



OPEN AUCTION

Commercial Plots

Plots of different sizes & categories at
prime locations of Islamabad

04

05

06

AUGUST 2026

Jinnah Convention Centre
Islamabad



THE GATEWAY TO DYNAMIC FUTURE



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INTRODUCTION.

Commercial plots located in various sectors of Islamabad and shops in parking plaza, Blue Area are being offered for allotment on leasehold right , 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 on 4th, 5th and 6th August 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:

(Red Token).	(100 Million).
(Green Token).	(50 Million).
(Purple Token).	(30 Million).
(White Token).	(20 Million).
(Black Token).	(05 Million).

(Individual token money is mentioned against each plot in the list of plots available at page 56 to 59)

ELIGIBILITY

5. The Individual(s) / firms / companies participating in the auction are required to obtain tokens (Annex -C) by providing Pay Order of Rs. 100/50/30/20/5 million for plots of the above mentioned categories from the Auction Cell (Estate Management II), CDA Facilitation Center, G-7/2, Islamabad upon fulfilling the rescribed 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 5% 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 commercial plots only.
- 2 In case, the successful bidder intends to pay the remaining amount in USD with in 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 commercial plots only
- 3 The schedule of payment of premium will be one year for commercial plots, 6 months for shops.
- 4 The possession shall be available after payment of 75 percent of premium, subject to provision of a valid Bank Guarantee from local schedule bank. (corresponding to the remaining amount)(In case of commercial plots).
- 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.

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 in case bidder fails to deposit 25% of the premium, with the automatic cancellation of the successful bid and the token money shall stand forfeited. Intimation to this effect will be made to the bidder through an official letter. After the lapse of 30 days, the bidder shall have no claim over the plot.
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.

TERMS & CONDITIONS

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 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/surrendered plots in this Auction on account of non-payment of premium, Authority will only 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 making remaining payment corresponding to installments), the highest bidder have 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. The restoration will be subject to default surcharge, in addition to restoration charges.
10. Subject to payment of full premium and other taxes, and all outstanding payment or dues, if any, 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.

TERMS & CONDITIONS

11. Non-conforming 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.
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.

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 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 approved by the Authority upto 1 year i.e, total of 3 quarterly installment payable over a period of 1 years.
3. Remaining 75% of the premium shall be payable in three quarterly installments as given below:
 - a) 1st installment (25% of the premium within 4 months of issuance of Bid Acceptance Letter)
 - b) 2nd installment (25% of the premium) within 8 months of issuance of Bid Acceptance Letter)
 - c) 3rd instalment (25% of the premium within 12 months of issuance of Bid Acceptance Letter)

Note: In case of failure to pay the due installment within given time period, the acceptance of bid shall be withdrawn and token money 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 installments).

PAYMENT MODALITIES

4. Failure to pay initial 25% of premium within 30 days shall render the provisional bid acceptance for withdrawal.
5. In case the successful bidder wishes to pay the remaining amount in lumpsum, within 30 days of the bid acceptance letter, a rebate of 5% on total premium will be granted, excluding token money in case of plots only.
6. In case, the successful bidder wishes to pay the remaining amount in USD through proper banking channel with in 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.
7. 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.
8. After acceptance of the bid, the allottee shall submit an undertaking on judicial stamp paper of Rs.30/-(Annex-E).
9. 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.
10. 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 shall be increased by 15% after every three years or as determined by the CDA Board from time to time.
11. 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

PAYMENT MODALITIES

successful bidder/allottee.

12. 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 may be withdrawn after fulfilment of codal formalities.
13. Premium payments are to be made within the prescribed timelines as mentioned in provisional Bid Acceptance Letter.
14. In case the bidder fails to pay balance / particular installment(s) for 30 days (inclusive holidays) alongwith delay charges, the provisional bid acceptance letter may 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 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 including proof of paid applicable taxes 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. For Agro Farm plots each bid will be raised by bidders by multiplies of Rs. 100,000/- per Kanal.
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

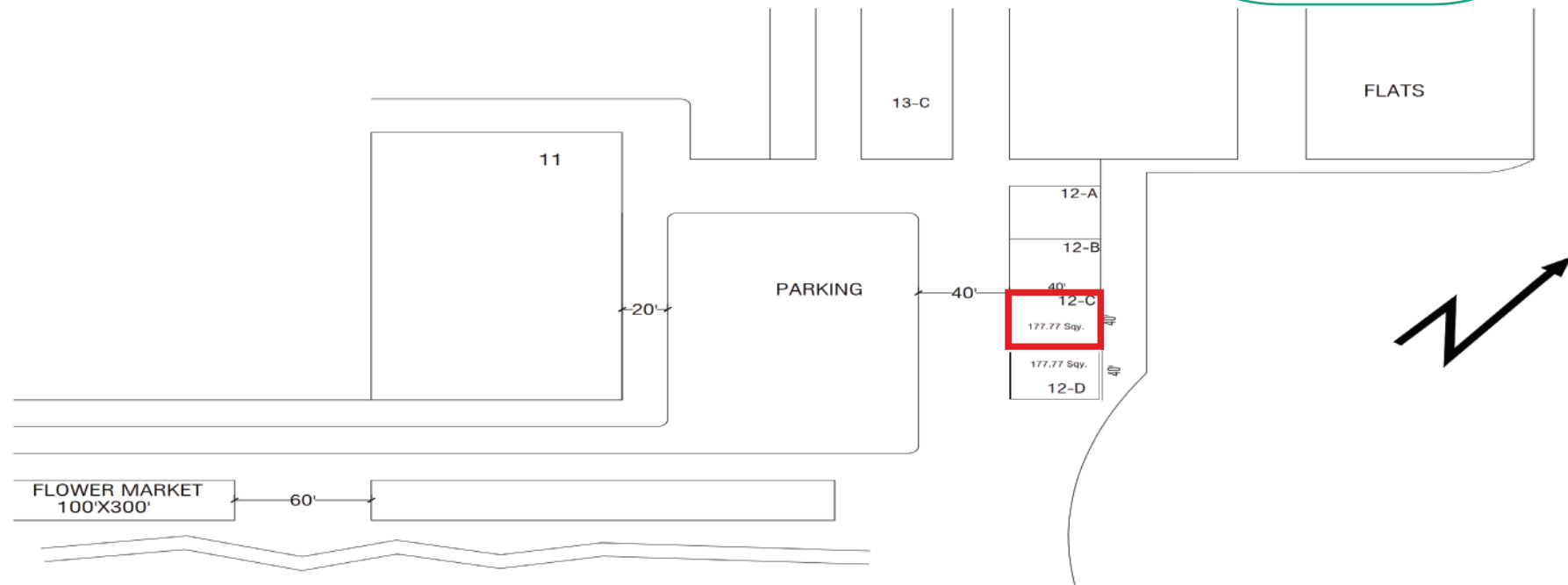
- i. Time Bound Auction of each plot: - Each plot to be auctioned will be time bound with a time limit of 45 minutes, where potential bidders may place their bid amount through display of token. In case the auction for the specific round is active, additional time may be allowed subject to permission 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



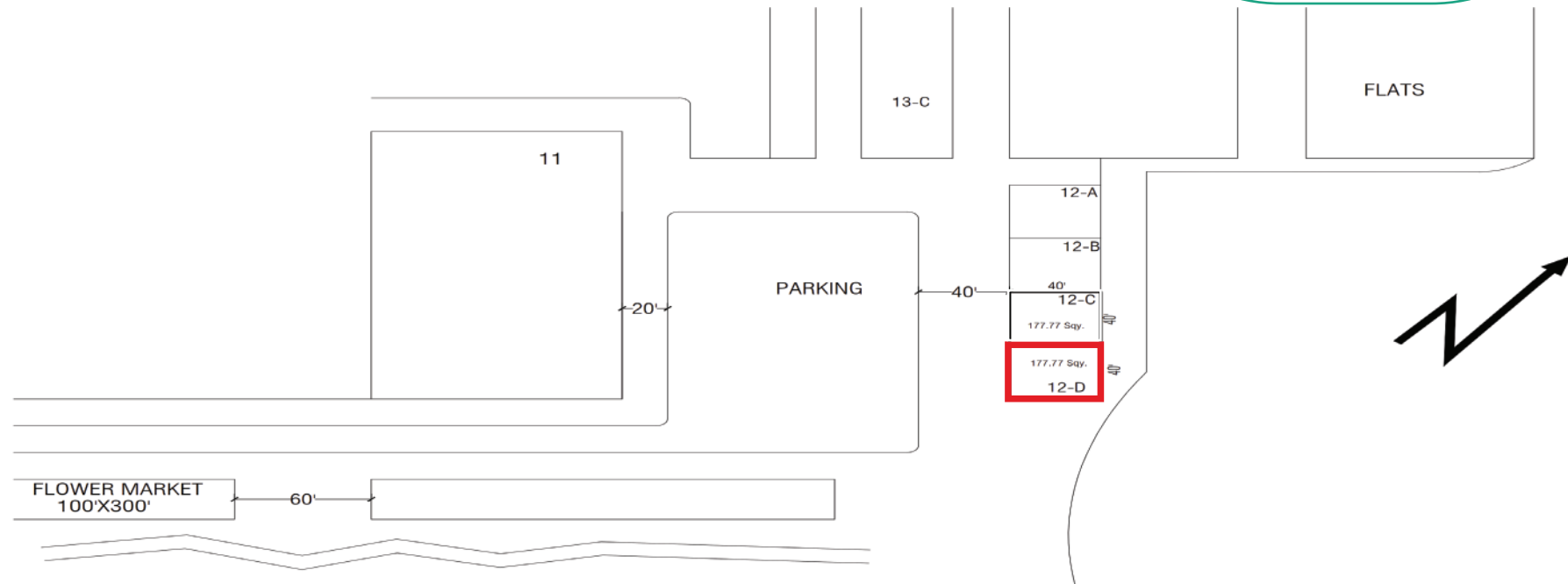
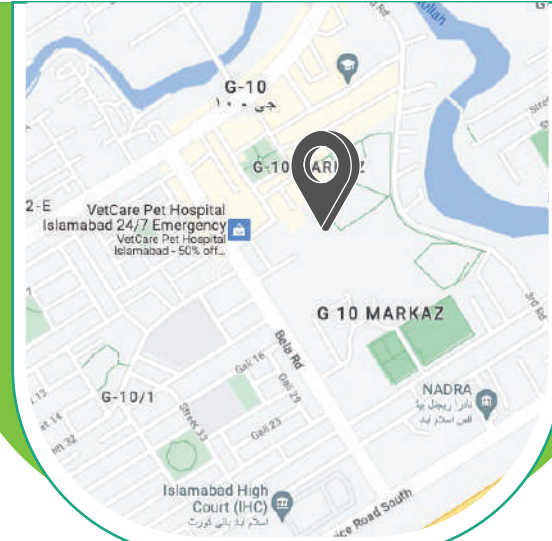
PLOT NO 12-C

