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PART II

Statutory Notifications (S.R.O.)

GOVERNMENT OF PAKISTAN
CAPITAL DEVELOPMENT AUTHORITY
(Islamabad Capital Territory)

NOTIFICATION

Islamabad, the 30th July, 2024

SUBJECT:— **REVISION OF SALE/ PREMIUM AND ANNUAL GROUND
RENT (AGR) RATES FOR DIFFERENT LAND USES
ACCORDING TO ILDR-2005 AND ICT BCR-2023**

S. R. O. 1169(I)/2024.—In exercise of the powers conferred by Section 36(b) read with Section 51 of the Capital Development Authority Ordinance 1960 [No.XXIII of 1960], the Authority is pleased to revise the sale/ premium and annual ground rent (AGR) rates for different land uses according to ILDR-2005 and BCR-2023 dully approved by CDA Board in its meeting held on 08-03-2024 and subsequently notified *vide* Finance Wing-II notification dated 17-05-2024. The revised rates are applicable with effect from date of notification viz 17-05-2024 and supersedes all previous sale/ premium rates and A GR as under;

2123 (1—4)

Price: Rs. 6.00

[8292 (2024)/Ex. Gaz.]

S.No.	Categories / Land Use	F.A.R	Revised Sale/ Premium Rates (Rs. PSY)	Revised AGR (Rs.PSY/ Per Annum)
(1)	(2)	(3)	(4)	(5)
1	Administrative and Public Buildings Plots (Also include plots for Training Academies for offices only)			
1(a)	Sectorial Area			
A	Mauve Area (ICT BCR 8.6 & 8.8)			
i)	Plot size up to 3,300 sq.yards (8.6)	1:4	44,496	30
ii)	Plot size more than 3,301-6,600 sq.yards (8.6)	1:5	55,620	30
iii)	Plot size more than 6,600-14,999 sq.yards (8.6)	1:6	66,744	30
iv)	Plot size more than 14,999 sq.yards (8.6)	1:8	88,992	30
B	Public Building Areas in Sector F-5/ G-5 and Admin Center Public Area and Administrative Block			
i)	Plot size up to 3,333 sq.yards (maximum F.A.R 1:3:5 (G+GF+09 Storeys) BCR - 8.8	1:3:5	65,408	14
1(b)	Outside Sectorial Area			
i)	BCR -2023 Clause 8.6, Plot Size up to 3,300 sq.yards	1:4	29,070	14
ii)	BCR-2023 Clause 8.6, Plot size more than 3,301 - 6,600 sq.yards	1:5	36,338	14
iii)	BCR-2023 Clause 8.6, Plot size more than 6,600 - 14,999 sq.yards	1:6	43,605	14
iv)	BCR-2023 Clause 8.6, Plot size more than 14,999 sq.yards	1:8	58,141	14
2	Industrial Plots			
2(a)	I- Series (F.A.R BCR - 2023)			
i)	FAR as per BCR -2023 Clause-8.16	1:1:2	9,218	23
ii)	FAR as per BCR -2023 Clause-8.16	1:1:3	11,523	23
iii)	FAR as per BCR -2023 Clause-8.16	1:1:6	12,912	23
2(b)	Kahuta Road			
			2,786	7
3	Agro Farming Schemes			
			Per Acre	Per Acre/ Annum
i)	P&V Scheme-iv Murree Road		13,626,792	34,065
ii)	New Orchard Scheme/ Permanent Nursery Scheme Murree Road		13,626,792	34,065
iii)	Orchard Scheme H-9		13,626,792	34,065
iv)	P& V Scheme No.II Chack Shahzad.		11,923,441	34,065
v)	P& V Scheme No.III Kahuta Road.		8,516,745	34,065
vi)	P& V Scheme No.I Tarlai Kalan.		5,110,047	34,065
vii)	P& V Scheme No.I Tarlai Kalan Extension		5,110,047	34,065
viii)	P& V Scheme No.II Sehana Extension		5,110,047	34,065
4	Flat Site (Government Housing)			
A	For Existing Schemes			
i)	F.A.R	1:4	25,550	23
ii)	F.A.R	1:5	31,940	23
B	For New Schemes			
i)	F.A.R	1:6	38,328	23
ii)	F.A.R	1:8	51,104	23

NOTE-1 for all the above categories:-

- i) F.A.R of Flat Sites are recommended by the Planning Wing, CDA.
- ii) All the above rates are revised according to the criteria of disposal of land mentioned in ILDR-2005 and F.A.R are applied as mentioned in ICT BCR-2023.
- iii) In the case of allotment to the Commercial Oriented Organizations of Government/ Semi Government in Mauve Area and Admin Sector/ Public Building Area, the premium rate will be charged @ 3 times of the reserve price.
- iv) In respect of allotment to be made to Commercial Oriented Organizations of Government / Semi Government in "H" Series, the premium will be charged @ 2 time of the reserve price.
- v) The Rates of AGR are subject to increase @ of 15% after every 3 years.

