

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 29th October, 2024.

Notification

S.R.O. 1716 (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 tis 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 MirpusKhas, as specified in Appendix-I thereof, namely:-

Mirpurkhas
Table

Category	Residenti al Open Plot Per Square Yard	Residenti al Built- Up Plot Per Square Yard	Comme rcial Open Plot Per Square Yard	Comme rcial Built- Up Propert y Per Square Yard	Indust rial Open Plot Per Square Yard	Industri al Built- Up Propert y Per Square Yard	Flats / Apartment Per Square Yard
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Category I	26,400	33,000	49,500	55,000	--	-	19,800
Category II	19,800	25,300	44,000	49,500	-	-	17,820
Category III	16,500	19,800	35,200	41,800	-	-	15,840
Category IV	11,000	13,200	22,000	27,500	-	-	13,860
Category V	4,400	6,600	13,200	22,000	2,200	9,900	12,870
Category VI	2,750	2,970	3,850	3,300	-	-	7,920

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 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-I	
Sr. No.	Areas
MIRPURKHAS (CITY/SURVEY/TOWN)	
1.	Station Road / M.A Jinnah Road
2.	New Town
3.	Dholanabad
4.	Lal Para
5.	Lal Chand Garden
6.	Khisak Pura
7.	Khari Quarter
8	Pehloomal Colony / Moti Ram Colony
9.	Noor Shah Colony
10.	Hyderabad Main Road Facing from State Life Building to Railway Phatak/Ghous-e-Azam
11.	Shahi Bazar
12.	Satellite Town A & B Road Facing From Chandani Chowk to Jarwari

	Deh Khuth & Panhwarki
13.	By pass Both Side Road Facing from Jarwari Chowk to Mirchi 360

Category- II	
Sr. No.	Area s
	MIRPURKHAS (CITY/SURVEY/TOWN)
1.	Tourabad
2.	Adam Town
3.	Muslimabad
4.	Satellite Town A & B Remaining Area Except Road Facing Deh Khuth & Panhwarki
5.	Hyderabad Main Road Facing from Railway Phatak to Jamaro Taluka Hussain Bux Mari
6.	Noor Shah
7.	Pir Colony
Category- III	
Sr. No.	Area s
	MIRPURKHAS (CITY/SURVEY/TOWN)
1.	Ghreebabad
2.	Kahu Bazar
3.	Thomsabad
4.	Hirabad
5.	Lachanabad
6.	Nai Para
7.	Khar Para
8.	Chaki Para
9.	Thomsabad
10.	Mir Nagar
11.	Old Bakra Piri
12.	Gua Shala
13.	Basinghabad / Orangabad
14.	Rahimnagar
15.	Khad Plot
16.	Tata Mill
17.	Satellite Town C and D
18.	Gulshan Colony
19.	Suchalabad
	DEH KHUTH & PANHWARKI
20.	Noman Town Housing Scheme
21.	Liaquat Town Housing Scheme
22.	Nimra Town Housing Scheme
23.	Al Rehman Housing Scheme
24.	Gulshan-eKainat Housing Scheme
25.	Mustafa Town Housing Scheme
26.	Touheedabad Housing Scheme
27.	Tarique Town
28.	Mughl-e-Azam Housing Scheme
29.	Bismillah Town Housing Scheme
30.	Panhwar Colony Housing Scheme
31.	Khair Muhammad Colony Housing Scheme

Category-IV	
Sr. No.	Areas
	Deh Khuth & Panhwarki
1.	Gulshan e Mustafa Housing Scheme
2.	Hashim Nagar Housing Scheme
3.	Samanabad Housing Scheme
4.	Sattar Nagar Housing Scheme
5.	Rahimabad Colony Housing Scheme
6.	Nasir Town Housing Scheme
7.	Mansoorabad Colony Housing Scheme
8.	Minzoorbad Colony Housing Scheme
9.	Darhoo Colony Housing Scheme
10.	Al Kareem City Housing Scheme
11.	Mubarak Colony Housing Scheme
	Taluk Hussain Bux Mari
12.	Gulshan e Umair
13.	Gulberg Town
14.	Road Facing Ring Road KFC to Tableegi Markaz
15.	Ring Road both side behind microwave
	Taluka Shuja Abad
16.	Paradise City Hyderabad Road
17.	GM Town Hyderabad Road
18.	Misri Green Wahli Hyderabad Road
19.	Eman Garden Hyderabad Road
20.	Hyder City Mirwah Road
21.	Defiance City Mirwah Road
22.	Mahnoor City Mirwah Road
23.	Park View Mirwah Road
Category-V	
Sr. No.	Areas
	Deh Khuth & Panhwarki
1.	Shah Town Housing Scheme
2.	Mamoji Town Housing Scheme
3.	Gulshan e Fatima Housing Scheme
4.	Gate Way Dream Land Housing Scheme
5.	S.M City Housing Scheme
6.	Gulshan e Saleem Housing Scheme
7.	Usama Town Housing Scheme
8.	Faizabad Housing Scheme
9.	Gulshan e Anwar Housing Scheme
10.	Gulshan e Arab Housing Scheme
11.	Gulshan e Kareem Housing Scheme
12.	Akbar e Azam Town Housing Scheme
13.	Sds Society Housing Scheme
14.	Pursuna Housing Scheme
15.	Razia Sun City Housing Scheme
16.	East Satellite Town Housing Scheme
17.	Khayaban e Yaqoob Housing Scheme
18.	Noor Muhammad Housing Scheme
19.	Bukhari Town Housing Scheme
20.	Mehmood Town Housing Scheme
21.	Shahbaz Town Housing Scheme
22.	Royal City Colony Housing Scheme