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



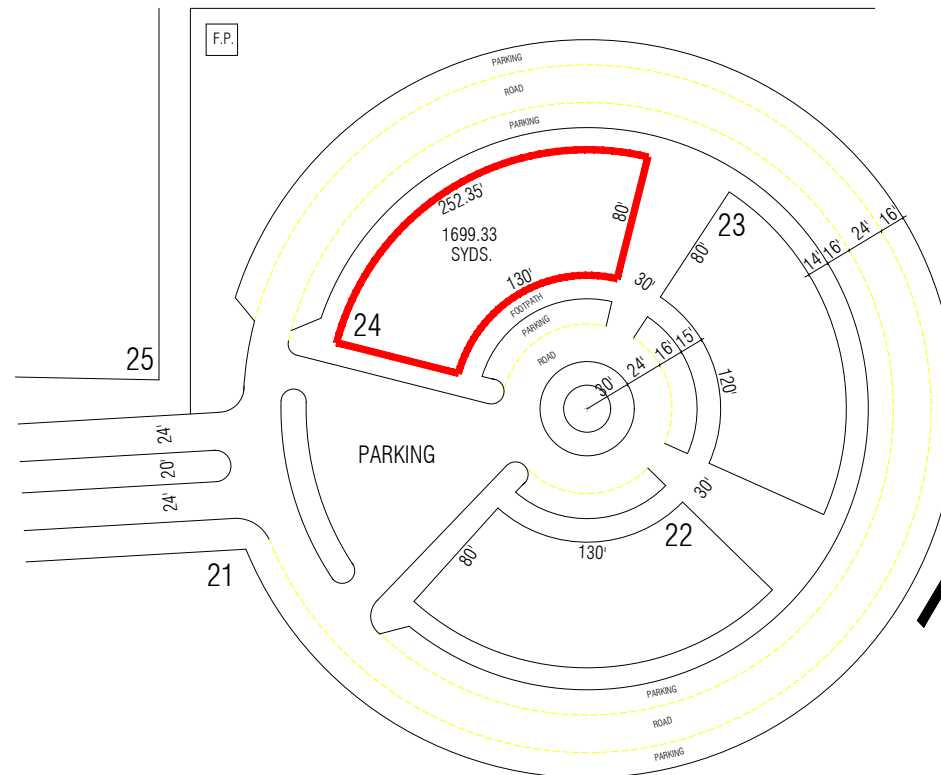
PLOT NO 12-D

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



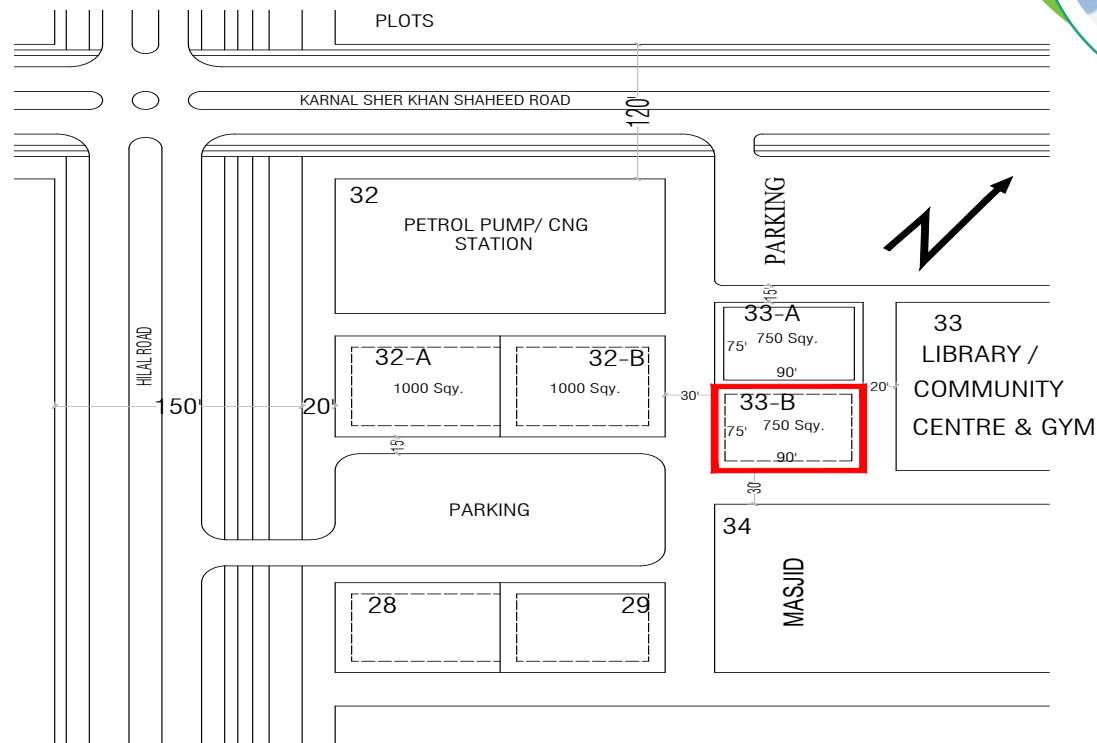
PLOT NO 24

Sector	F-11 Markaz
Size	1699.33 Sq.Yds.(Irregular)
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8



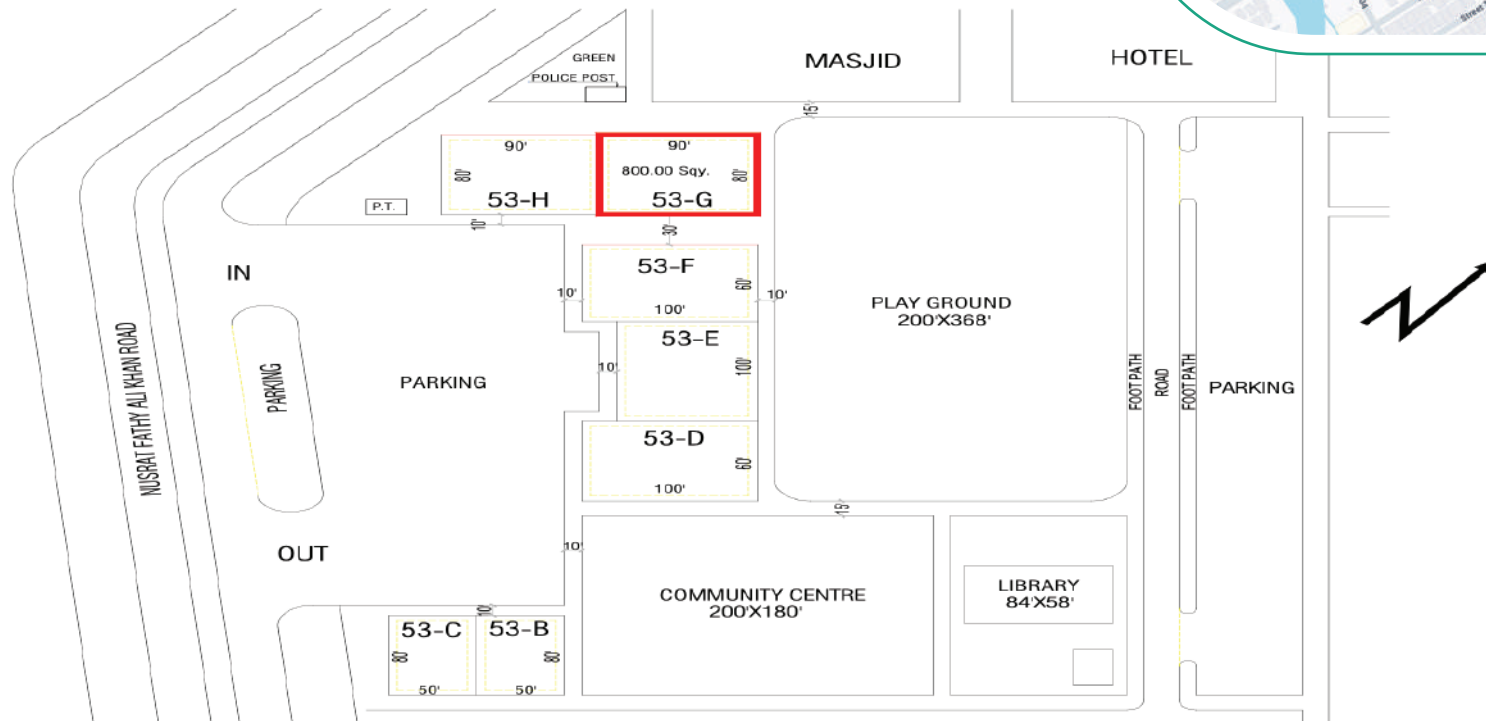
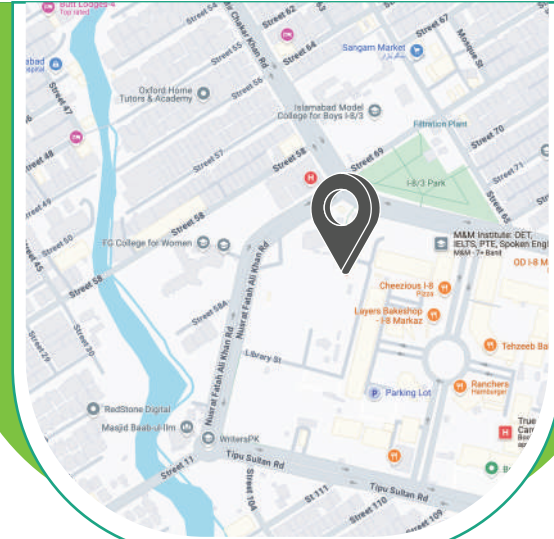
PLOT NO 33-B

Sector	F-11 Markaz
Size	(90'x75') 750.00 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+5 or G+6



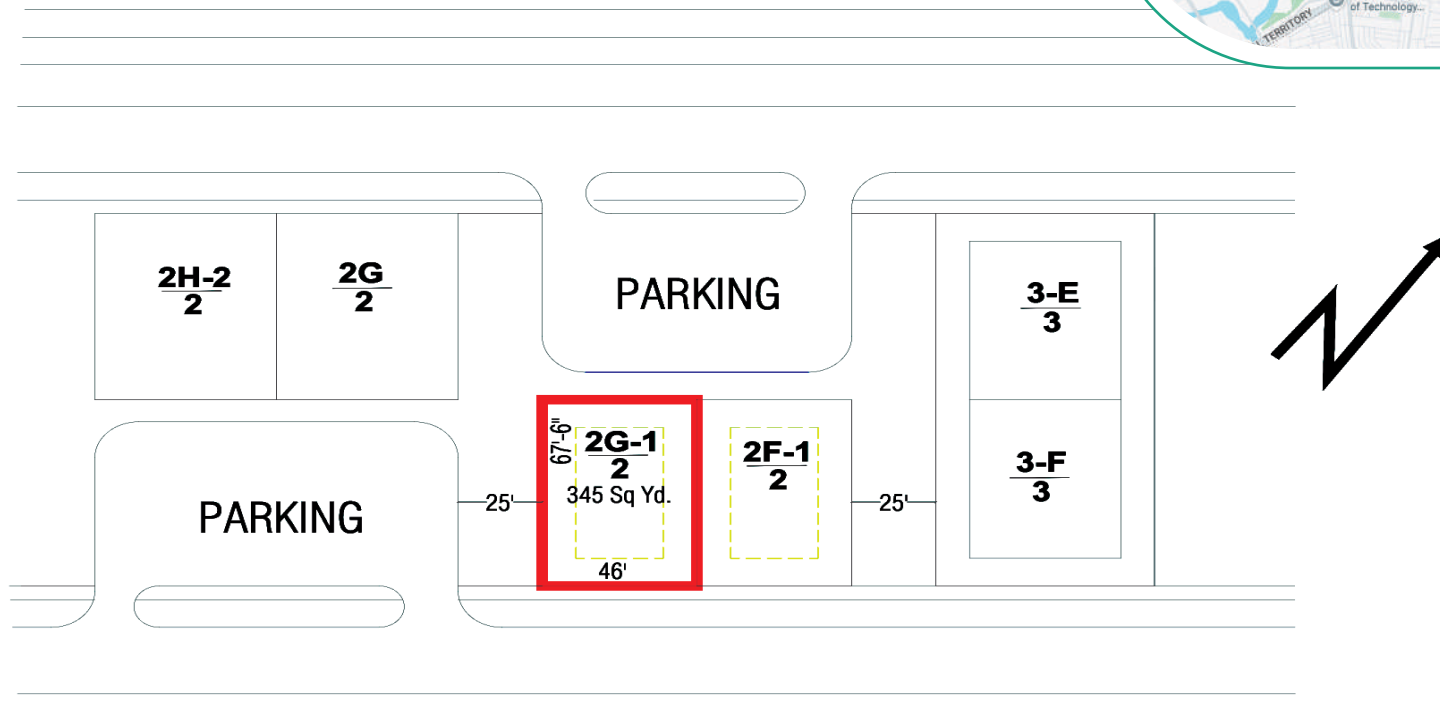
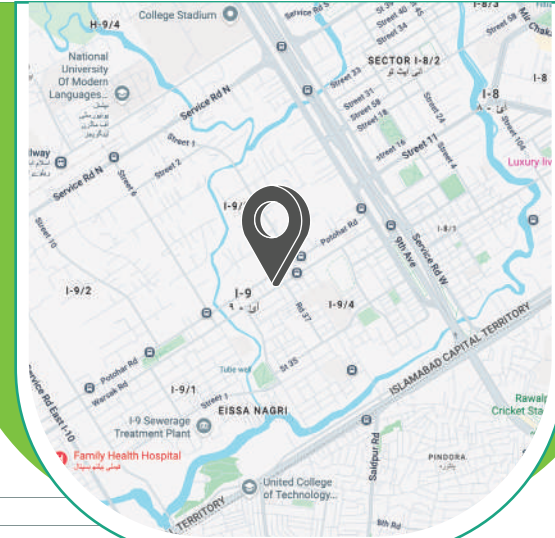
PLOT NO 53-G

