Government of Pakistan Revenue Division Federal Board of Revenue *****

Notification (Income Tax)

S.R.O. 345(I)/2022.- In exercise of the powers conferred by sub-section (4) of section 68 of the Income Tax Ordinance, 2001 (XLIX of 2001) and in supersession of its Notification No. S.R.O. 1551(I)/2021, dated the 1st December, 2021, Federal Board of Revenue is pleased to determine the following fair market value of immoveable properties as specified in columns (2) to (9) of the Table below, in respect of catagories of areas of Karachi as specified in column (1) thereof, namely:-

	Table								
	KARACHI								
Category	Residential open plot per square yard	Residential Built up property per square yard	Commercial open plot per square yard	Commercial Built up property per square yard	Industrial open plot per square yard		Flats/apartmen ts per square foot	Amenity plot per square yard	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
A-I	73,125	81,000	180,000	103,500	-	-	7,313	37,375	
I+	-	-	160,000	80,000		-	-	-	
Ι	45,000	56,250	123,750	73,125	12,124	3,105	6,188	23,000	
II	22,800	30,800	106,875	56,250	13,824	3,336	3,375	10,925	
III	12,000	16,875	46,000	28,800	6,000	3,336	2,138	5,750	
IV	9,563	11,250	38,250	16,875	-	-	1,688	4,888	
V	6,000	7,800	10,140	11,375	-	-	944	1,680	
VI	1,665	4,995	3,600	5,994	-	-	605	840	
VII	35,520	44,400	127,650	61,050	-	-	7,770	17,920	
VIII	9,990	15,540	48,000	49,248	-	-	3,330	5,040	
IX	11,000	13,200	52,000	33000	-	-	2,750	6,000	
Х	12,320	14,300	60,500	36,300	-	-	3,220	7,000	

Notes:

(i) Values in the above Table are in rupees;

(ii) Value is per square yard of the covered area of ground floor plus covered area for the additional floors;

(iii) Commercial property built up value is per square yard of the covered area of the ground floor plus covered area of the additional floors, if any;

(iv) Built up industrial property value is per square yard of the entire plot area plus covered area of the plot per square foot;

(v) Value in respect of a residential building consisting of more than one storey shall be increased by 25% for each additional story i.e. value of each storey other than ground floor shall be calculated @25% of the value of the ground floor;

(vi) A property which does not appear to fall in any of the categories shown in the Appendix below shall be deemed to fall in the adjacent lowest category of the Appendix;

(vii) Whether the land has been granted for more than one purpose viz. residential, commercial and industrial, the valuation in such a case shall be the mean/average prescribed rate;

(viii) A flat means the covered residential tenement having separate property nit number/sub-property unit number;

(ix) In residential, multi storey building, additional storey shall be charged if it consists of bed room and bath room;

(x) The rates for basements of built in commercial property in categories I,II,II and IV shall be Rs. 13,500 per square yard; and

(xi) High Rises at Serial Number No. 44 of Appendix means a building with Storeys above ground plus five.

(xii) The value of residential built up property(including basement and first floor) is allowed to be reduced according to the following criteria:-

Sr.No	Age of Built up Structure	Percentage Reduction in Value
1	Upto 5 Years	No reduction allowed
2	5 to 10 Years	5%
3	10 to 15 Years	7.50%
4	15 to 20 Years	10%
5	More than 20 Years	Value equal to open plot

(xiii) The value of built up property (Flats and Apartments) is allowed to be reduced according to the following criteria:-

Sr.No	Age of Built up Structure	Percentage Reduction in Value
1	Upto 5 Years	No reduction allowed
2	5 to 10 Years	10%
3	10 to 20 Years	20%
4	20 to 30 Years	30%
5	More than 30 Years	50%

(xiv) The value of commercial built up property is allowed to be reduced according to the following criteria:-

Sr.No	Age of Built up Structure	Percentage Reduction in Value
1	Upto 10 Years	No reduction allowed
2	10-15 Years	5%
3	15 to 20 Years	8%
5	More than 20 Years	10%

(xv) The value of Commercial Plots of Defence Housing Authority facing Khayaban is increased by 10%;

