



# **A GOLDEN OPPORTUNITY**

**FOR OVERSEAS PAKISTANI'S ABROAD & ALL PAKISTANI CITIZENS**

## **Sector C-14**

### **Balloting of Residential Plots**





CAPITAL DEVELOPMENT AUTHORITY

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# INTRODUCTION

Capital Development Authority (CDA) announces to launch Residential Plots in Sector C-14 Islamabad for Overseas Pakistani's abroad paying in USD (first preference) and all Pakistani citizens. C-Series adds a charming touch to Islamabad's breathtaking landscape. It is strategically situated at the newly constructed eight-lane, 200 feet wide Margalla Road. Celebrated for its lush green Margalla Hills, CDA's C-14 sector is an ideal place for luxury living.

CDA is offering plots size: 50 x 90 square feet (500 square yards) on a flexible payment plan of 10 months. Date of applying for balloting through online is from 01-12-2024 to 30-12-2024 and E-Balloting will be held on 14-01-2025.

Prepare to embrace the dream of living in one of the world's most beautiful capitals.  
A dream that is now within your grasp.



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## PRIME RESIDENTIAL PLOTS

Buying a plot in the CDA's C-Series sectors nestled within Islamabad's flourishing residential environment. It presents a unique opportunity to be part of a glorious project to revolutionize the city's residential landscape. The fast-track work is a growing testament to the Authority's commitment to deliver developed sectors within the prescribed timelines.

Seize this unparalleled opportunity to claim a piece of Islamabad's premier residential sector and shape your dream home in your beloved homeland.





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*Christy Stewart*  
CAPITAL DEVELOPMENT AUTHORITY



## ELIGIBILITY

All Overseas Pakistani's abroad having NICOP and willing to pay cost of the plots in USD will be given first Preference. All Pakistani citizens, companies and firms registered in Pakistan under the relevant laws are also eligible to apply.

If you intend to participate in the Balloting on behalf of another person, company or firm, you are required to submit a Special Power of Attorney or a sealed (embossed) resolution or authorization from the company or firm authorizing you in this behalf along with a copy of Certificate of Incorporation or Registration. If any one applies on behalf of the Overseas Pakistani's abroad he will provide the copy of NICOP of that person and make the payment in US dollars.





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# PROCEDURE

1. The Brochures along with application form are available at on CDA website ([www.cda.gov.pk](http://www.cda.gov.pk)) on payment of processing fees 50 US \$ for Overseas Pakistani's abroad and Rs. 14000/- for Pakistani citizens. This amount shall be non- refundable. If you intend to purchase Brochure for information without form will be available at One Window Dte Sector G-7/2, Islamabad, after paying amounting to Rs.5000/- non-refundable
2. The Applicant may apply online through CDA website ([www.cda.gov.pk](http://www.cda.gov.pk)), latest till 30-12-2024, along with following documents (which will be uploaded):-
  - i) Copy of NICOP/CNIC (ii) 01 Photograph (3.5x3.5 cm).
3. Processing fee as prescribed will be payable online via credit or debit cards.
4. The balloting results shall be announced at the CDA Secretariat Conference Room Sector G-7/4 Islamabad after balloting on 14-01-2025 and shall also be uploaded on the official website of CDA ([www.cda.gov.pk](http://www.cda.gov.pk)). The successful applicants will be issued an Intimation Letter along with payment schedule after seeking formal approval of balloting results from the CDA Board.
5. The formal allotment letter containing detailed terms & conditions of the allotment shall be issued on receipt of full price of the plot.

