




OPEN AUCTION COMMERCIAL PLOTS

**25,26,27,28
FEBRUARY | 2025**

JINNAH CONVENTION CENTRE, ISLAMABAD

Directorate of Estate Management - II: 051-9252481

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A nighttime aerial view of a city, likely Seattle, with the Smith Tower and the Convention Center visible in the foreground. The city lights are spread across the hills in the background. A large green rounded rectangle is overlaid on the right side of the image, containing the text.

THE GATEWAY TO DYNAMIC FUTURE



CAPITAL DEVELOPMENT AUTHORITY



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INTRODUCTION

Commercial plots located in various sectors of Islamabad are being offered for allotment on leasehold right basis, for a term of 33 years, extendable for another two terms of 33 years each, on standard terms and conditions applicable at the time of each renewal of lease.

The Auction will take place from 25th to 28th February, 2025 at Jinnah Convention Centre, Islamabad. The Auction proceedings shall commence at 10:00 A.M. and continue till end of the day.

ELIGIBILITY

1. The auction is open to all Pakistani nationals, whether residing in Pakistan or abroad after the provision of valid NICOP.
2. Companies / firm and societies registered in Pakistan under the relevant laws can also participate in the auction.
3. Foreign nationals and companies can participate in the auction after obtaining NOC from the Ministry of interior, Government of Pakistan.
4. Token money for plots will be as under:

Rs. 100 Million	(Red Token).
Rs. 30 Million	(Purple Token).
Rs. 20 Million	(Yellow Token).
Rs. 10 Million	(White Token).
Rs. 5 Million	(Black Token).

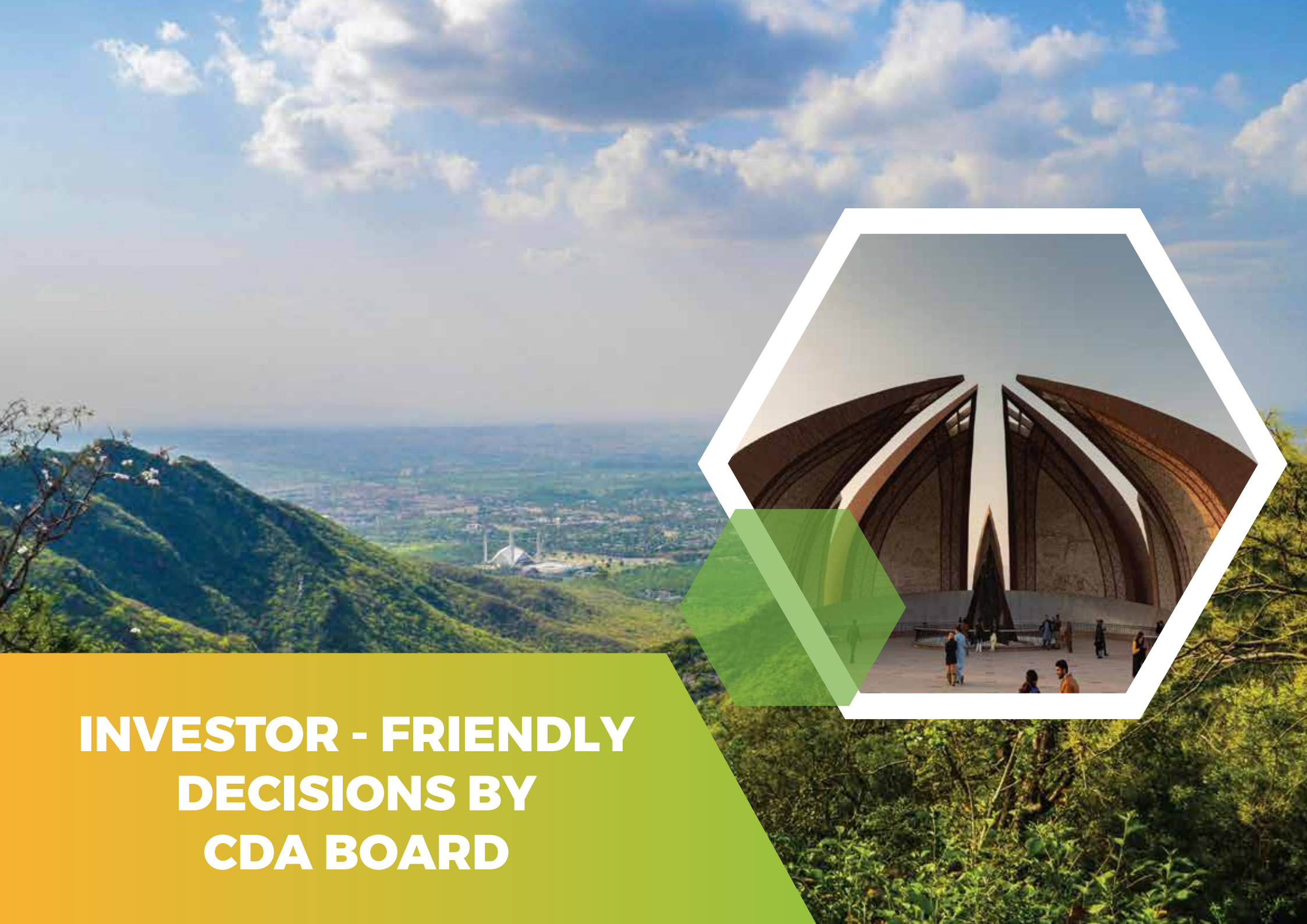
(Individual token money is mentioned against each plot in the list of plots available at page 69 to 75)

5. The Individual(s) / firms / companies participating in the auction are required to obtain tokens (Annex-C) by providing Pay Order of Rs. 100/30/20/10/5 million for plots of the above mentioned categories from the Auction

ELIGIBILITY

Cell (Estate Management II), CDA Facilitation Center, G-7/2, Islamabad upon fulfilling the prescribed requirements per Annex-A and submitting the application at Annex-B of this Brochure. Tokens will also be available at the auction venue and can be purchased before the start of the auction.

6. Token used in successful bids shall be adjusted in the first installment and cannot be used in subsequent bids. All unsuccessful tokens can be used for subsequent bidding or will be returned to the token holder upon completion of the bidding process.
7. The successful bidders shall be required to obtain additional token(s) to participate in the bid of additional plots. The token shall be submitted on the original Application Form annexed in this Brochure at Annex-B.
8. If any person intends to participate in the auction on behalf of another person, company, firm or society, he/she will have to submit a special power of attorney at the time of purchase of token, as per specimen at Annex-D or a sealed (embossed) resolution or authorization from the company, firm or society authorizing him/her to participate in the auction on its behalf along with a copy of certificate of incorporation or registration from SECP.



INVESTOR - FRIENDLY DECISIONS BY CDA BOARD

INVESTOR - FRIENDLY DECISIONS BY CDA BOARD

1. Rebate of 10% shall be applicable on the total premium if full payment is made within one month of the provisional bid acceptance letter, excluding token money in case of plots only.
2. In case, the successful bidder intends to pay the remaining amount in USD within 30 days of the provisional bid acceptance letter through regular banking channel, an additional rebate of 5% on total premium will be granted, excluding token money in case of plots only.
3. The payment schedule has been extended from one year to two years with full payment within 2 years (6 equal installments of remaining 75%)
4. The possession shall be available after payment of 75 percent of premium, subject to provision of a valid Bank Guarantee (corresponding to the remaining amount).
5. Successful bidders can apply for the approval of building plans after deposit of initial 25% within stipulated time period issued by the Authority. However, the building plan approval or requirement for fulfillment of further conditions are not to be mixed with the payment of Premium / Payment timelines.
6. Tax will be collected on pro-rata basis or as per the applicable Finance Act.
7. Service Area: (for all plots except filling station) service area such as lift shafts, MEPH /HVAC duct and floors, emergency stairs etc shall not be included in to F.A.R.

INVESTOR - FRIENDLY DECISIONS BY CDA BOARD

8. Building Regulations: Islamabad Building Control Regulations 2020 (as amended in 2023) or as amended by CDA Board shall be applicable.
9. Building construction timelines :

Plot Size Commercial	Timeline Completion
Upto 1000 sq. yds.	3 Years
From 1001 to 3000 sq. yds.	4 Years
From 3001 and above	5 Years
10. CDA will not charge any fee/charge for establishment of marketing and site office corresponding to approved period of construction given above at point 10.

The background is a wide-angle aerial photograph of a city, likely Johannesburg, showing a dense urban landscape with numerous buildings and green spaces. A large green hexagonal shape is overlaid on the right side of the image, containing a smaller, more detailed photograph of a modern, multi-story building with a distinctive architectural design. The building has a mix of orange and green facades. In the foreground of the inset, there is a road with a black and white striped curb and a white car. The overall composition is modern and professional.

TERMS & CONDITIONS

TERMS & CONDITIONS

1. Site/location of the plot shall not be changed on any ground whatsoever at any stage. The bidder shall be bound to satisfy himself about the location, ground position and surroundings of the plot and no claim at a subsequent stage shall be entertained in this regard. Plots shall be auctioned on "AS IS WHERE IS" basis. Moreover, the payment of premium of the plot is neither subject to infrastructure development nor subject to delivery of possession.
2. The premium will be adjusted / charged according to actual size of the plot as determined at the time of handing over of possession.
3. The premium of the plot is to be paid as per the timelines given to the successful bidder as per the provisional bid acceptance letter. The successful bidder has to deposit 25% of the premium (after adjustment of token amount) within 30 days. After the lapse of 30 days, the provisional offer letter shall stand withdrawn, with the automatic cancellation of the successful bid. After the lapse of 30 days, the bidder shall have no claim over the property.
4. The Auction Committee also reserves the right to reject any bid after assigning reasons which will be made a part of auction proceedings.
5. The Auction Committee/CDA management reserves the right to disqualify any bidder after announcement and proper recording of the proceedings and assigning reasons of disqualification.
6. Auction results shall not be final unless approved by the Board of Capital Development Authority and a highest bid at auction shall not per se accrue any right in favour of the bidder. The approval of the

TERMS & CONDITIONS

bid would be further subject to payment of applicable taxes, duties or surcharge by the bidder that are levied on such auction under the prevalent law. Non payment of such taxes /duties or surcharges, etc, within the specified period shall result in proceedings for withdrawal of the accepted bid.

7. The CDA Board will decide acceptance or rejection of the bid within 20 working days of auction and in case of rejection CDA shall return the pay order against token money within 20 days after the decision of the Board.
8. For the cancelled properties in this Auction on account of non-payment of premium, Authority is only to return the principal amount (minus the forfeited amount). No claim on account of interest shall be entertained.
9. The plot shall not be restored if the successful bidder defaults on the payment of initial 25% within 30 days. In case the plot is cancelled as per Restoration Policy 2014 (after failure of remaining payment corresponding to installments), the highest bidder has the option to apply for restoration of the plot within 1 year of its cancellation by the competent authority. The application for restoration has only to be submitted at One Window Counter at the CDA Facilitation Center.
10. Subject to payment of full premium and other taxes, the leasehold rights in the commercial plots are transferable on payment of "Transfer Fee" as fixed by the Authority from time to time and as per prevailing ILDR.
11. Nonconforming use of the site or building shall render the defaulter liable to pay such penalties as are

TERMS & CONDITIONS

prescribed in the prevalent laws, rules and regulations of CDA, and may result in cancellation of the allotment.

12. CDA is not responsible for any loss/damages to the allottees in case any authorized / unauthorized service line is laid by any agency.
13. In the event of cancellation or surrender of the plot for recorded reason, the deposited amount of premium shall be refunded after forfeiture of 10% of the total premium of the plot
14. Any decision of Authority regarding auction, acceptance or rejection of bid, forfeiture of token money, 10% of total premium deduction or any other matter in relation to auction/allotment of plots shall be final.
15. The correspondence shall be at the address indicated by the bidder /attorney and it will be his/her responsibility to communicate any change in address to the Authority. If the successful bidder(s) do not receive any intimation from the Authority within 15 days, They shall contact the Authority regarding the status of the bid.
16. The bidder will be deemed to have read and accepted the terms and conditions enumerated in this booklet and the Annexures and would be bound by these CDA's regulations.
17. Non Payment of premium amount, government taxes, allied duties as mentioned in provisional Bid Acceptance Letter will put the plot liable for cancellation.

The background of the slide is an aerial photograph of a city, likely Islamabad, showing a wide road, green spaces, and residential areas. In the bottom left corner, there is a large green and yellow geometric shape containing the text 'PAYMENT MODALITIES'. On the right side, there is a hexagonal inset image showing the Masjid An-Nabawi in Medina, featuring its iconic minarets and the Kaaba.

PAYMENT MODALITIES

PAYMENT MODALITIES

1. Consequent upon CDA Board's decision to be communicated through "Provisional Bid Acceptance Letter", the successful bidder shall deposit 25% of the total amount of premium after adjusting the token money alongwith proof of payment of applicable taxes (on the total amount of bid) within 30 days. Upon expiry of this period, the bid offer shall stand withdrawn and the token money shall stand forfeited. Intimation to this effect will be made to the bidder through an official letter.
2. The payment schedule has been relaxed by the Authority for upto 2 years i.e, total of 6 quarterly installment payable over a period of 2 years.
3. Remaining 75% of the premium shall be payable in 6 four-monthly installments as given below:
 - a) 1st installment (12.5% of the premium within 4 months of issuance of Bid Acceptance Letter)
 - b) 2nd installment (12.5% of the premium)within 8 months of issuance of Bid Acceptance Letter)
 - c) 3rd instalment (12.5% of the premium within 12 months of issuance of Bid Acceptance Letter)
 - d) 4th instalment (12.5% of the premium within 16 months of issuance of Bid Acceptance Letter)
 - e) 5th instalment (12.5% of the premium within 20 months of issuance of Bid Acceptance Letter)
 - f) 6th instalment (12.5% of the premium within 24 months of issuance of Bid Acceptance Letter)

Note: In case of failure to pay the due installment and /or applicable taxes within given time period, the acceptance of bid shall be cancelled/withdrawn and 10% of the total premium shall be forfeited.

PAYMENT MODALITIES

However, intimation to this effect will be made to the bidder through an official letter with recorded reasons and following process as mentioned in CDA Restoration Policy 2014/applicable restoration policy (This will be applicable if the highest bidder defaults on the payment of remaining installments). Failure to pay initial 25% of premium within 30 days shall render the plot for automatic cancellation.

4. In case the successful bidder wishes to pay the remaining amount in lumpsum, within 30 days of the bid acceptance letter, **a rebate of 10% on total premium will be granted, excluding token money in case of plots only.**
5. In case, the successful bidder wishes to pay the remaining **amount in USD through proper banking channel** within 30 days of the bid acceptance letter, an **additional rebate of 5% on total premium** will be granted, excluding token money in case of plots only.
6. The delay in transfer of amount in case of USD will not construe any cause of action for extension of timeline for deposit of the initial 25% amount.
7. After acceptance of the bid, the allottee shall submit an undertaking on judicial stamp paper of Rs.30/- (Annex-E).
8. On receipt of full amount of premium and all applicable taxes etc. within the specified time, the allotment letter will be issued containing detailed terms and conditions of allotment.
9. In addition to the premium, Annual Ground Rent (AGR) shall be payable on commercial plots without demand, in advance, in the first month of every year, at the prescribed rate. The rate of AGR in respect of all the plots

PAYMENT MODALITIES

shall be increased **by 15%** after every three years or as determined by the CDA Board from time to time.

All payments shall be made through Bank Drafts/Pay Orders/Deposits-at-Call in favour of "Capital Development Authority, Islamabad" with a mention of property details. Bank charges on transactions of outstation bank drafts will be borne by the successful bidder/allottee.

Allottee(s) are liable to pay all taxes wherever applicable in prescribed manner and thereafter submit proof to the Authority within the prescribed time alongwith premium, failing which acceptance of bid letter shall be withdrawn after fulfilment of codal formalities.

Premium payments are to be made within the prescribed timelines as mentioned in provisional Bid Acceptance Letter.

In case the bidder fails to pay balance / particular installment(s) for 30 days (inclusive holidays) alongwith delay charges, the provisional bid acceptance letter shall be withdrawn / cancelled.

PAYMENT MODALITIES

Payment Plan for shops at Parking Plaza, Blue Area, F-7.

1. The successful bidder shall deposit 40% of the total amount of premium after adjusting the token money alongwith proof of payment of applicable taxes (on the total amount of bid) within 30 days from the date of issuance of Provisional Bid Acceptance Letter. Upon expiry of this period, the bid offer shall stand withdrawn and the token money shall stand forfeited. Intimation to this effect will be made to the bidder through an official letter.
2. Remaining 60% of the premium shall be payable in 2 quarterly installments as given below:
 - i) 1st installment 30% within three months of issuance of Provisional Bid Acceptance Letter.
 - ii) 2nd installment 30% within six months of issuance of Provisional Bid Acceptance Letter.
3. Remaining terms & conditions will be same as given at page No. 08 to 14 of this auction brochure.

MODE OF AUCTION

1. The Auction shall be conducted through open bidding. The bid will be offered in terms of Rupees per square yard, which will form basis to calculate total premium of the plot /site. Each bid will be raised by bidders by multiplies of Rs.5000/per sq.yard and above and for shops, each bid will be raised by bidders by multiplies of Rs. 2000/- per square foot and above. The bid reserve price will be informed for each plot at the time of auction.
2. The shops will be auctioned on per square foot basis.
3. The bid will be expressed loudly/openly with show of token number.
4. Provisional acceptance of the bid shall be issued in the name of person(s) in whose name token was issued. Until the clearance of premium amount and Government taxes, no request for change in name /addition / deletion shall be entertained.
5. Pay order deposited in advance by the participant will be returned after the auction dates to unsuccessful bidder(s) from the Accounts Section, EMII.
6. The Authority reserves the right to alter /amend the order for auction of plots.

AUCTION RULES

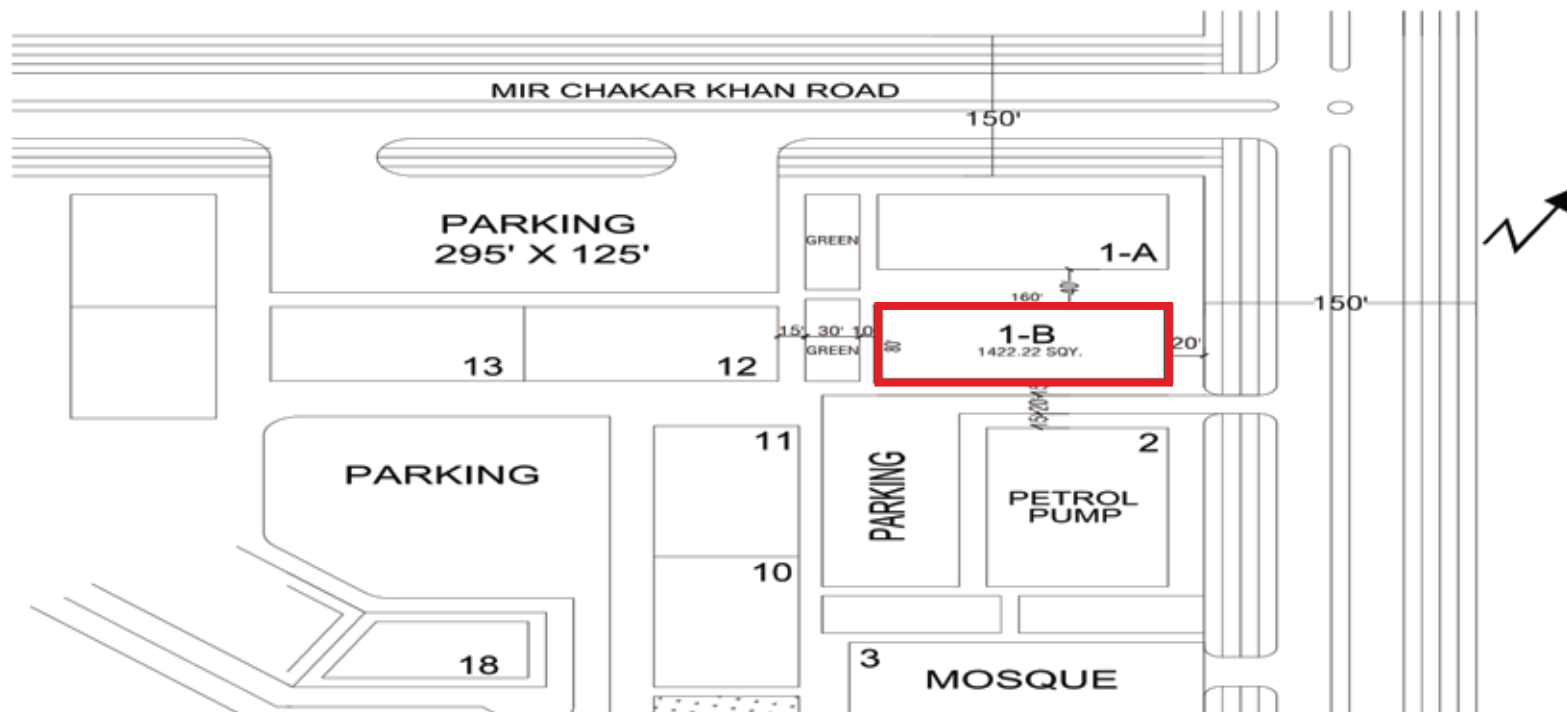
- i. Time Bound Auction of each plot: - Each plot to be auctioned will be time bound with a time limit of 45 minutes, where potential bidders may place their bid amount through display of token. In case the auction for the specific round is active, additional time may be allowed subject to permission of the Chair. In case no bid is received within 10 minutes from start of the auction round, CDA reserves the right to withhold the said plot for a later round or withdraw the plot.
- ii. Closure/ Defer of an Active Auction Round: - In case of an active auction round where no additional bid is received for a period of 10 minutes from the last received bid, CDA reserves the right to finalize the auction or may defer the round.
- iii. Participants within the Auction Area: - Participants that are duly registered at the facilitation desk within auction area and having valid token/ registration card shall be allowed to sit within the auction area premises.
- iv. Incremental Bidding Process: - An incremental bid of PKR 5000/- per Sq Yard for each plot being auction shall be implemented. Furthermore, with the permission of the chair, the incremental bid amount may be increased up to PKR 10,000 per Sq Yard.
- v. Observer Gallery: - For individuals, entities wishing to observe the auction proceeding, CDA will dedicate an isle/enclosure/premises within the auction area to observe the on-going auction proceedings.
- vi. Sequence of Plot Auction: - CDA shall display the tentative sequence and timeframe of plot auction, inside and outside auction area premises and same shall be followed during the auction process.