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



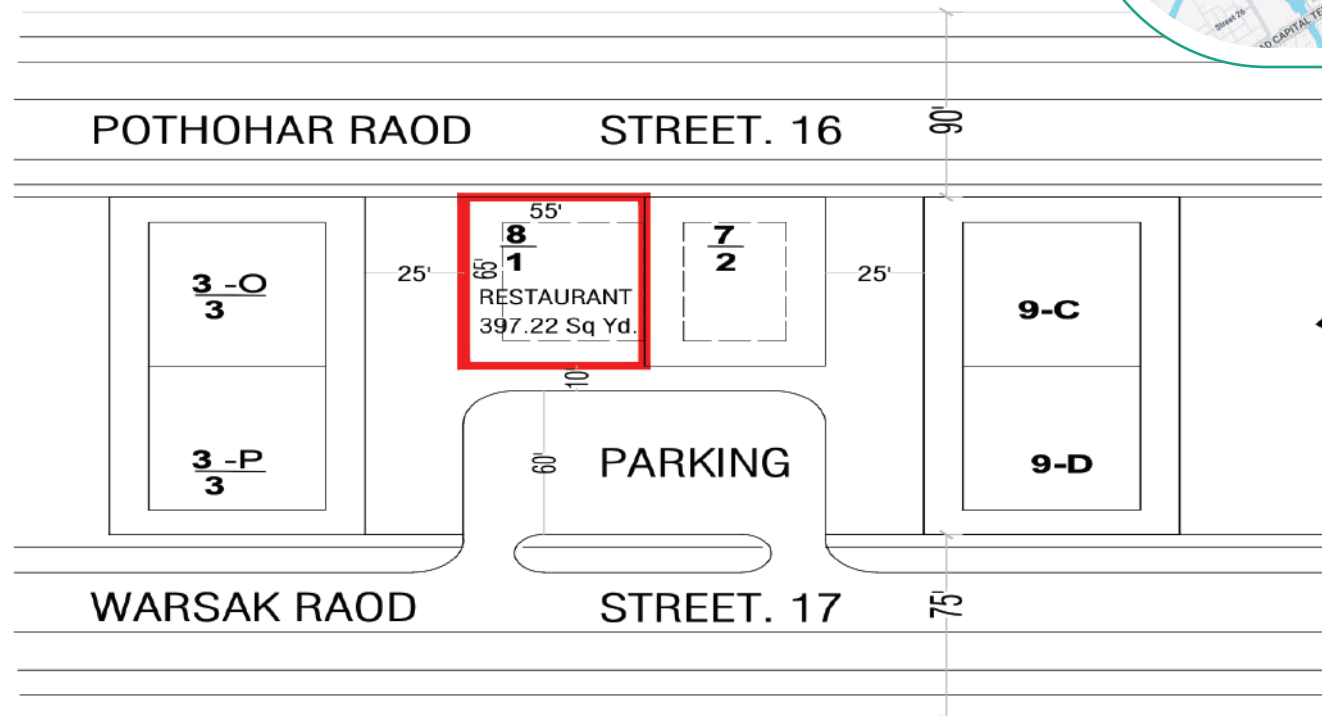
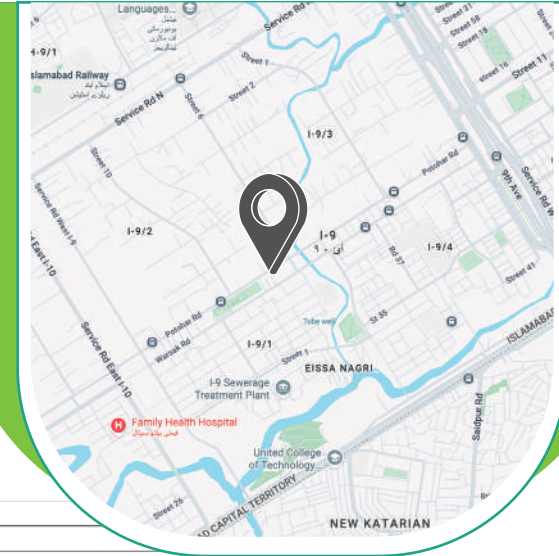
PLOT NO 2-G/1

Sector	I-9 Markaz
Size	(67'.6"X46') 345 Sq.Yds.
Category	Commercial
F:A:R	1:5
No. of Floors	LG+G+05 or G+06



PLOT NO 8

Sector	I-9 Markaz
Size	(55'X65') 397.22 Sq.Yds.
Category	Restaurant
F:A:R	1:5
No. of Floors	LG+G+05 or G+06 (Use: Only for Restaurant)

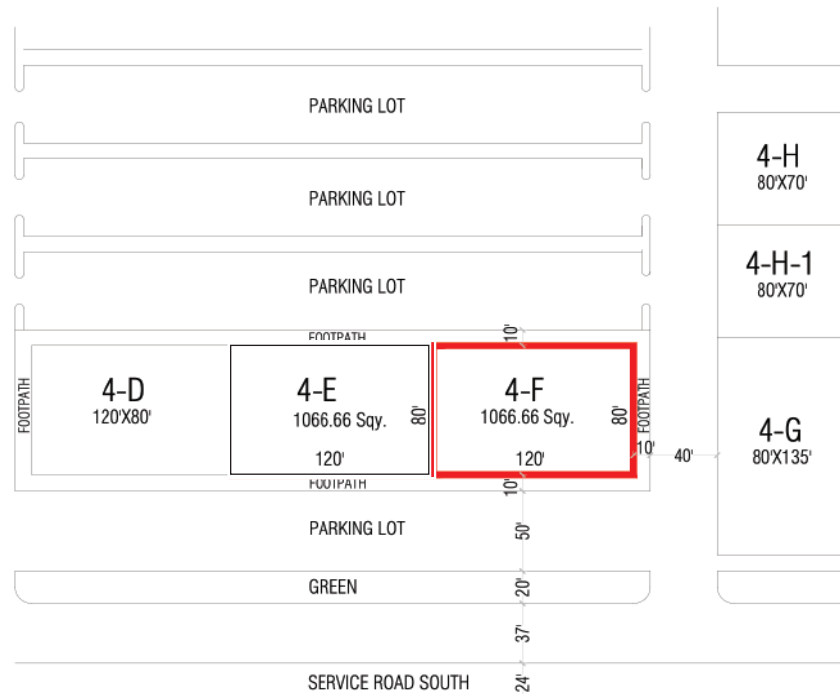


PLOT NO 4-E

Sector	I-12 Markaz
Size	(120'X80') 1066.66 Sq.Yds.
Category	Commercial
F:A:R	1:6
Nos of Floor	LG+G+07 or G+08

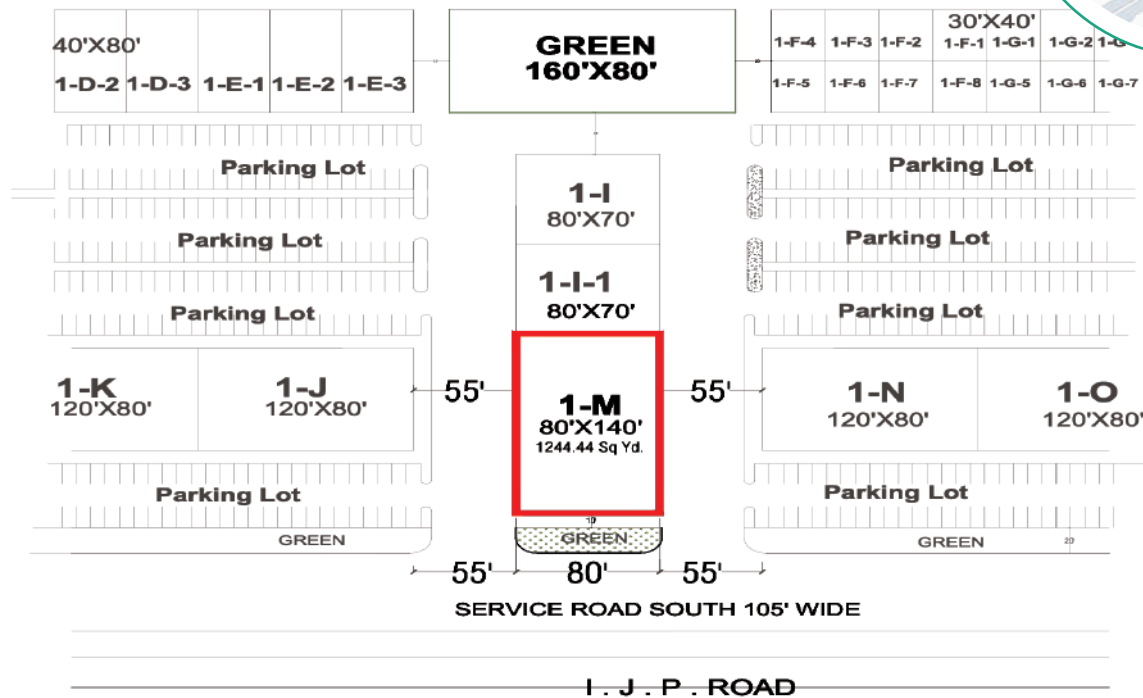


Sector	I-12 Markaz
Size	(120'X80') 1066.66 Sq.Yds.
Category	Commercial
F:A:R	1:6
Nos of Floor	LG+G+07 or G+08



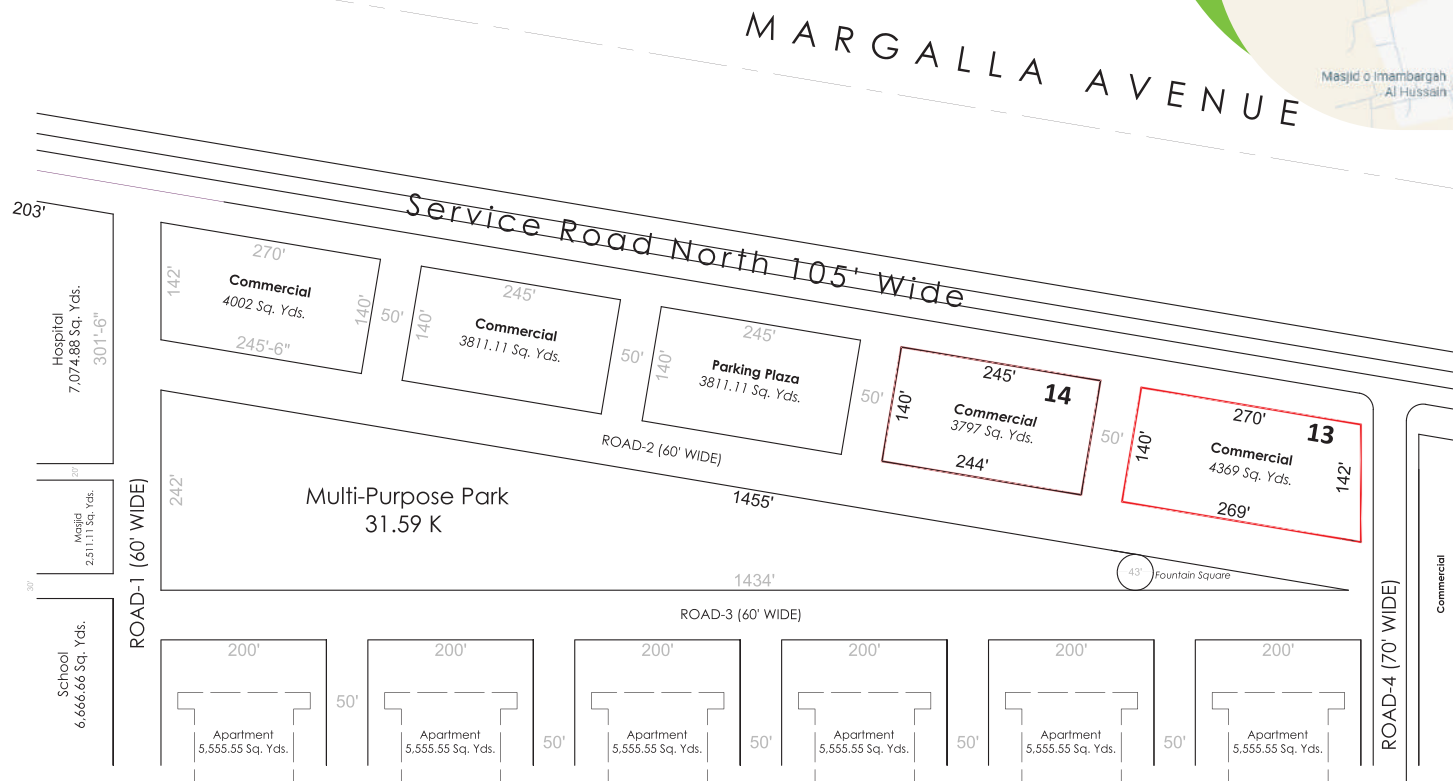
PLOT NO 1-M

Sector	I-12 Markaz
Size	(80'X140') 1244.44 Sq.Yds.
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8