# TERMS OF BALLOTING

1. The Balloting shall be carried out on "As is, Where is" basis and location of the plot shall not be changed on any ground whatsoever at any stage. The premium will be charged according to actual size of the plot.
2. The Balloting Committee reserves the right to withdraw any plot from the Balloting for reasons to be recorded and in case of violation or concealment of facts.
3. The Balloting Committee also reserves the right to reject any application for reasons to be recorded and in case of violation or concealment of facts.
4. The Balloting Committee/CDA management reserves the right to disqualify any applicant and to amend / delete any of the provisions contained therein to any extent for reasons to be recorded and in case of violation or concealment of facts.
5. The Balloting results shall not be final unless approved by the CDA Board and successful applicants shall not accrue any right on the basis of balloting results. The allotment would be subject to payment of applicable taxes as determined by Government / FBR. In case of non-payment of taxes within the stipulated time, the Intimation Letter of allotment will be withdrawn automatically.
6. If 25% of the payment is not deposited within 01 months after issuance of the Intimation Letter by the successful applicants, the Intimation Letter will be cancelled/withdrawn automatically without any notice/intimation.
7. The plot will not be restored, in any case, if the Allottee takes refund by his/her own willingness.
8. In the event of cancellation or surrender of plot for whatever reason(s), the deposited amount of premium shall be refunded after forfeiture of 10% of the total price of the plot.
9. Any decision of the Authority regarding Balloting, acceptance or rejection of application, forfeiture of 10% of total premium, or any



# TERMS OF BALLOTING

other matter in relation to Balloting/ allotment of plots shall not be challengeable in any court of law.

10. The correspondence shall be made at the address indicated by the applicant and the applicant shall be liable to communicate any change in the address to the Authority. In case, the successful applicant does not receive any intimation from the Authority within 10 days, applicant can contact the Authority to inquire about the status of his/her application.

11. Applications once submitted shall not be liable to change/withdrawal. The applicant will be deemed to have read and accepted the terms and conditions, enumerated in this Brochure and would be bound by these. The detailed terms and conditions shall be mentioned in the allotment letter, to be issued after full payment.

12. In case of non-payment as per payment schedule, the plot shall be cancelled in accordance with CDA rules.

13. The plot shall not be restored if the successful applicant defaults on the payment of initial 25% within 30 days.

14. On delayed payment, delay payment charges will be levied as determined by the Finance Wing, CDA.

## THE APPLICATION SHALL BE REJECTED IN CASE

1. Incomplete application forms.
2. Application without required documents.
3. Provision of incorrect information or concealment of facts.
4. Non Payment of processing fee as prescribed.

**ONLINE PROCESS**

**Application 1**

**General Questions**

Proposed Insured's Name: \_\_\_\_\_  
(Please use capital letters)

Birth Date: Day: 01 Month: January Year: 2016 Gender: ☐ Male ☐ Female Passport no: \_\_\_\_\_

Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

ID Number: \_\_\_\_\_ Others: ☐ Yes ☐ No

Status: ☐ Single ☐ Married ☐ Divorced Are you a retiree? ☐ Yes ☐ No

Occupation: \_\_\_\_\_

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**ONLINE PROCESS**

**Application**

**General Questions**

Proposed Insured's Name: \_\_\_\_\_

(Please use capital letters)

Birth Date: Day: 01 Month: January Year: 2016 Gender: ☐ Male ☐ Female Passport no: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

ID Number: \_\_\_\_\_

Status: ☐ Single ☐ Married ☐ Divorced

Occupation: \_\_\_\_\_

Email Address: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Others: \_\_\_\_\_

Are you a retiree? ☐ Yes ☐ No

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# FOR APPLY LOG ON TO ONLINE APPLICATION FORMS WINDOW

**[www.cda.gov.pk](http://www.cda.gov.pk)**



**THE DEADLINE FOR APPLICATION**





# **MODE OF BALLOTING**

**The balloting shall be carried out on latest Computerized Software. In order to ensure transparency, the presence of highly professional IT experts, officials of government agencies, and media will be invited.**

