

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 29th October, 2024.

Notification

S.R.O. 1717 (I)/2024.- In exercise of powers conferred by sub-section (4) of section 68 of the Income Tax Ordinance, 2001 (XLIX of 2001) and in suppression of its notification No. S.R.O.1547 (1)/2021, dated the 1st December, 2021, Federal Board of Revenue is pleased to determine the following fair market value of immovable properties in columns (2) to (8) of the Table below, in respect of areas or categories of Hyderabad, as specified in Appendix-I thereof, namely:-

Hyderabad
Table

Description	Residential open plot per square yard	Residential built-up per square yard	Commercial open plot per square yard	Commercial Built-up per square yard	Industrial open plot per square yard	Industrial built-up property per square yard	Flats / Apartment per square yard
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Category A-I	38,500	40,700	88,000	71,500	-	-	26,730
Category I	33,000	34,100	77,000	60,500	3,300	13,365	23,760
Category II	26,400	27,500	55,000	35,200	2,200	10,890	17,820
Category III	19,800	20,900	38,500	29,700	1,760	9,900	13,860
Category IV	13,200	14,300	27,500	22,000	1,430	7,920	9,900
Category V	8,800	9,900	13,200	11,000	1,430	7,920	8,910
Category VI	6,600	7,700	9,900	8,250	1,430	7,920	7,920
Category VII	4,400	5,500	6,600	4,950	1,430	7,920	5,940

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) the value in respect of commercial property consisting of more than one storey shall be increased by 25% for each additional storey i.e. value of each storey other than ground floor shall be calculated @ 25% of the value of the ground floor;
- (iv) built up industrial property value is per square yard of the entire plot area plus covered area of the plot per square yard;
- (v) the value in respect of a residential building consisting of more than one storey shall be increased by 25% for each additional storey 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 below Appendix-I shall be deemed to fall in the adjacent lowest category of the Appendix-I;
- (vii) where 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 or average of the prescribed values;
- (viii) a flat means the covered residential tenement having separate property unit number or sub- property unit number;
- (ix) in residential, multistory building, additional storey shall be charged if it consists of bed room and bath room; and
- (x) area-wise categories are prescribed in the following Appendix-I: -

APPENDIX-I

Category A-I	
S.No	Areas
1	Civil Lines including Chandni area, Gul Centre & District Council office area
2	Defence Housing Scheme Phase I & II
3	Saddar Cantonment
4	Soldier Bazar
5	Both sides of main Auto Bhan Road (Giddu Chowk to Khana-e-Farhang)
6	Doctors Lane Main Saddar (Cantt)
Category – I	
S.No	Areas
1	Hirabad Ward "A"
2	Amil Colony Ward "A"
3	Roop Mahal Corner (from Government College Road up to Triangular Park) Ward – A
4	Prince Ali Road
5	Market Ward "A"
6	Shahi Bazar Sarafa Bazar Ward "A", "B", "C", & "D"

7	Resham Gali including Pakaha Pir chari Ward “D”
8	Tilak Chari and Training College Area up to Civil Hospital Ward “A”
9	Chotki Ghitti / Commercial Area of Chotki Ghitti Ward “B” & “D”
10	Sireghat (Market Area) Ward “A” and “C”
11	S.I.T.E Area Hyderabad Ward “G”
12	Auto Bhan Road (Behind Main Road), Unit No. 03, 06, 07 & 08 SITE Area Auto Bhan Road Right / Left (Latifabad) Excluding D type Plot & Quarters.
13	Memon Cooperative Housing Society
14	Sindhi Muslim Cooperative Housing Society
15	Memon Mohalla Hyderabad City

