

The Gazette



of Pakistan

EXTRAORDINARY
PUBLISHED BY AUTHORITY

KARACHI, TUESDAY, AUGUST, 20, 1991

PART II

Statutory Notifications (S.R.O)

Government of Pakistan

CABINET SECRETARIAT

(Cabinet Division)

NOTIFICATION

Islamabad, the 20th August, 1991

S.R.O. 805 (1)/91. __ In exercise of the powers. Conferred by sub-section (1) of section 15A of the Capital Development Authority Ordinance, 1960 (XXIII of 1960). The Federal Government is pleased to specify the areas within the Islamabad Capital Territory mentioned in the table below as the areas for which the Capital Development Authority may exercise and perform, during a period of Ten Year with immediate effect, the powers and functions referred to in the said sub-section.

THE TABLE

Starting from a point near Mandla village at map reference Q.231660. the boundary turns to the south and joins nallah at map reference 231645. From this point boundary line runs along the eastern bank of Chang Kas nullah till it reaches the confluence with Korang River at map reference 240612. From this point the boundary follows the left bank of Korang River till it joins the Rawal Lake from where it follows the highest flood level contour till it reaches

(2253)
Price; Rs.30

[3386 Ex/Gaz.]

the spilt way of Rawal Dam from where it again follows the left bank of Korang river till it reaches the horizontal grid line 1153000. From here the boundary follows the horizontal grid line 1153000 towards west till it reaches the western right of way of Shahrah-e-Islamabad at map reference 152530. From here it runs in northerly direction along the western boundary of right of way of Shahrah-e-Islamabad till it reaches map reference point 152432. From this point boundary line runs south of Khayaban-e-Sir Syed and coincides with the Capital Boundary which runs in a straight line till it reaches a point at map reference 067474 (300 ft. south of IP.73). then it continues in south westerly direction for 300ft. at map reference 066473. Then the boundary runs in north westerly direction upto a point map reference 054491. The boundary then goes in south westerly direction to a point at map reference 038480. From here the boundary follows the right of way of G.T. Road and eastern right of way of Golra Road till it reaches map reference 036484 and then to the north eastern corner of Jerry Can Factory then along the northern and then western boundary wall of Jerry Can Factory till the boundary joins the northern ROW of G.T. Road at map reference 033482, and after crossing the road, continues along the southern right of way of G.T. Road to a point map reference 037479. From this point the boundary lines runs south east to a point map reference 049462. From this point the boundary runs in south takes a turn towards North West and runs in a straight line to a point at map takes a turn towards North West and runs in a straight line to a point at map reference 878560. From here it turns slightly towards south west and runs upto a spot height 2326 ft. at map reference 872567. From here it turns in eastern direction and crosses G.T. Road a map reference 884570. From here it continues in south easterly directions and joins the Bench Mark of 1770 at Railway line map reference 912560. From here it runs towards north east and passes through spot height 1982 ft. at map reference 935567 and spot height 2098 ft. at map reference 950570 and then runs in a eastern direction till it passes through spot height 2123 ft. at map reference 977580 south of village Shah Allah Ditta and extends to spot height 2233 ft. at map reference 004588. From here it turns towards north eastern side upto, a point at map reference 008595 and runs along Margalla Hill slopes till it joins starting point at map reference 231660 near Mandla village.

S. R. O. 806 (1)/91. __In exercise of the powers conferred by rule 6(1) of the Capital Development Authority (Imposition of Taxes). Rules, 1981, the Federal Government has sanctioned levy of property tax in Islamabad, with

Immediate effect, at the rate and on the conditions given below: ____

A.

I. Industrial / Institutions	(per Annum)
Plot Area	Rs. 0.50 per sq.yd.
Covered Area (Shed)	Rs. 0.50 per sft.
Covered Area (Building).	Rs. 0.80 per sft
II. Residential Plots	
Plot Area	Rs. 1.00 sq.yd.
Covered Area.	Rs. 1.50 per sft
III Commercial Plots	
Plot Area	Rs. 3.00 per sq yd
Covered Area	Rs. 5.00 sft
IV Petrol Pump	
On plot area only	Rs. 10.00 Per sq.yd.

