



A company set up under section 42 of the Companies Ordinance, 1984

PHA FOUNDATION

MINISTRY OF HOUSING & WORKS

SHAHEED-E- MILLAT, SECRETARIAT, BLUE AREA, ISLAMABAD



No. PHA-F/40th BoD Meeting/2020/192

Dated: June 18, 2020

Subject: MINUTES OF 40TH BOD MEETING OF PHA FOUNDATION HELD ON JUNE 10, 2020 IN THE COMMITTEE ROOM OF MINISTRY OF HOUSING & WORKS, ISLAMABAD.

I am directed to enclose copy of approved Minutes of 40th meeting of BoD of PHA Foundation held on June 10, 2020 at 11:30 AM under the chairmanship of Federal Minister for Housing & Works / Chairman, PHA Foundation in the Committee Room of Ministry of Housing & Works, Islamabad.

Encl: As above

(MUHAMMAD IRFAN KHAN)
Director (Monitoring & Coord)

Distribution:

1. Ch. Tariq Bashir Cheema,
Federal Minister for Housing & Works/
Chairman, PHA Foundation,
Islamabad.
2. Dr. Imran Zeb Khan,
Secretary Housing & Works,
M/o Housing & Works,
Islamabad.
3. Mr. Zahoor Ahmed,
Additional Secretary,
M/o Housing & Works,
Islamabad.
4. Mr. Tariq Rashid,
Chief Executive Officer,
PHA Foundation,
Islamabad.
5. Dr. Shahid Mehmood,
Member Engineering,
CDA, Islamabad.
6. Mr. Amir Mohyuddin,
Joint Secretary (Admin)/Estate,
M/o Housing & Works,
Islamabad.
7. Mr. Rizwan Ahmed Sheikh,
Financial Advisor (Works)/
Joint Secretary, Finance Division,
Islamabad.
8. Mr. Waseem Hayat Bajwa,
Director General,
FGEHA, Islamabad.
9. Mr. Anwar ul Haq Dogar,
Joint Engineering Advisor,
M/o Housing & Works,
Islamabad.
10. Mr. Shahid Farzand,
Director General,
Pak. PWD, Islamabad.

Copy for information to:

- i. PS to Chief Executive Officer, PHA Foundation, Islamabad.
- ii. PA to Chief Engineer, PHA Foundation, Islamabad.
- iii. PA to All Directors, PHA Foundation, Islamabad.
- iv. Section file.

MINUTES OF 40TH BOD MEETING OF PHA FOUNDATION

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40th Meeting of the Board of Directors of PHA Foundation was held under the chairmanship of honorable Federal Minister for Housing and Works / Chairman, PHA Foundation on June 10, 2020 at 11:30 AM in the Committee Room of Ministry of Housing & Works, Islamabad.

2. The meeting started with recitation from the Holy Quran.

AGENDA ITEM NO. 01

CONFIRMATION OF MINUTES OF 39TH BOD MEETING OF PHA FOUNDATION.

39th Meeting of the Board of Directors of PHA Foundation was held under the Chairmanship of Honorable Federal Minister for Housing & Works / Chairman, PHA Foundation on April 22, 2020 at 02:30 PM in the Conference Room of PHA Foundation, Islamabad.

The Board confirmed minutes of 39th BoD Meeting of PHAF.

AGENDA ITEM NO. 02

SUDDEN DEMISE OF MR. ZUBIDULLAH SHAHEED, DIRECTOR (ADMIN), PHA FOUNDATION

The BoD was apprised with grief that Late Zubidullah, a BS-19 Officer of Information Group posted as Director (Administration), in PHA Foundation on deputation basis was martyred in an incident of target killing on 24-05-2020 at Mir Ali, North Waziristan, KPK.
إِنَّا لِلَّهِ وَإِنَّا إِلَيْهِ رَاجِعُونَ.

2. Late Zubidullah, served in PHA Foundation w.e.f 10-10-2018 to 24-05-2020 on deputation basis and was posted as Director (Administration). The officer was highly qualified, a gentlemen and very kindhearted. It was mentioned that the officer performed his duties in PHA-F in a highly professional manner.