Category II

S.No	Areas
1	Faqir Ka Pir Ward “E”
2	Gari Khatta Ward “F”
3	Station Road from the of Tilak Incline to Station Ward “B”, “C”, “D”, & “F”
4	Rahat Cinema Road Ward “F”
5	Lajpat Road Ward “F”
6	Baldia Colony Ward “A”
7	Journalist Colony Ward “A”
8	Khokar Mohalla Ward “F”
9	Mubarak Colony Ward “A”
10	Doctor Colony Ward “A”
11	Silawat Para Ward “A”
12	Tando Wali Muhammad Ward “A”
13	Shahab cinema Road and Timber Market area Ward “C” & “G”
14	Juman Shah Jo Pir Ward “D”
15	Khai Road area Ward “C”
16	Sochi Para Ward “C”
17	Shama Commercial Area Ward “G”
18	Housing Schemes approaching main Mirpur Khas Road surrounding Deh Ghanghra and Deh Gujo of Talka city Hyderabad
19	Railway Society behind main Auto Bhan Road Hyderabad, Unit No.01, and 02 Latifabad
20	Citizen Colony & HDA Phase-I & II Qasimabad
21	Sindh Small Industries and Other industry property in other areas of Hyderabad
22	Risala Road
23	Foujdari Road

Category - III

S.No	Areas
1	Nain Jo Pir Ward “C”
2	Memon Hospital area and City College area Ward “C” and “G”
3	Around Civil Hospital Ward “A”
4	Dubba Police Line Ward “F”
5	Qazi Abdul Qayoom Road Ward “F”

6	Advani Lane Ward “B”
7	Bulbulani Lane Ward “D”
8	Sarwar Kubi Lane Ward “E”
9	Khumbati Lane Ward “E”
10	Afandi Town Ward “G”
11	Khata Chowk Ward “C”
12	Fort Area
13	Kohsar Phase-I
14	Judicial Cooperative Housing Society
15	Mir Fazal Town
16	Sabzi Mandi
17	D type quarters and plots unit no. 07, 08 and 09 Latifabad
18	Gulshan e Habib
19	Qasim Nagar
20	Data Nagar
21	Kehkshan Housing Scheme
22	Mid Land Bungalows
23	Gulshan-e-Sehar
24	ISRA Village
25	Palm Residency Bypass Road
26	Diplai Memon Cooperative Housing Society
27	Abdullah Sports
28	GECHS government employees cooperative housing society Qasim Abad Hyderabad

Category - IV

S. No	Areas
1	Khumbhati Lane Ward “F”
2	S.I.T.E Main Road only
3	Kohsar Phase-II, Gulshan-e-Qaid, General Public, Divisional Officer Society unit no. 04, 05, 10, 11 and 12 Latifabad.
4	Khalid Housing Scheme
5	Gospel Homes
6	Abdullah Heaven, Sports Villas, City
7	Prince Town Phase-I&II
8	London Town
9	Gul-e-Latif Phase-I&II
10	Muhammadi Town
11	Gul-e-Sindh
12	Hadi Nagar
13	Indus Gas Colony
14	Memon Nagar
15	Abdullah Homes
16	Abdullah Valleys
17	Revenue Employees Cooperative Housing Society Phase – I
18	Al-Mustafa Town Phase-I&II
19	Rehman Town

Category – V	
S. No	Areas
1	Massan Road Ward “A”
2	Pinjra Pol Ward “G”
3	Dadan Shah Ka Pir Ward ”A”
4	Sarfraz Colony Ward “A”
5	Pathan Colony Ward “A”
6	Liaquat Colony Ward “G”
7	Goods Naka Ward “G”
8	Rishi Ghat Ward “G”
9	Islamabad Colony Ward “G”
10	Paretabad Ward “G”
11	Tando Agha Ward “G”
12	Firdous Colony Ward “G”
13	Tando Mir Mehmood Ward “A”
14	Tando Yousuf Ward “G”
15	Muslim Ward “G”
16	Al-Fazal Town Ward “G”
17	Quaidabad Ward “G”
18	Tando Thoro Ward “G”
19	Phuleli Par Areas Ward “G”
20	Kali Mori Ward “G”
21	Daman-e-Kohsar
22	Civil Aviation Scheme
23	Saiban Scheme
24	Mir Hassanabad, Hussainabad
25	Indus Bungalows
26	Bismillah Town
27	Hafeeza Town
28	Gulshan-e-Hamid Scheme
29	Ali Scheme
30	Gulshan-e-Raees Scheme
31	Gulshan-e-Khair Muhammad Scheme
32	Jannat City Housing Scheme
33	Gulshan-e-Zeal Pak Housing Scheme
34	Faraz Villas Phase-I & III
35	Al-Wahid Town
36	Revenue Employees Housing Society Phase-II and Nasim Nagar Phase-I,II,III and IV
37	New Memon City
38	Ali Nagar
39	Bagh-e-Iram
40	Civilian Society
41	Momin Nagar
42	Al-Rehman Housing Scheme
43	Arbi Housing Scheme

