



**METROPOLITAN CORPORATION ISLAMABAD
(Directorate of Revenue)**

PUBLIC NOTICE FOR INVITING AND HEARING PUBLIC OBJECTIONS ON TAX PROPOSAL OF PROPERTY TAX AND WATER, CONSERVANCY CHARGES & SOLID WASTE MANAGEMENT FEES WITHIN ICT.

In the light of Section 88 (4) of ICT LGA, 2015. The Revenue Directorate, MCI desired to revise / issue the rates of Property Tax and Water, Conservancy Charges & Solid Waste Management Fees within ICT to reduce the gap between Revenue receipt and O&M Cost of services being provided by MCI.

1. A. Property Tax of Residential Properties of Islamabad
B. Commercial Properties of Islamabad.
C. Commercial Properties in Housing Societies in ICT, Islamabad
- 2 A. Water Charges
- 3 A. Conservancy & Solid Waste Management Fees for Residential Properties.
B. Conservancy & Solid Waste Management Fees for Commercial Properties

(1).A. PROPOSED RATE OF PROPERTY TAX OF RESIDENTIAL PROPERTIES.

S. No	Category / Rating Area	Rates Revised by MCI (2019)		Proposed Amount Lump Sum (Per Anum)
		Plot Area Per Sq. Yds Rs.	Covered Area Per Sqft. Rs.	
1.	D-SERIES			
	Plot Area upto 140 Sq. Yds	4.00	6.00	31,500
	Plot Area 141-200 Sq.Yds	-	-	44,000
	Plot Area 201-300 Sq. Yds	-	-	73,000
	Plot Area 301-400 Sq. Yds	-	-	138,000
	Plot Area 401-500 Sq. Yds	-	-	182,000
	Plot Area 501-1000 Sq. Yds	-	-	222,000
	Plot Area 1001-2000 Sq. Yds			-
	Plot Area 2001-4000 Sq. Yds			-
	Above 4000 Sq. Yds			-
2.	E- SERIES			
	Plot Area upto 140 Sq. Yds	6.00	8.00	40,000
	Plot Area 141-200 Sq.Yds	8.00	10.00	54,000
	Plot Area 201-300 Sq. Yds	10.00	12.00	99,500
	Plot Area 301-400 Sq. Yds	12.00	15.00	182,500
	Plot Area 401-500 Sq. Yds	-	-	235,500
	Plot Area 501-1000 Sq. Yds	-	-	289,000
	Plot Area 1001-2000 Sq. Yds	-	-	-
	Plot Area 2001-4000 Sq. Yds	-	-	-
	Above 4000 Sq. Yds	-	-	-

3.	F-SERIES & SECTOR I-8			
	Plot Area upto 140 Sq. Yds	6.00	8.00	40,000
	Plot Area 141-200 Sq.Yds	8.00	10.00	55,000
	Plot Area 201-300 Sq. Yds	9.00	12.00	99,500
	Plot Area 301-400 Sq. Yds	10.00	15.00	180,000
	Plot Area 401-500 Sq. Yds	-	-	235,500
	Plot Area 501-1000 Sq. Yds	-	-	288,000
	Plot Area 1001-2000 Sq. Yds	-	-	359,500
	Plot Area 2001-4000 Sq. Yds	-	-	439,000
Above 4000 Sq. Yds	-	-	1,480,500	
4.	G-SERIES.			
	Plot Area upto 140 Sq. Yds	4.00	6.00	30,000
	Plot Area 141-200 Sq.Yds	5.00	8.00	43,500
	Plot Area 201-300 Sq. Yds	6.00	9.00	73,500
	Plot Area 301-400 Sq. Yds	8.00	10.00	121,500
	Plot Area 401-500 Sq. Yds	10.00	12.00	163,500
	Plot Area 501-1000 Sq. Yds	-	-	210,500
	Plot Area 1001-2000 Sq. Yds	-	-	272,000
	Plot Area 2001-4000 Sq. Yds			-
Above 4000 Sq. Yds			-	
5.	I -SERIES (Except I-8)			
	Plot Area upto 140 Sq. Yds	4.00	6.00	30,000
	Plot Area 141-200 Sq.Yds	5.00	8.00	43,000
	Plot Area 201-300 Sq. Yds	6.00	9.00	73,000
	Plot Area 301-400 Sq. Yds	8.00	10.00	121,000
	Plot Area 401-500 Sq. Yds	9.00	12.00	163,000
	Plot Area 501-1000 Sq. Yds	-	-	210,000
	Plot Area 1001-2000 Sq. Yds	-	-	271,500
	Plot Area 2001-4000 Sq. Yds			-
Above 4000 Sq. Yds			-	
6.	ALL MODEL VILLAGES INCLUDING SHAHZAD TOWN, MARGALLA TOWN I & II, HUMAK TOWN. HUMAK ZAMRI, RAWAL TOWN & PHA KURI ROAD AND PROPERTIES SURROUNDING/ADJACENT TO PARK ROAD ETC.			
	Plot Area upto 140 Sq. Yds	4.00	6.00	30,000
	Plot Area 141-200 Sq.Yds	5.00	8.00	46,500
	Plot Area 201-300 Sq. Yds	6.00	9.00	72,500
	Plot Area 301-400 Sq. Yds	8.00	10.00	121,500
	Plot Area 401-500 Sq. Yds	9.00	12.00	162,500
	Plot Area 501-1000 Sq. Yds			210,000
	Plot Area 1001-2000 Sq. Yds			272,000
	Plot Area 2001-4000 Sq. Yds			-
	Above 4000 Sq. Yds			-
7.	PARK ENCLAVE I, II & III			
	Plot Area upto 140 Sq. Yds	4.00	6.00	30,000
	Plot Area 141-200 Sq.Yds	5.00	8.00	46,500
	Plot Area 201-300 Sq. Yds	6.00	9.00	72,500
	Plot Area 301-400 Sq. Yds	8.00	10.00	121,500
	Plot Area 401-500 Sq. Yds	9.00	12.00	162,500