3. The BoD was further informed that the officer was assigned the task to visit PHA Residencia Peshawar and identify a suitable building / space for the establishment of Regional Office of PHAF in the best interest of the project. Moreover, he was also assigned the task of identification / availability of land in the merged districts of Khyber Pakhtunkhwa (KPK) for future housing schemes to accommodate the local community. The officer was to submit report after Eid-ul-Fitar holidays.

4. The BoD was informed that Quran Khawani / condolence reference was arranged on 01-06-2020 at PHA Foundation, wherein the Officers/officials of PHAF, Ministry of Housing & Works and its attached/subordinate departments participated. The participants acknowledged the services of Late Zubidullah Shaheed and prayers were offered for forgiveness of the martyred soul.

DECISION:

After offering Fateha, the Board eulogized the services of Shaheed Zubidullah while posted as Director (Admin) / Company Secretary in PHAF.

BUDGET ESTIMATES OF PHA FOUNDATION FOR THE FISCAL YEAR 2020-21

The Board was apprised that PHA-Foundation was registered with SECP as Public Company on January 18, 2012 and was limited by guarantees under section 42 of the Companies Ordinance, 1984. PHA-F was a self-revenue generating company and did not receive any grant from Government of Pakistan's budget to meet its developmental and operational expenditure. The source of income of PHA-F was sales proceeds from allottees, interest income, transfer fee, delayed payment charges, cancellation charges, possession charges and documentation charges. PHA-F prepared its developmental as well as operational budget from its own resources and got approval from the Board of Directors with the recommendations of Finance and Accounts Committee of PHA-F Board headed by the Financial Advisor of M/o Housing and Works, Islamabad.

2. The budget document included following main budgetary heads:

- i. **Operational budget:** Operational budget involving pay & allowance, CP Fund, Honoraria, Medical Charges, POL charges, Travel & Transportation charges, Communication charges, Repair and Maintenance, IT, Printing expenses, Rent, Rate & Taxes, General Expenses, Financial Consultancy and Audit Fee, Marketing and legal expenses, Training and Development, and Company Tax and other Contingencies to be incurred during the FY 2020-21.
- ii. **Development budget:** Development budget consisted of estimated expenditures of construction, supervisory and design consultancies on houses/flats/shops against all ongoing and new projects of PHAF to be incurred during the FY 2020-21.
- iii. **Revenue budget:** Revenue budget reflected two types of receipts of PHA Foundation for various ongoing and new projects of PHA Foundation during the financial year 2020-21. Primarily revenue receipts were generated from the receipts of allottees against the project receipts (sale of house/flats/shops). Secondary revenue receipts were generated from the other accounts head against interest on bank accounts/deposits, delay payment charges, transfer fee and membership fee etc.

3. The Board was apprised of the following salient features of budget for fiscal year 2020-21:-

- i. **The operational budget** was Rs. 521.221 million, whereas, last year it was Rs. 447.635 million, an accumulative increase of 16% in operational budget was mainly due to tentative estimated increase of 15% increase in pay & allowances of employees as to be announced by the Federal Government for the fiscal year 2020-21, and also establishment of two regional offices in Quetta and Peshawar which were under process.
- ii. **The estimated development expenditure** was Rs. 10.572 billion for FY-2020-21, in comparison to last year which was Rs. 7.236 billion. 46% increase in development budget was mainly due to launching of Kuchlak Road Project, Quetta and launching of Peshawar Residencia Project, Peshawar. An estimated

expenditure of Rs. 3.525 billion was anticipated to be incurred against Peshawar Residencia Project, Peshawar during the next financial year 2020-21. Whereas, during the FY 2019-20, total of 32% of estimated development budget were utilized and this underutilization of the estimated budget was mainly due to suspension of work at I-12 project for 3 months, delay in start of Kuchlak Road Project, Quetta and due to severe financial and operational crises triggered by the Corona Virus lockdown in the country.

