

**AGENDA ITEM-02: ENHANCEMENT OF RATES/FEES/SERVICES CHARGES SUCH AS TRANSFER FEE, NON-USER CHARGES AND POSSESSION FEE ETC.**

According to Section-26(1) of the Peshawar Development Authority Act, 2017, *“the Authority may raise adequate funds to meet the cost of planning, expansion, execution, development, redevelopment, maintenance, zoning, classification, reclassification, augmentation, supervision, regulation and conversion of any property or any present and future scheme or any part thereof, by imposing rates, fees, surcharge, other charges and fines in the manner as may be prescribed by the Authority”*. Similarly, Sub-Section-(2) of the said Section provides, *“the rates, fees and other charges for water supply, sewerage and drainage schemes shall be such as to provide sufficient revenues to:*

- (a) cover the operating expenses including taxes, if any, and interest to provide adequate maintenance and depreciation;*
- (b) meet repayments on long term indebtedness to the extent that such repayments exceed the provision of depreciation; and*
- (c) finance the normal year to year extension of any of such schemes and to provide a reasonable portion of the cost of future major expansion of such schemes”.*

2. Currently, the Authority is facing hardships/difficulties in meeting its operational and Developmental Expenditure mainly due to rising cost of Electricity, POL, Salaries, maintenance of parks and playgrounds, maintenance of roads, street lights and other operational/maintenance expenditure. Same is the case with developmental expenditure. Consequently, the gap between the revenue and expenditure of the Authority is widening day by day. It is also pertinent to mention here that as compared to the applicable rates of Federal and Provincial taxes/duties on transfer of property, the transfer fee rates of PDA are negligible. Moreover, the fees/charges were revised in 2021.

3. In light of the provisions of Section-26 of the Peshawar Development Authority Act, 2017, the Board is requested to accord approval for enhancement of the following fees/service charges etc in order to enable the Authority to continue the provision of municipal services i.e water supply, sanitation, street lights, recreational facilities (parks and playgrounds) etc to the residents of Hayatabad, Regi Model Town as well as maintenance of GT/Jamrud Road and Ring Road.

**1. Transfer Fee**

**A. Residential**

<b>Sr. #</b>	<b>Description</b>	<b>Existing Fee (Rs.)</b>	<b>Proposed/ Revised Fee (Rs.)</b>
1.	2-Kanal Houses Transfer Fee	156,000/-	312,000/-
2.	2-Kanal Plots Transfer Fee	156,000/-	312,000/-
3.	1-Kanal Houses Transfer Fee	78,000/-	156,000/-
4.	1-Kanal Plots Transfer Fee	156,000/-	312,000/-
5.	14-Marla Houses Transfer Fee	52,500/-	105,000/-
6.	14-Marla Plots Transfer Fee	52,500/-	105,000/-
7.	10-Marla Houses Transfer Fee	37,500/-	75,000/-
8.	10-Marla Plots Transfer Fee	52,500/-	105,000/-
9.	07-Marla Houses Transfer Fee	31,500/-	63,000/-
10.	07-Marla Plots Transfer Fee	31,500/-	63,000/-
11.	05-Marla Houses Transfer Fee	17,100/-	34,200/-
12.	05-Marla Plots Transfer Fee	31,500/-	63,000/-
13.	03-Marla Houses Transfer Fee	11,250/-	22,500/-
14.	03-Marla Plots Transfer Fee	11,250/-	22,500/-

**Note: The aforesaid Transfer Fee rates shall be applicable in gift cases also.**

## **B. Commercial**

Sr. #	Description	Existing Fee (Rs.)	Proposed/Revised Fee (Rs.)
1.	Constructed Commercial properties	600,000/- per Kanal	1,200,000/- per Kanal
2.	Unconstructed/ Under Construction Commercial Plots	600,000/- per Kanal	1,200,000/- per Kanal
3.	Shop	300/- per Sft	600/- per Sft
4.	Unit	150/- per Sft	300/- per Sft
5.	Flat	75/- per Sft	150/- per Sft

**Note: In case, the size of the plot is less than 1-Kanal, then the fee shall be determined by dividing the transfer fee for Kanal by 20 as there are 20-marla in a Kanal**