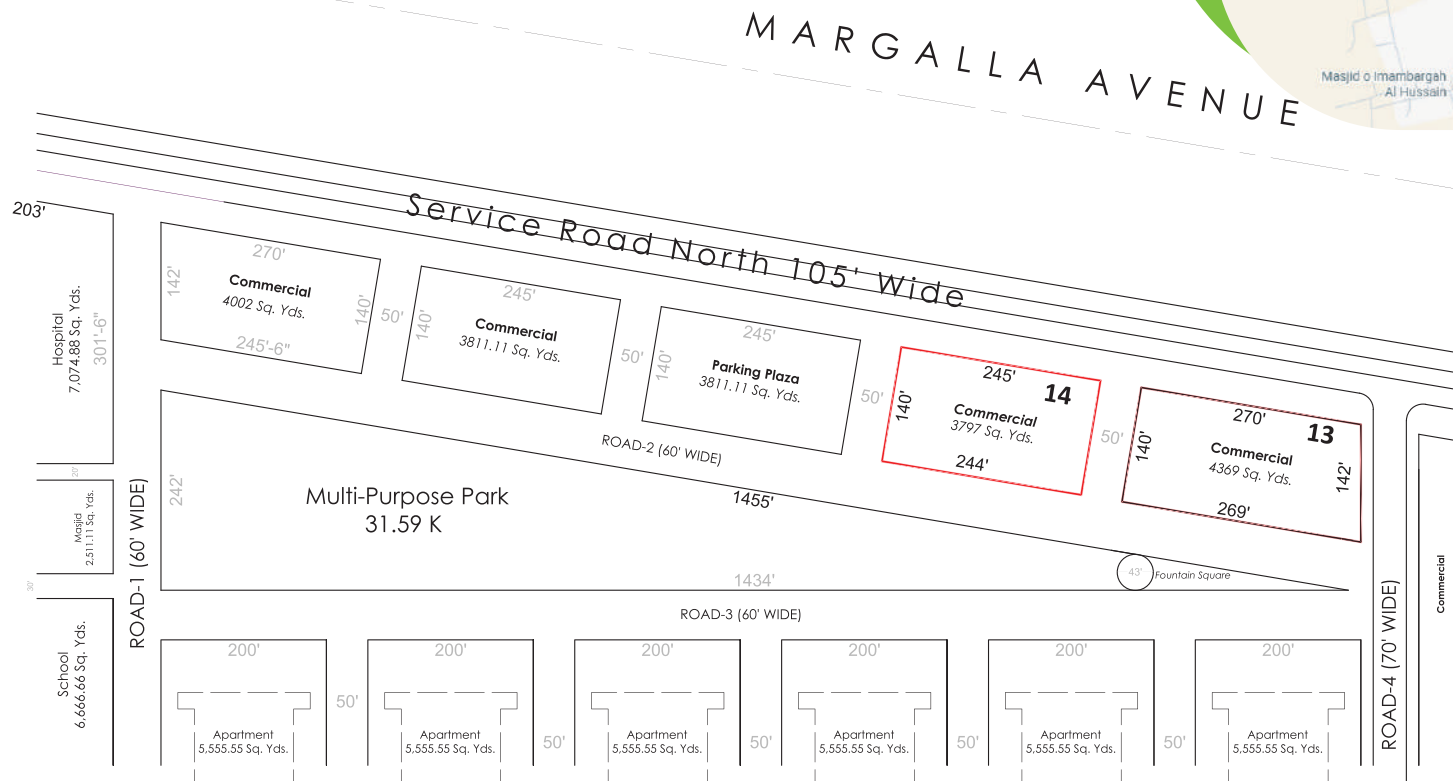
PLOT NO 13

Sector	C-13 (Downtown)
Size	4369 Sq.Yds. (Irregular)
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8



PLOT NO 14

Sector	C-13 (Downtown)
Size	3797 Sq.Yds. (Irregular)
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8



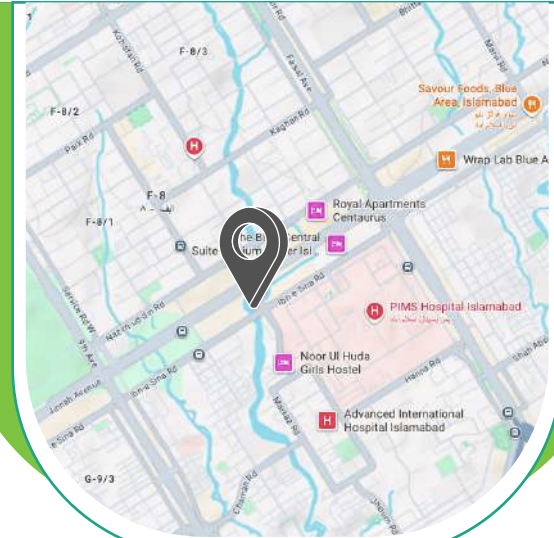
BLUE AREA



PLOT NO 16

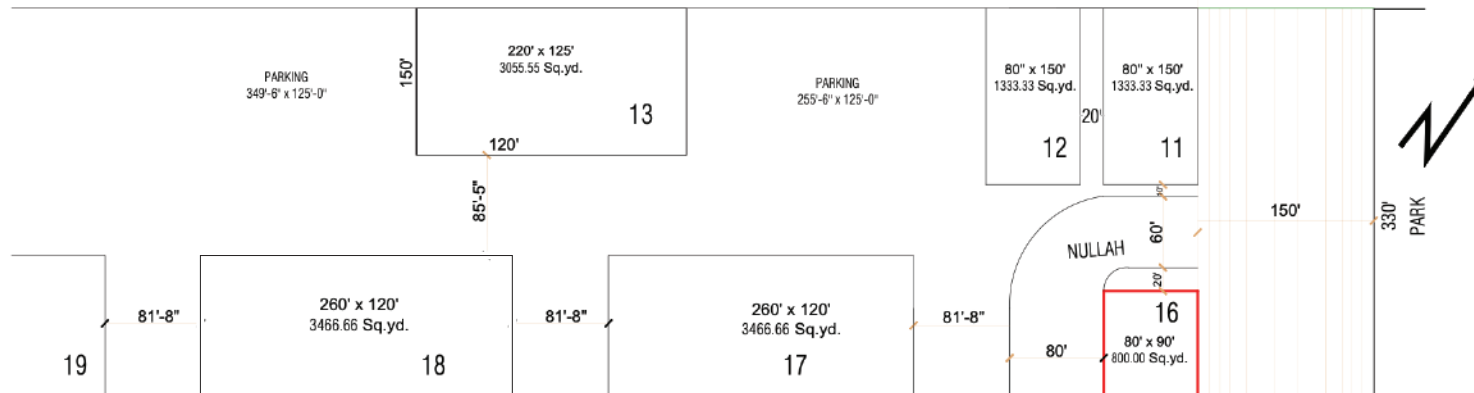
Sector	Blue Area G-8
Size	(80'X90') 800.00 Sq.Yds.
Category	Commercial
F:A:R	1:8

Ground Coverage : G+4= 70%
Subsequent Story : Flexible



BLUE AREA F-8

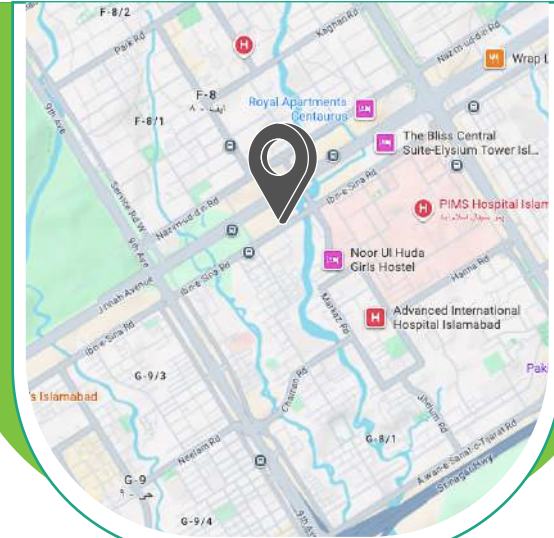
360' WIDE KHAYABAN - E- JINNAH



135' WIDE IBN-E-SINA ROAD

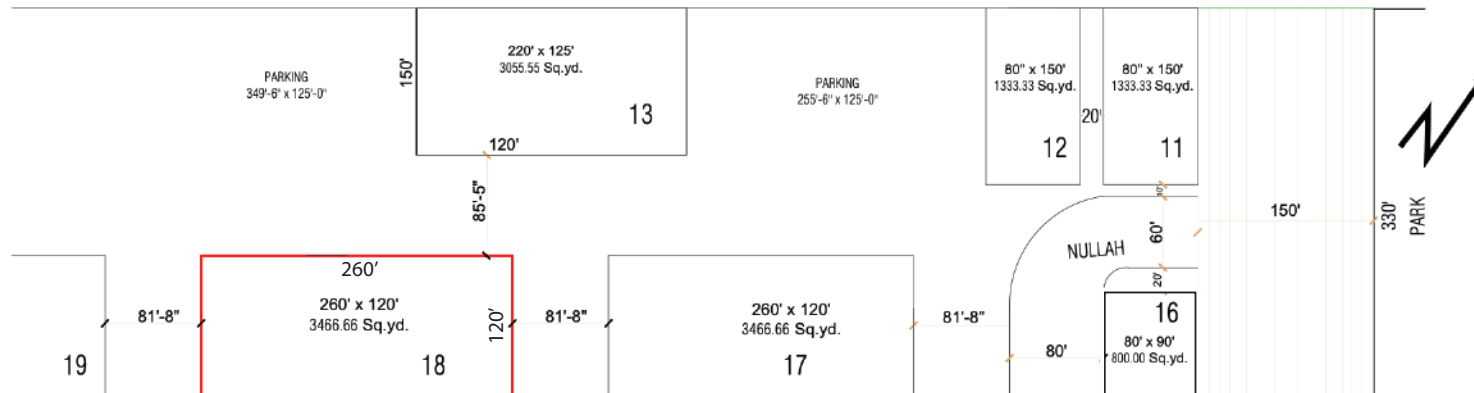
PLOT NO 18

Sector	Blue Area G-8
Size	(260'X120') 3466.66 Sq.Yds.
Category	Commercial
F:A:R	1:10
Ground Coverage : G+4= 70%	
Subsequent Story : Flexible	



BLUE AREA F-8

360' WIDE KHAYABAN - E- JINNAH



135' WIDE IBN-E-SINA ROAD

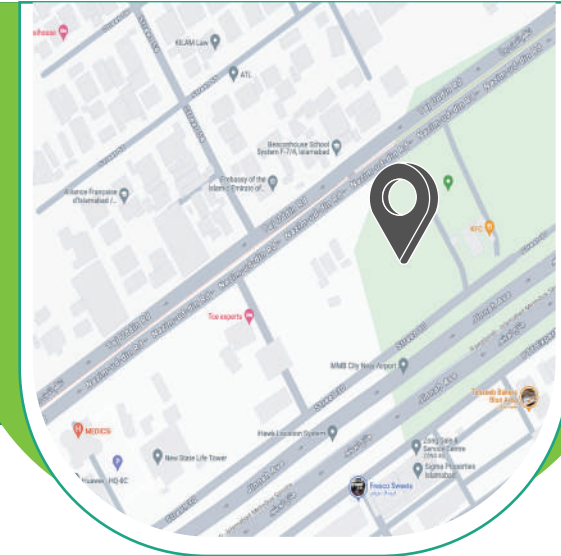
PLOT NO 63-B

Sector Blue area F-7/G-7
Size (300'X288') 9600.00 Sq.Yds.

