

OPEN AUCTION OF PLOTS OF DIFFERENT SIZES & CATEGORIES



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OCT 2023, 10:00AM

JINNAH CONVENTION
CENTRE, ISLAMABAD

10% REBATE ON FULL
PAYMENT WITHIN 30 DAYS
OF BID ACCEPTANCE LETTER

5% ADDITIONAL REBATE ON
PAYMENT IN USD



THE GATEWAY TO DYNAMIC FUTURE

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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 (Subject to execution of lease agreement).

Residential plots are being offered “AS IS WHERE IS” basis for allotment on ownership basis, on standard terms and conditions applicable at the time.

This auction will take place at Jinnah Convention Center, Islamabad on 17th, 18th, 19th and 20th October 2023. The Proceedings shall commence at 10:00A.M. and shall continue till the end of the day.

A fast-track one window facility is available to assist the deposit of dues, taking over possession, getting building plans approved and addressing any other queries that the participants may have.

ELIGIBILITY

1. The auction is open to all Pakistani nationals, whether residing in Pakistan or abroad after the provision of valid NICOP.
2. Companies/firms 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 with the prior permission from the Ministry of Interior, Government of Pakistan
4. Token money for plots will be as under :

Rs. 100 Million	(Red Token).
Rs. 50 Million	(Black Token).
Rs. 30 Million	(Purple Token).
Rs. 20 Million	(Yellow Token).
Rs. 10 Million	(White Token).
Rs. 01 Million	(Green Token).

(Individual token money is mentioned against each plot in the list of plots)

5. The person(s) participating in the auction are required to obtain tokens (Annex-C) by providing against Pay Order of 100/50/30/20/10/01 million for plots of the above mentioned categories from the Auction Cell (Estate Management II), CDA Facilitation Centre, G-7/2, Islamabad upon fulfilling the prescribed requirements per Annex-A and submitting the application at Annex-B of this Brochure.

ELIGIBILITY

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.

STEPS FOR INVESTOR'S FACILITATION



STEPS FOR INVESTOR'S FACILITATION

1. Rebate of 10% if full payment made within one month of the bid acceptance letter excluding token money.
2. In case, the successful bidder wishes to pay the remaining amount in USD within 30 days of the bid acceptance letter, an additional rebate of 5% on total premium will be granted excluding token money.
3. Fast-track possession, plan approvals, water connections etc.
4. Successful bidders can apply for the approval of building plans after deposit of 1st installment (25%) within stipulated time period issued by the Authority. However, the building plan approval or requirement for fulfilment of further conditions are not to be mixed with the payment of Premium / Payment timelines.
5. Tax will be collected on pro-rata basis as or as per the applicable Finance Act.
6. Circulation Areas: As allowed in accordance with ICT Building Control Regulations - 2020 (as amended by CDA Board).
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.
8. *Building Regulations: Islamabad Building Regulations 2020 (as amended by CDA Board) or the valid building control regulation shall apply.
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 until the completion of given timelines.

*Application Building Control Regulations: Building Control Regulation 2020 (as amended by CDA Board) / applicable en vogue.

INVESTOR FRIENDLY BUILDING PARAMETERS



INVESTOR FRIENDLY BUILDING PARAMETERS

1. 100% ground coverage for less than 900 sq.yds plots (for Blue Area).
2. 70% ground coverage for plots larger than 1000 sq.yds. (for Blue Area).
3. Flexible number of stories.
4. Ample public parking space available.
5. Parking requisites in Basement for plots upto 900 sq. yards convertible to parking space in parking plazas on the basis of cost sharing by the plot owner.

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 because the successful bidder shall have no claim in relation to the plot till the payment of 100% premium and Government taxes.
2. The premium will be 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 highest bidder as per the provisional offer letter. The highest bidder is to deposit 25 % of the Premium (after adjustment with Token amount) within 30 days. After the lapse of 30 days, the provisional offer letter shall stand withdrawn, with the automatic cancellation of the highest bid. After the lapse of 30 days, the highest 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

TERMS & CONDITIONS

bid at auction shall not per se accrue any right in favour of the bidder. The approval of the 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. Nonpayment of such taxes / duties or surcharges, etc, within the specified period shall result in proceedings for cancellation of the accepted bid.

7. The CDA Board will decide acceptance or rejection of the bid within 15 working days (excluding holidays) of auction and in case of rejection CDA shall refund the token money within 15 days (excluding holidays) after the decision of the Board.

8. For the cancelled properties in this Auction on account of non-payment, Authority is only to return the Principal amount (minus the forfeiture amount). No claim on account of interest shall be entertained.

9. The plot shall not be restored if the highest 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 1st, 2nd and 3rd installment), 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 prescribed in the prevalent laws, rules and regulations of CDA, and may result in cancellation of the allotment.

TERMS & CONDITIONS

12. CDA is not responsible for any loss/damages to the allottees in case any 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 does not receive any intimation from the Authority within 15 days, he/she him/herself shall have to contact the Authority to inquire about the status of his/her 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.

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PAYMENT MODALITIES

1. Consequent upon CDA Board's decision to be communicated through "Provisional Bid Acceptance Letter" (Annex-F), 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 cancelled and the token money shall be forfeited. Intimation to this effect will be made to the bidder through an official letter.

2. Remaining 75% of the premium shall be payable in three four-monthly installments as given below:

I. 1st installment (25% of the premium within four months of issuance of Bid Acceptance Letter:

II. 2nd installment (25% of the premium) within eight months of issuance of Bid Acceptance Letter:

III. 3rd instalment (25% of the premium within twelve 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. 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 first, second and third installment). Failure to pay initial 25% of premium within 30 days shall render the plot for automatic cancellation.

3. In case the successful bidder wishes to pay the remaining amount in lumpsum, within 30 days of the bid

PAYMENT MODALITIES

acceptance letter, a rebate of 10% on total premium will be granted excluding token money.

4. In case, the successful bidder wishes to pay the remaining amount in USD within 30 days of the bid acceptance letter, an additional rebate of 5% on total premium will be granted excluding token money.

5. The delay in transfer of monies in case of USD transfer will not construe any cause of action for extension of timeline for deposit of the initial 25 % amount.

6. In case the successful bidder wishes to make payments in USD, the intimation to this effect has to be conveyed within one week of the issuance of Provisional Bid Acceptance letter. The Authority will then officially intimate the USD account along with allied details. However, in any case, the observance of payment timelines is an essence and needs to be followed in letter and spirit. Failure to follow the same will render the plot liable for cancellation as the case may be.

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 as per Annex-G containing detailed terms and conditions of allotment. Upon issuance of allotment letter, the allottee will be required to take over possession of the plot within 30 days, failing which the possession shall be deemed to have been taken over by him.

9. In addition to the premium, Annual Ground Rent (AGR) shall be payable on commercial plots without demand, in

PAYMENT MODALITIES

advance, in the first month of every year, at the prescribed rate. The rate of AGR in respect of all the plots shall be increased by 15% after every three years or as determined by the CDA Board from time to time.

10. 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.

11. 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.

12. In case, the bidder fails to pay balance/ particular installment(s) for Six months alongwith delay charges, the plot's allotment shall be liable to cancellation.

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

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 multiples of Rs. 3000/per sq. yard. The bid reserve price will be informed for each plot at the time of auction.
2. For Auction of Agro-Farms, the bid will be raised by the bidders by multiples of Rs. 100,000/- per kanal.
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. Untill the clearance of premium amount and Government taxes, no request for change in name / addition / deletion shall not 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.

MODE OF PAYMENT FOR RESIDENTIAL PLOTS

1. Consequent upon CDA Board' s decision to be communicated through Bid Acceptance Letter (Annexure "F"), the successful bidder shall deposit 40% of the total premium after adjusting the token money along with proof of payment of applicable local and government taxes within Thirty (30) days of issuance of Bid Acceptance Letter. On expiry of this period, the bid offer shall stand automatically cancelled and the token money shall be forfeited.

2. Remaining 60% of the premium shall be payable in two quarterly installments as given below:-

1. 1st Installment (30% of the premium) within 3 months of issuance of Bid Acceptance Letter;

2. 2nd installment (30% of the premium) within 6 months of issuance of Bid Acceptance Letter;

Note: The bidder shall be liable to pay applicable taxes while depositing premium in the manner and time-frame prescribed by FBR and other departments. Therefore, proof of such deposit must accompany PO/DD/ Call Deposit for plot premium. In case of failure to pay the due installment and / or applicable taxes, the acceptance of bid shall automatically stand withdrawn and 10% of the total premium shall be forfeited.

3. In case the successful bidder pays the remaining amount in lump-sum, following rebate will be allowed:

i. If total premium is paid within 30 days of Bid Acceptance, a rebate of 10% on 60% of the premium;

ii. No rebate on token money will be provided in any shape;

4. After acceptance of the bid, the allottee shall submit an undertaking on non-judicial stamp paper of Rs. 30. (Specimen available at Annex-E).

MODE OF PAYMENT FOR RESIDENTIAL PLOTS

5. On receipt of full amount of premium and all applicable taxes, etc. if any, are payable, within the specified time, the allotment letter will be issued as per (Annexure-G) containing detailed terms and conditions of allotment. Upon issuance of allotment letter, the allottee will be required to take over possession of the plot within 30 days, failing which the possession shall be deemed to have been taken over by him.
6. All payments shall be made through Bank Drafts / Pay Orders / Deposits-at-Call in favor of "Capital Development Authority, Islamabad". Bank charges on transactions of out- station bank drafts will be borne by the bidder / allottee.

REQUIREMENT OF DOCUMENTS FOR ISSUANCE OF TOKEN

Category "A" (individual)

- i. Application for Token (AnnexB)
- ii. Bank Draft/Pay Order of Rs. 100/50/30/20/10/5million 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.



MARAKAZ



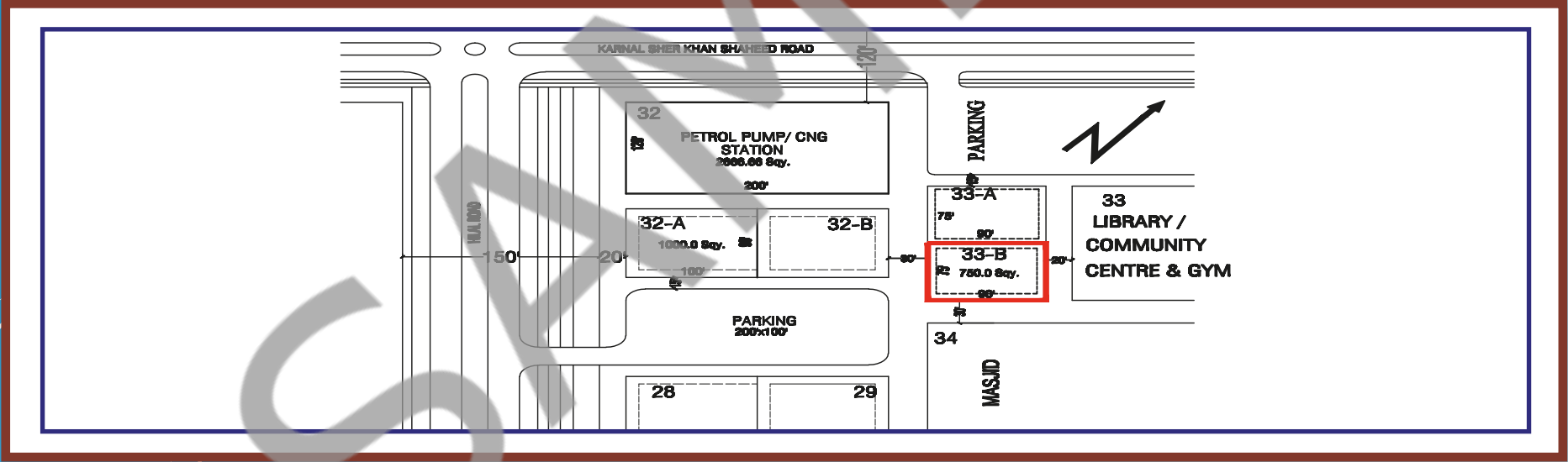
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PLOT NO. 33-B

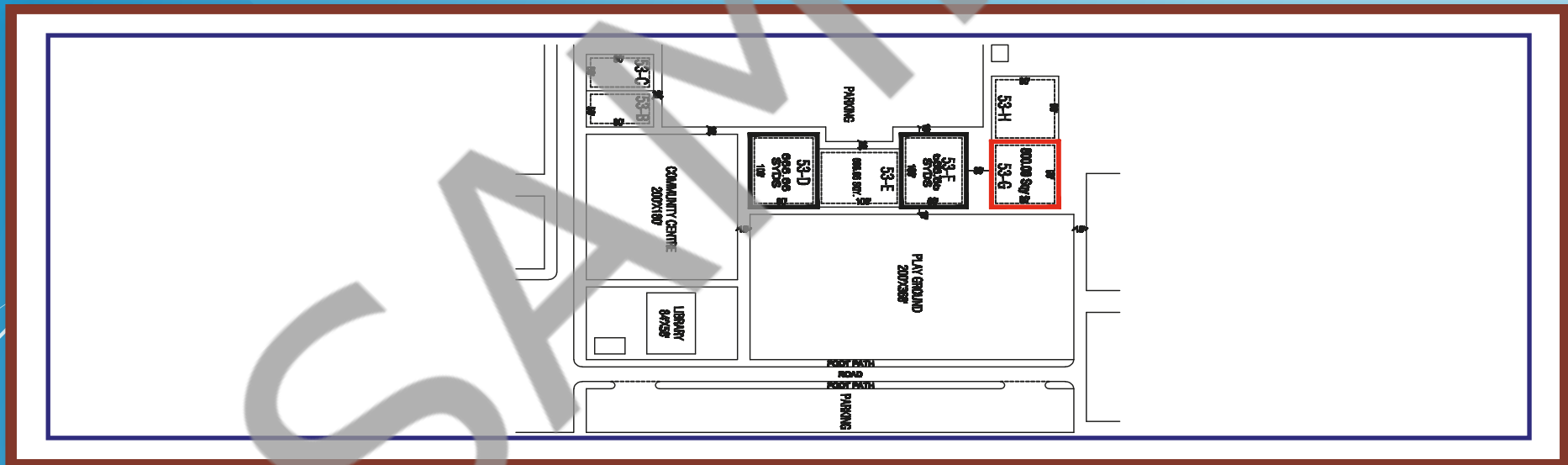


Sector	F-11 Markaz
Size	750.00 Sq.Yds.
Category	Commercial
F:A:R	1:5
Nos of Floor	LG+G+05 or G+6



PLOT NO. 53-G

Sector I-8 Markaz
Size 800 Sq.Yds.
Category Commercial
F:A:R 1:5
Nos of Floor LG+G+05 or G+6

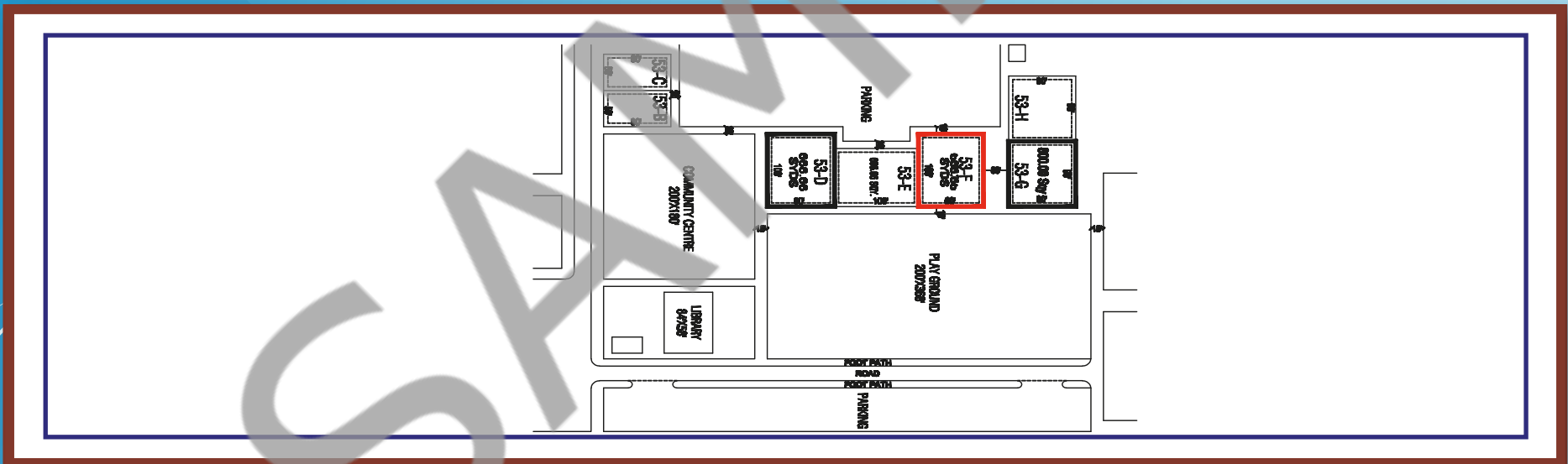




PLOT NO. 53-F

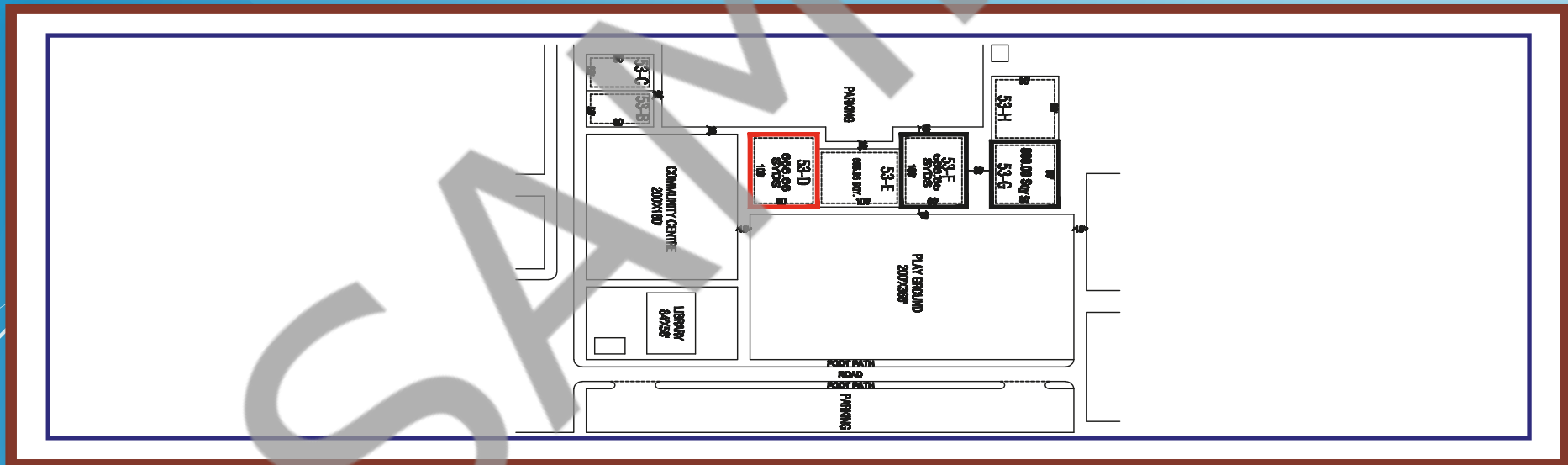


Sector	I-8 Markaz
Size	666.67 Sq.Yds.
Category	Commercial
F:A:R	1:5
Nos of Floor	LG+G+05 or G+6



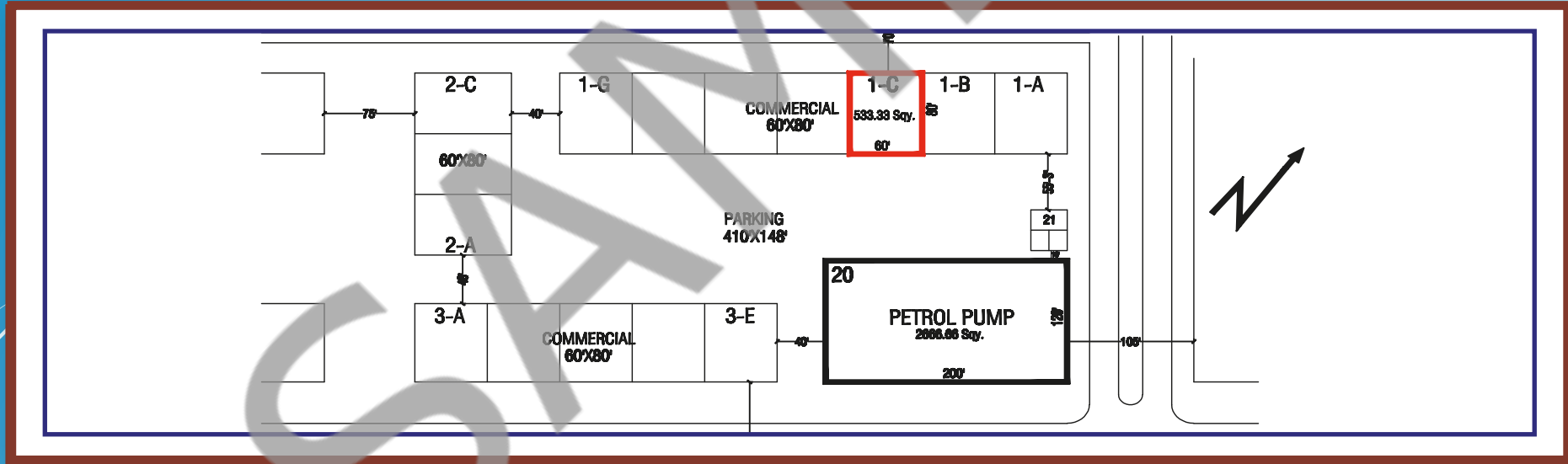
PLOT NO. 53-D

Sector I-8 Markaz
Size 666.67 Sq.Yds.
Category Commercial
F:A:R 1:5
Nos of Floor LG+G+05 or G+6



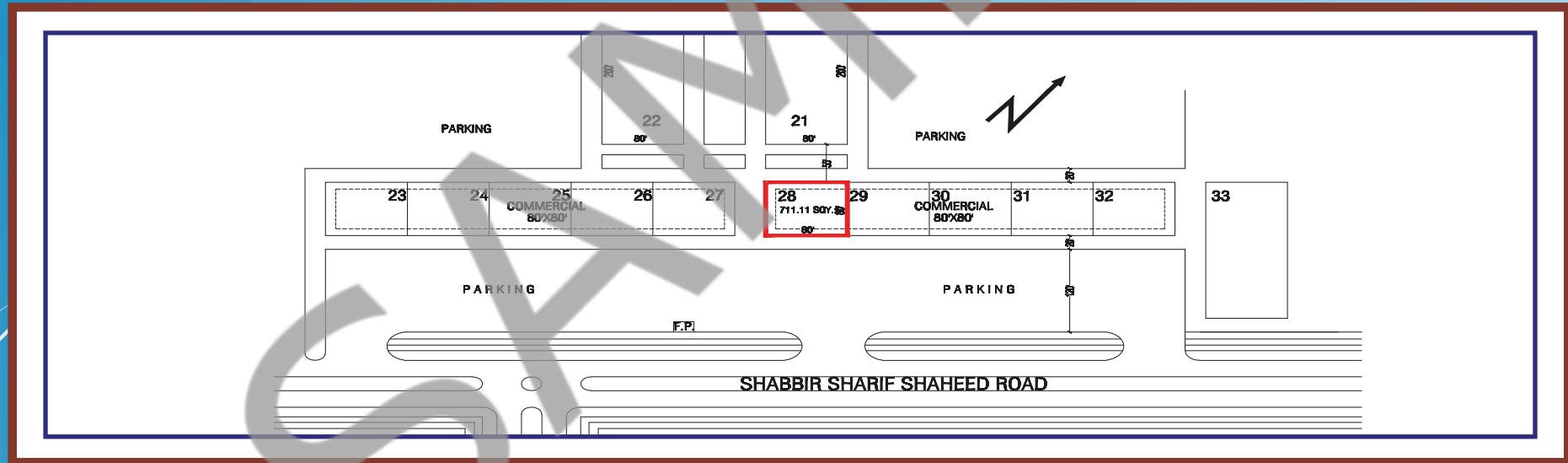
PLOT NO. 1-C

Sector I-14 Markaz
Size 533.33 Sq.Yds.
Category Commercial
F:A:R 1:5
Nos of Floor LG+G+05 or G+6



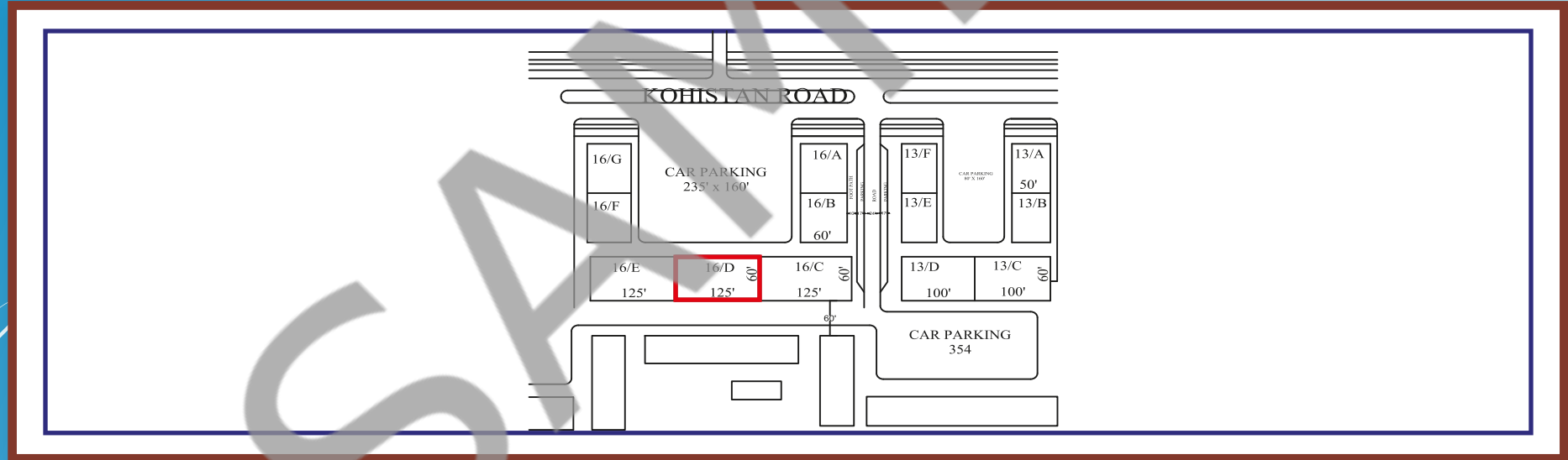
PLOT NO. 28

Sector G-11 Markaz
Size 711.11 Sq.Yds.
Category Commercial
F:A:R 1:5
Nos of Floor LG+G+05 or G+6



PLOT NO. 16-D

Sector F-8 Markaz
Size 833.33 Sq.Yds.
Category Commercial
F:A:R 1:5
Nos of Floor LG+G+05 or G+6



Orchard Heights Park Road

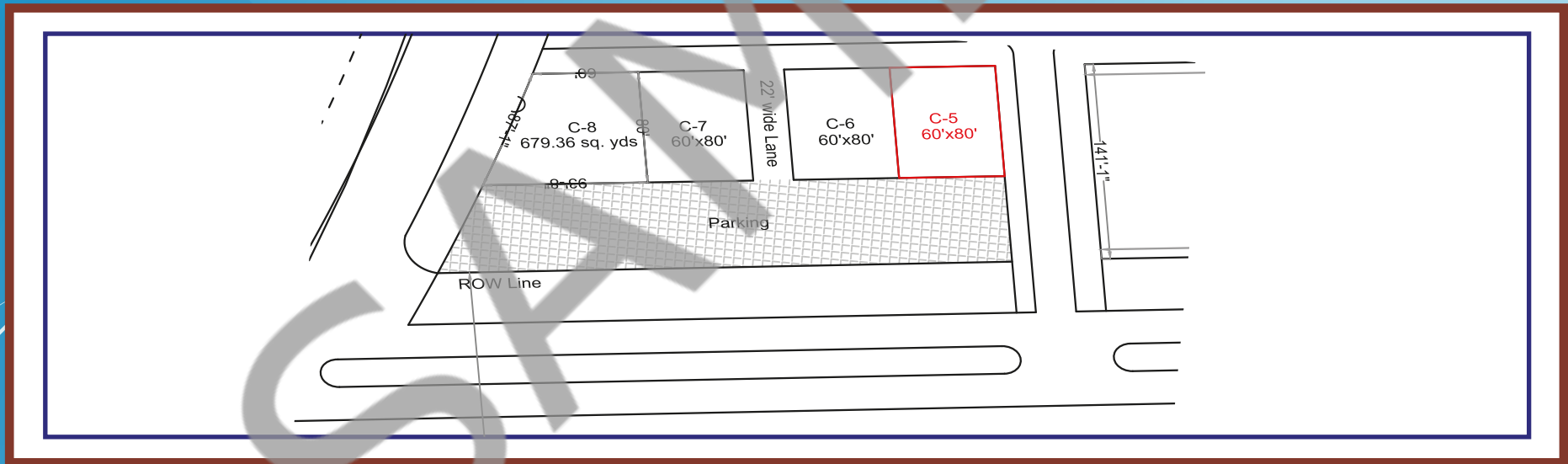


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PLOT NO. C-5

Sector
Size
Category
F:A:R
Nos of Floor

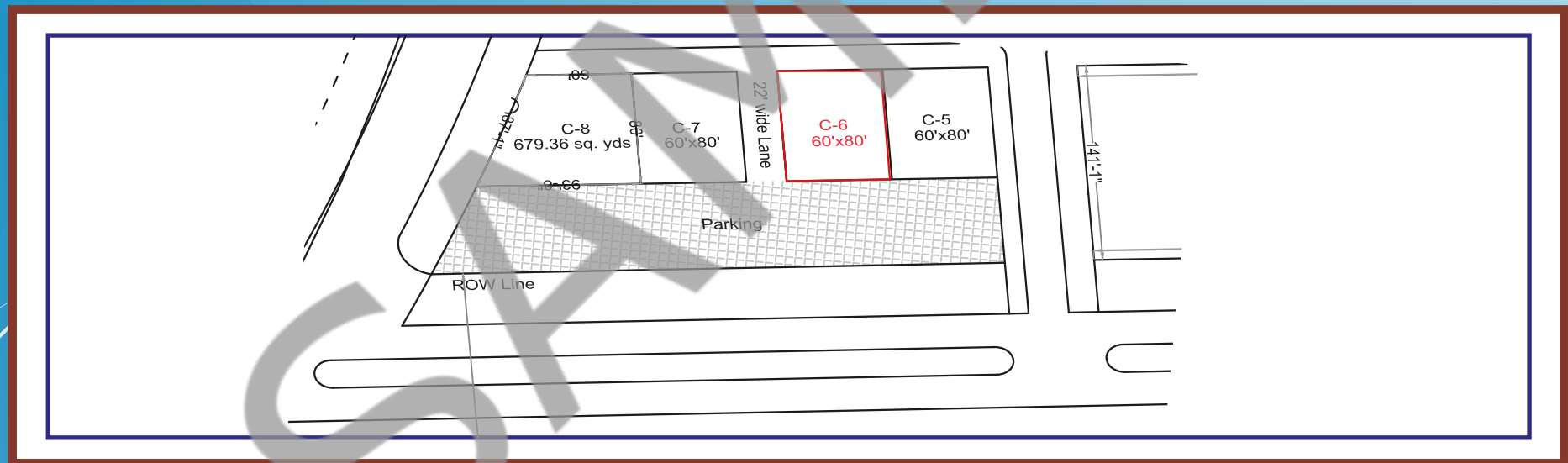
Orchard Heights Park Road
533.33Sq.Yds.
Commercial
1:5
LG+G+05 or G+6