02. The CDA Board under Para-05 of summary has approved following rates of plots falling within "Amenity Rates Plots for Institutions";

S.No.	Categories / Land Use	F.A.R	Revised Sale/ Premium Rates (Rs. PSY)	Revised AGR (Rs.PSY/ Annum)
(1)	(2)	(3)	(4)	(5)
5	Amenity Rates For Institutions only			
5(A)	Plot for Institutions (Public Sectors)			
5(A-1)	Sectorial Area			
i)	Sectorial Area (Secondary to Intermediate Institution)	1:4	8,518	23
		1:6	12,776	23
ii)	Sectorial Areas (Higher Education Institutions) F.A.R for plot size up to 4,166 sq.yards (BCR 8.9 & 9.7)	1:4 up to 03 stories	34,068	23
		1:6 up to 09 stories	51,102	23
5(A-2)	Other than Sectorial Area (Institutions)			
i)	Secondary to Intermediate Institution (Outside Sectorial Area)	1:3	5,111	16
		1:4	6,816	16
ii)	Higher Education Institution (Outside Sectorial Area)	1:3	15,330	16
		1:4	20,441	16
5(B)	Plot for Institutions (Private Sectors)			
	(Storeys / F.A.R according to ICT BCR-2023, 8.7 & 8.9)			
5(B-1)	Sectorial Area			
i.	Sectorial Area (Secondary to Intermediate Institution)	1:4	28,406	23
		1:6	42,609	23
ii.	Sectorial Areas (Higher Education Institutions) F.A.R for plot size up to 4,166 sq.yards - 1.5 Acre (BCR 8.7)	1:4 up to 03 stories	42,609	23
		1:6 up to 09 stories	63,913	23
5(B-2)	Outside Sectorial Area			
i)	Plots for Secondary to Intermediate Institution (Zone-II, IV & V)			
a)	F.A.R for plot size up to 7,260 sq.yards - 1.5 Acres (BCR 8.9-A)	1:3	12,783	16
b)	F.A.R for plot size more than 7,260 sq.yards - 1.5 Acres (BCR 8.9-B)	1:4	17,044	16
ii	Plots for Higher Education Institution (Zone-II, IV & V)			
a)	F.A.R for plot size up to 7,260 sq.yards - 1.5 Acres (BCR 8.9-A)	1:3	21,304	16
b)	F.A.R for plot size more than 7,260 sq.yards - 1.5 Acres (BCR 8.9-B)	1:4	28,406	16

NOTE-2 For Amenity Rates for Institutions only:-

- i) All the above rates are revised according to the criteria of disposal of land mentioned in ILDR-2005 and F.A.R are applied as mentioned in ICT BCR - 2023.
- ii) Rate for Institutions are given above under the head "Amenity Rates". However, as far as the remaining land uses are concerned as mentioned in ILDR 2005 under the head of "amenity rates" i.e. (Hospitals, Dispensaries, Maternity Homes, Libraries, Art Galleries, Museums, Cinemas, Theaters, Govt. NGO's (Public Services Amenity Buildings), Police Stations/ Police Petrol Pump Land (Both), Gymnasiums, Amusement Park and Transport Terminus), a case has already been forwarded to Estate Management-II, CDA for input. It will be notified as and when received from EM-II and duly got approved by CDA Board.
- iii) The Rates of AGR are subject to increase @ of 15% after every 3 years.

03 The rates for residential plots were approved by the CDA Board on 20-Feb-2023 in its 3rd Board meeting minutes notified on 24-Feb-2023 which are mentioned hereunder;

<i>Sr.No</i>	<i>Category / Use of Land</i>	<i>Revised rate (Rs. PSY)</i>
1	Residential Plots	
A: Sectorial Area		
i)	Up to 200 Sq. Yard	8,251
ii)	201 to 499 Sq. Yard	13,751
iii)	500 to 599 Sq. Yard	20,627
iv)	600 Square yards	27,503
v)	601 Sq. Yard & above	34,378
B: Model Village		
i)	Humak	4,125
ii)	Poona Faqiran(Margallah Town)	6,203
iii)	Chak Shahzad and Rawal Town.	5,501
iv)	Farush	3,453
v)	Tarlai / Kuri	2,750
C: Un Developed Land / Raw Land (Based on Cost only)		
i)	National Park Area.	12,704
ii)	Sectorial Area	6,353
iii)	Other than Sectorial area	3,812

[No. CDA/CA/C-397.]

SYED SAFDAR ALI,
Secretary CDA Board.