	Plot Area 501-1000 Sq. Yds	-	-	210,000
	Plot Area 1001-2000 Sq. Yds	-	-	272,000
	Plot Area 2001-4000 Sq. Yds			-
	Above 4000 Sq. Yds			-
8.	ANY RESIDENTIAL PROPERTY OTHER THAN ABOVE AREAS INCLUDING SECTOR H-13, GHOURI TOWN ALL PHASES, BANI GALA, KHANNA PULL, LEHTRAR ROAD, AND ANY OTHER AREA IN ICT LIMIT.			
	Plot Area upto 140 Sq. Yds (upto 5 Marlas)	-	-	23,500
	Plot Area 141-200 Sq.Yds (upto 7 Marlas)	-	-	30,500
	Plot Area 201-300 Sq. Yds (upto 10 Marlas)	-	-	48,000
	Plot Area 301-400 Sq. Yds (upto 15 Marlas)	-	-	80,500
	Plot Area 401-500 Sq. Yds (upto 20 Marlas)	-	-	100,000
	Plot Area 501-1000 Sq. Yds (upto 2 Kanal)			120,000
	Plot Area 1001-2000 Sq. Yds (upto 4 K)	-	-	146,000
	Plot Area 2001-4000 Sq. Yds (upto 6 K)	-	-	-
	Above 4000 Sq. Yds (Above 6 Kanal)	-	-	-
9.	DHA, BAHRIA TOWN & BAHRIA ENCLAVE			
	Plot Area upto 140 Sq. Yds (upto 5 Marlas)	-	-	31,800
	Plot Area 141-200 Sq.Yds (upto 7 Marlas)	-	-	44,000
	Plot Area 201-300 Sq. Yds (upto 10 Marlas)	-	-	72,000
	Plot Area 301-400 Sq. Yds (upto 15 Marlas)	-	-	134,000
	Plot Area 401-500 Sq. Yds (upto 20 Marlas)	-	-	179,500
	Plot Area 501-1000 Sq. Yds (upto 2 Kanal)	-	-	225,500
	Plot Area 1001-2000 Sq. Yds (upto 4 K)	-	-	287,500
	Plot Area 2001-4000 Sq. Yds (upto 6 K)	-	-	357,000
	Above 4000 Sq. Yds (Above 6 Kanal)	-	-	-
10.	GULBERG / NAVAL ANCHORAGE			
	Plot Area upto 140 Sq. Yds (upto 5 Marlas)	-	-	23,700
	Plot Area 141-200 Sq.Yds (upto 7 Marlas)	-	-	34,800
	Plot Area 201-300 Sq. Yds (upto 10 Marlas)	-	-	53,800
	Plot Area 301-400 Sq. Yds (upto 15 Marlas)	-	-	90,000
	Plot Area 401-500 Sq. Yds (upto 20 Marlas)	-	-	121,200
	Plot Area 501-1000 Sq. Yds (upto 2 Kanal)	-	-	142,000
	Plot Area 1001-2000 Sq. Yds (upto 4 K)	-	-	171,500
	Plot Area 2001-4000 Sq. Yds (upto 6 K)	-	-	203,500
	Above 4000 Sq. Yds (Above 6 Kanal)	-	-	
11.	KORANG TOWN, PWD, SOAN GARDEN AND ANY OTHER SOCIETY FALLS IN ZONE IV & V.			
	Plot Area upto 140 Sq. Yds (upto 5 Marlas)	-	-	23,700
	Plot Area 141-200 Sq.Yds (upto 7 Marlas)	-	-	34,800
	Plot Area 201-300 Sq. Yds (upto 10 Marlas)	-	-	53,800
	Plot Area 301-400 Sq. Yds (upto 15 Marlas)	-	-	90,000
	Plot Area 401-500 Sq. Yds (upto 20 Marlas)	-	-	121,200
	Plot Area 501-1000 Sq. Yds (upto 2 Kanal)	-	-	142,000
	Plot Area 1001-2000 Sq. Yds (upto 4 K)	-	-	171,500
	Plot Area 2001-4000 Sq. Yds (upto 6 K)	-	-	203,500
	Above 4000 Sq. Yds (Above 6 Kanal)	-	-	