- iii. **The anticipated revenue receipts** were Rs. 9.812 billion, in comparison to last year which was Rs. 7.503 billion. 31% increase in estimated revenue budget was mainly due to anticipated receipts of Rs. 3.525 billion against Peshawar Residencia Project during the financial year 2020-21. Whereas, maximum receipts realized against Kurri Road project, I-12 & I-16 projects and handing over of G-10/2 project during the current financial year. During the FY 2019-20, total of 39% of estimated revenue receipts were realized. This revenue receipts target for the FY-2019-20 could not be fully realized, mainly due to suspension of work at I-12 project for 3 months resultant 100% booking target of I-12 project for FY-2019-20 could not be achieved and delay in inauguration of Kuchlak Road Quetta project and resultant fewer receipts collection from the allottees. Finally, severe financial and operational crises triggered by the Corona Virus lockdown in the country also affected the revenue collection.

Summary of the Budget for the fiscal year 2020-21 as under:-

S.No	Description	Budget Estimate FY-2019-20	Actual Expenditure/Revenue FY 2019-20 (upto May 31, 2020)	Budget Estimate FY-2020-21
a	b	c	d	e
1	Operational Budget & Pay & Allowances	447,635,805	348,685,041	521,221,604
2	Development Budget	7,236,015,468	2,286,123,734	10,572,912,454
3	Total (1+2)	7,683,651,273	2,634,808,775	11,094,134,058
4	Revenue Budget (Projects)	7,503,776,927	2,959,972,223	9,812,603,732
5	Revenue Budget (Operational)	219,357,400	334,733,317	437,466,634
	Total (4+5) Revenue	7,723,134,327	3,294,705,540	10,250,070,366
		Bank Balances		1,734,403,557
		Surplus		974,094,834

DECISION:

After threadbare point wise discussion, the BoD unanimously approved budgetary estimates of PHA-Foundation for the Fiscal Year 2020-21 as recommended by the Finance & Accounts Committee of PHA-F Board.

AUCTION OF COMMERCIAL SHOPS OF COMMERCIAL CUM RESIDENTIAL BLOCKS-A&B AT PHAF OFFICERS RESIDENCIA PROJECT, KURRI ROAD, ISLAMABAD

The BoD was apprised that the auction of 88 shops in Commercial cum Residential Blocks-A&B at PHAF Officers Residencia project, Kurri Road, Islamabad was held at Islamabad Hotel, Melody, Islamabad on January 18 & 19, 2020. The auction process continued for two days. The recommendations of the auction committee were placed before BoD in its 38th meeting for consideration. BoD after discussion decided to reject the bids and directed to re-auction these shops in phase-wise manner in next two months. It was worth mentioning that as per recommendations of the auction committee, two wash rooms had been provided and two more would be ready by the time the auction of the shops would be conducted. Moreover, as per the decision of the BoD, the shops could not be re-auctioned in May and June due to Covid-19 pandemic and subsequent ban on gathering of public at large. In order to maintain the flow of revenue through auction of shops in blocks A & B, a meeting of the auction committee was convened on 18th May, 2020. The committee after thorough discussion put forward the following recommendations:

- i. The management of PHAF would keep an eye on the prevalent situation due to Covid-19. The process of auction would be resumed if the situation gets normalized. Otherwise, other modes of auction like online auction, through advertisement etc. would be explored. PHA-F may work on up-gradation of its system for utilization of the option of online auction of the shops.
- ii. In first phase, twenty five percent shops of attractive location i.e. on ground floor and corner ones would be offered for auction. However, the auction committee shall have the power to decide on the spot if any bidder demands any other shop of his choice which was not included in the auction on the evaluated price.
- iii. The payment schedule for shops may be extended up to 01 year with 40% down payment. A reasonable rebate system would also be introduced. Moreover, the allottees of the commercial shops could be allowed to start their business in the shops upon clearance of 60% amount of the total price of the shop. However, the original documents of the shops shall remain with PHA-Foundation till the clearance of complete payment. In case, an allottee fails to deposit/clear the remaining 40% amount within due date, the shop will be processed for cancellation and the deposited amount will be refunded to the allottee after deduction of 10 % of the deposited amount.