**COMPUTERIZED BALLOTING**

**WILL BE HELD ON 14 JANUARY, 2025  
THROUGH NADRA**

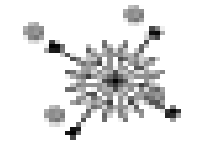




# C-14 LAYOUT PLAN

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**PROPOSED AMENDED  
LAYOUT PLAN OF  
SECTOR C-14, ISLAMABAD**

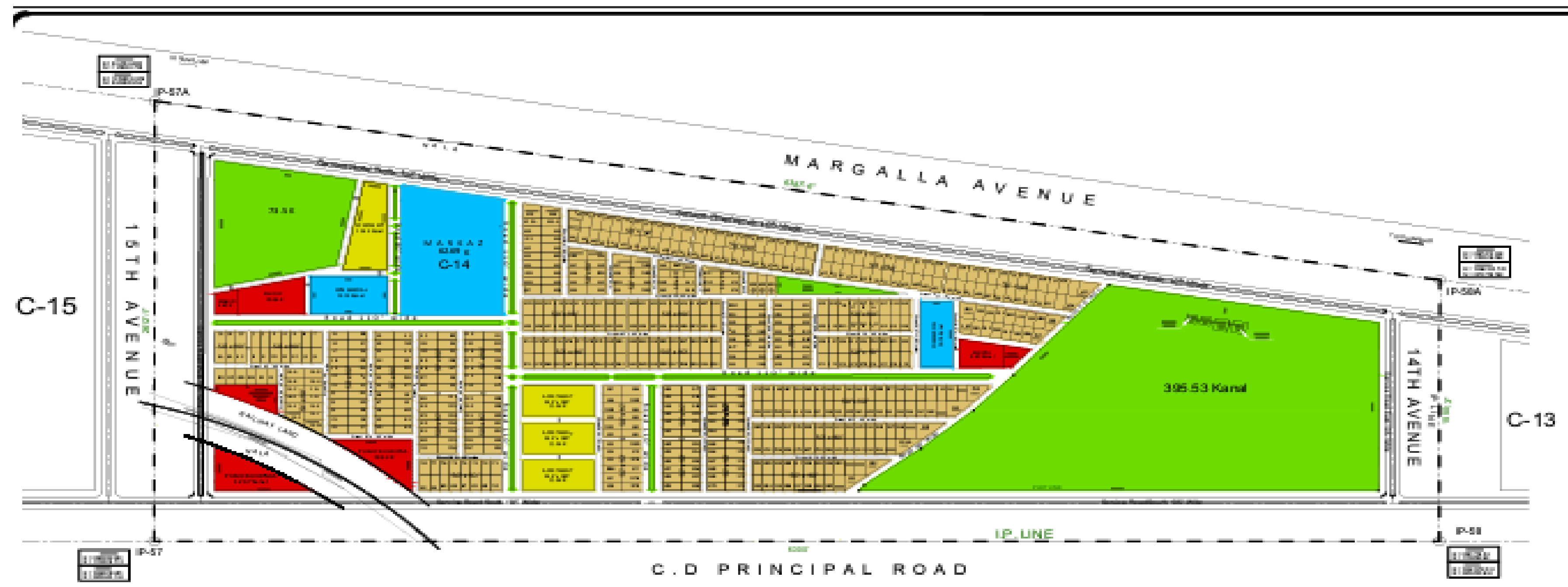


NOTE: LAYOUT PLAN OF SECTOR C-14, ISLAMABAD APPROVED BY CDA BOARD IN ITS 13TH MEETING DATED: 28.11.2023. FILE NO. CDAPLANS/PS-14/2023.

SCHEDULE OF PLOTS		
Sl. No.	Plot Size	Number of Plots
1	80 x 80'	611
2	Odd Shaped/ Round	30
Total		641

Sl. No.	Category	Area (Kanal)	Percentage (%)	Total Area (Kanal)
1	Open Space	395.53	61.70	641.00
2	Buildable Area	245.47	38.30	641.00
3	Water Body	0.00	0.00	0.00
4	Other	0.00	0.00	0.00
5	Grand Total	641.00	100.00	641.00

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NAME OF	ADDRESS (P.O.)	TELEPHONE	NAME	DESIGN
AN (OFFICE)	ADDRESS (P.O.)	TELEPHONE	NAME	DESIGN
PLANNING & MAP RECORD UNIT, CDA				







ABUNDANT  
GREEN SPACE



PRIME  
LOCATION



EASE OF ACCESS



SHOPS

SERENE  
ENVIRONMENT



EDUCATION  
FACILITY




FLEXIBLE  
PAYMENT PLAN



ACCESS TO  
NEARING  
HEALTH AND  
RECREATIONAL  
FACILITY







# AFFORDABLE LUXURY

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# PAYMENT MODALITIES

## TOTAL COST OF PLOT

S.NO	SIZE OF PLOT	PRICE (Excluding Taxes)
1.	50'ft x 90'ft	60 Million (Rs. 60,000,000/-)