12.	PROPERTY TAX RATES FALLS IN ZONE-II. ALL SOCIETIES NEAR ISLAMABAD INTERNATIONAL AIRPORT/MOTORWAY AND THE SOCIETIES SURROUNDING GT ROAD FALLS IN ICT LIMITS, ETC			
	Plot Area upto 140 Sq. Yds (upto 5 Marlas)	-	23,700	
	Plot Area 141-200 Sq.Yds (upto 7 Marlas)	-	34,800	
	Plot Area 201-300 Sq. Yds (upto 10 Marlas)	-	53,800	
	Plot Area 301-400 Sq. Yds (upto 15 Marlas)	-	90,000	
	Plot Area 401-500 Sq. Yds (upto 20 Marlas)	-	121,200	
	Plot Area 501-1000 Sq. Yds (upto 2 Kanal)	-	142,000	
	Plot Area 1001-2000 Sq. Yds (upto 4 K)	-	171,500	
	Plot Area 2001-4000 Sq. Yds (upto 6 K	-	203,500	
Above 4000 Sq. Yds (Above 6 Kanal)	-			
13	FARMS HOUSES IN ICT LIMITS			
	Category	Rates Revised by MCI (2019)		Proposed Lump Sum Amount Per Annum
		Plot size	Covered Area & Shed Area	
	Upto 16 Kanal	2.00	6.00 (Shed Area 4.0)	209,000
	Above 16 to 20 Kanal	2.00	6.00 (Shed Area 4.0)	246,000
	Above 20 to 40 Kanal	2.00	6.00 (Shed Area 4.00)	257,000
	Above 40 to 80 Kanal	2.00	6.00 (Shed Area 4.0)	411,000
	Above 80 to 96 Kanal	2.00	6.00 (Shed Area 4.0)	460,000
	Above 96 to 120 Kanal	2.00	6.00 (Shed Area 4.0)	530,000
Above 120 Kanal	2.00	6.00 (Shed Area 4.0)	732,000	

(B). COMMERCIAL PROPERTIES

S. No.	Category / Rating Area	Proposed / Revised MCI Rate (2019)		New proposed rates w.e.f 01.07.2024	
		Plot Area Per Sq. Yds Rs.	Covered Area Per Sqft. Rs.	Plot Area Per Sq. Yds Rs.	Covered Area Per Sqft. Rs.
1.	Diplomatic Enclave				
	a). Ground Floor	7.00	11.00	21.00	33.00
	b). Other than ground floor including basements	7.00	11.00	21.00	33.00
	c). Residential Apartments	10.00	12.00	30.00	36.00
2.	Blue Area				
	a). Ground Floor	12.00	18.00	24.00	36.00
	b). Other than ground floor including basements	9.00	12.00	18.00	24.00
	c). Residential Apartments	12.00	15.00	24.00	30.00
3	Markaz I-8, E & F Series				
	a). Ground Floor	10.50	16.50	21.00	33.00
	b). Other than ground floor including basements	7.00	11.00	14.00	22.00
	c). Residential Apartments	12.00	15.00	24.00	30.00
4.	Markaz G Series / I-9 to I-10 & Saidpur Village COMMERCIAL AREA	7.00	11.00	14.00	22.00
	a). I & T Centre / Class-III, Shopping Centers and non-residential Properties outside Commercial area				
	b). Residential Apartments	10.00	12.00	15.00	18.00
5	Markaz I-11 to I-16	7.00	11.00	9.00	14.00
	a) I & T Centre / Class-III, Shopping Centers and non-residential Properties outside Commercial area				
	b). Residential Apartments	9.00	12.00	12.00	15.00
6..	Private Hospital	7.00	11.00	14.00	22.00
7.	Hotel / Motels				
	a). Plot Area upto 10000 sq. yds	12.00	18.00	24.00	36.00
	b). Plot area more than 10000 sq,yds above	15.00	22.00	30.00	44.00
8.	Fruit & Vegetable Market, Cold Storage etc	6.00	10.00	9.00	15.00
9.	Govt. / Semi Govt. Institutional properties including public & Private Corporations & Councils, Clubs etc	5.00	9.00 (Shed Area 4.50)	8.00	14.00
10.	Industrial / Timber Market etc	5.00	9.00 (shed Area 4.50)	10.00	20.00
11.	Petrol Pumps / CNG Station etc	90.00	-	180.00	-----
12.	Marquees / Marriage Hall in ICT Limits.	5.00	9.00 (Shed Area	10.00	20.00

