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PART II

Statutory Notifications (S. R. O.)

GOVERNMENT OF PAKISTAN  
**CAPITAL DEVELOPMENT AUTHORITY**  
(Islamabad Capital Territory)

NOTIFICATION

*Islamabad, the 15th May, 2025*

**SUBJECT:- REVISION OF SALE/ PREMIUM AND ANNUAL GROUND RENT (AGR) RATES FOR DIFFERENT LAND USES ACCORDING TO ILDR-2005 AND ICT BCR 2020 AS AMENDED 2023.**

**S. R. O. 815(I)/2025.**— 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-2020 as amended 2023 duly approved by the CDA Board in its meeting held on 10-12-2024 and subsequently notified vide Finance Wing-II notification dated 07-04-2025. The revised rates are applicable with effect from date of notification *viz* 07-04-2025 and supersedes all previous sale/ premium rates and AGR as under;

(1359)

*Price : Rs. 10.00*

[946(2025)/Ex. Gaz.]

S.No.	Categories / Land Use	F.A.R	Revised Premium Rates (Rs. PSY)	Revised AGR (Rs.PSY/ Per Annum)
(1)	(2)	(3)	(4)	(5)
<b>1</b>	<b>Administrative &amp; Public Building Plots (also includes plots for Training Academies/ Research Centers for offices only)</b>			
<b>A</b>	<b>Sectoral Area</b>			
<b>1(A)</b>	<b>Mauve Area (ICT BCR 8.6 &amp; 8.8)</b>			
i)	Plot size up to 3,300 sq.yards (8.6)	1:4	289,100	30
ii)	Plot size more than 3,301-6,600 sq.yards (8.6)	1:5	361,375	30
iii)	Plot size more than 6,600-14,999 sq.yards (8.6)	1:6	433,650	30
iv)	Plot size more than 14,999 sq.yards (8.6)	1:8	578,198	30
<b>1(B)</b>	<b>Public Building Areas in Sector F-5/ G-5 and Admin Center Public Area and Administrative Block</b>			
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	252,963	30
<b>1(C)</b>	<b>Outside Sectoral Area -</b>			
i)	BCR -2023 Clause 8.6, Plot Size up to 3,300 sq.yards	1:4	144,550	30
ii)	BCR-2023 Clause 8.6, Plot size more than 3,301 - 6,600 sq.yards	1:5	180,688	30
iii)	BCR-2023 Clause 8.6, Plot size more than 6,600 - 14,999 sq.yards	1:6	216,825	30
iv)	BCR-2023 Clause 8.6, Plot size more than 14,999 sq.yards	1:8	289,099	30
<b>2</b>	<b>Industrial Plots</b>			
<b>2(a)</b>	<b>I - Series (F.A.R BCR - 2023)</b>			
i)	F.A.R (1:1.2) as per BCR -2023 Clause-8.16	1:1:2	62,938	29
ii)	F.A.R (1:1.5) as per BCR -2023 Clause-8.16	1:1:3	78,732	29
iii)	F.A.R (1:1.6) as per BCR -2023 Clause-8.16	1:1:6	83,981	29
<b>2(b)</b>	<b>Kahuta Road</b>		<b>46,795</b>	<b>9</b>
<b>3</b>	<b>Agro Farming Schemes (Per Acres)</b>		<b>Per Acre</b>	<b>Per Acre/ Per Annum</b>
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 Schana Extension	-	5,110,047	34,065

S.No.	Categories / Land Use	F.A.R	Revised Premium Rates (Rs. PSY)	Revised AGR (Rs.PSY/ Per Annum)
(1)	(2)	(3)	(4)	(5)
<b>4</b>	<b>Flat Site</b>			
<b>4.1</b>	<b>Government Housing (Category of new scheme &amp; F.A.R as proposed by Planning Wing)</b>			
<b>A</b>	<b>For Existing Schemes</b>			
i)	F.A.R	1:4	215,000	71
ii)	F.A.R	1:5	268,750	71
<b>B</b>	<b>For New Schemes</b>			
i)	F.A.R	1:6	322,500	71
ii)	F.A.R	1:8	430,000	71
<b>5</b>	<b>Amenity Rates (Public Sectors) – ILDR 2005 (Chapter – III, Clause-7(1))</b>			
<b>5.1</b>	<b><u>Plot for Institutions (Public Sectors)</u></b>			
<b>A</b>	<b><u>Sectoral Area</u></b>			
<b>A.1</b>	<b>➤ Secondary to Intermediate Institutions</b>			
i)	Storeys / F.A.R according to ICT BCR – 2023	1:4	8,518	23
ii)	(Clause - 8.7, 8.9)	1:6	12,776	23
<b>A.2</b>	<b>➤ Higher Education Institutions</b>			
i)	Storeys / F.A.R for plot size up to 4,166 sq.yards (BCR Clause 8.7)	1:4 up to 03 storeys	34,068	23
ii)		1:6 up to 09 storeys	51,102	23
<b>B</b>	<b><u>Outside / Other than Sectoral Area (Institutions)</u></b>			
<b>B.1</b>	<b>➤ Secondary to Intermediate Institutions</b>			
i)	Storeys / F.A.R according to ICT BCR – 2023	1:3	5,111	16
ii)		1:4	6,816	16
<b>B.2</b>	<b>➤ Higher Education Institution</b>			
i)	Storeys / F.A.R according to ICT BCR – 2023	1:3	15,330	16
ii)		1:4	20,441	16
<b>5.2</b>	<b><u>Plots for Institutions (Private Sectors)</u></b>			
<b>A</b>	<b><u>Sectoral Area</u></b>			
<b>A.1</b>	<b>➤ Secondary to Intermediate Institutions</b>			
i)	Storeys / F.A.R according to ICT BCR-2023	1:4	28,406	23
ii)	(Clause 8.7, 8.9)	1:6	42,609	23
<b>A.2</b>	<b>➤ Higher Education Institutions</b>			
i)	Storeys / F.A.R for plot size up to 4,166 sq.yards (BCR Clause 8.7)	1:4 up to 03 storeys	42,609	23
ii)		1:6 up to 09 storeys	63,913	23