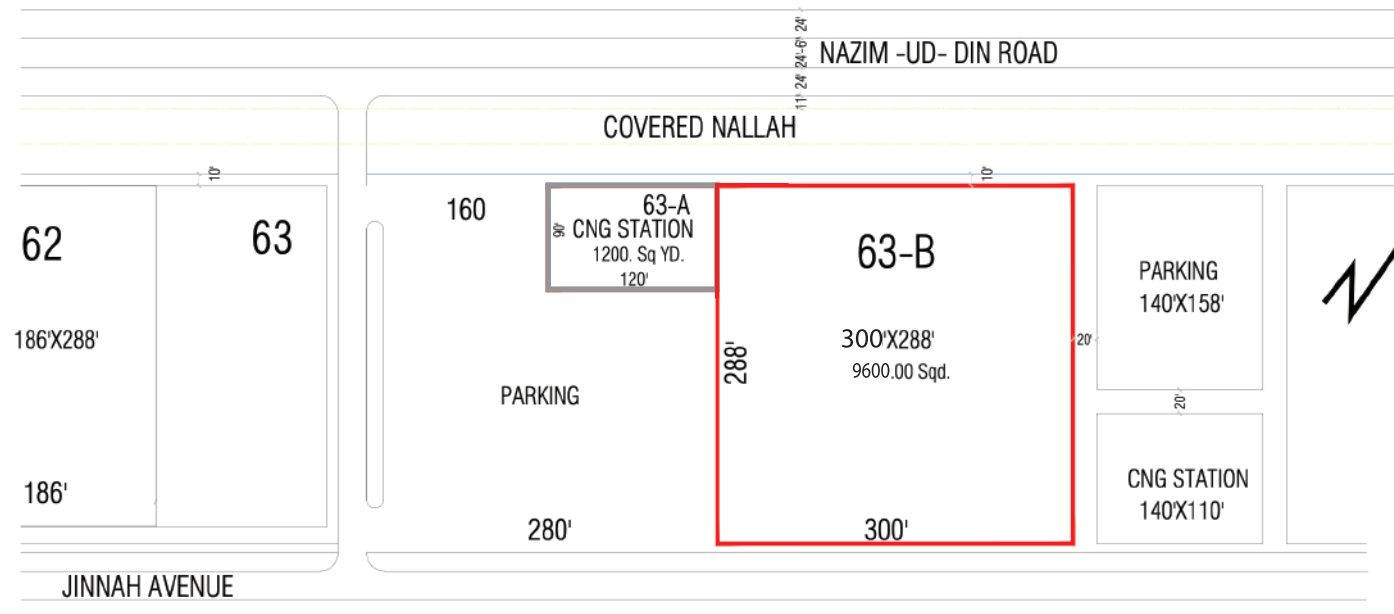
Category Commercial

F:A:R 1:12

Ground Coverage : G+4= 70%
Subsequent Story : Flexible

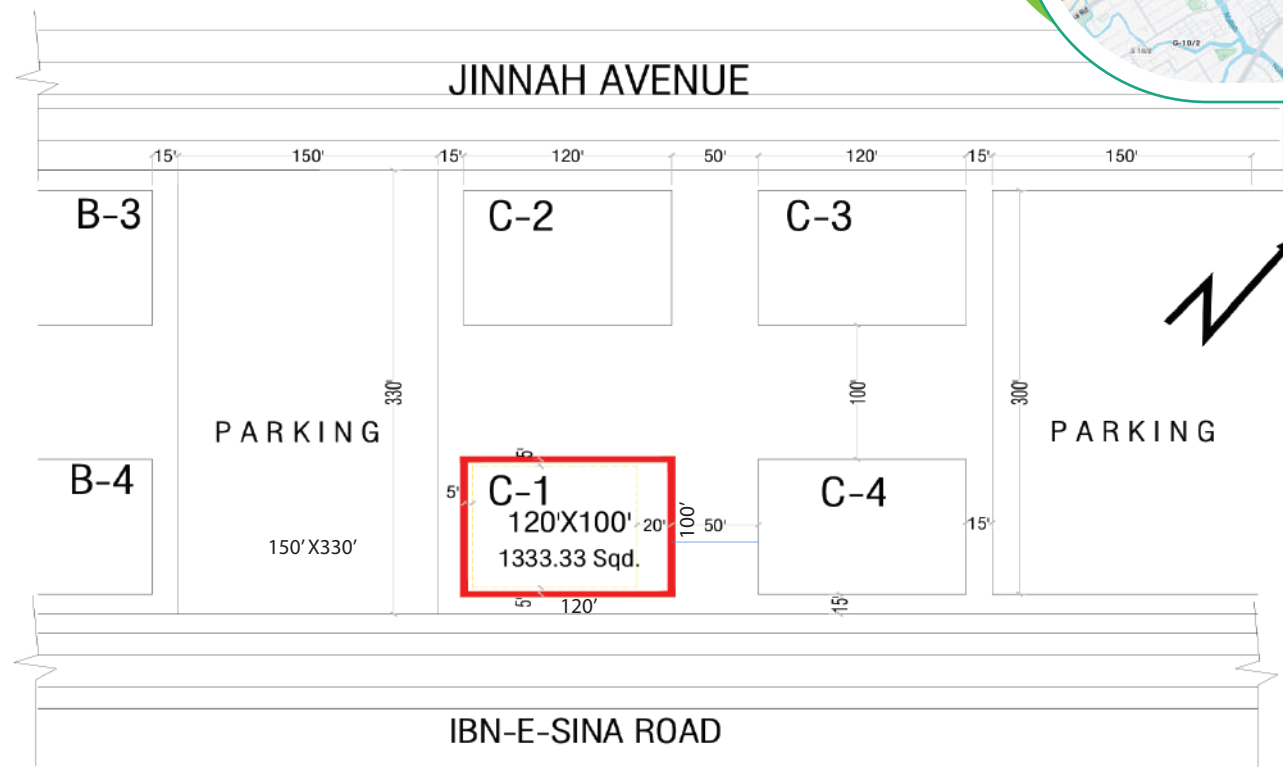
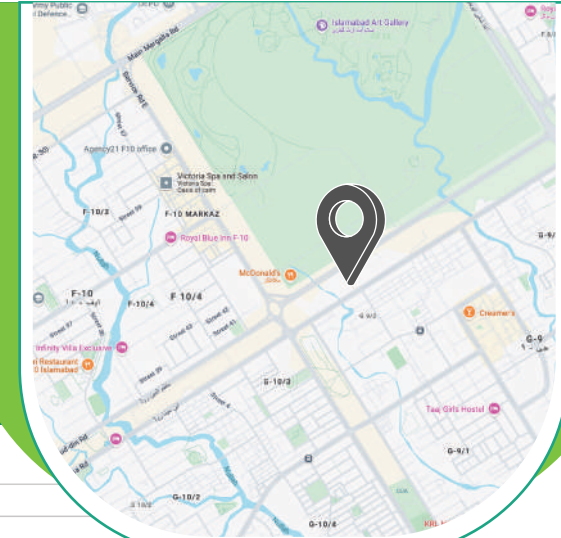


SECTOR F-7



PLOT NO C-1

Sector	Blue area F-9/G-9
Size	(100'X120') 1333.33 Sq.Yds.
Category	Commercial
F:A:R	1:8
Ground Coverage 70%	



Aabpara Market



PLOT NO 2

Sector	G-6, I&T, Aabpara
Size	(40'X80') 355.55 Sq.Yds.
Category	Commercial
F:A:R	1:4
No. of Floors	LG+G+2



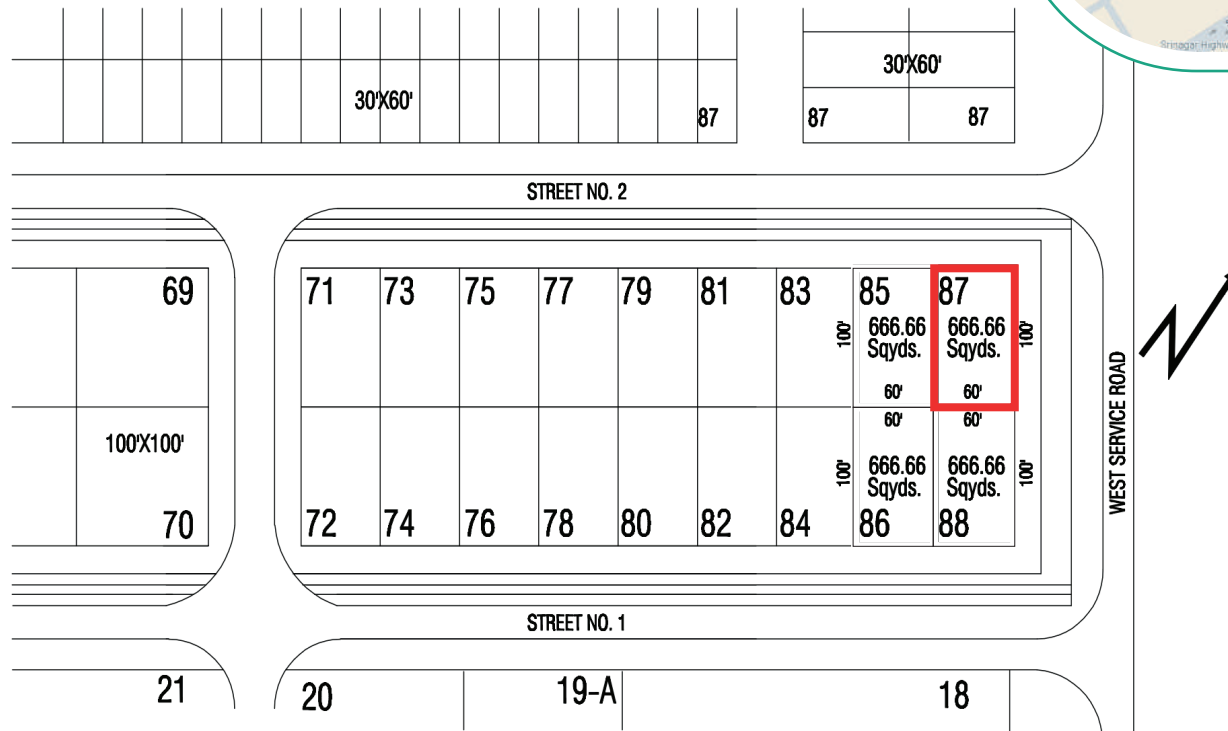
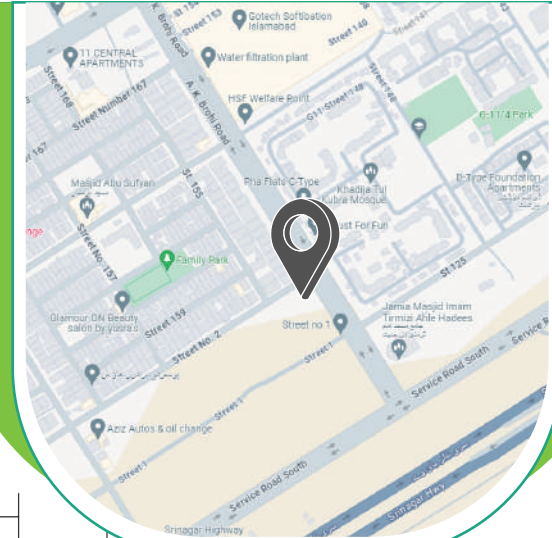
KHAYABAN-E-SUHRAWARDY

I&T CENTER G-11

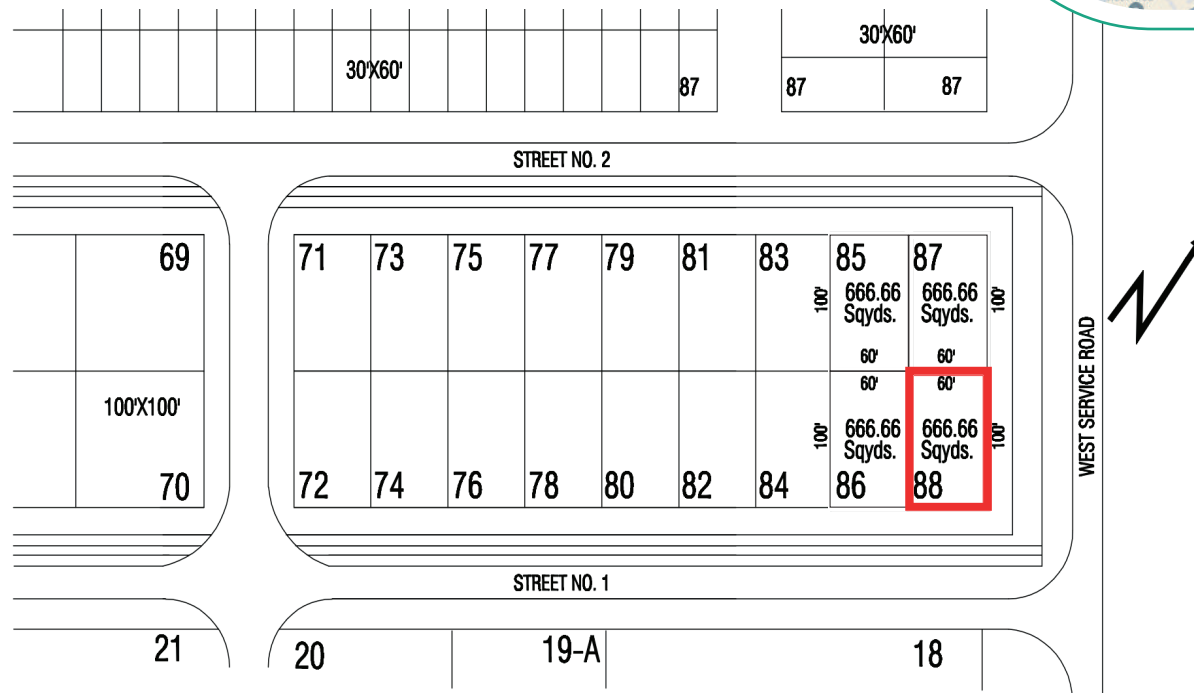
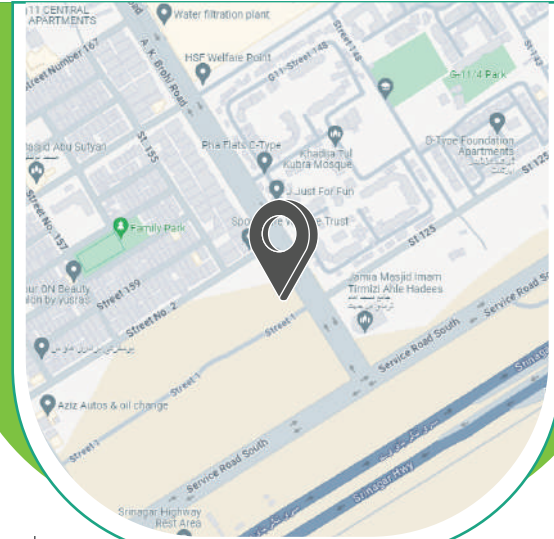


PLOT NO 87

Sector	G-11/1
Size	(60'X100') 666.66 Sq.Yds.
Category	I&T Center
F:A:R	1:4
Nos of Floor	LG+G+2



Sector	G-11/1
Size	(60'X100') 666.66 Sq.Yds.
Category	I&T Center
F:A:R	1:4
Nos of Floor	LG+G+2