			4.50)		
13.	Sector D-12, E-11, E-12, Park Enclave I, II & III, H-13, Shahzad Town, Margalla Town, Rawal Town, Humak, Park Road, Kuri Model Village, Ghouri Town all Phases, Lethar Road, Bani Gala, Khanna, Chatta Bahtawar, Kuri Road, Bara Kahu, adjacent to Park Road etc	7.00	11.00	9.00	13.000
	Residential Apartments	10.00	12.00	10.00	12.00
14.	Commercial Properties alongside Express Highway (From Faizabad to Rawat)	-	-		
	Plot area upto 1000 syds			7.00	11.00
	Plot area more than 1000 Syds			9.00	14.00
15.	IJP Road	7.00	11.00	14.00	22.00
16.	Auto Mobile Work Shops	7.00	11.00	11.00	17.00
17.	Private Educational Institutions/ Public Universities	5.00	9.00 (Shed Area 4.50)	7.50	18.00

(C). PROPOSED RATES OF COMMERCIAL PROPERTIES IN ALL HOUSING SOCIETIES IN ICT, ISLAMABAD.

S. No.	Category / Rating Area	New proposed rates w.e.f Notification	
		Plot Area Per Sq. Yds Rs.	Covered Area Per Sqft. Rs.
1.	High Rise Buildings		
	Ground Floor	9.00	12.00
	Other Than Ground Floor	6.00	9.00
2.	All Commercial Areas / Markaz		
	Ground Floor	5.00	8.00
	Other Than Ground Floor	4.00	6.00
3.	Private Hospitals outside sectorial areas	7.00	11.00
4.	Hotel / Motels outside sectorial areas		
	Plot area upto 10,000 syds	12.00	18.00
	Plot area more than 10,000 Syds above	15.00	22.00
5.	Petrol Pumps /CNG and Service Station etc.	90.00	---
6.	Private Educational Institutions/ Public Universities,	7.00	15.00
7.	Industrial and Institutional Properties including Public & Private Corporations & Councils, Clubs / Gyms, Marquees / Marriage Hall etc	5.00	14.00

THE FOLLOWING CATEGORIES SHALL BE EXEMPTED AS PER SCHEDULE BELOW FOR THE PERIOD (2023-26)

S.No	Category	Exemption
1).	One residential house, flat or apartment belonging to a widows minor sons and her unmarried daughter after her death.	100 % upto 5 Marlas
2).	One residential house flat or apartment owned and occupied by a retired Government employee, including CDA/MCI whether in his own name or jointly with his/her spouse or dependent minor children.	25 % upto 05 Marlas
3).	Public Hospitals, Govt. dispensaries, BHUs, RHC, Govt Schools, Govt Colleges, Public libraries located on the plot allotted for specific purposes	100 %
4).	Buildings and lands owned/occupied by the Federal or a Provincial Government, except Semi Government / Autonomous bodies, public private corporations and revenue self-generating properties like public Universities etc.	100 %
5).	In case the tax is paid by an assessee by 30 th September/October, within the financial year for which the tax is paid he shall be entitled to a discount or rebate of 10 percent.	10 %
6)	CDA / Auqaf approved worship places	100 %
7).	Buildings and lands vested in the Capital Development Authority/MCI. This however does not include land leased out to private individuals and corporations, companies and firms or to any group of individuals	100 %

Note: -

- After the expiry of financial year, a surcharge @ 25 % shall be liable on annual principal amount / annual demand of outstanding tax on every 1st July of the succeeding year.
- Further sectors/areas as and when developed, shall be liable to pay property tax based / calculated on the minimum category rate notified in the proposal unless/otherwise notified. Property Tax rates shall be levied on newly added areas w.e.f the date of issuance of the notification. All the clauses shall be applied w.e.f the date of the notification.
- 10 % annual increase shall be applicable based on the revised rates after fourth succeeding financial year since notification till next revision of the rates.

2. (A). PROPOSAL OF WATER CHARGES:

Metered Supply		
Consumption Slab:	Approved rates per 1000 Gallons Per Month	New proposed rates w.e.f 01.07.2024
Up to 5000 Gallons	Rs. 16.00	Rs. 48.00
5001-20000 Gallons	Rs. 20.00	Rs. 70.00
20001 gallons and above	Rs. 24.00	Rs. 96.00

Government Owned Houses Un-Metered Supply (Flat Rates) Per month		
Type A,B,C & Cat- V-VI	Rs. 96.00	Rs. 240.00
'D' Category (IV)	Rs. 124.00	Rs. 310.00
'E' Category (III)	Rs. 168.00	Rs. 420.00
'F' Category (III)	Rs. 220.00	Rs. 550.00
'G' Category (II)	Rs. 280.00	Rs. 700.00
'H' Category (I)	Rs. 324.00	Rs. 810.00
'I' Category (I)/Judges/Minister Colony	Rs. 376.00	Rs. 940.00