B. Full/ past exemption from Property Tax to the following categories:-

(1) Residential Building for self-occupation	50% of payable tax
(2) One house of widow with no other ostensible means of income (plot area not more than 111 sq.yds)	No tax
(3) Places of public worship (which have no commercial attachment).	No tax
(4) Government/Semi-Government owned buildings used for educational purposes.	No tax
(5) Public library	No tax
(6) Government/Semi-Government owned hospital and dispensary buildings.	No tax
(7) Self-occupied house of retired Government/Semi-Government servants if it is their only built-up property.	25% of payable tax
(8) Federal/Semi-Government office buildings (Non-commercial)	No tax

2. The above rates shall be operational for a period of three years.

[No.8/9/90-CDA-II]

MUHAMMAD SARWAR
Section Officer.

The Gazette



of Pakistan

EXTRAORDINARY
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KARACHI, THURSDAY, JUNE 23, 1994

PART II

Statutory Notifications (S.R.O)

Government of Pakistan

CABINET SECRETARIAT

(Cabinet Division)

NOTIFICATION

Islamabad, the 16th June, 1994

S.R.O. 619 (1)/94. in exercise of the powers conferred by Rule 6 (1) of the Capital Development Authority (Imposition of the Taxes) Rules, 1981, the Federal Government has been pleased to amend its notification No.806 (1)/91, dated 20th August, 1991 as under namely;___

“In the aforesaid notification for Paragraph-2 the following shall be substituted:___

“The above rates shall be operational until further orders.”

[No.18/4/82-CDA-II.]

M.SAJID PIRZADA
Deputy Secretary (CDA)

(967)
Price Rs. 60

3669 (94)/Ex.Gaz.]



PUBLISHED BY AUTHORITY

KARACHI WEDNESDAY, JUNE 28. 1995

PART IV

Advertisements and Notices issued by Corporate Bodies and Private Individuals on Payment

CAPITAL DEVELOPMENT AUTHORITY
(Secretariat)
Notification
Islamabad, the 21st June, 1995

No.CDA.30(9)(Noll).Coord/94/695. In exercise of powers conferred by section 15A of the Capital Development Authority Ordinance 1960 (XXIII of 1960), read with section 33 & 34 of the Municipal Administration Ordinance, 1960 (X of 1960) and the CDA (Imposition of Taxes) Rules 1981 and in supersession of Cabinet Division's Notification No.S.R.O. 806(10/91, DATED THE 20TH August, 1991, and Capital Development Authority's Notification No.CDA-30(9)(Noti)-Coord/94, dated the 13 July, 1994, the Capital Development Authority, with the sanction of the Federal Government and after previous publication as required under sub-section (1) of section 34 Ibid, is pleased to levy tax at the rate of one-twelfth of the manual value of buildings, and lands located within the areas specified in Cabinet Division's Notification No.S.R.O/ 805 (I)/91, dated the 20th August, 1991, subject to the conditions hereinafter specified.

2. The above leave of tax shall come into force on the first day of July, 1995, and shall remain operative till further orders:-

3. The annual value of buildings and lands for the purposes of this levy shall be determined by an admixture of plot area and covered area of the building thereon multiplied by the respective figures shown below against each category further multiplying by 12:-

Rating Areas and categories	Plot Area (Per S.yd)	Covered Area (Per S.ft.)
1	2	3
A Residential		Plus
'E' Series	Rs. 2.00	Rs.2.00
'F' Series	Rs. 1.50	Rs.1.75
'G' Series	Rs. 1.25	Rs. 1.60
'I' Series	Rs. 1.00	Rs. 1.50

1	2	3
B. Non- residential:		
I. Commercial:		
Jinnah Avenue	Rs. 4.00	6.00
Markaz, I&T and Class III Shopping Centers	Rs. 3.50	Rs. 5.50
Fruit & Vegetable Markets	Rs.3.00	Rs. 1.00
II. Industrial Institutions	Rs. 0.50	Rs.1.00
		Rs. 0.75
III. Petrol Pumps	Rs.10.00	

(for shed areas)

4. The following categories of buildings and lands shall be exempt from payment of tax to the extent shown against each category:-