DECISIONS:

The matter was discussed in detail and the Board unanimously approved the following:-

- i. The management of PHAF would keep an eye on the prevalent situation due to Covid-19. The process of auction would be resumed if the situation gets normalized. Otherwise, other modes of auction like online auction, through advertisement etc. would be explored. PHA-F may work on up-gradation of its system for utilization of the option of online auction of the shops.



- ii. In first phase, twenty five percent shops on ground floor would be offered for auction. However, the auction committee shall have the power to decide on the spot if any bidder demands any other shop of his/her choice which was not included in the auction on the evaluated price.
- iii. The payment schedule for shops may be extended up to 06 months with 40% down payment. The allottees of the commercial shops will be allowed to start their business in the shops upon clearance of 60% amount of the total price of the shop. However, the original documents of the shops shall remain with PHA-Foundation till the clearance of complete payment. In case, an allottee fails to deposit/clear the remaining 40% amount within due date, the shop will be processed for cancellation and the deposited amount will be refunded to the allottee after deduction of 10 % of the deposited amount.

AGENDA ITEM NO. 05

WAFAQI MOHTASIB'S REFERRAL OF ALLOTTEES ISSUES FOR PLACING BEFORE THE BOD

The Board was apprised that Mr. Tahawar Ahmad, Mr. Abdul Shafiq, Mr. Zafar Iqbal Qadir, Mr. Fakhar Abbas Naqvi and Mr. Abdul Ghani Sameen, the allottees of Category-I housing units in PoR, Kurri Road, Islamabad filed a complaint in Wafaqi Mohtasib against the imposition of additional cost and possession charges by PHA-F where they prayed Wafaqi Mohtasib to direct PHAF to charge no additional charges, instead adjust the extra demanded amount from the profit earned on their deposited amounts.

2. The Wafaqi Mohtasib after hearing gave the following directions:-

"The issues raised by the complainants may be placed before the BoD, a competent forum for reconsideration. The Agency is, therefore, advised to place the submissions and grievances of complainants before its Board of Directors in its next meeting so that they (complainant allottees) are not discriminated viz-a-viz the defaulters"

3. In this regard it was stated that the matter regarding waiver of delayed payment charges and other allied issues of PHAF Officers Residencia project was presented before BoD in its 33rd meeting held on April 09, 2019. After detailed discussion, BoD decided the matter as ***"income that's interest earned and delayed payment charges (DPC) on instalments of allottees as per revised payment schedule from the date of commencement of actual work on project would go to the project account"***

4. It was apprised that the additional cost was imposed on the allottees of PoR Kurri Road, after a long deliberation by joint committee of allottees of the project, representatives of PHAF, M/o Housing & Works and Auditor General of Pakistan which was constituted on November 28, 2018. The recommendations of the committee were placed before the BoD in its 33rd meeting for consideration. The BoD after thorough discussion approved the recommendations of the committee.

5. In the light of the decision of BoD, the delayed payment charges (DPC) collected (amounting to Rs. 90.51 million) and interest earned on the funds of the project (Rs. 373.97 million) were shifted towards the revenue of the project where from all the allottees of the

project were compensated. The details of the compensations extended to the complainants were as under:

Sr. No	Name of Allottee	H. No.	Actual additional cost	Present Additional Cost	Compensation given
1	Tahawar Ahmed	53	2,862,334/-	1,642,723/-	1,219,611/-
2	Abdul Shafiq	63	2,862,334/-	1,642,723/-	1,219,611/-
3	Zafar Iqbal Qadir	39	2,862,334/-	1,642,723/-	1,219,611/-
4	Abdul Ghani Sameen	57	2,862,334/-	1,642,723/-	1,219,611/-

6. The Board was further informed that the above allottees had also been facilitated on account of delayed payment charges as per following details:-