Private Houses (Flat Rates) Per Month		
Less than 250 Sq. Yrd	Rs. 192.00	Rs. 480.00
251 To 499 Sq. Yrd	Rs. 228.00	Rs. 624.00
500 To 999 Sq. Yrd	Rs. 280.00	Rs. 1500
1000 To 1999 Sq. Yrd	Rs. 376.00	Rs. 2000
2000 Sq. Yrd and Above	Rs. 756.00	Rs. 3500
Model Villages	Rs. 192.00	Rs. 600.00

Government / Semi Government Institutions (Un-Metered Supply) (Per Month)		
Pak Secretariat. Building	Rs. 103200/-	Rs. 412,800.00
Municipal Building (Naval Headquarter)	Rs. 5160/-	Rs. 15,480.00
Office Block-II (G-6)	Rs. 6240/-	Rs. 18,720.00
Façade Block I&II	Rs. 4128/-	Rs. 12,384.00
Polyclinic / PIMS	Rs. 5760/-	Rs. 17,280.00
Foreign Office (Ministry of Foreign Affairs)	Rs. 17280/-	Rs. 51,840.00
Government Printing Press	Rs. 8640/-	Rs. 25,920.00
Govt Primary, High School & Institutions	Rs. 576 / Per Block	Rs. 1/ Sqft
CDA Officers Hotel	Rs. 14400 /- Per Block	
Chummary Type Accommodations	Rs. 14400/- Per Block	
Police Lines H-11/Training Academy	Rs. 1/sqft. P/Qtr	Rs. 1/sqft
National Police Academy	Rs. 1/sqft. P/Qtr	Rs. 1/sqft
Govt. Local Dispensaries	Rs. 384/-	Rs. 1,152.00
Police Stations	Rs. 864/-	Rs. 2,592.00
Broadcasting Houses	Rs. 2880/-	Rs. 8,640.00 P. Building
Man Power Building	Rs. 2880/-	Rs. 8,640.00
T&T Exchange (PBA)	Rs. 2880/-	Rs. 8,640.00
All Govt. Flats / Apartments in G-5/F-5	-	Rs. 310 P. Flat

Water Charges for Commercial Buildings (Metered Supply)		
Up to 5000 gallons	Rs. 28.00	Rs. 112.00
5001-2000 gallons	Rs. 32.00	Rs. 128.00
20001 and above	Rs. 40.00	Rs. 160.00

Un-Metered Supply Flat Rates (Per Month)		
Motels / Hostels in National Park Area, Marriot, Serena, Holiday Inn (Islamabad Hotel), Grand Hayat, Silver Oaks, etc.	Rs. 1/ Sqft. Per Qtr.	Rs. 1.5/- Sqft
Blue Area, Centaurs Mall, Safa Gold Mall, Grant Hayat and other Malls, Diplomatic Enclave, One Constitution etc	Rs. 1/ Sqft. Per Qtr.	Rs. 1.5/Sqft
Multi Stories Residential apartments	Rs. 0.50/Sqft Per Qtr.	Rs. 1/- Sqft
Private Hospitals	Rs. 1/Sqft P/Qtr	Rs. 1.5/Sqft