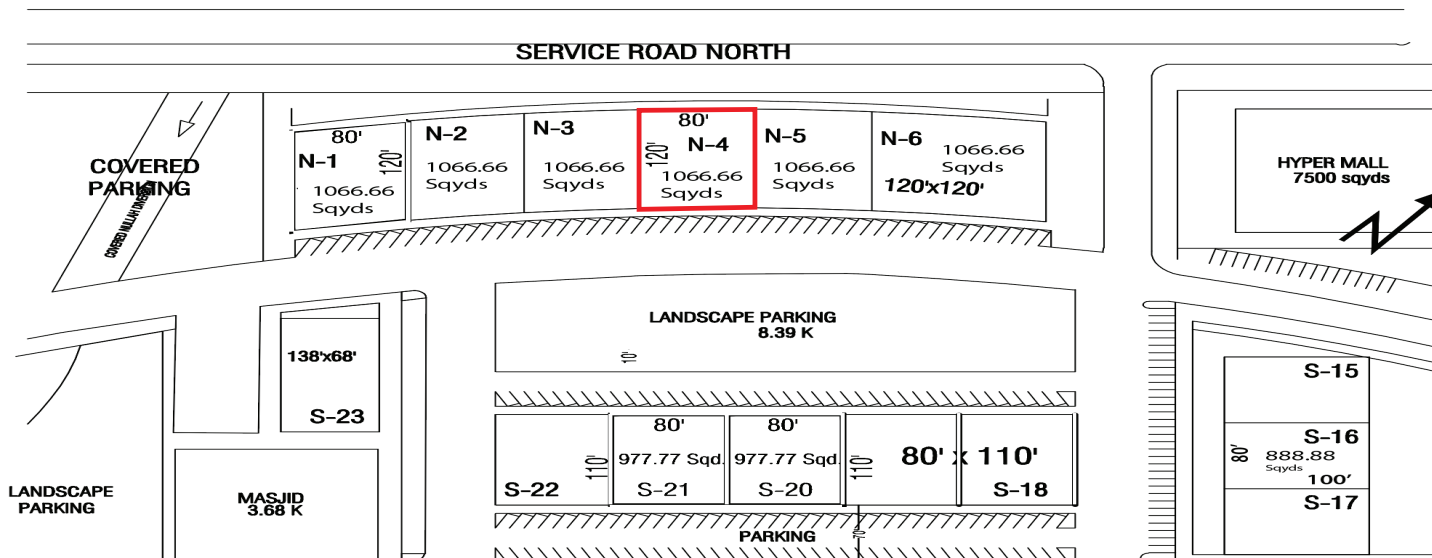
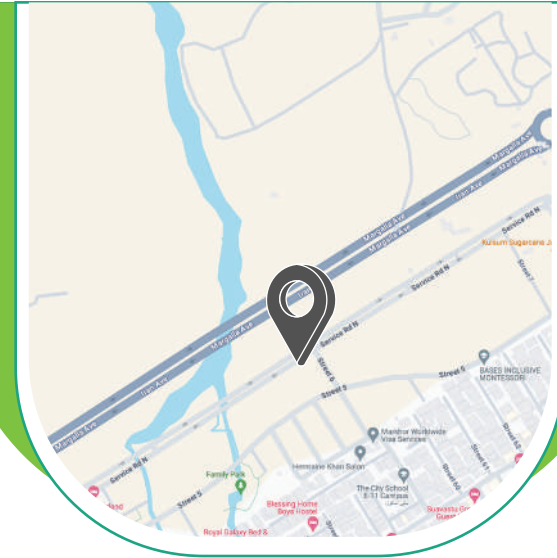
E-11

NORTHERN STRIPS



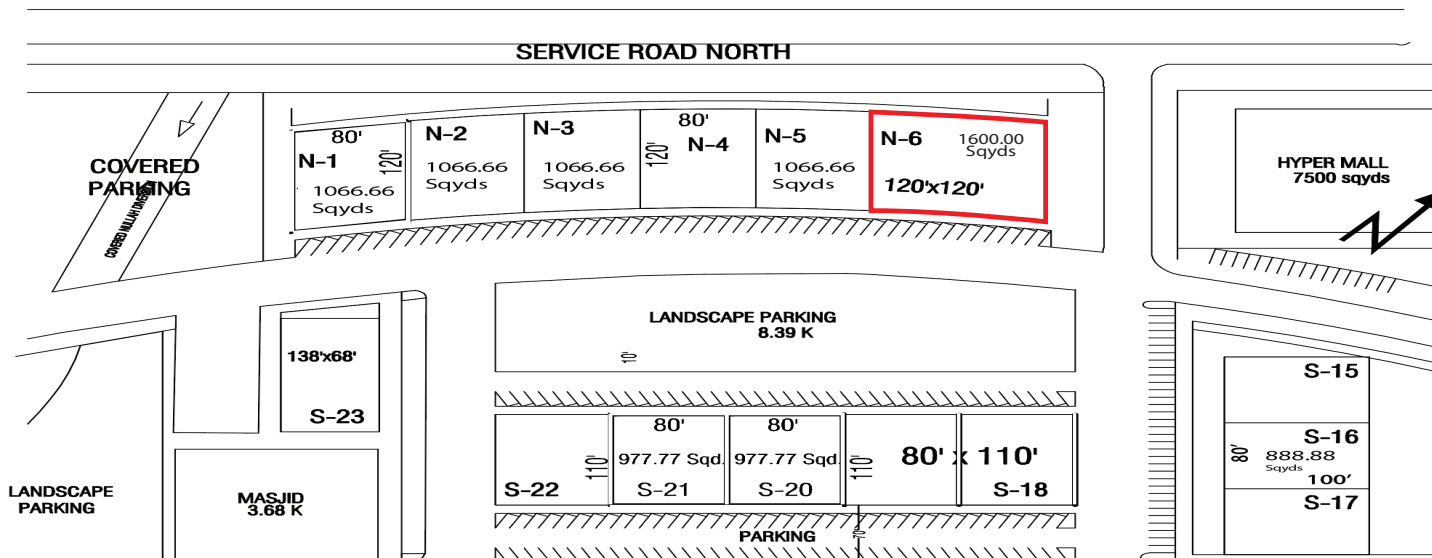
PLOT NO N-4

Sector	E-11 Northern Strip
Size	(80'X120') 1066.66 Sq.Yds.
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8



PLOT NO N-6

Sector	E-11 Northern Strip
Size	(120'x120') 1600.00 Sq.Yds.
Category	Commercial
F:A:R	1:6
No. of Floors	LG+G+7 or G+8

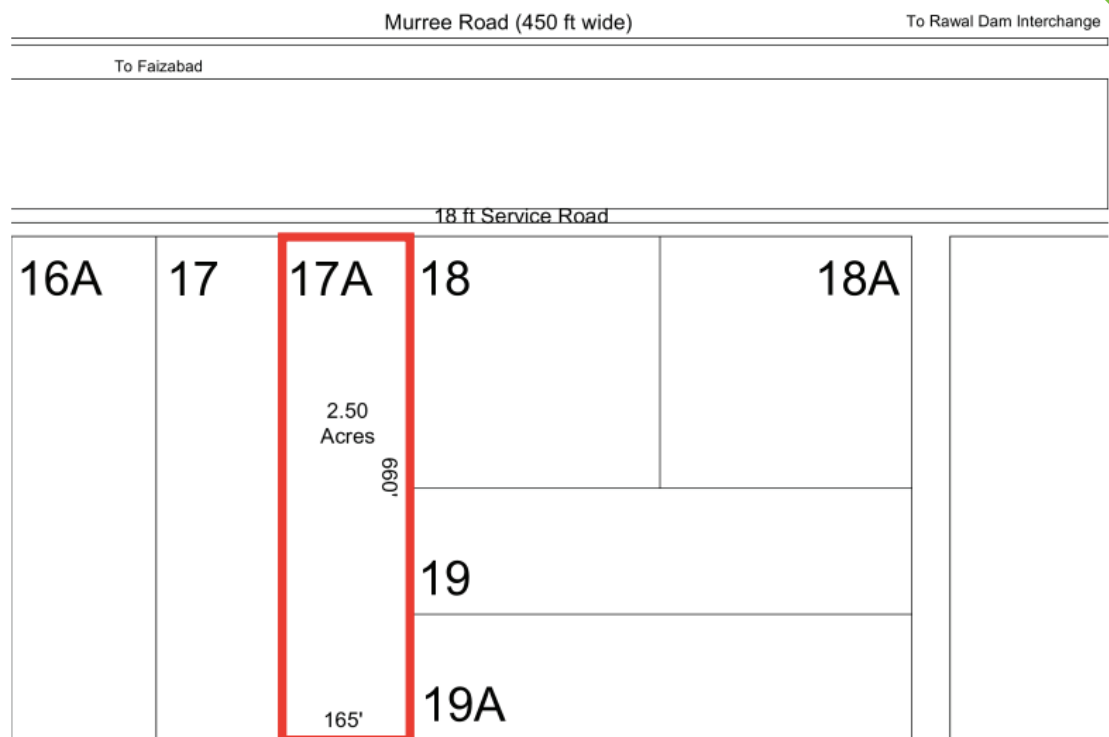
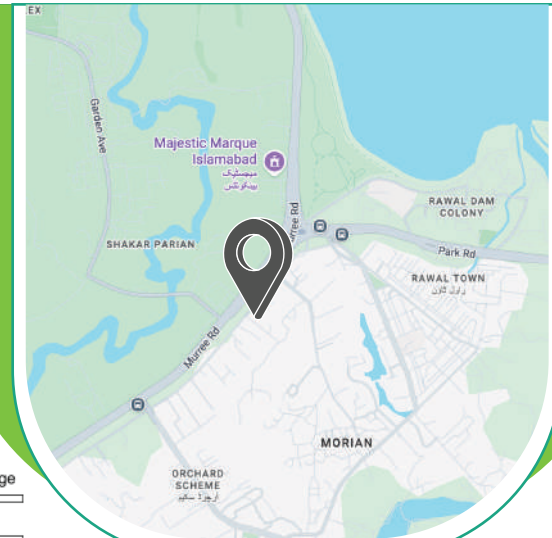


AGRO FARMS



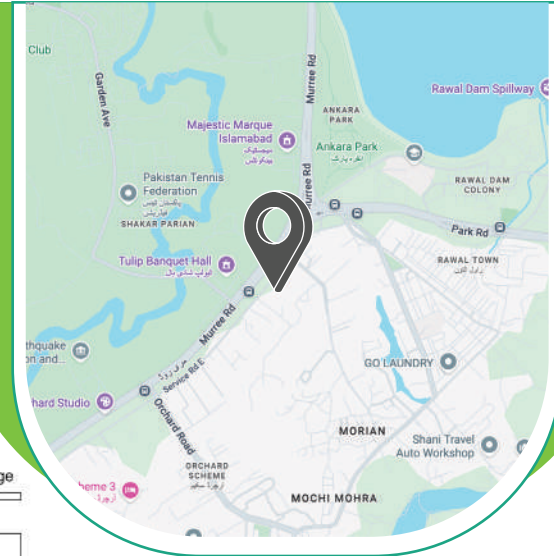
PLOT NO 17-A

Sector Orchard Murree Road
Size (165'x660') 2.50 Acres
Category Orchard



PLOT NO 18

Sector Orchard Murree Road
Size (330'x330') 2.50 Acres
Category Orchard



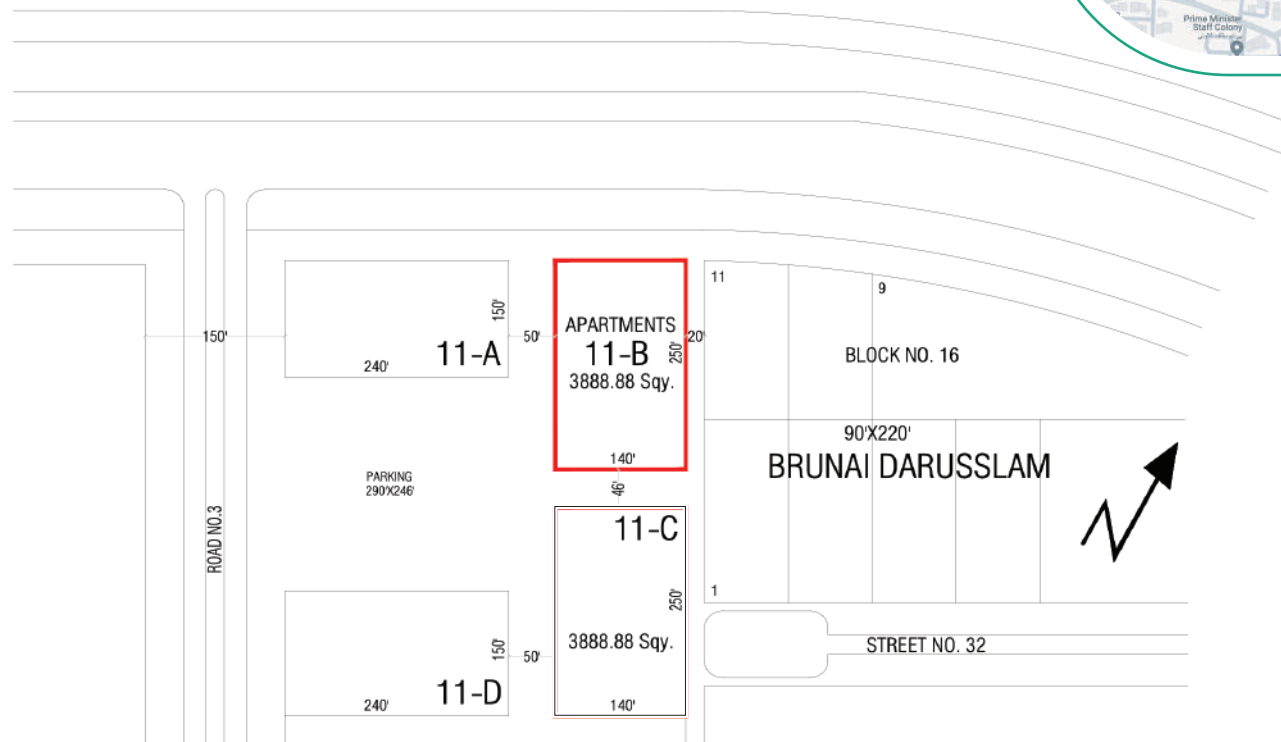
Murree Road (450 ft wide)				To Rawal Dam Interchange	
To Faizabad					
18 ft Service Road					
16A	17	17A	18	18A	
			2.50 Acres		
			330'		
			330'		
			19		
			19A		