Sr. No	Name of Allottee	H. No.	DPC as per old schedule	DPC as per new schedule	Benefit extended
1	Tahawar Ahmed	53	257,273/-	Nil	257,273/-
2	Abdul Shafiq	63	745,013/-	188,875/-	556,138/-
3	Zafar Iqbal Qadir	39	3,747,780/-	1,478,871	2,268,909/-
4	Abdul Ghani Sameen	57	867,378/-	11,453/-	855,925/-

DECISION:

After thorough discussion, the Board unanimously agreed that the matter has already been decided in 33rd BoD meeting in the light of the recommendations of committee on the issue and implemented in letter and spirit. Therefore, the request for waiver of DPC or additional cost can't be acceded to. The Hon'ble Wafaqi Mohtasib may be informed accordingly.

AGENDA ITEM NO. 06

STAGGERING OF PAYMENT SCHEDULE FOR EXECUTIVE APARTMENTS AT POR AND G-10/2, ISLAMABAD.

The BoD was informed that in order to offset the escalated cost of POR Kurri Road & G-10/2, PHA Foundation constructed two finished Commercial Cum Residential Blocks A&B at PHA Officers Residencia, Kurri Road, Islamabad and a block no. 24 at G-10/2 Project, Islamabad. Since December, 2019 only 16 out of 66 executive apartments had been booked at POR, Kurri Road and 15 out of 16 apartments in G-10/2.

2. Since PHAF was in need of immediate flow of funds for in time completion of the project, therefore, the payment schedule with 40 % down payment and the rest of the 60 % amount in two quarterly installments was issued. Whereas, in G 10/2 allottees had to pay 30% down payment and remaining amount were to be paid in three equal quarterly installments. According to approved policy, if an allottee fails to pay the due installment as per the time schedule and date, he/she would be liable to pay delayed payment charges @1% of the defaulted amount.

3. Allottees of executive apartments had raised their reservations on the payment schedule. They had pointed out that the installment schedule was burdensome on which delayed payment charges would also be levied. Such payments were beyond their paying capacity due to disruption of economic activities all over the country because of Covid-19 Pandemic which had badly affected the financial position of the people.

4. Joint Secretary Admin / Estate being the chairman of the auction committee apprised the forum that the slow booking of executive apartments in commercial cum residential project at PoR Kurri Road, Islamabad was due to several reasons which were discussed in the meeting of the auction committee held on 18 May, 2020. The auction committee after thorough discussion recommended that the down payment of the executive apartments at PoR Kurri Road and G-10/2 may be reduced from 40% to 15% and the payment schedule may be extended from 6 months to 2 years (08 quarterly installments) as an incentive to the allottees in backdrop of Covid-19 Pandemic.

DECISION:

After thorough discussion, the BoD agreed with the proposal of the auction committee, and approved that the down payment of the executive apartments at PoR Kurri Road and G-10/2 shall be reduced to 15% and the payment schedule be extended up to 2 years. All booking of the project shall be treated w.e.f June, 2020.

AGENDA ITEM NO. 07

LAUNCHING OF PHA RESIDENCIA PESHAWAR SURIZAI HOUSING PROJECT:

The BoD was apprised that in line with the vision of Prime Minister of Pakistan to construct 5 million affordable housing units and to overcome the acute shortage of housing units in Khyber Pakhtunkhwa (Peshawar), an MOU was signed between two parties PHA-Foundation, Ministry of Housing and Works, Islamabad and Provincial Housing Authority, Government of Khyber Pakhtunkhwa on December 11, 2019 for the construction of affordable housing units in Surizai, Peshawar KPK for the Federal Government employees, Provincial government employees as well as general public including Overseas Pakistanis. The total project land was 8500 Kanal as per revenue record.

2. In the light of MOU, PHA Foundation launched membership drive that ended on 15 May, 2020. Approximately 26000 applications were received.