Auto Mobile Workshop / Steel Fabrication	Rs. 736/- P.M	Rs. 2,208.00
Motor Garages	Rs. 2 Sqft P.Month	Rs. 4/ Sqft
Motor Garages with Service Station	Rs. 2/ Sqft P.Month	Rs.10/ Sqft
Petrol Pump with Service Station	Rs. 10,000/-	Rs. 40,000.00
Petrol Pump without Services station	Rs. 2000/-	Rs. 6,000.00
Service Station	Rs. 8000/-	Rs. 40,000.00
Soda Water/Ice Cream manufactures	Rs. 2000/-	Rs. 8,000.00
Cinema	Rs. 5000/-	Rs. 20,000.00
Fruit & Vegetable	Rs. 288/- P.M	Rs. 864.00
P&V Orchard Scheme	According to Rates reserved against borings	
Fruit & Vegetable Market / Cold Storage etc	Rs. 6400/- P.M	Rs. 19,200.00
Single Shop	Rs. 104/-	Rs. 364.00
Single Shop cum apartment	Rs. 120/-	Rs. 420.00
Bakery / Dairy and Sweet Shop	Rs. 288/-	Rs. 1,008.00
Small Resturants, meat shops & poultry shops	Rs. 288/=	Rs. 864.00
Barbar Shop	Rs. 120/-	Rs. 360.00
Shops in Model Villages	Rs. 144/-	Rs. 432.00
Dhobi Ghat (Per Stone / Per Machine)	Rs. 150/-	Rs. 450.00
Tea stall	Rs. 288/- P.M	Rs. 864.00
Hamman (Per Hamman)	Rs. 56/ Hamman	Rs. 196 / Hamman
Laundry	Rs. 576/-	Rs. 2,304.00
Canteens in Sectt. Building & Cafeterias	Rs. 1/Sqft. P.Qtr	Rs. 1,000/-
Restaurants	-do-	Rs. 1/- per Sqft
I&T Centre (All size of Plots) Less than less than 177.77 Sq. Yrd Plot size of 266.66 Sq. Yrd Plot size of 355.55 Sq. Yrd Plot size of 444.44 Sq. Yrd Plot size of 533.33 Sq. Yrd	Rs. 264/- Rs. 288/- Rs. 312/- Rs. 384/- Rs. 432/-	Rs. 1/Sqft. P. Month
Class-III Shopping Centers (All Size of Plots) Plot size less than 100.00 Sq.yd Plot size of 133.33 Sq.yd Plot size of 166.66 Sq.yd Plot size of 177 Sq. yd	Rs. 576/- Rs. 768/- Rs. 960/- Rs. 1024/-	Rs. 1/Sqft. P. Month
Sector I-11 (F&V Markets) and Sanitary Market Plot size less than 200 Sq. yd Plot size of 201 to 355.44 Sq. yd Plot size of 356 to 444.44 Sq. yd Plot size of 445 to 577.77 Sq. yd Plot size of 578 to 1066.66 Sq. yd Metro Cash & Carry Cold Storages	Rs. 288/- Rs. 512/- Rs. 640/- Rs. 832/- Rs. 1536/- Rs. 6400/-	Rs. 1/Sqft. P. Month
Class V Shopping Centre Less than 277.77 Sq. Yrd From 278 to 388.88 Sq. Yrd From 389 to 444.44 Sq. Yrd From 445 to 555.55 Sq. Yrd From 556 to 666.66 Sq. Yrd From 667 to 777.77 Sq. Yrd	Rs. 1104/- Rs. 1544/- Rs. 1768/- Rs. 2200/- Rs. 2648/- Rs. 3090/-	Rs. 1/Sqft. P. Month

From 778 to 900.00 Sq. Yrd	Rs. 3576/-	
From 901 to 1000.0 Sq. Yrd	Rs. 4572/-	

Water Rates Industrial Area (Metered Supply)		
Up to 5000 gallons	Rs. 28.00	Rs. 84.00
5001-2000 gallons	Rs. 32.00	Rs. 96.00
20001 and above	Rs. 40.00	Rs. 120.00

Water Rates Industrial Area (Un-Metered Supply) Per Month		
Industries using water for drinking and toilet purpose only	Rs. 1200/-	Rs. 3,600.00
Industries where water is partially used for manufacturing purpose	Rs. 2400/-	Rs. 8,400.00
Industries where Water is used as raw material	Rs. 6000/-	Rs. 24,000.00
Industrial Triangle Kahuta (ITK)	According to Rates reserved against borings	

Revised Non-Residential Categories for Water Charges to Streamlining the Tariff		
Govt / Semi Govt. (Office Buildings)	Rs. 1/Sqft / Qtr	Rs. 1.5 Sqft P/Month

University / College / School (Per Month)		
Private	Rs. 1/Sqft	Rs. 1.5 Sqft P/Month
Public / Government	Rs. 0.50/ Sqft	Rs. 1.0 Sqft P/Month
Embassies / Foreign Mission / International Organization	Rs. 1/Sqft	Rs. 2.0 Sqft P. Month
Hostels / Lodges / Government State Houses like Punjab, Sindh, KPK, Baluchistan, Gilgit etc	Rs. 1/ Sqft	Rs. 0.50 Sqft P/Month

General		
Water Charges for Construction Purpose	Rs. 10/ Per Sft (Per Month)	Rs. 20/ Sqft per month
Water Tankers for construction purpose	Rs. 1000/-	Rs. 4000 full tanker
Supplies through Water tanker for consumer		
Commercial:		
a) Half	Rs. 500/-	Rs. 1000/-
b) Full	Rs. 1000/-	Rs. 2000/-
Residential:		
a) 1/3 rd	Rs. 100/-	Rs. 300/-
b) Half	Rs. 300/-	Rs. 600/-
c) Full	Rs. 500/-	Rs. 1000/-

Water Connection for Commercial Consumers		
1/2" dia	Rs. 13,500/-	Rs. 20,000.00
3/4" dia	Rs. 16,500/-	Rs. 25,000.00
1" dia	Rs. 25,800/-	Rs. 30,000.00
1 1/2" dia	Rs. 54,000/-	Rs. 70,000.00
2" dia	Rs. 109,500/-	Rs. 150,000.00

