

DEFENCE HOUSING AUTHORITY PESHAWAR

SUBMISSION OF DRAWINGS AND APPROVAL CHARGES

Commercial Plots (30.000 per Marla)

Ser	Plot Size	Fee (Rs.)
<u>Commercial Plots</u>		
a	4 Marla	120,000
b	5 Marla	150,000
c	8 Marla	240,000
d	01 Kanal	600,000

AMALGAMATION & SUB-DIVISION CHARGES

Rate per marla (sum of additional plot area after amalgamation) = Rs. 15,000

Ser	Plot Size	Fee (Rs.)
a.	Amalgamation of two 4 Marla plots	120,000
b.	Amalgamation of two 5 Marla plots	150,000
c.	Amalgamation of two 8 Marla plots	240,000
d	Sub-Division Fee 2 Kanal into 1 Kanal	60,000

OTHER CHARGES

Ser	Description	Fee (Rs.)
a.	Issuance of Site Plan and Demarcation	20,000
b.	Permanent Water / Sewerage Connection	20,000
c.	Site Inspections & Completion Certificate	50,000
d.	Security Charges	10,000 per annum
	Security Fee (Refundable)	
	a. For 400 sq. yards & above	50,000
	b. For below 400 sq. yards	30,000

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FINES ON VIOLATION OF BYELAWS

Violation of Demarcation

Violation of Demarcation (25,000 per marla)

Ser	Plot Size	Category	Fine (Rs.)
a	4 Marla	Commercial	100,000
b	5 Marla	"	125,000
c	8 Marla	"	200,000
d	01 Kanal	"	400,000

**Following fines will be imposed if construction not completed in 4 years
(5000 per Marla)**

Ser	Plot Size	Category	Fine per year (Rs.)
a	4 Marla	Commercial	20,000
b	5 Marla	"	25,000
c	8 Marla	"	40,000
d	01 Kanal	"	100,000

Transfer fee - Commercial plots

Ser	Plot Size	Category	Fine (Rs.)
a	4 Marla	Commercial	100,000
b	5 Marla	"	200,000
c	8 Marla	"	275,000
d	01 Kanal	"	500,000

For plots more than 01 Kanal 25000 PKR per marla transfer fee will be charged.

Transfer fee - Commercial Buildings

30,000 PKR per Marla

Ser	Plot Size	Fine (Rs.)
a	4 Marla	120,000
b	5 Marla	150,000
c	8 Marla	240,000
d	01 Kanal	600,000

Transfer fee – Special Projects

Sr. No	Description	Amount in PKR
1	Penta Square apartments	
	a) 4 bed / duplex	160,000
	b) 3 bed	150,000
	c) 2 bed	80,000
	d) 1 bed	40,000
	e) Studio / drivers room	25,000
2	Plaza	
	(a) GF shops	70,000
	(b) Off / apartments / LG shops	40,000

Transfer fee- Hiba / Gift

Transfer fee- Hiba / Gift (10000 per Marla)

Ser	Plot Size	Fine (Rs.)
a	4 Marla	100,000
b	5 Marla	125,000
c	8 Marla	200,000
d	01 Kanal	500,000

Note: Late submission of transfer papers (in excess of 30 days) 25% pa of tfr fee

Legal heirs (jointly)

Description	Fee Amount in PKR
1. Transfer fee	25,000
2. Registration fee	50,000

Non-utilization fee * (per annum)

(Commercial rate per marla rate Rs. 30,000/-)