PLOT NO. C-6

Sector
Size
Category
F:A:R
Nos of Floor

Orchard Heights Park Road
533.33Sq.Yds.
Commercial
1:5
LG+G+05 or G+6



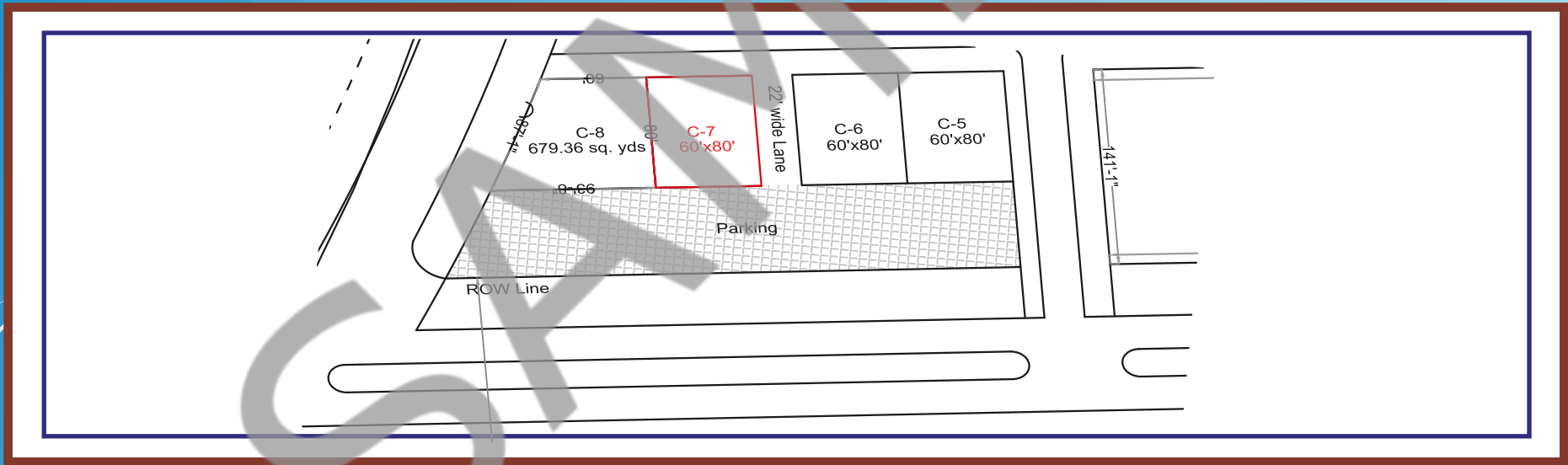


PLOT NO. C-7



Sector
Size
Category
F:A:R
Nos of Floor

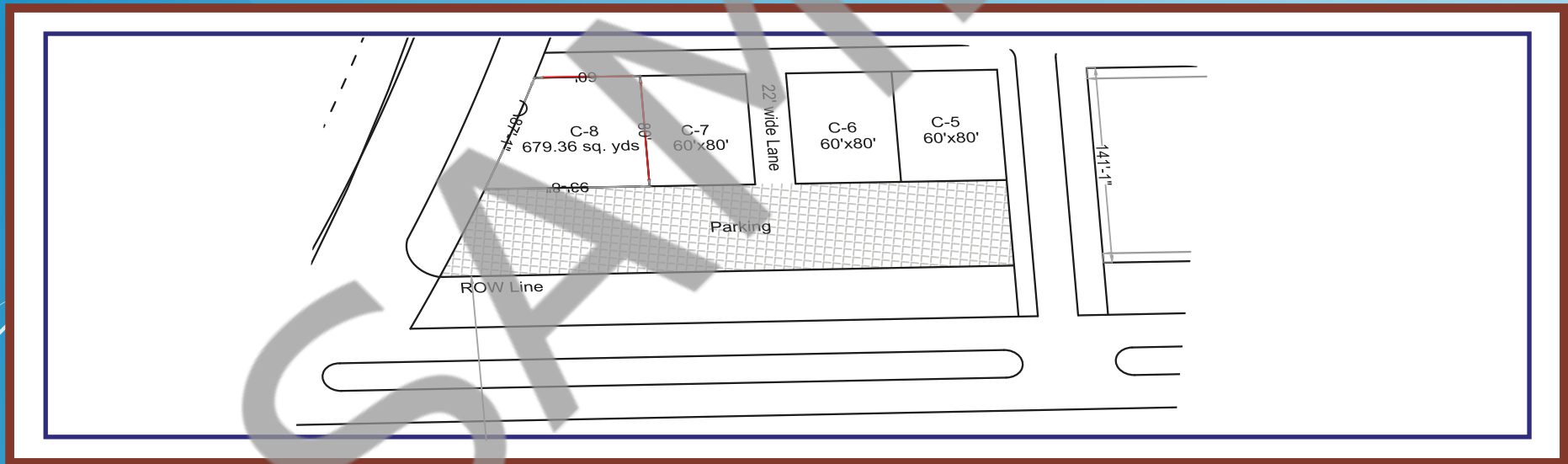
Orchard Heights Park Road
533.33Sq.Yds.
Commercial
1:5
LG+G+05 or G+6



PLOT NO. C-8

Sector
Size
Category
F:A:R
Nos of Floor

Orchard Heights, Park Road
679.36 Sq.Yds.
Commercial
1:5
LG+G+05 or G+6



NORTHERN STRIP

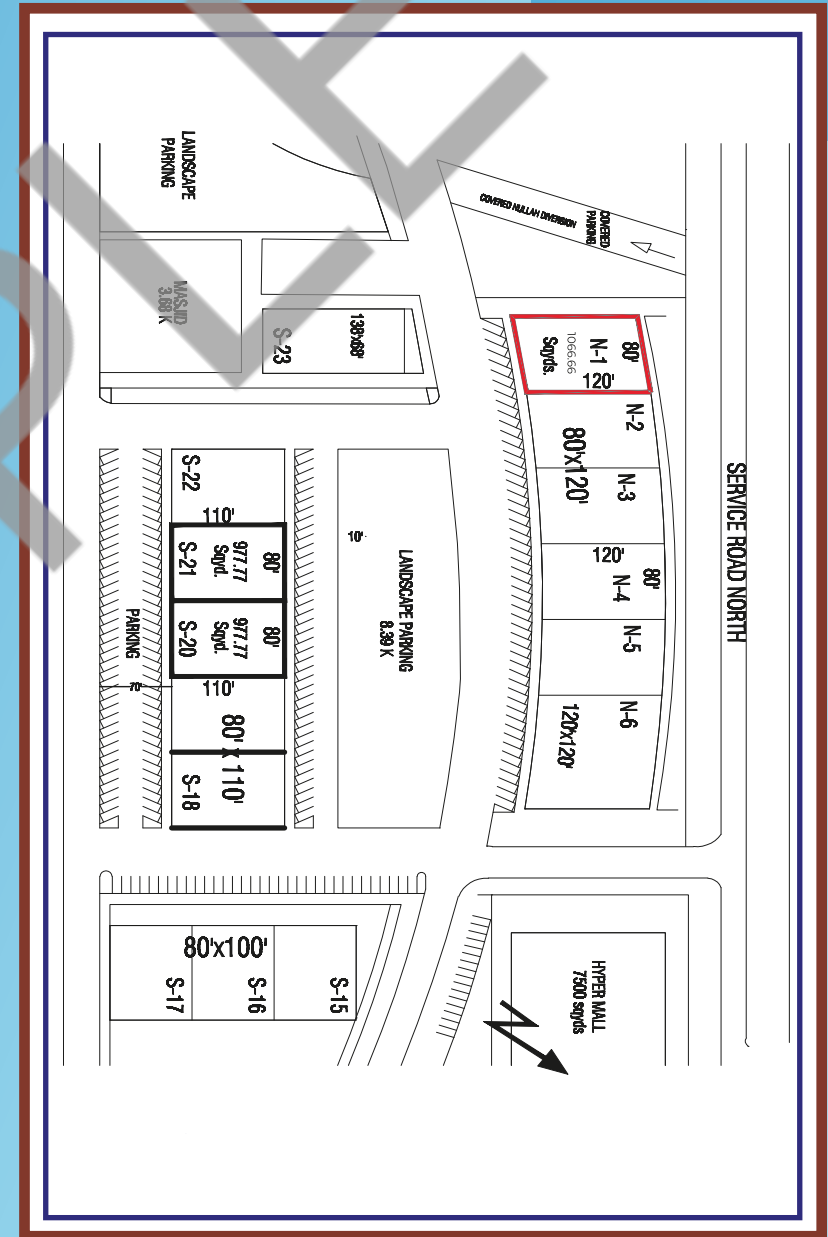
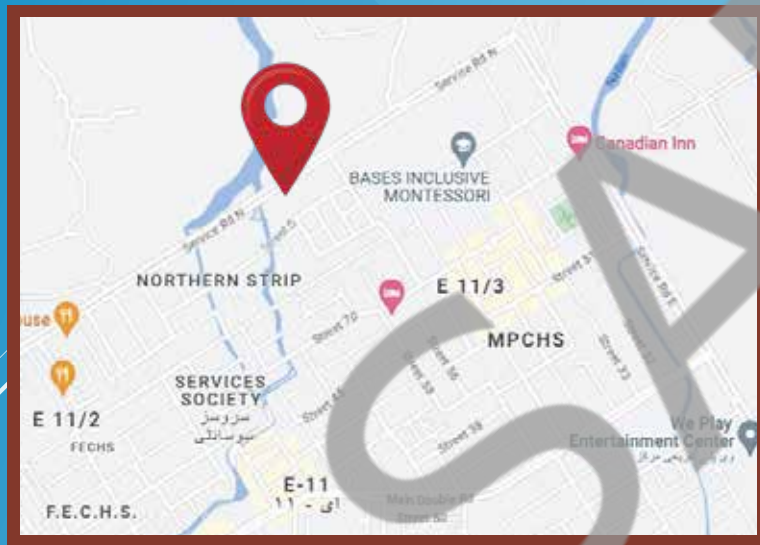


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PLOT NO. N-1

Sector
Size
Category
F:A:R
Nos of Floor

E-11 Northern Strip
1066.66 Sq.Yds.
Commercial
1:6
L.G+G+7 Or G+8

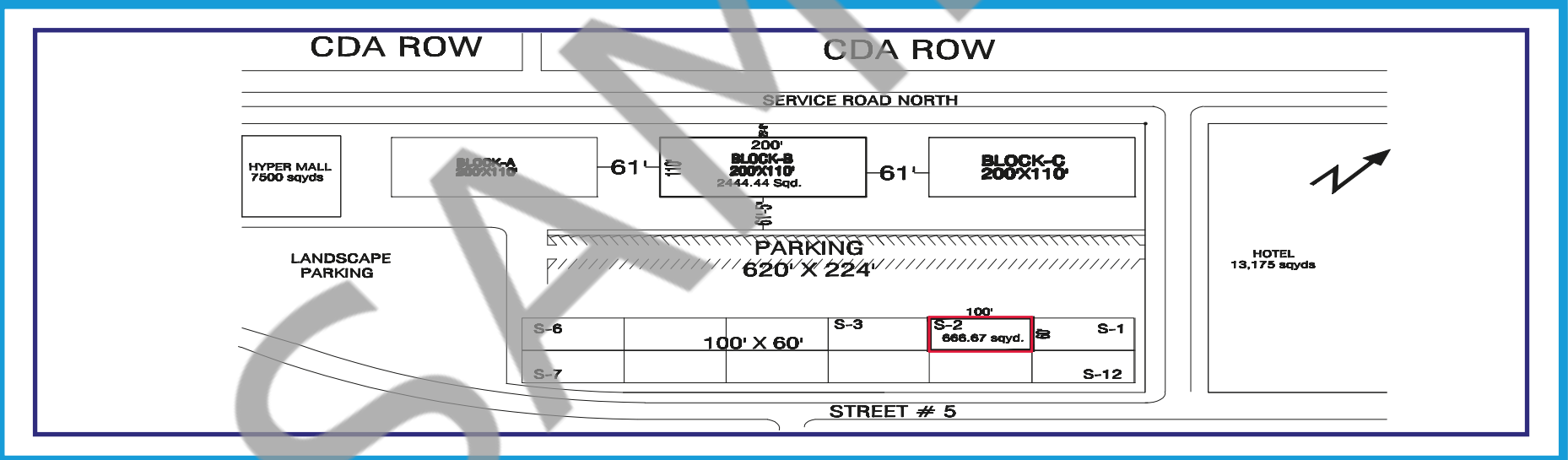




PLOT NO. S-2

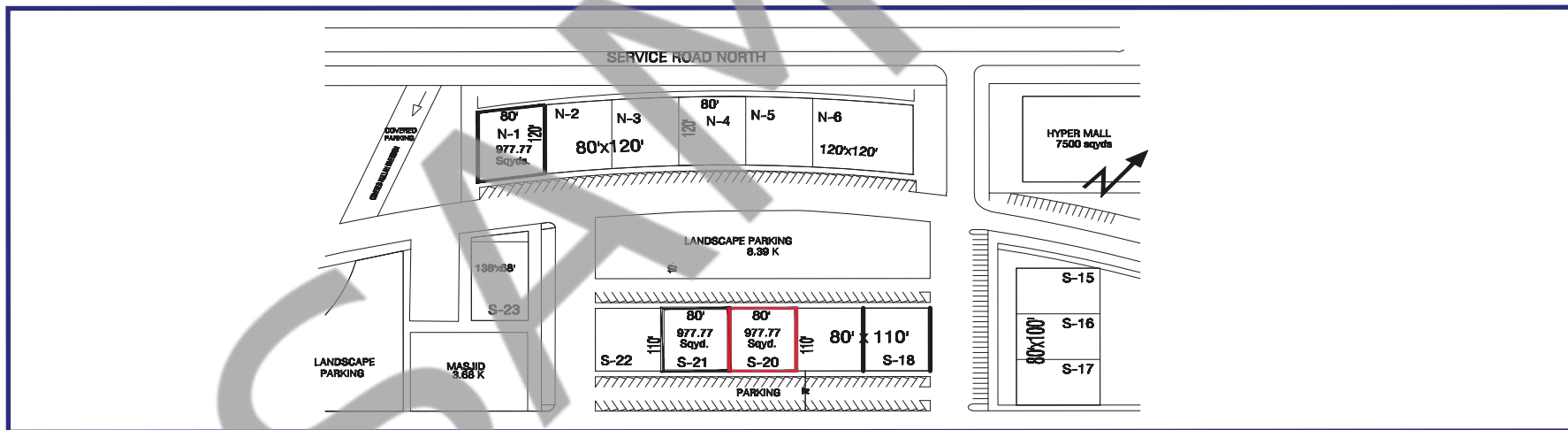
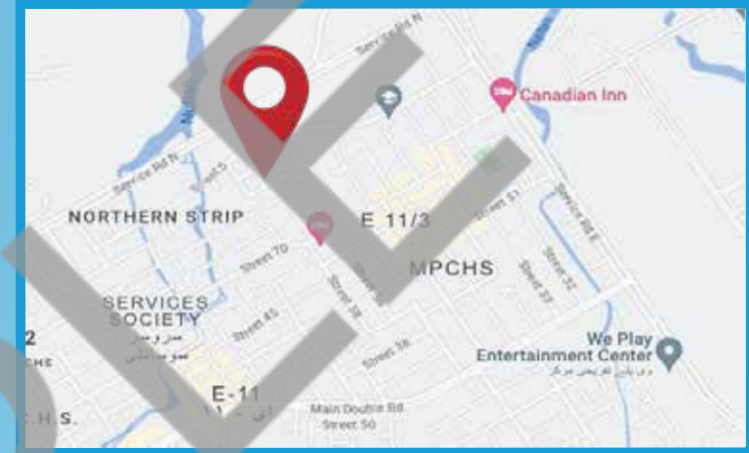


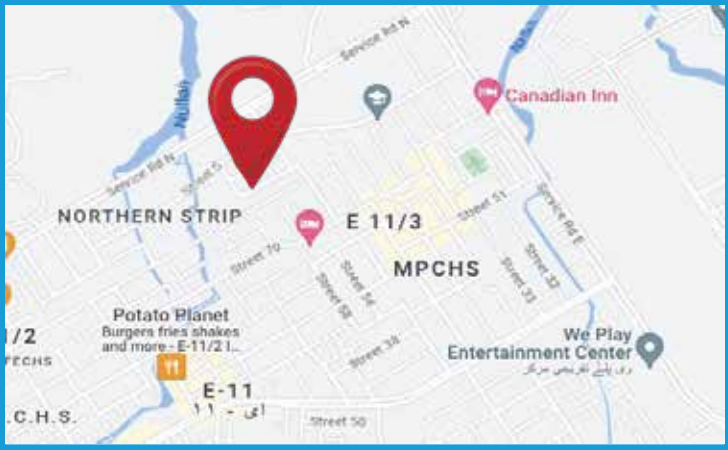
Sector E-11 Northern Strip
Size 667.00 Sq.Yds.
Category Commercial
F:A:R 1:5
Nos of Floor LG+G+05 or G+6



PLOT NO. S-20

Sector E-11 Northern Strip
Size 977.77 Sq.Yds.
Category Commercial
F:A:R 1:6
Nos of Floor LG+G+07 or G+8

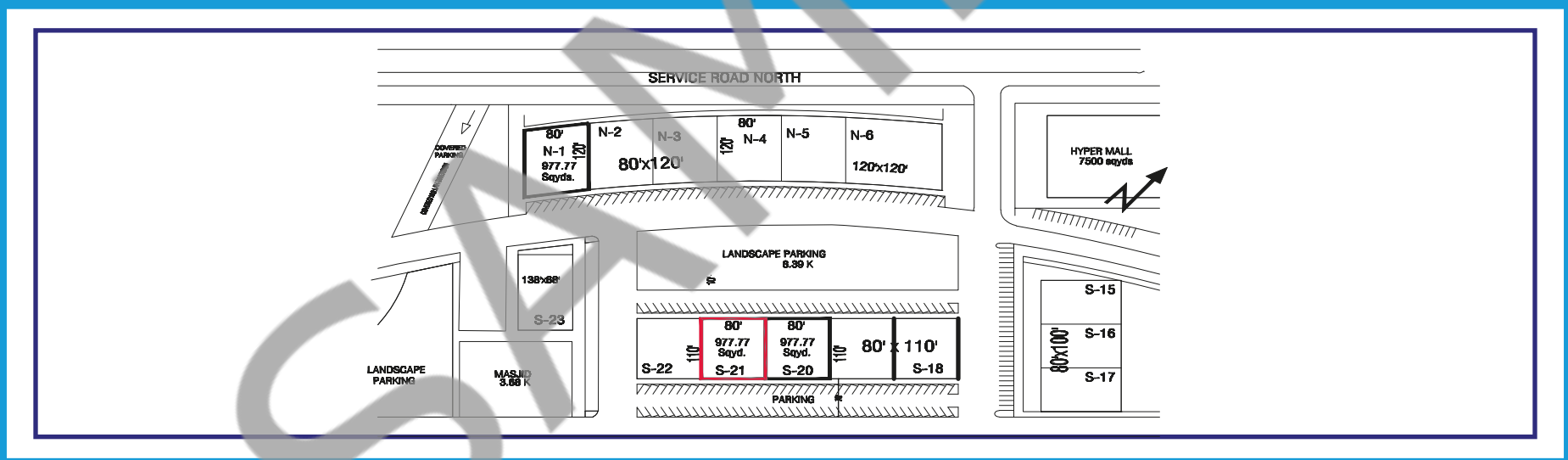




PLOT NO. S-21



Sector	E-11 Northern Strip
Size	978.00 Sq.Yds.
Category	Commercial
F:A:R	1:6
Nos of Floor	LG+G+07 or G+8



PARK ENCLAVE-II



SA

PLOT NO. 10

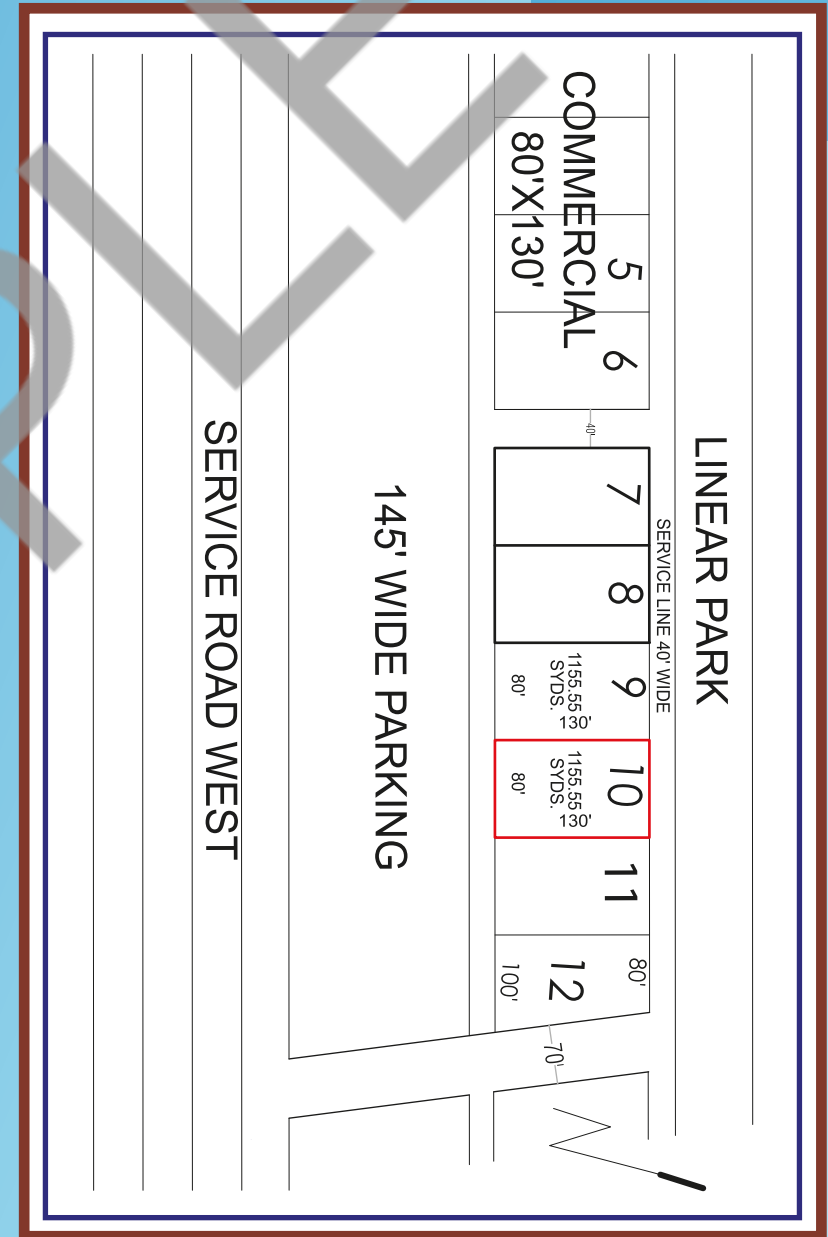
Sector Park Enclave Phase-II,
Park Road

Size 1155.55 Sq.Yds.

Category Commercial

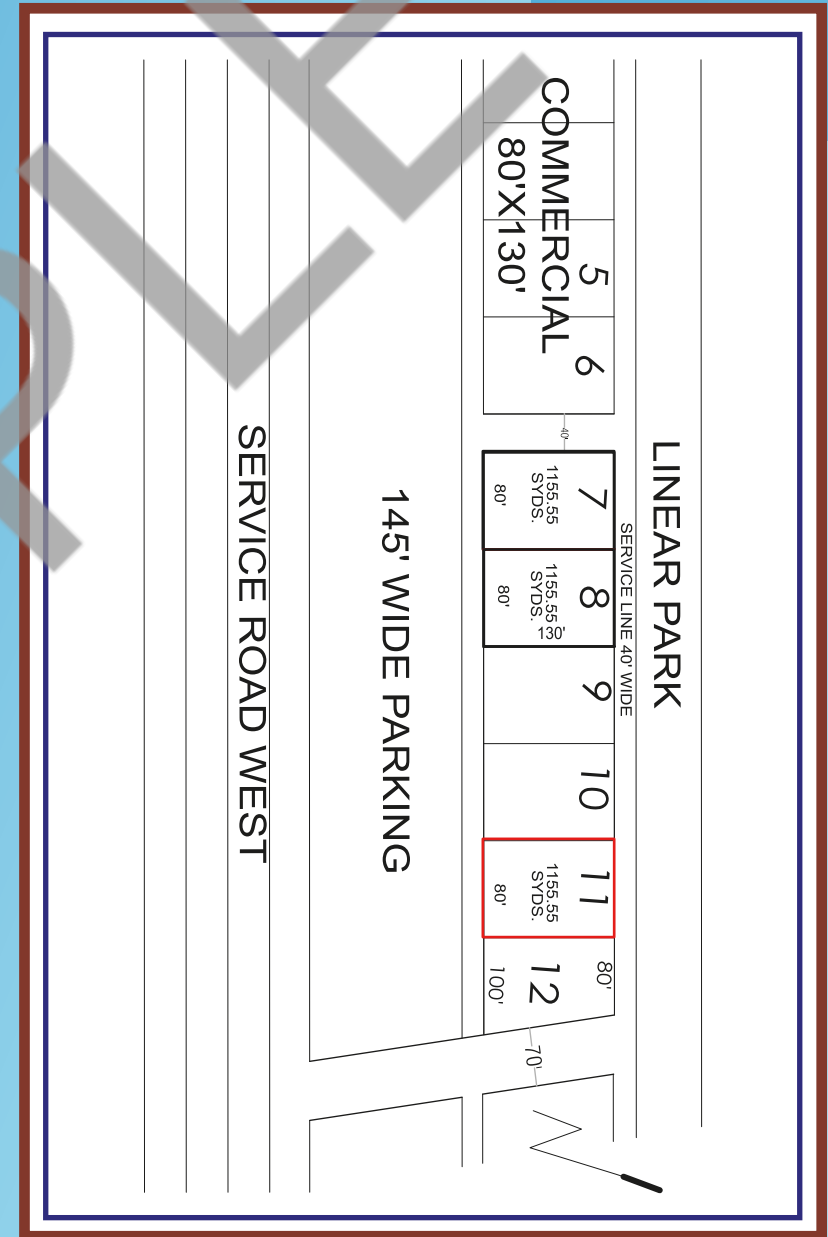
F:A:R 1:6

Nos of Floor LG+G+07 or G+8



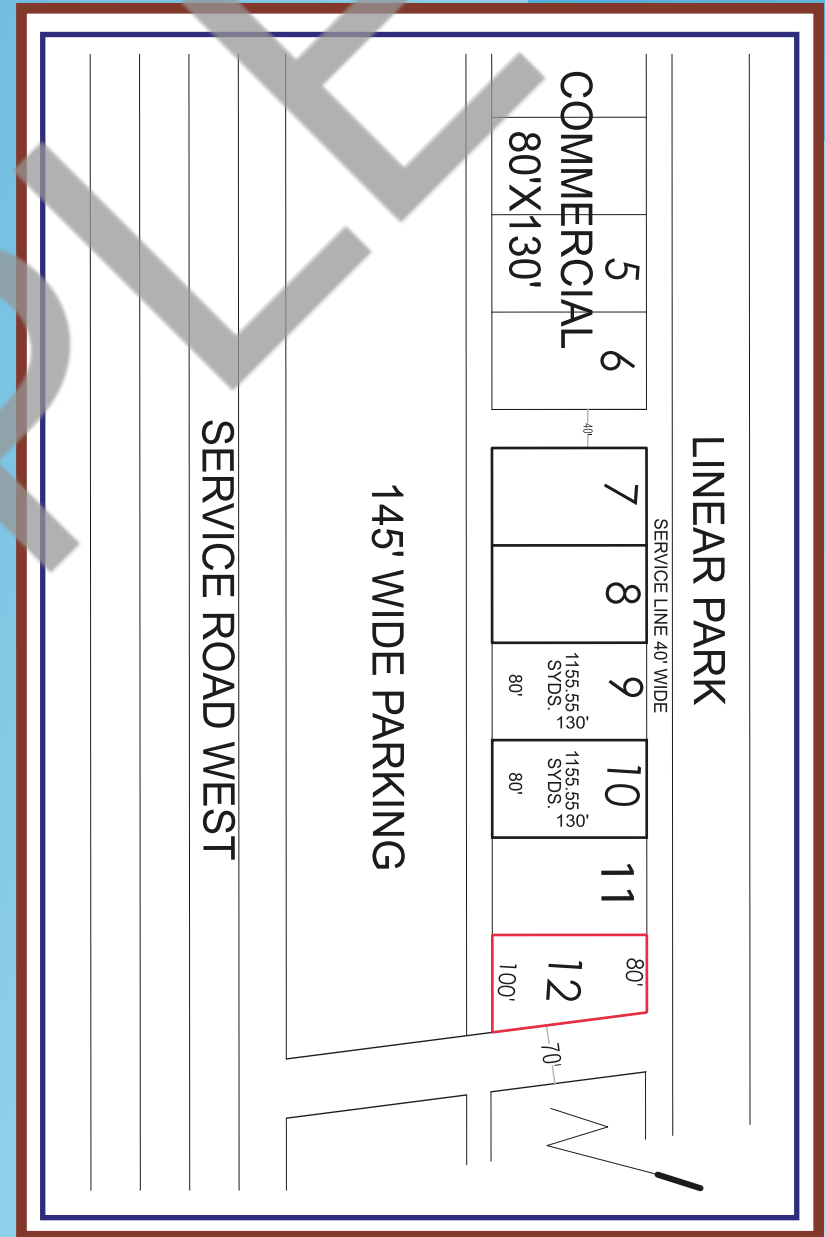
PLOT NO. 11

Sector Park Enclave Phase-II,
 Park Road
Size 1155.55 Sq.Yds.
Category Commercial
F:A:R 1:6
Nos of Floor LG+G+07 or G+8