Pep Page 5Page Placement of Water Connections		
½" dia	Rs. 6,900/-	Rs. 8,500.00
¾" dia	Rs. 8,700/-	Rs. 12,000.00
1" dia	Rs. 15,900/-	Rs. 20,000.00
1 ½" dia	Rs. 36,900/ -	Rs. 45,000.00
2" dia	Rs. 60,300/-	Rs. 80,000.00

Replacement of Water Connections		
Existing rate for all Dia Residential:	Rs. 750/-	Rs. 5000/-
Commercial:	Rs. 750/-	Rs. 10000/-

Extraction of ground Water / Water usage for Sale		
S.#	Description /Activity	Proposed Rate / fee / Charges
1.	Approved with charges / fee to install private Tube Well for the indicated commercial purposes (Being charged by Water Supply Directorate). a) One time charges to install tube well (Capacity up to 300000 Gallon per day) for extraction of water by the Bottling Companies.	Rs. 300,000/-
	b) One time charges to install tube well (Capacity above 300000 to 400000 Gallons per day) for extraction of ground water by the Bottling Companies.	Rs. 400,000/-
	c) One time charges to install Tube well (Capacity above 400000 to 500000 Gallon per day) for extraction of ground water by the Bottling Companies.	Rs. 500,000/-
	d) One time charges to install tube well (Capacity above 500000 Gallon per day) for extraction of ground water by the Bottling Companies.	Rs. 1,000,000/-
2.	a) Rate of water extracted / surface water being used for bottling on the Bottling Companies as per Flow Meter reading / record in Liters. (Being charged by Revenue Directorate).	i). For Local Brands: - Rs. 100, 000/- Per Bore/Per Month ii). For Multinational Brands: - Rs. 200,000/- Per Bore/Per Month

Rates for Extraction of ground for Measuring the Discharge of Tube Wells / Ejector Pumps for Commercial & Residential Uses.					
S.#	Capacity HP	Pump Type	Dia of Delivery Pipe (")	(Residential Rate) Per Month	(Commercial Rate) Per Month
1.	1-2	-	¾"	Rs. 1,000/-	Rs. 2,000/-
2.	1-2	-	1"	Rs. 1,000/-	Rs. 2,000/-
3.	2	-	2"	Rs. 2500/-	Rs. 4,000/-
4.	7.5-15	-	3"	Rs.10,000/-	Rs.15,000/-
5.	15-25	-	4"	Rs. 20,000/-	Rs. 25,000/-
6.	20-30	-	5"	Rs. 20,000/-	Rs. 25,000/-
7.	40-50	-	6"	Rs. 50,000/-	Rs. 75,000/-
8.	70-100	-	8"	Rs. 100,000/-	Rs. 150,000/-
9.	140-160	-	9"	Rs. 200,000/-	Rs. 300,000/-

Note:

- a) 10 % annual increase shall be applicable based on the revised rates after fourth succeeding financial year since notification till next revision of the rates.
- b) Religious Buildings i-e CDA / Auqaf approved / allotted, worship places like Mosques, Churches, Madrissas and Public Parks are exempted from the payment of water charges. However, non-approved Mosques, Madrissas and Imam Bargahs shall not be exempted.
- c) After expiry of due date for billing period, a surcharge @ 10% shall be payable on quarterly principal amount.

3. (A). Proposal for Conservancy Charges & Solid Waste Management (SWM) Fees.**a). Private Residential Houses**

Category	Rate Revised by MCI (2019)	Lump Sum Rate per Month Conservancy Charges	Lump Sum Rate per Month SWM Fees	Total Per Month
D, E, F, G Series & I-8 Sector				
Plot Area upto 140 Sq. Yds	Rs. 1/Sqft. Per annum on built up covered area	800	100	900
Plot Area 141-200 Sq. Yds		900	150	1150
Plot Area 201-300 Sq. Yds		1200	200	1400
Plot Area 301-400 Sq. Yds		1800	250	2050
Plot Area 401-500 Sq. Yds		2000	300	2300
Plot Area 501-1000 Sq. Yds		2150	350	2500
Plot Area 1001-2000 Sq. Yds		2400	400	2800
Plot Area 2001-4000 Sq. Yds		2650	450	3100
Above 4000 Sq. Yds		8750	500	9250
I-Series, All Model Villages, Park Enclave, Park Road etc				
Plot Area upto 140 Sq. Yds	Rs. 1/Sqft. Per annum on built up covered area	530	100	630
Plot Area 141-200 Sq. Yds		580	125	705
Plot Area 201-300 Sq. Yds		800	150	950
Plot Area 301-400 Sq. Yds		1200	175	1350
Plot Area 401-500 Sq. Yds		1330	200	1530
Plot Area 501-1000 Sq. Yds		1430	225	1655
Plot Area 1001-2000 Sq. Yds		1600	250	1850
Plot Area 2001-4000 Sq. Yds		1760	275	2035
Above 4000 Sq. Yds		5900	300	6200

b). Government Residential Houses

Category	MCI Rate (2019) Conservancy Charges (Per Quarter)	Lump Sum Rate Per Quarter Conservancy Charges	Lump Sum Rate Per Month SWM Fees	Total
A	125	500	50	550
B	150	500	50	550
C	225	600	50	650
D	291	600	50	650
E	453	1000	100	1100
F	625	1500	120	1620
G	765	2000	200	2200
H	1155	2500	250	2750