MARAKAZ

PLOT NO 1-B

Sector	I-8 Markaz
Size	(160'X80') 1422.22 Sq.Yds.
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8



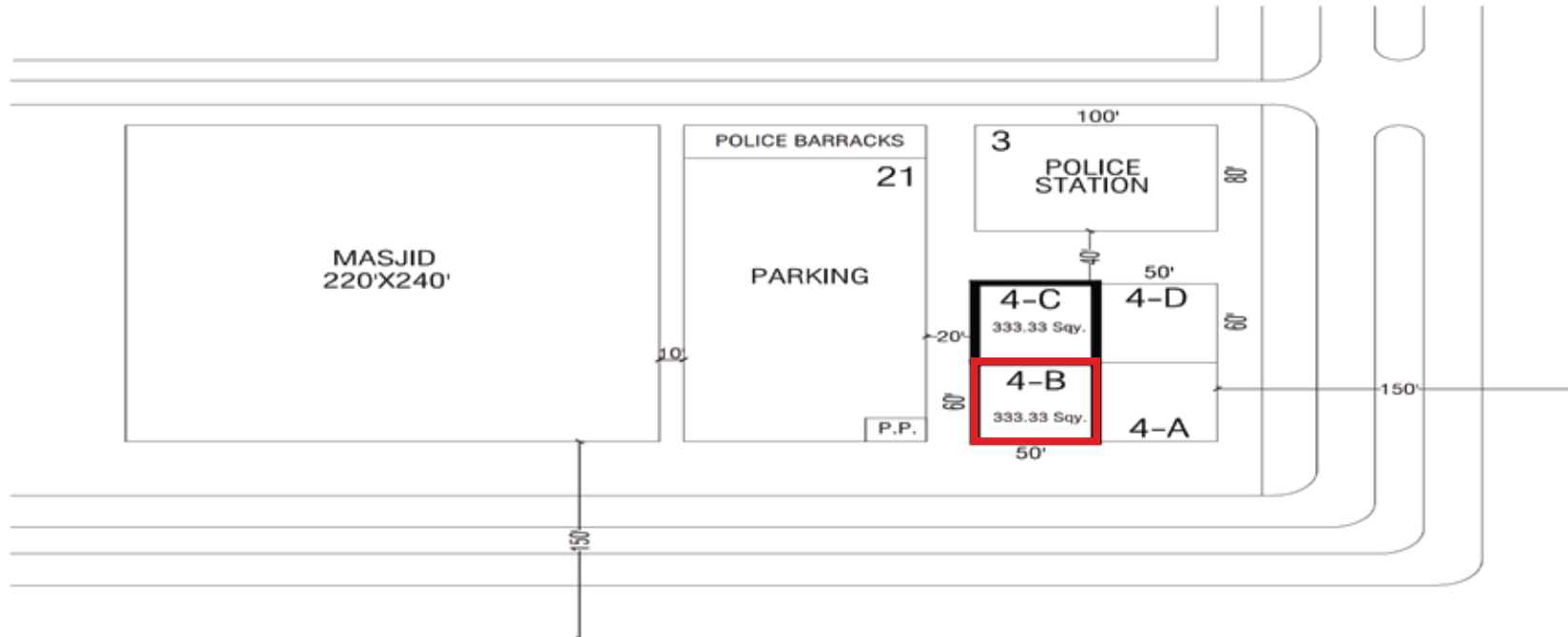
PLOT NO 53-G

Sector	I-8 Markaz
Size	(90'X80') 800.00 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



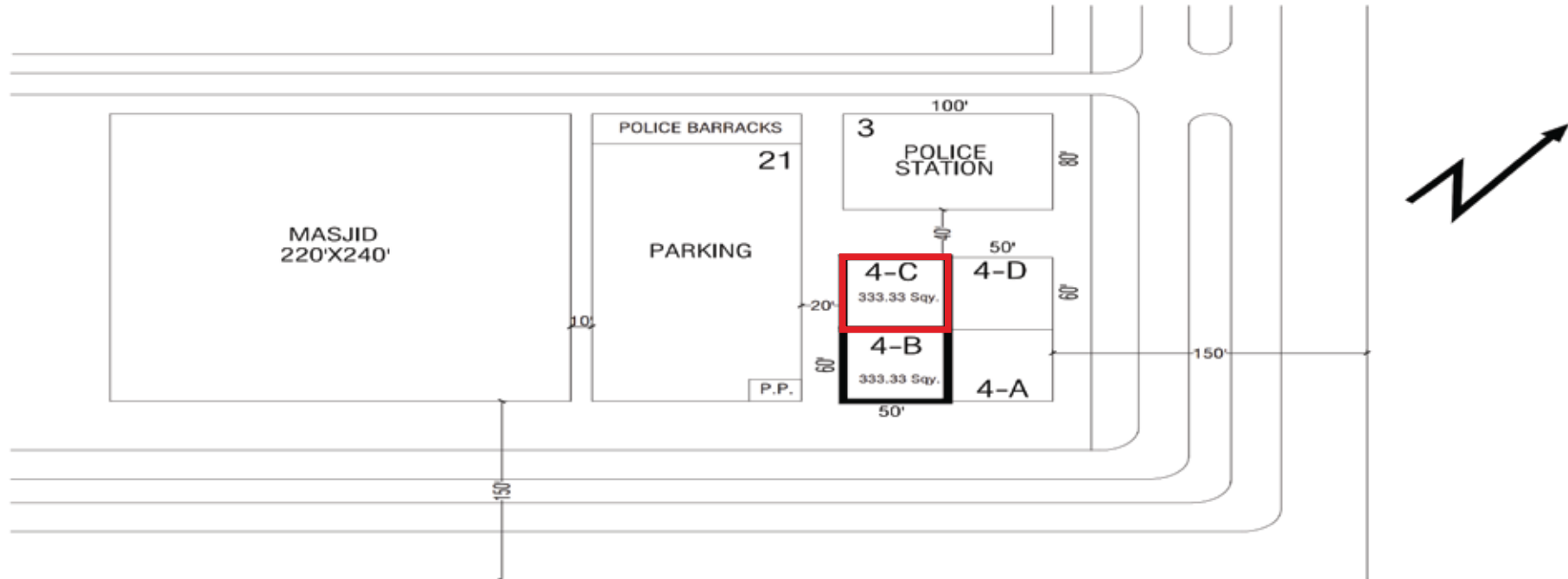
PLOT NO 4-B

Sector	G-8 Markaz
Size	(50'x60') 333.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6

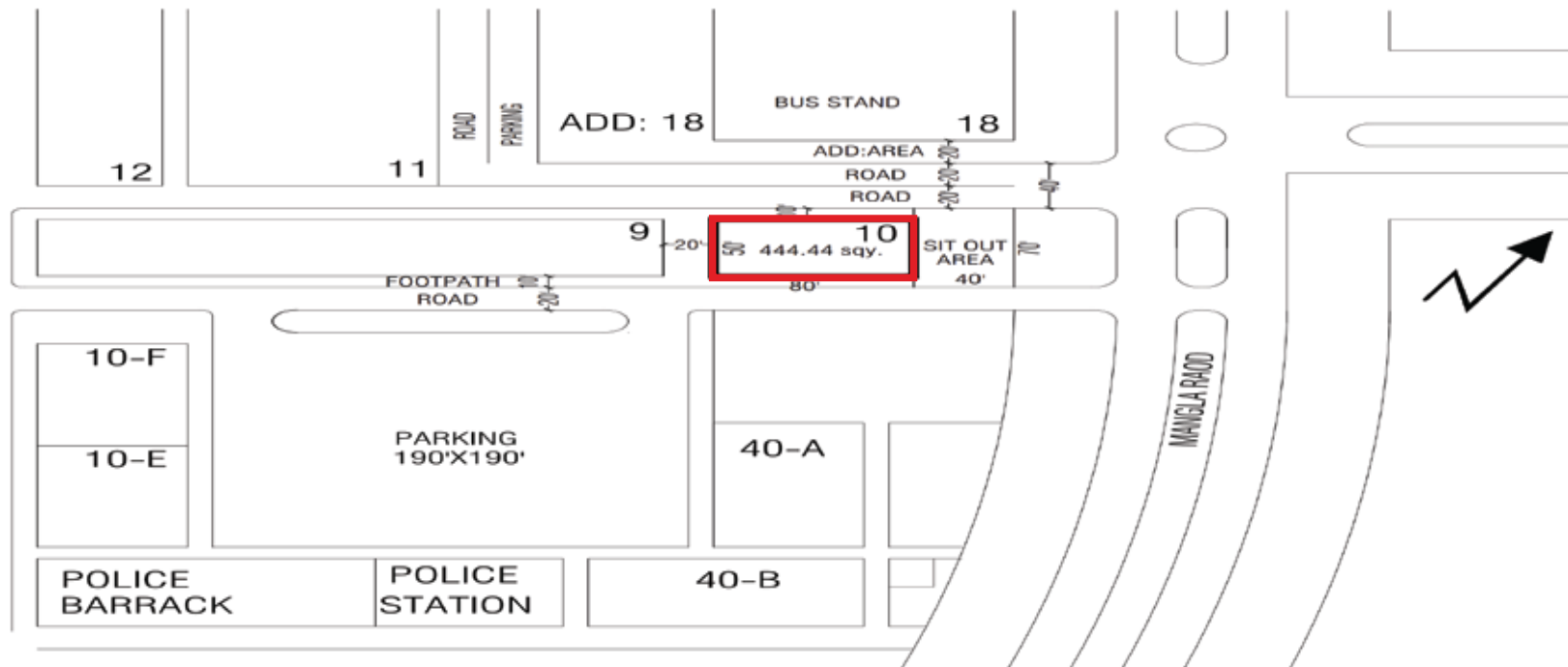


PLOT NO 4-C

Sector	G-8 Markaz
Size	(50'x60') 333.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6

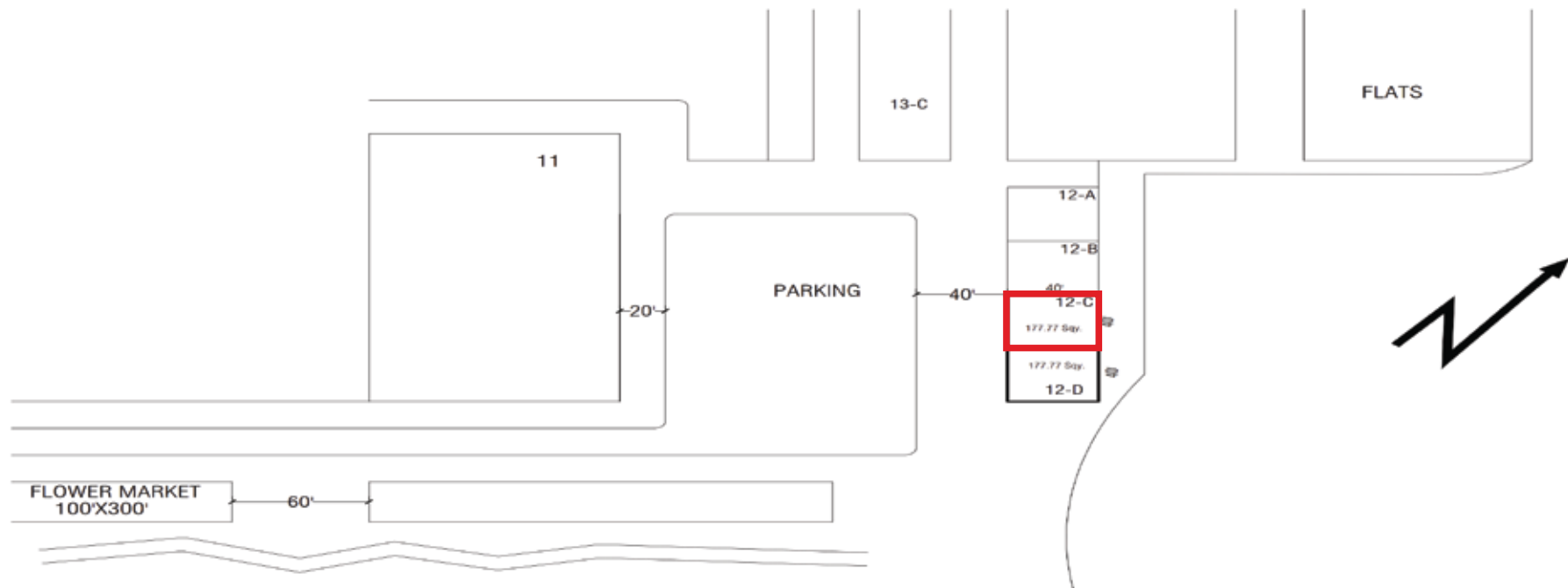


Sector	G-9 Markaz
Size	(80'x50') 444.44 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



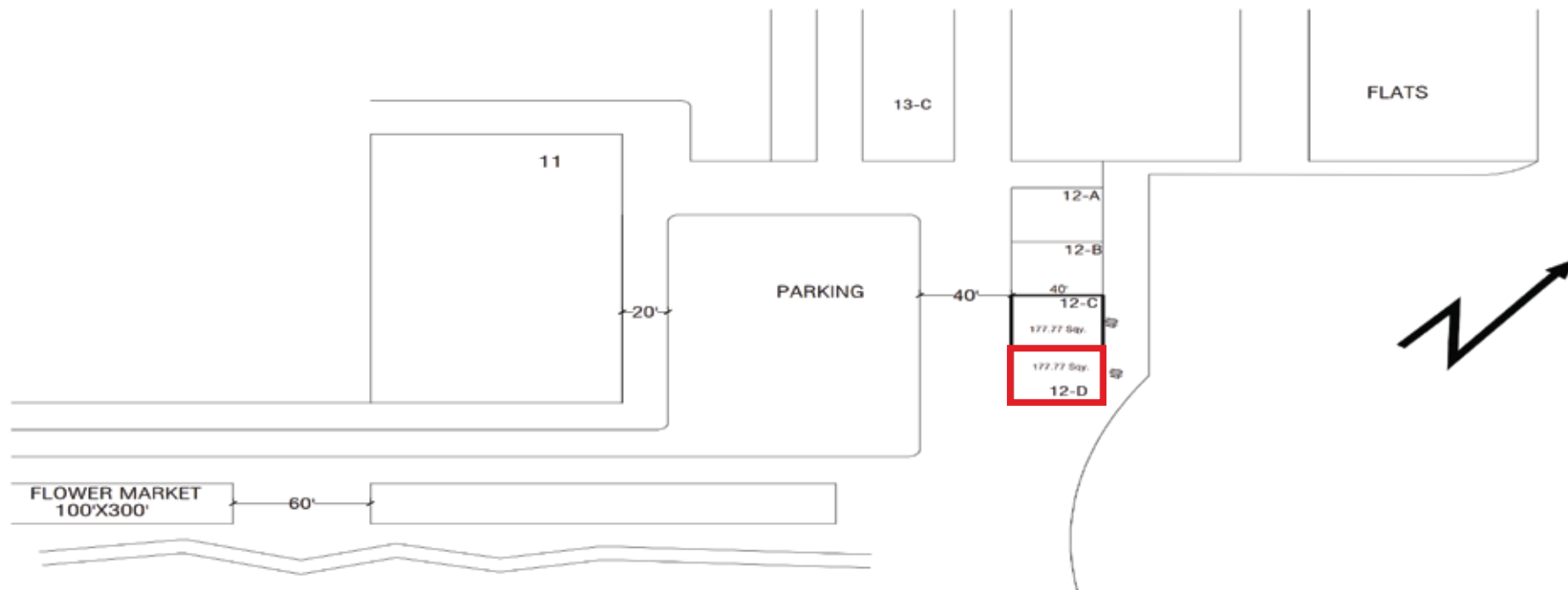
PLOT NO 12-C

Sector	G-10 Markaz
Size	(40'x40') 177.77 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



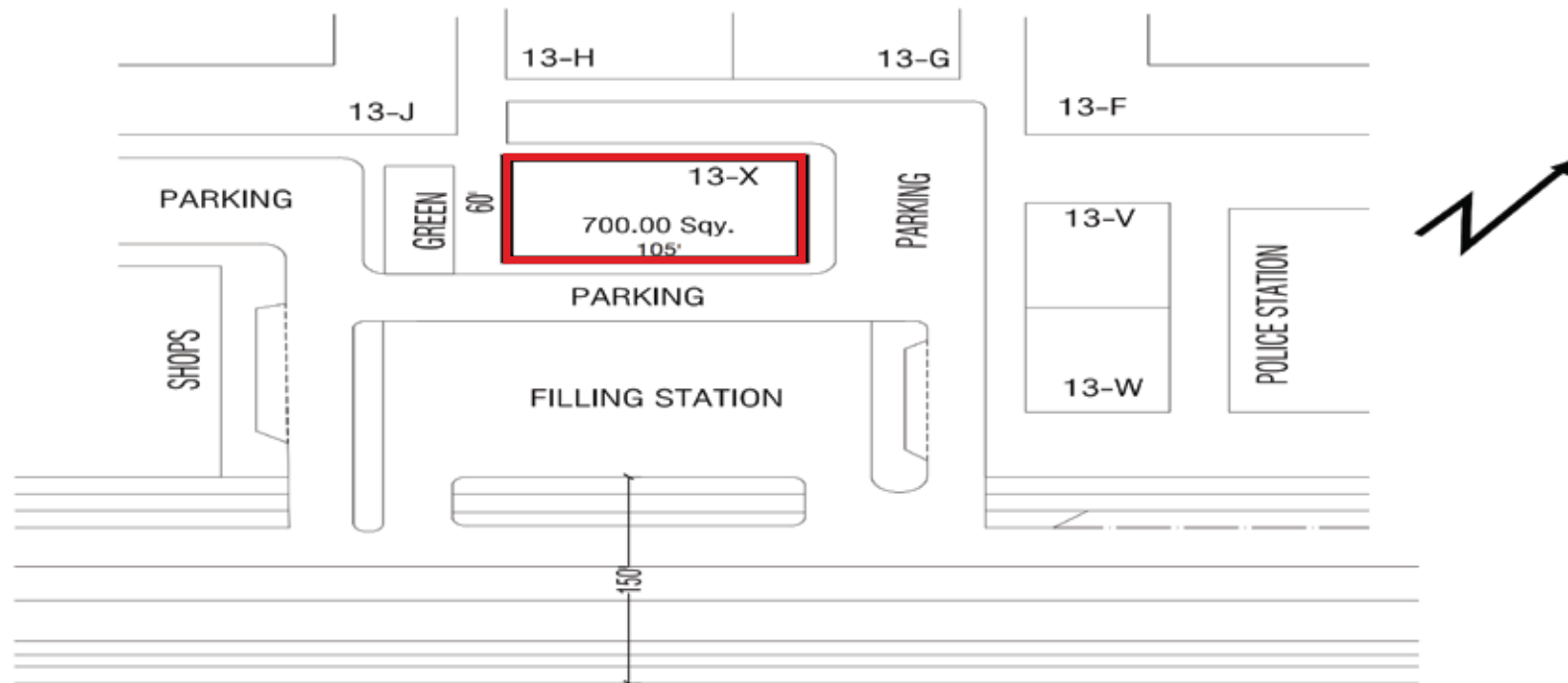
PLOT NO 12-D

Sector	G-10 Markaz
Size	(40'x40') 177.77 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



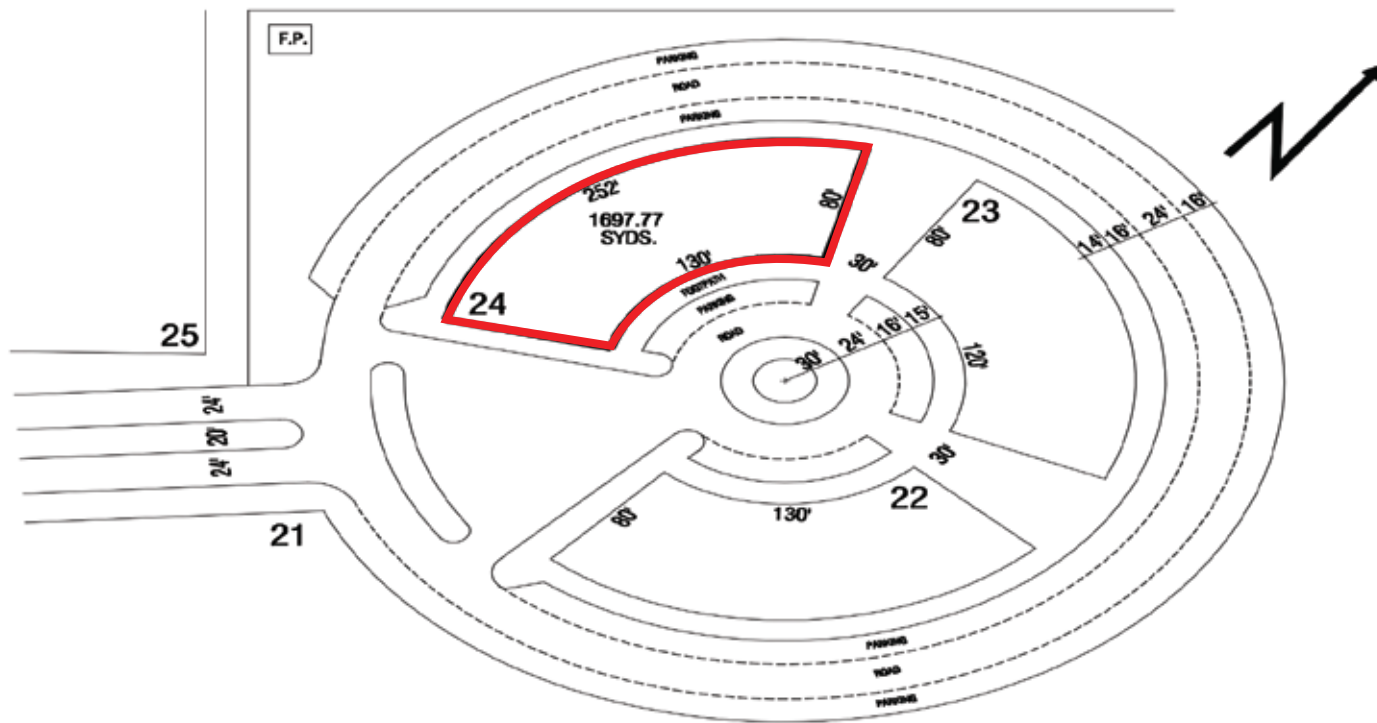
PLOT NO 13-X

Sector	F-7 Markaz
Size	(105'x60') 700.00 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