## PAYMENT SCHEDULE

Processing Fees 50 US \$ for overseas Pakistani's abroad or and Rs.14000/- for Pakistani citizens. This amount shall be non-refundable.
25% within 01 months from the date of issuance of intimation letter
25% within 04 months from the date of issuance of intimation letter
25% within 07 months from the date of issuance of intimation letter
25% within 10 months from the date of issuance of intimation letter

## EXTRA CHARGES WILL LEVIED TO THE ABOVE COST IN FOLLOWING CASES

1.	10% Corner Plot Charges
2.	10% Main Boulevard
3.	10% Park Facing
4.	15% Main Boulevard + Corner
5.	15% Main Boulevard + Park Facing
6.	20% Main Boulevard+Corner+Park Facing

## REBATE:

### All Overseas Pakistani's abroad.

10% rebate will be allowed in case the successful applicant pays the remaining total price of the plot in US Dollar within one month of issuance of Intimation Letter.

### All Pakistani citizens.

10% rebate will be allowed in case the successful applicant pays the remaining total price of the plot within one month of issuance of intimation Letter.



**TITLE OF ACCOUNT**

**MODE OF PAYMENT: -** Online in following Designated bank:

Bank Name	TITLE OF ACCOUNT	Bank Account Number
Habib Bank Limited	CAP DEV AUTH-DDO ONE WINDOW OPERATN	PK 87HABB0006027992835601

## **FOCAL PERSON FOR ASSISTANCE**

Director Estate Management-I  
Deputy Director  
WhatsApp  
Website  
E-mail address

Tel: 92-51-9252428  
Tel: 92-51-9252610  
0305-5397845  
[www.cda.gov.pk](http://www.cda.gov.pk)  
[dd.estimated1@cda.gov.pk](mailto:dd.estimated1@cda.gov.pk)

(To be filled in CAPITAL LETTERS)

### Plot Size .

**S.No.**

### Applicant's Particulars

a. Name: 

b.	CNIC / NICOP No:					-								-					
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c. Father's / Husband's Name:														
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[illegible][illegible]

f. Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Residence: \_\_\_\_\_

q. Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

## 2. Particulars of Nominee

Name: \_\_\_\_\_

[illegible]

Address:

3. Documents to be uploaded a. 01xPassport size photographs. b. NICOP / CNIC (applicant).

#### 4. Undertaking

I/We hereby declare that I/We have read the terms and conditions as given in the brochure. I/We accept the same.

Signature of Applicant

Date / / 2024



### **SPECIAL POWER OF ATTORNEY**

Know all men by this present that I, \_\_\_\_\_ son / daughter / wife of  
\_\_\_\_\_ adult aged \_\_\_\_\_ years, resident of and holder  
of National Identity Card No. \_\_\_\_\_ do here by appoint Mr. / Mrs. / Ms.  
\_\_\_\_\_ son / wife / daughter of Mr. \_\_\_\_\_, resident of  
\_\_\_\_\_ and holder of CNIC No. \_\_\_\_\_ as my / our  
attorney to act in my / our name(s) and on my / our behalf to the extent of powers hereby given for  
applying in the balloting.

WHEREAS I / We intend to participate in the balloting of residential plots in Islamabad.

I / WE HEREBY appoint the above named person as my / our attorney and authorize him / her to  
offer to do all acts, deeds and things requisite for the purpose.

I / WE HEREBY ratify and confirm all acts, deeds and things lawfully done or caused to be done by  
my / our said attorney by virtue of the power hereby given and all such acts, deeds and things  
shall be deemed and construed to have been done or caused to be done by me / us.

