DHO-ICT has requisitioned Federal Government Employees Housing Authority (FGEHA) for the provision of suitable land in Sector G-13; specified area of FGEHA, for establishment of Basic Health Unit. There is, however, a plot measuring 3100 Sq. Yds. (93' x 300') laying vacant. Moreover, as per section 7 (2) (b) of FGEHA



Act, 2020; the Authority follows Local Municipal Byelaws in its specified area i.e. Sector G-13 and G-14; CDA Byelaws in the instant case. As per CDA policy, Premium Rates of Admin. Sector/Public Buildings Area is 14,551/Sq. Yds. and Annual Ground Rent of Rs.6/Sq. Yds. as per CDA notification dated July 4, 2014 are applicable.

53. Moreover, the annual ground rent is subject to 15% increase every 3 years as per CDA policy. Therefore, the Annual Ground Rent for year 2020 is rounded off to Rs.8/Sq. Yds. which has been compounded for last six years. The total amount of Premium Rates, at the rate of Rs.14,551/Sq. Yds. and Annual Ground Rent of Rs.8/Sq. Yds. for the aforementioned plot, is Rs.45,108,100/- and Rs.24,800/-, respectively. The said amount comes to Rs.45,132,900/-.

#### **RECOMMENDATION:**

54. Approval for provision of plot measuring 3100 Sq. Yds. (93' x 300') in Sector G-13 Markaz, on lease basis with initial premium of Rs.14,551/Sq. Yds. and Annual Ground Rent of Rs.8/Sq. Yds. (Total Cost PKR = 45,132,900), to Health Department, ICT is solicited from the Executive Board.

#### **DISCUSSION:**

55. The Director General apprised the Board about a request made by the Health Department, Islamabad for provision of suitable land in Sector G-13 for establishment of BHU. He further informed that plot measuring 3100 Sq. Yds. Has been earmarked for the said purpose in G-13 Markaz as per the layout plan.

56. Sr. Chief (PP&H) pointed out that the Health Department, Islamabad has the jurisdiction in rural area of Islamabad. To this, DG, FGEHA conveyed that it was decided in a meeting with SAPM on CDA Affairs that the BHU will be constructed in G-13 which falls under the jurisdiction of FGEHA.

Secretary H&W opined that being a transaction between two Government Departments, the instant proposal merits approval.

**DECISION:**

57. The Board unanimously approved the proposal regarding provision of suitable land to the Health Department, ICT in Sector G-13 for construction of Basic Health Unit (BHU) on a plot measuring 3100 Sq. Yds. (93' x 300') in Sector G-13 Markaz, on lease basis with initial premium of Rs.14,551/Sq. Yds. and Annual Ground Rent of Rs.8/Sq. Yds. with a Total Cost of RS. 45,132,900) subject to fulfilment of all legal/codal formalities, including Rules of Business, 1973 (if any).

**AGENDA ITEM NO.06**

Subject: ENDORSEMENT OF THE DECISIONS TAKEN IN THE STEERING COMMITTEE'S MEETING.

- i. PROPOSAL OF M/S SULTAN FORT ON M-9 SUPER HIGHWAY, NEAR BAHRIA TOWN KARACHI.
- ii. JOINT VENTURE AGREEMENT ON LAND-SHARING BASIS WITH M/S RAWA CONSTRUCTION.
- iii. REINSTATEMENT OF THE SCOPE OF PROJECT WITH M/S MARGALLA CITY (PVT) LTD FOR INDUS VISTA PROJECT B-17, RAWALPINDI.
- iv. REQUEST OF JV PARTNER "M/S BEST CONSTRUCTION & RAKHSHANI BUILDERS" FOR REMOVAL OF CONSORTIUM MEMBER FROM JV& CONSTRUCTION AGREEMENT.


-  i. PROPOSAL OF M/S SULTAN FORT ON M-9 SUPER HIGHWAY, NEAR BAHRIA TOWN KARACHI.

58. M/s Sultan Fort offered 68 Acres of land - located on M-9 Superhighway (Karachi-Hyderabad) near Bahria Town Karachi - under "End Product Model" of JV Policy against 6<sup>th</sup> EOI for construction of apartments. The Firm intends to construct 8100 apartments, approximately, at low cost/subsidized for FG Employees, Provincial Employees, however, General Public shall be offered apartments at standard rates. The cost for Govt.