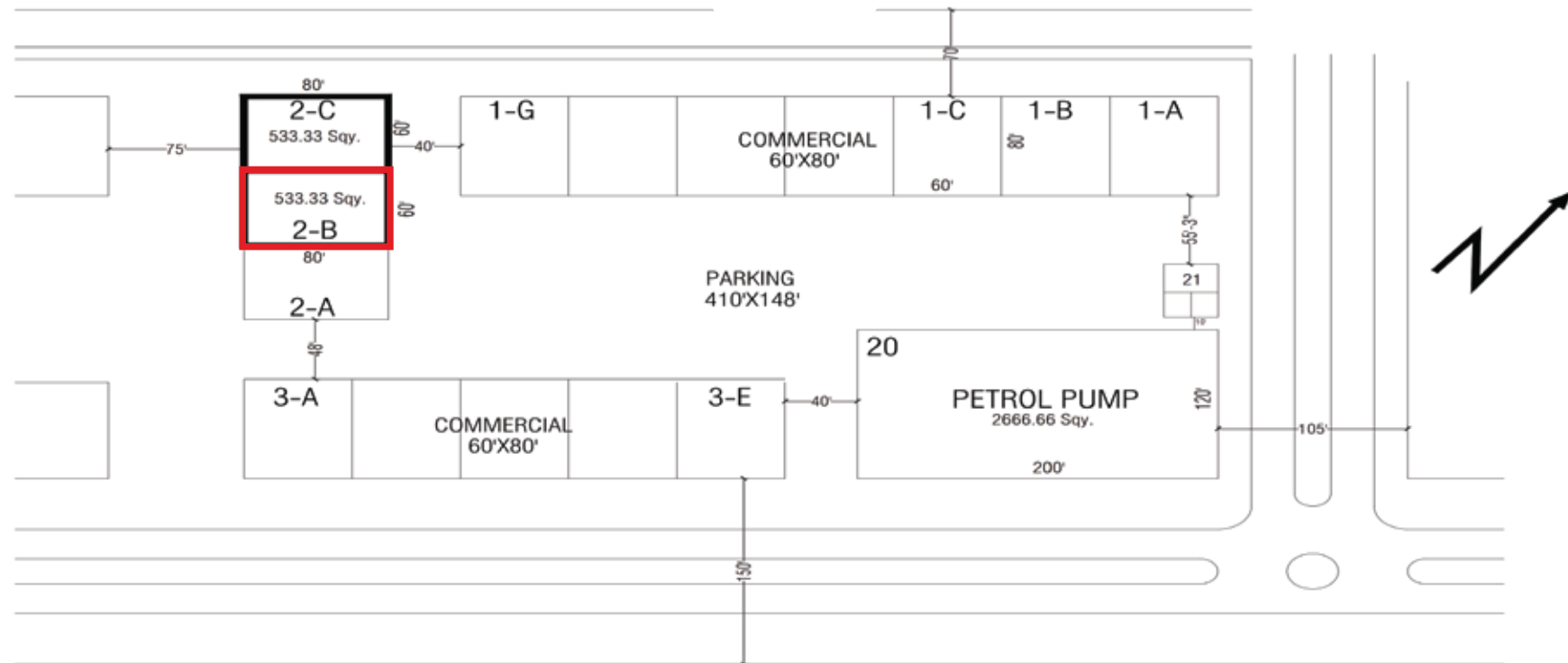
PLOT NO 24

Sector	F-11 Markaz
Size	$[(130' + 252' / 2) \times 80']$ 1697.77 Sq.Yds.
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8



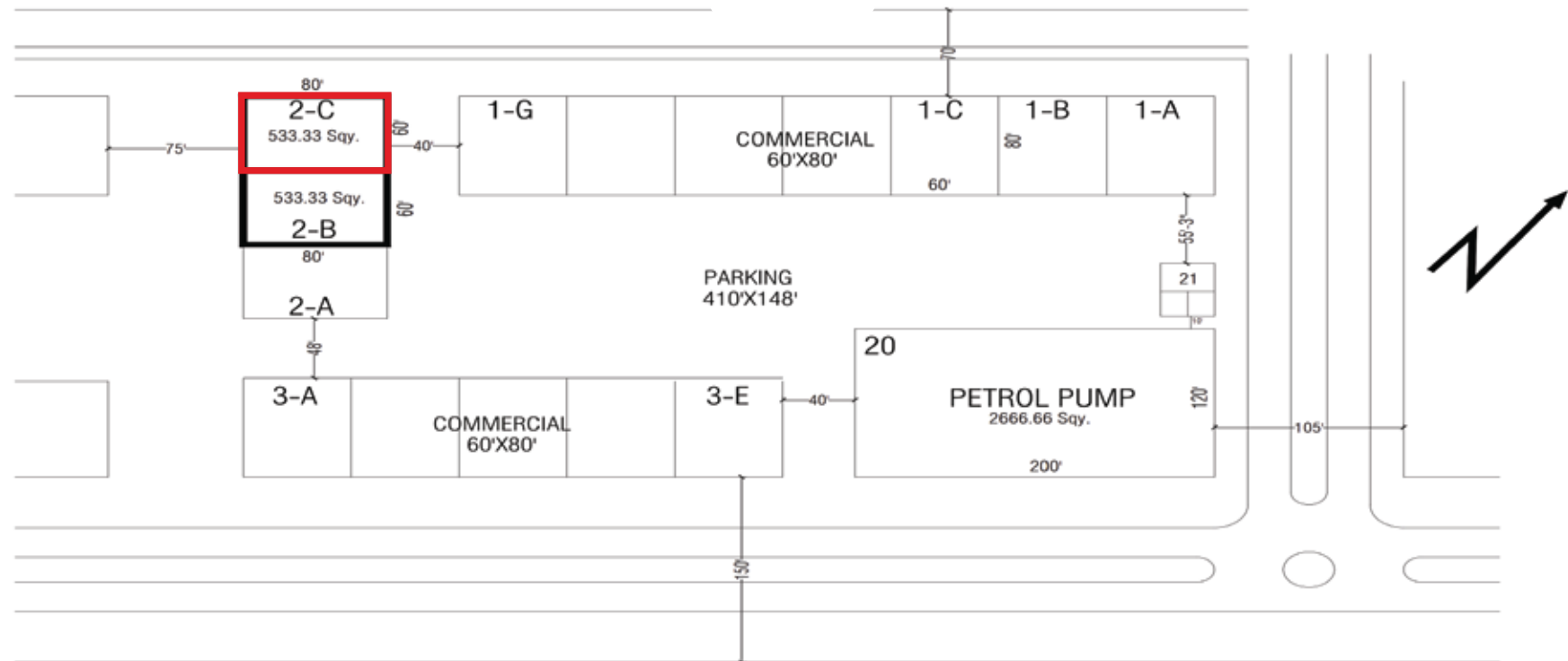
PLOT NO 2-B

Sector	I-14 Markaz
Size	(60'X80') 533.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



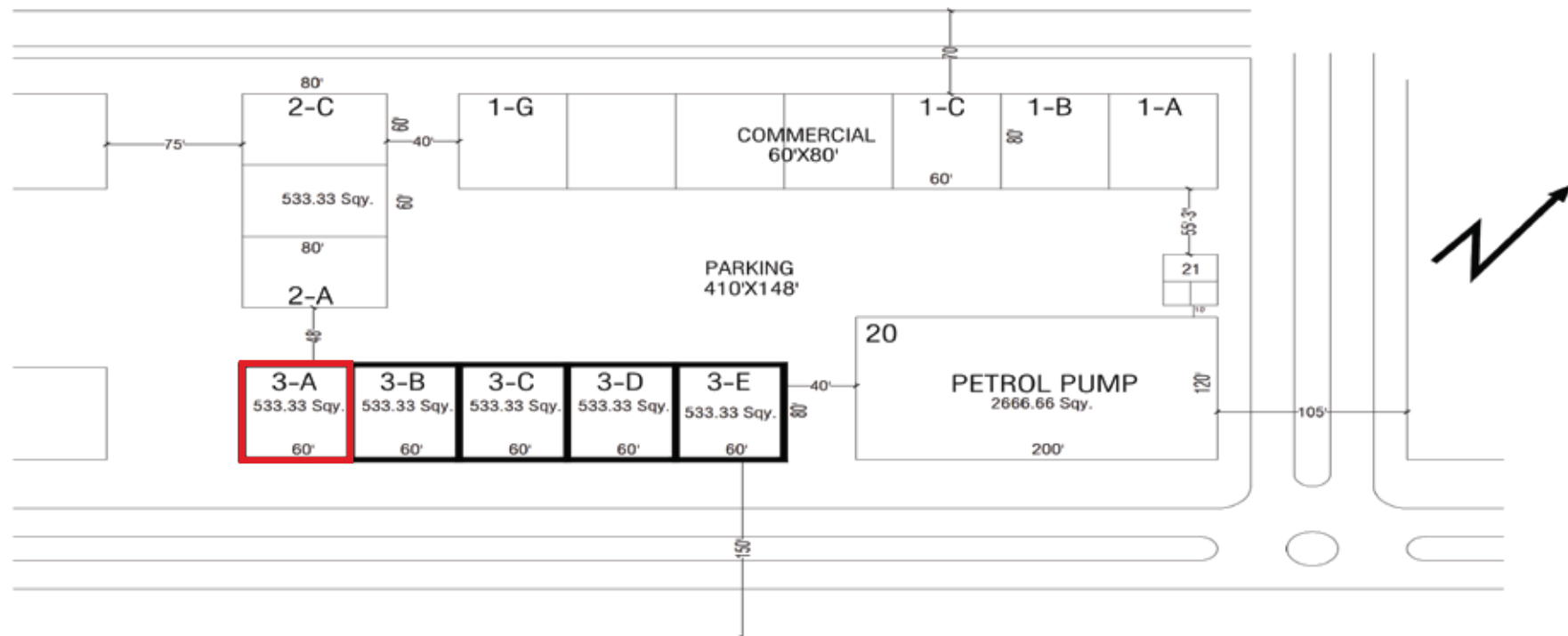
PLOT NO 2-C

Sector	I-14 Markaz
Size	(60'X80') 533.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



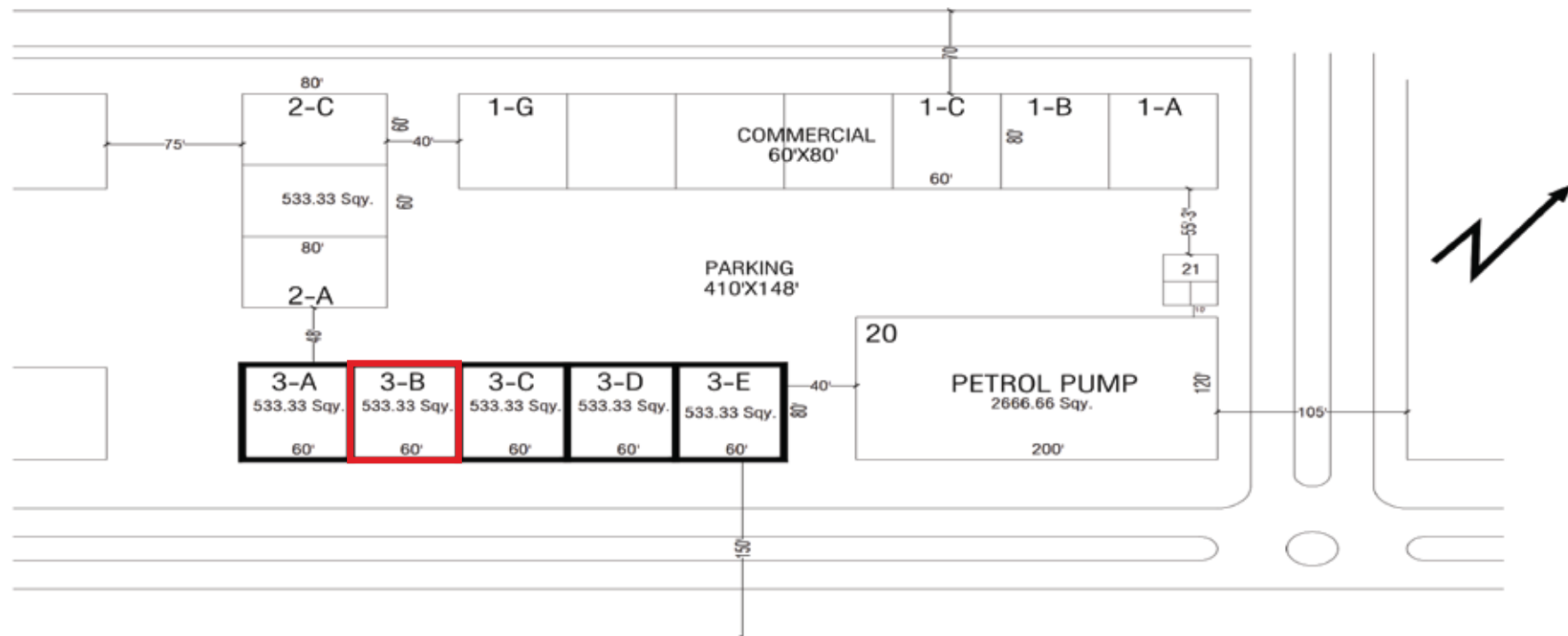
PLOT NO 3-A

Sector	I-14 Markaz
Size	(60'X80') 533.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



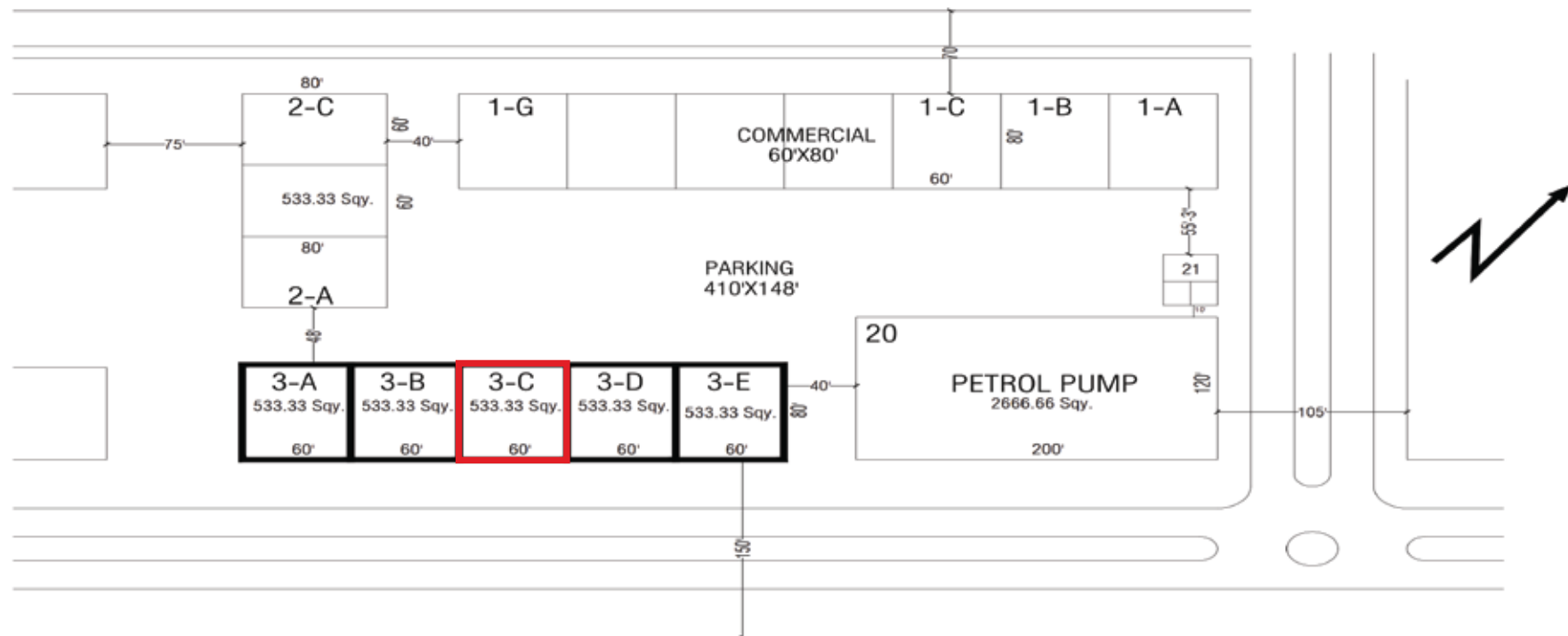
PLOT NO 3-B

Sector	I-14 Markaz
Size	(60'X80') 533.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



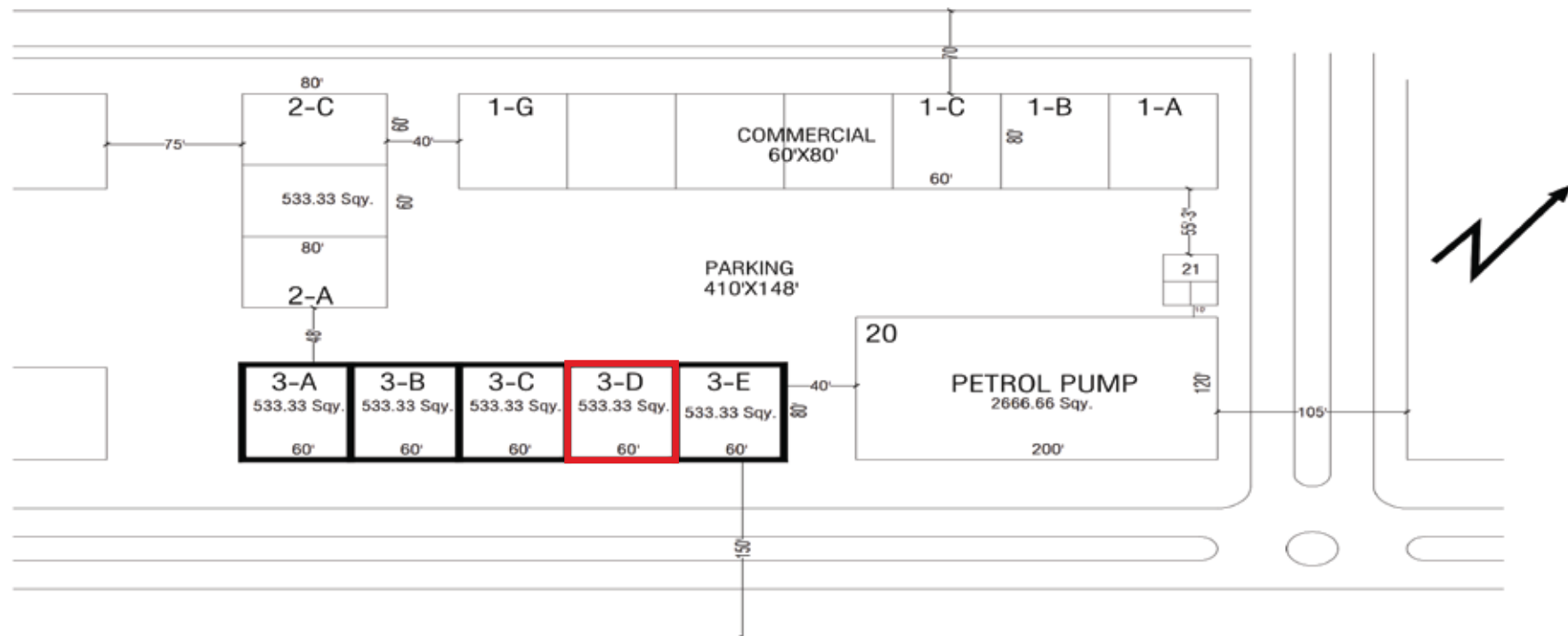
PLOT NO 3-C

Sector	I-14 Markaz
Size	(60'X80') 533.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



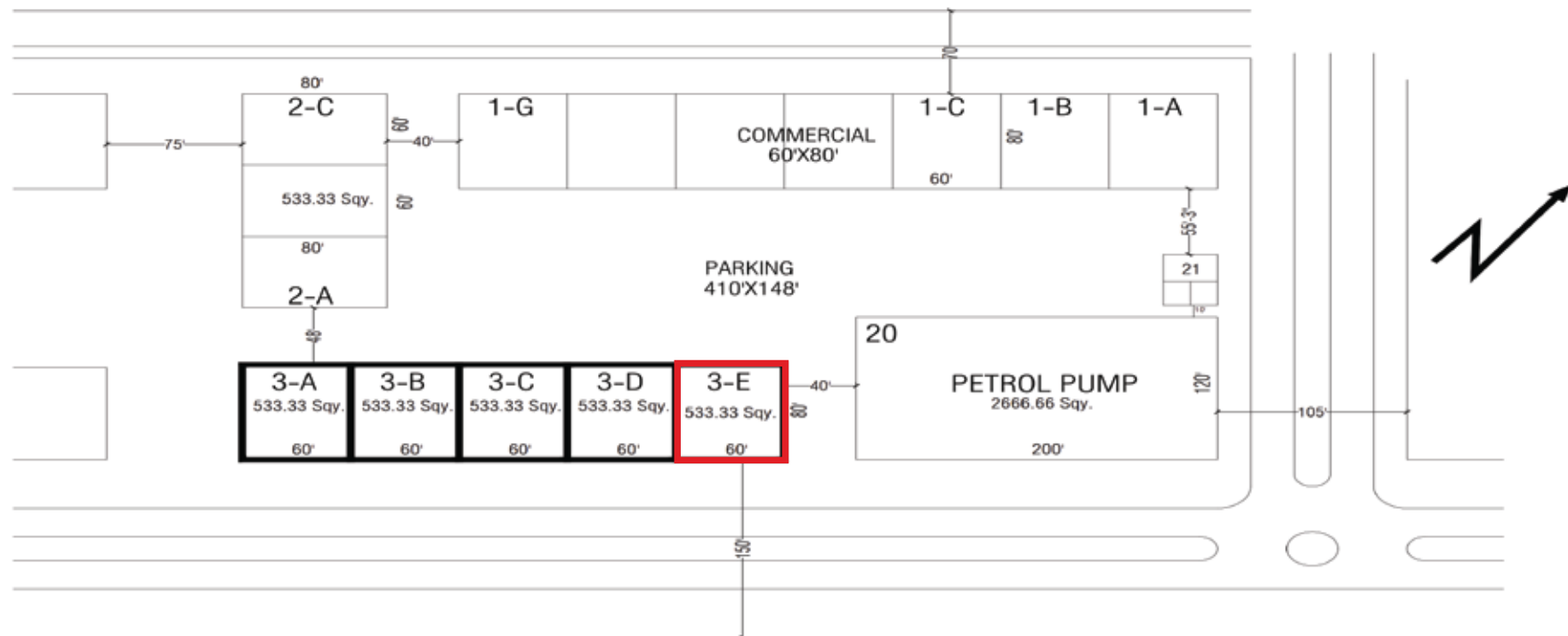
PLOT NO 3-D

Sector	I-14 Markaz
Size	(60'X80') 533.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



