

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 2nd March, 2022

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 categories 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	Industrial Built up property per square foot	Flats/apartments 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	--	-	-	-
I	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	33,000	-	-	2,750	6,000
X	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,III 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	<i>Nala facing plot</i>
2	<i>Commercial facing plot</i>
3	<i>School facing,mosque facing plot/Graveyard facing plot.</i>
4	<i>Rear plot (Back Side plot)/Triangle plot</i>

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

(xviii) Area-wise categories are in the following Appendix:-

APPENDIX

AREA-WISE CATEGORY FOR VALUATION IN KARACHI

S.No.	Area	Residential Category	Commercial Category	Industrial Category	Flats Category
1	Abdullah Haroon Road	I	A-I	I	I
2	Air force Officers Cooperative Housing Society at Scheme-33	I	I	II	I
3	Akhtar Colony	III	III	II	III
4	Al-Falah Cooperative Housing Society	III	11	II	III
5	Al-Hilal Cooperative Housing Society	1	1	I	I
6	Ali Basti	V	V	II	V
7	Aminabad	III	III	II	III
8	Area Facing Drig Colony(PIA green Col)	IV	IV	II	IV
9	ArtillaryMaidan Quarters	1	1	I	1
10	Ashraf Nagar	IV	IV	II	IV
11	Askari I,II,III,IV,V	A-I	A-I	-	-
12	AzamBasti	III	III	1 I	111
13	Baba Bhit Island	IV	IV	II	IV
14	Bahria Town Karachi superhighway (excluding precinct 1,2,5,8,19 and Jinnah Commercial & Midway Commercial (A&B))	X	X	X	X
15	Bahria Town Karachi superhighway Jinnah Commercial & Midway Commercial (A&B)	-	I	-	II
16	Bahria Town Karachi superhighway precinct 1,2,5,8,19	I	I	II	II
17	Bakshan Village	1 V	IV	II	IV
18	Baldia Town	VI	VI	II	VI
19	Baloch Colony	I II	III	II	III
20	Bandar Quarters	1	I	I	1
21	Bath Island	A-I	II	A-I	A-I
22	Bath Island Facing Khayaban E Iqbal Road	A-I	A-I	A-I	A-I
23	Behar Colony Clayton Road	III	III	I I	III
24	Bhori Bazar	III	A-I	I	III
25	Bhutta Village	V	V	II	V

26	Bin Qasim (Pipri Excluding Gulshan-e-hadeed)	V	V	I	V
27	Bombay Bazar	I	A-I	I	I
28	Buffer Zone	III	I	I	III
29	Burns Road	I	I	I	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	I I	A-I
35	Clifton Bock-I	I	A-I	II	I
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
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.	I	I	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	I	I	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
47	Deh Khata	IV	IV	II	IV
48	Dehli Colony	III	III	II	III
49	Dehli Mercantile	A-I	A-I	I	I
50	DehThanno	V	V	II	V
51	Depot Line	L	I	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	III
58	Fatima Jinnah Colony	L	I	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	I	111
62	Frere Quarters	A-1	A-1	I	A-1
63	Future Colony	V	V	11	V
64	G. Allan road	I	I	I	I
65	Garden East Quarters	A-I	I	I	A-I
66	Garden West Quarters	I	I	I	I
67	General Society/Defence Officers Housing Society near Stadium Road, Karachi	A-I	A-I	II	A-I
68	Ghulam Hussain Qasin Quakers	I	I	I	I
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	Gulnar Cooperative Housing Society	I	I	I	II
75	Gulshan-e- Faisal	I	I	I	I
76	Gulshan-e-Hadeed	IV	IV	I	IV
77	Gulshan-e-Iqbal Block (4,6,7)	I	I	I	I
78	Gulshan-e-Iqbal Block-17	A-I	A-I	I	A-I
79	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

84	Haji Mureed Goth	V	V	II	V
85	Harchaiidrai Vishandas Quarters	II	II	I	III
86	Hasrat Mohani Colony	IV	IV	II	IV
87	Hawks Bay	V	V	II	V
88	Hyderabad Colony	III	III	II	III
89	I.I. Chundrigar Road	I	A-I	I	I
90	Iqbal Colony	III	III	II	III
91	Ishaqabad	IV	IV	II	IV
92	Jacobline (Including Lines Area)	II	II	I	II
93	Jamoria Colony	III	III	II	III
94	Jamshed Quarters	I	I	I	I
95	Joria Bazar	II	A-I	I	I
96	Junna Market	I	I	I	I
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
101	Karachi Administrative Cooperative Housing Society	A-I	I	I	A-I
102	Karachi Cooperative Housing Society	A-I	I	I	A-I
103	Kausar Niazi Colony	V	V	II	V
104	Khaliquzaman Colony	III	III	II	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	Korangi Industrial Area	II	II	II	II
111	Korani Township	V	V	II	V
112	Laiqabad	V	V	II	V
113	Landhi Industrial Area	III	III	II	III
114	Landi Township KDA	IV	IV	II	IV
115	Lawrance Quarters	II	II	I	II
116	Lea Quarter	III	III	II	III
117	Liaqatabad	IV	IV	II	IV
118	Liquat Ashraf Colony	VI	IV	II	VI
119	Ilanchor Quarters	11	11	I	11
120	Lyari Quarters	V	V	II	V
121	M.A. Jinnah Road	I	I	I	I
122	Mahajir Colony	VI	VI	II	VI
123	Mahmoodabad	III	III	II	IV
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	I	I
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	I	I	I	I
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	III
140	Mustafa Abad	V	V	II	V
141	Nafisabad	III	III	II	III
142	Nasim Colony	V	V	II	V
143	National Cemetn Employees Cooperativ	II	II	I	II
144	Navel Colony	IV	II	II	IV
145	Nazimabad	II	II	I	II
146	Neelum Colony	III	III	II	III