(xvi) The value of commercial built up excluding ground floor is reduced by 25%;

(xvii) The value of Residential Plots (Defence Housing Authority) of following categories may be decreased by 25%:-

1	Nala facing plot			
2 Commercial facing plot				
3	School facing, mosque facing plot/Graveyard facing plot.			
4	Rear plot (Back Side plot)/Triangle plot			
*Rear plot is the one	lying behind the front portion only connected with separate parrow corridor and not visible from road			

(xviii)

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Bandar Quarters

Behar Colony Clayton Road

Bath Island Facing Khayaban E Iqbal Road

Bath Island

Bhori Bazar

Bhutta Village

*Rear plot is the one lying behind the front portion only connected with separate narrow corridor and not visible from road.

AREA-WISE CATEGORY FOR VALUATION IN KARACHI

iii) Area-wise categories are in the following Appendix:-

APPENDIX

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Residential Commercial Industrial S.No. Area Flats Category Category Category Category 1 Abdullah Haroon Road A-I Ι Ι 1 2 Air force Officers Cooperative Housing Society at Scheme-33 Ι Ι Π Ι Ш III Il 3 Akhtar Colony III Al-Falah Cooperative Housing Society Ш Π 4 11 III Al-Hilal Cooperative Housing Society I 5 1 Ι 1 Ali Basti V V Il V 6 Aminabad Ill III Π Ш 7 8 Area Facing Drig Colony(PIA green Col) IV IV II IV ArtilaryMaidan Quarters 9 1 1 Ι 1 10 Ashraf Nagar IV IV Π IV Askari I,II,III,IV,V 11 A-I A-I --1 I III III 111 AzamBasti 12 13 Baba Bhit Island IV IV Π lV Bahria Town Karachi superhighway (excluding precinct 1,2,5,8,19 Х 14 Х Х Х and Jinnah Commercial & Midway Commercial (A&B) Bahria Town Karachi superhighway Jinnah Commercial & Midway I Π -15 Commercial (A&B) Bahria Town Karachi superhighway precinct 1,2,5,8,19 Ι Ι Π Π 16 Bakshan Village 1 V IV II IV 17 18 Baldia Town VI VI Π Vl 19 Baloch Colony ΙIΙ III Π III