PLOT NO. 12

Sector Park Enclave Phase-II,
 Park Road
Size 1300.00 Sq.Yds.
Category Commercial
F:A:R 1:6
Nos of Floor LG+G+07 or G+8



BLUE AREA



SA

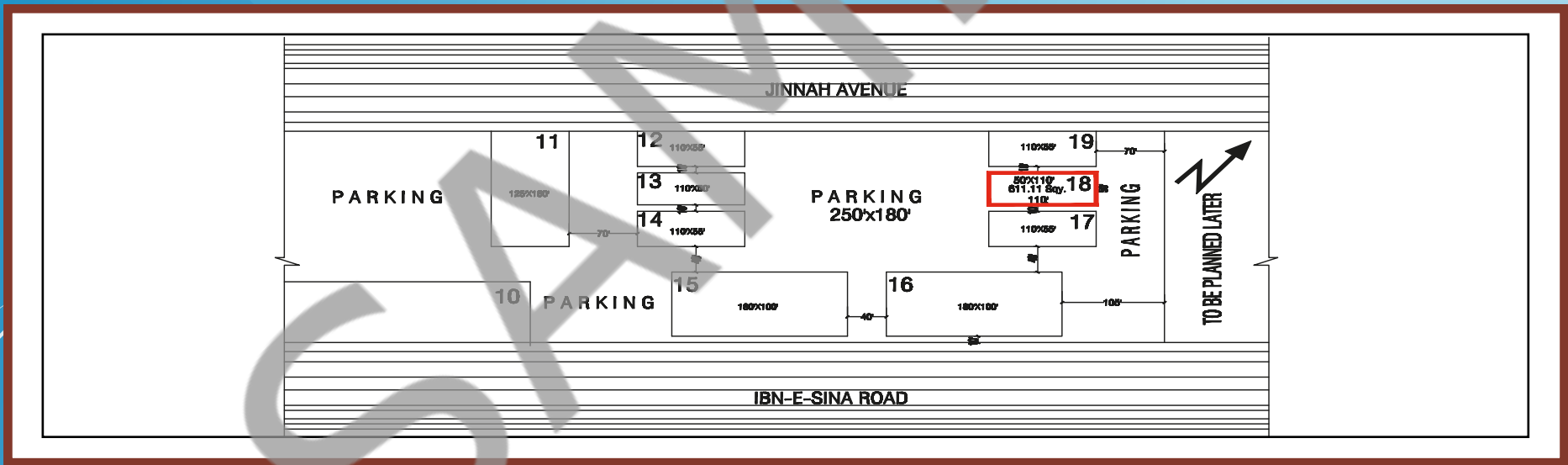


PLOT NO. 18



Sector
Size
Category
F:A:R

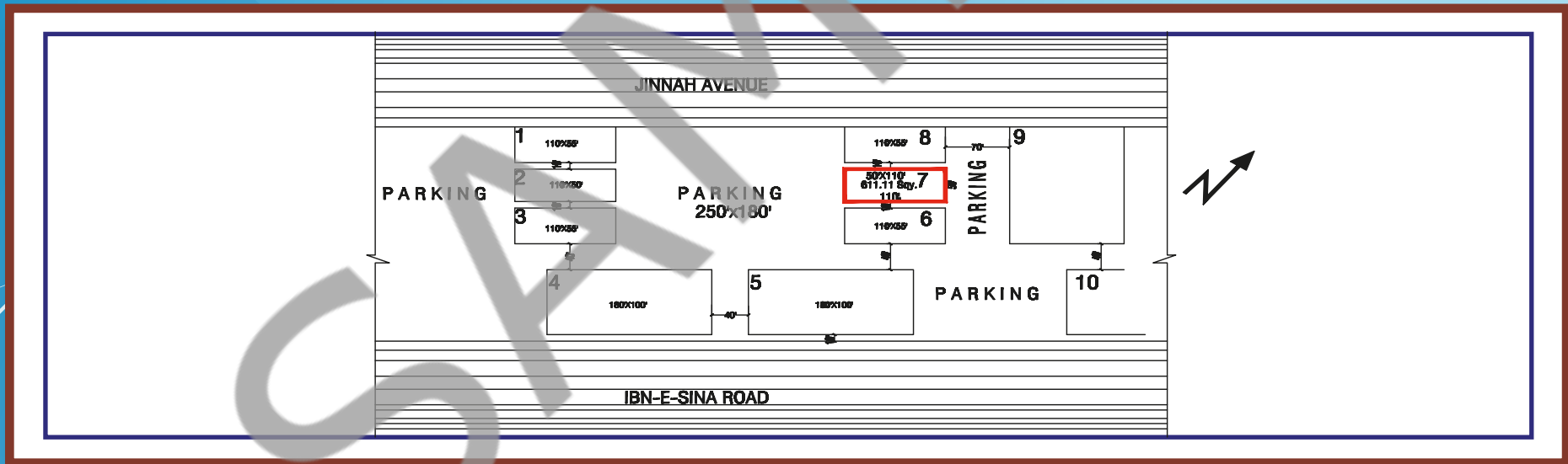
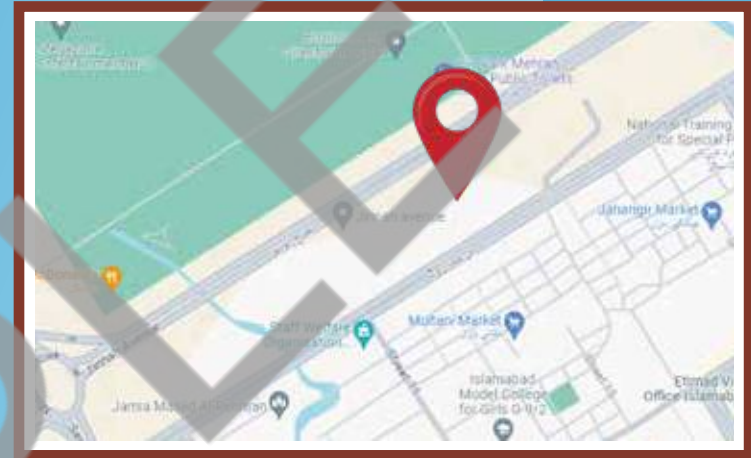
Blue Area F-9/G-9
611.11 Sq. Yards
Commercial
1:8



PLOT NO. 7

Sector
Size
Category
F:A:R

Blue Area F-9/G-9
611.11 Sq. Yards
Commercial
1:8

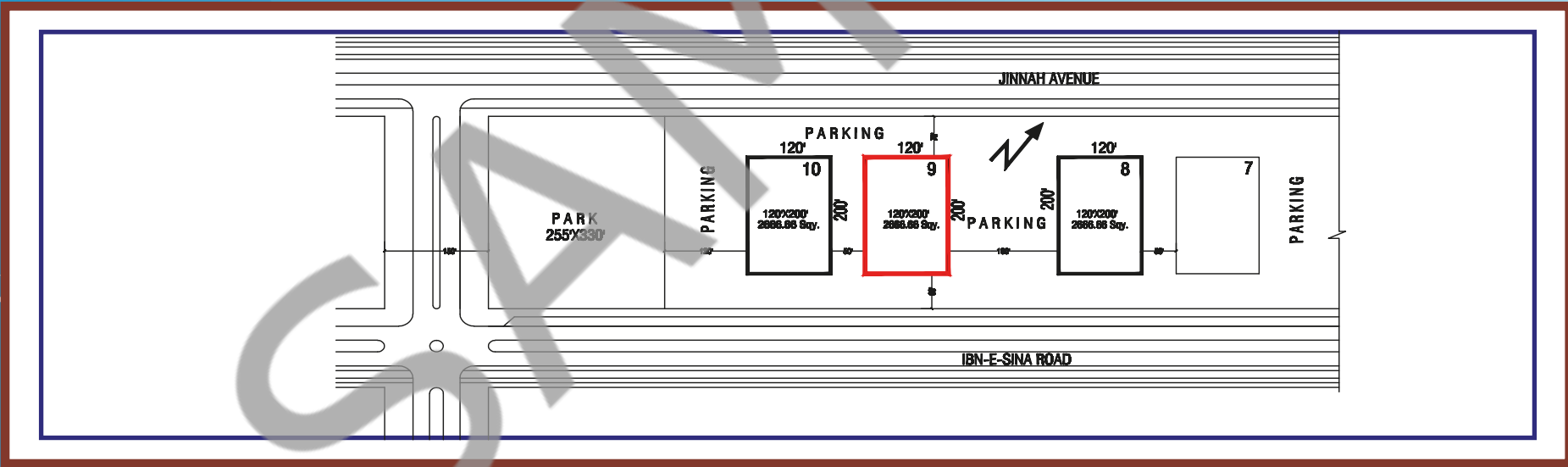




PLOT NO. 9

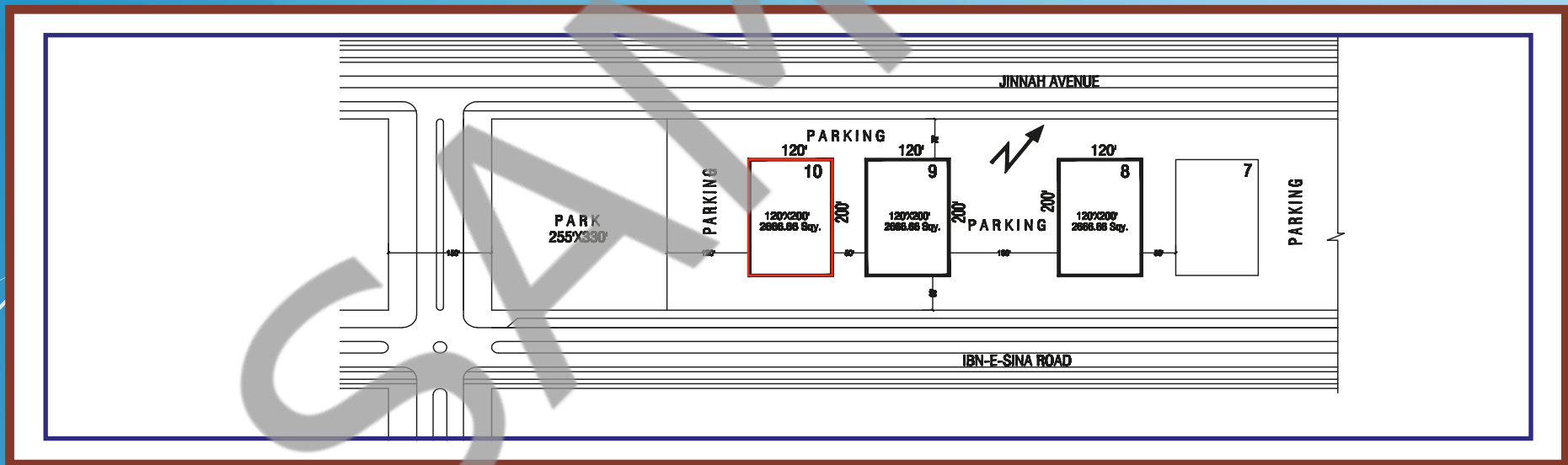
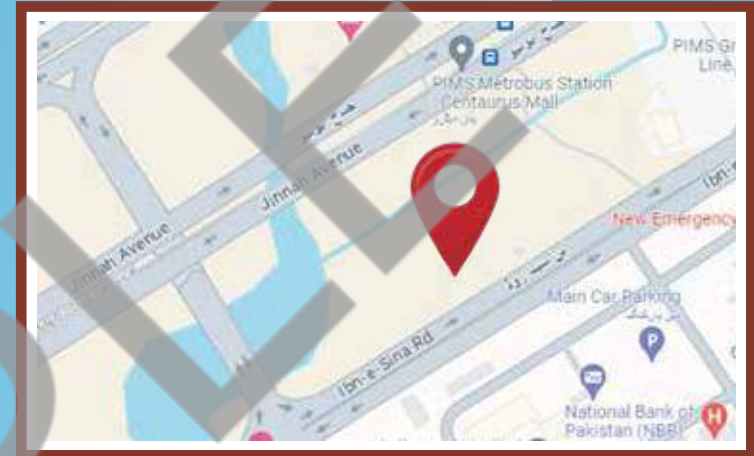


Sector Blue Area F-8/G-8
Size 2666.66 Sq. Yards
Category Commercial
F:A:R 1:8
Ground Coverage - 70%



PLOT NO. 10

Sector Blue Area F-8/G-8
Size 2666.66 Sq. Yards
Category Commercial
F:A:R 1:8
Ground Coverage - 70%

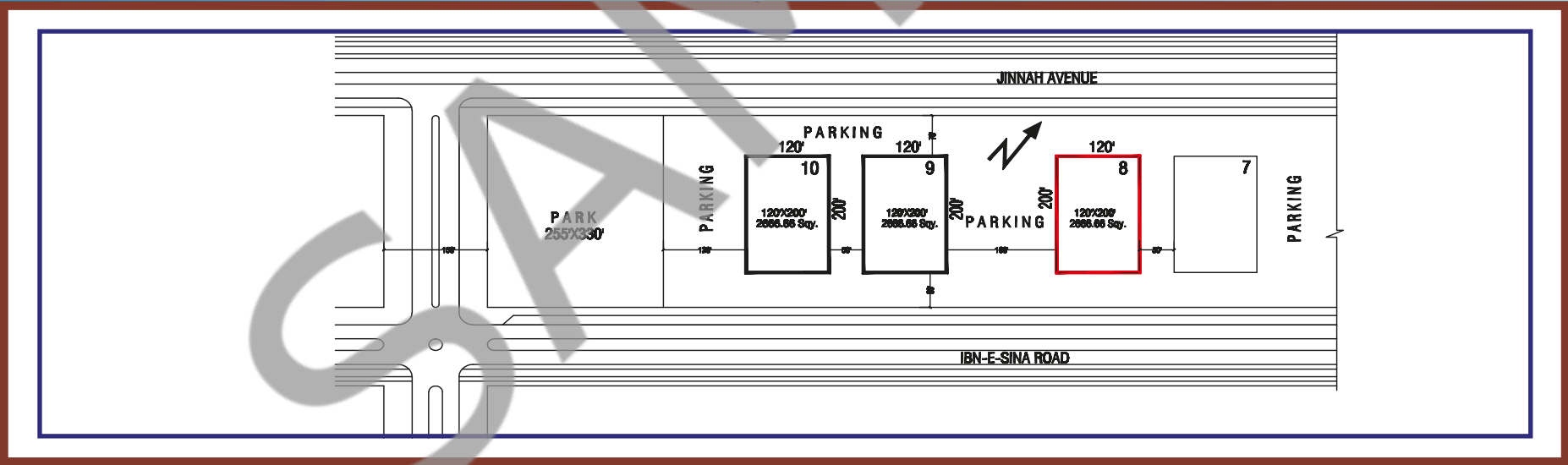




PLOT NO. 8



Sector Blue Area F-8/G-8
Size 2666.66 Sq. Yards
Category Commercial
F:A:R 1:8
Ground Coverage - 70%



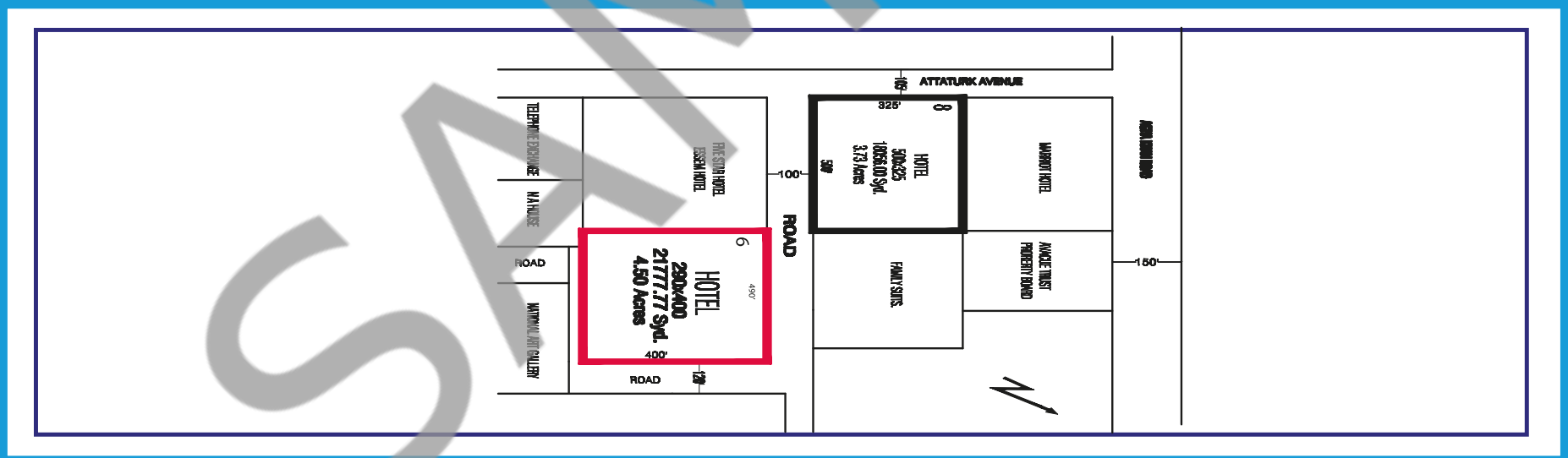
HOTELS



PLOT NO. 6

Sector Size F-5/1
Size 21777.77 Sq. Yards
 490X400

Category Hotel
F:A:R 1:5
Ground Coverage - 70%

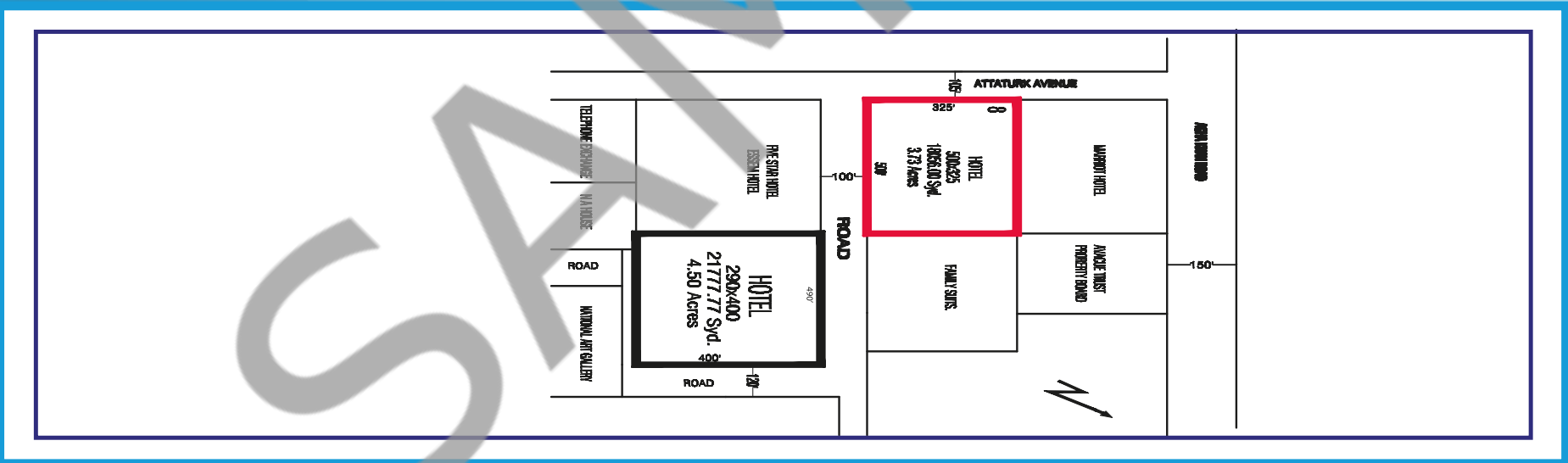




PLOT No. 8



Sector F-5/1
Size 18055.55 Sq. Yards
Category Hotel
F:A:R 1:5
Ground Coverage - 70%



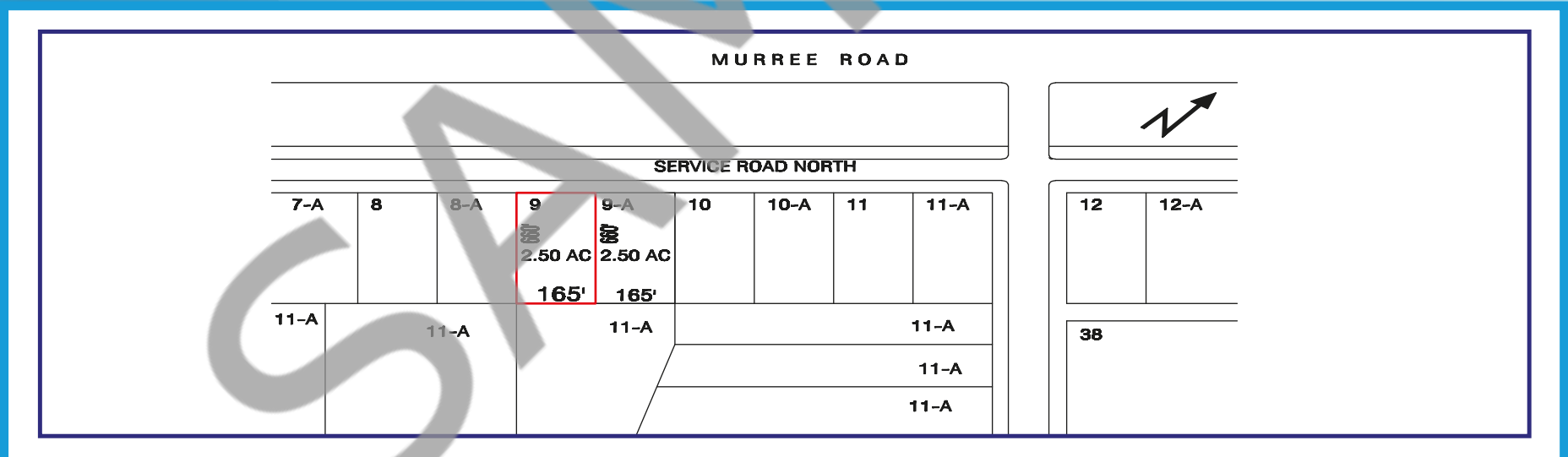
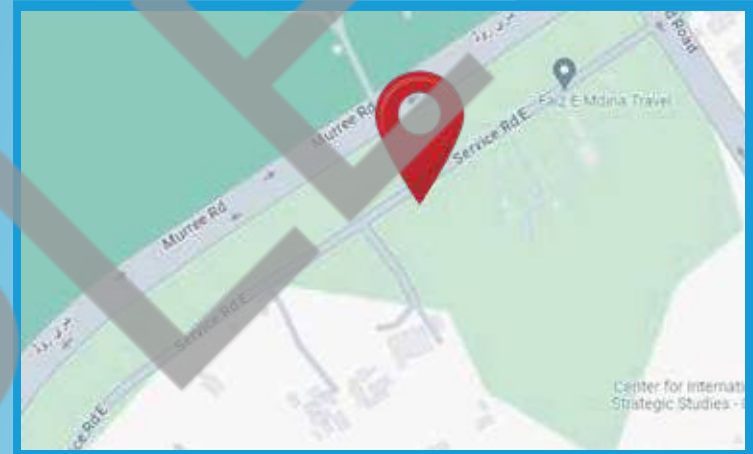
AGRO FARMS



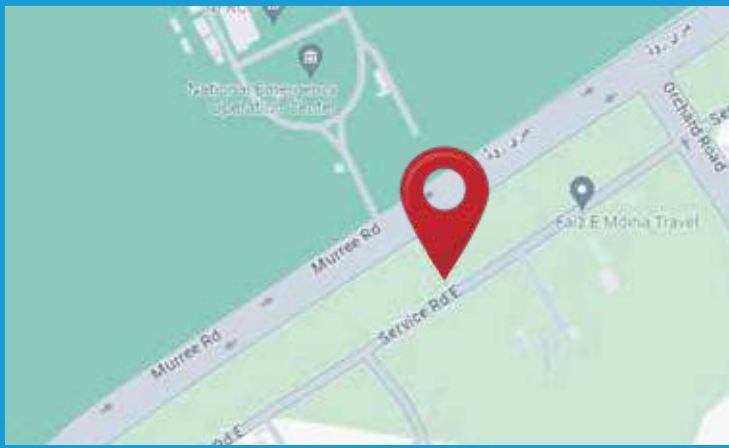
PLOT NO. 9

Sector
Size
Category

Orchard Scheme Murree Road
2.50 Acres (20 Kanal)
Orchard

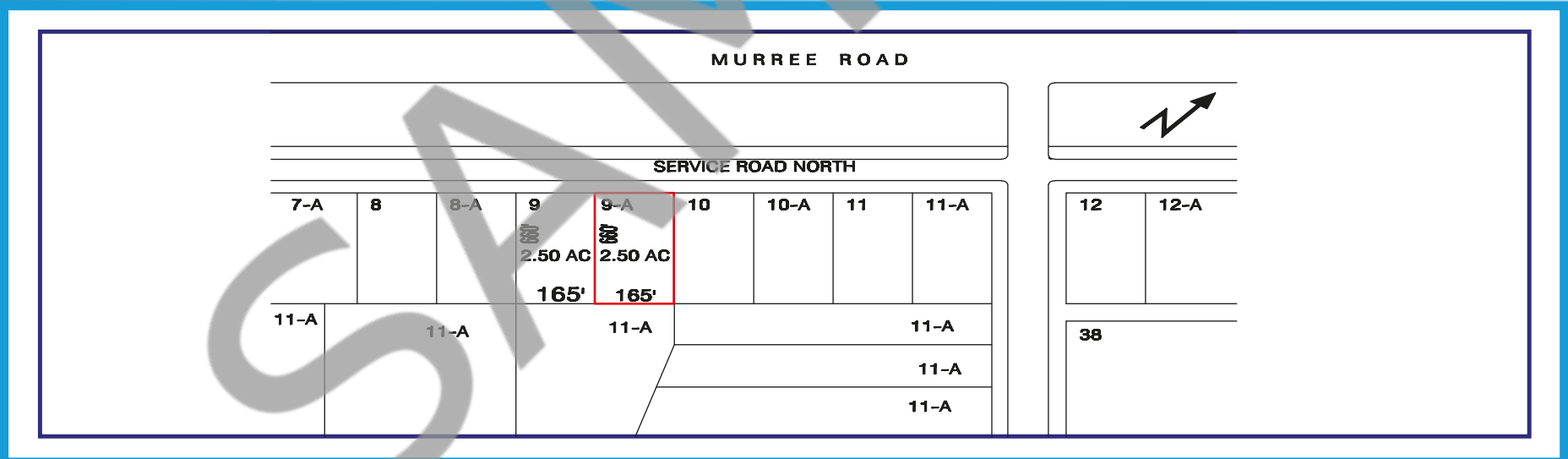


PLOT NO. 9-A



Sector
Size
Category

Murree Road
2.50 Acres (20 Kanal)
Orchard



APARTMENTS



SAVED

Apartments - A

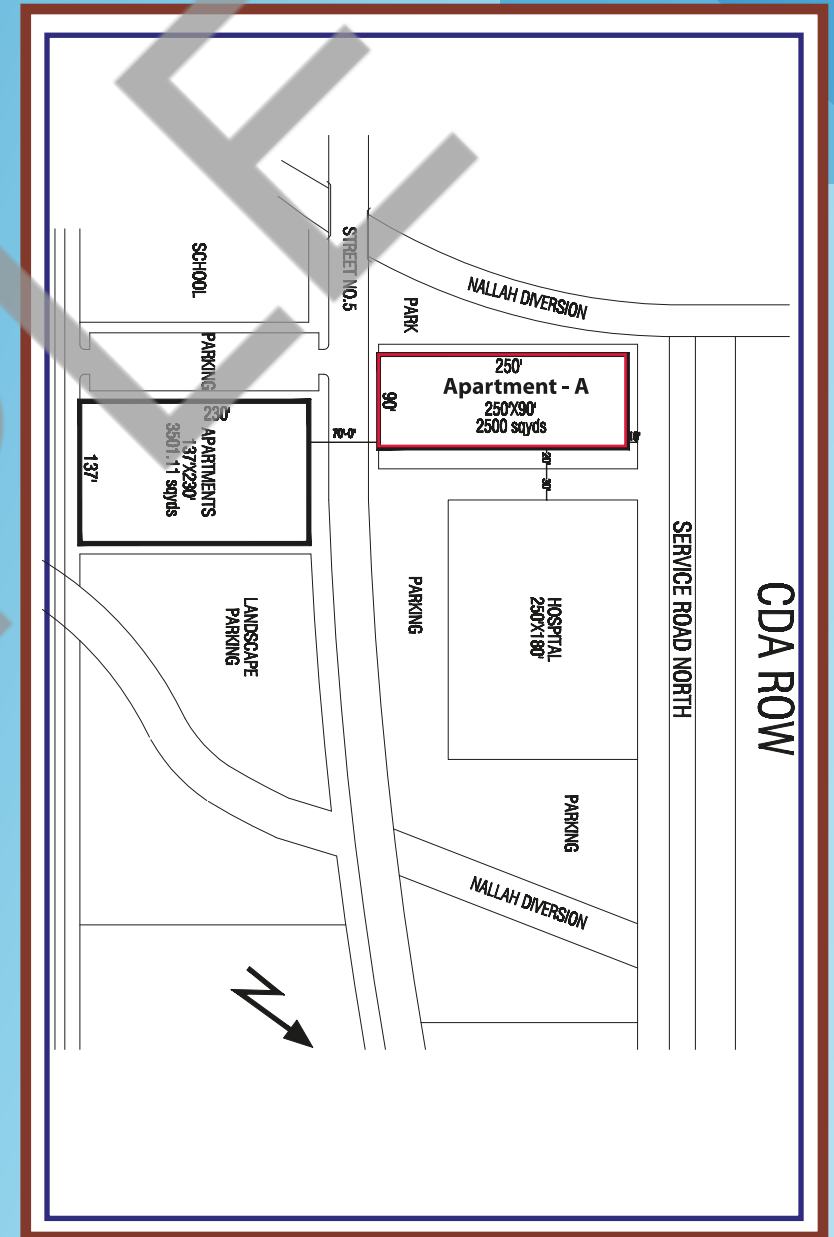
Sector
Size

E-11 Northern Strip

90x250
(2500 Sq. Yd)