S.No.	Categories / Land Use	F.A.R	Revised Premium Rates (Rs. PSY)	Revised AGR (Rs.PSY/ Per Annum)
(1)	(2)	(3)	(4)	(5)
<b>B</b>	<b>Outside Sectoral Area</b>			
<b>B.1</b>	<b>&gt; Secondary to Intermediate Institution (Zone-II, IV &amp; V)</b>			
i)	F.A.R for plot size up to 7,260 sq.yards – 1.5 Acres (BCR 8.9-A)	1:3	12,783	16
ii)	F.A.R for plot size more than 7,260 sq.yards – 1.5 Acres (BCR 8.9-B)	1:4	17,044	16
<b>B.2</b>	<b>&gt; Higher Education Institution (Zone-II, IV &amp; V)</b>			
i)	F.A.R for plot size up to 7,260 sq.yards – 1.5 Acres (BCR 8.9-A).	1:3	21,304	16
ii)	F.A.R for plot size more than 7,260 sq.yards - 1.5 Acres (BCR 8.9-B)	1:4	28,406	16
<b>5.3</b>	<b>Hospitals/ Dispensaries / Maternity Homes</b>			
i)	Sectoral Area	-	397,564	17
ii)	Outside Sectoral Area	-	198,782	17
<b>5.4</b>	<b>Libraries/ Art Galleries / Museums</b>			
i)	Sectoral Area	-	26,444	17
ii)	Outside Sectoral Area	-	13,222	17
<b>5.5</b>	<b>Cinemas / Theaters</b>			
i)	Sectoral Area		21,452	17
ii)	Outside Sectoral Area		10,726	17
<b>5.6</b>	<b>NGO 's/ Public service/ Private</b>			
i)	Sectoral Area		155,131	17
ii)	Outside Sectoral Area		77,566	17
<b>5.7</b>	<b>Govt. Sports Board, All Clubs under Govt. Control, Gymnasium, heritage. Arts and crafts, tourism sites , Amusement Parks , Govt / youth Hostels</b>			
i)	Sectoral Area		155,131	17
ii)	Outside Sectoral Area		77,566	17
<b>5.8</b>	<b>Police Stations-Complex / Barracks Police Petrol Pump Land (Both) (This rate does not apply on any police academy&amp; Training Institution as they will fall under admin sector public building Area)</b>			
i)	Sectoral Area		578,194	30
ii)	Outside Sectoral Area		289,097	30
<b>5.9</b>	<b>Transport Terminus</b>			
i)	Sectoral Area		155,131	17
ii)	Outside Sectoral Area		77,566	17

**NOTE-1 For all the above categories: -**

- F.A.R of Flat Sites are recommended by the Planning Wing, CDA.
- 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-2020 as amended 2023.
- The Rates of AGR are subject to increase @15% after every 3 years.

2. The rates for residential plots were approved by the CDA Board on 20.02.2023 in its 3<sup>rd</sup> 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>
<b>1</b>	<b>Residential Plots</b>	
<b>A: Sectoral Area</b>		
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

<i>Sr.No</i>	<i>Category / Use of Land</i>	<i>Revised rate (Rs. PSY)</i>
<b>1</b>	<b>Residential Plots</b>	
<b>B: Model Village</b>		
i)	Humak	4,125
ii)	Poona Faqiran (Margallah Town)	6,203
iii)	Chak Shahzad and Rawal Town.	5,501
iv)	Farash	3,453
v)	Tarlai / Kuri	2,750
<b>C: Un-Developed Land / Raw Land (Based on Cost only)</b>		
i)	National Park Area.	12,704
ii)	Sectoral Area	6,353
iii)	Other than Sectorial area	3,812

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

SHAHID RAFIQ KIANI,  
Secretary CDA Board.