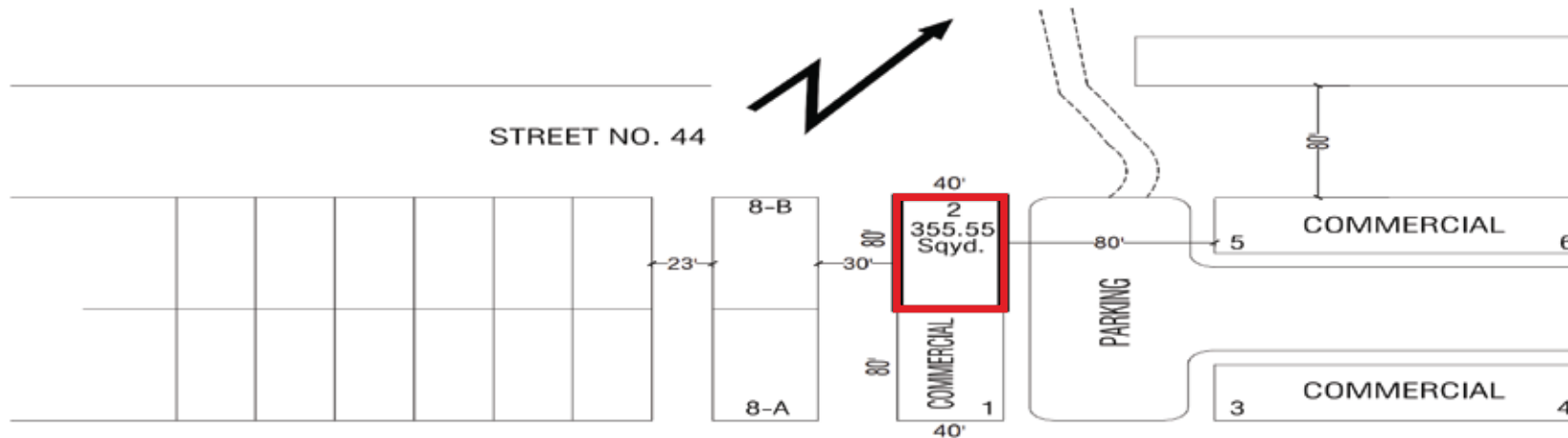
PLOT NO 3-E

Sector	I-14 Markaz
Size	(60'X80') 533.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



PLOT NO 2

Sector G-6 Aabpara
Size (40'x80') 355.55 Sq.Yds.
Category Commercial
F:A:R 1:4
No. of Floors LG+G+2



KHAYABAN-E-SUHRAWARDY



BLUE AREA

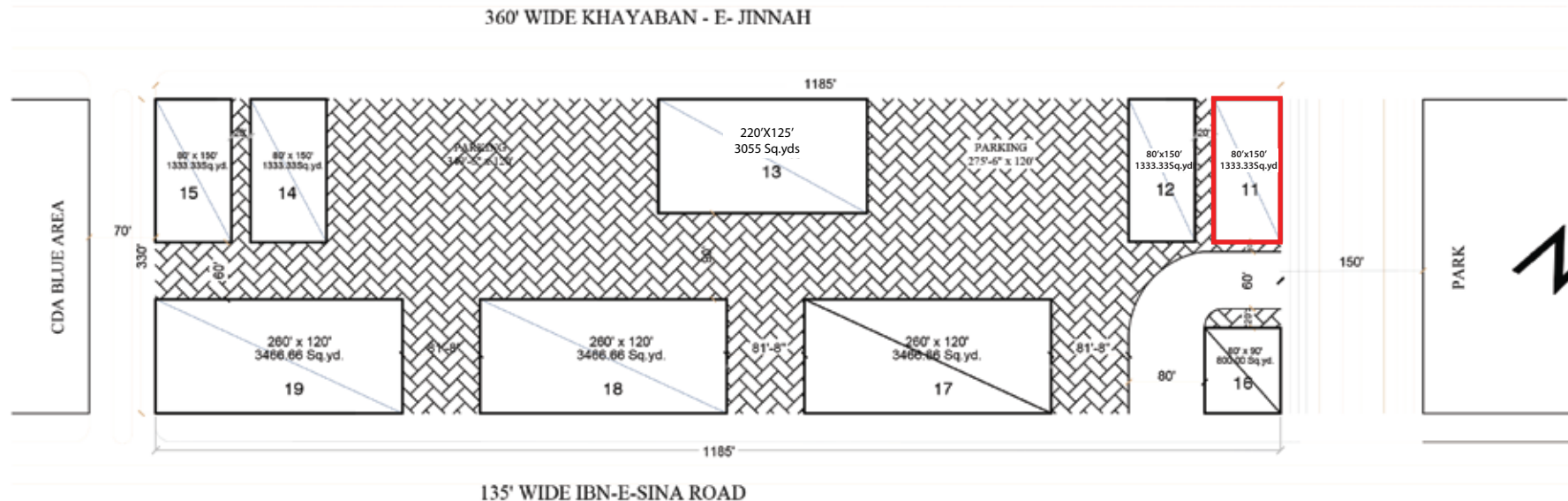
PLOT NO 11

Sector	G-8 Blue Area
Size	(80'X150') 1333.33 Sq.Yds.
Category	Commercial
F:A:R	1:8
Ground Coverage	70%



BLUE AREA F-8

BLUE AREA



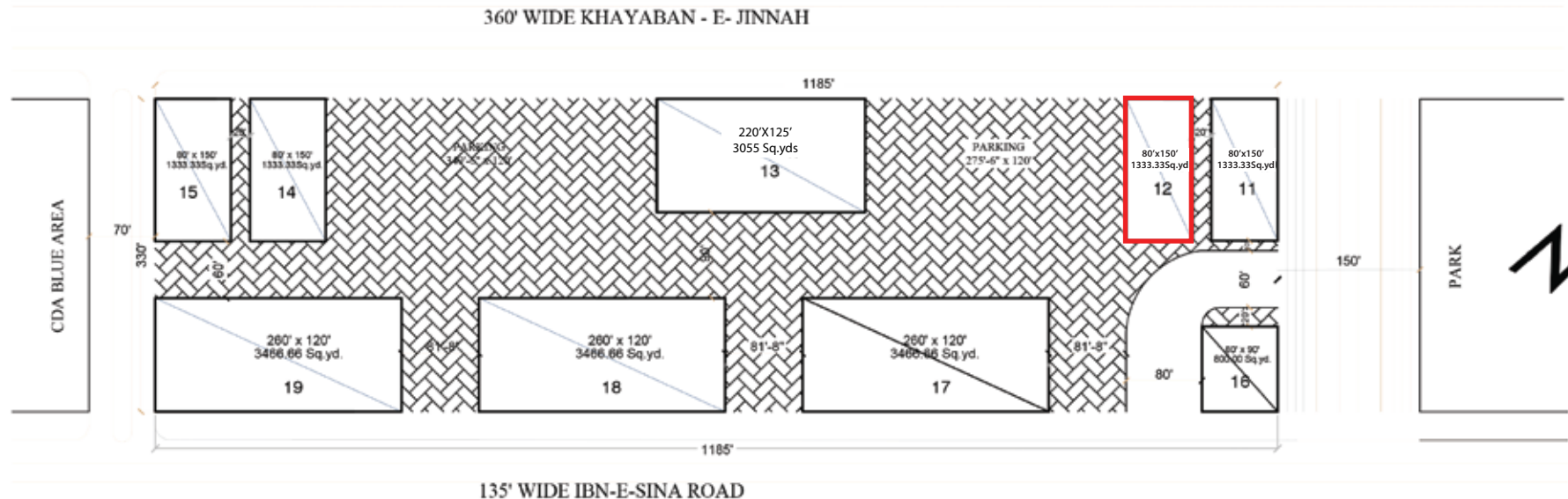
PLOT NO 12

Sector	G-8 Blue Area
Size	(80'X150') 1333.33 Sq.Yds.
Category	Commercial
F:A:R	1:8
Ground Coverage 70%	



BLUE AREA F-8

BLUE AREA

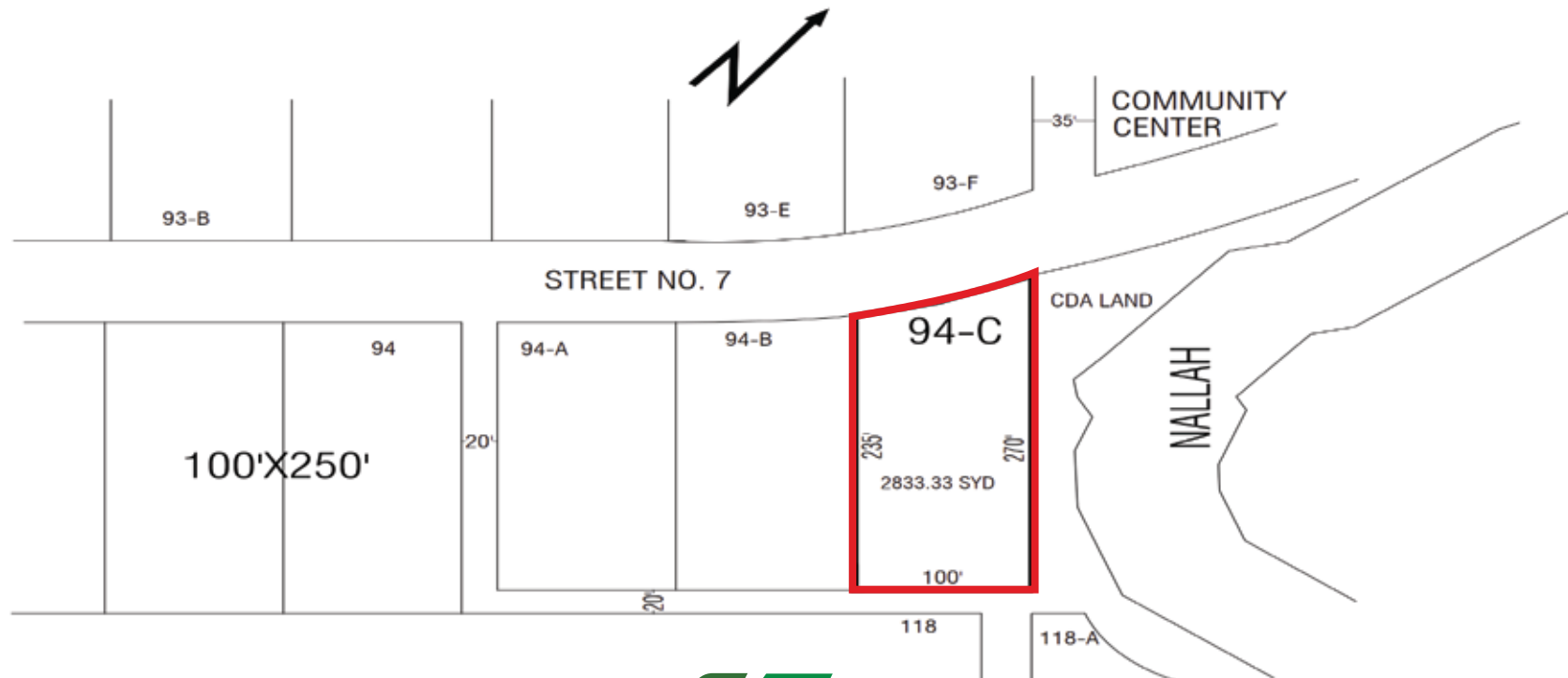




**INDUSTRIAL
AREA**

PLOT NO 94-C

Sector I-10/3
Size (Irregular) 2833.33 Sq.Yds.
Category Industrial
F:A:R 1:2.5
Ground Coverage G+3



PLOT NO 7

Sector I-10/3
Size (100'x150') 1666.66 Sq.Yds.
Category Industrial
F:A:R 1:2.5
Ground Coverage G+3

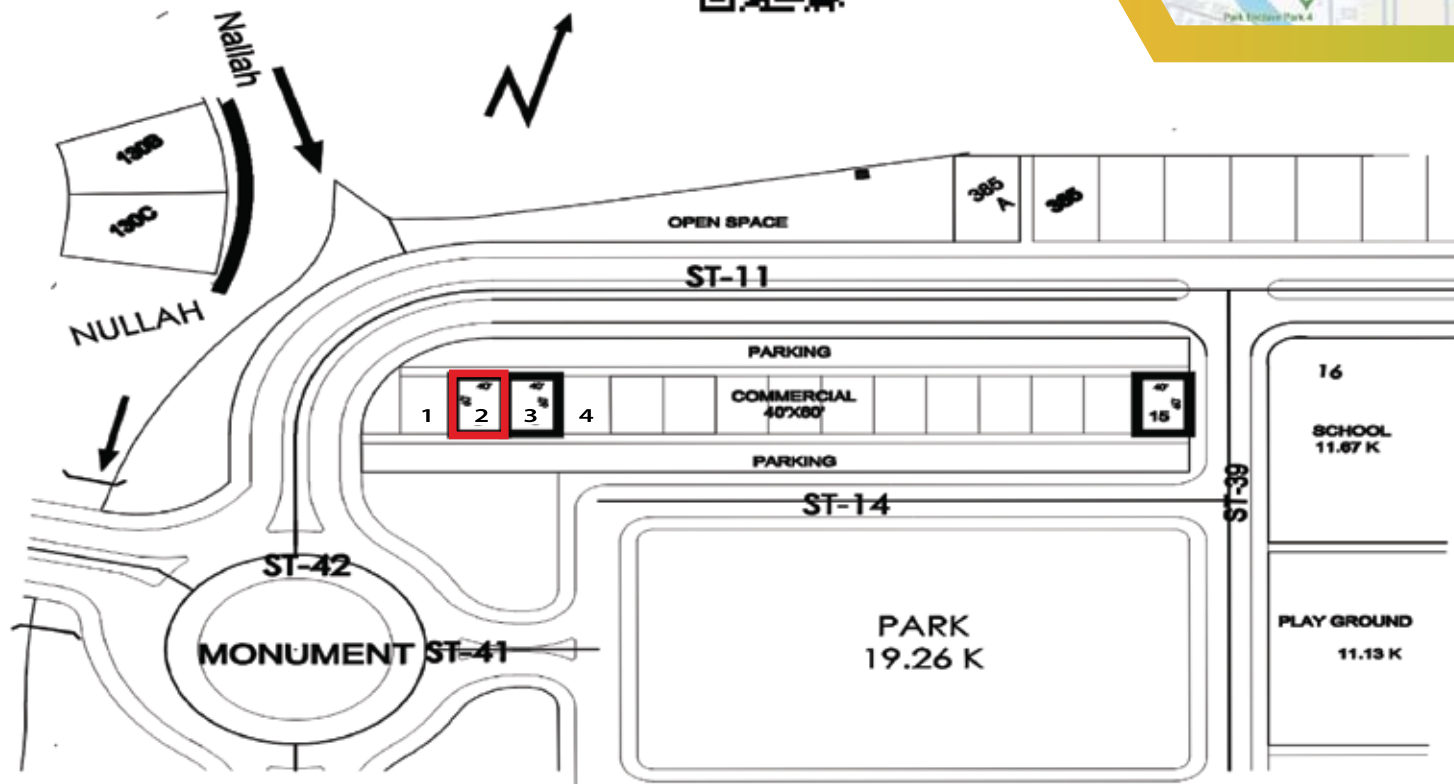


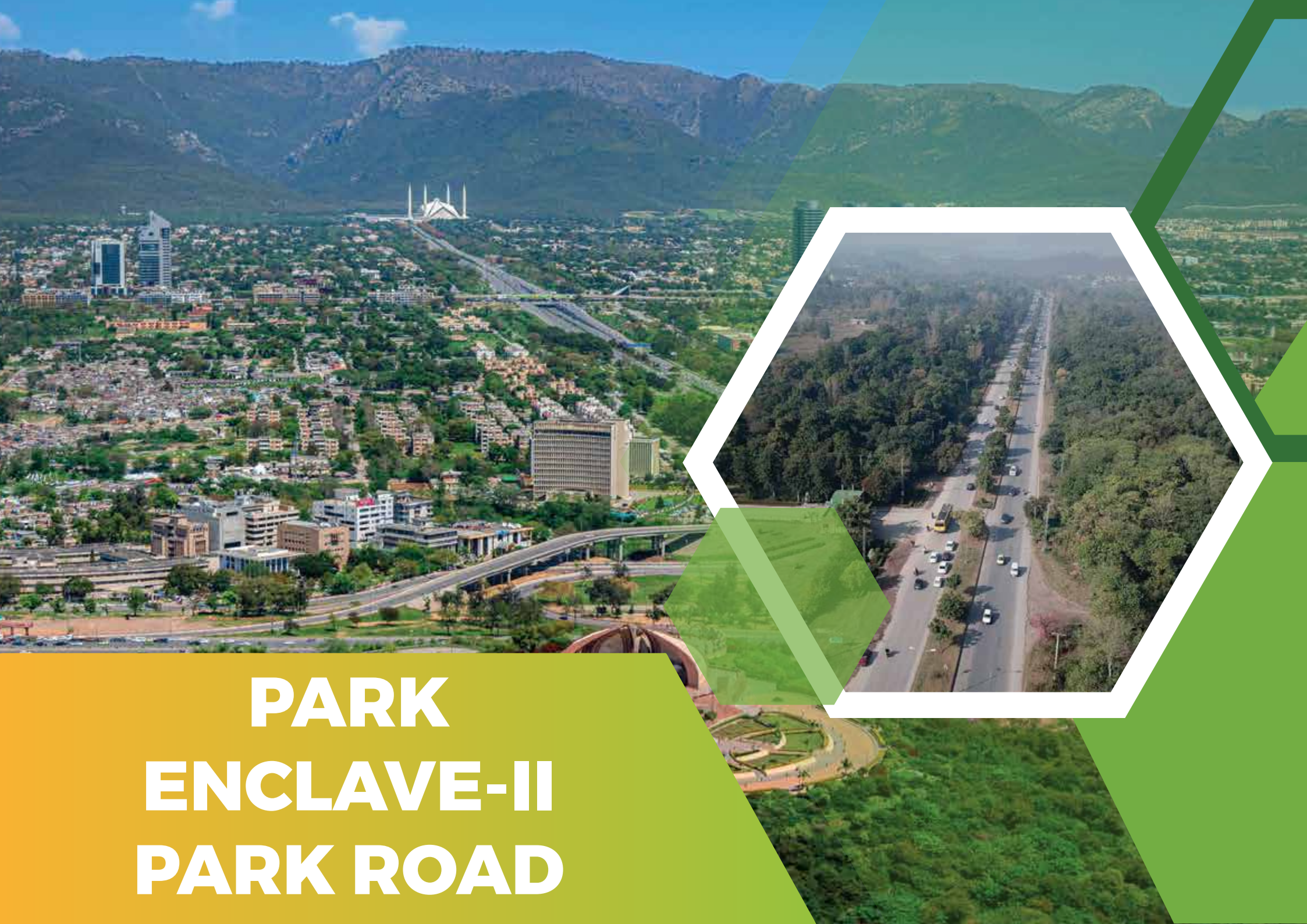


PARK ENCLAVE-I

PLOT NO 2

Sector	Park Enclave-I
Size	(40'x60') 266.66 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6

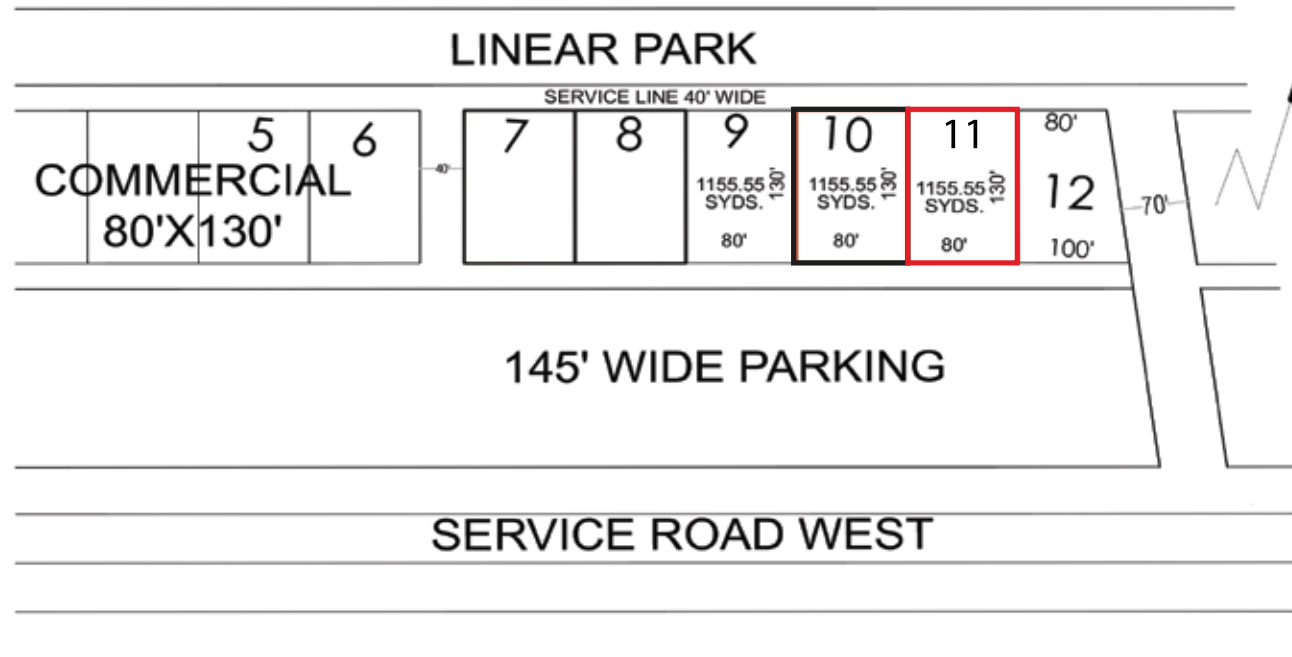




**PARK
ENCLAVE-II
PARK ROAD**

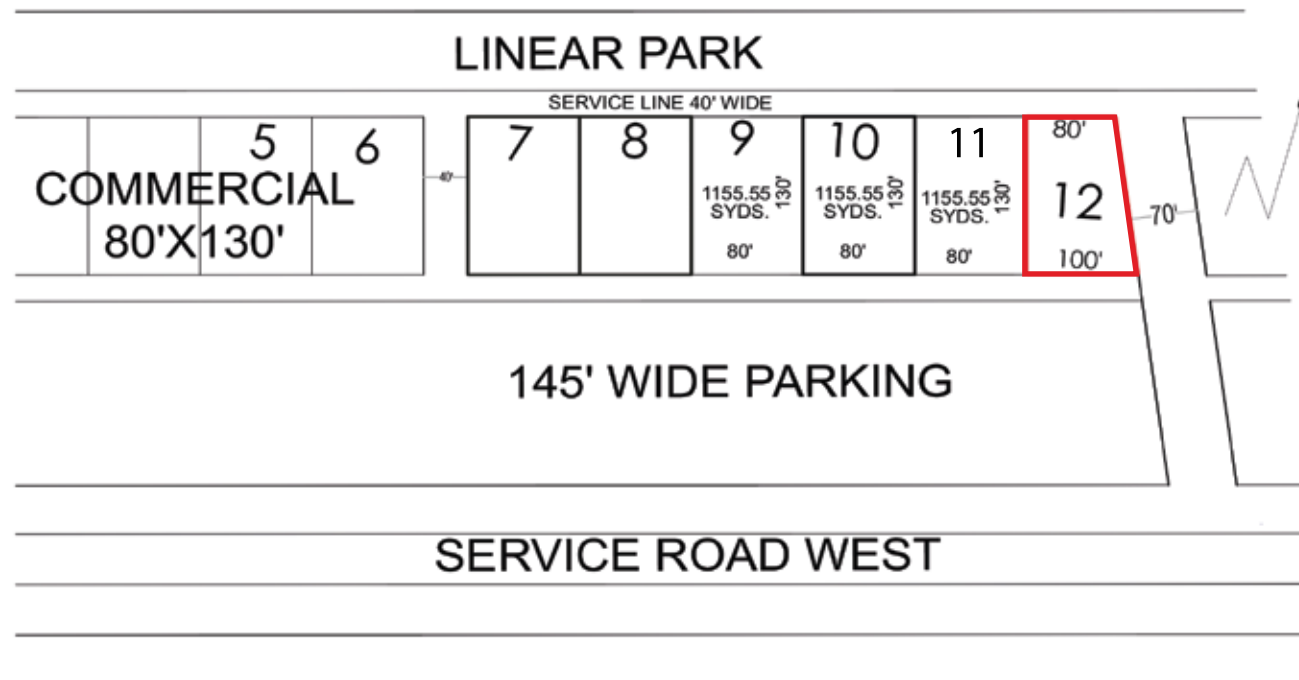
PLOT NO 11

Sector	Park Enclave-II, Park Road
Size	(80'x130') 1155.55 Sq.Yds.
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8



