

Government of Pakistan  
Revenue Division  
Federal Board of Revenue  
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Islamabad, the 1<sup>st</sup> February, 2019.

**NOTIFICATION  
(Income Tax)**

**S.R.O.120(I)/2019.-** 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. 662(I)/2016 dated the 2<sup>nd</sup> August, 2016, the Federal Board of Revenue is pleased to notify the value of immovable properties in columns (2), (3), (4), (5), (6), (7), and (8) of the Table below in respect of categories of areas of Karachi specified in column (1) thereof, namely:-

**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	42,000	48,000	120,000	81,000	-	-	6,000
I	30,000	38,400	90,000	64,800	11,524	2,300	5,400
II	14,400	24,000	72,000	42,000	9,600	2,300	3,000
III	7,200	13,200	30,000	21,600	-	-	1,800
IV	6,000	7,200	22,800	12,000	-	-	1,200
V	2,160	4,800	4,800	7,560	-	-	720
VI	1,080	3,600	2,400	5,400	-	-	360
VII	24,000	33,600	84,000	48,000	-	-	6,000
VIII	7,200	13,200	30,000	21,600	-	-	1,800
IX	9,000	10,058	45,600	-	-	-	3,060
X	10,200	12,000	45,600	-	-	-	3,600

**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 floor;
- (iii) commercial property built up value is per square yard of the covered area of the ground floor plus covered area of the additional floor, if any;
- (iv) built up industrial property value is per square yard of the plot area per square foot;

- (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 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 unit 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;
- (xi) area-wise categories are in the following Appendix.

## **APPENDIX**

### **AREA-WISE CATEGORIES FOR VALUATION IN KARACHI**

<b>S. No.</b>	<b>Area</b>	<b>Residential Category</b>	<b>Commercial Category</b>	<b>Industrial Category</b>	<b>Flats Category</b>
1	Abdullah 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	Artillary 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
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-A, 15-A-1, 15-A-IIM 1	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	Darakhshah Cooperative Housing 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	A-I	I	I	A-I
33	Defence Housing Authority Phase VII	A-I	I	I	A-I
34	Defence Housing Authority Phase VII Extension, Phase VIII & Phase VIII Extension	A-I	I	I	A-I
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	Frere 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
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-Iqbal, Block-17	A-I	I	I	A-I
65	Gulshan-e-Jamal Project-II	II	II	I	III
66	Haji Mureed Goth	V	V	II	V

67	Harchandrai Vishandas Quarters	II	II	I	III
68	Hasrat Mohani Colony	IV	IV	II	IV
69	Hawks Bay	IV	IV	II	IV
70	Hyderabad Colony	III	III	II	III
71	I.i. Chundrigar Road	I	A-I	I	I
72	Iqbal Colony	III	III	II	III
73	Ishaqabad	IV	IV	II	IV
74	Jacobline (Including Lines Area)	II	II	I	II
75	Jamoria Colony	III	III	II	III
76	Jamshed Quarters	I	I	I	I
77	Joria Bazar	II	A-I	I	I
78	Junna Market	I	I	I	I
79	K B R	V	V	II	V
80	K.D.A. Officers Housing Society	A-I	I	I	I
81	K.D.A. Scheme No.1 & 1A	A-I	I	I	A-I
82	K.P.T. Industrial Area	-		-	-
83	Kagzi Bazar	I	I	I	I
84	Karachi Administrative Cooperative Housing Society	A-I	I	I	A-I
85	Karachi Cooperative Housing Society	A-I	I	I	A-I
86	Kausar Niazi Colony	V	V	II	V
87	Khaliquzaman Colony	III	III	II	III
88	Khanto Colony	V	V	II	V
89	Khokhrapar	V	V	II	V
90	Khudadad Colony	III	III	II	III
91	Kiamari	IV	IV	II	IV
92	Korangi Industrial Area	-	-	II	-
93	Kornagi Township	V	V	II	V
94	Laiqabad	V	V	II	V
95	Landhi Industrial Area	-	-	I	
96	Landhi Township KDA	IV	IV	II	IV
97	Lawrance Quarters	II	II	I	II
98	Lea Quarter	III	III	II	III
99	Liaqatabad	IV	IV	II	IV
100	Liquat Ashraf Colony	VI	IV	II	VI
101	Lyari Quarters	V	V	II	V
102	M.A Jinnah Road	I	I	I	I
103	Mahajir Colony	VI	VI	II	VI
104	Mahmoodabad	III	III	II	IV
105	Malir City	V	V	II	V
106	Malir Cantonment	III	III	III	IV
107	Manghopir Road & Adjacent Locality	VI	VI	II	VI
108	Manora	IV	IV	II	IV
109	Maripure	IV	IV	II	IV
110	Market Quarters	I	I	I	I
111	Marriot Road	II	A-I	I	I
112	Metrovil 1	IV	IV	II	IV