I	1314	3000	250	3250
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B). Commercial, Industrial & Institutional & Other Properties

S.No.	Description of Property	Rate Revised by MCI (2019)	New Proposed Rates of Conservancy Charges	New Proposed Rates of SWM Fees
1.	Commercial Properties i/c Hotels / Motels, Marquees / Marriage Hall, timber market in ICT limits other than societies.	Rs.6/Sqft. Per annum on built up covered area	Rs. 6/Sqft. Per annum on built up covered area	Rs.4/Sqft. Per annum on built up covered area
2.	Institutional Properties i/c Semi Government / Autonomous Bodies, office premises and, Embassies in ICT limits other than societies	Rs. 3/Sqft. Per annum on built up covered area	Rs. 4/Sqft. Per annum on built up covered area	Rs. 2/Sqft. Per annum on built up covered area
3.	Private Hospitals / Clinics / laboratories / Medical Centers, Industrial properties, in ICT limits other than societies	Rs. 6/Sqft. Per annum on built up covered area	Rs. 6/Sqft. Per annum on built up covered area	Rs. 6/Sqft. Per annum on built up covered area

Note:

- a) 10 % annual increase shall be applicable based on the revised rates after fourth succeeding financial year since notification till next revision of the rates.
- b) After expiry of due date for billing period, a surcharge @ 10% shall be payable on quarterly principal amount.
- c) Further sectors/areas as and when developed, shall be liable to pay Conservancy Charges & SWM Fees based / calculated on the minimum category rate notified in the proposal unless/otherwise notified. Conservancy Charges & SWM Fees shall be levied on newly added areas w.e.f the date of issuance of the notification.

REASON FOR REVISION

To reduce the gap between revenue receipts and O&M cost of services being provided by MCI/CDA.

TAXATION PROGRAMME

As per Local Government Act 2015 Sub-Section-4, Section -88, Chapter -X (Local Government Taxation) a notice is published for inviting and hearing of public objection on proposed rates of Property Tax and Water, Conservancy Charges & Solid Waste Management (SWM) fees in Islamabad Capital Territory area. All the interested/affected persons / residents Advertisement firms, Business Community of Islamabad, Local traders are invited to attend hearing and to raise written objections within 15 days of publication of this notice before the committee constituted for revision of rates as per scheduled below.

a).	Date of submission of objections / suggestions if any to the Director Revenue, near Iqbal Hall Sector G-7/3-4, Islamabad or to the undersigned	<u>26.11.2023</u>			
b).	Date of hearing of objections / suggestions by the committee. Venue: Jinnah Convention Center, Club Road, Islamabad.	Schedule for Public hearing of All Residential Properties for Property Tax and Water, Conservancy Charges & SWM Fees		Schedule for Public hearing of All Commercial, Industrial, Institutional etc. Properties for Property Tax and Water, Conservancy Charges & SWM Fees	
		<u>27.11.2023 (Monday)</u>		<u>28.11.2023 (Tuesday)</u>	
		Timing	Sectors/Areas	Timing	Sector/Areas
		09.0AM to 10.0 AM	D, E & F Series	09.0AM to 10.0 AM	D, E, F Series, Blue Area, Diplomatic Enclave
		10.0 AM to 1.0 AM	G & I Series	10.0 AM to 11.0 AM	G, H, I Series & Model Villages
		11.00 AM to 12.0 PM	Model village & Park Road	11.00 AM to 12.0 PM	Industrial, Institutional etc
12.0 PM to 01.0 PM	All Housing Societies, Farm Houses & Other Areas	12.0 PM to 01.0 PM	All Housing Societies & other Areas		
c).	Date of submission committee's report to the Administrator, MCI	<u>01.12.2023</u>			
d).	Final proposal to be submitted to the Government for sanction / approval.	After approval from Administrator, MCI.			

Rana Muhammad Waqas Anwar,
Chief Officer, MCI

Report of the sub Committee is therefore submitted to the Committee members for consideration and signature / approval of the proposed increased rates of Property Tax and Water & Conservancy Charges and Solid Waste Management (SWM) fees as narrated above.

Deputy Director Commercial (Revenue)
Member / Cum Secretary

Director Revenue
Member

Director Water Supply
Member

Director Sanitation
Member

Dy. Financial Advisor-II
Member

Director Accounts
Member

Additional Legal Advisor, MCI
Member

Dy. D.G (Admin/HR), MCI
Member

Chief Officer, MCI
Chairman of the Committee