Category
F:A:R

Apartments
1:6



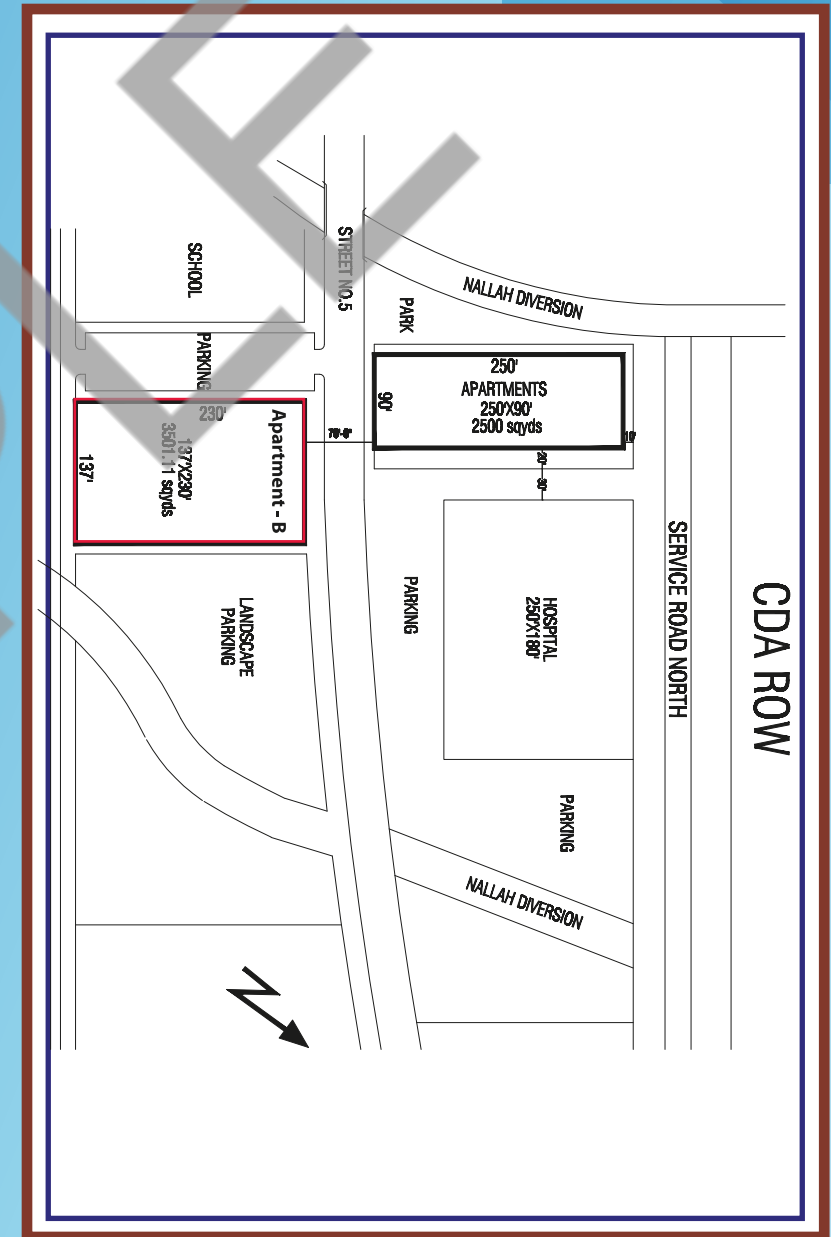
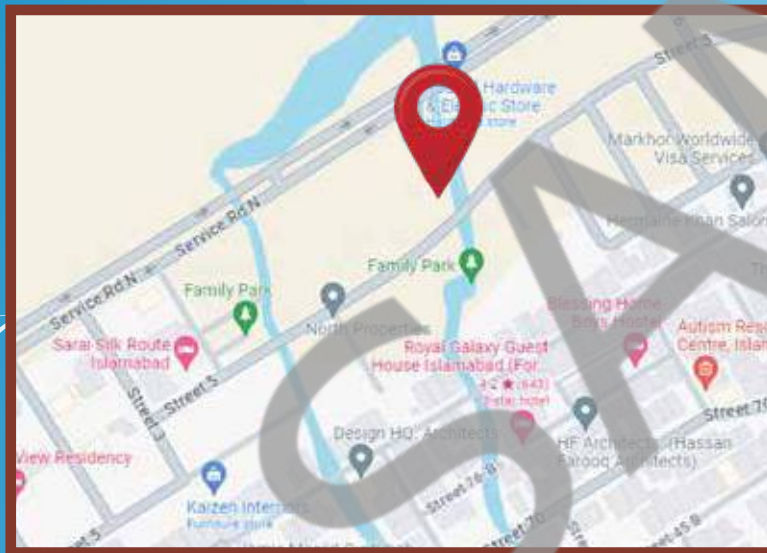
Apartments - B

Sector
Size

E-11 Northern Strip
137X230
(3501.11 Sq. Yd)

Category
F:A:R

Apartments
1:6



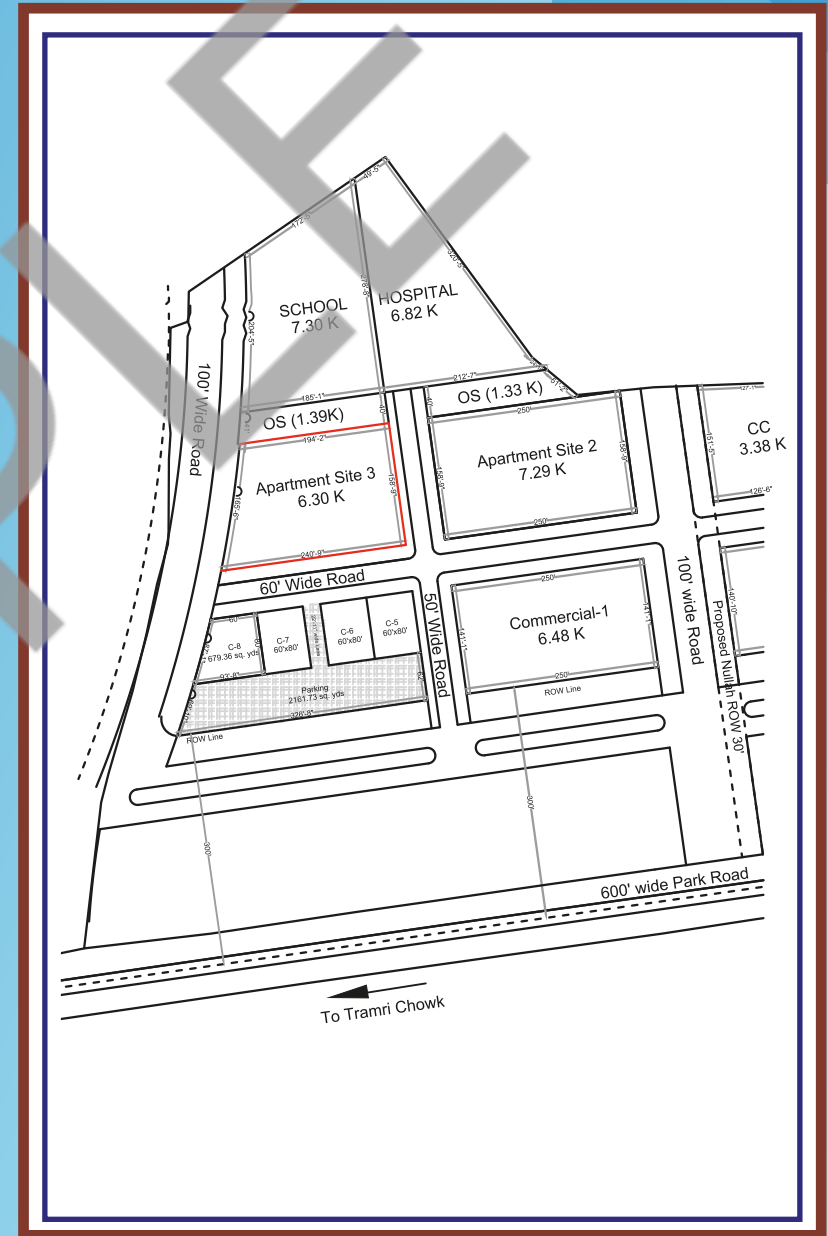
Orchard Heights

Sector
Size

Apartment site - 3, Park Road
[(165'-6 + 158'-9")/2]
3811.5 Sq Yards (6.3 Kanals)

Category
F:A:R

Apartments
1:6



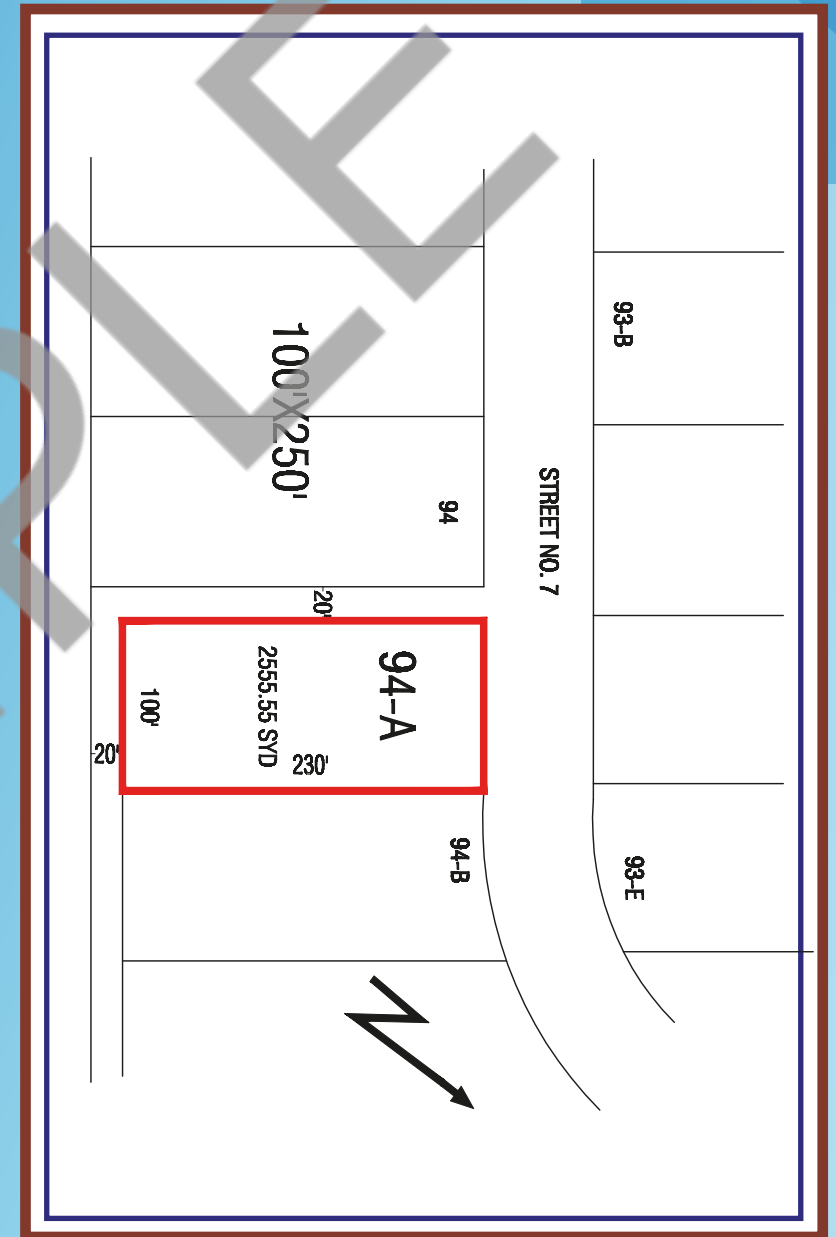
INDUSTRIAL



PLOT NO. 94-A

Sector
Size
Category

I-10/3 Industrial Area
(100X230) 2555.55 Sq. Yds
Industrial



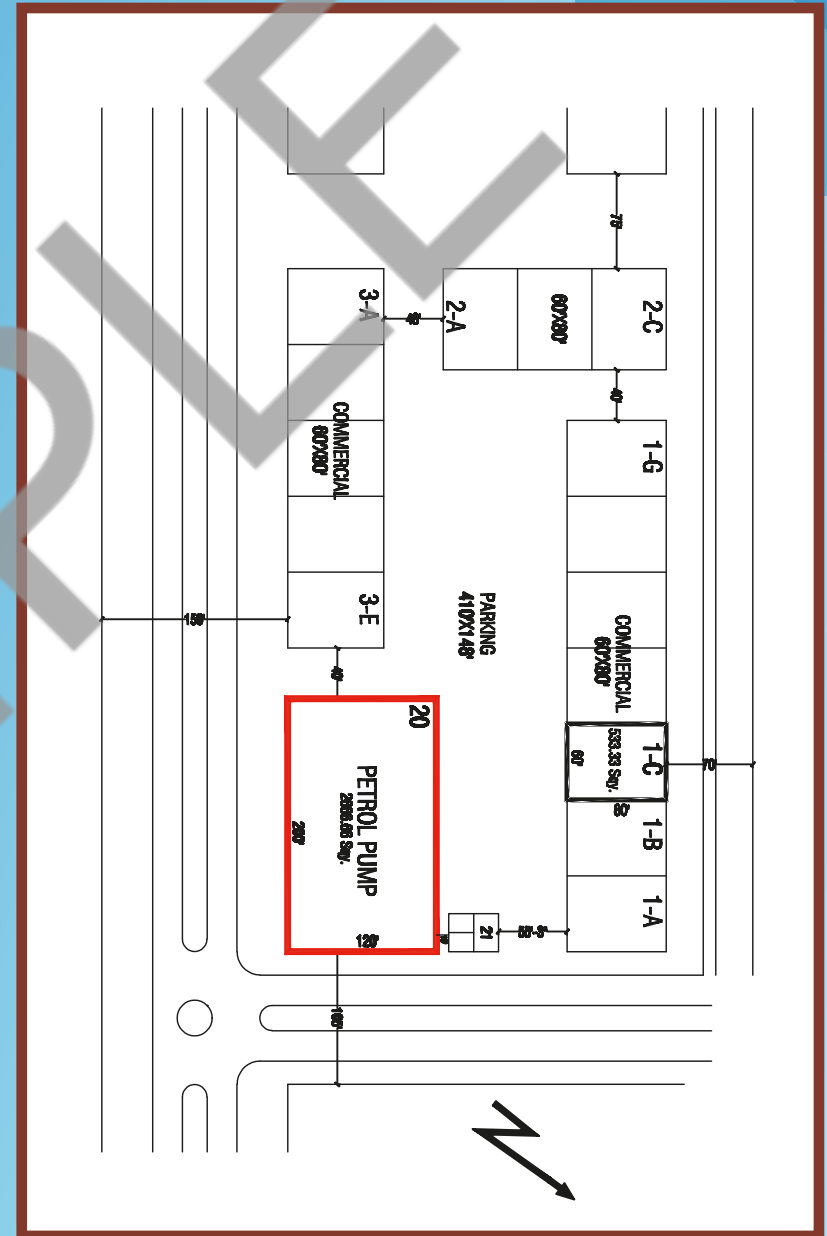
FILLING STATION / PETROL PUMP



PLOT NO. 20

Sector
Size
Category
Nos of Floor

I-14 Markaz
2666.66Sq.Yds.
Petrol Pump
Ground+1



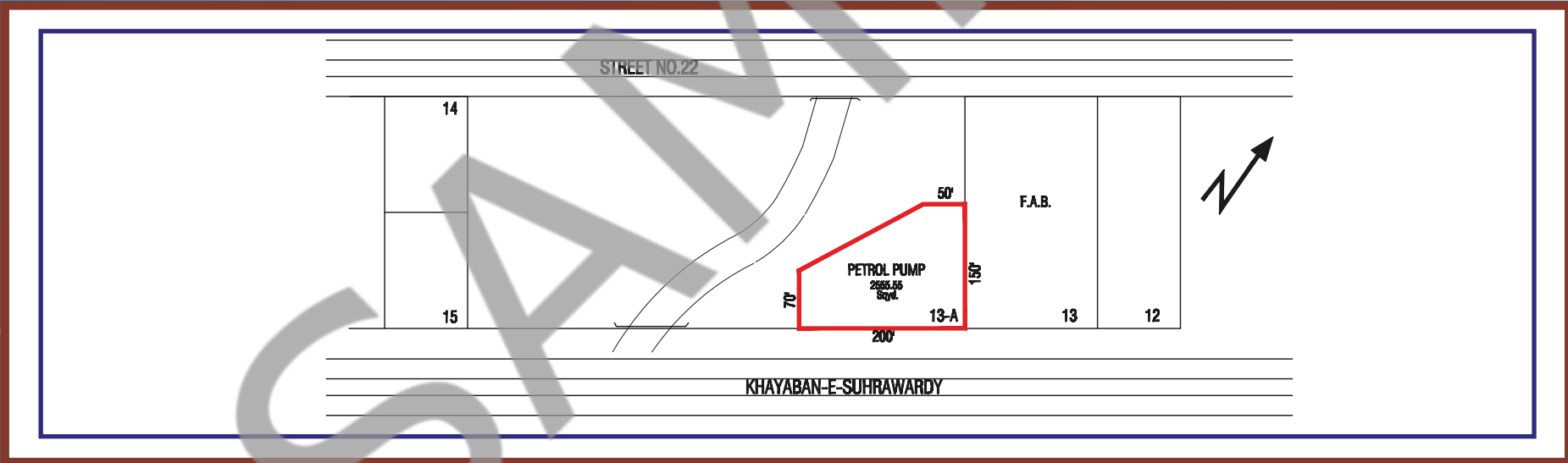


PLOT NO. 13-A



Sector
Size
Category
Nos of Floor

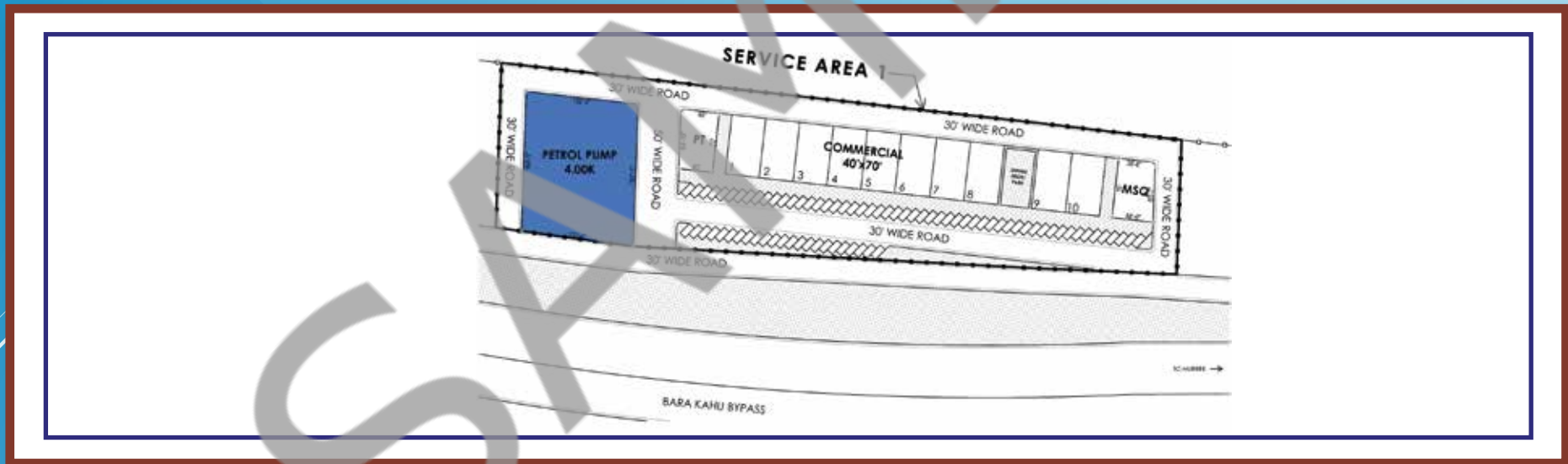
Mauve Area, G-8/1
2555.55 Sq.Yds.
Petrol Pump
Ground+1



Petrol Pump

Sector
Size
Category
Nos of Floor

Bharakahu bypass Murree Bound
2430 Sq. Yards (4 Kanal)
Petrol Pump
Ground+1



CLASS-III SHOPPING CENTERS



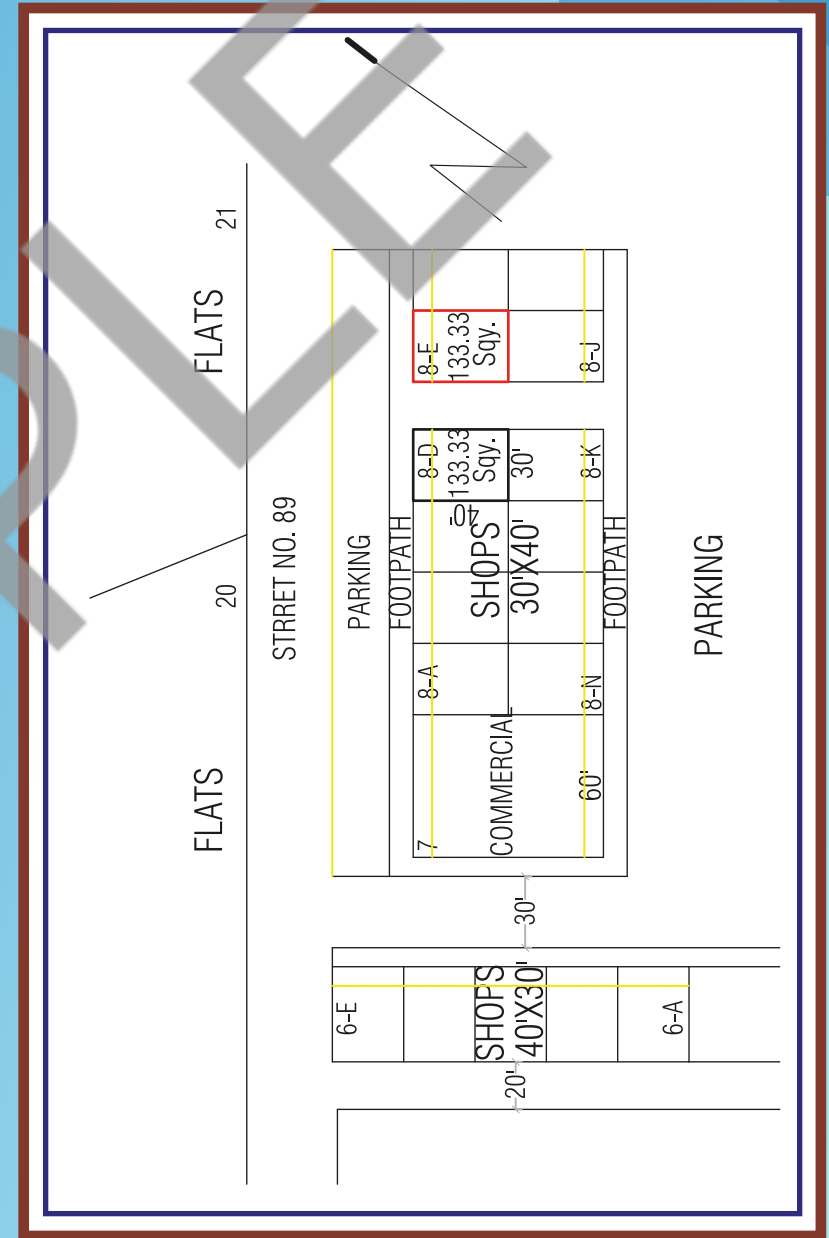
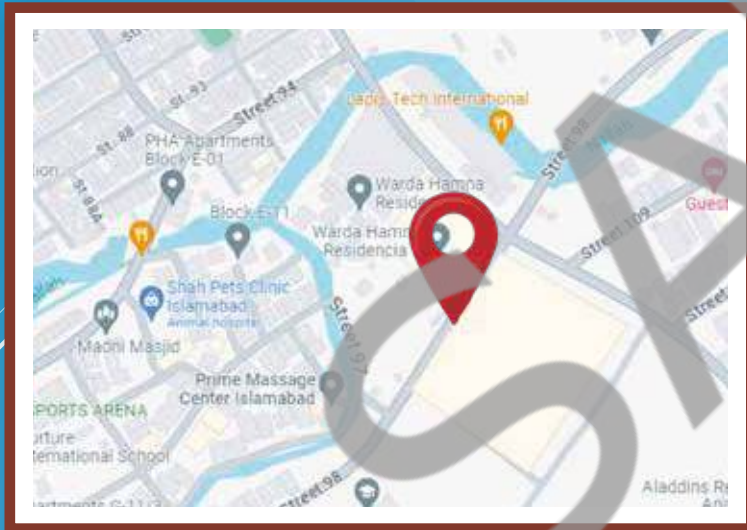
PLOT NO. 8-E

Sector
Size
Category

Bazar No.11, G-11/3
133.33 Sq.Yds.
Commercial
Class III Shopping Center
1:3
LG+G+01



F:A:R
Nos of Floor



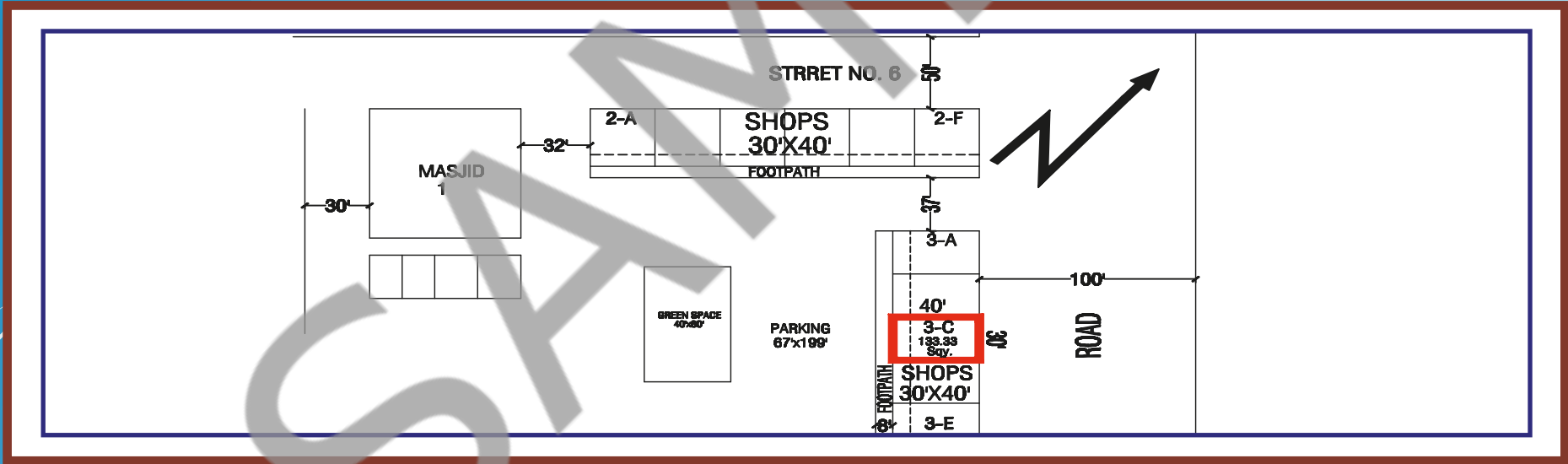


PLOT NO. 3-C



Sector
Size
Category
F:A:R
Nos of Floor

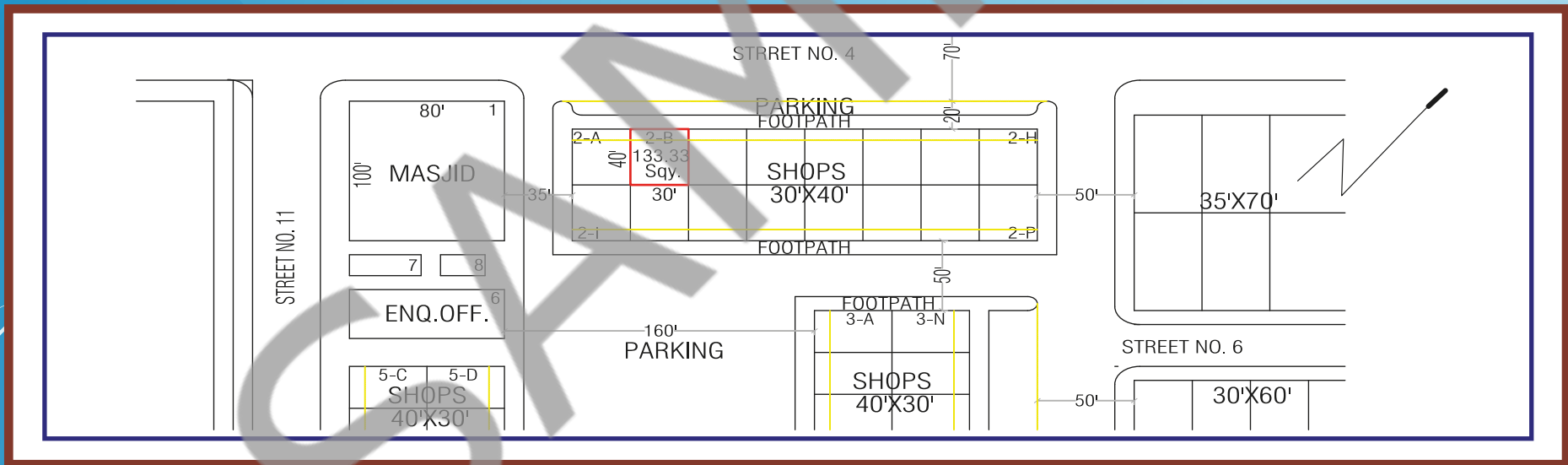
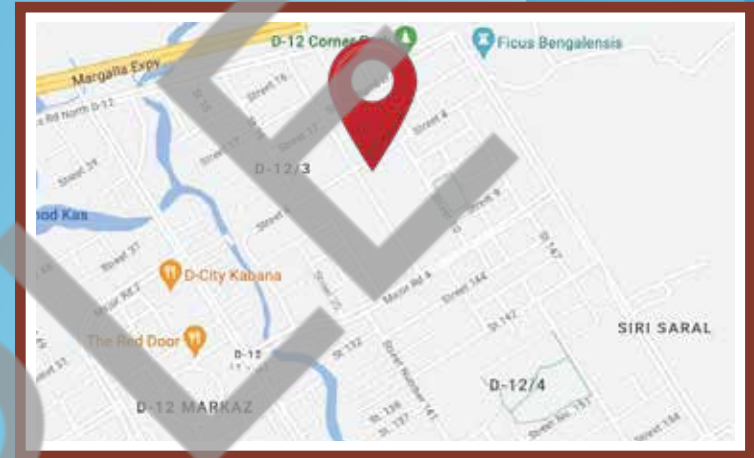
SC No. 3, I-11/2
133.33 Sq.Yds.
Commercial
1:3
LG+G+01