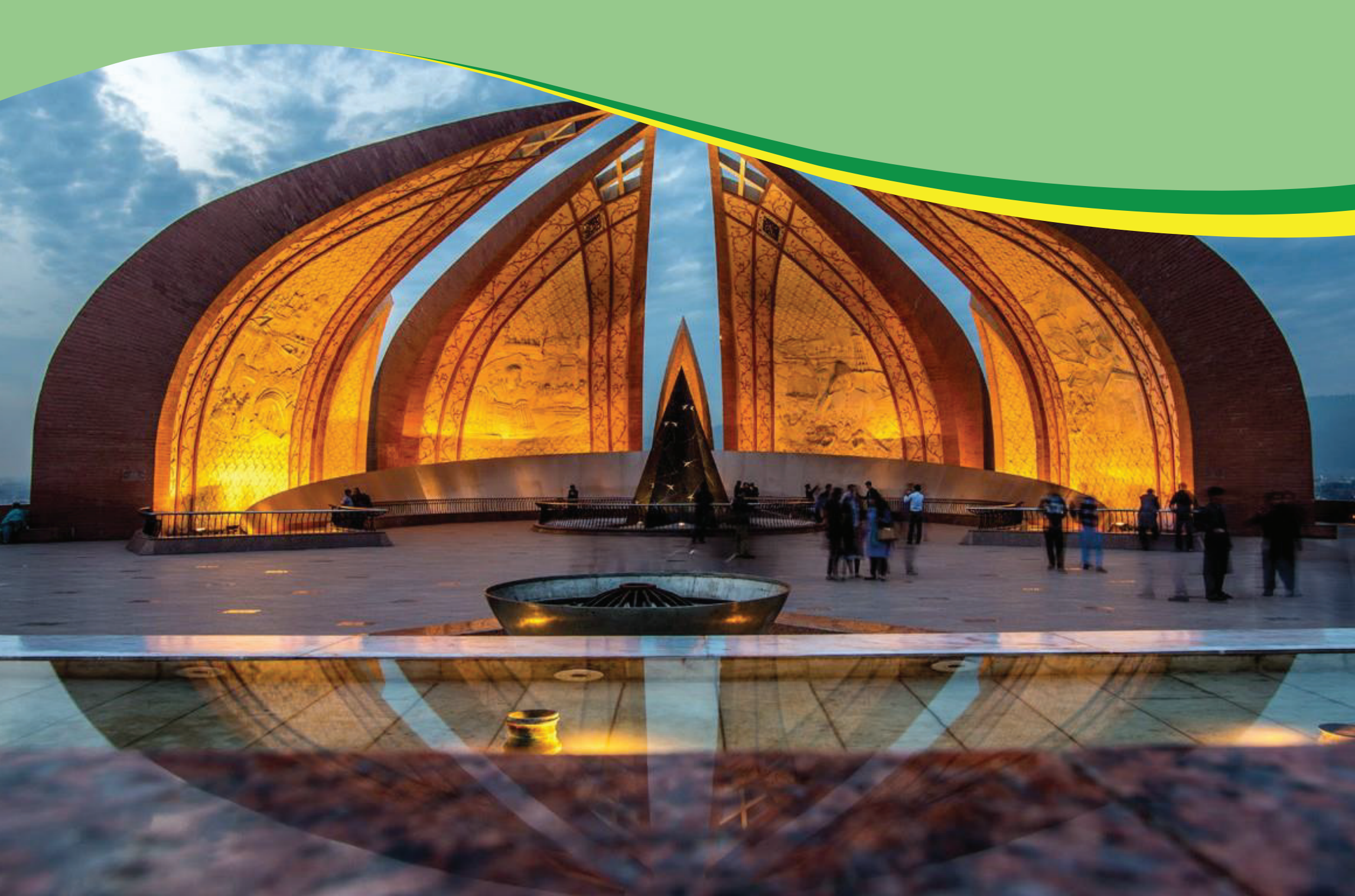
IN WITNESS WHEREOF I / We have sent my / our hands unto this deed \_\_\_\_\_  
day of \_\_\_\_\_ 20

EXECUTANTS (Attach copy of NIC)

Witness No.1. \_\_\_\_\_  
(Attach copy of NIC)

Witness No.2. \_\_\_\_\_  
(Attach copy of Nic)

Note: This Power of Attorney should be on a non-judicial stamp paper of Rs.30 duly attested by  
Notary Public / Magistrate / Civil Judge.



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## **DIRECTOR ESTATE MANAGEMENT – I CAPITAL DEVELOPMENT AUTHORITY**

CDA Facilitation Center, Sector G-7/2, Islamabad, Pakistan

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website: [cda.gov.pk](http://cda.gov.pk)