Category	Exemption
(1) Residential houses, flats on apartment /owned and self-occupied by person or individuals but not self hired	50%
(2) One residential houses, flat or apartment belonging to a widow if she owns no other build up property anywhere in Pakistan and no part is rented out.	100% (up to plot area 240 S.yds)
(3) Places act apart for public worship and either actually no used or used for no other purpose.	100%

THE GAZETTE OF PAKISTAN PART -II

- (4) Hospitals, Dispensaries, Clinics, 100% Educational, Training Institutions and Libraries located on the plots allotted for specified purposes and run wholly from charitable contributions and donations.
- (5) One residential house, flat or 75% apartment owned and occupied by a retired Government or Semi-Government employee, if it is his or her only built-up property in Pakistan. This exemption will also be available to the surviving spouse and minor children of deceased employee.
- (6) Buildings and lands owned by the 100% Federal or a Provincial Government, but excluding public and private corporations.
- (7) Buildings and lands vesting in the 100% Capital Development Authority. This, however, does not include lands leased out to private individuals and corporations, companies and firms or to any group of individuals.

Note Exemption at sr.No.1,2 and 5 will be allowed on production of notarized affidavit for each respective year.

5. (a) in case the tax is paid by assessed by 30th September within the financial year for which the tax is paid, he shall be entitled to a discount or rebate of 10%
- (b) After the expiry of financial year 10% surcharge shall be payable on the outstanding tax.

ABDUL WAHID SHAHID
Secretary to the Board

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ISLAMABAD, THURSDAY, MAY 31, 2001

PART II

Statutory Notifications (S.R.O)

Government of Pakistan

CAPITAL DEVELOPMENT AUTHORITY

(Directorate of Coordination)

CORRIGENDUM

Islamabad, the 28th May, 2001

S.R.O. 340 (1)/2001. In this Authority's Notification No.S.R.O. 24 (1)/2001, dated 11th January, 2001, published in the Gazette of Pakistan , Extraordinary Part-II of 12th January, 2001, in the table below Para. 4 against item (5) the following shall be substituted:-

- (5) Residential house, flat or apartment owned and occupied by a retired Government employee whether in his own name or in the name of or jointly with his wife or dependent minor children. This exemption shall be available if it is his/her or their only property in Pakistan and he/she or they are themselves living in the house or as the case may be, flat or apartment and no portion there-of has been reed out, This exemption shall also be available in case of death of the retired employee to the surviving spouse and minor children of the deceased employee.
- 60 % up to plot area 600 sq. yards.

[No.CDA-30(9) (Norti)-Coord/2001.]

ABDUL GHAFOOR DOGAR
Secretary CDAS Board

(1067)

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ISLAMABAD, THURSDAY, DECEMBER 26, 2002

PART II

Statutory Notifications (S.R.O)

Government of Pakistan

CAPITAL DEVELOPMENT AUTHORITY

(Directorate of Revenue)

NOTIFICATION

Islamabad, the 26th December, 2002

S.R.O. 950(1)/2002. In exercise of power conferred by section 15-A of the CDA Ordinance, 1960 (XXIII of 1960), the Capital Development Authority is pleased to make the following further amendments in its Notification No.S.R.O.24 (1)/2001 dated 11.01.2001 namely :__

In the aforesaid Notification, in the Table below paragraph 4 the entries in columns 1 and 2, against category (5), shall be substituted as under:-

“Residential house, flat or apartment owned and occupied by a retired Government employee whether in his own name or in the name of or jointly with his/her spouse or dependent minor children. This exemption shall be available if it is his/her or their only property in Pakistan and he/she or they are themselves living in the house or as the case may be flat or apartment. This exemption shall also be available in case of death of the retired employee to the surviving spouse and minor children of the deceased employee.



75%

(3671)
Price Rs.2.00

[1477(2002) Ex.Gaz.]

2. The above amendments have been made in compliance with the directive of the Federal Government under section 36 of the Municipal Administration Ordinance, 1960 and shall come into force on 1st January, 2003.

[F.No. CDA/d(Rev)1(1)P-Tax/2002].

Sd/-
ABDUAL GHAFUOR DOGAR
Secretary CDA Board.