PLOT NO 12

Sector	Park Enclave-II, Park Road
Size	(Odd Shaped) 1313.46 Sq.Yds.
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8

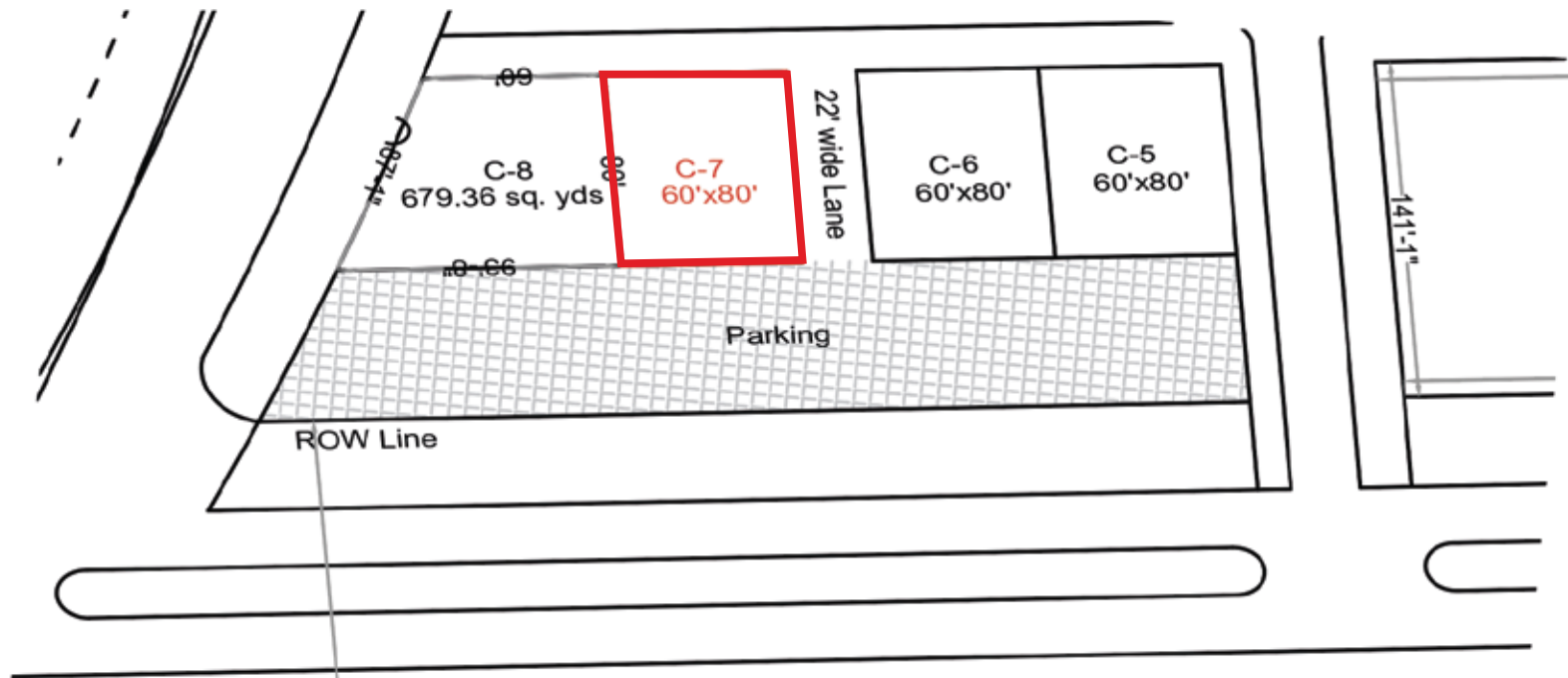




PARK ROAD

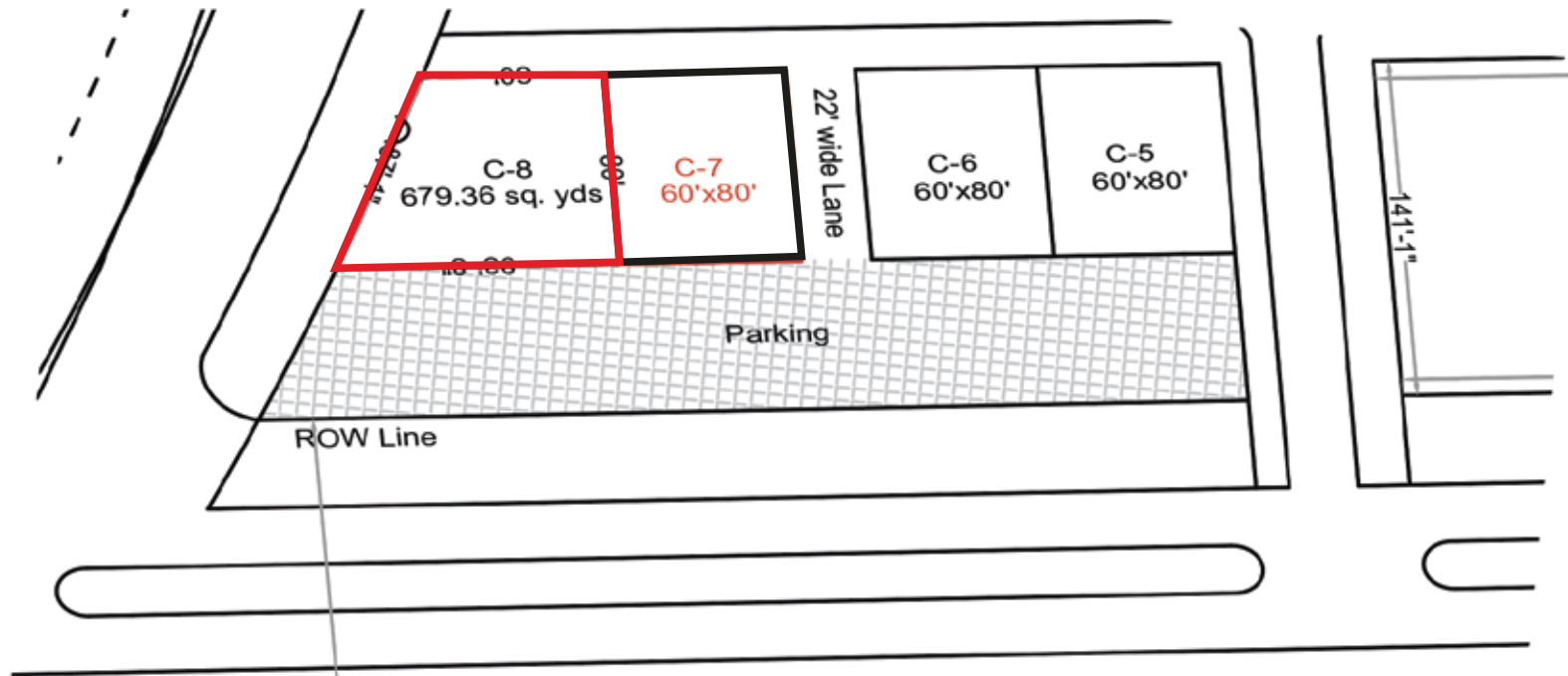
PLOT NO C-7

Sector	Park Road
Size	(60'X80') 533.33 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



PLOT NO C-8

Sector	Park Road
Size	(Irregular) 679.36 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6

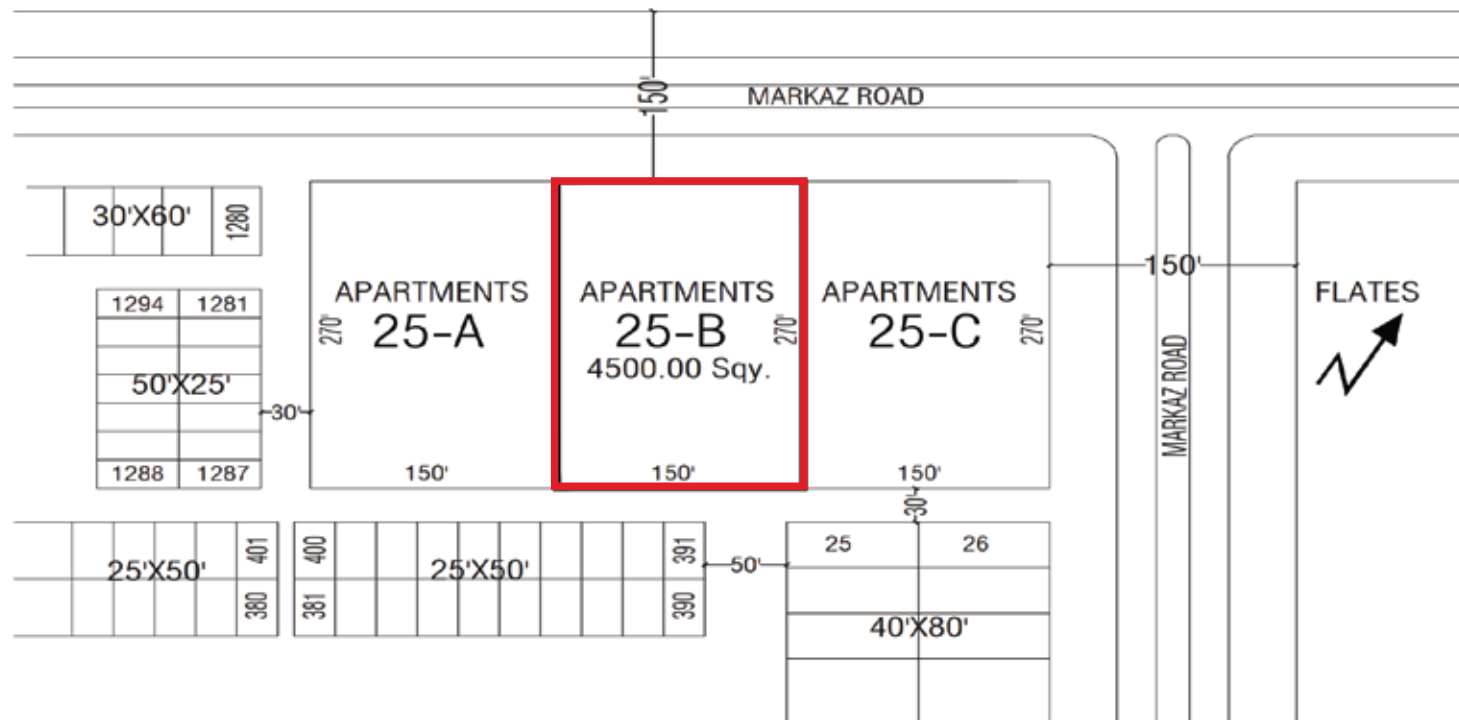




APARTMENTS

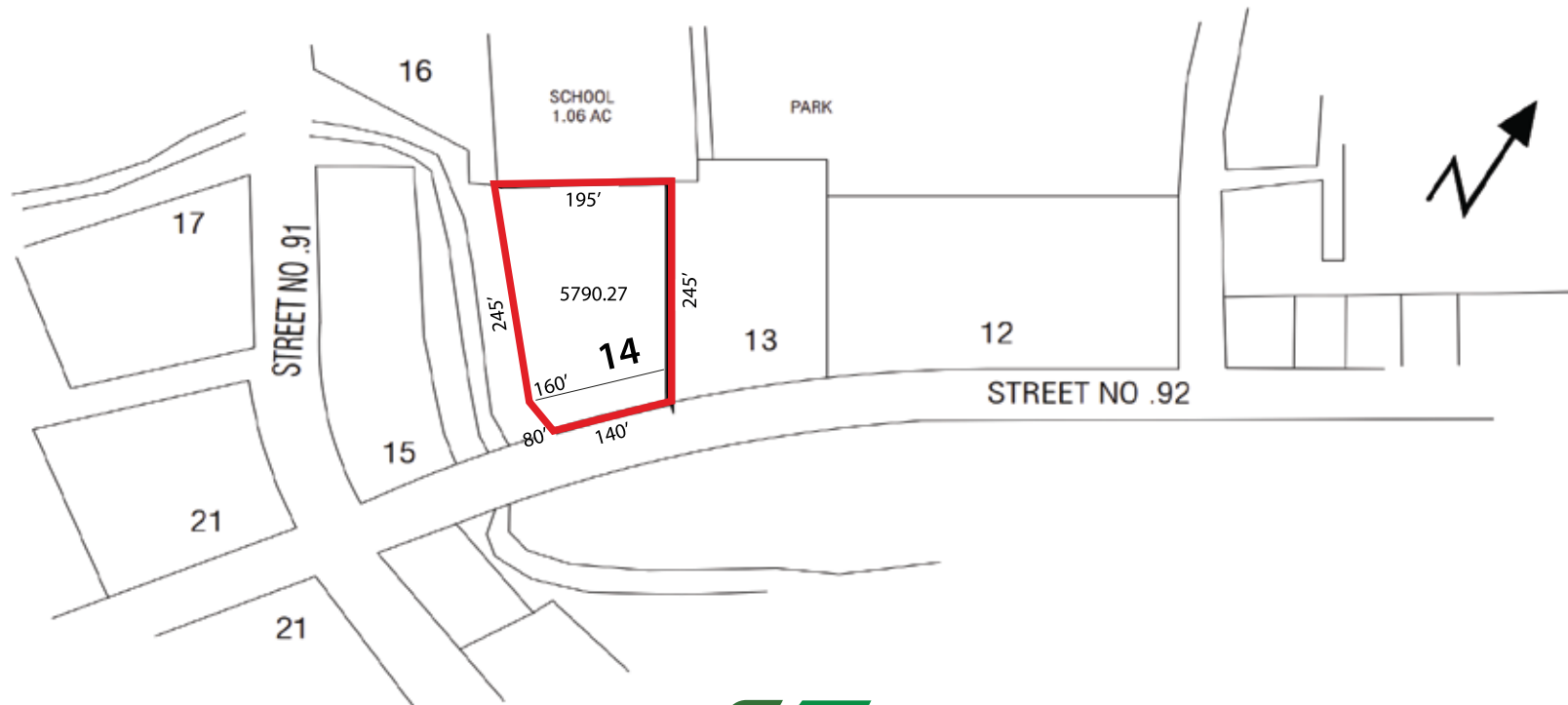
PLOT NO 25-B

Sector G-11/1
Size (150'X270') 4500.00 Sq.Yds.
Category Apartments
F:A:R 1:5
Ground Coverage 50%



PLOT NO 14

Sector	G-11/3
Size	(Irregular) 5790.27 Sq.Yds.
Category	Apartments
F:A:R	1:6
Ground Coverage	50%

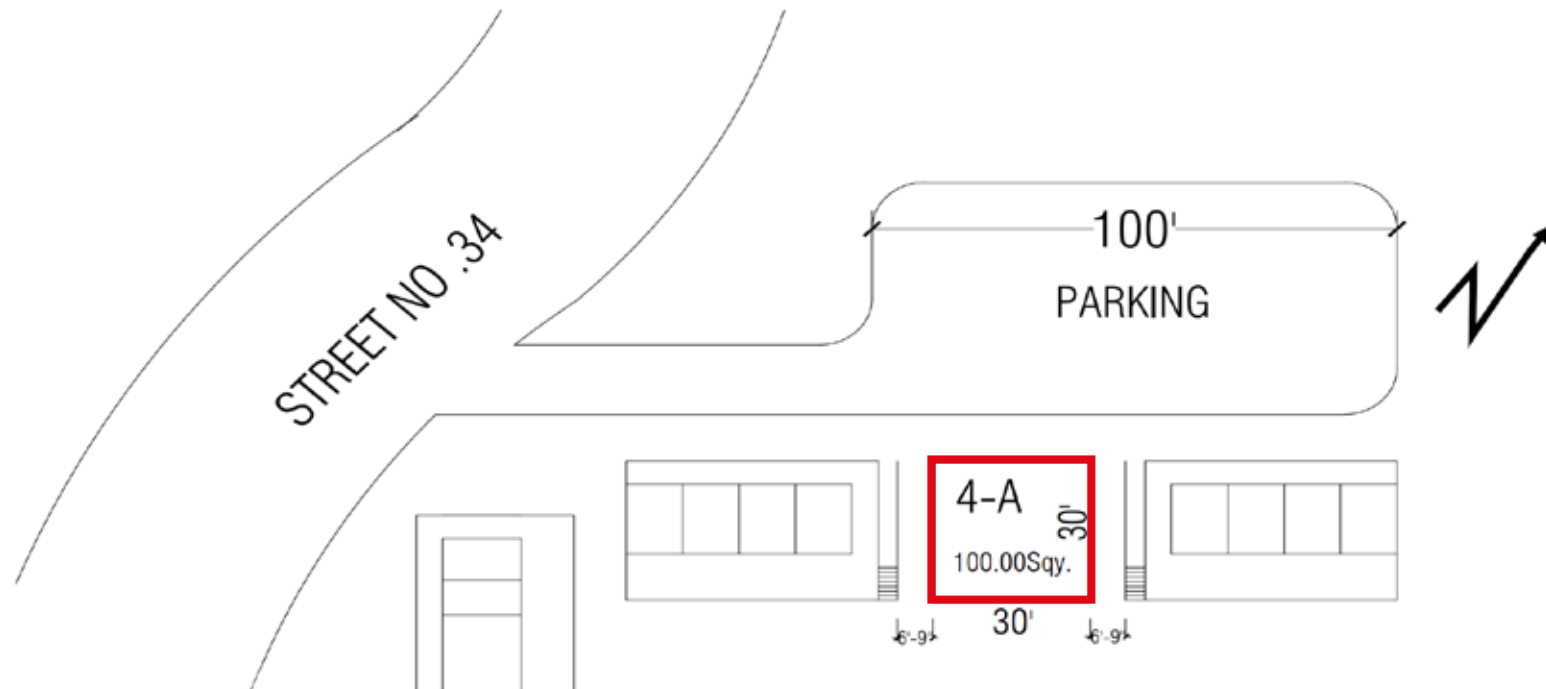




CLASS-III SHOPPING CENTERS

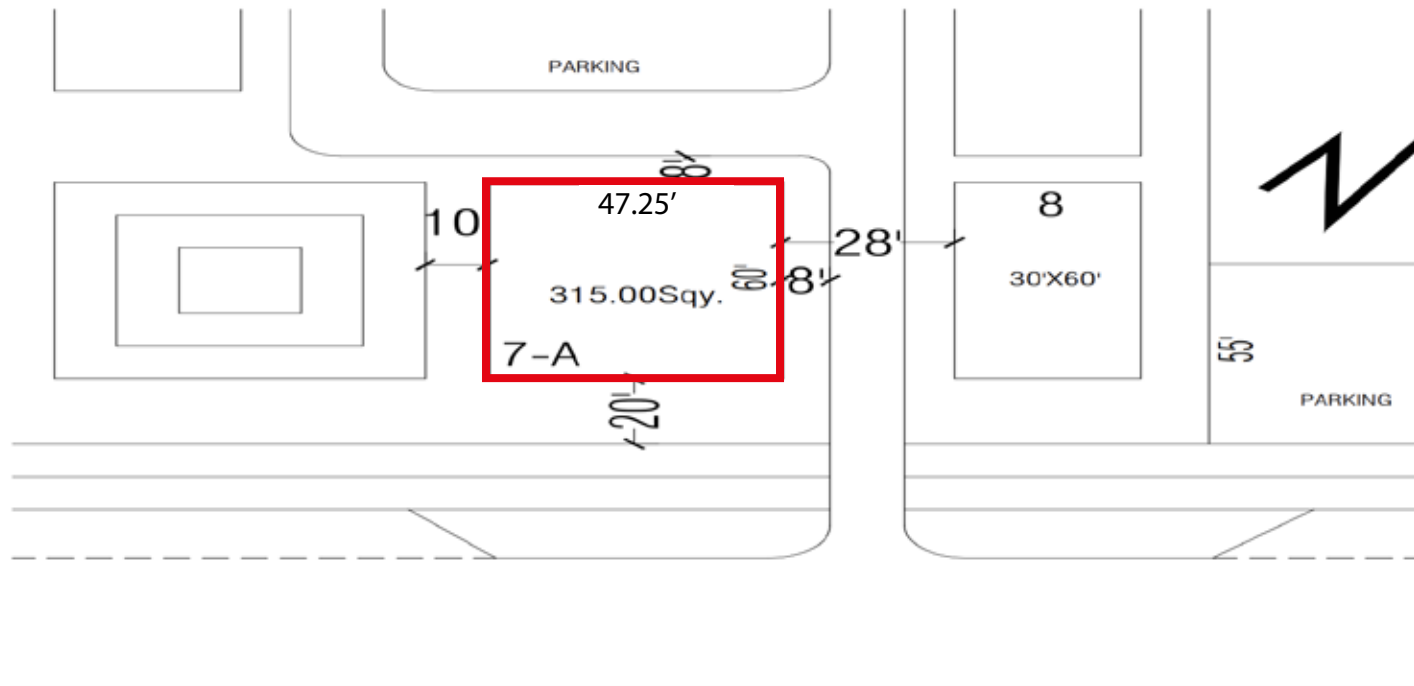
PLOT NO 4-A

Sector	Farooqia Market F-6/1
Size	(30'X30') 100.00 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1