PLOT NO. 2-B

Sector
Size
Category
F:A:R
Nos of Floor

Bazar No. 3, D-12/3
133.33 Sq.Yds.
Commercial
1:3
LG+G+01



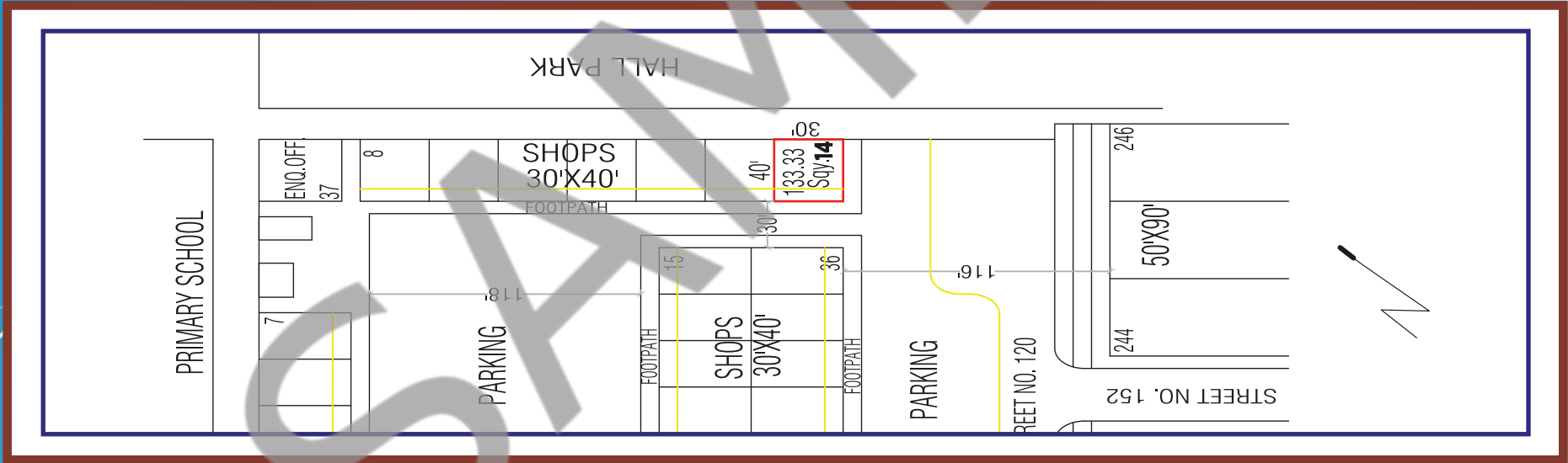


PLOT NO. 14



Sector Size
 Category
 F:A:R
 Nos of Floor

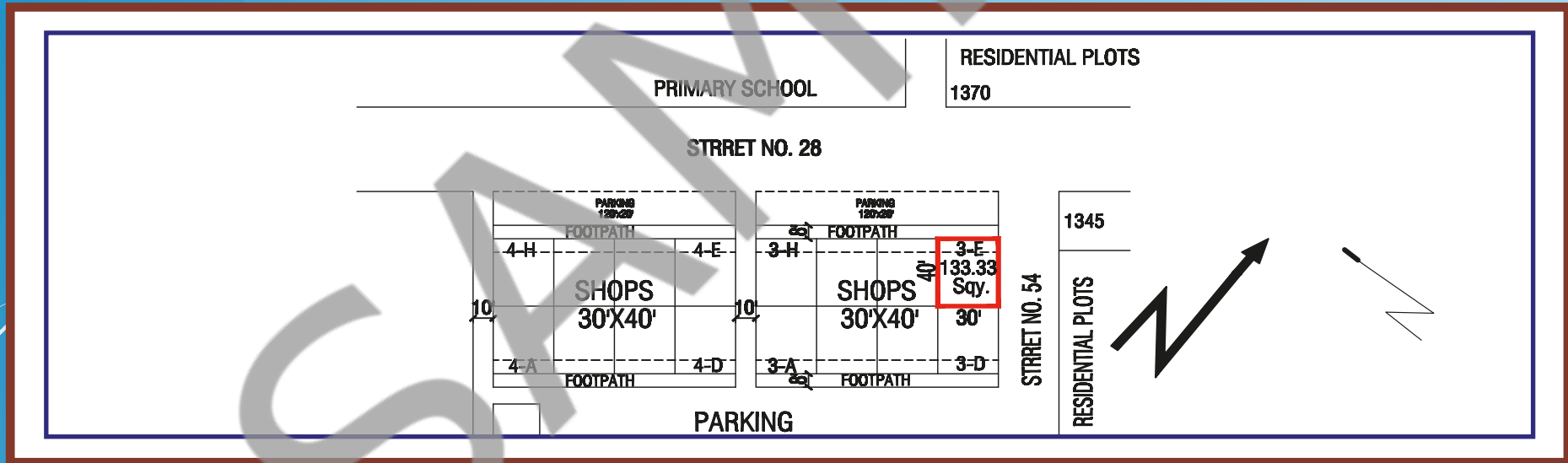
Bazar No. 4, D-12/4
 133.33 Sq.Yds.
 Commercial
 1:3
 LG+G+01



PLOT NO. 3-E

Sector
Size
Category
F:A:R
Nos of Floor

SC No. 10, I-14/4
133.33 Sq.Yds.
Commercial
1:3
LG+G+01



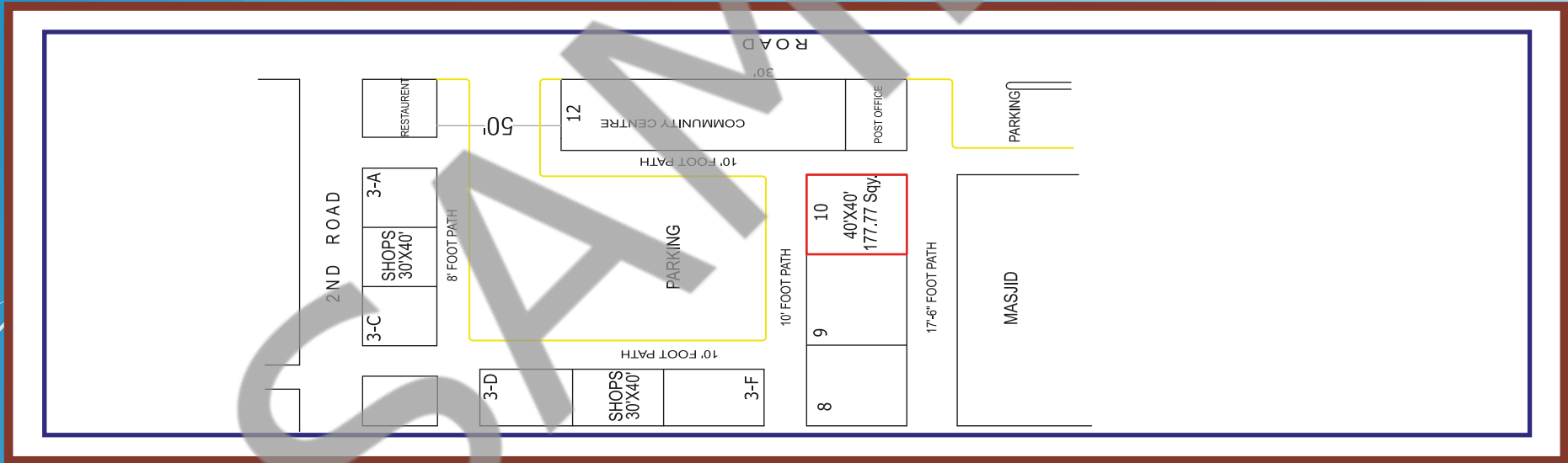


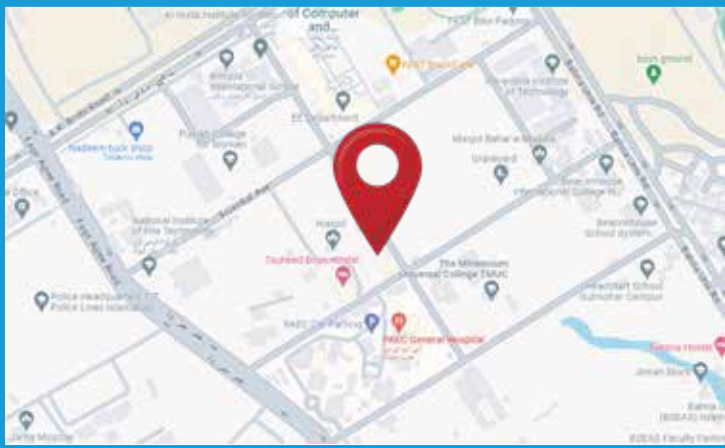
PLOT NO. 10



Sector
Size
Category
F:A:R
Nos of Floor

SC No. 4, G-10/3
177.77 Sq. Yards
Commercial
1:3
LG+G+01



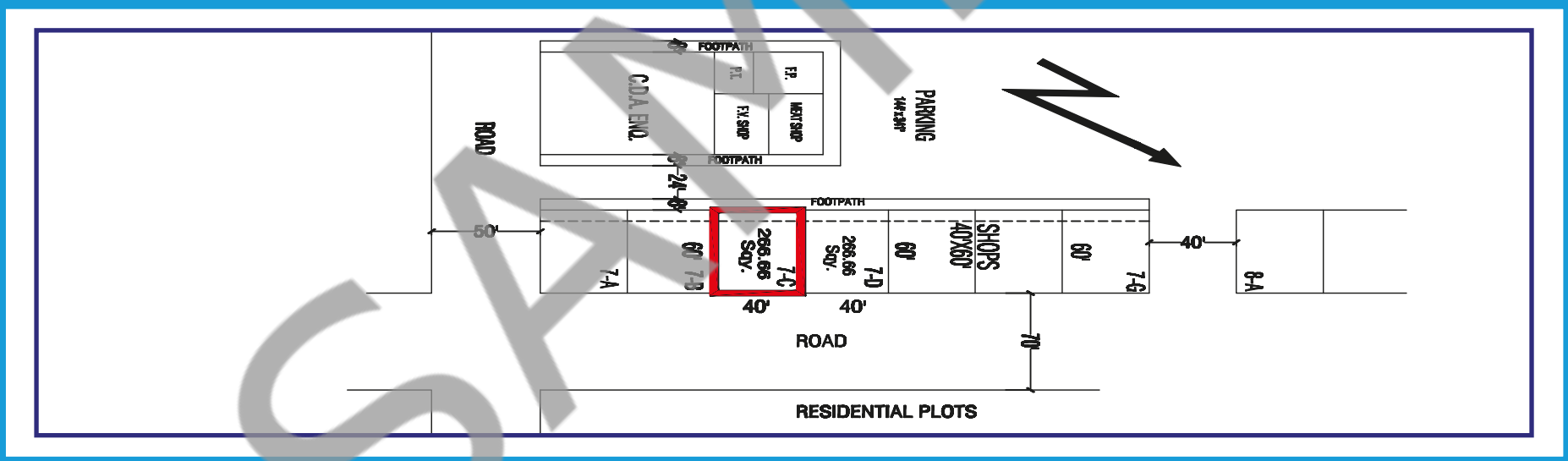


PLOT NO. 7-C



Sector
Size
Category
F:A:R
Nos of Floor

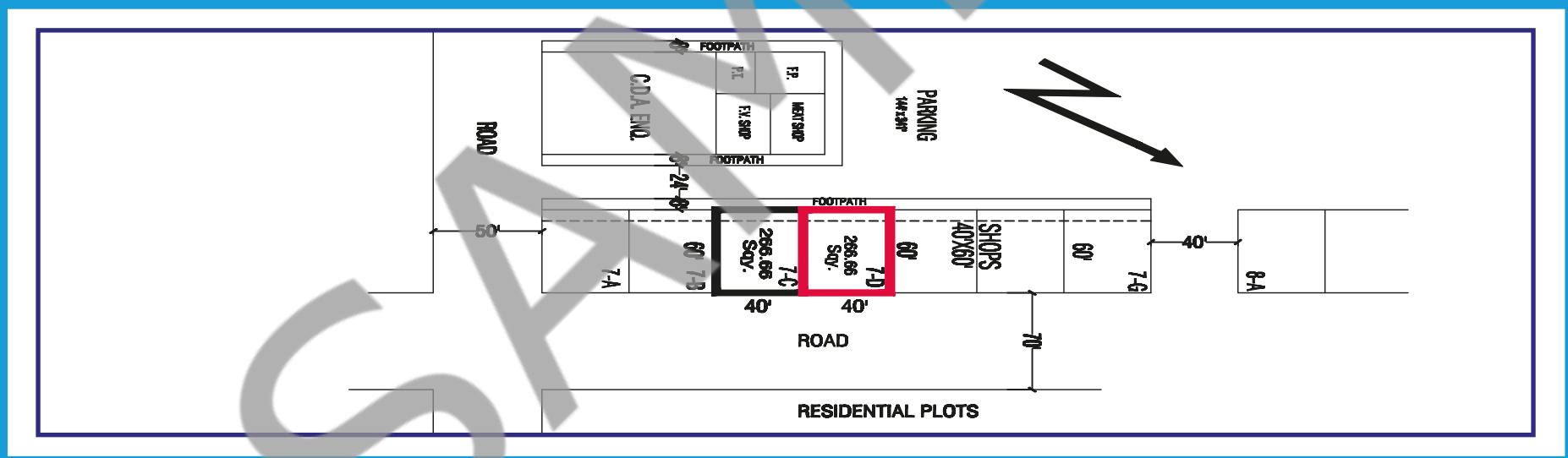
Community Core H-11/4
266.66 Sq. Yards
Commercial
1:4
LG+G+02 or G+3

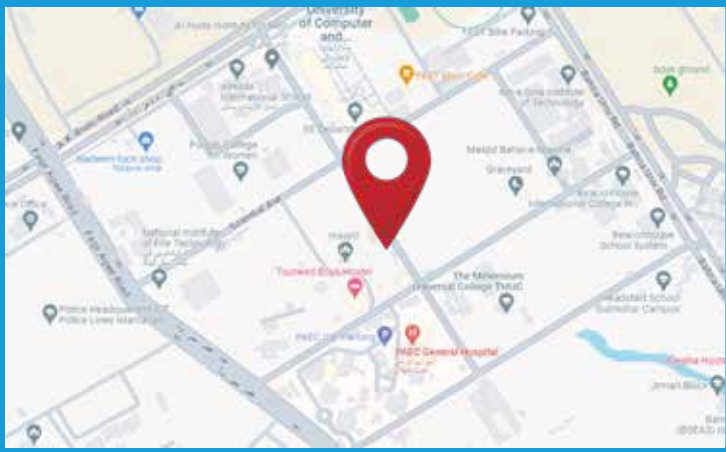


PLOT NO. 7-D

Sector
Size
Category
F:A:R
Nos of Floor

Community Core H-11/4
266.66 Sq. Yards
Commercial
1:4
LG+G+02 or G+3



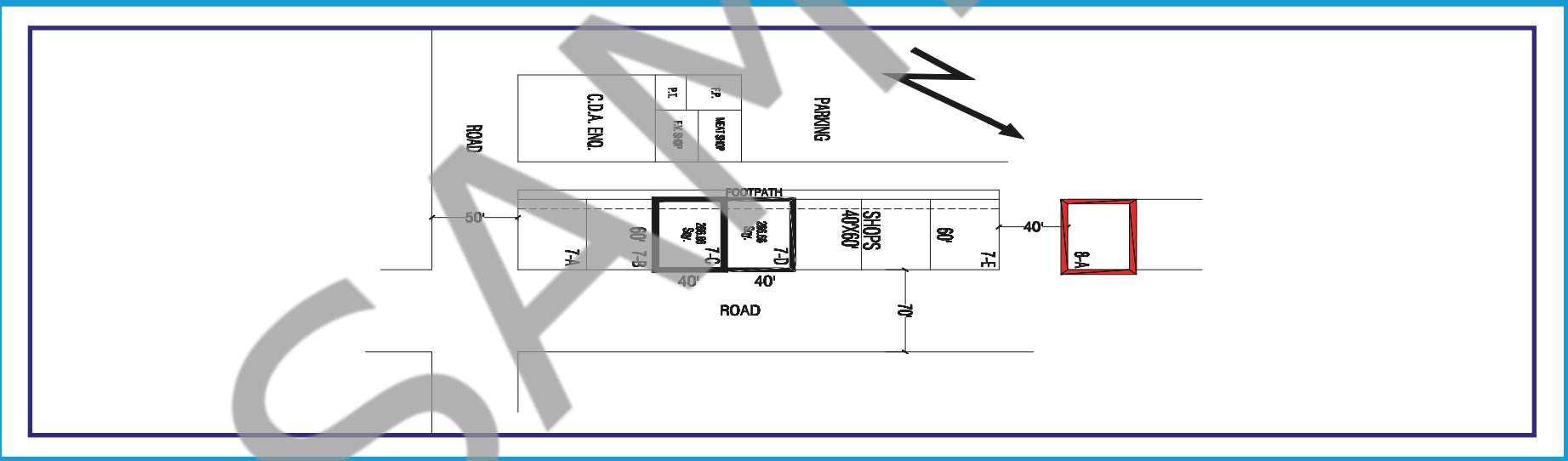


PLOT NO. 8-A



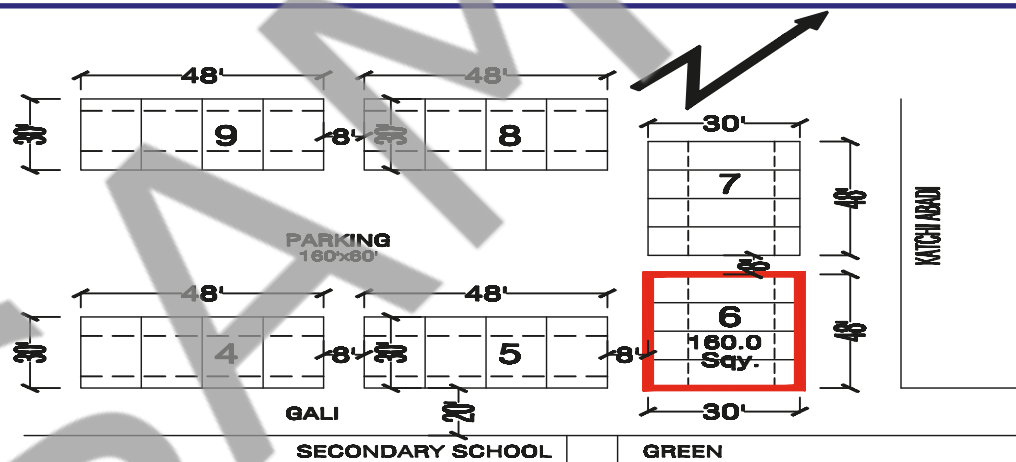
Sector Size
Category
F:A:R
Nos of Floor

Community Core H-11/4
266.66 Sq. Yards
Commercial
1:4
LG+G+02 or G+3



PLOT NO. 6

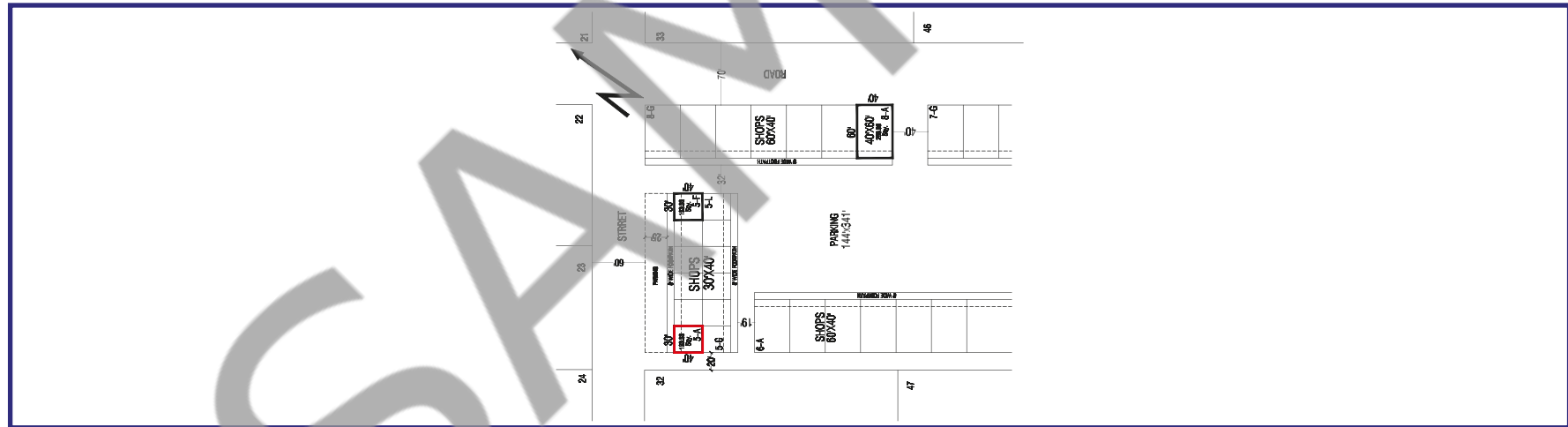
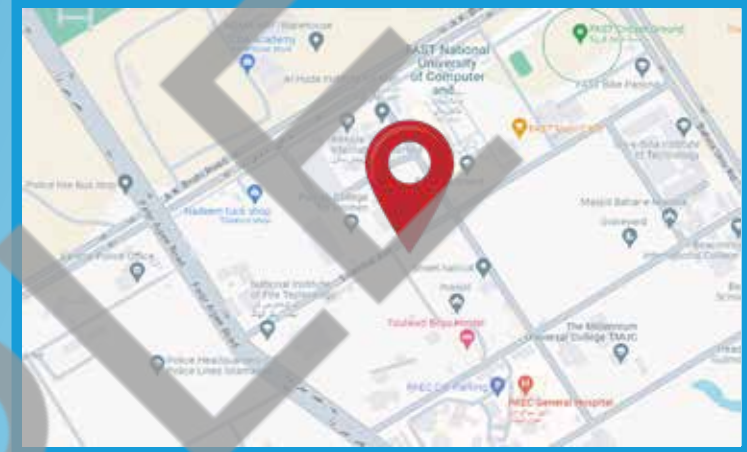
Sector F-6, Firdos Market
Size 160.00 Sq. Yards
Category Commercial
F:A:R 1:3
Nos of Floor LG+G+01

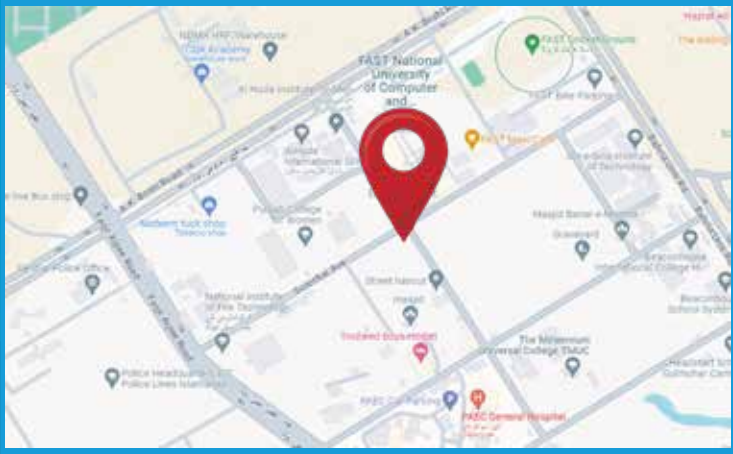


PLOT NO. 5-A

Sector
Size
Category
F:A:R
Nos of Floor

Community Core H-11/4
133.33 Sq. Yards
Commercial
1:3
LG+G+01



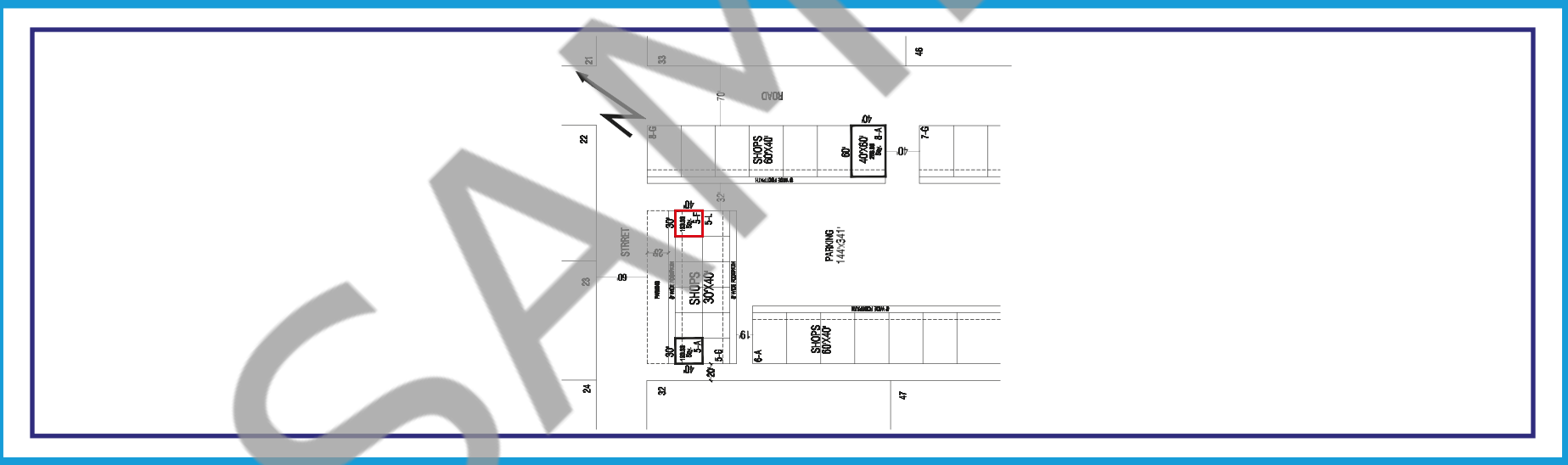


PLOT NO. 5-F



Sector
Size
Category
F:A:R
Nos of Floor

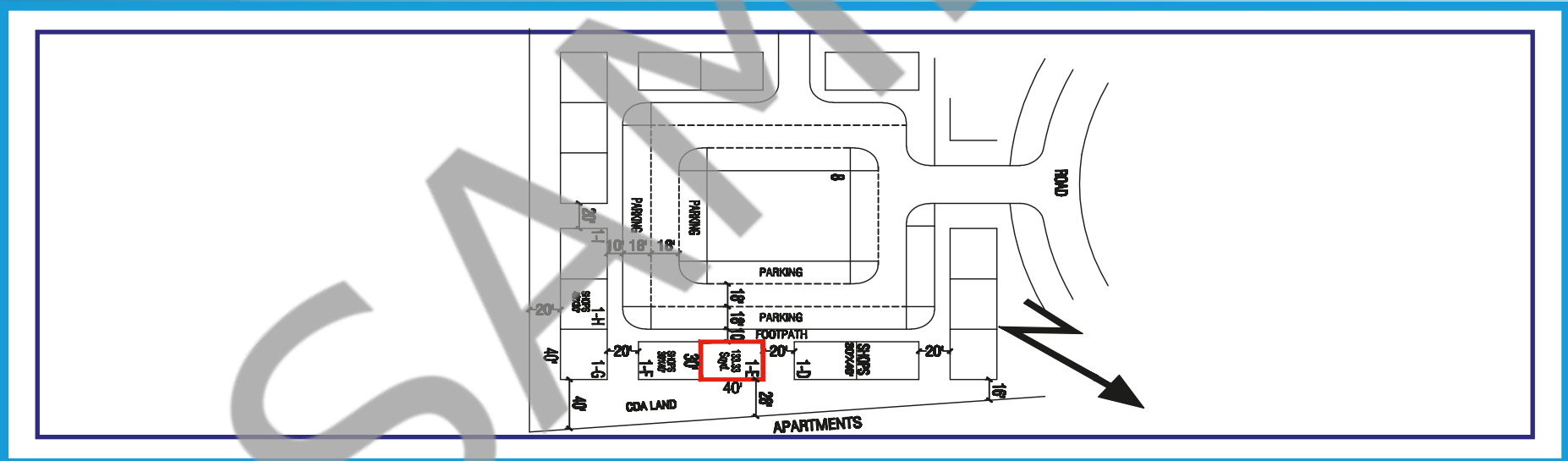
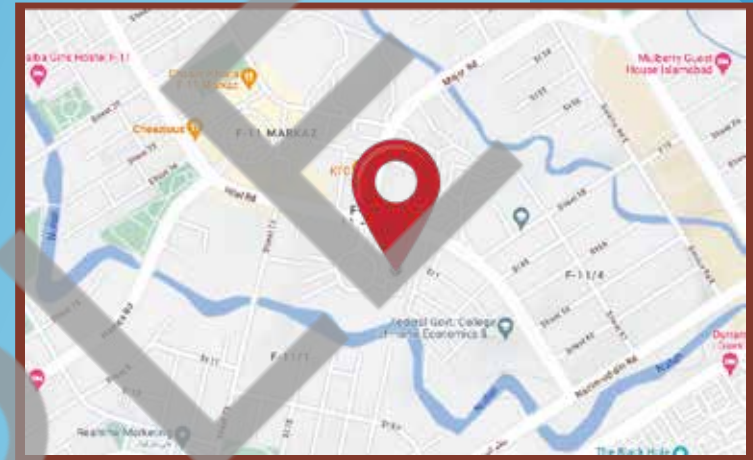
Community Core H-11/4
133.33 Sq. Yards
Commercial
1:3
LG+G+01