Page 2 of 6

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A-I

III

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III

A-I

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24			17	Ŧ	17
26	Bin Qasim (Pipri Excluding Gulshan-e-hadeed)	V	V	I	V
27	Bombay Bazar	Ι	A-I	I	I
28	Buffer Zone	III	Ι	Ι	III
29	Burns Road	Ι	1	Ι	I
30	Cattle Colony	V	V	III	V
31	Chandni Chowk KDA Scheme-7	III			
32	Chandio Village PS Defence	IV	IV	II	iv
33	Chanesar Goth	V	V	II	V
34	Civil Lines	A-I	A-I	ΙI	A-I
35	Clifton Bock-I	Ι	A-I	Ш	Ι
36	Clifton Quarters Excluding Shireen Jinnah Colony and Clifton Bock-I	A-I	A-I	II	A-I
37	Comisioner Society and humayun street(DHA phase VII extension & VIIIextension)	II	II	II	II
38	Commercial plots facing on Jinnah Avenue Scheme-33, (Sector-40)	-	I	-	II
20	Development Comparations University Operation	TT	п	11	
39	Daraklishan Cooperative Housing Society	III	II	II	III
40	Darussalam and Lucknow Cooperative Society.	I	I	II	III
41	Darussalam and Lucknow Cooperative Society.	Ι	Ι	II	III
42	Defence Housing Authority Phase I, II, III, IV, V, VI, VII, VIII	A-I	I+	I	II
43	Defence Housing Authority Phase VII Extension, Phase VIII Extension (excluding commissioner society and humayun street)	A-I	Ι	Ι	II
44	Defence Housing Authority High Rises	-	-	_	A-I
45	Defence Officers Housing Scheme, Malir	A-I	A-I	A-I	I
46	Deh Drig	IV	IV	II	IV
40	Deh Khata	IV	IV	II	IV
47	Dehli Colony	III	III	II	III
48	Dehli Mercantile			I	I
-	DehThanno	A-I	A-I		
50		V	V	II	V
51	Depot Line	L	1	I	I
52	DHA Phase-IX DHA City (excluding sector 1 & 3)	V	V	-	V
53	DHA Phase-IX DHA City Sector 1 & 3	IX	IV	-	IX
54	Dhoragi Cooperative Housing Society	A-I	A-I	I	A-I
55	Doda Village	V	V	II	V
56	Drig Cantonment	III	III	II	III
57	Ejaz Colony	III	III	II	111
58	Fatima Jinnah Colony	L	1	L	I
59	Federal B Area (Block-1,2,3,7,8,9,14,15,16,17,18 & 19)	III	III	III	III
60	Federal B Area (Block-4,5,6,10,11,12 & 13)	II	II	II	II
61	Firdous Colony	II	11	Ι	111
62	Frere Quarters	A-1	A-1	1	A-1
63	Future Colony	V	V	11	V
64	G. Allan road	Ι	Ι	Ι	Ι
65	Garden East Quarters	A-I	Ι	Ι	A-I
66	Garden West Quarters	Ι	Ι	I	Ι
67	General Society/Defence Officers Housing Socity near Stadium Road, Karachi	A-I	A-I	II	A-I
68	Ghulam Hussain Qasin Quakers	Ι	Ι	Ι	Ι
69	Gizri Village	IV	1 V	II	IV
70	Government Approved Katchi Abadies	VI	VI	II	VI
71	GulBai	V	V	I	V
72	Gulistan-e-Jauhar (Block-2,3,14,15,&16)	I	I	I	II
73	Gulistan-e-Jauhar (excluding block-2,3,14, 15 &16)	II	II	II	III
74	Guinsun e studial (excluding block 2,5,14, 15 (215)) Guinar Cooperative Housing Society	I	I	I.	II
75	Gulshan-e- Faisal	I	I	I	I
76	Gulshan-e-Hadeed	IV	IV	I	IV
70	Gulshan-e-Iqbal Block (4,6,7)	I	I	I	I
78	Gulshan-e-Iqbal Block-17	A-I	A-I	I	A-I
78					
	Gulshan-e-Iqbal Excluding Block (4,6,7&17)	II	II	I	III
80	Gulshan-e-Jamal Project-II	II	II	I	III
81	Gulshan-e-Maymar (excluding sector W, Y & Z)	IV	IV	III	IV
82	Gulshan-e-Maymar (Sector 51/52)	II	II	III	III
83	Gulshan-e-Maymar (Sector W, X & Z)	II	II	III	III