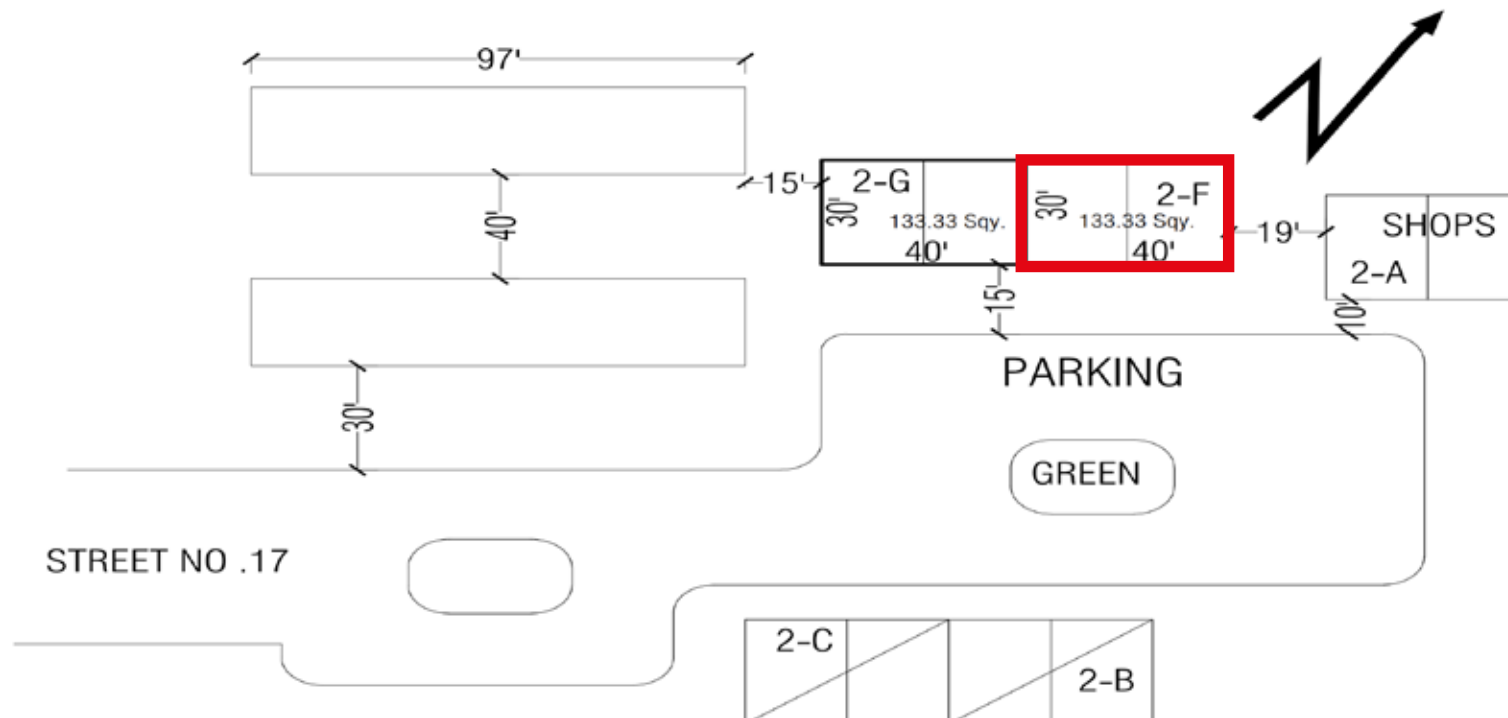


PLOT NO 7-A

Sector	Maqbool Market F-7/4
Size	(47.25'X60') 315.00 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1

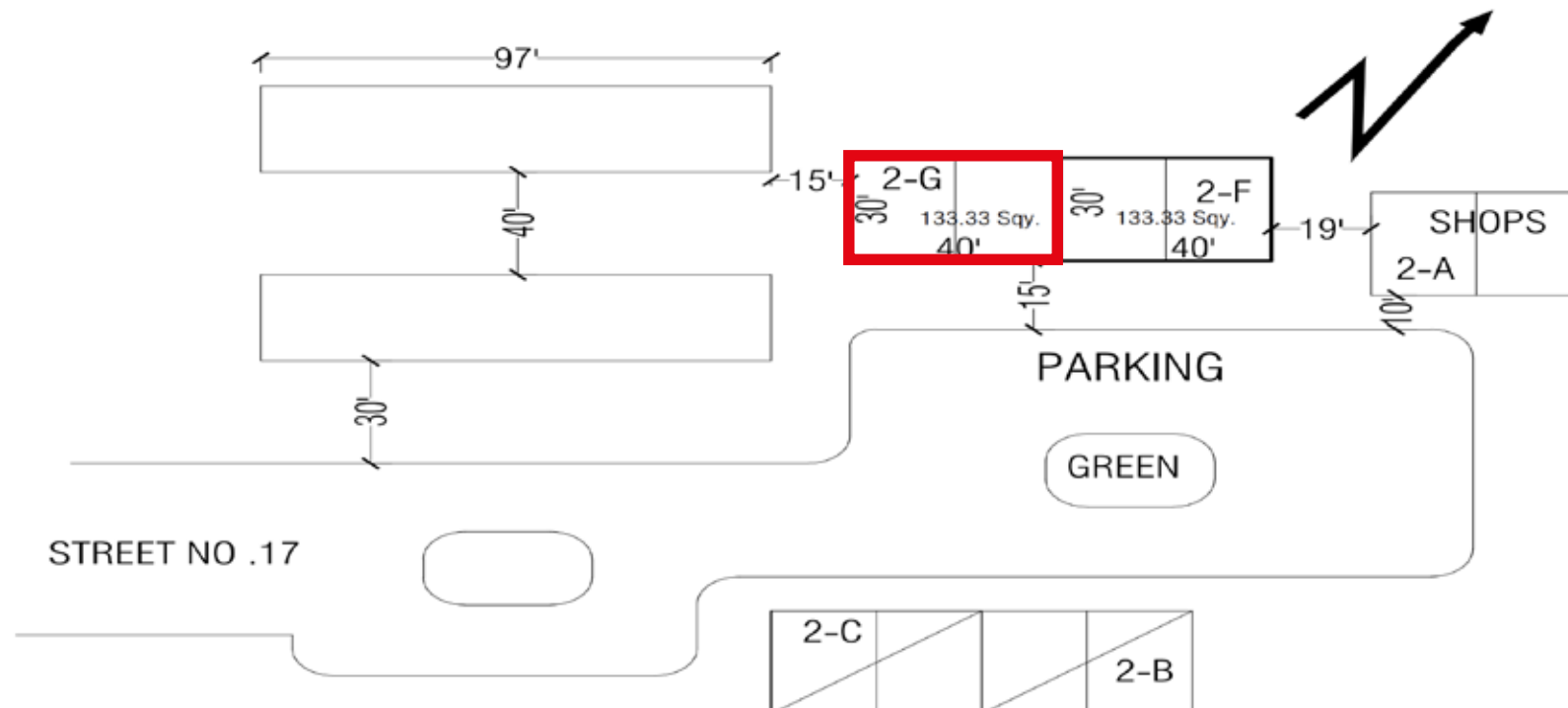


Sector	Class-III SC Bazar No.4, G-9/2
Size	(30'X40') 133.33 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



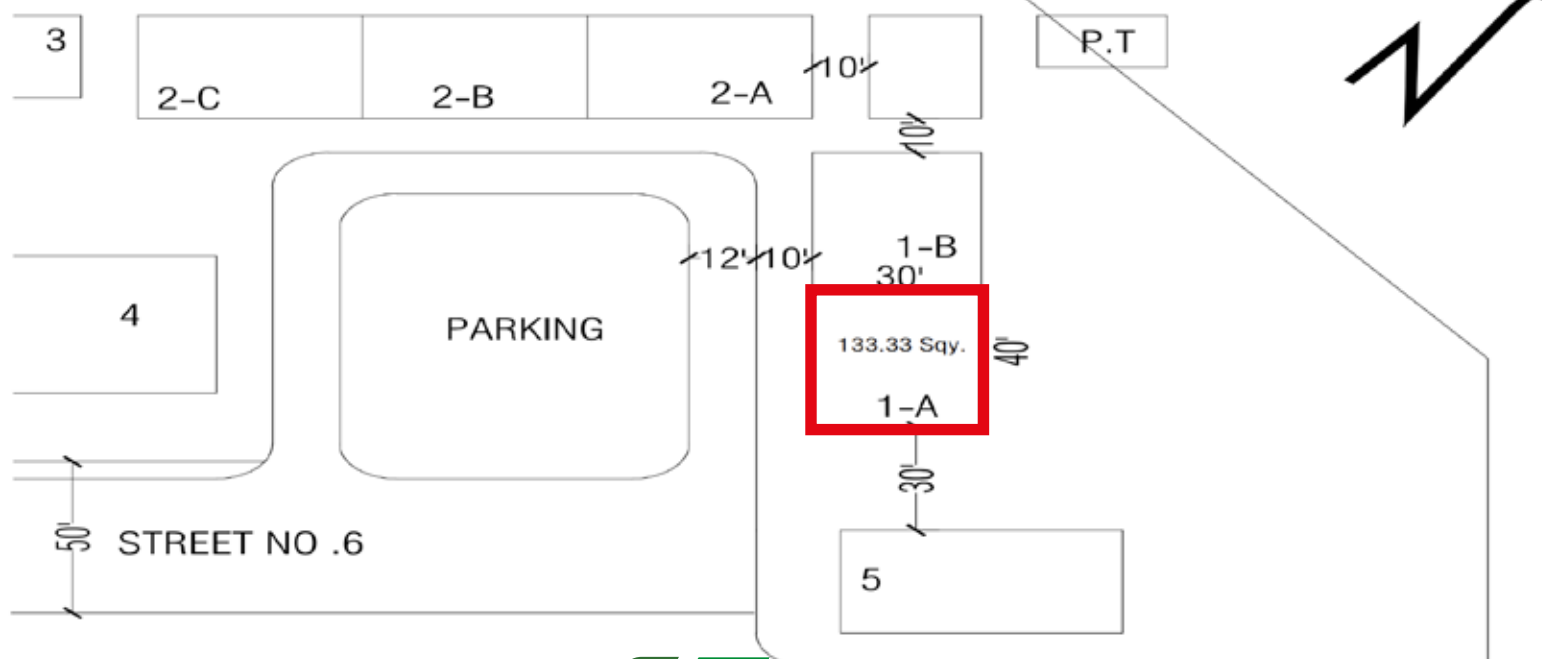
PLOT NO 2-G

Sector	Bazar No. 4, G-9/2
Size	(30'X40') 133.33 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



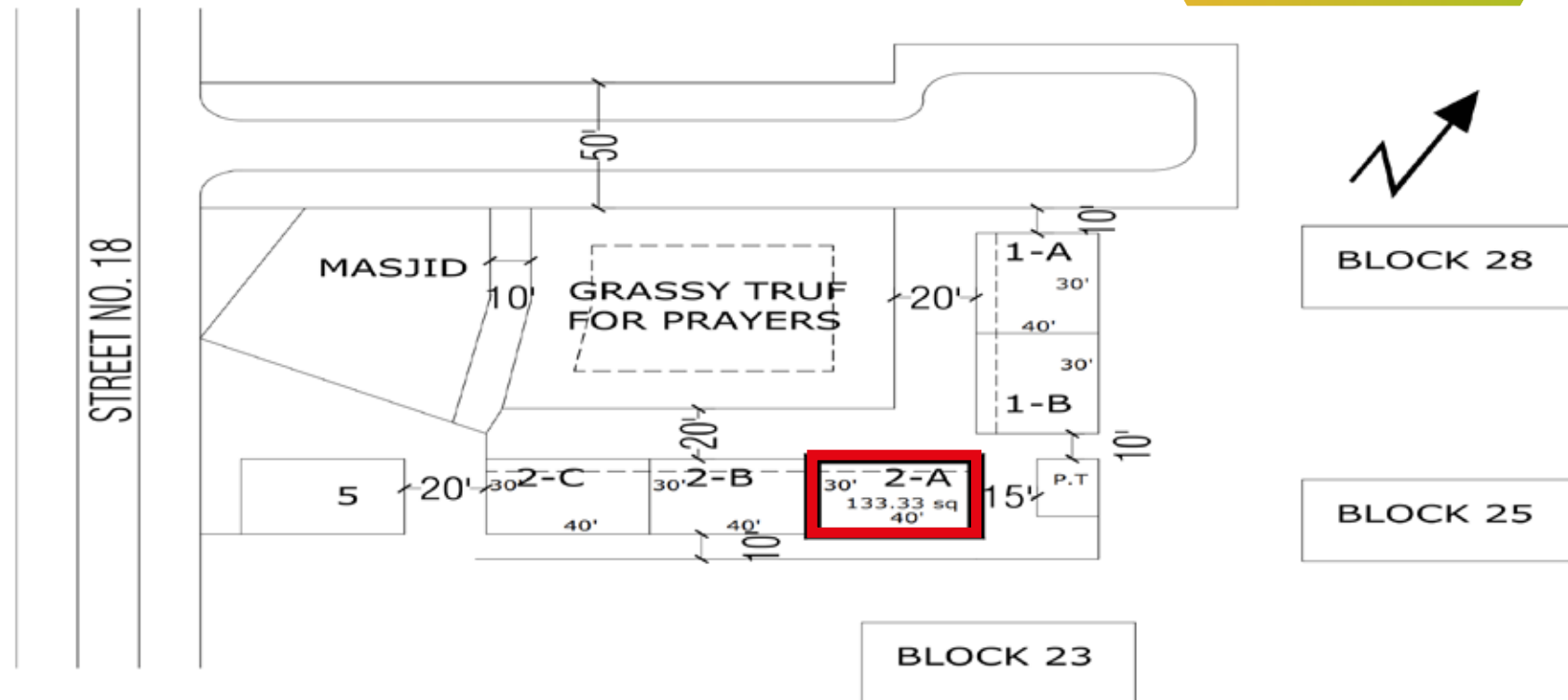
PLOT NO 1-A

Sector	Bazar No. 9, G-9/3
Size	(30'X40') 133.33 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



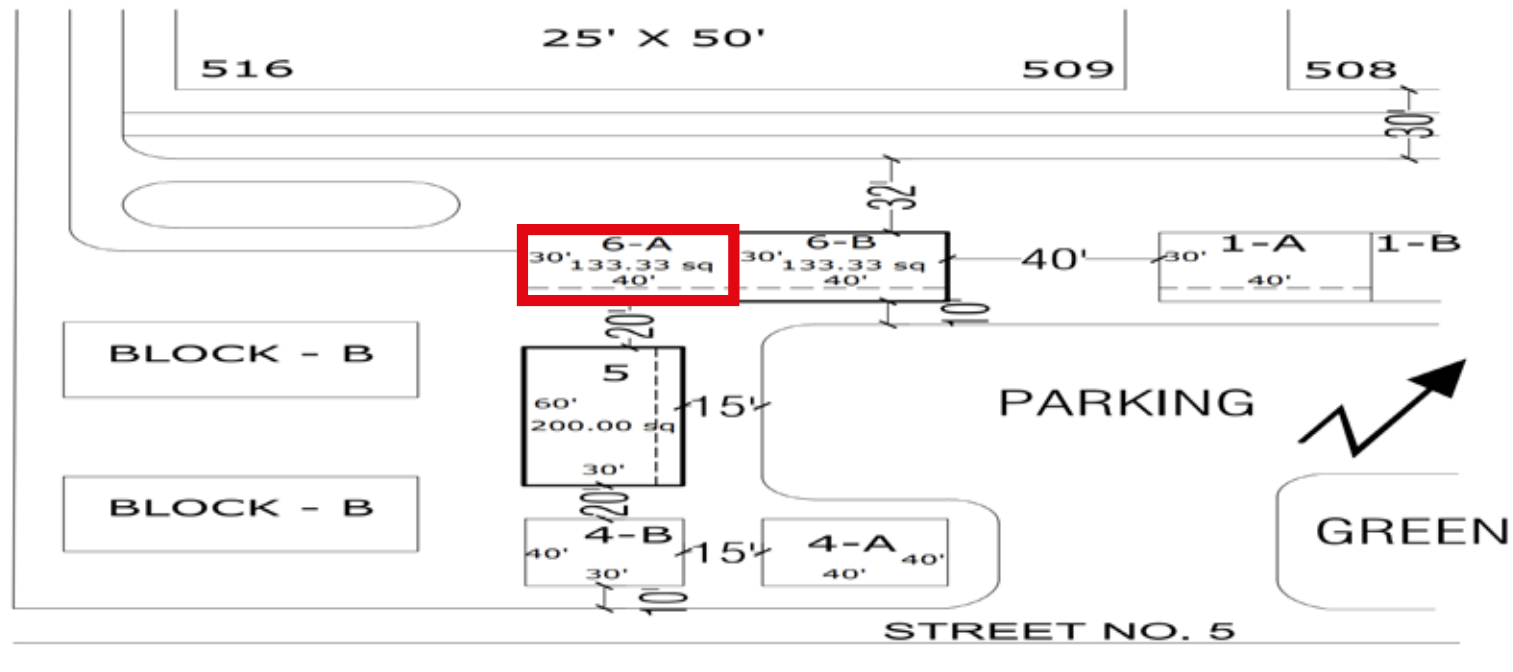
PLOT NO 2-A

Sector	Bazar No. 5, G-9/2
Size	(30'X40') 133.33 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



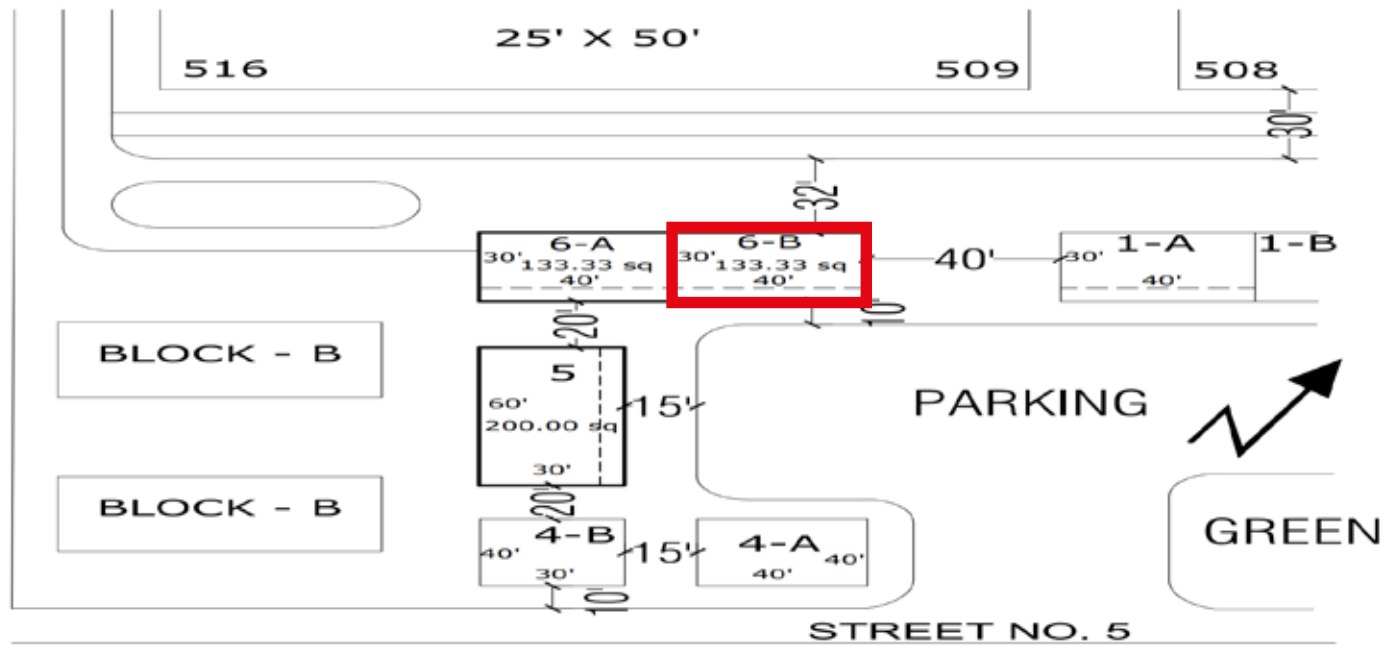
PLOT NO 6-A

Sector	Bazar No. 8, G-9/2
Size	(30'X40') 133.33 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



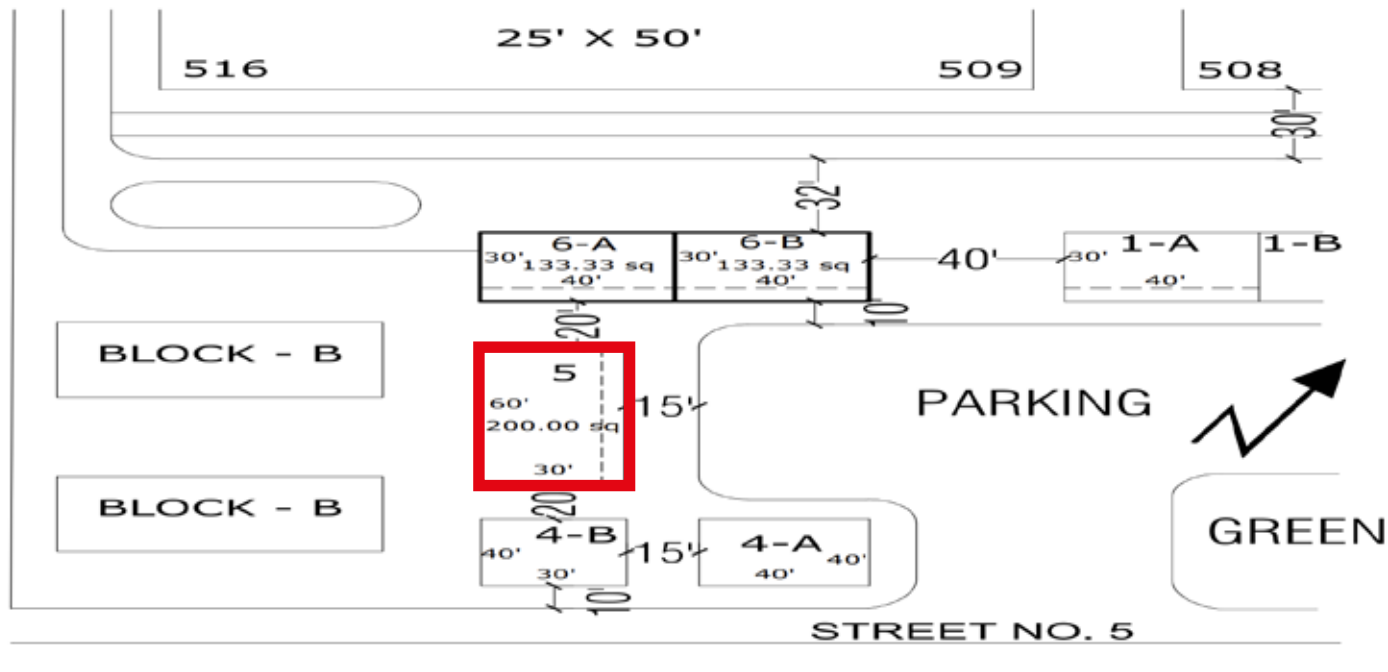
PLOT NO 6-B

Sector	Bazar No. 8, G-9/2
Size	(30'X40') 133.33 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