PLOT NO. 1-E

Sector
Size
Category
F:A:R
Nos of Floor

Bazar No.5, F-11/1
133.33 Sq. Yards
Commercial
1:3
LG+G+01

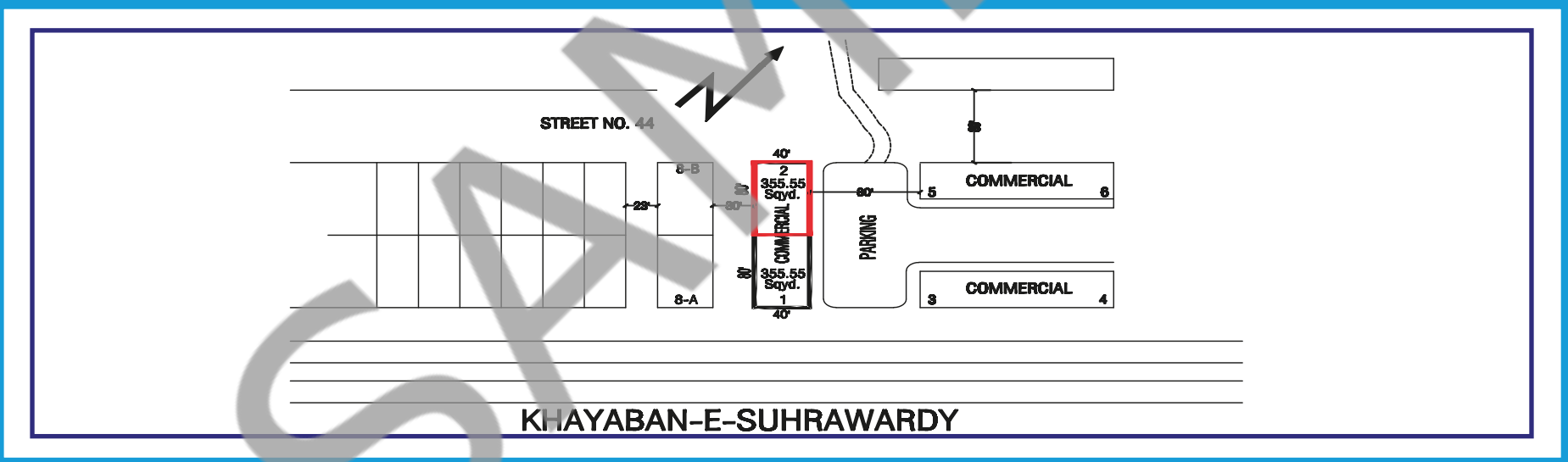




PLOT NO. 2

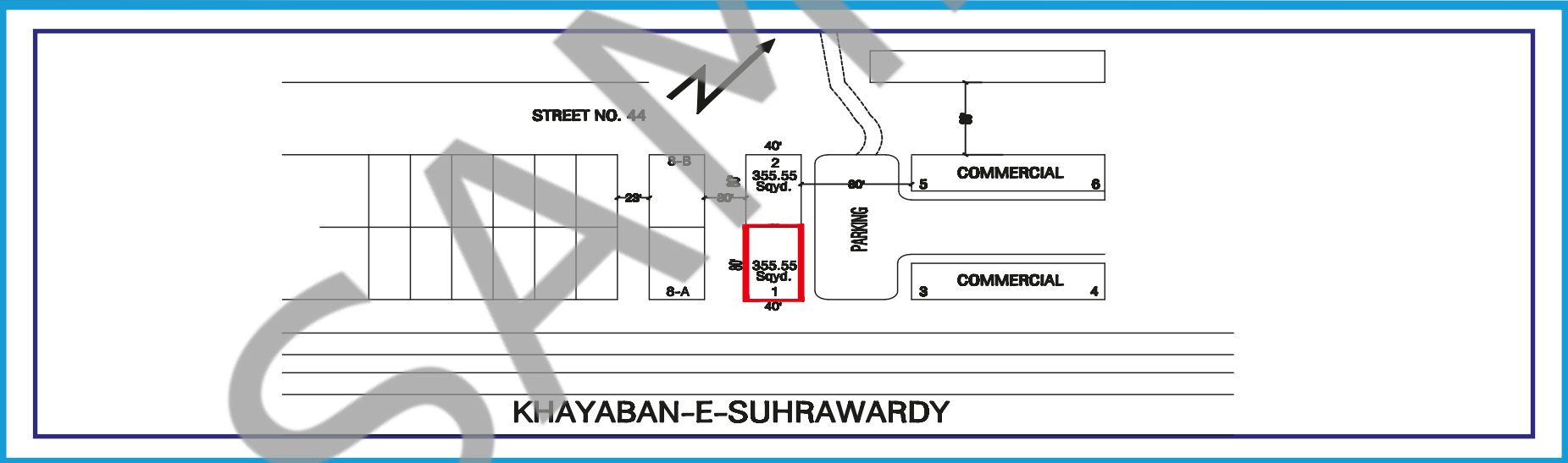


Sector G-6/1-1
Size 40X80=355.55 Sq. Yards
Category Commercial
F:A:R 1:4
Nos of Floor LG+G+02 or G+3



PLOT NO. 1

Sector G-6/1-1
Size 40X80=355.55 Sq. Yards
Category Commercial
F:A:R 1:4
Nos of Floor LG+G+02 or G+3



I&T Centre



PLOT NO. 5

Sector

G-11

Size

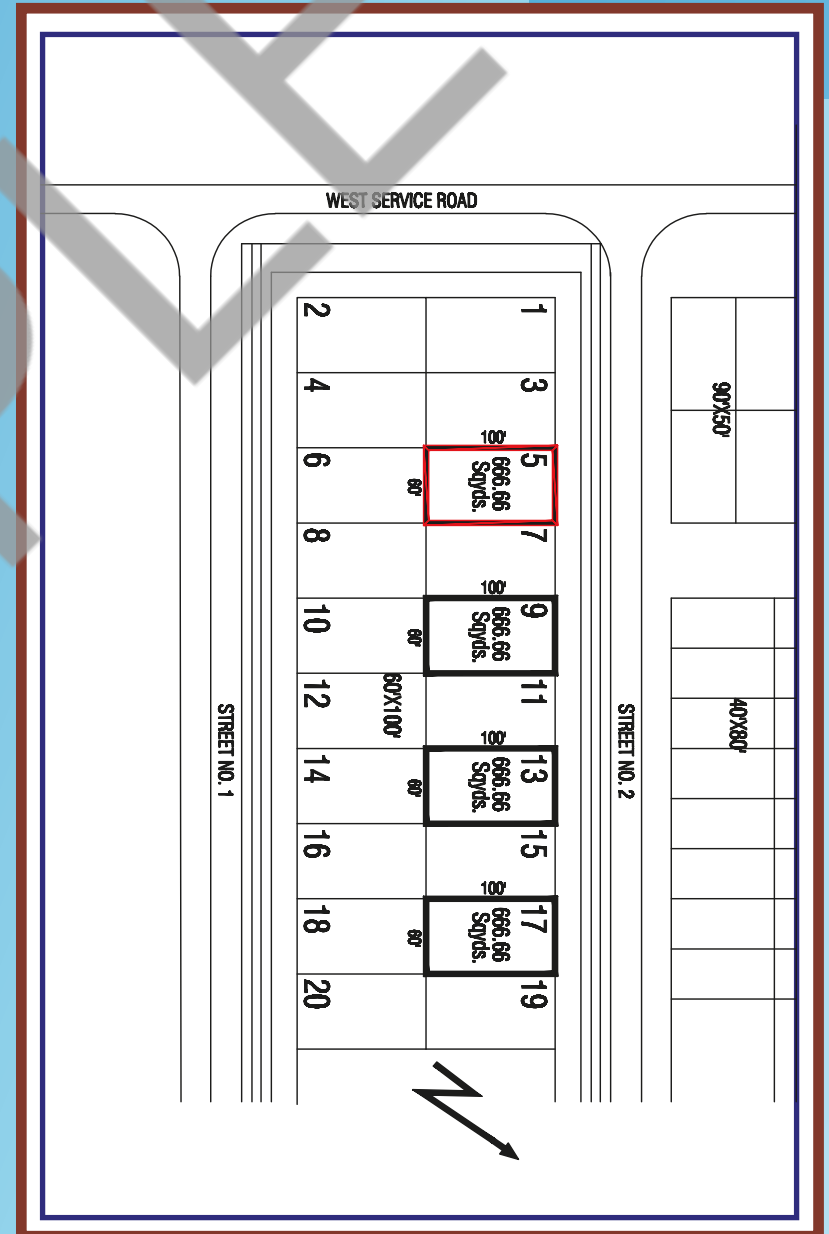
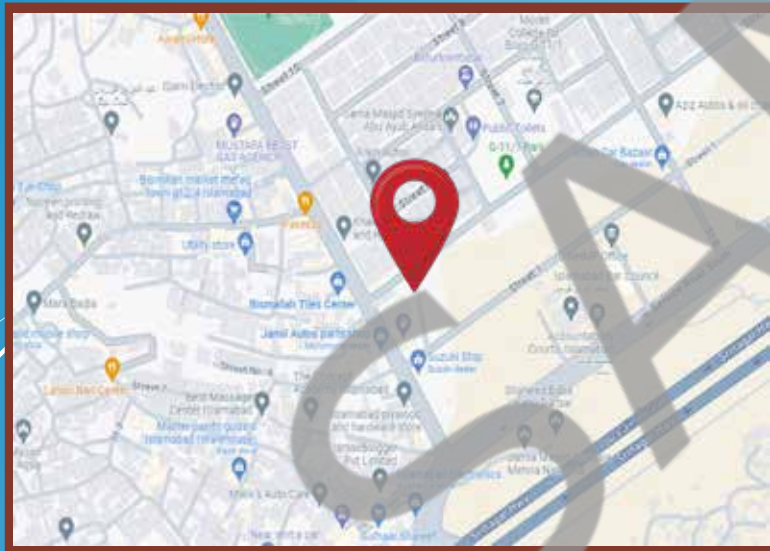
666.66 Sq.Yards

Category

I & T Center

F:A:R

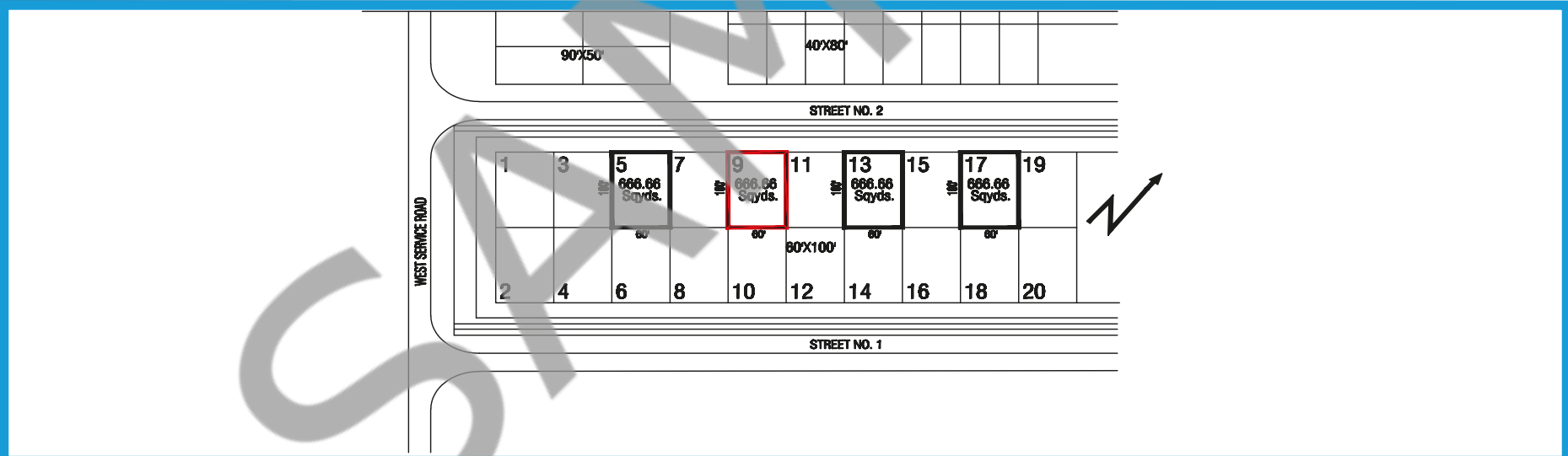
1:4



PLOT NO. 9

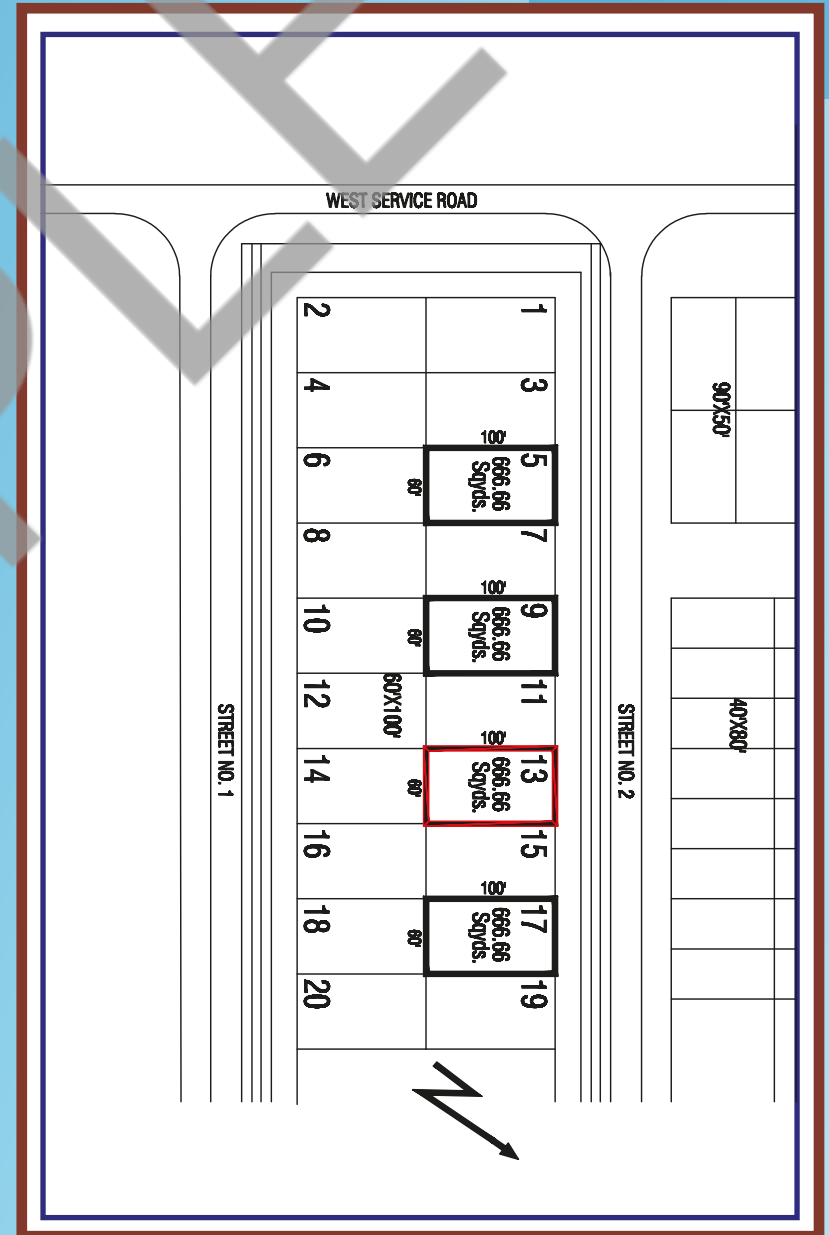
Sector
Size
Category
F:A:R

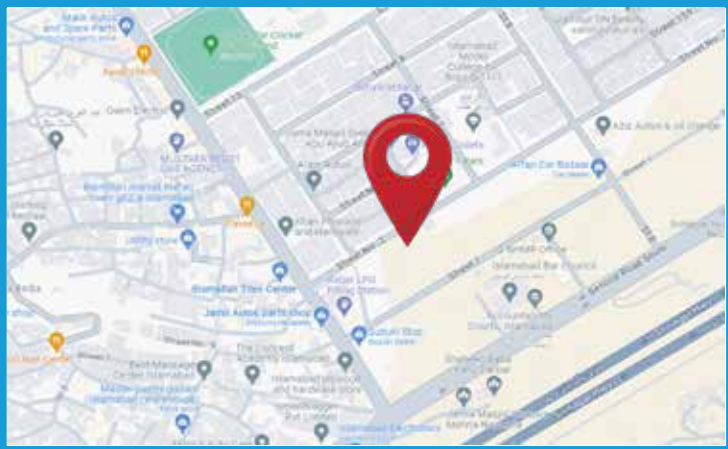
G-11
666.66 Sq.Yards
I & T Center
1:4



PLOT NO. 13

Sector G-11
Size 666.66 Sq.Yards
Category I & T Center
F:A:R 1:4



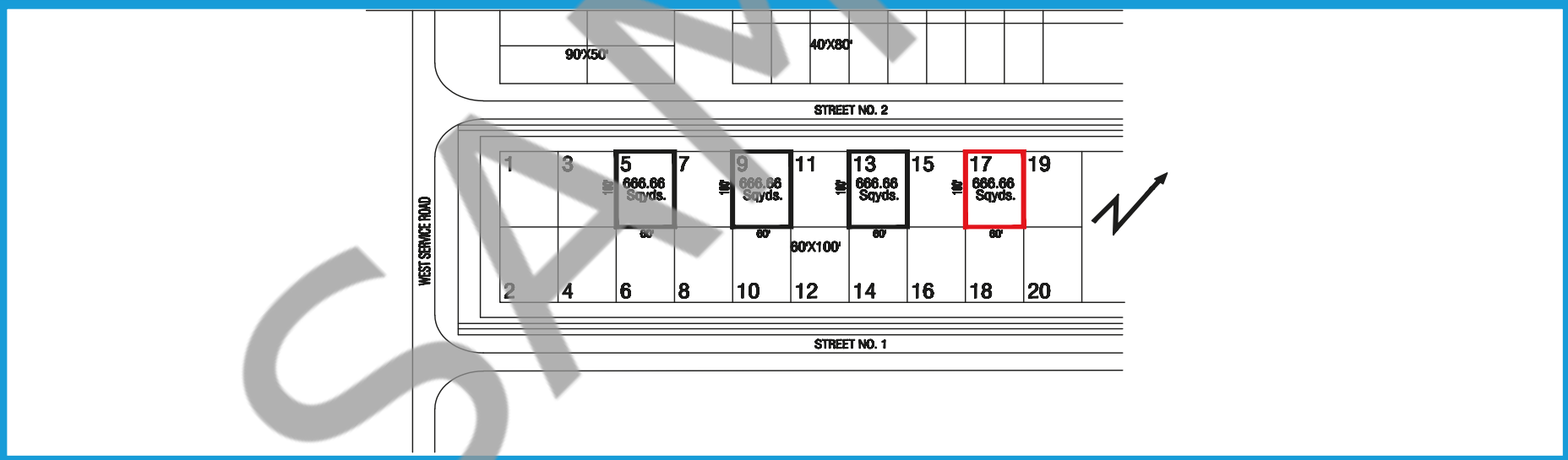


PLOT NO. 17



Sector
Size
Category
F:A:R

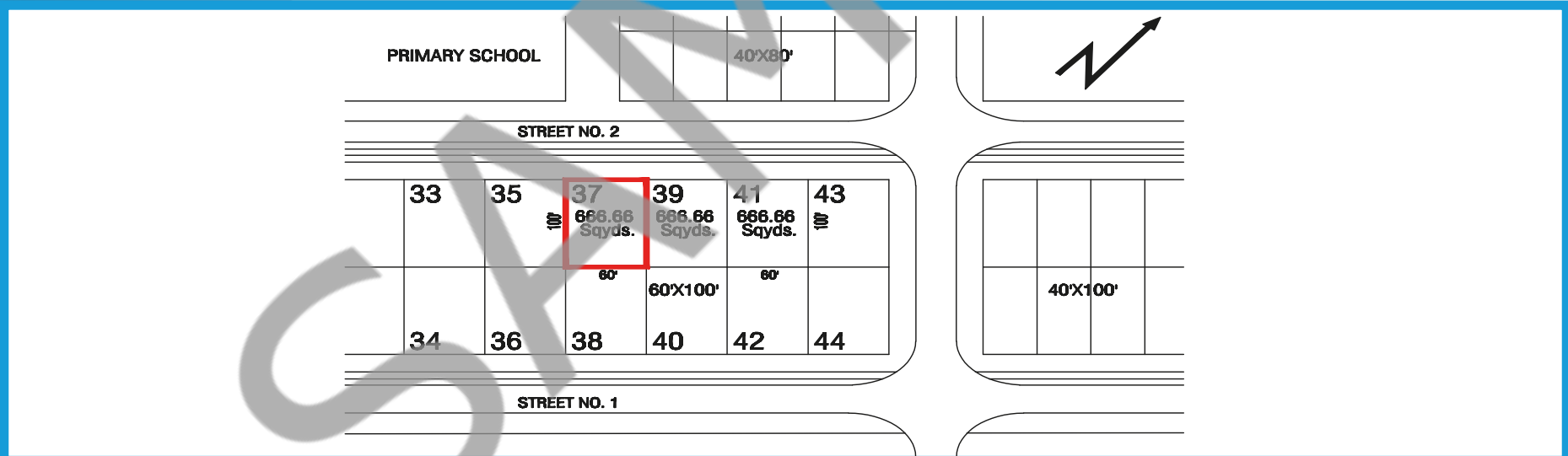
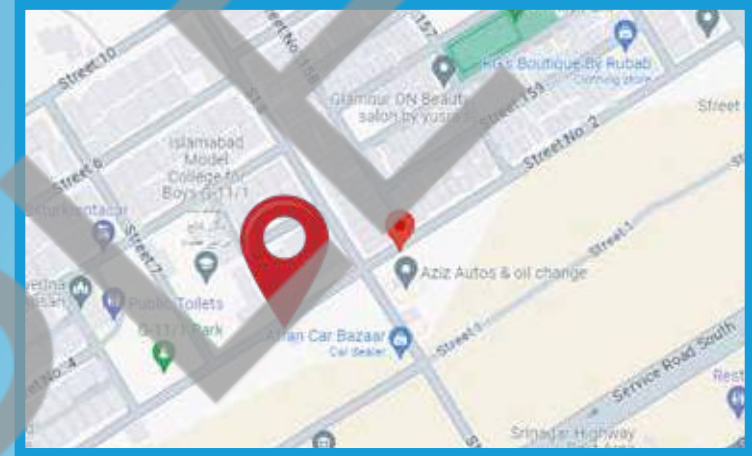
G-11
666.66 Sq.Yards
I & T Center
1:4

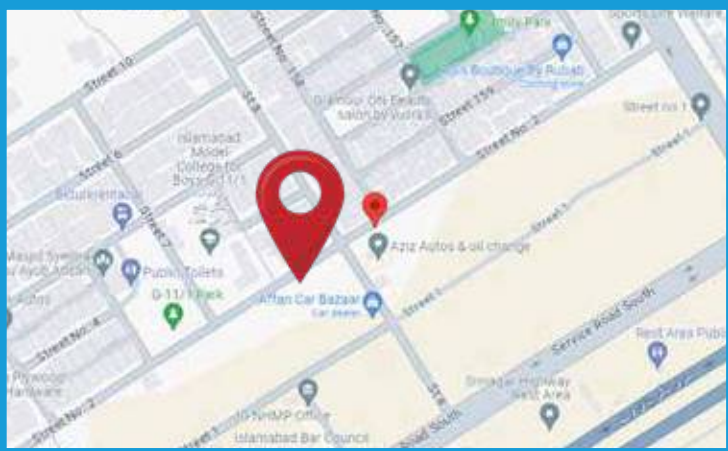


PLOT NO. 37

Sector
Size
Category
F:A:R

G-11
666.66 Sq.Yards
I & T Center
1:4



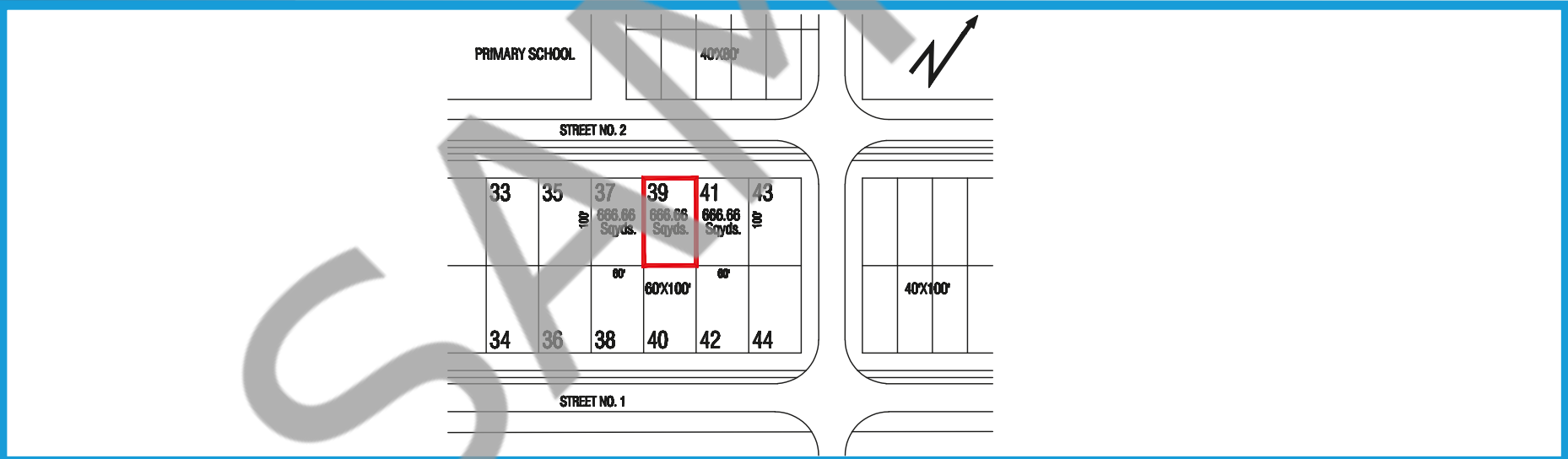


PLOT NO. 39



Sector
Size
Category
F:A:R

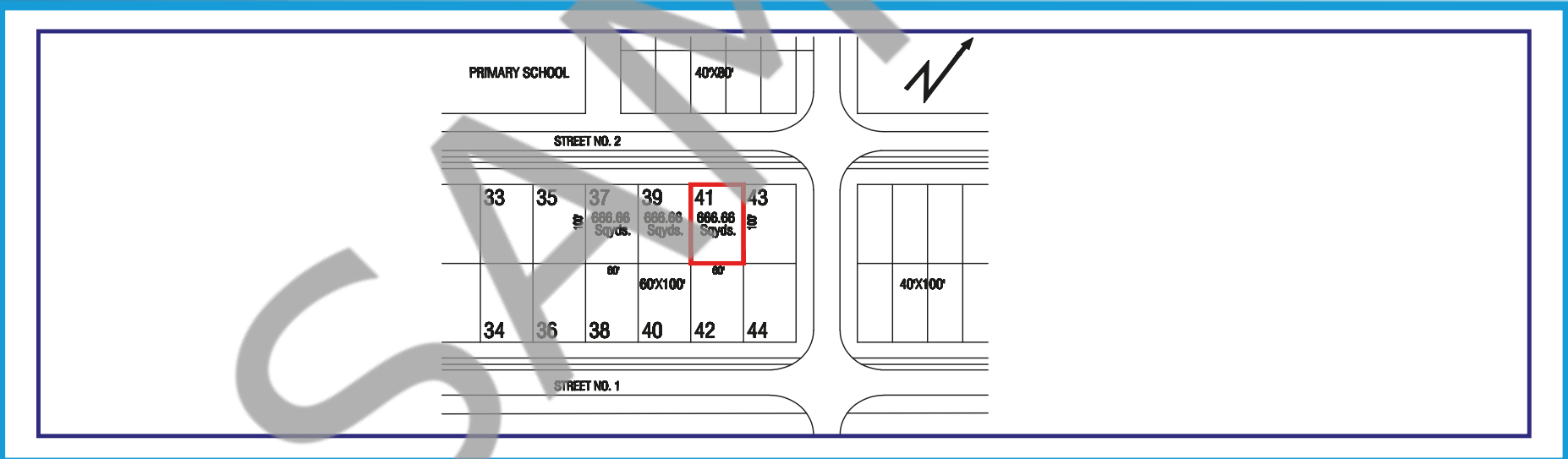
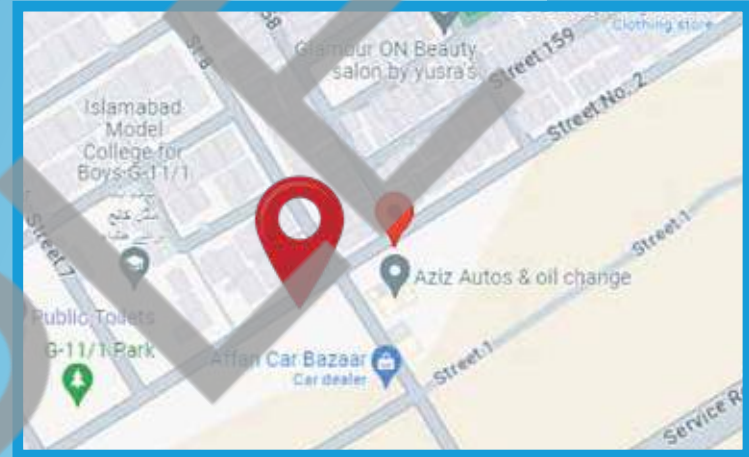
G-11
666.66 Sq.Yards
I & T Center
1:4