Employees shall be subsidized and kept at around 5000/sq. ft., whereas, for general public 6000/sq. ft. There shall be 02 categories of the apartments which shall be 700 sq. ft. and 900 sq. ft. with 11-15 storeys, in each tower, subject to clearance of height by Civil Aviation Authority (CAA). In this regard, all documents have been received and land stands verified by the office of Deputy Commissioner Malir, Karachi. All land shall be mutated in favour of FGEHA against a portion of its total cost as agreed, to be paid to private party, as a compulsion payment of land as required by local law/registrar office. However, over all, land cost shall become factor cost in the agreement(s) and shall not be paid separately.

59. The JV arrangements with Private Party shall be decided on salient features endorsed by the Technical & Evaluation Committee in its meeting dated 17-11-2020 such as mutation of land, sizes of the apartments, tentative cost, share of parties etc.

60. The decision of the Technical & Evaluation Committee is reproduced below:

 "The proposal of the proposed project is intimated to the Technical & Evaluation Committee. The Project with its salient features of JV Agreement to be presented before Steering Committee for recommendation to enter into JV Agreement to determine response to the scheme. However, details of access road, land use, water source, infrastructure, up-gradation, and utility services to be ensured by the bidder."

#### PROPOSAL:

61. The Steering Committee may endorse the above reproduced recommendation of the Technical & Evaluation committee for approval of the Executive Board.



ii. JOINT VENTURE AGREEMENT ON LAND-SHARING BASIS WITH M/S RAWA CONSTRUCTION

62. The proposal of M/s Rawa Construction was received against 1<sup>st</sup> EOI dated 12-10-2018 for provision of 3500 Kanal to 4000 Kanal (further extendable), land, including instant, situated ta Bahlulzai, Peshawar. The "Land ownership documents -Fard" were sent to Deputy Commissioner Office, Peshawar of title verification and same stands verified. The DC-Peshawar verified following in particular:

- I. Title of 4600 Kanal
- II. Non Encumbrance of the land
- III. Compactness of the land
- IV. Possession of land with real owners

63. To evaluate all proposals received against 1<sup>st</sup> EOI were shared with M/s NESPAK for evaluation in 5 stages. M/s NESPAK recommended the proposal of M/s Rawa Construction in five steps with a couple of assurances. Based on these recommendation and upon completion of other processes, the Executive Board in its meeting dated 9<sup>th</sup> August, 2020, approved signing of JV Agreement on payment of land cost and settlement/agreement on construction cost.

64. Meanwhile, FGEHA improved its JV Policy and also added options of land-sharing and end product models in existing JV Policy. Further, the Executive Board in its meeting dated 07-02-2020 also decided that "all upcoming JV housing scheme projects shall be on land sharing basis, as per land sharing module given in the JV Policy of FGEHA"

65. Consequently, after month's long negotiation M/s Rawa Construction agreed to new policy and submitted JV Agreement for land-sharing (70:30) on 12-11-2020. Whereas, commercial share to be determined by the Transaction Advisor.



66. The proposal was then presented to Technical and Evaluation Committee, in its meeting dated 17-11-2020, which decided as reproduced below:

The committee recommended the land-sharing (70:30) model to be presented before Steering Committee and Executive Board. However, the share in commercial shall be determined based on recommendation of Transaction Advisor. The construction cost will be determined based upon the approved LOP and detailed BOQs after vetting by the FGEHA consultant.

RECOMMENDATION BY STEERING COMMITTEE:

67. The Steering Committee may endorse the above reproduced recommendation of the Technical & Evaluation committee for approval of the Executive Board.

iii. REINSTATEMENT OF THE SCOPE OF PROJECT WITH M/S MARGALLA CITY PVT LTD FOR INDUS VISTA PROJECT B-17, RAWALPINDI

68. M/s Margalla City Pvt. Ltd initially offered three (03) number of developed plots (13, 14, 15) with planning of 771 apartments, located in already approved society i.e. Margalla City on main boulevard; and afterwards proposed additional 4<sup>th</sup> tower on plot number 16, adjacent with previously offered plots, with the planning of 1028 apartments, that was approved by Steering Committee in its 1<sup>st</sup> meeting dated 10-08-2020. The proposal of steering committee was approved by Executive Board in its 6<sup>th</sup> and 7<sup>th</sup> meeting dated August 15, 2020 and September 11, 2020.