I. The details of quota to be observed were as follows:

Sr. No.	Description	Quotas
01.	PGE KPK including merged districts	30%
02.	FGE	20%
03.	General Public including merged districts	35%
04.	Merged Districts of KP	05%
05.	Special Person (differently abled)	01%
06.	Ministry of H & W / PHA-F/KP PHA/Housing Dept. KPK /	02%
07.	Overseas	05%
08.	Media Persons	02%

II. The eligibility criteria was as follows:

Category	Eligibility	Units Size
Cat-I	BPS 20-22	50X90
Cat-II	BPS 18-19	40X80
Cat-III	BPS 16-17	30X60
Cat-IV	BPS 01-15	25X50

3. It was apprised that the design consultancy was awarded to M/S NESPAK dated 14-04-2020 and work on project design had been started. In the designs, multiple options in each category grey structure houses were prepared which was presented by NESPAK team before the BoD for approval.

DISCUSSION:

4. Mr. Salman Ahmed, Chief Engineer / Project Manager NESPAK presented different options with different covered areas and designs before the BoD. The details of the options presented before the BoD were as under:-

Description	Salient Features				
	Option - 1	Option - 2	Option - 3	Option - 4	Option - 5
I Kanal House Front 50 feet X length 90 feet	<u>Ground and First Floor</u> <ul style="list-style-type: none"> • 4 Bedrooms with attached baths • Drawing Room • Dining Room • Lounge at Ground Floor • Kitchen • Powder room • Double Height Lobby • Car Porch • Bar.B.Q Terrace 	<u>Ground and First Floor</u> <ul style="list-style-type: none"> • 5 Bedrooms with attached baths • Drawing Room • Dining Room • TV Lounge at Ground Floor • Sitting Area at First Floor • Kitchens both at Ground & First Floor • Powder room • Box Room • Car Porch • Bar B.Q Terrace 	<u>Ground and First Floor</u> <ul style="list-style-type: none"> • 5 Bedrooms with attached baths • Dining/Formal Sitting • Lounge at Ground Floor • Sitting Area at First Floor • Kitchen • Powder room • Box Room • Double Height Foyer • Car Porch • Bar B.Q Terrace 	<u>Ground and First Floor</u> <ul style="list-style-type: none"> • 6 Bedrooms with attached baths • Drawing Room • Dining Room • Lounges both at Ground & First Floor • Kitchen • Powder room • Store Room • Car Porch • Bar B.Q Terrace 	<u>Ground and First Floor</u> <ul style="list-style-type: none"> • 5 Bedrooms with attached baths • Drawing Room • Dining Room • Lounges at both Ground & First Floor • Kitchens at both Ground & First Floor • Dirty Kitchen • Powder room • Box Room • Laundry • Car Porch • Servant Quarter at First Floor • Bar B.Q Terrace
Covered Area	3,467 Sq. ft.	3,850 Sq. ft.	3,943 Sq. ft.	3,943 Sq. ft.	4,426 Sq. ft.
Tentative Grey Structure Cost	Rs. 9,707,600/-	Rs. 10,780,000/-	Rs. 11,040,400/-	Rs. 11,040,000/-	Rs. 12,392,800/-

5. The Deputy Chairman appreciated the efforts of PHAF and NESPAK in coming up with several designs with respective prices to be offered to the prospective allottees of the project who could opt for a house of their choice. It was suggested that three options with different covered areas and designs be offered to the successful members.

6. It was also inquired whether the cost of the land was included in the price offered to the successful members. It was apprised that the cost of the land was not included in the price of the grey structure houses and would be compensated through the auction of commercial area of the project.

(Handwritten signature)

7. Director General, FGEHA further added that it would be appropriate that PHAF may take up a case with FBR through Naya Pakistan Housing and Development Authority (NPHDA) for inclusion of the newly launched projects in Naya Pakistan Housing Schemes for extension of the concessions and rebates to them alongwith other low cost schemes including I-12/1 and I-16/3.

8. The Director General, FGEHA asked about the quota offered in the project. He inquired whether the quota approved for the employees of FGEHA in 39th BoD meeting of PHAF has been reflected in the above table or otherwise. It was informed that quota wasn't reflected in the table. However, it would be incorporated in the quotas.