PLOT NO. 41

Sector
Size
Category
F:A:R

G-11
666.66 Sq.Yards
I & T Center
1:4

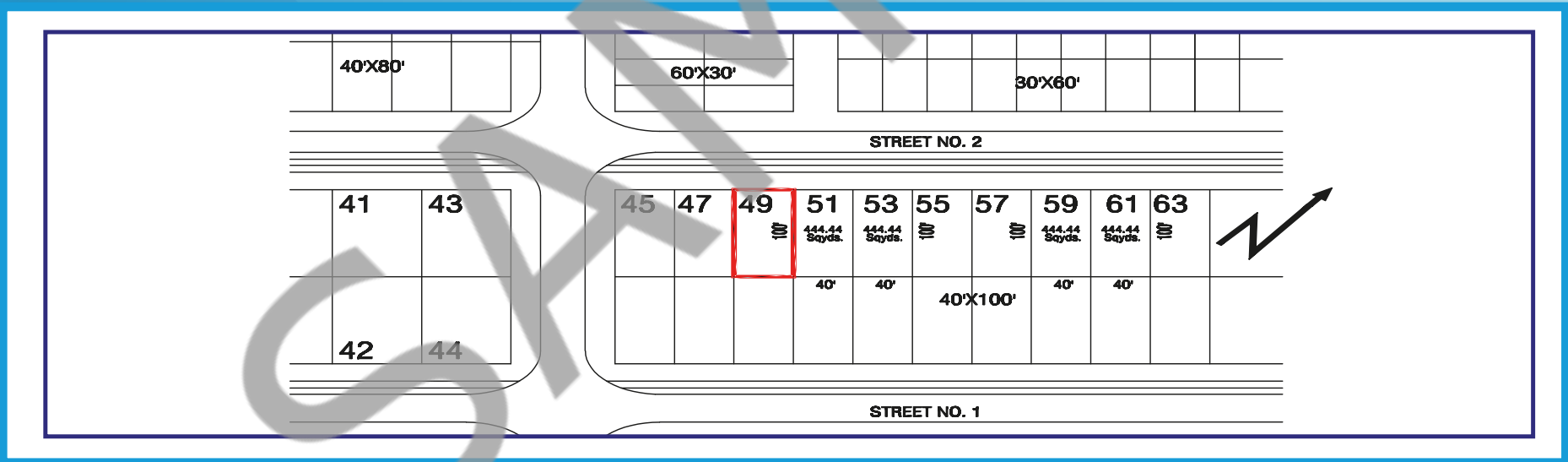




PLOT NO. 49

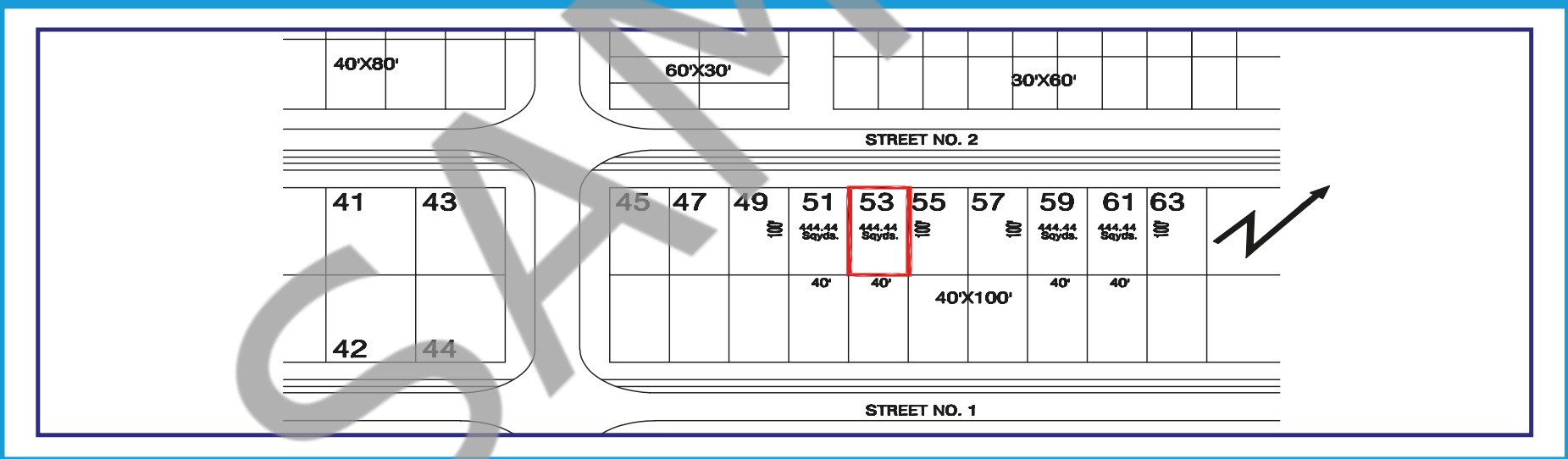
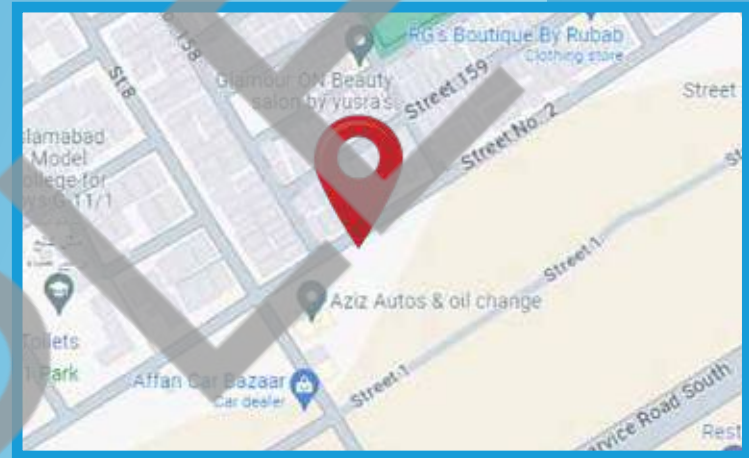


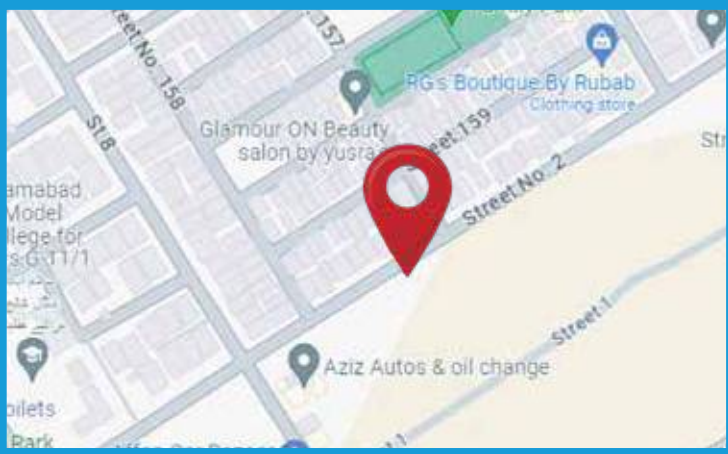
Sector G-11
Size 444.44 Sq.Yards
Category I & T Center
F:A:R 1:4



PLOT NO. 53

Sector G-11
Size 444.44 Sq.Yards
Category I & T Center
F:A:R 1:4



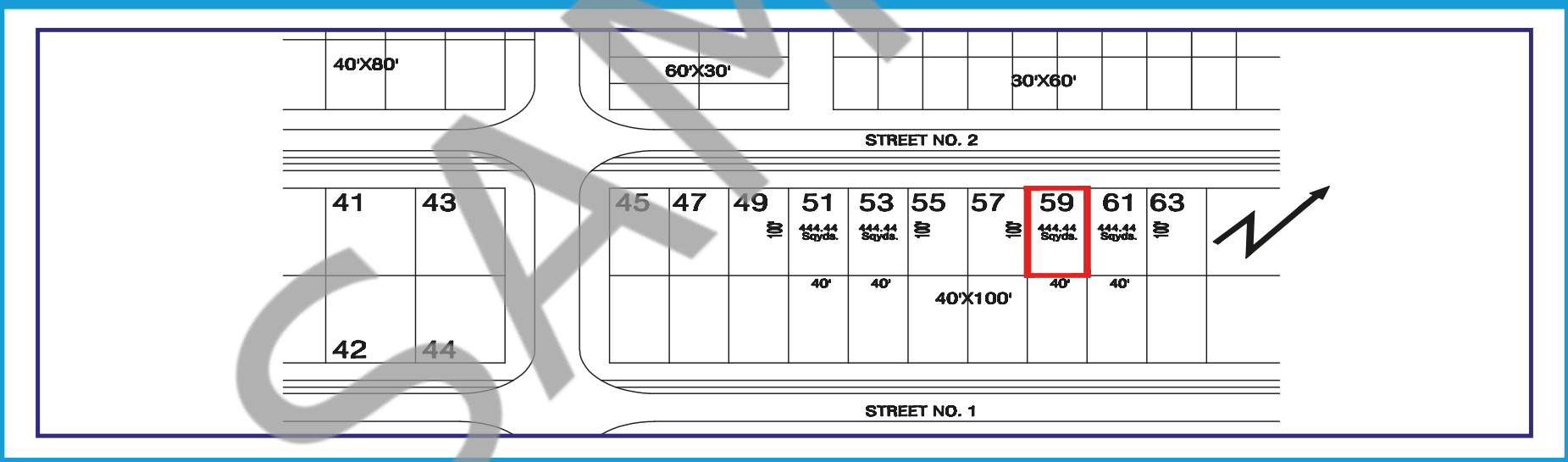


PLOT NO. 59



Sector
Size
Category
F:A:R

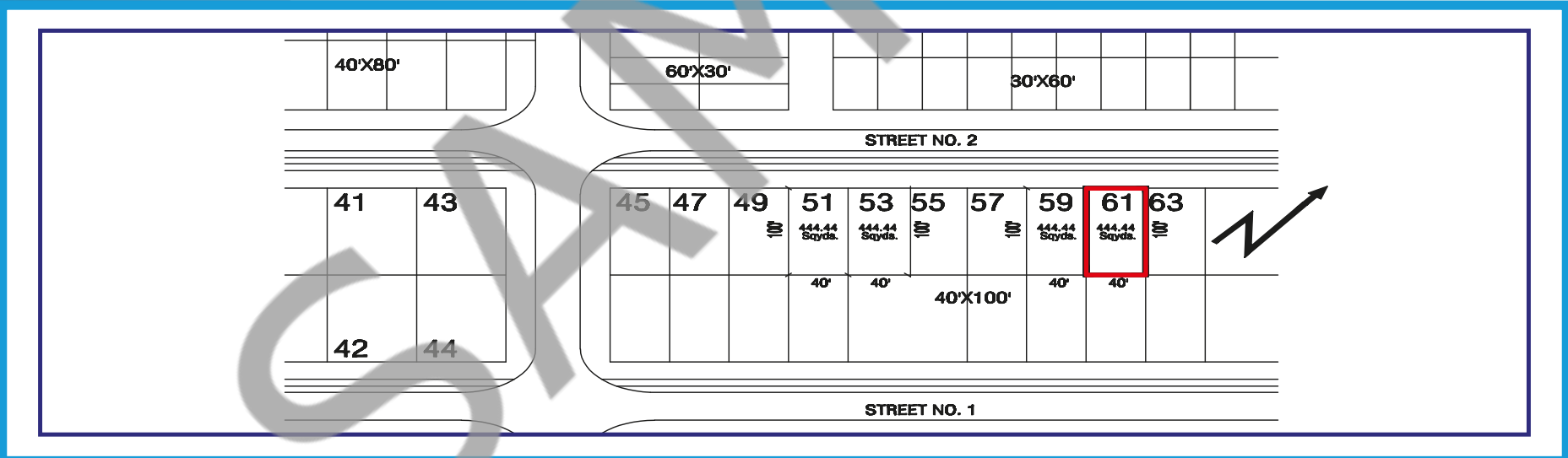
G-11
444.44 Sq.Yards
I & T Center
1:4

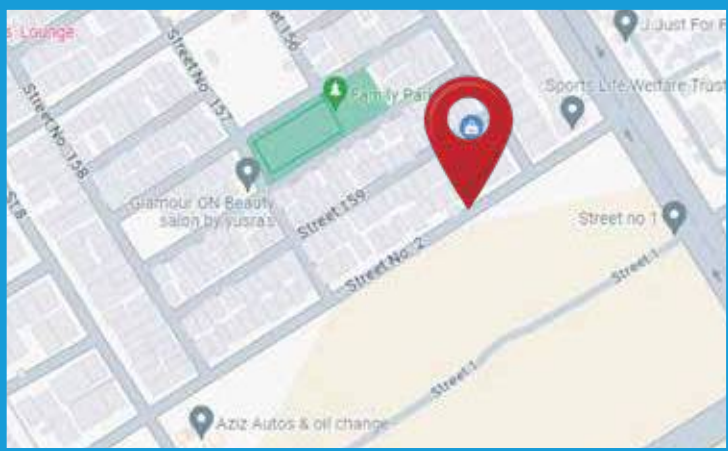


PLOT NO. 61

Sector
Size
Category
F:A:R

G-11
444.44 Sq.Yards
I & T Center
1:4



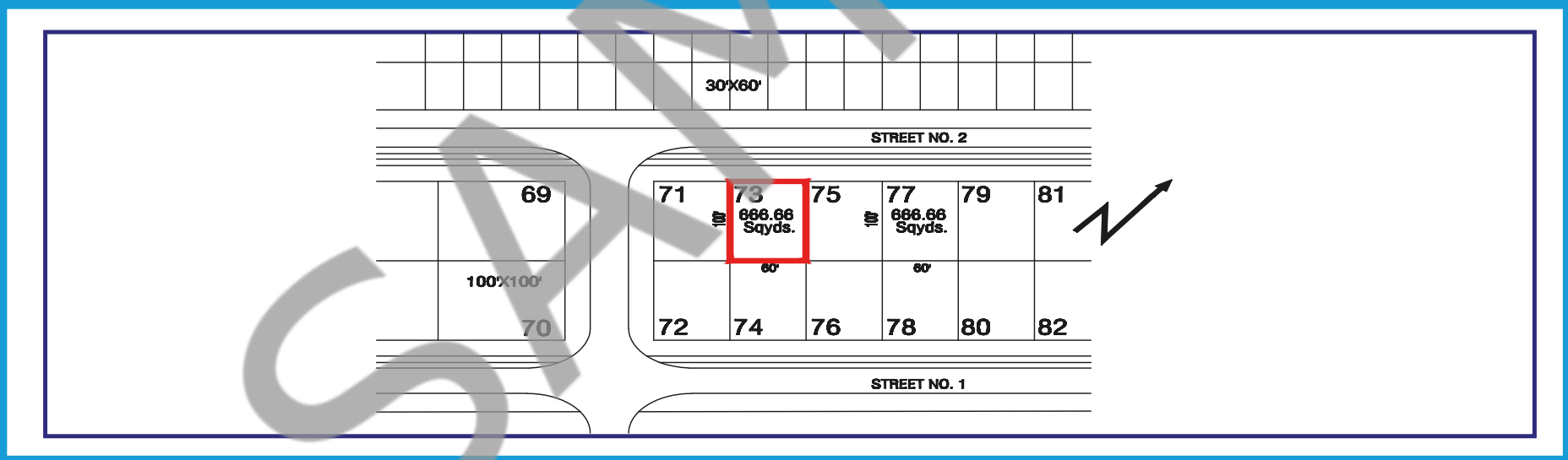


PLOT NO. 73



Sector
Size
Category
F:A:R

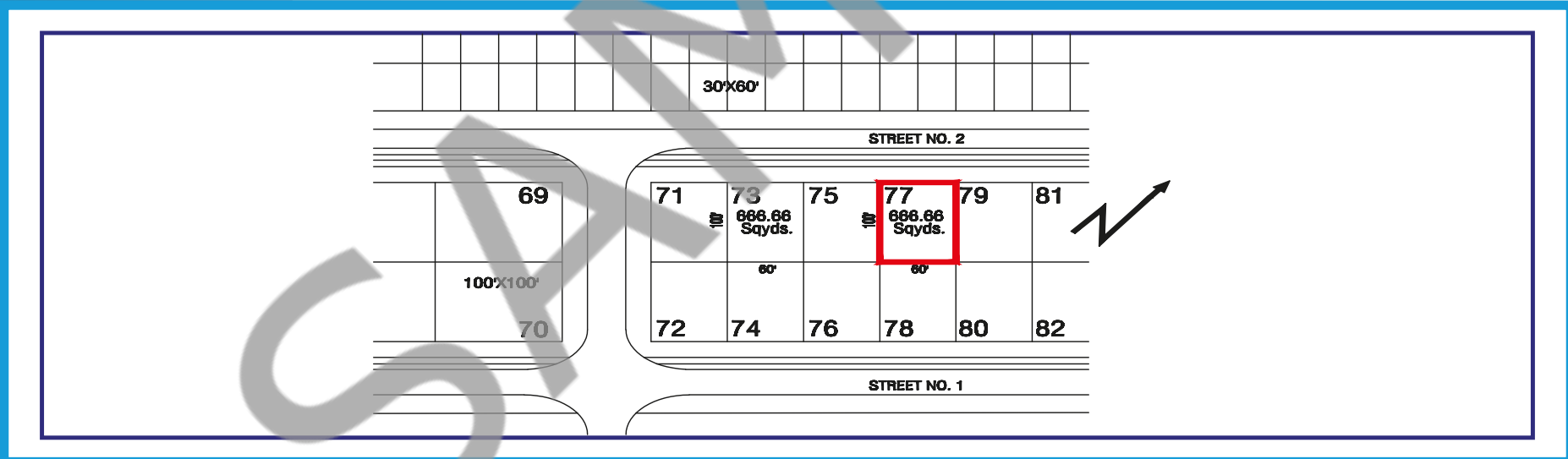
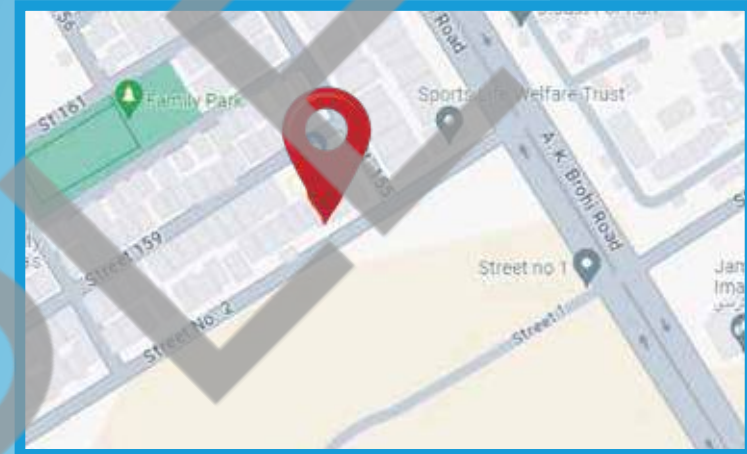
G-11
666.66 Sq.Yards
I & T Center
1:4



PLOT NO. 77

Sector
Size
Category
F:A:R

G-11
666.66 Sq.Yards
I & T Center
1:4

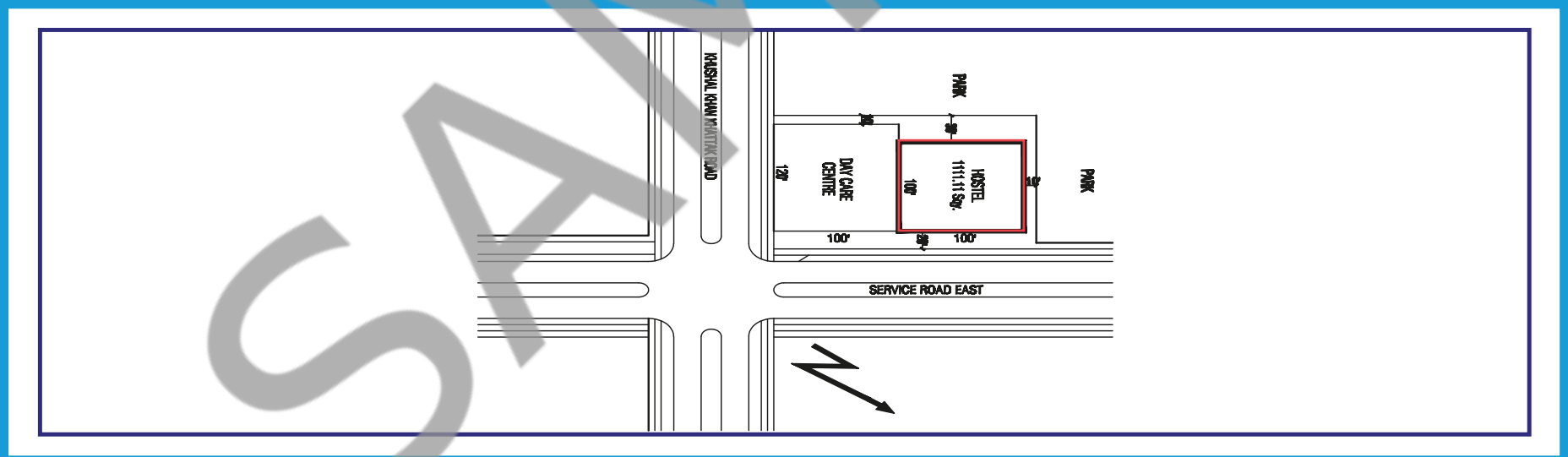


HOSTEL SITES



HOSTEL

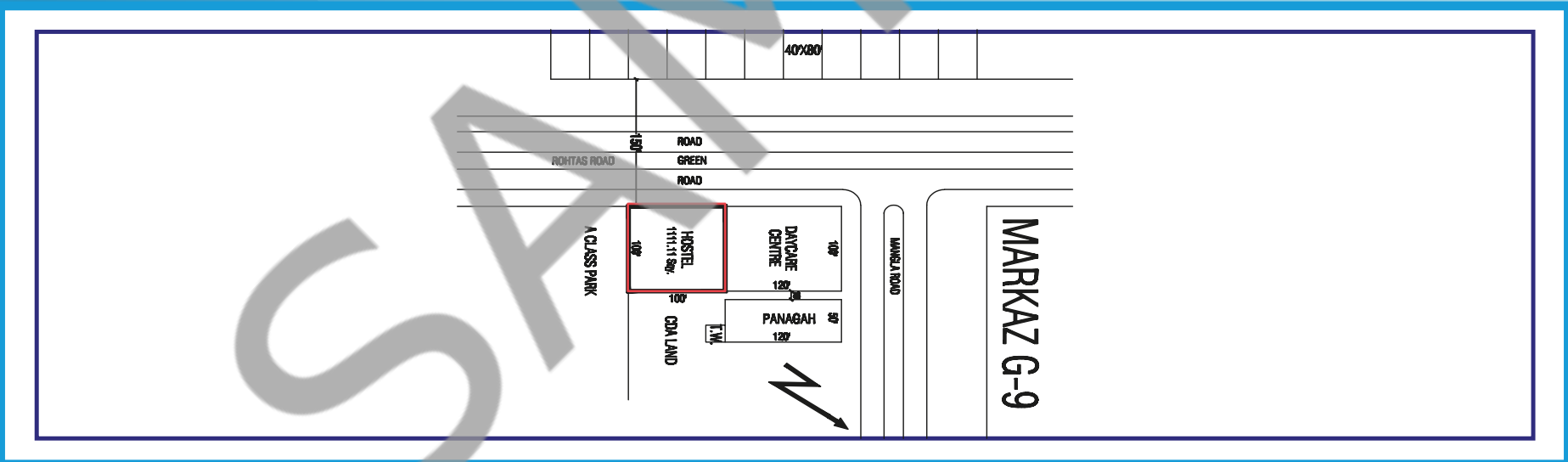
Sector G-7/3
Size 100X100 (1111.11 Sq. Yds)
F:A:R 1:6
Ground Coverage - 70%



HOSTEL



Sector G-9/4
Size 100X100 (1111.11 Sq. Yds)
F:A:R 1:6
Ground Coverage - 70%



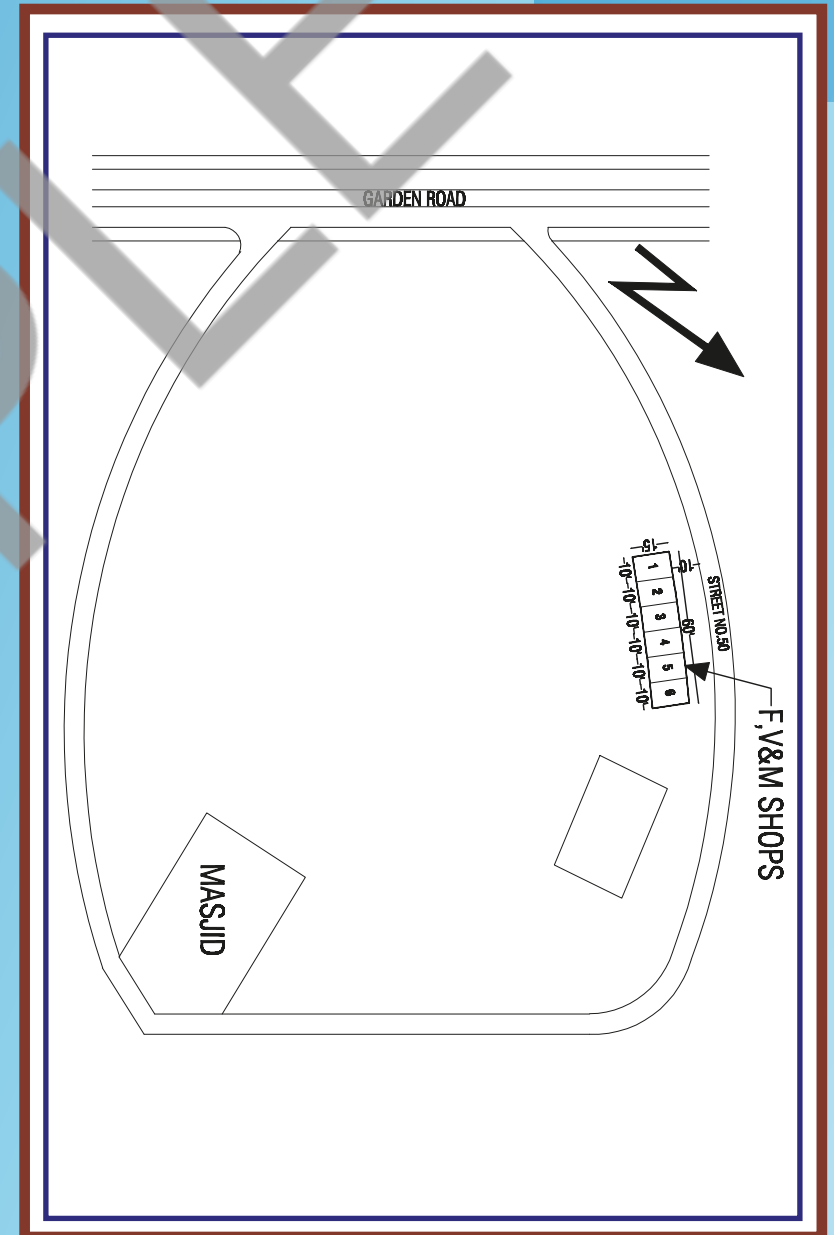
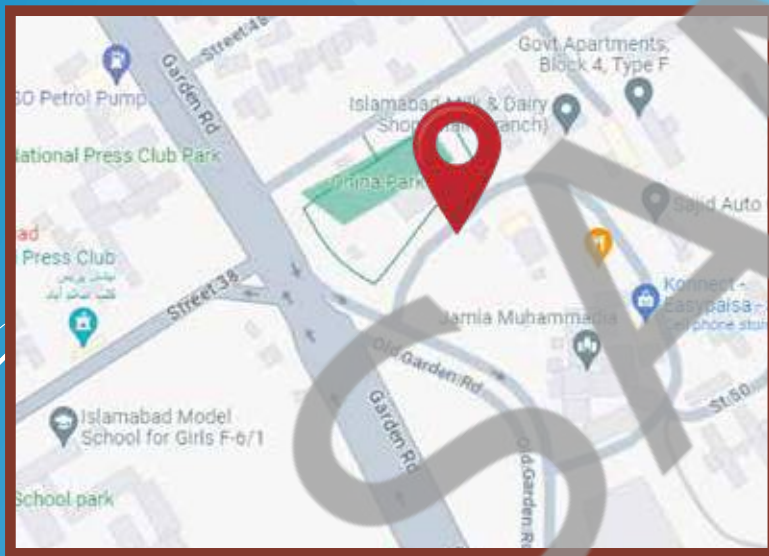
Fruit, Vegetable & Meat Shops