## **C. Public Utility Plots (Schools and Hospitals etc)**

Sr. #	Description	Existing Fee	Proposed/Revised Fee
1.	Constructed Public Utility properties	600,000/- per Kanal	1,200,000/- per Kanal
2.	Unconstructed/ Under Construction Commercial Plots	600,000/- per Kanal	1,200,000/- per Kanal

## **D. Extra Land (Residential)**

Sr. #	Description	Existing Fee	Proposed/Revised Fee
1.	Hayatabad	6,100/- per Sft	12,200/- per Sft
2.	Regi Model Town	2,400/- per Sft	4,800/- per Sft

## **E. Restoration Charges (Residential)**

Sr. #	Description	Existing Fee	Proposed/Revised Fee
1.	Plots/properties cancelled due to non-conformative land use or non-construction of building	150,000/- per Marla	Rs. 300,000/- per Marla

**Note: In case of failure to deposit the Restoration Charges, the procedure as laid down in the Building Regulations/By-Laws shall be followed.**

## **F. Urgent Fee for same Day Transfer**

Sr. #	Description	Existing Fee	Proposed/Revised Fee
1.	Hayatabad and Regi Model Town	150% of the normal fee	Double of the normal fee

## **G. Non-User Charges (All Phases of Hayatabad)**

Sr. #	Description	Existing Fee (Rs.)	Proposed/Revised Fee (Rs.)
1.	2-Kanal Plots (Residential)	72,000/- per annum	144,000/- per annum
2.	1-Kanal Plots (Residential)	36,000/- per annum	72,000/- per annum
3.	14-Marla Plots (Residential)	28,800/- per annum	57,600/- per annum
4.	10-Marla Plots (Residential)	27,000/- per annum	54,000/- per annum
5.	07-Marla Plots (Residential)	24,000/- per annum	48,000/- per annum
6.	05-Marla Plots (Residential)	18,000/- per annum	36,000/- per annum
7.	03-Marla Plots (Residential)	15,000/- per annum	30,000/- per annum
8.	Commercial/Public Utility Plots	12,000/- per marla	24,000/- per Marla per annum

## **Other Miscellaneous Charges/Fees**

## **H. Possession Fee (Residential)**

Sr. #	Description	Existing Fee (Rs.)	Proposed/Revised Fee (Rs.)
1.	2-Kanal Plots (Residential)	16000/-	32,000/-
2.	1-Kanal Plots (Residential)	8000/-	16,000/-
3.	14-Marla Plots (Residential)	6000/-	12,000/-
4.	10-Marla Plots (Residential)	4000/-	8,000/-
5.	07-Marla Plots (Residential)	2800/-	5,600/-

6.	05-Marla Plots (Residential)	2000/-	4,000/-
7.	03-Marla Plots (Residential)	1200/-	2,400/-

**I. Legal Heirs (Residential)**

Sr. #	Description	Existing Fee (Rs.)	Proposed/Revised Fee (Rs.)
1.	2-Kanal Plots (Residential)	80,000/-	160,000/-
2.	1-Kanal Plots (Residential)	40,000/-	80,000/-
3.	14-Marla Plots (Residential)	28,000/-	56,000/-
4.	10-Marla Plots (Residential)	20,000/-	40,000/-
5.	07-Marla Plots (Residential)	14,000/-	28,000/-
6.	05-Marla Plots (Residential)	10,000/-	20,000/-
7.	03-Marla Plots (Residential)	6,000/-	12,000/-

**J. Attorney Verification Fee (Residential)**

Sr. #	Description	Existing Fee (Rs.)	Proposed/Revised Fee (Rs.)
1.	2-Kanal Plots (Residential)	10,000/-	20,000/-
2.	1-Kanal Plots (Residential)	6,000/-	12,000/-
3.	14-Marla Plots (Residential)	6,000/-	12,000/-
4.	10-Marla Plots (Residential)	4,000/-	8,000/-
5.	07-Marla Plots (Residential)	4,000/-	8,000/-
6.	05-Marla Plots (Residential)	4,000/-	8,000/-
7.	03-Marla Plots (Residential)	4,000/-	8,000/-

