

GOVERNMENT OF PAKISTAN  
REVENUE DIVISION  
FEDERAL BOARD OF REVENUE

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Islamabad, the 2<sup>nd</sup> August, 2016.

**NOTIFICATION  
(Income Tax)**

**S.R.O. 62(I)/2016.-** In exercise of the powers conferred by sub-section 4 of section 68 of the Income Tax Ordinance, 2001 (XLIX of 2001), the Federal Board of Revenue is pleased to notify the value of immovable properties in column No.2, 3, 4, 5, 6, 7, and 8 in respect of areas/categories specified in column No.1;

(2) This notification shall come into force with effect from 31<sup>st</sup> July, 2016.

## 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
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
A-I	35,000	40,000	100,000	67,500	---	---	5,000
I	25,000	32,000	75,000	54,000	12,000	3,000	4,500
II	12,000	20,000	60,000	35,000	8,000	3,000	2,500
III	6,000	11,000	25,000	18,000	---	---	1,500
IV	5,000	6,000	19,000	10,000	---	---	1,000
V	1,800	4,000	4,000	6,300	---	---	600
VI	900	3,000	2,000	4,500	---	---	300
VII	20,000	28,000	70,000	40,000	---	---	5,000
VIII	6,000	11,000	25,000	18,000	---	---	1,500

**Note:**

- i. Value per square yard of the covered area of ground floor plus covered area for the additional floor.
- ii. Commercial property built up value per square yard of the covered area of the ground floor plus covered area of the additional floor, if any
- iii. Built up industrial property value per square yard of the plot area per square foot
- iv. 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.

- v. A property which does not appear to fall in any of the categories shown in the said Appendix shall be deemed to fall in the adjacent lowest category of the Appendix.
- vi. 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
- vii. A flat means the covered residential tenement having separate property unit number/sub-property unit number
- viii. In residential, multi storey building, additional storey shall be charged if it consists of bed room and bath room
- ix. The rates for basements of built in commercial property in categories I, II, III and IV shall be Rs. 13,500 per square yard.
- x. For details of categories, see Appendix.

## APPENDIX

### AREA-WISE CATEGORIES FOR VALUATION, KARACHI

		Residential	Commercial	Industrial	Flats
S.No.	Area	Category	Category	Category	Category
1.	ABDUALLAH HAROON ROAD	I	A-I	I	I
2.	AKHTAR COLONY	III	III	II	III
3.	AL-FALAH COOPERATIVE HOUSING SOCIETY	III	II	II	III
4.	AL-HILAL COOPERATIVE HOUSING SOCIETY	I	I	I	I
5.	ALI BASTI	V	V	II	V
6.	AMINABAD	III	III	II	III
7.	AREA FACING DRIG COLONY (PIA GREEN COL)	IV	IV	II	IV
8.	ARTILARY MAIDAN QUARTERS	I	I	I	I
9.	ASHRAF NAGAR	IV	IV	II	IV
10.	AZAM BASTI	III	III	II	III
11.	BABA & BHIT ISLAND	IV	IV	II	IV
12.	BAKSHAN VILLAGE	IV	IV	II	IV
13.	BALDIA TOWN	VI	VI	II	VI
14.	BALOCH COLONY	III	III	II	III
15.	BANDAR QUARTERS	I	I	I	I
16.	BATH ISLAND	A-I	II	I	A-I
17.	BEHAR COLONY. CLAYTON ROAD	III	III	II	III
18.	BHORI BAZAR	III	A-I	I	III
19.	BHUTTA VILLAGE	V	V	II	V