69. M/s Margalla City Pvt. Ltd afterwards withdrew its proposal of additional tower and requested to consider the scope as proposed earlier i.e. three (03) number of developed plots (13, 14, and 15) with planning of 771 apartments.



**RECOMMENDATION BY STEERING COMMITTEE:**

70. It is recommended that proposal of M/S Margalla City Pvt. Ltd be considered on its originally proposed scope with the same other salient features as was approved by Executive Board in its 6th and 7th meeting dated August 15, 2020 and September 11, 2020.

**iv. REQUEST OF JV PARTNER "M/S BEST CONSTRUCTION & RAKHSHANI BUILDERS" FOR REMOVAL OF CONSORTIUM MEMBER FROM JV & CONSTRUCTION AGREEMENT**

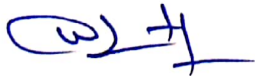
71. JV proposal was received from "M/S Best Construction & Rakhshani Builders (the consortium)" in response to 1<sup>st</sup> EOI dated 12-10-2018, which was evaluated in line with JV Policy; and finally JV Agreement was signed between FGEHA (Party-A) and M/S Best Construction & Rakhshani Builders (Party-B) on 13-11-2019.

72. As per Clause 17(i) of JV Agreement, Party-B is the consortium of two companies namely "The Best Construction & Engineering Services Pvt. Ltd" and "Rakhshani Builders Pvt. Ltd"; and their consortium is attachment to JV Agreement.

73. The Consortium of "The Best Construction and Engineering Services and M/s Rakhshani Builders (Pvt.) Ltd" entered into Construction Agreement Dated: 15<sup>th</sup> April 2020 and Letter of Commencement was issued on Dated: 9<sup>th</sup> June 2020.

74. M/s Best Construction & Engineering Services Pvt. Ltd (Leading Member of Consortium) has requested to replace "Rakhshani Builders Pvt. Ltd" with "M/s Saadat Rashid Engineers & Contractors" within JV & Construction Agreements. Technical Wing-FGEHA has evaluated the profile of "M/s Saadat Rashid Engineers & Contractors" and found it technically qualified to execute the work. The Clause 17 (ii) & (iv) of JV Agreement state that:

17(ii) "Party 'B' may submit addendum of that Consortium Agreement (between "The Best Construction & Engineering Services Pvt. Ltd" and





"Rakhshani Builders Private Ltd") any time during execution period of JV Agreement and it shall become integral part of Annexure-B of JV Agreement"

17(iv) "Any change in legal status of Party 'B' shall not be in contradiction of terms and conditions of the JV agreement between Party 'A' and Party 'B' and shall not materially affect the project in whole or its components"

## DISCUSSION

75. The Director General apprised the Board about the instant agenda items. The Chair stressed on presentation of the said agenda items in the next Board meeting after appointment of Chief Engineer. The Director General emphasized on the significance of the proposed agenda items and solicited approval of the Chair. He informed that agenda item no. 6(iii) and 6(iv) are merely for the information/endorsement of the Board, therefore, do not require any input from the Chief Engineer. Secretary, H&W endorsed DG's viewpoint.

## DECISION

76. The following decisions were taken w.r.t. Agenda item No.6:

- i. The Board deferred the Agenda items No. 6(i) & 6(ii) and directed for their placement before the EB after the appointment of Chief Engineer, FGEHA. Moreover, any JV agenda in future shall be processed after due evaluation by respective Committees as per provisions of JV Policy, 2016 & 2019. The Board further specified that the title of land as leased land, cannot be equated with owned land. Besides, confirmation of land use by the respective Authority/Agency/ Department shall be a condition precedent prior to presenting any JV agreement to the Executive Board. In addition to this, for future, entire JV Agreement, after scrutiny of the same by the Steering Committee, shall be presented in the Board meeting for perusal of Board Members because as per clause (d) of sub-section (2) of Section 5 of FGEHA, Act, 2020, the

Executive Board is empowered to grant approval to enter into agreements.

- ii. As regards agenda item No. 6(iii), the Board directed to stand by the original decision taken in the 6<sup>th</sup> EB meeting.
- iii. Regarding agenda item No. 6(iv), the Board granted approval with the directions that the Technical & Evaluation Committee and the Consultant shall evaluate/endorse the new builder i.e. M/s Saadat Rashid Engineers & Contractors.

There being no additional agenda item, the meeting ended with a vote of thanks to the chair.



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