**K. Duplicate Fee of Allotment Order & Transfer Deed (Residential)**

Sr. #	Description	Existing Fee (Rs.)	Proposed/Revised Fee (Rs.)
1.	2-Kanal Plots (Residential)	100,000/-	200,000/-
2.	1-Kanal Plots (Residential)	60,000/-	120,000/-
3.	14-Marla Plots (Residential)	40,000/-	80,000/-
4.	10-Marla Plots (Residential)	30,000/-	60,000/-
5.	07-Marla Plots (Residential)	20,000/-	40,000/-
6.	05-Marla Plots (Residential)	16,000/-	32,000/-
7.	03-Marla Plots (Residential)	10,000/-	20,000/-

**L. Limit Certificate Fee (Residential)**

Sr. #	Description	Existing Fee (Rs.)	Proposed/Revised Fee (Rs.)
1.	2-Kanal Plots (Residential)	6,000/-	12,000/-
2.	1-Kanal Plots (Residential)	4,000/-	8,000/-
3.	14-Marla Plots (Residential)	3,000/-	6,000/-
4.	10-Marla Plots (Residential)	2,400/-	4,800/-
5.	07-Marla Plots (Residential)	2,000/-	4,000/-
6.	05-Marla Plots (Residential)	1,500/-	3,000/-
7.	03-Marla Plots (Residential)	1,000/-	2,000/-

**M. NOC Fee (Residential)**

Sr. #	Description	Existing Fee (Rs.)	Proposed/Revised Fee (Rs.)
1.	2-Kanal Plots (Residential)	16,000/-	32,000/-
2.	1-Kanal Plots (Residential)	12,000/-	24,000/-
3.	14-Marla Plots (Residential)	10,000/-	20,000/-
4.	10-Marla Plots (Residential)	8,000/-	16,000/-
5.	07-Marla Plots (Residential)	6,000/-	12,000/-
6.	05-Marla Plots (Residential)	4,000/-	8,000/-
7.	03-Marla Plots (Residential)	3,000/-	6,000/-

Moreover, in order to reduce the gap between the revenue and expenditure of the Authority, approval of the Board is solicited for imposition of the following new service charges/fees at the rates as mentioned against each: -

**N. Street Lights Charges**

i.	2-Kanal Houses	Rs. 1000/- per month
ii.	1-Kanal Houses	Rs. 800/- per month

iii.	14-Marla Houses	Rs. 700/- per month
iv.	10-Marla House	Rs. 800/- per month
v.	7-Marla House	Rs. 600/- per month
vi.	5-Marla Houses	Rs. 500/- per month
vii.	3-Marla houses	Rs. 300/- per month
viii.	Commercial shops	Rs. 1000/- per month
ix.	Commercial flats	Rs. 2000/- per month
x.	Private Schools/Colleges/Universities	Rs. 2000/- per month

**O. Recreational Facilities/Park & Playgrounds Charges:**

i.	2-Kanal Houses	Rs. 1000/- per month
ii.	1-Kanal Houses	Rs. 800/- per month
iii.	14-Marla Houses	Rs. 700/- per month
iv.	10-Marla House	Rs. 600/- per month
v.	7-Marla House	Rs. 500/- per month
vi.	5-Marla Houses	Rs. 400/- per month
vii.	3-Marla houses	Rs. 300/- per month

**Note: The newly imposed charges/fees shall be collected in the water bills.**

The Board is requested to accord approval for enhancement of the existing fees/charges as proposed above alongwith imposition of the newly proposed service charges/fee at the rates as noted against each service in order to ensure the uninterrupted provision of municipal services to the general public.

**Decision:**

After thorough and lengthy deliberations, the PDA Board of Authority approved the revised rates of rates/fees/service charges in respect of residential plots/houses as well as the newly proposed service charges i.e Street light charges and recreational facilities/parks and playgrounds charges. The Board of Authority further decided that the rates/fees/charges of commercial plots/buildings may be reviewed and on the analogy of Capital Development Authority, the commercial fees/charges be fixed as a percentage of the fair market value of the property/declared value whichever is higher. The rates so reviewed may be approved from the Finance Committee of the Authority.