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20.	BIN QASIM (PIPRI EXCLUDING GULSHAN -E-H	V	V	II	V
21.	BOMBAY BAZAR	I	A-I	I	I
22.	BUFFER ZONE 14-A, 14-B, 15-A-1, 15-A-IIM I	III	I	I	III
23.	BURNS ROAD	I	I	I	I
24.	CATTLE COLONY	V	V	II	V
25.	CHANDNI CHOWK, KDA SCHEME-7	III	II	II	III
26.	CHANDO VILLAGE PS DEFENCE	IV	IV	II	IV
27.	CHANESAT GOTH	V	V	II	V
28.	CIVIL LINES	A-I	I	II	A-I
29.	CLIFTON QUARTERS EXCLUDING SHIREEN JINNAH COLONY	A-I	I	II	A-I
30.	DARAKHSAHN COOPERATIVE H. SOCIETY	III	II	II	III
31.	DEFENCE HOUSING AUTHORITY Phase I, II, III & V	A-I	I	I	A-I
32.	DEFENCE HOUSING AUTHORITY Phase IV & VI	I	I	I	I
33.	DEFENCE HOUSING AUTHORITY PHASE VII	IV	IV	IV	IV
34.	DEFENCE HOUSING AUTHORITY PHASE VII EXTENSION, PHASE VIII & PHASE VIII EXTENSION	VII	VII	VII	VII
35.	DEFENCE OFFICERS HOUSING SCHEME, MALIR	II	II	I	III
36.	DEH DRIG	IV	IV	II	IV
37.	DEH KHATA	IV	IV	II	IV
38.	DEH THANNO	V	V	II	V
39.	DEHLI COLONY	III	III	II	III
40.	DEHLI MERCANTILE	I	I	I	I
41.	DEPOT LINE	I	I	I	I
42.	DHORAJI COOPERATIVE HOUSING SOCIETY	A-I	I	I	A-I
43.	DODA VILLAGE	V	V	II	V
44.	DRIGH CANTONMENT	III	III	II	III
45.	EJAZ COLONY	III	III	II	III
46.	FATIMA JINNAH COLONY	I	I	I	I
47.	FEDERAL B AREA	II	II	I	III
48.	FIRDOUS COLONY	II	II	I	III
49.	FRER QUARTERS	I	I	I	I
50.	FUTURE COLONY	V	V	II	V
51.	G. ALLAN ROAD	I	I	I	I
52.	GARDEN EAST QUARTERS	A-I	I	I	A-I

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53.	GARDEN WEST QUARTERS	I	I	I	I
54.	GHULAM HUSSAIN QASIM QUARTERS	I	I	I	I
55.	GIZRI VILLAGE	IV	IV	II	IV
56.	GOVERNMENT APPROVED KATCHI ABADIES	VI	VI	II	VI
57.	GUL BAI	V	V	I	V
58.	GULISTAN-E-JOHAR	II	II	II	III
59.	GULNAR COOPERATI E HOUSING SOCIETY	II	II	I	II
60.	GULSHAN-E-FAISAL	I	I	I	I
61.	GULSHAN-E-HADEED	IV	IV	I	IV
62.	GULSHAN-E-IQBAL EXCLUDING BLOCK-17	II	II	I	III
63.	GULSHAN-E-IQBAL, BLOCK-7	I	I	I	I
64.	GULSHAN-E-JAMAL PROJECT-II	II	II	I	III
65.	HAJI MUREED GOTH	V	V	II	V
66.	HARCHANDRAI VISHANDAS QUARTERS	II	II	I	III
67.	HASRAT MOHANI COLONY	IV	IV	II	IV
68.	HAWKS BAY	IV	IV	II	IV
69.	HYDERABAD COLONY	III	III	II	III
70.	I.I. CHUNDRIGAR ROAD	I	A-I	I	I
71.	IQBAL COLONY	III	III	II	III
72.	ISHAQABAD	IV	IV	II	IV
73.	JACOBLINE (INCLUDING LINES AREA)	II	II	I	II
74.	JAMORIA COLONY	III	III	II	III
75.	JAMSHED QUARTERS	I	I	I	I
76.	JORIA BAZAR	II	A-I	I	I
77.	JUNNA MARKET	I	I	I	I
78.	K B R	V	V	II	V
79.	K.D.A. OFFICERS HOUSING SOCIETY	A-I	I	I	I
80.	K.D.A. SCHEME NO.1 & 1A	A-I	I	I	A-I
81.	K.P.T. INDUSTRIAL AREA	-	-	-	-
82.	KAGZI BAZAR	I	I	I	I
83.	KARACHI ADMINSTRATIVE COOPERATIVE H. S	A-I	I	I	A-I
84.	KARACHI COOPERATIVE HOUSING SOPCIETY	A-I	I	I	A-I
85.	KAUSAR NIAZI COLONY	V	V	II	V
86.	KHALIQUZAMAN COLONY	III	III	II	III
87.	KHANTO COLONY	V	V	II	V

