

CAPITAL DEVELOPMENT AUTHORITY

Estate Management Directorate –I

No.CDA/EM-I (Admin-31) (88)/2024/

Islamabad: 08/08 / 2024

NOTIFICATION

It is notified for the information to all concerned that the Competent Authority i.e. CDA Board in its meeting held on 12.07.2024 has decided to revise the extension charges / transfer fee and miscellaneous receipts etc. List of revised rates is enclosed herewith and all concerned are requested to proceed further as per revised rates.

(Director)
Estate Management-I

DISTRIBUTION:

1. Dy.D.G L&R,CDA
2. Director L&R, CDA.
3. Director EM-II,CDA.
4. Director OWO, CDA
5. Account Officer EM-I, CDA
6. P.S to Member (Estate), CDA
7. All EMOs/Dealing Assistant

(Director)
Estate Management-I

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NOTIFICATION

It is notified for the information to all concerned that the Competent Authority i.e. CDA Board in its meeting held on 12.07.2024 has decided to impose / levy of Development charges to the allottees/owners of plot in Sector E-12, Islamabad, which are as under:-

- a. **Development charge will be levied from the allottee @ Rs. 9000/- per square yards.**
- b. **Development charges will be paid on installments basis.**
- c. **Final development charges will be calculated and levied, when CDA handed over the possession of plot to the allottee.**

2. All concerned are requested to proceed further as per CDA Board decision.

(Director)
Estate Management-I

DISTRIBUTION:

1. Dy.D.G L&R,CDA
2. Director L&R, CDA.
3. Deputy Director EM-I, CDA
4. Account Officer EM-I, CDA
5. P.S to Member (Estate), CDA
6. All EMOs/Dealing Assistant (E-12)

(Director)
Estate Management-I

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Revision of Rate , Fee/ Charges etc Pertaining to Estate Management Directorate				
A. Extension Surcharge				(Rs. Per Sq. Yard / Annum)
S.No	Category Of Items / Sector	Existing Rates of fee on 13-02-2007	Proposed Rates 0.50% of FBR value	
1	Residential Plots			
i	All Sectors Except I Series & Model Villages but included Sector I-8	150		
ii	I Series & Model Villages excluding Sector I-8	52		
iii	Model Village	37		
2	Commercial Plots			
i	I&T center	225		
ii	Class III Shopping Center	225		
iii	Class IV&V(Markaz) Shopping Center	270		
iv	Jinnah Avenue (Blue Area)	450		
v	Motels	75		
vi	Industrial/Cold Storage/ Ice Factory Plots	60		
vii	Private Hospitals			
viii	Institutions, Schools, Colleges, universities etc	75		
ix	Public Building /Offices Area	100		
x	Mauve Area	100		
xi	Agro Farming Schemes	30,000 per Acre per annum		

B. Transfer Fee			
Sr.No	Category / f Items Sector	Existing Rates of fee on 13-02-2007	Proposed Rates 01% Of FBR value
i	Residential Plots	250	
ii	Model Villag es /Sub Urban sectors	150	
iii	Flat Site all Sectors	Flat in Sector I-8 (2 Rooms) 8,500 per flat	
iv		Flat in Sector I-8 (3 Rooms) 13,500 per flat	

S.No	Category Of Items / Sector	Existing Rates of fee on 13-02- 2007 (psy)	Proposed Rates 01% of FBR value
i	I&T center	525	
ii	Class III Shopping Center	525	
iii	Class IV Shopping Center	750	
iv	Class V (Markaz) Shopping Center	975	
v	Blue area Jinnah Avenue	1,350	
vi	Institutions, Schools, Collages , Universities etc	150	
vii	Industrial, Cold storage / Ice Factory	210	
viii	Shops & Shops cum flats manage by DMA	600	
ix	Residential Plots in Agro Village	100	
x	Residential in sub Urban sectors	150	
xi	Commercial Plots in agro schemes	300	
xii	Commercial plots in sub urban sector	425	

	xiii	Agro Farming/poultry & Vegetable plots	60,000 per Acre	
	xiv	Motels	225	
	xv	Hotels	New category	
	xvi	Whole sale /F&V Markets	600	
	xvii	Steel Fabricator /Auto workshops etc.	525	
	xviii	Good-own/ track stand	225	
	xix	Petrol Pump	900	
	xx	Cinema	900	
	xxi	Private Hospitals	New Category	
	xxii	Wedding Halls	New Category	
	xxiii	Family Transfer, Transfer of full/ part share, Legal Heir, Inclusion of name, & Oral Gift	10,000/- per Transfer 5,000/- per transfer(residen)	25% of Applicable Transfer Fee
	xxv	Change of title / mutation of record	7,500 per transfer	15,000
1	Commercial Plot In Blue Area			
	i	Commercial Plot In Blue Area	150	
	ii	Mezzanine	120	
	iii	1st Floor	90	
	iv	2nd Floor	60	
	v	3rd Floor	45	
	vi	4th Floor and above basement (under ground)	45	
2	Markaz all Series (except I Series & Model Villages)			
	i	Ground Floor	120	

	ii	1st Floor	90	
	iii	2nd Floor	60	
	iv	3rd Floor	45	
	v	4th Floor and above basement (under ground)	45	
3	Markaz (I Series & Model Villages)			
	i	Ground Floor	105	
	ii	1st Floor	45	
	iii	2nd Floor and above basement (underground)	45	
4	I&T Center			
	i	Ground Floor	90	
	ii	1st Floor	45	
	iii	Basement	45	
5	Class-III & IV Shopping Center			
	i	Ground Floor	60	
	ii	1st Floor and above basement (under ground)	45	
D. Misc. Receipts				
Sr.No	Category Of Items / Sector		Existing Rates	Proposed Rates
	i	Transfer Application Form/Set of Forms	150	5,000
	ii	Late Submission of B1,B2	2	6
1	CTC Fee (Rs./per CTC)			
	(a)	Residential	1,000	10,000
	(b)	Commercial		15,000
	(c)	E/A Section	1,000	10,000
2	NDC			
	(a)	E/A Section	100	15,000
	(b)	Residential	500	15,000
	(c)	Commercial	500	20,000

		NOC For Getting Loan/Mortgage ETC. Res,Comm/Indust plots (Rs./NOC)	500	10,000
	3	Property Information Report (Rs. Report)		
	(a)	Residential	500	10,000
	(b)	Commercial		
	xii	Lien Marking	500	15,0000
	xiii	General Power of Attorney	New Category	25% of transfer value