23.	Madina Town Housing Scheme
24.	Umme Hani Housing Scheme
25.	Jinnah Town Housing Scheme
26.	Sds Town Housing Scheme
27.	City Wonder Housing Scheme
28.	All New Colonies
	Taluka Hussain Bux Mari
29.	Gulshan e Haider Housing Scheme
29.	Jamnadas Colony
30.	Lalchandabad
31.	Johar Colony
32.	Thamsabad
33.	Ali Town
34.	G.M Town
35.	Ghous-e-Azam
36.	Gulshan e Hussain
37.	Saad Town
38.	Gulshan e Rehmat Housing Scheme
39.	Behreen Golden Phase – I and II
40.	Truck Stand
41.	Mir Nagar
42.	Ahmadani Colony
43.	Ishaq Town
44.	Fateh Town
45.	Nawab Colony
46.	Bashirabad Colony
47.	Gulistan e Latif
48.	Zeeshan Town
49.	Rafsar Town
50.	Hameed Pura Colony
51.	Hameed Pura Colony 1 2 3
52.	Jamnadas Colony 1 2 3
53.	Bagh E Basir Housing Scheme 1 2 3
54.	Ali Town Phase-II
55.	Khayaban e Mustafa
56.	Khayaban e Yousuf Golden
57.	Harmain City Housing Scheme
58.	Sohail Town
59.	Gulshan E Ikram Town
60.	Gulistan E Iqbal
61.	Harchand Rai Garden
62.	Mir Colony
63.	Mehran Town
64.	Rewachand Garden
65.	Moolchand Garden
66.	Muzaffarabad (Katchi Abadi)
67.	Sarwari Colony
68.	Paradise Housing Scheme
69.	Rehmania Colony
70.	Shadman City
71.	Model Town
72.	Market Committee
73.	Salman Town

74.	Sufi City
75.	Sindhi Muslim Housing Society
76.	Al-Imran Town Phase I and II
77.	Dastaghir Town
78.	Shah Colony
79.	Ghosia Colony
80.	Habib Colony
81.	Vaulkat Town
82.	Khayaban-e-Sultan
Taluka Shuja Abad	
83.	Liaquat Town Mirwah Road
84.	Khayaban E Noor Mirwah Road
85.	Abideen City Mirwah Road
86.	Shaheen City Mirwah Road
87.	Hoor main Model Town Mirwah Road
88.	Shah Hussain Town Mirwah Road
89.	Sultan Town By Pass Umerkot
90.	Gulshan e Muhammad By Pass Umerkot
91.	Paposh Nagar Housing Scheme Laghari Pump Road
92.	Rajhistan Scheme Public School Road
93.	Khayaban E Abdullah Public School Road
94.	Ayan Town By Pass Umerkot Road
95.	All New Colonies

Category- VI	
Sr. No.	Area s
TLAUKA HUSSAIN BUX MARI	
1.	Muhammad Shah Town
2.	Gulshan E Mazhar
3.	Khayaban E Abdul Rauf Housing Scheme
4.	Sunshine Society
5.	Abdullah Ilyas Colony
6.	Gateway Housing Scheme
7.	Green Town
8.	Behreen Town Phase II
9.	Qadir Town
10.	Zareen Garden
11.	Shah Ikram Town Phase II
12.	Imtiaz Commercial Limited
13.	Ali Talpur Town
14.	Gulshan-e-Ibrahim Colony
15.	Golden Town
16.	Gul Muhammad Colony
17.	Rehman Town
18.	Rizwan Town
19.	Gulshan-e-Yaseen
20.	Mian Nizamuddin Town
21.	Akhtar Colony
22.	Ishtiaque Town
23.	Nooriabad Colony
24.	Yaseenabad

25.	J.K Taj Residency
26.	New Mirpurkhas City
27.	Sakhi Jam Datar Colony
28.	Gulshan-e-Qonain
29.	Margalla Town
30.	Umme-e-Kulsoom
31.	Nangy Shah Colony
32.	Dubai City
33.	Gulshan-e-Rehman
34.	Liaquat Green City
35.	Kohinoor Colony
36.	Kareemabad Colony
37.	Sardar Village Housing Scheme
38.	Kamran Town
39.	Gulshan-e-Yaqoob
40.	Hussain City Housing Scheme
41.	Hussain City Phase I and II
42.	Al Noor Society Scheme
43.	Khayan-e-Rashid
44.	Jannat City Revised Khayaban-e-Rashid
45.	Madina Town
46.	Mehmoodabad Colony
47.	Yasrab Colony
48.	Ahmed Hussain Nagar
49.	Bismillah Garden Phase I, II, and III
50.	Qadir Town
51.	Gulshan-e-Habib Colony
52.	Muskan City
53.	Madina Colony
54.	Siyal Colony
55.	Samanabad
56.	Gulshan-e-Iqbal Town/deh-110
57.	Mali Colony Phase I, II, and III
58.	Bhitai Town
59.	Qasimabad
60.	Dal Colony
61.	Rajar Colony
62.	Classic City
63.	Bilal Town
64.	Zameen City Phase I and II
65.	Gulshan-e-Hayat Colony
66.	All New Colonies.

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

F. No. 2(14) R & S /2024



(Angel David)

Second Secretary (Rules & SROs)