113	Metrovil 2 Corridor Area	III	III	II	III
114	Metrovil II & III KDA	V	V	II	V
115	Modal Colony	III	III	III	III
116	Modern Colony	III	III	II	III
117	Mol Jee Street	I	I	I	I
118	Muhammad Ali Cooperative Housing Society	A-I	I	I	A-I
119	Muslim Colony	II	II	I	II
120	Muslim Leage Quarter	III	III	III	III
121	Mustafa Abad	V	V	II	V
122	Nafisabad	III	III	II	III
123	Nasim Colony	V	V	II	V
124	National Cement Employees Cooperative	II	II	I	II
125	Navel Colony	IV	II	II	IV
126	Nazimabad	II	II	I	II
127	Neelum Colony	III	III	II	III
128	Nepiar Quarter	II	I	II	II
129	Nevel Colony	IV	II	II	IV
130	New Golimar	V	V	II	V
131	New Challi	I	A-I	I	I
132	North Karachi (All Sectors except 1 to 6 )	III	III	II	III
133	North Karachi Sector 1 To 6 and Buffer Zone	IV	IV	II	IV
134	north nazimabad block pqst	II	II	II	II
135	North Nazimabad (excluding Block P,Q)	I	I	I	I
136	Nusrat Bhuto Colony	V	V	II	V
137	Old Frere Street	I	I	I	I
138	Old Golimar	V	V	II	V
139	Old Town Quarters	I	I	I	I
140	Orangabad Quarters	IV	IV	II	IV
141	Orangi Town	V	V	II	V
142	P.I.B. COLONY	III	III	II	III
143	P.S. Mahmoodabad	I	I	I	I
144	Pak Colony	III	III	II	III
145	Pakistan Employees Cooperative Housing Society	A-I	A-I	I	A-I
146	Paposh Nagar Quarters	IV	IV	II	IV
147	Paria Street	I	I	I	I
148	Parsi Colony (Silence Towers)	I	I	II	I
149	Pasban Muhallah	V	V	II	V
150	Peerabad	V	V	II	V
151	Preedy Quarters	I	I	I	I
152	Qaidabad	V	V	II	V
153	Qasba Colony	V	V	II	V
154	Qasimabad	IV	IV	II	IV
155	Queens Road Quarters	I	A-I	I	I
156	R.A. Lines	I	I	I	I

157	Rafa e Aam Cooperative Housing Society	III	III	II	III
158	Railway Quarters	I	A-I	I	I
159	Ram Bagh Quarters	I	I	I	I
160	Ram Sawami Quarters	II	II	I	II
161	Ranchor Quarters	II	II	I	II
162	Rizvia Colony	II	II	I	II
163	Sadar Bazar Quarters	I	I	I	I
164	Saeedabad	IV	IV	II	IV
165	Saleh Mohammad Street Housing Society	I	A-I	I	I
166	Sands Pit	V	V	II	V
167	Sarafa Bazaar	I	A-I	I	A-I
168	Saudabad	IV	IV	II	IV
169	Scheme No.33 (excluding Metroville-II	IV	IV	II	IV
170	Shah Faisal Colony	V	V	II	V
171	Shah Faisal Town	III	III	II	III
172	Shah Latif Town Scheme-25, KDA	VI	VI	II	VI
173	Shahrah e Iraq	I	I	I	I
174	Shahrah e Liaqat (Farriar Road)	I	I	I	I
175	Shahrah-e-Faisal	I	A-I	I	I
176	Shahrah-e-Liaquat (Frere Road)	I	I	I	I
177	Shanti Nagar	V	V	II	V
178	Shershah Colony & Village	V	V	II	V
179	Shireen Jinnah Colony	VIII	VIII	VIII	VIII
180	Sindhi Muslim Cooperative Housing Society	A-I	I	I	A-I
181	Siraj Quarters	I	A-I	I	I
182	SITE Industrial Area	-	-	I	-
183	Soldier Bazar Quarters	II	II	I	II
184	South Napier Road	I	I	I	I
185	Surjani Town (Scheme No.41) Remaining	VI	VI	II	VI
186	Surjani Town (Scheme No.41) Sub-Secto	V	V	II	V
187	Tahilram Quarters	II	II	I	II
188	Up Muhajireen Society	V	V	II	V
189	Upper Gizri PS Gizri	A-I	I	I	A-I
190	Usmani Colony Society Near Rizvia Col	III	III	II	III
191	Wadhomal Odhoram Quarters	II	I	II	II
192	Waheedabad	V	V	II	V
193	Wilayatabad	IV	IV	II	IV
194	Zaibunnisa Street	I	A-I	I	I
195	DHA Phase IX DHA City	IX	IX	-	IX
196	Bahria Town Karachi Super Highway	X	X	-	X

[F. No. I (121) R & S/2017]



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Secretary (Rules & SROs)