0.4	Usii Murrad Cath	V	V	п	V
84	Haji Mureed Goth	V		II	
85	HarchaiidraiVishandas Quarters	II	II	I	II1
86	HasratMohani Colony	IV	IV	II	IV
87	Hawks Bay	V	V	II	V
88	Hyderabad Colony	III	III	II	III
89	I.I. Chundrigar Road	Ι	A-I	I	I
90	Iqbal Colony	III	III	II	III
91	Ishaqabad	IV	IV	II	IV
92	Jacobline (Inluding Lines Area)	II	II	Ι	II
93	Jamoria Colony	III	III	II	III
94	Jamshed Quarters	Ι	Ι	Ι	Ι
95	Joria Bazar	II	A-I	Ι	Ι
96	Junna Market	Ι	Ι	Ι	Ι
97	K.B.R.	V	V	II	V
98	K.D.A. Officers Housing Society	A-I	A-I	I	A-I
99	K.D.A. Scheme No.1 & 1A	A-I	A-I	I	A-I
100	Kagzi Bazar	I	I	I	I
100	Karachi Administrative Cooperative Housing Society	A-I	I	I	A-I
101	Karachi Cooperative Housing Society		I	I	A-I A-I
102	KausarNiazi Colony	A-I V	V		A-I V
103	Kausariniazi Colony Khaliquzaman Colony		V III	II	
-		III			III
105	Khanto Colony	V	V	II	V
106	Khokhrapar	V	V	II	V
107	Khudadad Colony	III	III	II	III
108	Kiamari	IV	IV	II	IV
109	Kolachi Co-operative Housing Society	I	I	III	I
110	KorangiInsustrial Area	II	Π	II	II
111	Korani Township	V	V	II	V
112	Laiqabad	V	V	II	V
113	LandhiInsustrial Area	III	III	II	III
114	Landi Township KDA	IV	IV	II	IV
115	Lawrance Quarters	II	II	Ι	Π
116	Lea Quarter	III	III	II	III
117	Liaqatabad	IV	IV	II	IV
118	Liquat Ashraf Colony	VI	IV	II	VI
119	llanchor Quarters	11	11	I	11
110	Lyari Quarters	V	V	П	V
120	M.A Jinnah Road	I	I	I	V I
121	Mahajir Colony	VI	VI	I	VI
	Mahmoodabad			II	IV
123					
124	Malir Cantonment	III	III	III	IV
125	Malir City	V	V	II	V
126	Manghopir Road & Adjacent Locality	VI	VI	II	VI
127	Manora	IV	IV	II	IV
128	Maripure	IV	IV	II	IV
129	Market Quarters	I	I	I	I
130	Marriot Road	II	A-I	Ι	Ι
131	Metrovil 2 Corridor Area	III	III	II	III
132	Metrovil I	IV	IV	II	IV
133	Metrovil II & III KDA	V	V	II	V
134	Model Colony	III	III	III	III
135	Modern Colony	III	III	II	III
136	MolJee Street	Ι	Ι	Ι	Ι
137	Muhammad Ali Cooperative Housing Society	A-I	A-I	I	A-I
138	Muslim Colony	II	II	I	II
139	Muslim Leage Quarter		III	III	III
140	Mustafa Abad	V	V	II	V
140	Nafisabad		V III	II	V III
141	Nasim Colony	V	V	II	V
142	National Cemetn Employees Cooperativ	V II	V II	I	V II
	National Cemetri Employees Cooperativ	II IV	II		II IV
144				II	
145	Nazimabad	II	II	I	II
146	Neelum Colony	III	III	II	III

147 Nepair Colong. II I II II II II II II III IIII IIIII<						
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167 Pakistan Employees Cooperative Housing Society, Project 2A-1, Depot Hill Station A-I A-I I I A-I 168 Paposh Nagar Quarters IV IV VI VI </td <td>165</td> <td>P.S. Mahmoodabad</td> <td>Ι</td> <td>Ι</td> <td></td> <td>Ι</td>	165	P.S. Mahmoodabad	Ι	Ι		Ι
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168 Depot Hill Station IV IV IV II 169 Paposh Nagar Quarters I V V V II V V V II V V V II IV II IV V V V II V V V II V V II IV V II III II II III III III </td <td>167</td> <td>Pakistan Employees Cooperative Housing Society</td> <td>A-I</td> <td>A-I</td> <td>Ι</td> <td>A-I</td>	167	Pakistan Employees Cooperative Housing Society	A-I	A-I	Ι	A-I
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183 Ram Bagh Quarters II III III III III III III III III IIII IIII IIII IIII IIII IIII IIIII IIIIIIII IIIIIIIIIIIIII IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII			III	III		III
184 Ram Sawami Quarters 11 <td>182</td> <td>Railway Quarters</td> <td>Ι</td> <td>A-I</td> <td>Ι</td> <td>Ι</td>	182	Railway Quarters	Ι	A-I	Ι	Ι
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208 Surjani Town KDA Scheme-41 VI VI III VI	-					
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209	Tahilram Quarters	11	11	Ι	II
210	Up Muhajireen Society	V	V	11	v
211	Upper Gizri PS Gizri	A-I	Ι	Ι	A-I
212	Usmani Colony Society Near Rizvia Col	Ill	III	11	III
213	Wadhomal Odhoram Quarters	II	Ι	II	II
214	Waheedabad	V	V	II	V
215	Wilayatabad	lV	IV	11	IV
216	Zaibunnisa Street	Ι	A-I	Ι	Ι

File No. 1(121)R&S/2017

Masochi

(Muhammad Masood Ahmed Gorsi) Secretary (Rules & SROs)