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of Pakistan

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ISLAMABAD, FRIDAY. AUGUST. 2003

PART II
Statutory Notifications (S.R.O)

Government of Pakistan

CAPITAL DEVELOPMENT AUTHORITY SECRETARIAT

NOTIFICATION

Islamabad, the 9TH August, 2003

S.R.O. 783(1)/2003. In exercise of power conferred by section 15-A of the Capital Development Authority Ordinance, 1960 (N0.XXIII of 1960) and in pursuance of the directions of the Federal Government under section 36 of the Municipal Administration Ordinance, 1960 (No.X of 1960), the Capital Development Authority is pleased to make the following further amendments in its Notification No.S.R.O. 24(1)/2001 dated the 11th January, 2001, namely:-

1. In the aforesaid notification in the Table below paragraph 3, in Part (B). in the entry in column I, against SI.No 3 the following shall be added;
“and non-residential properties outside commercial area.
2. In the aforesaid notification, in the table below paragraph 4.____
 - (i) Against serial No,2 the following sentence shall be added at the end:

(1879)

Price; Rs.02.00

[5032 (2003)Ex.Gaz.]

“This exemption shall also be available to the minor sons and unmarried daughters of an entitled widow after her death”.

- (ii) The existing Note below the Table shall be numbered as ‘Note I’ and the following shall be added as Note 2.

“Self occupation rebate at Sl. Nos. 1 and 5 would be allowed only on current dues and arrears of last one year.”

3. These amendments shall come into force at once.

[F.No.CDA/D(Rev)-1(1)/P.Tax/2002.]

CORRIGENDUM

In CDA’s Notification No.S.R.O.24(1)2001 dated the 11th January, 2001:-

1. In the Table below paragraph 3, in column I ___ ‘Rating Areas and categories:-
 - (i) in Part (A), against SL.NO.4 for ‘I – series’ and read ‘I – Series and model villages;
 - (ii) In part (B).___
 - (a) against SL. No.5 for the words ‘Industrial Institutions’ read ‘Industrial and Institutional plot’
 - (b) against Sl. No.6 for the words ‘Petrol Pumps’ read ‘Petrol Pumps/CNG Stations and Service Stations’
2. In the table below paragraph 4, the entry in column I against serial No. (1) shall be substituted as under:

“One residential house, flat or apartment, owned and self occupied by the owner/allottee or his family members including his parents.”

[F. No CDA/D(Rev)-1(1)/P.Tax/2002.]

NADEEM AKBAR MALIK.
Secretary CDA Board.

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of Pakistan

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ISLAMABAD, FRIDAY. MARCH 10, 2000

PART II
Statutory Notifications (S.R.O)

Government of Pakistan

CAPITAL DEVELOPMENT AUTHORITY SECRETARIAT

(Secretariat)

NOTIFICATION

Islamabad, the 25TH February, 2000

S.R.O.117(1)/2000. In exercise of power conferred by section 15-A of the Capital Development Authority Ordinance, 1960 (N0.XXIII of 1960) read with section 33 of the Municipal Administration Ordinance, 1960 (Ordinance X of 1960), the Capital Development Authority, after previous publication and with the sanction of the Federal Government, in suppression of notification No.CDA-30(8)(Not)-Corrd/93, dated 16th November, 1993 hereby notifies that with immediate effect till further orders following revised rates of water charges shall be levied for all categories of properties in Islamabad.

I. DOMESTIC WATER RATES

(a) Metered Supply:	2000-2001
Consumption Slab:	Rates per 1000 Gallons
Upto 5000 Gallons	Rs.8.00
5001-20,000 Gallons	Rs.10.00
20,000 Gallons and above	Rs.12.00

(357)

Price. Rs. 5.00

(b) Un-Metered Supply (Flat Rates)