44	HDA Bungalows Phase-I and II
45	Abdullah Town Blessing
46	Gulistan-e-Sajjad
47	Gulshan-e-Karim
48	Happy Homes Phase-I,II and III
49	Qasim Town
50	State Life Cooperative Housing Society
51	New Citizen Colony
52	Zeeshan Housing Scheme
53	Sajjadabad
54	Al-Abbas Housing Scheme
55	Gulshan-e-Fatima
56	Ink City Phase-I,II&III
57	Check City
58	The Palm Enclave, The Palm Village, The Palm Royal Residency
59	Saima Down Town
60	ISRA Town Bypass
61	Gulf Residency Scheme Bypass
62	Deplai Memon Society-II Bypass Road
63	Sachalabad
64	Azizabad
65	Mother Village
66	Krishna Village
67	Rohan Faraz Villas
68	Jumerah Residency
69	Jumerah Residency
70	Krishna Housing Scheme
71	Zafar Housing Scheme
72	Hali Road
73	Mustaf Bungalows
74	Khurshid Town
75	Fazal Sun City Phase I & II
76	Aminabad Colony
77	Riaz Shah Town and Villas
78	Nisar Koti Town
79	Mustafa Colony
80	Gulshan-e-ilahi Housing Scheme
81	Fareed Ilahi Housing Scheme
82	Noorani Basti
83	Bakra Mandi, Lohar Para

Category - VI

S. No	Areas
1	Ilyasabad Ward "G"
2	Tahirabad Ward "G"
3	Housing Scheme adjacent to New Sabzi Mandi Deh Gujjo
4	Bismillah City Scheme, Bismillah City Extension Scheme

5	Bismillah Heaven Scheme
6	Bismillah Garden
7	Mehar Ali Scheme
8	Madina City Scheme
9	Kohsar Green City Scheme
10	Al-Rahim City Scheme
11	Labe-Mehran Phase-I & II
12	Gulshan-e-Mehran Phase I & II
13	Waqar Town Phase-I & II
14	HAD North Qasim Abad Extension Phase-I&II
15	Noorani Nagar
16	Naseem Delux
17	Akhtar Cottages
18	Shahlimar Bungalows
19	Bhitai Nagar
20	Bhitai Town
21	Shayaz Dream City
22	Samnabad
23	Indus Paradise
24	Indus Sui Gas Cooperative Housing Society
25	Naqash Villas Phase-I and II
26	Abdullah Garden
27	Sadiq Livana
28	HAD East Qasimabad
29	Gentlemen & Business Man Housing Scheme
30	Sumera Town
31	Al-Rehan Villas
32	Memon Town
33	Noorani Nagar Phase-I
34	Anwar Villas Phase-I, II and III
35	Faraz Villas Phase-II
36	Apple City
37	Dubai City
38	Qadir Avenue Phase I and II
38	Hashmat Bano

Category - VII

S. No	Areas
1	All Katchi Abadies
2	New Sabzi Mandi Market Committee Project Deh Gujjo
3	Gulistan-e-Sarmast Scheme, Crystal Model Town Scheme & Model Town Scheme
4	Marvi Garden
5	Muhammad Bux Shoro
6	Al-Fateh Town
7	SSGC Cooperative Society
8	Kiran City

9	Kainat Nagar
10	Shireen Kainat
11	Bukhari Livana
12	Marvi Town
13	Tando Jam Town
14	Husri Town

2. This notification shall take effect on and from the 1st day of November, 2024.

F. No. 2(13) R & S /2024



(Angel David)
Second Secretary (Rules & SROs)