9. It was further pointed out that NESPAK may also consider that the houses with similar requirements and designs may be aligned and designed in a symmetrical way for the coherence and beauty of the project. The Chief Engineer NESPAK informed the forum that such deliberations were already under consideration & would be included in the design. During discussion it was also emphasized that the bedrooms should be of standard size.

10. Deputy Chairman BoD asked about the status of construction of additional blocks at the housing project Gulistan-e-Joher, Karachi. It was apprised that the lay out and building plan of the project were submitted to SBCA Karachi for approval. They needed some NoCs to be issued from different organizations. An NoC from PTCL had already been issued. However, the rest of organizations had been approached for the issuance of the same at the earliest. The outcome of the efforts would be shared with the Board at the earliest.

11. The chairman BoD appreciated the efforts of PHAF in effectively launching the PHA Residencia Peshawar Project at a time when the entire country was in lock down due to Covid-19 Pandemic. It was directed that PHAF shall concentrate on timely completion of the ongoing and recently launched projects. Then after, PHAF may proceed for new projects.

DECISIONS:

After thorough discussion the following were decided:-

- i. The option No. 1, 3 and 5 of category-I presented above by NESPAK were approved to be offered to the successful members of the project with standard bedroom sizes.
- ii. Similarly, three options of each category with different covered area, design and prices would be prepared by NESPAK and offered to the successful members in that category of the project.
- iii. PHAF should take up a case with FBR through Naya Pakistan Housing & Development Authority (NPHDA) for inclusion of the newly launched projects in Naya Pakistan Housing Schemes for extension of concessions and rebates.
- iv. PHAF shall focus on timely completion of the ongoing and recently launched projects including Kuchlak Road Project, Quetta, PHAF Residencia Project, Peshawar and proposed project in Gilgit Baltistan. Any further new projects may be planned after completion of these projects.

REQUEST FOR APPROVAL /NOC OF LAY OUT PLAN/ BUILDING PLAN AND EXEMPTION OF PENALTY IMPOSED BY CDA

A. PAKISTAN OFFICERS RESIDENCIA (POR) KURRI ROAD PROJECT:

The BoD was informed that layout plan of Kurri Road Project was approved by CDA on 28-05-2012 and accordingly Infra-Structure Design and building plans/design of Grey Structure Houses were submitted to CDA in 2012 for approval. Building Plan of Commercial-Cum-Residential Block was also submitted to CDA in 2018. Furthermore, the requirements of CDA were fulfilled and submitted in step wise manner.

2. Due to encroachment on 7-8 Kanals of land and site condition 13 plots were relocated and the revised layout plan was approved by CDA dated 18-02-2020 and accordingly NOC was issued on 18-04-2020.

3. Later on, CDA Building Directorate informed PHAF vide their letter dated 15-04-2020 that in case of construction without prior approval of CDA, Rs. 100 per Sft + Rs. 12 per Sft + Rs. 20,000 compounding charges of total covered area of each and every plot would be applied. The charges of penalty would be Rs. 200 per Sft + Rs. 12 per Sft + Rs. 20,000 on commercial-cum-Residential area of the project.

B. I-16/3 PROJECT:

4. The BoD was apprised that the Layout Plan and Building Plan/design of I-16/3 Project were submitted to CDA on 27-05-2016 and subsequently as per requirement of CDA necessary steps were taken and submissions were made.

5. Accordingly, I-16/3 Project was approved in principle by the CDA Design Vetting Committee (DVC) dated 09-01-2020 with condition that;

- The Color Scheme of exterior finishing would be improved.
- The Car Parking would be re-designed to improve fire safety.

6. Subsequently the color scheme of the external finishing was incorporated in consultation with Architect Member of the CDA Design Vetting Committee (DVC) and after certain improvements the same was approved by the CDA Design Vetting Committee (DVC) on 29-01-2020.

7. Accordingly, CDA was requested for issuance of necessary NOC so that demand note could be issued by IESCO and SNGPL for provision of utilities.

8. IESCO was approached for issuance of demand note for the electrification of the project based on the Design Book approved by the Design Vetting Committee of CDA. However, IESCO asked CDA dated 16-03-2020 to clear whether connection to the said premises could be provided based on the design book approved by DVC, without approved Layout Plan or otherwise.