Category Normal Purpose		Drinking for construction Purpose
Government owned residence	Rate per Month	
1. (1) 'A' Category	Rs. 48.00	
'B' Category	Rs. 48.00	
'C' Category	Rs. 48.00	
'D' Category	Rs. 62.00	
'E' Category	Rs. 84.00	
'F' Category	Rs. 110.00	
'G' Category	Rs. 140.00	
'H' Category	Rs. 162.00	
'I' Category	Rs. 188.00	
(2) For Construction purpose		Rs. 6.00 per sft
II. Private Residences:		
Less than 250 Sq Yds	Rs. 96.00	Rs. 3,164.00
251 to 499 Sq.Yds	Rs.114.00	Rs. 6,328.00
500 to 999 Sq.Yds	Rs.140.00	Rs.12,654.00
1000 to 1199 Sq.Yds.	Rs.188.00	Rs.15,818.00
1200 to 1499 Sq.Yds	Rs.254.00	Rs.18,982.00
1500 to 1999 Sq.Yds.	Rs.316.00	Rs.22,146.00
2000 and above Sq.Yds.	Rs.378.00	Rs.31,636.00
III. Model Villages:	Rs. 96.00	Rs. 6,328.00

**II. WATER CHARGES FOR GOVERNMENT BUILDINGS/OFFICES
INSITUTIONS/HOSPITALS**

(A) Metered Supply:	2000-2001
Consumption Slabs:	Rates per 1000 Gallons
Up to 5000 Gallons	Rs. 12.00
5001 to 20,000 Gallons	Rs. 14.00
20,000 Gallons and above	Rs. 16.00

(B) Un-Metered Supply (Flat Rates)

S.No	Type of Building	Rate per month	For construction Purpose
(1)	Sectt:Building Phase-I & II	Rs. 51,600.00	
(2)	Government Hostel.	Rs. 6,480.00	
(3)	Municipal Building (Naval Headquarter).	Rs. 2,580.00	
(4)	Office Block.II	Rs. 3,120.00	
(5)	Facade Block I & II	Rs. 2,064.00	
(6)	Polyclinic.	Rs. 2,880.00	
(7)	Government Printing Press	Rs. 4,320.00	
(8)	Directorate MPO & Stores.	Rs. 1,320.00	
(9)	C.E.Lab: CDA.	Rs. 132.00	
(10)	Directorate of Procurement.	Rs. 132.00	
(11)	High School.	Rs. 288.00	
(12)	Primary Schools.	Rs. 144.00	
(13)	Local Dispensaries.	Rs. 192.00	
(14)	Institutions.	Rs. 1,440.00	
(15)	CDA Officers Hostel.	Rs. 7,200.00	
(16)	Chummary Type Accommodation.	Rs. 7,200.00	
(17)	Sind House.	Rs. 14,400.00	
(18)	Foreign Office (Ministry of Foreign Affairs)	Rs. 8,640.00	
(19)	Frontier House.	Rs. 4,320.00	
(20)	Baluchistan House.	Rs. 4,320.00	
(21)	Police Stations.	Rs. 432.00	
(22)	Broadcasting House.	Rs. 1,440.00	
(23)	Administrative Buildings.	Rs. 1,008.00	
(24)	Man-power Building.	Rs. 720.00	
(25)	T&T Exchange (P&A).	Rs. 1,440.00	
(26)	Punjab House.	Rs. 14,400.00	
(27)	Kashmir House.	Rs. 4320.00	
(28)	Judges Residences.	Rs. 188.00	
(29)	For Construction Purpose (All Buildings)		Rs. 2.64 per sft

III. WATER CHARGES FOR COMMERCIAL BUILDINGS

(A).	Metered Supply:	2000 – 2001
	Con-sumption Slab:	Water Charges pt
		1000 gallons
	Up to 5000 gallons.	Rs. 14.00
	20,000 gallons and above	Rs. 16.00
(B)	Un-Metered Supply (Flat Rates	