APARTMENTS



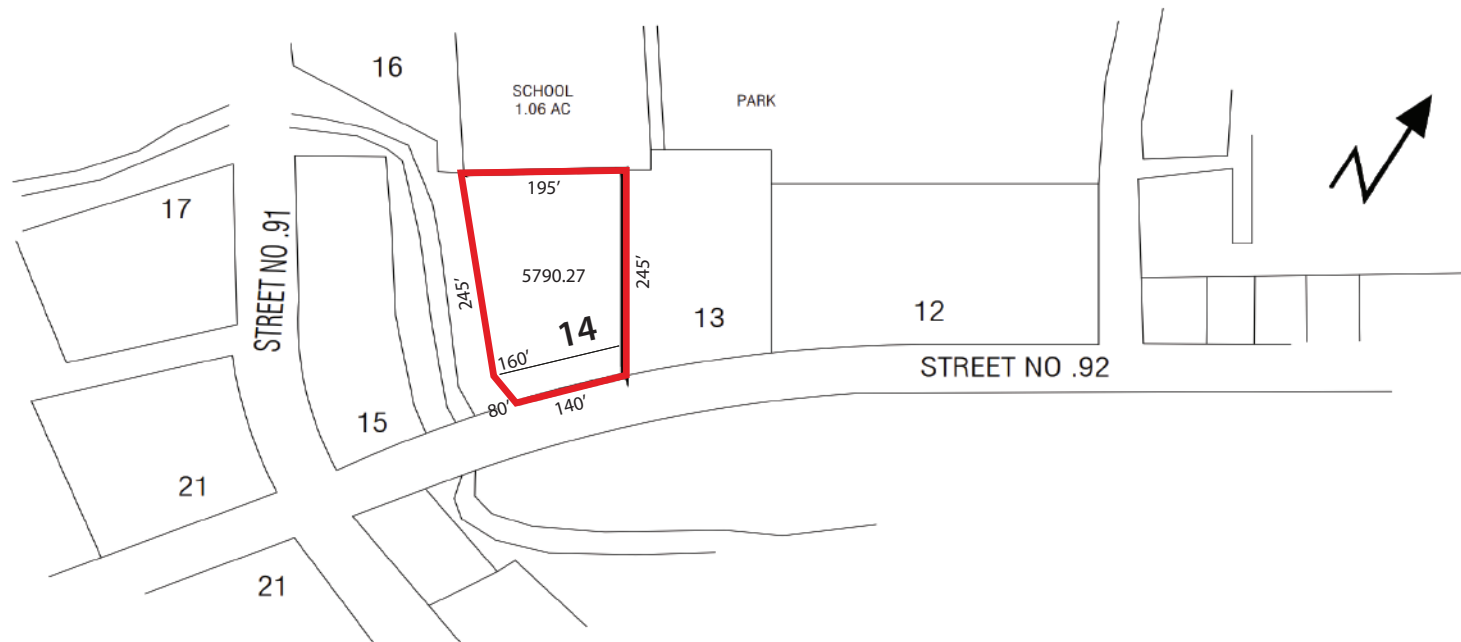
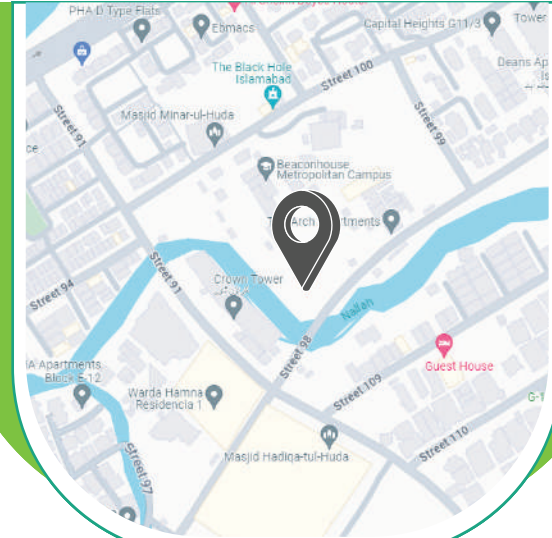
PLOT NO 11-B

Sector	Diplomatic Enclave G-5
Size	(140'X250') 3888.88 Sq.Yds.
Category	Apartments
F:A:R	1:5
Ground Coverage 50%	



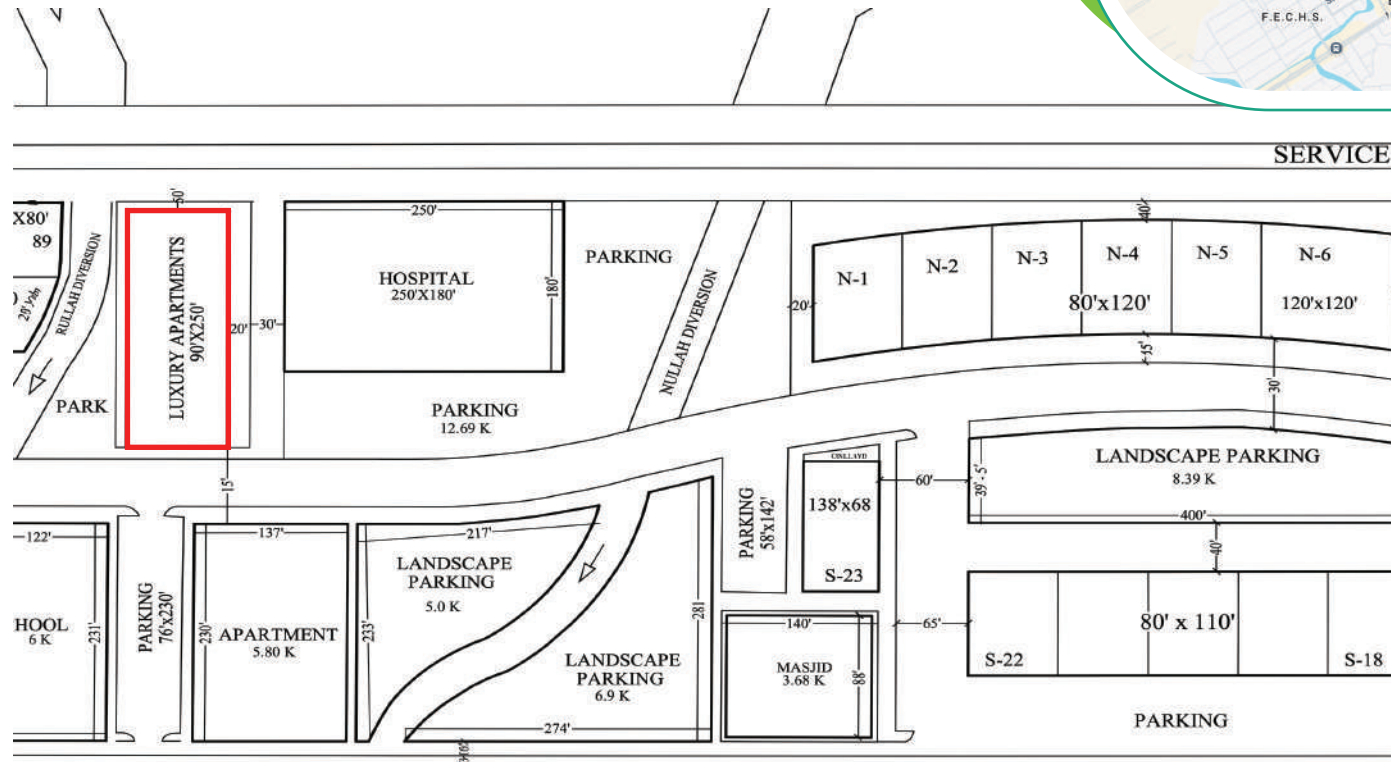
PLOT NO 14

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



APARTMENTS

Sector	E-11 Northern Strip
Size	(90'X250') 2500.00 Sq.Yds.
Category	Apartments
F:A:R	1:5
Ground Coverage 50%	



PETROL PUMP / FILLING STATION



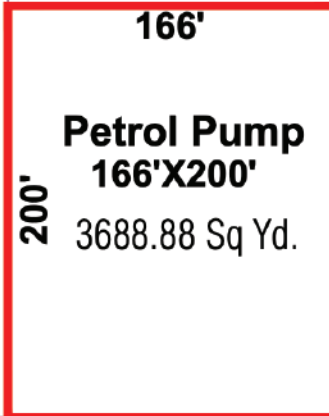
PETROL PUMP

Sector	I-12 Markaz
Size	(166'x200') 3688.88 Sq.Yds.
Category	Petrol Pump
No. of Floors	G+1



Future Use
300'X510'

PARK



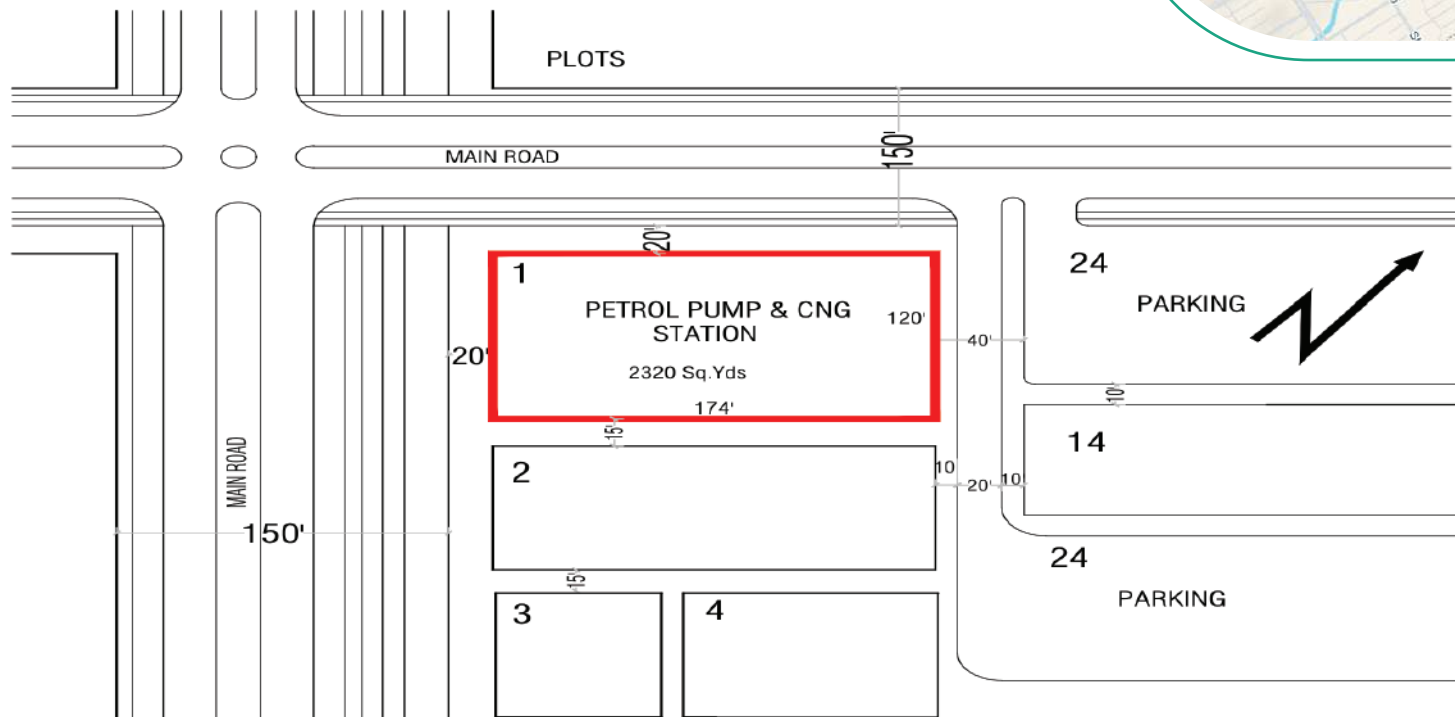
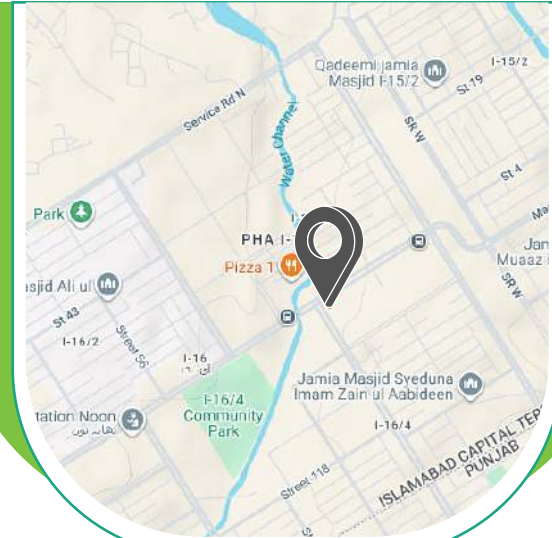
CDA OFFICES