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88.	KHOKHRAPAR	V	V	II	V
89.	KHUDADAD COLONY	III	III	II	III
90.	KIAMARI	IV	IV	II	IV
91.	KORANGI INDUSTRIAL AREA	-	-	II	-
92.	KORNAGI TOWNSHIP	V	V	II	V
93.	LAIQABAD	V	V	II	V
94.	LANDHI INDUSTRIAL AREA	-	-	I	
95.	LANDHI TOWNSHIP KDA	IV	IV	II	IV
96.	LAWRANCE QUARTERS	II	II	I	II
97.	LEA QUARTER	III	III	II	III
98.	LIAQATABAD	IV	IV	II	IV
99.	LIQUAT ASHRAF COLONY	VI	IV	II	VI
100.	LYARI QUARTERS	V	V	II	V
101.	M.A JINNAH ROAD	I	I	I	I
102.	MAHAJIR COLONY	VI	VI	II	VI
103.	MAHMOODABAD	III	III	II	IV
104.	MALIR CITY	V	V	II	V
105.	MALIR CONTONMINT	III	III	III	IV
106.	MANGHOPIR ROAD & ADJUSON LOCALITY	VI	VI	II	VI
107.	MANORA	IV	IV	II	IV
108.	MARIPURE	IV	IV	II	IV
109.	MARKET QUARTERS	I	I	I	I
110.	MARRIOT ROAD	II	A-I	I	I
111.	METROVIL 1	IV	IV	II	IV
112.	METROVIL 2 CORIDORE AREA	III	III	II	III
113.	METROVIL II & III KDA	V	V	II	V
114.	MODAL COLONY	III	III	III	III
115.	MODERN COLONY	III	III	II	III
116.	MOL JEE STREET	I	I	I	I
117.	MUHAMMAD ALI COOPERATIVE HOUSING S	A-I	I	I	A-I
118.	MUSLIM COLONY	II	II	I	II
119.	MUSLIM LEAGE QUARTER	III	III	III	III
120.	MUSTAFA ABAD	V	V	II	V
121.	NAFISABAD	III	III	II	III
122.	NASIM COLONY	V	V	II	V
123.	NATIONAL CEMENT EMPLOYEES COOPRATIV	II	II	I	II
124.	NAVEL COLONY	IV	II	II	IV
125.	NAZIMABAD	II	II	I	II
126.	NEELUM COLON Y	III	III	II	III
127.	NEPIAR QUARTER	II	I	II	II
128.	NEVEL COLONY	IV	II	II	IV
129.	NEW GOLIMAR	V	V	II	V