147	Nepiar Quarter	II	I	II	II
148	Nevel Colony	IV	II	II	IV
149	New Challi	I	A-I	I	I
150	New Golimar	V	V	II	V
151	NORE-II	A-I	A-I	-	A-I
152	North Karachi (All sectors except 1 to 6)	III	III	II	III
153	North Karachi Industrial Area (Sector-12)	V	IV	II	IV
154	North Karachi Industrial Area (Sector-12)	V	IV	II	IV
155	North Karachi (sector 1 to 6)	IV	IV	II	IV
156	North Nazimabad (Block-B & F)	I	I	I	I
157	North Nazimabad (excluding Block-B & F)	II	II	II	II
158	Nusrat Bhutto Colony	V	V	II	V
159	Old Frere Street	I	I	I	I
160	Old Golimar	V	V	II	V
161	Old Town Quarters	I	I	I	I
162	Orangabad Quarters	IV	IV	II	IV
163	Orangi Town	V	V	II	V
164	P.I.B. COLONY	III	III	II	III
165	P.S. Mahmoodabad	I	I		I
166	Pak Colony	III	III	II	III
167	Pakistan Employees Cooperative Housing Society	A-I	A-I	I	A-I
168	Pakistan Railway Employees Coop Housing Society, Project 2A-1, Depot Hill Station	VI	VI	-	VI
169	Paposh Nagar Quarters	IV	IV	II	IV
170	Paria Street	I	I	I	I
171	Parsi Colony (Silence Towers)	I	I	II	I
172	Pasban Muhallah	V	V	II	V
173	Peerabad	V	V	II	V
174	Port Qasim	V	IV	II	IV
175	Preedy Quarters	I	I	I	I
176	Qaidabad	V	V	II	V
177	Qasba Colony	V	V	II	V
178	Qasimabad	IV	IV	II	IV
179	Queens Road Quarters	I	A-I	I	I
180	R.A. Lines	I	I	I	I
181	Rafa e Aam Cooperative Housing Society	III	III	II	III
182	Railway Quarters	I	A-I	I	I
183	Ram Bagh Quarters	I	I	I	I
184	Ram Sawami Quarters	11	11	I	11
185	Rizvia Colony	II	11	I	II
186	Sadar Bazar Quarters	1	1	I	1
187	Saedabad	IV	IV	11	IV
188	Saleh Mohammad Street Housing Society	I	A-I	I	I
189	Sands Pit	V	V	11	V
190	Sarafa Bazaar	I	A-I	I	A-I
191	Saudabad	IV	IV	II	IV
192	Scheme-33 (excluding Metroville-III)	IV	IV	II	IV
193	Shah Faisal Colony	V	V	II	V
194	Shah Faisal Town	III	III	II	III
195	Shah Latif Town Scheme-25 KDA	VI	VI	II	VI
196	Shahrah e Iraq	I	1	1	I
197	Shahrah-e-Faisal	I	A-I	I	1
198	Shahrah-e-Liaquat (Frere Road)	I	I	I	I
199	Shanti Nagar	V	V	II	V
200	Shershah Colony & Village	V	V	11	V
201	Shireen Jinnah Colony	VIII	VII I	VIII	VIII
202	Sindhi Muslim Cooperative Housing Society	A-1	1	I	A-I
203	Siraj Quarters	I	A-I	I	I
204	SITE II Superhighway	V	IV	II	IV
205	SITE Industrial Area	-	-	I	-
206	Soldier Bazar Quarters	II	II	I	11
207	South Napier Road	1	1	I	I
208	Surjani Town KDA Scheme-41	VI	VI	III	VI

209	Tahilram Quarters	11	11	I	II
210	Up Muhajireen Society	V	V	11	v
211	Upper Gizri PS Gizri	A-I	I	I	A-I
212	Usmani Colony Society Near Rizvia Col	III	III	11	III
213	Wadhomal Odhoram Quarters	II	I	II	II
214	Waheedabad	V	V	II	V
215	Wilayatabad	IV	IV	11	IV
216	Zaibunnisa Street	I	A-I	I	I

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