PLOT NO 5

Sector	Bazar No. 8, G-9/2
Size	(30'X60') 200 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



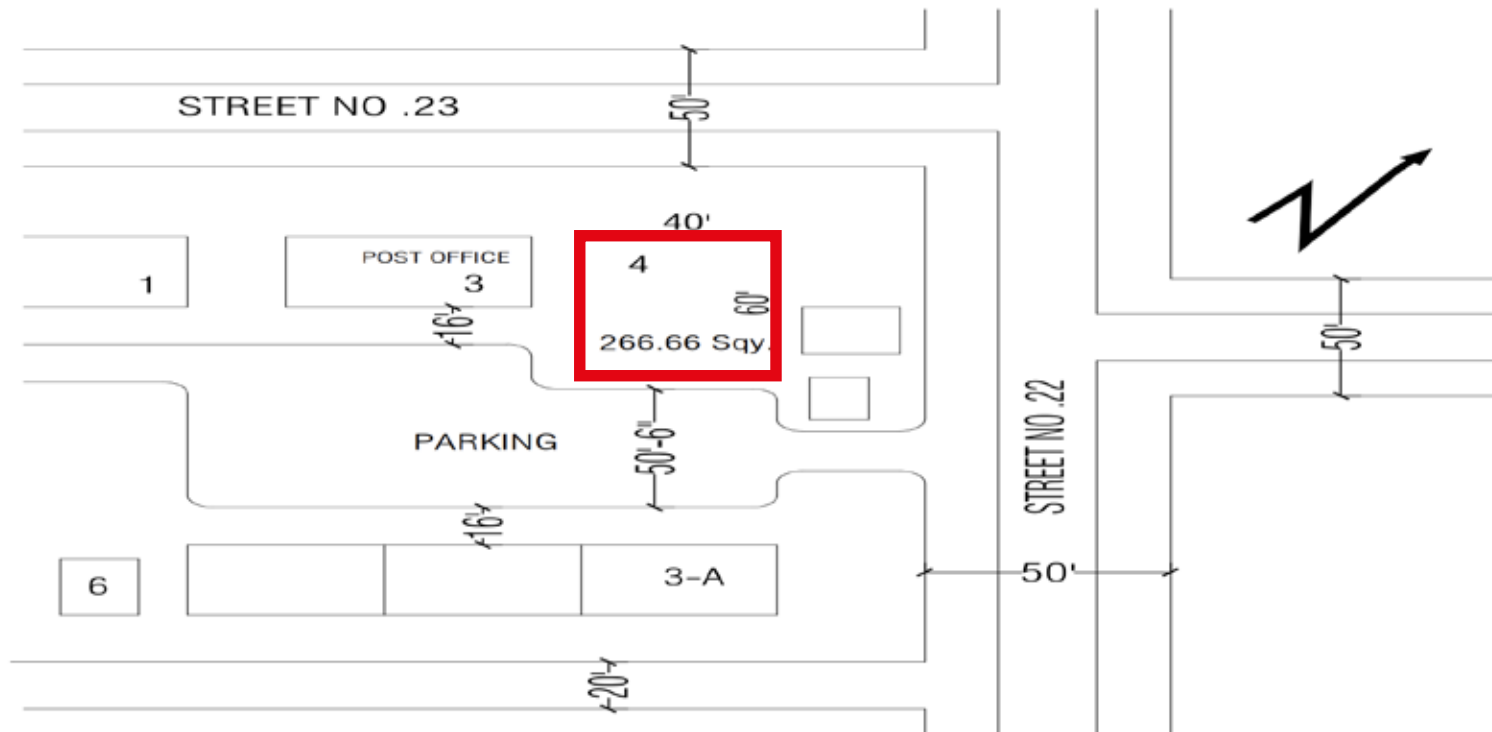
PLOT NO 7-A

Sector	Bazar No. 13,G-11/4
Size	(30'X40') 133.33 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



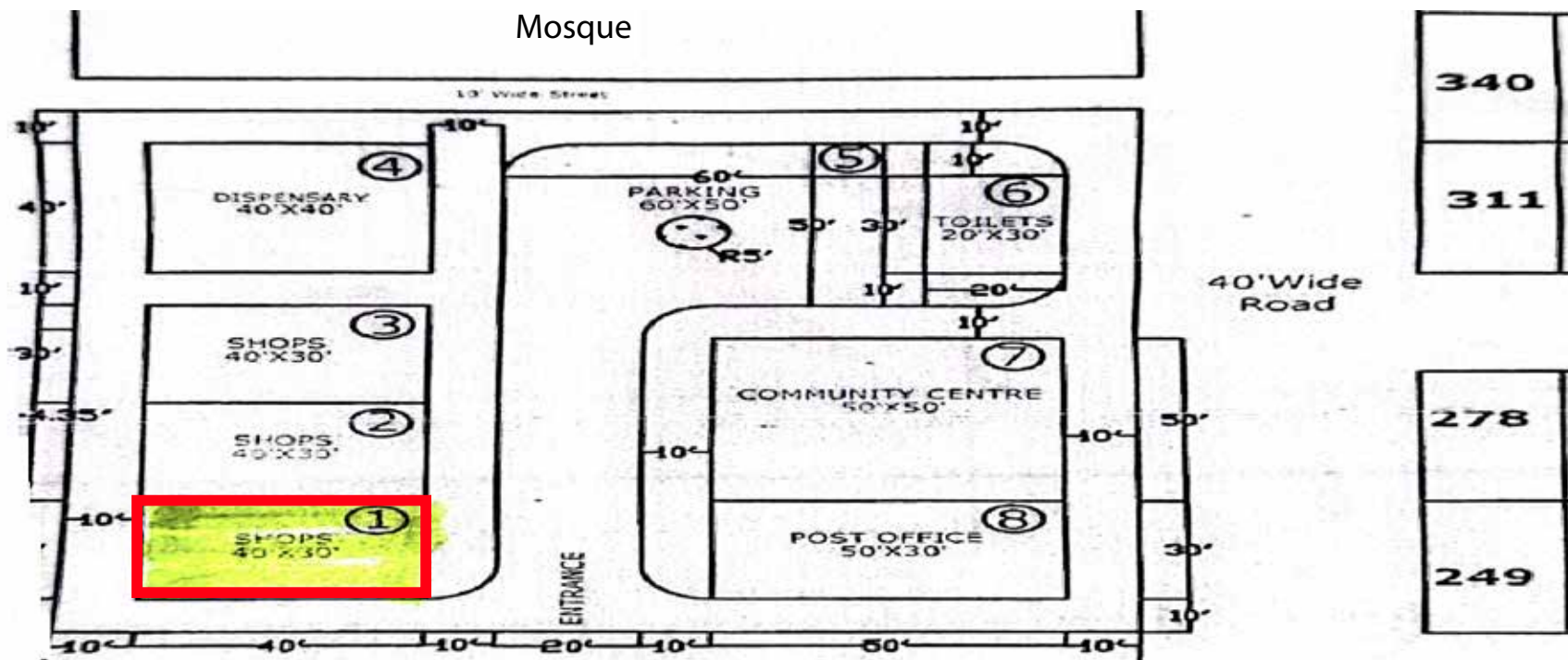
PLOT NO 4

Sector	Bazar No. 2, G-10/2
Size	(40'X60') 266.66 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



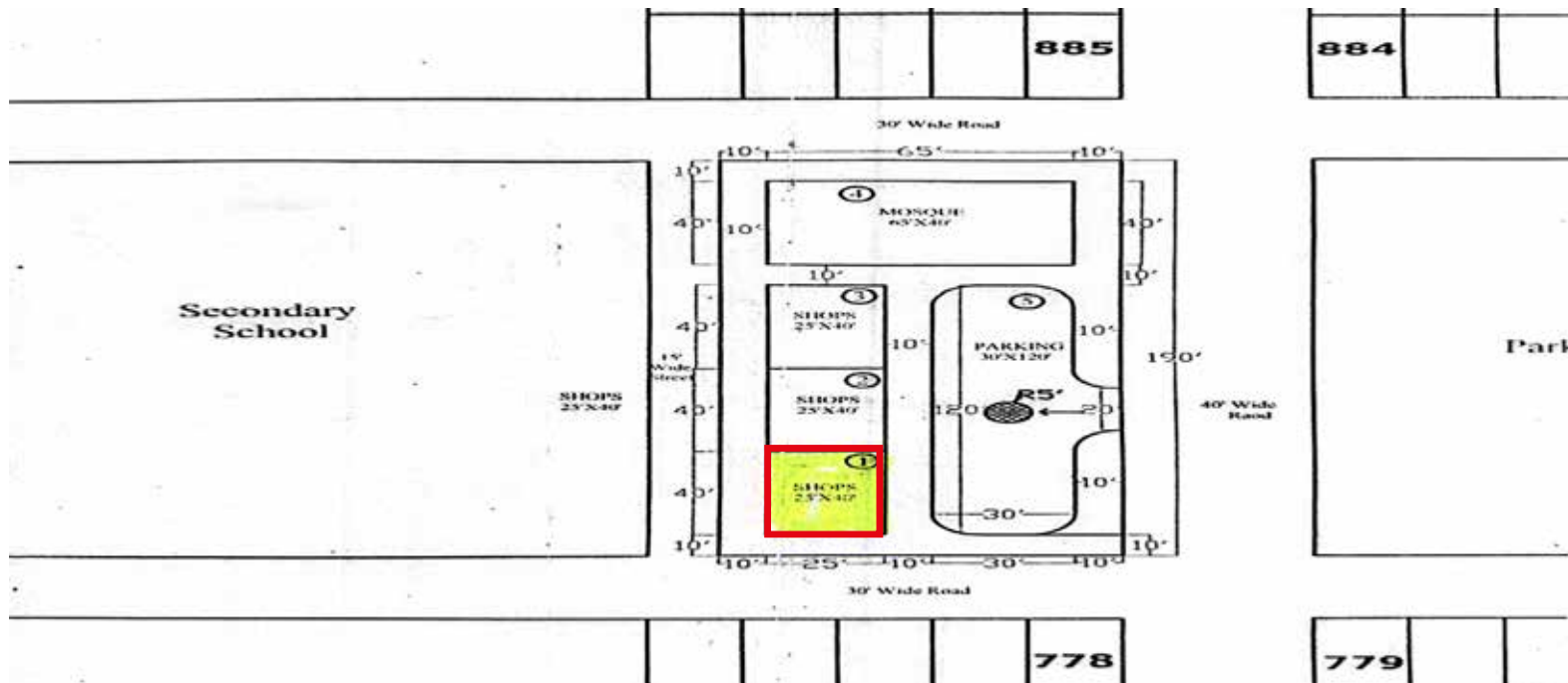
PLOT NO 1

Sector	Bazar No. 1, (MUSP) Farash
Size	(30'X40') 133.33 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1



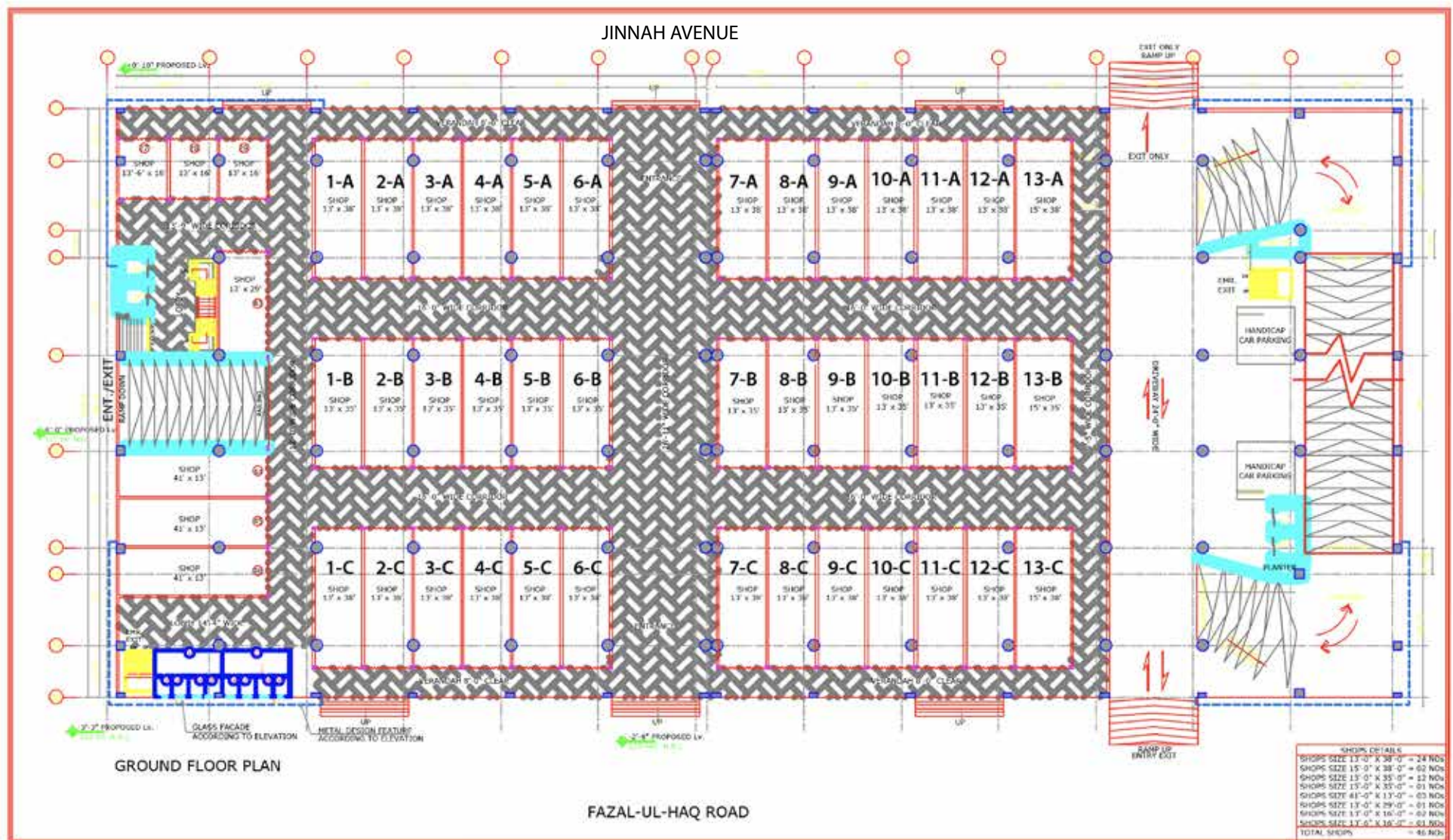
PLOT NO 1

Sector	Bazar No. 2, (MUSP) Farash
Size	(25'X40') 111.11 Sq.Yds.
Category	Commercial
F:A:R	1:3
No. of Floors	LG+G+1





SHOPS

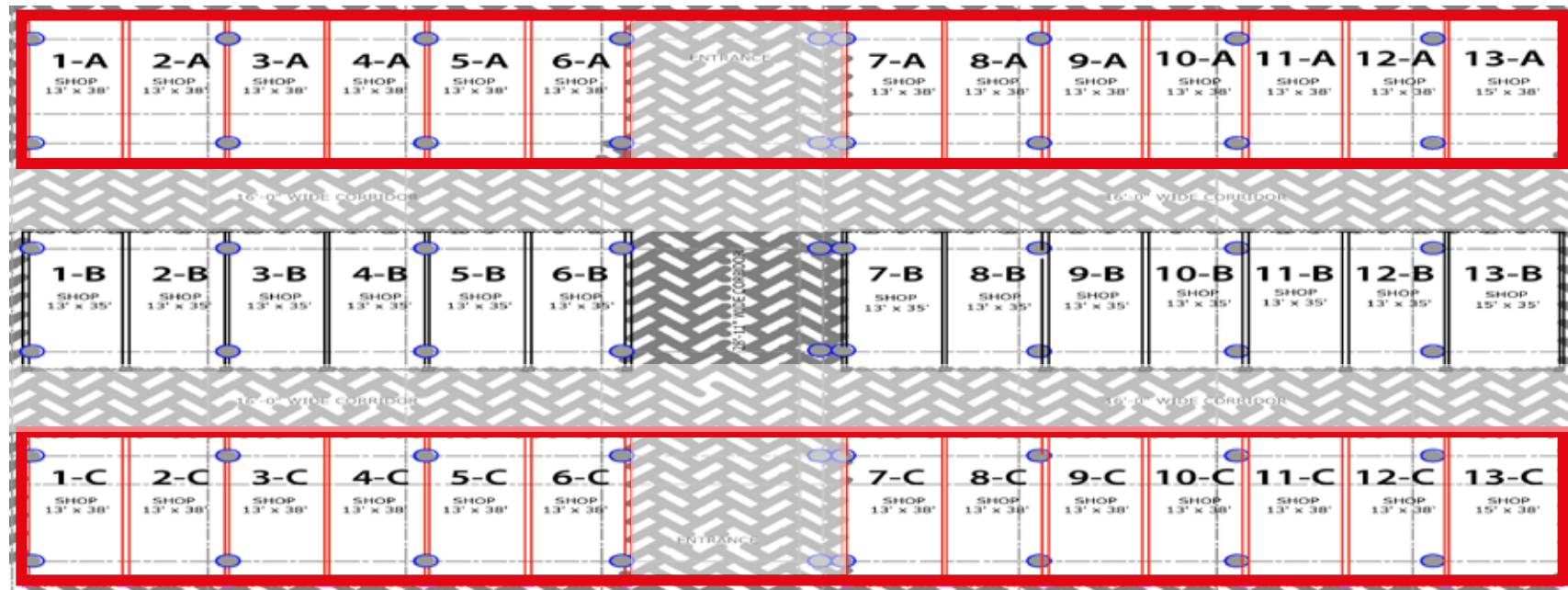


Shops 1-A to 13-A Shops 1-C to 13-C

Sector	F-7 Blue Area Parking Plaza
Size	1-A to 12-A+1-C to 12-C=24 Shops (13'X38') 13-A+13-C=02 Shops (15'X38') Total 26 Shops
Category	Shops



JINNAH AVENUE



FAZAL-UL-HAQ ROAD



SUMMARY OF PLANNING PARAMETERS

MARAKAZ

Sr. No.	Plot Number	Sector	Dimensions	Size (Sq. yds)	Classification	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]					Remarks	Token Money
						Max. F.A.R	Max. Ground Coverage	Max. No. of Story	Min. Parking	Clauses		
1.	1-B	I-8 Markaz	160'X80'	1422.22	Commercial	1:6	100%	LG+G+7 Or G+8	As at Remarks	8.3	One Car Space for every 750 Sq. Ft. Covered Area. Parking requirements will be catered for within Plot Line, including Basement (s).	20 Million
2.	53-G	I-8 Markaz	90'X80'	800	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million
3.	4-B	G-8 Markaz	50'x60'	333.33	Commercial	1:5	100%	LG+G+5 Or G+6	As at Remarks	8.3	-	20 Million
4.	4-C	G-8 Markaz	50'x60'	333.33	Commercial	1:5	100%	LG+G+5 Or G+6	As at Remarks	8.3	-	20 Million
5.	10	G-9 Markaz	80'x50'	444.44	Commercial	1:5	100%	-	As at Remarks	8.3	-	20 Million
6.	12-C	G-10 Markaz	40'x40'	177.77	Commercial	1:5	100%	LG+G+5 Or G+6	As at Remarks	8.3	-	20 Million
7.	12-D	G-10 Markaz	40'x40'	177.77	Commercial	1:5	100%	LG+G+5 Or G+6	As at Remarks	8.3	-	20 Million
8.	13-X	F-7 Markaz	105'x60'	700	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3, 9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million
9.	24	F-11 Markaz	130'+252'/2x80	1697.77	Commercial	1:6	100%	LG+G+7 Or G+8	As at Remarks	8.3, 9.9	One Car Space for every 750 Sq. Ft. Covered Area. Parking requirements will be catered for within Plot Line, including Basement (s).	20 Million
10.	2-B	I-14 Markaz	60'X80'	533.33	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million
11.	2-C	I-14 Markaz	60'X80'	533.33	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million

12.	3-A	I-14 Markaz	60'X80'	533.33	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million
13.	3-B	I-14 Markaz	60'X80'	533.33	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million
14.	3-C	I-14 Markaz	60'X80'	533.33	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million
15.	3-D	I-14 Markaz	60'X80'	533.33	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million
16.	3-E	I-14 Markaz	60'X80'	533.33	Commercial	1:5	-	LG+G+5 Or G+6	As at Remarks	8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.	20 Million

I&T Center Aabpara

17.	02	G-6 Aabpara	40'x80'	355.55	Commercial	1:4	100%	LG+G+2	As at Remarks	8.5	-	20 Million
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BLUE AREA

Sr. No.	Plot Number	Sector	Dimensions	Size (Sq. yds)	Classification	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]					Remarks	Token Money
						Max. F.A.R	Max. Ground Coverage	Max. No. of Story	Min. Parking	Clause		
18.	11	Blue Area G-8	80'x150'	1,333.33	Commercial	1:8	70%	As Cleared by CAA/ PAF	As at Remarks	8.1	One Car Space for every 750 Sq. Ft. Covered Area. Parking requirements will be catered for within Plot Line, including Basement (s).	100 Million
19.	12	Blue Area G-8	80'x150'	1,333.33	Commercial	1:8	70%	As Cleared by CAA/ PAF	As at Remarks	8.1	One Car Space for every 750 Sq. Ft. Covered Area. Parking requirements will be catered for within Plot Line, including Basement (s).	100 Million

INDUSTRIAL AREA I-9 & I-10

Sr. No.	Plot Number	Sector	Dimensions	Size (Sq. yds)	Category	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]					Remarks	Token Money
						Max. F.A.R	Max. Ground Coverage	Max. No. of Storeys	Min. Parking	Clause		
20.	94-C	I-10/3	Irregular	2833.33	Industrial	1:2.5	50%	G+3 (4 Storey) Height should not exceed 60ft.	-	8.16	-	20 Million
21.	07	I-10/3	100'X150'	1666.66	Industrial	1:2.5	50%	G+3 (4 Storey) Height should not exceed 60ft.	-	8.16	-	20 Million