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130.	NEW CHALLI	I	A-I	I	I
131.	NORTH KARACHI (ALL SECTORS EXCEPT 1 TO 6	III	III	II	III
132.	NORTH KARACHI SECTOR 1 TO 6 AND BUFFER ZONE	IV	IV	II	IV
133.	NORTH NAZIMABAD BLOCK PQST	II	II	II	II
134.	NORTH NAZIMABAD (EXCLUDING BLOCK P,Q	I	I	I	I
135.	NUSRAT BHUTO COLONY	V	V	II	V
136.	OLD FRERE STREET	I	I	I	I
137.	OLD GOLIMAR	V	V	II	V
138.	OLD TOWN QUARTERS	I	I	I	I
139.	ORANGA BAD QUARTERS	IV	IV	II	IV
140.	ORANGI TOWN	V	V	II	V
141.	P.I.B. COLONY	III	III	II	III
142.	P.S. MAHMOODABAD	I	I	I	I
143.	PAK COLONY	III	III	II	III
144.	PAKISTAN EMPLOYEES COOPERATIVE HOUSI	A-I	A-I	I	A-I
145.	PAPOSH NAGAR QUARTERS	IV	IV	II	IV
146.	PARIA STREET	I	I	I	I
147.	PARSI COLONY (SILENCE TOWERS)	I	I	II	I
148.	PASBAN MUHALLAH	V	V	II	V
149.	PEERABAD	V	V	II	V
150.	PREEDY QUARTERS	I	I	I	I
151.	QAIDABAD	V	V	II	V
152.	QASBA COLONY	V	V	II	V
153.	QASIMABAD	IV	IV	II	IV
154.	QUEENS ROAD QUARTERS	I	A-I	I	I
155.	R.A. LINES	I	I	I	I
156.	RAFA E AAM COOPERATIVE HOUSING SOCIET	III	III	II	III
157.	RAILWAY QUARTERS	I	A-I	I	I
158.	RAM BAGH QUARTERS	I	I	I	I
159.	RAM SAWAMI QUARTERS	II	II	I	II
160.	RANCHOR QUARTERS	II	II	I	II
161.	RIZVIA COLONY	II	II	I	II
162.	SADAR BAZAR QUARTERS	I	I	I	I
163.	SAEEDABAD	IV	IV	II	IV
164.	SALEH MOHAMMAD STREET HOUSING SOCIE	I	A-I	I	I
165.	SANDS PIT	V	V	II	V
166.	SARAFI BAZAAR	I	A-I	I	A-I

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167.	SAUDABAD	IV	IV	II	IV
168.	SCHEME NO.33 (EXCLUDING METROVILLE-II)	IV	IV	II	IV
169.	SHAH FAISAL COLONY	V	V	II	V
170.	SHAH FAISL TOWN	III	III	II	III
171.	SHAH LATIF TOWN SCHEME-25, KDA	VI	VI	II	VI
172.	SHAHRAH E IRAQ	I	I	I	I
173.	SHAHRAH E LIAQAT (FARRIAR ROAD)	I	I	I	I
174.	SHAHRAH-E-FAISAL	I	A-I	I	I
175.	SHAHRAH-E-LIAQUAT (FRERE ROAD)	I	I	I	I
176.	SHANTI NAGAR	V	V	II	V
177.	SHERSHAH COLONY & VILLAGE	V	V	II	V
178.	SHIREEN JINNAH COLONY	VIII	VIII	VIII	VIII
179.	SINDHI MUSLIM COOPERATIVE H. SOCIETY	A-I	I	I	A-I
180.	SIRAJ QUARTERS	I	A-I	I	I
181.	SITE INDUSTRIAL AREA	-	-	I	-
182.	SOLDIER BAZAR QUARTERS	II	II	I	II
183.	SOUTH NAPIER ROAD	I	I	I	I
184.	SURJANI TOWN (SCHEME NO.41) REMAININ	VI	VI	II	VI
185.	SURJANI TOWN (SCHEME NO.41) SUB- SECTO	V	V	II	V
186.	TAHILRAM QUARTERS	II	II	I	II
187.	UP MUHAJIREEN SOCITY	V	V	II	V
188.	UPPER GIZRI PS GIZRI	A-I	I	I	A-I
189.	USMANI COLONY SOCIETY NEAR RIZVIA COL	III	III	II	III
190.	WADHOMAL ODHORAM QUARTERS	II	I	II	II
191.	WAHEEDABAD	V	V	II	V
192.	WILAYATABAD	IV	IV	II	IV
193.	ZAIBUNISA STREET	I	A-I	I	I

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(Qazi Hifzur Rehman)  
Secretary (IT-Budget)