SERVICE ROAD SOUTH 105' WIDE

I . J . P . ROAD

1 (EAST)

Sector	I-16 Markaz (East)
Size	(174'X120') 2320.00 Sq.Yds.
Category	Petrol Pump
Nos of Floor	G+1



BLUE AREA PARKING PLAZA

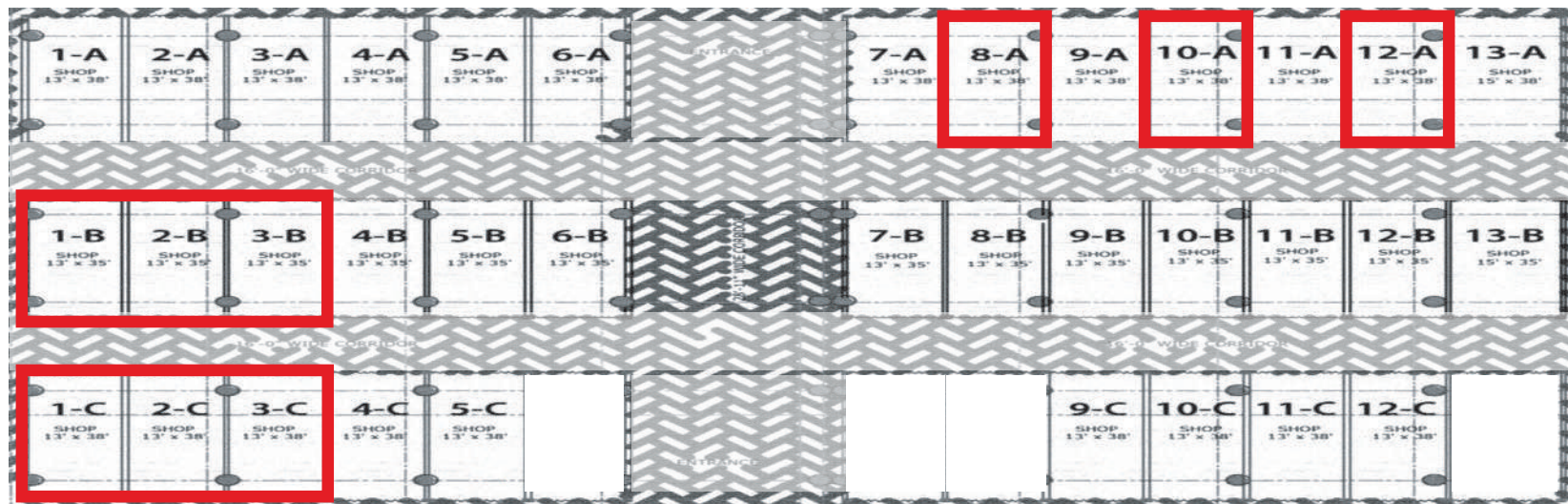


Constructed Shops

Sector	Blue Area Parking Plaza
Size	8-A, 10-A, 12-A = 03 Shops (13'X38') 1-B to 3-B = 03 Shops (13'x35') and 1-C to 3-C = 06 Shops (13'X38')
Category	Shops



JINNAH AVENUE



FAZAL-E-HAQ ROAD

SUMMARY OF PLANNING PARAMETERS



PLANNING PARAMETERS

Sr. No.	Plot No.	Sector	Size Sq.yds	Category	Max. F.A. R	Max Ground Coverage	Max. No. Of Story	Clauses	Remarks	Token Money
MARKAZ										
1.	12-C	G-10 Markaz	40x40 177.77	Commercial	1:5	100%	L.G.+G+5 OR G+6	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
2.	12-D	G-10 Markaz	40x40 177.77	Commercial	1:5	100%	L.G.+G+5 OR G+6	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
3.	24	F-11 Markaz	1699.33 (Irregular)	Commercial	1:6	100%	L.G.+G+7 OR G+8	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
4.	33-B	F-11 Markaz	90x75 750.00	Commercial	1:5	100%	L.G.+G+5 OR G+6	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
5.	53-G	I-8 Markaz	80x90 800.00	Commercial	1:5	100%	L.G.+G+5 OR G+6	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
6.	2-G/1	I-9 Markaz	46x67.6 345.00	Commercial	1:5	100%	L.G.+G+5 OR G+6	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
7.	8	I-9 Markaz	55x65 397.22	Restaurant	1:5	100%	L.G.+G+5 OR G+6		(Use only for Restaurant)	20 million
8.	4-E	I-12 Markaz	120x80 1066.66	Commercial	1:6	100%	L.G.+G+7 OR G+8	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
9.	4-F	I-12 Markaz	120x80 1066.66	Commercial	1:6	100%	L.G.+G+7 OR G+8	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
10.	1-M	I-12 Markaz	80x140 1244.44	Commercial	1:6	100%	L.G.+G+7 OR G+8	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
11.	13	C-13	4369.00	Commercial	1:6	100%	L.G.+G+7 OR G+8	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
12.	14	C-13	3797.00	Commercial	1:6	100%	L.G.+G+7 OR G+8	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million

BLUE AREA										
13.	16	Blue Area G-8	80x90 800.00	Commercial	1:8	G+4=70% Subsequent Story=Flexible	Flexible	8.1 & 9.9	The detailed bylaws as per Clause 8.1 of BCR, 2020 (amended 2023 will be applicable)	100 million
14.	18	Blue Area G-8	260x120 3466.66	Commercial	1:10	G+4=70% Subsequent Story=Flexible	Flexible	8.1 & 9.9	The detailed bylaws as per Clause 8.1 of BCR, 2020 (amended 2023 will be applicable)	100 million
15.	63-B	Blue area F-7/G-7	288x300 9600.00	Commercial	1:12	G+4=70% Subsequent Story=Flexible	Flexible	8.1 & 9.9	The detailed bylaws as per Clause 8.1 of BCR, 2020 (amended 2023 will be applicable)	100 million
16.	C-1	Blue area F-9/G-9	100x120 1333.33	Commercial	1:8	G+4=70% Subsequent Story=Flexible	Flexible	8.1 & 9.9	The detailed bylaws as per Clause 8.1 of BCR, 2020 (amended 2023 will be applicable)	100 million
AABPARA MARKET										
17.	2	G-6 I&T, AabPara	40x80 355.55	Commercial	1:4	100%	L.G.+G+2	8.5 & 9.9	The detailed bylaws as per Clause 8.5 of BCR, 2020 (amended 2023 will be applicable)	20 million
I&T CENTER, G-11										
18.	87	G-11/1	60x100 666.66	I&T Center	1:4	100%	L.G.+G+2	8.5 & 9.9	The detailed bylaws as per Clause 8.5 of BCR, 2020 (amended 2023 will be applicable)	20 million
19.	88	G-11/1	60x100 666.66	I&T Center	1:4	100%	L.G.+G+2	8.5 & 9.9	The detailed bylaws as per Clause 8.5 of BCR, 2020 (amended 2023 will be applicable)	20 million
E-11 NORTHERN STRIP										
20.	N-4	E-11 Northern Strip	120x80 1066.66	Commercial	1:6	100%	L.G.+G+7 OR G+8	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
21.	N-6	E-11 Northern Strip	120x120 1600.00	Commercial	1:6	100%	L.G.+G+7 OR G+8	8.3 & 9.9	The detailed bylaws as per Clause 8.3 of BCR, 2020 (amended 2023 will be applicable)	20 million
AGRO FARMS										
22.	17-A	Orchard Scheem Murree Road	2.50 Acres 165x660	Orchard Agro Farms		8.72% (9500 Sq ft)	G+1		The Details as per Clause - 8.15 of ICT BRC, 2020 (amended in 2023)	20 million
23.	18	Orchard Scheem Murree Road	2.50 Acres 330x330	Orchard Agro Farms		8.72% (9500 Sq ft)	G+1		The Details as per Clause - 8.15 of ICT BRC, 2020 (amended in 2023)	20 million
APARTMENTS										
24.	11-B	Diplomatic Enclave G-5 Markaz	140x250 3888.88	Apartments	1:5	50%	As notified / cleared / permitted by CAA	8.20 & 9.9	The detailed bylaws as per Clause 8.20 of BCR, 2020 (amended 2023 will be applicable)	30 million
25.	14	G-11/3	5790.27 Irregular	Apartments	1:6	50%	As notified / cleared / permitted by CAA	8.20 & 9.9	The detailed bylaws as per Clause 8.20 of BCR, 2020 (amended 2023 will be applicable)	30 million
26.	Apartments	E-11 Northern Strip	90x250 2500.00	Apartments	1:5	50%	As notified / cleared / permitted by CAA	8.20 & 9.9	The detailed bylaws as per Clause 8.20 of BCR, 2020 (amended 2023 will be applicable)	30 million

PETROL PUMP / FILLING STATION									
27.	Petrol Pump	I-12 Markaz	166x200 3688.88	Petrol Pump /Filling Station	25% excluding canopy for filling dispenser	G+1	8.17 & 9.9	The detailed bylaws as per Clause 8.17 of BCR, 2020 (amended 2023 will be applicable)	50 million
28.	1(East)	I-16 Markaz East	2320.00 Irregular	Petrol Pump /Filling Station	25% excluding canopy for filling dispenser	G+1	8.17 & 9.9	The detailed bylaws as per Clause 8.17 of BCR, 2020 (amended 2023 will be applicable)	50 million
SHOPS OF PARKING PLAZA, BLUE AREA									
29.	8-A	Parking Plaza Blue Area	494 Sq.ft	Constructed Shop	Constructed Shop			-	05 million
30.	10-A	Parking Plaza Blue Area	494 Sq.ft	Constructed Shop	Constructed Shop			-	05 million
31.	12-A	Parking Plaza Blue Area	494 Sq.ft	Constructed Shop	Constructed Shop			-	05 million
32.	1-B	Parking Plaza Blue Area	455 Sq.ft	Constructed Shop	Constructed Shop			-	05 million
33.	2-B	Parking Plaza Blue Area	455 Sq.ft	Constructed Shop	Constructed Shop			-	05 million
34.	3-B	Parking Plaza Blue Area	455 Sq.ft	Constructed Shop	Constructed Shop			-	05 million
35.	1-C	Parking Plaza Blue Area	494 Sq.ft	Constructed Shop	Constructed Shop			-	05 million
36.	2-C	Parking Plaza Blue Area	494 Sq.ft	Constructed Shop	Constructed Shop			-	05 million
37.	3-C	Parking Plaza Blue Area	494 Sq.ft	Constructed Shop	Constructed Shop			-	05 million

ANNEXURES



REQUIREMENTS

REQUIREMENTS OF DOCUMENTS FOR ISSUANCE OF TOKEN

Category "A"(individual)

- i. Application for Token (AnnexB)
- ii. Bank Draft/Pay Order of Rs.100/50/30/20/05 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
 _____, 2026.

 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

_____ 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, July. ____, 2026

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 on or before from _____. Upon expiry of this period, the offer shall stand automatically withdrawn and the token money shall stand forfeited if the money is not deposited within time stated herein.

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 Installment Rs. _____/- due on _____
- ii. 2nd Installment Rs. _____/- due on _____
- iii. 3rd 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 @ 5% of total Premium will be granted and if paid in USD through proper banking channel further rebate of 5% shall be granted excluding token money .

5. On receipt of the full amount of premium, all applicable taxes and other charges if any 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 applicable taxes in prescribed manner and thereafter submit proof (Paid, Duly Signed & Stamped CPR) to the Authority.

Signature

Director

Estate Management Directorate-II.

SAMPLE ALLOTMENT LETTER

CAPITAL DEVELOPMENT AUTHORITY (ESTATE MANAGEMENT DIRECTORATE)

No. CDA/EM-II/ _____

To,

_____.

Islamabad, July. ____, 2026

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

Directorate of Estate Management - II:

051-9252481



Contact: 03004476685

For more info and details visit our website

www.cda.gov.pk

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