PARK ENCLAVE-I

Sr. No.	Plot Number	Sector	Dimensions	Size (Sq.yds)	Category	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]					Remarks	Token Money
						Max. F.A.R	Max. Ground Coverage	Max. No. of Storeys	Parking	Relevant Provision of Amendments, Additions & Deletions in ICT Building Control Regulations 2023		
22.	2	Park Enclave Phase-I	40'X60'	266.66	Commercial	1:5	100 %	LG+G+5 or G+6	-	Clause 8.3		20 Million

PARK ENCLAVE-II, PARK ROAD

Sr. No.	Plot Number	Sector	Dimensions	Size (Sq.yds)	Category	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]					Remarks	Token Money
						Max. F.A.R	Ground Coverage	Max. No. of Storeys	Parking	Relevant Provision of Amendments, Additions & Deletions in ICT Building Control Regulations 2023		
23.	11	Park Enclave -II Park Road	80'X130'	1155.55	Commercial	1:6	100%	LG+G+7 or G+8	1 Car Parking Space for 750 sq. ft. covered area	Clause 8.3		20 Million
24.	12	Park Enclave -II Park Road	Odd-Shaped	1313.46	Commercial	1:6	100%	LG+G+7 or G+8	1 Car Parking Space for 750 sq. ft. covered area	Clause 8.3		20 Million

PARK ROAD

Sr. No.	Plot Number	Sector	Dimensions	Size (Sq.yds)	Category	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]					Remarks	Token Money
						Max. F.A.R	Max. Ground Coverage	Max. No. of Storeys	Parking	Relevant Provision of Amendments, Additions & Deletions in ICT Building Control Regulations 2023		
25.	C-7	Park Road	60'X80'	533.33	Commercial	1:5	—	LG+G+5 or G+6		Clause 8.3,9.9	Minimum 10 feet space on front will be left open for car parking purposes.	20 Million
26.	C-8	Park Road	Irregular	679.36	Commercial	1:5	—	LG+G+5 or G+6		Clause 8.3, 9.9	Minimum 10 feet space on front will be left open for car parking purposes.	20 Million

APARTMENTS

Sr. No.	Plot Number	Sector	Dimensions	Size (Sq.yds)	Category	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]					Remarks	Token Money
						Max. F.A.R	Max. Ground Coverage	Max. No. of Story	Min. Parking	Clause		
27.	25-B	G-11/1	150'x270'	4,500	Apartments	1:5	50%	As Cleared by CAA/ PAF	1.5 Car space for One apartment	8.20	The detailed bylaws as per Clause 8.20 of BCR, 2020 (amended 2023) will be applicable.	30 Million
28.	14	G-11/3	Irregular	5790.27	Apartments	1:6	50%	As Cleared by CAA/ PAF	1.5 Car space for One apartment	8.20	The detailed bylaws as per Clause 8.20 of BCR, 2020 (amended 2023) will be applicable.	30 Million

CLASS-III SHOPPING CENTERS

Sr. No.	Plot Number	Sector	Dimensions	Size (Sq. yds)	Classification	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]					Remarks	Token Money
						Max. F.A.R	Max. Ground Coverage	Max. No. of Story	Min. Parking	Clause		
29.	4-A	Farooqia Market, F-6/1	30'x30'	100	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
30.	7-A	Maqbool Market, F-7/4	47.25'x60'	315	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
31.	2-F	Class-III SC No. 4, G-9/2	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
32.	2-G	Class-III SC No. 4, G-9/2	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
33.	1-A	Class-III SC No. 9, G-9/3	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
34.	2-A	Class-III SC No.5, G-9/2	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
35.	6-A	Class-III SC No. 8, G-9/2	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
36.	6-B	Class-III SC No. 8, G-9/2	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
37.	05	Class-III SC No. 8, G-9/2	30'x60'	200	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
38.	7-A	Class-III SC No. 13, G-11/4	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
39.	4	Class-III SC No. 2, G-10/2	40'x60'	266.66	Commercial	1:3	100%	LG+G+1	-	8.4		10 Million
40.	1	Class-III SC No.1(MUSP) Farash	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		5 Million
41.	1	Class-III SC No.2(MUSP) Farash	25'x40'	111.11	Commercial	1:3	100%	LG+G+1	-	8.4		5 Million

SHOPS

Sr. No.	Shop No.	Sector	Dimensions	Size (Sq.fts)	Category	Planning Parameters as per relevant Provisions of ICT BCR, 2020 [amended in 2023]	Remarks	Token Money
42.	1-A to 12-A (12 Shops)	F-7 Blue Area	13'x38'	494	Shop	-	Constructed shops	5 Million
43.	13-A	F-7 Blue Area	15'x38'	570	Shop	-	Constructed shops	5 Million
44.	1-C to 12-C (12 Shops)	F-7 Blue Area	13'x38'	494	Shop	-	Constructed shops	5 Million
45.	13-C	F-7 Blue Area	15'x38'	570	Shop	-	Constructed shops	5 Million

REQUIREMENTS

REQUIREMENTS OF DOCUMENTS FOR ISSUANCE OF TOKEN

Category "A"(individual)

- i. Application for Token (AnnexB)
- ii. Bank Draft/Pay Order of Rs.100/30/20/10 million for commercial plots
- iii. Attested Photostat of Computerized National Identity Card (C.N.I.C.).

Category "B"(Individual through Attorney)

- i. Application for token (AnnexB)
- ii. Bank Draft/Pay Order (of Rupees as above in category "A" in serial II.)
- iii. Power of Attorney (AnnexC).
- iv. Attested photocopies of C.N.I.C.of the applicant and the attorney.

Category "C"(Firm/Company)

- i. Application for token (AnnexB)
- ii. Bank Draft/Pay Order (of Rupees as above in category "A" in serial II).
- iii. Attested photocopy of certificate of incorporation/registration of partnership deed along with attested photocopy of C.N.I.C. of the Director/Partner or attorney participating in the auction along with sealed (embossed)authorization in his favour.
- iv. In case of foreign nationals or companies, letter of permission from the Ministry of Interior, Government of Pakistan will be required.

APPLICATION FOR TOKEN**CAPITAL DEVELOPMENT AUTHORITY
(ESTATE MANAGEMENT DIRECTORATE)****Name of Bidder(s)**

1. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____
2. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____
3. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____
4. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____
5. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____
6. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____
7. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____
8. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____
9. Name_____CNIC No._____S/o. D/o, W/o_____
Address_____Tel. No._____Cell No._____

I/ we hereby certify that I/ we have read all the terms and conditions laid down in brochure such as Eligibility criteria, terms and conditions, payment modalities & well aware of the planning parameters & all other information given therein and I/we will abide by the Eligibility,criteria and all other terms and conditions which are final and are not to be revised by any competent forum. I/we, confirm that no legal right will accru unless and until complete payment has been paid within given timelines as mentioned in the auction brochure/ letter.

In case the bidder is not in a position to participate in the auction personally, the following particulars of the Attorney be provided

1.Name_____CNIC No.____S/o. D/o, W/o_____

Address_____Tel. No.____Cell No._____

I, _____ hereby enclose Bank draft/Pay Order, Deposit at Call No. _____

Dated_____ drawn on/issued by (Name of Bank and its Branch)_____

for Rs._____ as token money for participation in the auction after having read and accepted the terms and conditions of auction.

Signature _____

CNIC _____

Date _____

TOKEN SLIP AND RECEIPT

**CAPITAL DEVELOPMENT AUTHORITY
(ESTATE MANAGEMENT DIRECTORATE)
COMMERICAL TOKEN NO. _____**

Name of Bidder(s)

1. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
2. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
3. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
4. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
5. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
6. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
7. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
8. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____
9. Name _____ CNIC No. _____ S/o. D/o, W/o _____
Address _____ Tel. No. _____ Cell No. _____

Receipt of Bank Draft/ Pay Order/ Deposit at Call_____

Dated Drawn on/ issued by (Name of Bank and its Branch) _____

for Rs. _____ is hereby acknowledged.

Signature

Name & Designation of Token Issuance Officer
(official seal to be used)

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 hereby appoint Mr/Mrs/Miss
 _____ Son/ Wife/ Daughter of Mr. _____ resident
 of _____ and holder of C.N.I.C. No. _____ as my/ our
 Attorney to act in my/ our name(s) and on my/ our behalf to the extent of power hereby given.

Whereas I/We intend to participate in the open auction of commercial plots in Islamabad;

AND WHEREAS I am/ we are unable to participate in the auction personally due to my/ our engagements on the scheduled dates;

I/WE HEREBY appoint the above-named person as my/our attorney and authorise him/her to offer bid at the auction on my/our behalf and to do all acts, deeds and things requisite for the purpose;

I/WE HEREBY undertake to ratify and confirm all acts, deed 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 set my/ our hand unto this deed this _____ day of
 _____, 2025.

 Executants (Attach copy of NIC)

Witness No. 1. _____

Witness No. 2. _____

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

UNDERTAKING

Know all men by this present that I Ms./ Mr./ Mrs. _____
 son/ daughter/ wife/ of _____ resident of
 _____ Phone _____ No.
 _____ Cell No. _____ had participated in the Auction held on
 _____ for purchase of Plot No. _____ measuring
 _____ Sector _____ Islamabad.

I do hereby undertake the following:

I/ we hereby certify that I/ we have read all the terms and conditions laid down in brochure such as Eligibility criteria, terms and conditions, payment modalities & well aware of the planning parameters & all other information given therein and I/we will abide by the Eligibility, criteria and all other terms and conditions which are final and are not to be revised by any competent forum. I/we, confirm that no legal right will accrue unless and until complete payment has been paid within given timelines as mentioned in the auction brochure/ letter.

- i. To ensure payment within the scheduled date and time.
- ii. That in case of default the Authority has the right to forfeit all the amount deposited before Auction.
- iii. In case of any default in payment schedule, Authority can take any action and I shall not approach any court of law.
- iv. In case of rejection of my Bid, for whatever reasons, the token money deposited vide _____ for Rs.
 _____ dated _____ on Bank _____ Branch
 _____ deposited in my Bank account no. _____ Branch
 _____ 15 days after the decision. After which I shall have no claim, whatsoever, against CDA.

Signature _____

CNIC _____

Contact _____

SAMPLE PROVISIONAL BID ACCEPTANCE LETTER

CAPITAL DEVELOPMENT AUTHORITY (ESTATE MANAGEMENT DIRECTORATE)

No. CDA/EM-II/ _____

Islamabad, February. ____, 2025

Subject: **PROVISIONAL BID ACCEPTANCE LETTER FOR PLOTS**

Dear Sir,

I am directed to inform that your bid of Rs. _____ per Sq. Yard in respect of Plot # _____, Islamabad, measuring _____ Sq. Yards, total premium thereof being Rs. _____/- has been accepted by the CDA Board in its meeting held on Date, _____. You are, therefore requested to submit an undertaking on judicial Stamp Paper of Rs.30/- (as per specimen provided at Annex-E of the Auction Brochure) for abiding by all the terms & conditions as prescribed in Auction Brochure.

2. Adjusting the sum of Rs. _____/- deposited by you as token money, you are now requested to deposit an amount of Rs. _____/- within 30 days starting from _____. Upon expiry of this period, the offer shall stand withdrawn and the token money shall be forfeited.
3. The amount of Rs. _____/- on account of balance 75% premium is to be paid by you in installments. The payment schedule is as under: -
 - i. 1st Quarterly Installment Rs. _____/- due on _____
 - ii. 2nd Quarterly Installment Rs. _____/- due on _____
 - iii. 3rd Quarterly Installment Rs. _____/- due on _____
 - iv. 4th Quarterly Installment Rs. _____/- due on _____
 - v. 5th Quarterly Installment Rs. _____/- due on _____
 - vi. 6th Quarterly Installment Rs. _____/- due on _____
4. In case you like to pay the remaining amount of premium in lump-sum, following rebate will be allowed: -
Paid within 30 days of bid acceptance letter, a rebate @ 10% of total Premium will be granted. In case, the successful bidder intends to pay the remaining amount in USD within 30 days of the provisional bid acceptance letter through regular banking channel, an additional rebate of 5% on total premium will be granted excluding token money.
5. On receipt of the full amount of premium and all applicable taxes etc. within the specified time and after fulfillment of all codal formalities the allotment letter will be issued as per containing detailed terms and conditions of allotment.
6. You are liable to pay all taxes applicable whenever applicable in prescribed manner and thereafter submit proof (Paid, Duly Signed & Stamped CPR) to the Authority
with in the prescribed time along with required premium, failing which acceptance of bid letter shall be withdrawn.

Signature

Director / Deputy Director-I.
Estate Management Directorate-II.

SAMPLE PROVISIONAL BID ACCEPTANCE LETTER

CAPITAL DEVELOPMENT AUTHORITY (ESTATE MANAGEMENT DIRECTORATE)

No. CDA/EM-II/ _____

Islamabad, February. ____, 2025

Subject: **PROVISIONAL BID ACCEPTANCE LETTER FOR SHOPS**

Dear Sir,

I am directed to inform that your bid of Rs. _____ per Sq. ft in respect of Shop No. _____, Parking Plaza, Blue Area, F-7, Islamabad, measuring _____ Sq. ft. total premium thereof being Rs. _____/- has been accepted by the CDA Board in its meeting held on Date, _____. You are, therefore requested to submit an undertaking on judicial Stamp Paper of Rs.30/- (as per specimen provided at Annex-E of the Auction Brochure) for abiding by all the terms & conditions as prescribed in Auction Brochure.

2. Adjusting the sum of Rs. _____/- deposited by you as token money, you are now requested to deposit an amount of Rs. _____/- within 30 days starting from _____. Upon expiry of this period, the offer shall stand withdrawn and the token money shall be forfeited.

3. The amount of Rs. _____/- on account of balance 60% premium is to be paid by you in installments. The payment schedule is as under: -

- i. 1st Quarterly Installment Rs. _____/- due on _____
- ii. 2nd Quarterly Installment Rs. _____/- due on _____

4. On receipt of the full amount of premium and all applicable taxes etc. within the specified time and after fulfillment of all codal formalities the allotment letter will be issued as per containing detailed terms and conditions of allotment.

5. You are liable to pay all taxes applicable whenever applicable in prescribed manner and thereafter submit proof (Paid, Duly Signed & Stamped CPR) to the Authority with in the prescribed time along with required premium, failing which acceptance of bid letter shall be withdrawn.

Signature

Director / Deputy Director-I.
Estate Management Directorate-II.

SAMPLE ALLOTMENT LETTER

CAPITAL DEVELOPMENT AUTHORITY (ESTATE MANAGEMENT DIRECTORATE)

No. CDA/EM-II/ _____

Islamabad, February. _____, 2025

To,

_____.

Subject: - ALLOTMENT OF PLOT NO. (SAMPLE), BLUE AREA, ISLAMABAD.

I am pleased to inform you that since you have paid the total premium amounting to Rs. _____/- @ Rs. _____/- Per Sq: Yard, the CDA is pleased to allot you Plot No. _____, Islamabad, measuring _____ Sq: yards, more or less, subject to actual measurement at the time of handing over its possession on the following terms and conditions:-

01. The land will be leased out for a period of 33 years and may be extended for two subsequent terms of 33 years each on such terms and conditions as may be determined by the Authority at the time of each renewal of the lease.
02. The plot is meant for construction of _____.
03. Possession of the plot will be taken by Allottee within 30 days of receipt of this letter, failing which the possession will be deemed to have been taken over by Allottee.
04. The actual amount payable by Allottee on account of premium of the plot shall be determined on demarcation and actual measurement of the plot by the Authority's Surveyor at the time of handing over possession.
05. If at the time of handing over possession, the plot is found to measure more or less than the area advertised; adjustment would be made accordingly, the rate of premium remaining unchanged.
06. In addition to the premium, Annual Ground Rent at the rate of specified rate of Rs. ____/- per sq. yard, will be charged from the date of possession or assumed possession, payable in the first week of every year in advance (Whether formally demanded or not). The rate of AGR shall be increased by 15% after every three years or as determined by the CDA Board from time to time.
07. Water Charges for construction purpose (up to the date of completion or assumed date of completion) will be charged at the rate of Rs.3/- per square feet of the covered area of the entire building (or as may be revised from time to time). The area has been calculated on the basis of total permissible covered area of the building.

08. Within one month from the date of possession or assumed date of possession, the CDA will, if so desired by Allottee, execute an agreement to lease out the plot in question in favor of Allottee and get the same registered at Allottee's cost and expense.
09. No additional charges, mark up or compensation shall be payable by CDA on any amount that would have remained with it.
10. All payments shall be made through Bank Drafts / Pay Orders in favor of the Capital Development Authority, Islamabad.
11. If for any reason Allottee decide to surrender the plot, the Authority shall accept such surrender by forfeiting 10% of the total premium of the plot.
12. Within six months from the date of possession or assumed date of possession Allottee shall start construction in accordance with the plans / drawings of the proposed building, duly approved by the Authority, and complete it in all respect within a period of 3 years from the date of this letter fit for occupation and use in substantial workman-like manner with good and sound material of the respective kinds strictly in accordance with the relevant provisions of Islamabad Building and Zoning Regulations, standards and instructions as may be in force during the course of construction. Failure to complete the building within the stipulated time may render allotment liable to be cancelled, in which event 10% of the total premium of the plot shall be forfeited in favor of the Authority. No compensation etc shall be paid for the structure thereon. Provided the CDA Board may for good and sufficient cause (to be shown in writing) allow Allottee extension in the construction period by imposing extension surcharge at the rate as may be fixed by the Authority from time to time. No application for extension of construction period shall be entertained unless the same is submitted at least nine months before the expiry of the period.
13. If for any reason CDA fails to hand over possession of the plot to Allottee within three months after full payment of the price, Allottee will have the option to apply for surrendering the plot and claim refund of the paid amount without any deduction. The decision of the Authority shall be final in this regard.
14. Allottee shall permit and afford reasonable facility at all times, to any officer of the Authority authorized in this behalf to inspect the plot and any building thereon at all stages.
15. Allottee shall submit form "D" to the CDA for checking at the plinth level (damp proof course) and shall submit form A-1, A-II approval of building plans and shall submit form B-1 and B-2, in duplicate, along with Seven completion drawing / plans to the CDA, for the issuance of completion certificate within three months from the date of completion of the building, failing which penalty, as prescribed by the Authority, shall be imposed and recovered for every week of delay in submission of these forms.
16. Upon the completion of the said building and fulfilling the terms and conditions herein contained to the satisfaction of the Authority, whose decision in this behalf shall be final, the Authority will at Allottee's cost and expense, execute a lease deed in Allottee's favor in respect of the plot reserving to itself or the Government the rights, in all mines, minerals, etc and the right to remove / enjoy the same in accordance with law. In no case, the building shall be occupied without the issuance of Permission to occupy the building by the Authority.
17. If it is found at any time that the lease has been secured by Allottee by giving false information, the allotment of plot will be withdrawn and the premium paid and structure raised thereon will be forfeited by the Authority and Allottee will be liable to make good any loss that may be sustained by the Authority on resale of the plot.
18. Allottee shall, before using or renting out the building for any business / trade or purpose other than one for which the plot / site has been allotted to Allottee, be required to obtain approval of the Authority. Normally no restriction will be imposed about any trade but in case the Authority considers some trade to be harmful to the interests of the surrounding area, it may refuse the use for that purpose. The decision of the Authority in this regard will be final and binding upon Allottee. The change may be subject to payment of fee of trade change as may be fixed by the Authority from time to time. The basement will not be used for any other purpose under any circumstances, other than purpose provided under para 2 above.
19. In case of default due to non-conforming use, the allotment of lease will be withdrawn and structure, if any on the plot will be confiscated and no compensation will be paid.

20. In case of cancellation of allotment of leasehold rights, you may appeal to the authority within a period of one year. In case of restoration of cancelled plot for non-payment of Authority's dues, or for any other reason Allottee will have to pay not only the outstanding dues, if any, but also the delayed payment charges thereon and the restoration fee within 30 days under the prevailing Restoration Policy.
21. Transfer of plot will be subject to the policy of the CDA prevailing at the time of making request for transfer.
22. Allottee shall not without the prior permission in writing of the Authority divide the plot or building or change its dimensions in any manner whatsoever, nor shall Allottee part with the possession of or let out the plot or any part thereof.
23. Allottee shall intimate to the Authority any change in Allottee's address failing which any communication meant for Allottee will be sent at the last address available with the Authority. Under normal circumstances, a letter posted shall be deemed to have been delivered at the address outside Islamabad in one-week time and in Islamabad within four days of the date of posting.
24. If in the opinion of the Authority whose decision in this behalf shall be final topography of the plot so requires the Authority shall, at the time thereafter, have the right of passage and running of water and soil from the adjoining and neighboring land and building now or thereafter created thereon through sewerage / drainage pipes and channels or any of them for the purpose of exercising the said right of running of water and soil but without any allowance or paying any compensation to Allottee for the exercise of such rights.
25. Allottee shall comply with and abide by the rules, regulations, bye-laws, orders and directions that may be issued or given by the Authority from time to time.
26. Allottee shall not tap or use underground water except to the extent and in the manner as may, in writing, be permitted by the Authority.
27. From the date Allottee take over or are deemed to have taken over possession of the plot, Allottee shall pay all taxes, rates, and royalties, if any, land revenue, assessment, duties, charges (including betterment and maintenance charges) and impositions whatsoever, which are now chargeable or may hereafter be charged or imposed upon or be payable in respect of the plot or site, any structure thereon or anything fastened thereto under any law, or order for the time being in force.
28. The municipal services, such as water connection, will be disconnected by the CDA in case Allottee fail to pay property tax and other dues of the CDA within the prescribed period.
29. In case of breach of any one or more of the above-cited conditions and non-observance of the above-mentioned obligations, the allotment will be liable to be withdrawn / cancelled after deduction 10% of the total premium of the plot.
30. Time will be the essence of contract in these terms and conditions.
31. These conditions are in addition to the provisions of law, rules and regulations, etc, of the Authority that may be applicable to the allotment of the subject plot and its use.
32. If any other charges/Delay Charges occurred will be work out and recovered from allottee before transfer of the plot as per observation of the Accounts Cell (EM-II), CDA.
33. This issues with approval of the Member (Estate), CDA.

Signature

Director

Estate Management Directorate-II.



CAPITAL DEVELOPMENT AUTHORITY



CAPITAL DEVELOPMENT AUTHORITY

Directorate of Estate Management - II: 051-9252481

📞 Contact: 03215033313, 03004476685

For more info and details visit our website
dd.estatemgt2@cda.gov.pk

RS: 10,000/-