1. 4 Marla	120,000
2. 8 Marla	240,000
3. Sector Shops rate per Marla	40,000

OTHER FINES

Ser	Description	Fine (Rs.)
a.	Application for marking the boundaries again	10,000
b.	Excessive excavation / construction without approval of drawing / initial demarcation	100,000
c.	In case of exceeding height limit, 1 ft. additional height can be regularized with special permission. Structure exceeding this limit will be demolished.	100,000
d.	Max up to 6 inches deviation of excessive projection of shades can be regularized	50,000
e.	Tempering of main sewer line	50,000
f.	Tempering of water supply line	50,000
g.	Damages to DHA road / footpath & services	25,000 + actual cost of repair
h.	Damage to neighbor's structure	25,000 + actual cost of repair
i.	Illegal water connection (installation of pump / motor)	50,000
j.	Dumping of debris / waste material / garbage on unauthorized places	10,000 + shifting charges
k.	Commercial activity in residential area without permission	200,000
l.	Unauthorized construction at roof top	100,000 + demolishing of structure
m.	Illegal use of electricity / water	100,000
n.	Increase in height of boundary wall	250 / sft
o.	Cutting of Trees without permission	20,000
p.	Duplicate Completion Certificate or Site Plan	10,000
q.	Excavation with excavator without permission	50,000
r.	Additional Charges of Corner Plot	10% of cost of plot

Additional dues on late payment of dev charges (% P.A.)**

Sr. No	Description	(% p.a.)
1	Svc benefit (GHQ policy)	12%
2	Land owner / investor	14%
3	Penta Square	6%

Miscellaneous charges for Commercial

Sr. No	Description	Fee Amount in PKR
1	Extra land charges per sft (to be decided by Authority as per location of plot)	15,000
2	Affidavit fee	30,000
3	Issue of NOC for loan / mortgage	10,000
4	Lien marking fee	20,000
5	Urgent NOC / Mortgage	40,000
6	File verification charges	5,000
7	Sale of reg. forms	2,000
8	Boundary wall charges per rft.	1,000
9	Issue of duplicate allotment letter	20,000
10	General / Special power of attorney	15,000
11	Legal fee - caution mark / removal -one time	15,000
13	Registration of property dealers	60,000
14	Renewal of registration of property dealers	20,000

Corner Plot Charges

Corner Plot charges on direct selling of location plots shall be applied at the rate of 10% of price (Launch price + Development charges) as per following:-

1	Upto 6 Marla	Price of 4 Marla (on prorata basis)	e.g. (Launch price + Development charges ÷ 4) x No of Marla
2	6 Marla and above	Price of 8 Marla (on prorata basis)	e.g. (Launch price + Development charges ÷ 8) x No of Marla

CONSTRUCTION RELATED DUES, VIOLATIONS AND FINES

Description	Amount in PKR
Charges for Removal of Debris	
Commercial Plots upto 8 Marla	40,000
Commercial Plots more than 8 Marla upto 16 Marla	60,000
Commercial Plots more than 16 Marla upto 32 Marla	90,000
Commercial Plots more than 32 Marlas	5000 per Marla
Debris Charges for Renovation of Commercial Building	
Upto 8 Marla	15,000
More than 8 Marla	20,000
Construction Violations	
Height of Commercial Building - per sft	
(1) Upto 6" more than allowable height	7,000
(2) Upto 1ft above more than allowable height	12,000
(3) Above 1ft	to be demolished
Late Completion Charges Bldgs- pm	10,000
Addition / Alter & Renovation of Bldg without approval of revised drawing / prior permission - Commercial	
(a) Upto 4 Marla	50,000
(b) Upto 8 Marla	75,000
(c) Over 8 Marla	100,000
Completion Fee per Marla - Commercial	
(a) Upto 4 Marla	15,000
(b) Upto 8 Marla	15,000
(c) Over 8 Marla	15,000
Duplicate Completion / Site Plan	5,000
Possession Chgs Commercial per Marla	15,000
Occupation without permission - Commercial	
if default continues then per month	50,000
New construction start without permission	50,000
NOC fee for opening of restaurant (per marla)	
a. NOC fee	15,000
b. Opening of restaurant without NOC	30,000
Demolish process fee (per marla) – Commercial	10,000

Contractors Registration Fee	
a. No limit	7500
b. Upto 10 Million	5000
c. Uplto 7.5 Million	3000
d. Upto 5 Million	2000
e. Upto 2.5 Million	1000
Contractors Security Fee (Refundable)	
a. No limit	500,000
b. Upto 10 Million	225,000
c. Uplto 7.5 Million	150,000
d. Upto 5 Million	75,000
e. Upto 2.5 Million	50,000

Note : "Govt charges (if any) levied from time to time will be borne by the user".