S.No.	Property	Normal Monthly Consumption Rate per month	For Construction Purpose
1	2	3	4
(1)	Single Shop	Rs. 52.00	
(2)	Single shop-cum-flat	Rs. 60.00	
(3)	Bakery/Dairy and sweet shop	Rs. 144.00	
(4)	Hamam (Per Hamam	Rs. 28.00	
(5)	Small Laundry	Rs. 288.00	
(6)	Laundry and dry cleaning Large scale)	Rs. 864.00	
(7)	Canteens in Sectt: Buildings	Rs. 86.00	
(8)	Cafeterias	Rs. 144.00	
(9)	Restaurant (Air-Conditioned)	Rs. 864.00	
(10)	Restaurant (Non-Air-Conditioned	Rs. 288.00	
(11)	Motels/Hostels in National Park Area (A.C).	Rs. 86.00 (per bath)	
(12)	Motels/Hostels in National Park Area(Non A.C)	Rs. 44.00 (per bath)	
(13)	Hotels (with five stars like Islamabad Hotel and Holiday Inn)	Rs. 86.00 (per bath)	
(14)	Motor Garages	Rs. 552.00	
(15)	Motor Grages with service station	Rs.1,440.00	
(16)	Petrol Pump with service station	Rs.1,728.00	
(17)	Petrol Pump without Service Station.	Rs. 288.00	

3. The annual value of buildings and lands for the purposed of this levy shall be determined by an admixture of plot area and the covered area of the building there on multiplied by the respective figures shown below against each category further multiplying it by 12:

Rating Area and categories	Plot area Per Sq.Yd	Covered Area Per Sft.
1	2	3
(A) Residential	Rs.	Rs.
1. E-Series	6.00	6.00
2. F-Series	4.50	5.25
3. G-Series		
(a) Plot area upto 356 Sq.Yds	2.50	3.20
(b) Plot area more then 356 Sq.Yds	3.75	4.80
4. I-Series		
(a) Plot area upto 356 Sq.yds.	2.00	3.00
(b) Plot area more then 356 Sq.yds.	3.00	4.50
(B) Commercial		
1. Blue Area		
(a) Ground floor, shops etc	6.00	9.00
(b) Mazanine 1 st Floor and above	4.00	6.00
2. Markaz E&F Series		
(a) Ground Floor, shops etc	5.25	8.25
(b) 1 st Floor and above	3.50	5.50
3. Markaz G&I Series, I&T Centre / Class-III Shopping Centres	3.50	5.50
4. Fruit and Vegetable Market	3.00	5.00

1	2	3
5. Industrial Institutions	1.50	3.00 2.25 (Shed Area)
6. Petrol Pump	30.00	--

4. The following categories of buildings and lands shall be exempt from payment of tax to the extent shown against each category:-

Category	Exemption
1	2
(1) Residential houses, flats or apartments owned and self occupied by persons, their family members including parents.	50%
(2) One residential house, flat or apartment belonging to a widow if she owns no other build up property anywhere in Pakistan. This exemption shall also be available to the minor sons and un-married daughters of an entitled widow after her death.	100% upto plot area 240 Sq.yds.
(3) Places set a part for public worship and actually so used and used for no other purpose.	100%
(4) Hospitals, dispensaries, clinics, education and training institutions and libraries located on the plot allotted for specified purposes and run wholly from charitable contributions and donations	100%
(5) Residential house, flat or apartment owned and occupied by a retired Government employee whether in his own name or in the name of or jointly with his wife or dependent minor children. This exemption shall be available if it is his/her or their only property in Pakistan and he/she or they are themselves living in the house or, as the case may be, flat or apartment. This exemption shall also be available in case of death of the retired employee to the surviving spouse and minor children of the deceased employee.	75%

1	2
(6) Buildings and lands owned by the Federal or a Provincial Government but excluding public and private corporations.	100%
(7) Buildings and land vesting in the Capital Development Authority. This however does not include lands leased out to private individuals and corporations, companies and firms or to any group of individuals.	100%

Note:- Exemption at Sl. No.1,2 and 5 will be allowed on production of affidavit on simple paper for each respective year to be attested by any Officer to be nominated by the Authority for this purpose.

5. (a) In case the tax is paid by an assessed by 30th September, wherein the financial year for which the tax is paid he shall be entitled to discount or rebate of 5 percent.
- (b) After the expiry of financial year a surcharge @ 1.5% per month shall be payable on the outstanding tax.

No. CDA-30(9)(Noti)-Coord/2001/184.]

ABDUL GHAFUOR DOGAR
Secretary to the Board.

Note : "Self occupation rebate at Sl. Nos. 1 and 5 would be allowed only on current dues and arrears of last one year."