9. In this regard it was informed by CDA officers in the meetings that in case of construction without prior approval of CDA, a penalty of approximately Rs. 200 per Sft + Rs. 12 per Sft + Rs. 20,000 compounding charges of total covered area of each and every plot would be applied.

C. I-12 PROJECT:

10. The BoD was informed that the layout and building plans of I-12 Project were submitted to CDA in December, 2015 in accordance with criteria/bye-laws of CDA. PHA-F resubmitted the layout and building plans to CDA Authorities in December, 2016 by incorporating the re-alignment of Nullah. Further as per requirement of CDA necessary steps were taken and submissions were made.

11. To comply with the requirements of CDA, PHA-F resubmitted the case in Building Directorate as per CDA Bye-Laws in June, 2018 to present the case in upcoming DVC for obtaining approval. CDA asked PHAF for submission of proposed diverted alignment of Nullah (diversion of Nullah) and alignment /design of Trunk Sewer of complete CDA I-12 Sector, prepared by Engineering Consultancy Firms registered with CDA and PEC. In this regard, necessary steps had been taken and the case has been under consideration in CDA.

DISCUSSION:

12. The Board was apprised that keeping in view the shortage of affordable housing units, the projects were started on fast track basis. CDA took longer time in approvals. PHAF being an NPO worked on no profit no loss basis with the mandate to eliminate shelterlessness by providing affordable housing units to the low and middle income groups of the country. Since, PHAF got no funds from Government Exchequer and its projects were completed with the revenue generated from the installments of the allottees, therefore, levying of hefty penalties would be shifted to the allottees, mostly fixed income salaried class and Government servants.

13. The Board was further apprised that CDA would be requested for waiver of the penalties in the best public interest. Member Engineering CDA informed the forum that CDA would not be in a position to waive off the penalties due to the bye-laws of the organization. It was suggested that PHAF should move a summary for the Cabinet for seeking approval for the waiver of the penalties in the best public interest.

DECISION:

The Board decided that Ministry of Housing & Works shall move a summary for the Cabinet for seeking approval for waiver of the penalties imposed by CDA on PHAF projects. Moreover, CDA would be requested for granting permission to the utility services providers for timely provision of their utility services to I-16/3, I-12/1 and Kurri Road projects of PHAF.




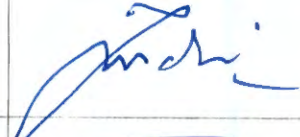


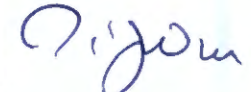


The meeting ended with a vote of thanks to and from the chair.



40TH BOD MEETING OF PHA FOUNDATION

JUNE 10, 2020

ATTENDANCE SHEET

S. No.	Name	Designation	Signature
1	Mr. Tariq Bashir Cheema, Federal Minister for Housing & Works/ Chairman, PHA Foundation, Islamabad	Chairman	
2	Dr. Imran Zeb Khan, Secretary, M/o Housing & Works, Islamabad	Dy. Chairman	
3	Mr. Zahoor Ahmed, Additional Secretary, M/o (H&W), Islamabad	Member	
4	Mr. Amir Mohyuddin, Joint Secretary (Admin)/Estate, M/o Housing & Works, Islamabad	Member	
5	Mr. Shahid Farzand, Director General, Pak. PWD, Islamabad	Member	
6	Mr. Anwar ul Haq Dogar, Joint Engineering Advisor, M/o Housing & Works, Islamabad	Member	
7	Mr. Rizwan Ahmad Sheikh, Financial Advisor (Works)/ Joint Secretary, Finance Division, Islamabad	Member	
8	Mr. Waseem Hayat Bajwa, Chief Executive Officer, FGEHA, Islamabad	Member	
9	Dr. Shahid Mehmood, Member Engineering, CDA, Islamabad	Member	
10	Mr. Tariq Rashid, Chief Executive Officer, PHA Foundation, Islamabad	Member	
