

Acquisition of Residency for Rector CUI



COMSATS University Islamabad
Principal Seat
Park Road, Islamabad

The building shall possess A+ finishes commensurate with prevailing construction standards in the city. Flooring, wall finishes, ceilings, doors, windows, kitchen, bathrooms, electrical and plumbing installations shall be complete, functional, and free from any defects, seepage, structural cracks, or excessive deterioration. The overall condition of the property shall be suitable for immediate occupation with minimal repair requirements."

The particular conditions/specifications are as under:

S.N	Description	Requirement/Specification
1	Location Requirements	- Situated at Behria Enclave, Behria Town, Gulberg, DHA or any other posh locality of Islamabad. - Free from encroachments and legal disputes. - At least 40 feet wide street. - Location should be at relatively higher ground level.
2	Plot Specifications	- Plot size: 1000 square yards / 40 marlas. - Ground Coverage: Approx. 50% of the plot area.
3	Covered Area	- Minimum 8000 sq. ft. - Number of floors: Two storey.
4	Building Requirements	Structurally sound building according to applicable building code and certified by a registered engineer. Other considerations are: - RCC frame structure - Minimum number of: 5 Bedrooms/rooms. 6 Bathrooms. 1 Drawing and dining room. 1 Kitchens including dirt kitchen 1 Study room 1 Servant Quarter 1 Laundry Room 1 Powder Room - Parking space for at least three cars.
5	Utilities and Infrastructure	- Functional electricity connection. - Natural gas fitting. - Natural gas connection. - Water supply and sewerage connections. - Optic fibre Internet/telecommunication connection. - Adequate drainage system.

6	Ownership and Legal Status	• Clear and marketable title. • Property free from mortgage, lien, litigation, acquisition proceedings, and encumbrances. • Approved building plan from the relevant civic authority/housing authority/society. • Transferable under applicable laws and regulations. • Utility connections in the name of seller.
7	Age and Condition of Building	Maximum age of structure: 5 to 7 years. • No structural defects. • Fit for immediate occupation.
8	Mandatory Documents	• Ownership documents/title deed. • Approved site plan/building plan. • Property tax clearance certificate. • Utility bills. • CNIC/company documents of owner. • Affidavit regarding litigation-free status. • Completion Certificate • As built drawings • Submission drawings

Standard Finishing Specifications

9	Flooring	• High-quality marble, granite, porcelain tile, wooden or equivalent flooring. • Non-slip ceramic or porcelain tiles in bathrooms and wet areas.
10	Walls	• Smooth plastered walls finished with premium-quality paint or equivalent decorative finish. • Modern Class A ceramic tile dado in bathrooms and kitchen up to an appropriate height.
11	Ceilings	• Properly finished ceilings with paint, gypsum board, POP, or equivalent treatment. • No visible seepage, cracks, or structural distress.
12	Doors	• Solid wood, engineered wood, or equivalent quality doors with appropriate imported hardware and locks. • Main entrance door of durable and aesthetically acceptable solid wood.

13	Windows	• UPVC framed double glazed or solid wood windows with glass panels. • Windows shall be operational and free from noise and deflections.
14	Kitchen	• Designer finished kitchen with cabinets, countertop, sink, and adequate storage facilities. • Quality fixtures and fittings in working condition. • Fully equipped with appliances like hob, hood, built in dishwasher and built in oven.
15	Bathrooms	• Complete sanitary fittings including vanity, WC, showers, and mixers of reputable quality like porta/Grohe/Rocca. • Instant Hot water availability in all washrooms. • Proper waterproofing and drainage arrangements.
16	Electrical Works	• Concealed wiring. • Proper earthing. • Functional distribution board, switches, sockets, and lighting points. • Compliance with applicable electrical safety standards. • Distribution boxes on Bus Bar scheme. • High quality electrical fixtures including Chandelier, lamp holders and sockets.
18	Plumbing	• Functional pressurized water supply. • Proper drainage and sewerage systems with concrete main wholes. • No evidence of leakage, seepage, or defective plumbing. • Pressure testing of pipes shall be carried out at the expanse of the seller. • Geysers.
19	Paint and Surface Finish	• Fresh or well-maintained paint finish. • No significant cracks, dampness, peeling, or deterioration.

20	External /Other Works	• Proper boundary wall and entrance gate. • Paved driveway, courtyard, or parking area, where applicable. • External paint and finishes in good condition. • Underground Water Tank. • Overhead Water Tank. • Solar Power system of 15 KW at least. • Electrical security fence around the boundary wall. • Functional Security Cameras.
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Other Considerations:

Valuation and Price

- Price to be quoted on a lump-sum basis including all taxes and charges.
- Organization reserves the right to negotiate.
- The Inspection Committee is at liberty to recommend/ withdraw/ease any of the additional facility mentioned above subject to satisfaction of the core requirements. It may also negotiate with the owner to incorporate the facility mentioned above.
- The recommendations shall be subject to approval by the organization.
- In case of selection, the agent or property dealer shall arrange for a meeting with the owner directly.

Inspection of the House

- Property shall be inspected by a designated committee.
- Technical evaluation to assess compliance with tender requirements.

Financial proposals of technically compliant properties, only, to be considered.

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