F&V and Meat Shop No 1 to 6

Sector
Size
Category

F-6/4, Street No. 50
(10 x 15) 16.676 Sq. Yds
F&V and Meat



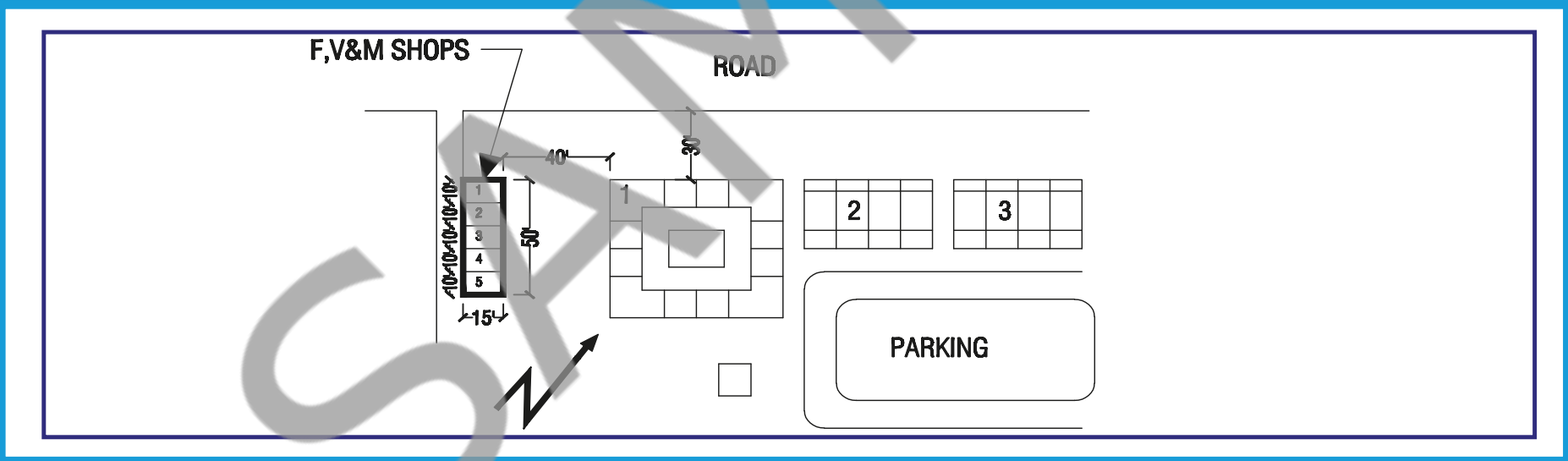


F&V and Meat Shop No 1 to 5



Sector
Size
Category

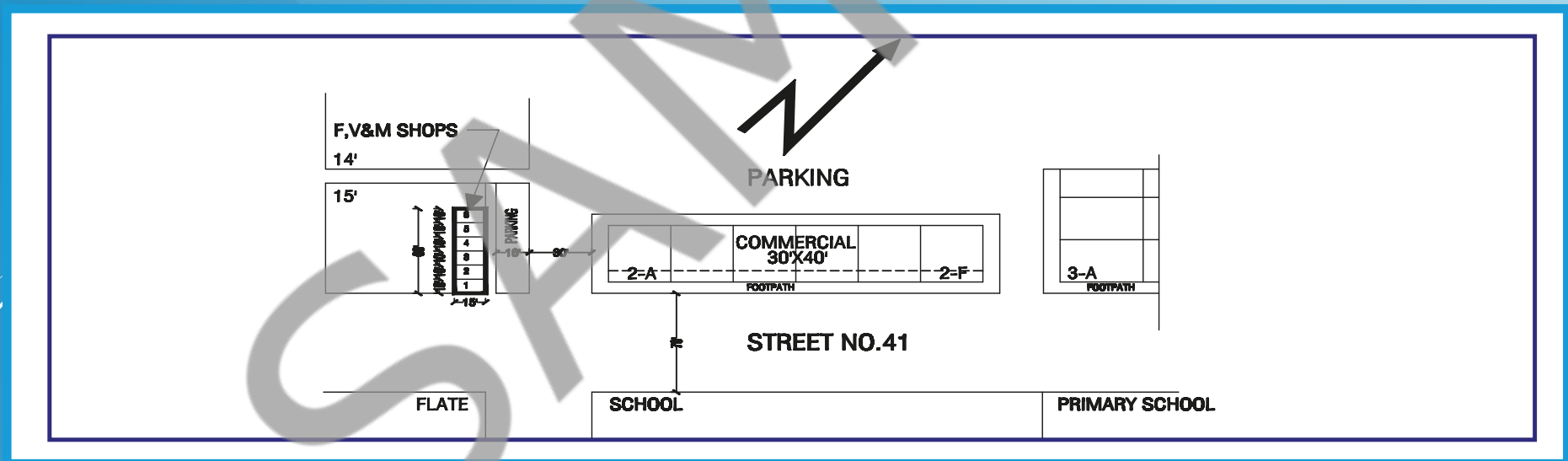
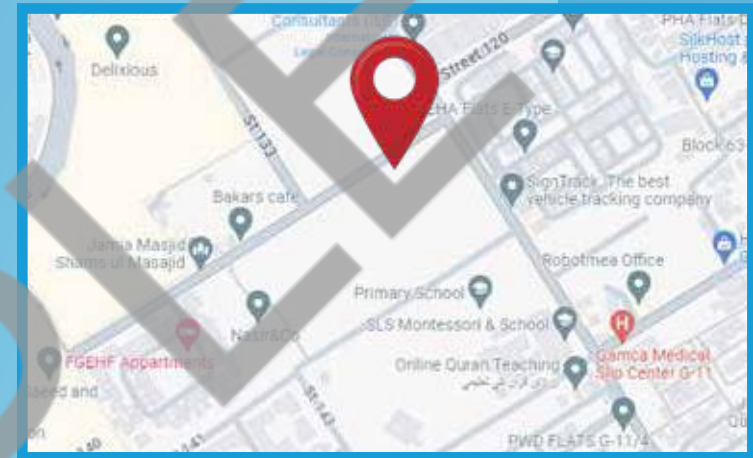
F-8/4, Bazar No. 5
(10 x 15) 16.676 Sq. Yds
F&V and Meat



F&V and Meat Shop No 1 to 6

Sector
Size
Category

G-11/4 Bazar No. 13
(10 x 15) 16.676 Sq. Yds



RESIDENTIAL



SA

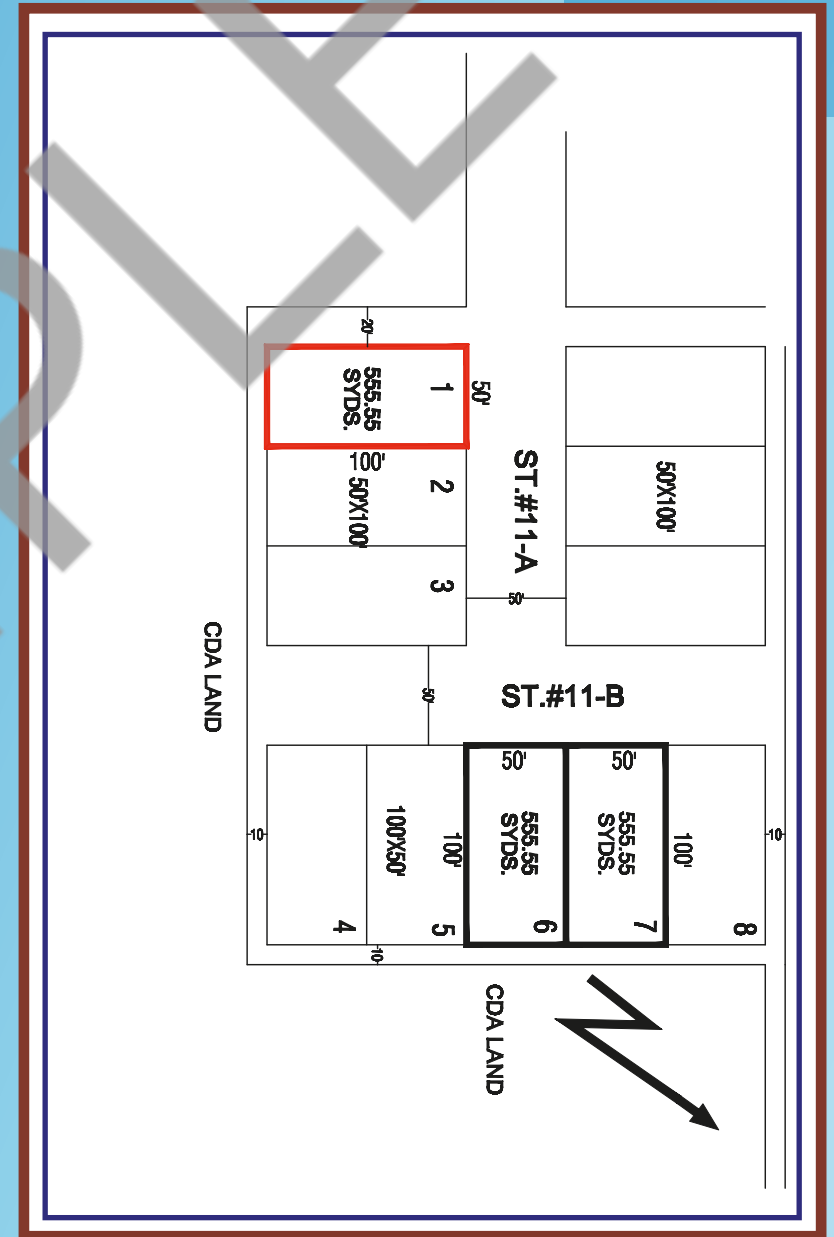
PLOT NO. 1

Sector
Size

Street No. 11-A, F-10/2
50x100

Category

555.55 Sq.Yards
Residential



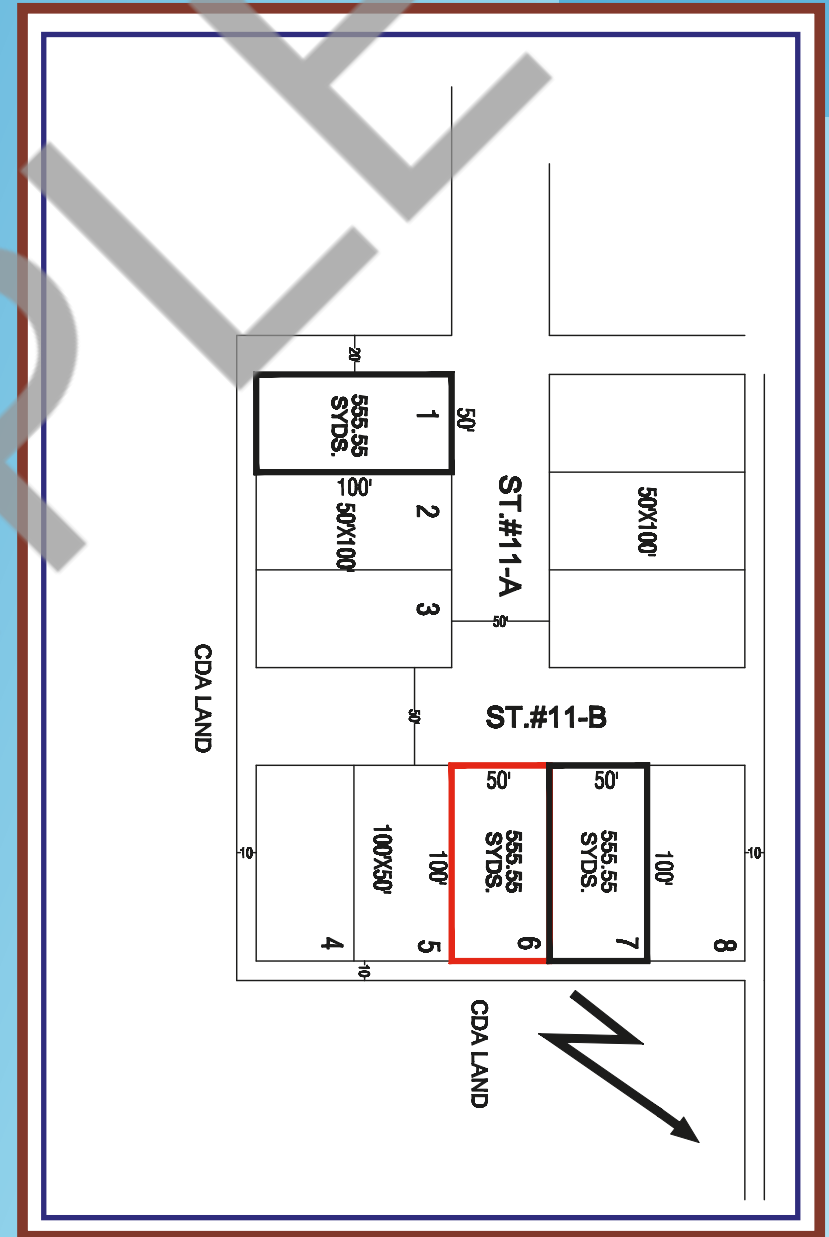
PLOT NO. 6

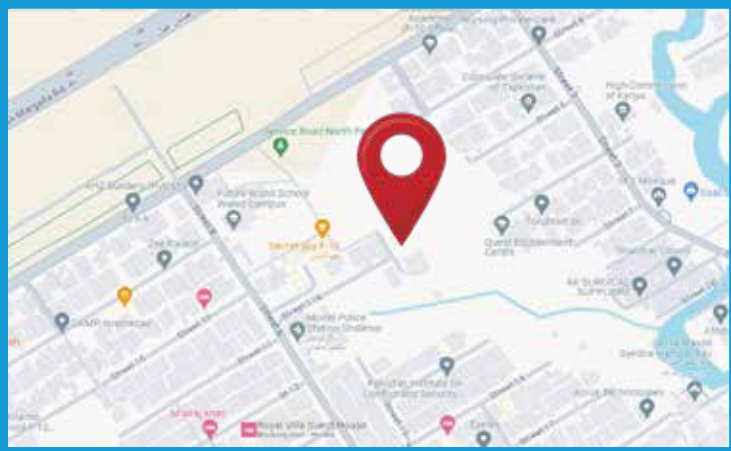
Sector
Size

Street No. 11-B, F-10/2
50x100

Category

555.55 Sq.Yards
Residential





PLOT NO. 7

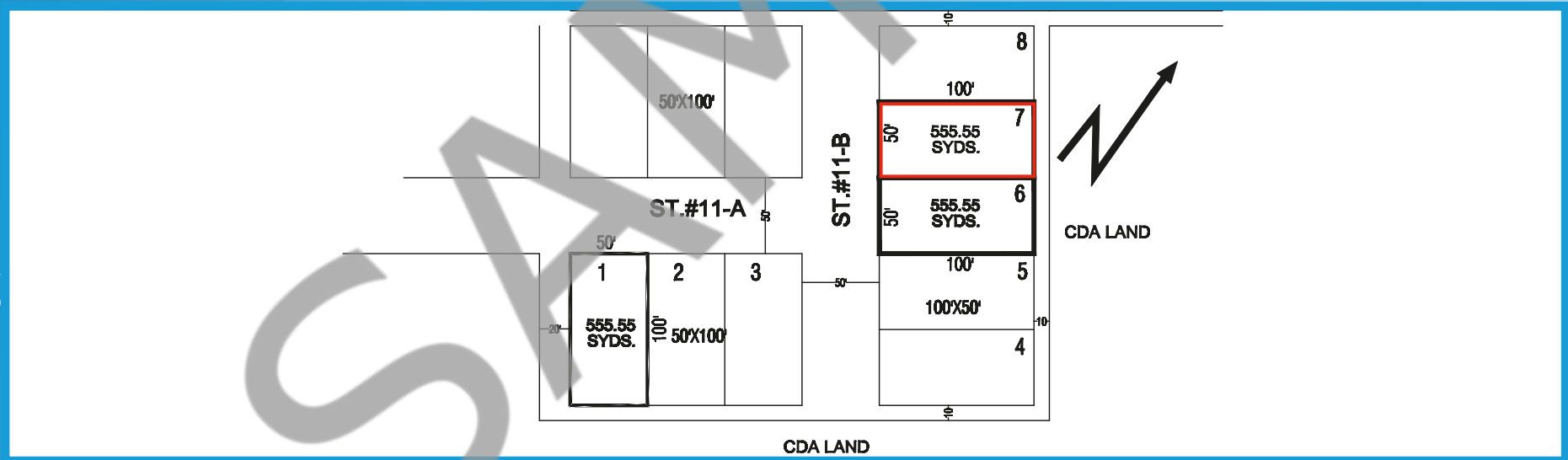


Sector Size

Street No. 11-B, F-10/2
50x100

Category

555.55 Sq.Yards
Residential



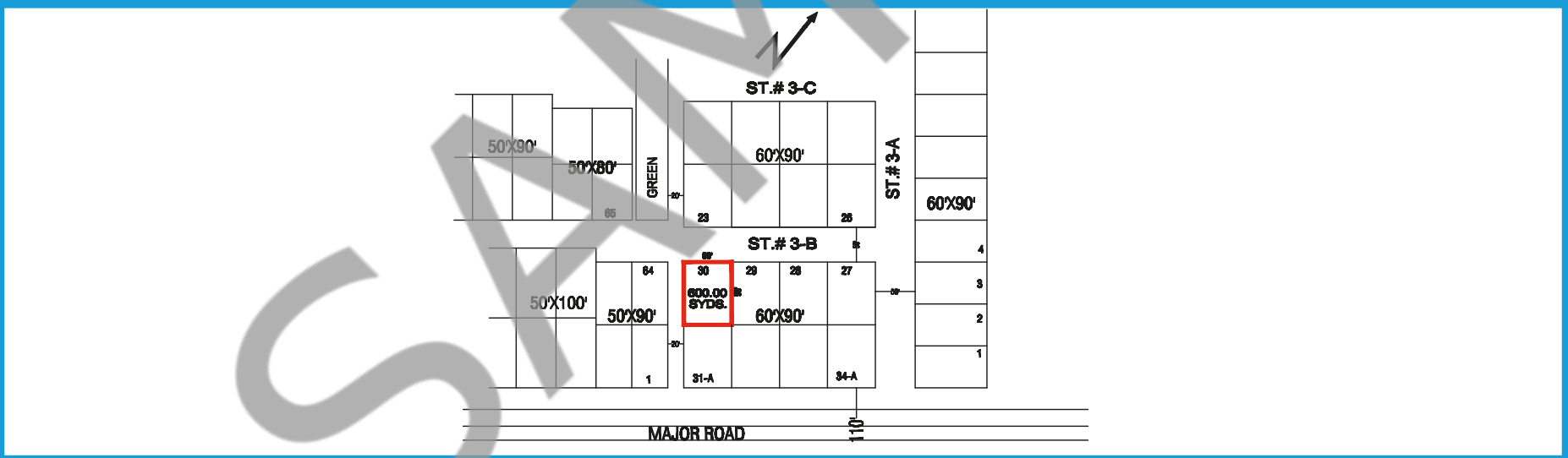
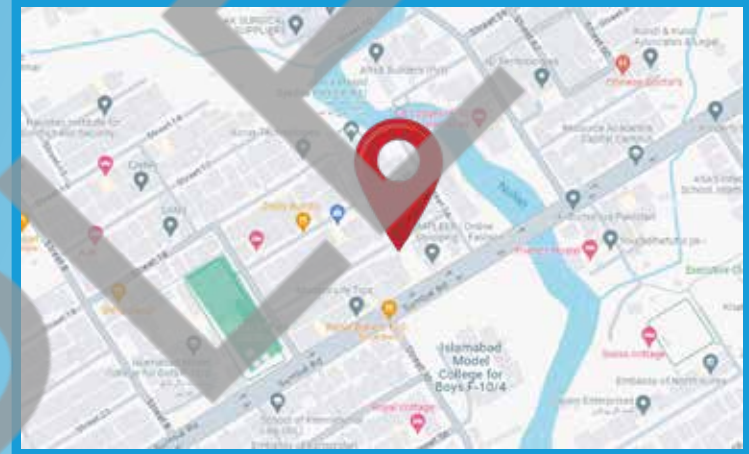
PLOT NO. 30

Sector Size

Street No. 3-B, F-10/2
60x90

Category

555.55 Sq.Yards
Residential



PLOT NO. 294

Sector
Size
Category

F-10/3
800.00 Sq.Yards
Residential



SAMPLE

SUMMARY OF BUILDING BYLAWS APPLICABILITY



PLANNING PARAMETERS OF PLOTS FOR AUCTION IN OCTOBER, 2023

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.	33-B	F-11	90'x75'	750	Commercial	1:5	100%	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 M
2.	53-G	I-8	90'x80'	800	Commercial	1:5	100%	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 M
3.	53-F	I-8	100'x60'	666.67	Commercial	1:5	100%	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 M
4.	53-D	I-8	100'x60'	666.67	Commercial	1:5	100%	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 M
5.	1-C	I-14	60'x80'	533.33	Commercial	1:5	100%	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 M
6.	28	G-11	80'x80'	711.11	Commercial	1:5	100%	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 M
7.	16-D	F-8	125'x60'	833.33	Commercial	1:5	100%	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 M

ORCHARD HEIGHTS, PARK ROAD

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		
8.	C-5	Park Road	60'x80'	533.33	Commercial	1:5	100%	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 M
9.	C-6	Park Road	60'x80'	533.33	Commercial	1:5	100%	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 M
10.	C-7	Park Road	60'x80'	533.33	Commercial	1:5	100%	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 M
11.	C-8	Park Road	Irregular Shape	679.36	Commercial	1:5	100%	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 M

NORTHERN STRIP, E-11

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		
12.	N-1	E-11	80'x120'	1,066.66	Commercial	1:6	100%	LG+G+7 Or G+8	One Car Space for 750 Sq. Ft. Covered Area	8.3, 9.9	-	20 M
13.	S-2	E-11	100'x60'	667	Commercial	1:5	100%	LG+G+5 Or G+6	As per 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 M
14.	S-20	E-11	80'x110'	978	Commercial	1:6	100%	LG+G+7 Or G+8	One Car Space for 750 Sq. Ft. Covered Area	8.3, 9.9	-	20 M
15.	S-21	E-11	80'x110'	978	Commercial	1:6	100%	LG+G+7 Or G+8	One Car Space for 750 Sq. Ft. Covered Area	8.3, 9.9	-	20 M

PARK ENCLAVE-II, PARK ROAD

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		
16.	10	Park Road	80'x130'	1,155.55	Commercial	1:6	100%	LG+G+7 Or G+8	One Car Space for 750 Sq. Ft. Covered Area	8.3, 9.9	-	20 M
17.	11	Park Road	80'x130'	1,155.55	Commercial	1:6	100%	LG+G+7 Or G+8	One Car Space for 750 Sq. Ft. Covered Area	8.3, 9.9	-	20 M
18.	12	Park Road	[80'+100']/2)x 130'	1,300	Commercial	1:6	100%	LG+G+7 Or G+8	One Car Space for 750 Sq. Ft. Covered Area	8.3, 9.9	-	20 M

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	Clauses		
19.	7	F-9/G-9	50'x110'	611.11	Commercial	1:8	100%	As Cleared by CAA/ PAF	As at Remarks	8.1	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.	50 M
20.	18	F-9/G-9	50'x110'	611.11	Commercial	1:8	100%	As Cleared by CAA/ PAF	As at Remarks -	8.1	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.	50 M
21.	8	G-8 PIMS SIDE BLUE AREA	120'x200'	2,666.66	Commercial	1:8	70%	Cleared by CAA/ PAF	One Car Space for 750 Sq. Ft. Covered Area	8.1	-	100 M
22.	9	G-8 PIMS SIDE BLUE AREA	120'x200'	2,666.66	Commercial	1:8	70%	As Cleared by CAA/ PAF	One Car Space for 750 Sq. Ft. Covered Area	8.1	-	100 M
23.	10	G-8 PIMS SIDE BLUE AREA	120'x200'	2,666.66	Commercial	1:8	70%	As Cleared by CAA/ PAF	One Car Space for 750 Sq. Ft. Covered Area	8.1	-	100 M

HOTEL												
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		
24.	6	F-5/1	490'x400'	21,777.77	Hotel	1:5	70%	As Cleared by CAA/ PAF	One Car Space for 750 sq.ft Covered Area	8.12	Maximum 5% of the Total Permissible Covered Area can be used for Commercial/ Offices and can be provided on Deferment Floors.	100 M
25.	8	F-5/1	500'x325'	18,055.55	Hotel	1:5	70%	As Cleared by CAA/ PAF	One Car Space for 750 sq.ft Covered Area	8.12	Maximum 5% of the Total Permissible Covered Area can be used for Commercial/ Offices and can be provided on Deferment Floors.	100 M
AGRO-FARMS, ORCHARD SCHEME MURREE ROAD												
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		
26.	9	Orchard Scheme Murree Road	165'x660'	2.50	Orchard	Total Permissible Covered Area = 9,500 Sq. Ft. Rest of the Details as per Clause-8.15 of ICT BCR, 2020 [amended in 2023]					-	20 M
27.	9-A	Orchard Scheme Murree Road	165'x660'	2.50	Orchard	Total Permissible Covered Area = 9,500 Sq. Ft. Rest of the Details as per Clause-8.15 of ICT BCR, 2020 [amended in 2023]					-	20 M
APARTMENTS												
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		
28.	A	E-11	90'x250'	2,500	Apartments	1:6	50%	As Cleared by CAA/ PAF	1.5 Car Space for One Apartment	8.20	-	30 M
29.	B	E-11	137'x'230'	3,501.11	Apartments	1:6	50%	As Cleared by CAA/ PAF	1.5 Car Space for One Apartment	8.20	-	30 M
30.	3	Orchard Heights Park Road	[(165'-6" + 158'-9")/2] x [(240'-9" + 194'-3")/2]	3,811.5	Apartments	1:6	50%	As Cleared by CAA/ PAF	1.5 Car Space for One Apartment	8.20	-	30 M

INDUSTRIAL												
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		
31.	94-A	I-10/3	100'x230'	2,555.55	Industrial	1:1.2 1:1.5 1:1.6	60% 50% 50%	G+1 G+2 G+3 [Max. Height =60 feet]	One Car Space for 750 Sq. Ft. Covered Area	8.16	-	20 M
PETROL PUMPS												
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		
32.	20 [Markaz]	I-14	200'x120'	2,666.67	Petrol Pump	-	Max. 25% excluding Canopy for Filling Points	2	-	8.17		20 M
33.	13-A [Mauve Area]	G-8	Irregular	2,555.55	Petrol Pump	-	Max. 25% excluding Canopy for Filling Points	2	-	8.17		20 M
34.	Petrol Pump	Bhara Kahu Bypass Murree Bound	132'- 6"x165'-6"	2,430.00 (4.00 Kanals)	Petrol Pump	-	Max. 25% excluding Canopy for Filling Points	2	-	8.17		20 M
35.	Petrol Pump	Bhara Kahu Bypass Isld. Bound	165'- 6"x [(243+226)/2]	4,300 (7.10 Kanals)	Petrol Pump	-	Max. 25% excluding Canopy for Filling Points	2	-	8.17		20 M

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	Clauses		
36.	8-E [SC-11]	G-11/3	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 M
37.	3-C [SC-3]	I-11/2	40'x30'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 M
38.	2-B [SC-3]	D-12/3	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 M
39.	14 [SC-4]	D-12/4	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 M
40.	3-E [SC-10]	I-14/4	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 M
41.	10 [SC-4]	G-10/3	40'x40'	177.77	Commercial	1:3	100%	LG+G+1	-	8.4		10 M
42.	7-C	H-11/4	40'x60'	266.66	Commercial	1:4	100%	LG+G+2 Or G+3	-	8.4(A)		10 M
43.	7-D	H-11/4	40'x60'	266.66	Commercial	1:4	100%	LG+G+2 Or G+3	-	8.4(A)		10 M
44.	8-A	H-11/4	40'x60'	266.66	Commercial	1:4	100%	LG+G+2 Or G+3	-	8.4(A)		10 M
45.	6 [Firdous Market]	F-6/2	30'x48'	160.00	Commercial	1:3	100%	LG+G+1	-	8.4		10 M
46.	5-A	H-11/4	30'x40'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4(A)		10 M
47.	5-F	H-11/4	30'x40'	133.33	Commercial	1:3	100%	LG+G+2 Or G+3	-	8.4(A)		10 M
48.	1-E [SC-5]	F-11/1	40'x30'	133.33	Commercial	1:3	100%	LG+G+1	-	8.4		10 M
49.	1	G-6/1-1	40'x80'	355.55	Commercial	1:4	100%	LG+G+2 Or G+3	-	8.4		10 M
50.	2	G-6/1-1	40'x80'	355.55	Commercial	1:4	100%	LG+G+2 Or G+3	-	8.4		10 M

I&T CENTER												
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		
51.	5	G-11	60'x100'	666.66	I&T Center	1:4	100%	G+3 Or LG+G+2	-	8.5		10 M
52.	9	G-11	60'x100'	666.66	I&T Center	1:4	100%	-	-	8.5		10 M
53.	13	G-11	60'x100'	666.66	I&T Center	1:4	100%	-	-	8.5		10 M
54.	17	G-11	60'x100'	666.66	I&T Center	1:4	100%	-	-	8.5		10 M
55.	37	G-11	60'x100'	666.66	I&T Center	1:4	100%	-	-	8.5		10 M
56.	39	G-11	60'x100'	666.66	I&T Center	1:4	100%	-	-	8.5		10 M
57.	41	G-11	60'x100'	666.66	I&T Center	1:4	100%	-	-	8.5		10 M
58.	49	G-11	40'x100'	444.44	I&T Center	1:4	100%	-	-	8.5		10 M
59.	53	G-11	40'x100'	444.44	I&T Center	1:4	100%	-	-	8.5		10 M
60.	59	G-11	40'x100'	444.44	I&T Center	1:4	100%	-	-	8.5		10 M
61.	61	G-11	40'x100'	444.44	I&T Center	1:4	100%	-	-	8.5		10 M
62.	73	G-11	60'x100'	666.66	I&T Center	1:4	100%	-	-	8.5		10 M
63.	77	G-11	60'x100'	666.66	I&T Center	1:4	100%	-	-	8.5		10 M
HOSTELS												
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		
64.	Hostel	G-7/3	100'x100'	1,111.11	Hostel	1:6	70%	-	One Car Space for 750 Sq. Ft. Covered Area	8.20	Ground Floor may be used for Commercial Activities.	20 M
65.	Hostel	G-9/4	100'x100'	1,111.11	Hostel	1:6	70%	-	One Car Space for 750 Sq. Ft. Covered Area	8.20	Ground Floor may be used for Commercial Activities.	20 M

F, V & M SHOPS

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		
66.	1	F-6/4 [S-50]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
67.	2	F-6/4 [S-50]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
68.	3	F-6/4 [S-50]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
69.	4	F-6/4 [S-50]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
70.	5	F-6/4 [S-50]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
71.	6	F-6/4 [S-50]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
72.	1	F-8/4 [SC-4]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
73.	2	F-8/4 [SC-4]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
74.	3	F-8/4 [SC-4]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
75.	4	F-8/4 [SC-4]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
76.	5	F-8/4 [SC-4]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
77.	1	G-11/4 [SC-13]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
78.	2	G-11/4 [SC-13]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
79.	3	G-11/4 [SC-13]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
80.	4	G-11/4 [SC-13]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
81.	5	G-11/4 [SC-13]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M
82.	6	G-11/4 [SC-13]	10'x15'	16.676	Commercial	-	100%	Basement + G+1	-	-	-	01 M

RESIDENTIAL

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		
83.	1 Street No. 11-A	F-10/2	50'x100'	555.55	Residential	As per relevant Provisions of ICT BCR, 2020 [amended in 2023]					10 M	
84.	6 Street No. 11-B	F-10/2	50'x100'	555.55	Residential			-do-			10 M	
85.	7 Street No.11-B	F-10/2	50'x100'	555.55	Residential			-do-			10 M	
86.	30 Street No. 3-B	F-10/2	60'x90'	600.00	Residential			-do-			10 M	
87.	294	F-10/3	60'x120'	800.00	Residential			-do-			10 M	

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)

AUCTION OCTOBER 2023 ANNEX D

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 _____, 2023.

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.

AUCTION OCTOBER 2023 ANNEX E

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 shan't 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 _____

AUCTION OCTOBER 2023 ANNEX F

SAMPLE PROVISIONAL BID ACCEPTANCE LETTER

**CAPITAL DEVELOPMENT AUTHORITY
(ESTATE MANAGEMENT DIRECTORATE)**

No. CDA/EM-II/ _____

Islamabad, Oct. _____, 2023

Subject: **PROVISIONAL BID ACCEPTANCE LETTER**

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 _____
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.
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

Deputy Director-I.

Estate Management Directorate-II.

AUCTION OCTOBER 2023 ANNEX G

SAMPLE ALLOTMENT LETTER

CAPITAL DEVELOPMENT AUTHORITY
(ESTATE MANAGEMENT DIRECTORATE)

Islamabad, Oct. _____, 2023

No. CDA/EM-II/ _____

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.

AUCTION OCTOBER 2023 ANNEX G

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.

AUCTION OCTOBER 2023 ANNEX G

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

(+92 51) 925 2481 | info@cda.gov.pk | www.cds.gov.pk

CDA Headquarters, Sector G-7/4, Islamabad, Pakistan

Rs: 10,000/-

