

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 23rd July, 2019.

NOTIFICATION
(Income Tax)

S.R.O. 837 (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. 120(I)/2019 dated the 1st February, 2019, 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,
(2) This notification shall come into force with effect from 24th July, 2019.

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	65,000	72,000	150,000	90,000	-	-	6,500
I	40,000	50,000	110,000	65,000	10,000	2,760	5,500
II	19,000	28,000	95,000	50,000	11,520	2,780	3,000
III	10,000	15,000	40,000	25,600	5,000	2,780	1,900
IV	8,500	10,000	34,000	15,000	-	-	1,500
V	3,000	6,000	6,500	8,750	-	-	850
VI	1,500	4,500	3,000	5,400	-	-	550
VII	32,000	40,000	115,000	55,000	-	-	7,000
VIII	9,000	14,000	40,000	41,040	-	-	3,000
IX	10,000	12,000	52,000	-	-	-	2,500
X	11,200	13,000	55,000	-	-	-	2,800

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

APPENDIX

AREA-WISE CATEGORIES 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	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	ArtillaryMaidan Quarters	I	I	I	I
9	Ashraf Nagar	IV	IV	II	IV
10	Askari I,II,III,IV,V	A-I	A-I	-	-
11	AzamBasti	III	III	II	III
12	Baba &Bhit Island	IV	IV	II	IV
13	Bakshan Village	IV	IV	II	IV
14	Baldia Town	VI	VI	II	VI
15	Baloch Colony	III	III	II	III
16	Bandar Quarters	I	I	I	I
17	Bath Island	A-I	II	I	A-I
18	Behar Colony Clayton Road	III	III	II	III
19	Bhori Bazar	III	A-I	I	III
20	Bhutta Village	V	V	II	V
21	Bin Qasim (Pipri Excluding Gulshan -e-h	V	V	II	V
22	Bombay Bazar	I	A-I	I	I
23	Buffer Zone 14-A, 14-A, 15-A-1, 15-A-IIM I	III	I	I	III
24	Burns Road	I	I	I	I
25	Cattle Colony	V	V	II	V

26	ChandniChowk, KDA Scheme-7	III	II	II	III
27	Chando Village PS Defence	IV	IV	II	IV
28	Chanesat Goth	V	V	II	V
29	Civil Lines	A-I	I	II	A-I
30	Clifton Quarters Excluding Shireen Jinnah Colony	A-I	I	II	A-I
31	Darakhsahn Cooperative Housing Society	III	II	II	III
32	Defence Housing Authority Phase I, II, III & V	A-I	I	I	A-I
33	Defence Housing Authority Phase IV & VI	A-I	I	I	A-I
34	Defence Housing Authority Phase VII	A-I	I	I	A-I
35	Defence Housing Authority Phase VII Extension, Phase VIII & Phase VIII Extension	A-I	I	I	A-I
36	Defence Officers Housing Scheme, Malir	II	II	I	III
37	DehDrig	IV	IV	II	IV
38	DehKhata	IV	IV	II	IV
39	DehThanno	V	V	II	V
40	Dehli Colony	III	III	II	III
41	Dehli Mercantile	I	I	I	I
42	Depot Line	I	I	I	I
43	Dhoraji Cooperative Housing Society	A-I	I	I	A-I
44	Doda Village	V	V	II	V
45	Drigh Cantonment	III	III	II	III
46	Ejaz Colony	III	III	II	III
47	Fatima Jinnah Colony	I	I	I	I
48	Federal B Area	II	II	I	III
49	Firdous Colony	II	II	I	III
50	Frere Quarters	I	I	I	I
51	Future Colony	V	V	II	V
52	G. Allan road	I	I	I	I
53	Garden East Quarters	A-I	I	I	A-I
54	Garden West Quarters	I	I	I	I
55	GhulamHussainQasim Quarters	I	I	I	I
56	Gizri Village	IV	IV	II	IV
57	Government Approved KatchiAbadies	VI	VI	II	VI
58	GulBai	V	V	I	V
59	Gulistan-e-Johar	II	II	II	III
60	GulnarCooperati E Housing Society	II	II	I	II
61	Gulshan-e-Faisal	I	I	I	I
62	Gulshan-e-Hadeed	IV	IV	I	IV
63	Gulshan-e-Iqbal. Excluding Block-17	II	II	I	III
64	Gulshan-e-Iqbal, Block-7	I	I	I	I
65	Gulshan-e-Iqbal, Block-17	A-I	I	I	A-I
66	Gulshan-e-Jamal Project-II	II	II	I	III
67	Haji Mureed Goth	V	V	II	V
68	HarchandraiVishandas Quarters	II	II	I	III

69	HasratMohani Colony	IV	IV	II	IV
70	Hawks Bay	IV	IV	II	IV
71	Hyderabad Colony	III	III	II	III
72	I.i. Chundrigar Road	I	A-I	I	I
73	Iqbal Colony	III	III	II	III
74	Ishaqabad	IV	IV	II	IV
75	Jacobline (Including Lines Area)	II	II	I	II
76	Jamoria Colony	III	III	II	III
77	Jamshed Quarters	I	I	I	I
78	Joria Bazar	II	A-I	I	I
79	Junna Market	I	I	I	I
80	K B R	V	V	II	V
81	K.D.A. Officers Housing Society	A-I	I	I	I
82	K.D.A. Scheme No.1 & 1A	A-I	I	I	A-I
83	K.P.T. Industrial Area	-	-	-	-
84	Kagzi Bazar	I	I	I	I
85	Karachi Administrative Cooperative Housing Society	A-I	I	I	A-I
86	Karachi Cooperative Housing Society	A-I	I	I	A-I
87	KausarNiazi Colony	V	V	II	V
88	Khaliqzaman Colony	III	III	II	III
89	Khanto Colony	V	V	II	V
90	Khokhrapar	V	V	II	V
91	Khudadad Colony	III	III	II	III
92	Kiamari	IV	IV	II	IV
93	Korangi Industrial Area	-	-	II	-
94	Kornagi Township	V	V	II	V
95	Laiqabad	V	V	II	V
96	Landhi Industrial Area	-	-	I	
97	Landhi Township KDA	IV	IV	II	IV
98	Lawrance Quarters	II	II	I	II
99	Lea Quarter	III	III	II	III
100	Liaqatabad	IV	IV	II	IV
101	Liquat Ashraf Colony	VI	IV	II	VI
102	Lyari Quarters	V	V	II	V
103	M.A Jinnah Road	I	I	I	I
104	Mahajir Colony	VI	VI	II	VI
105	Mahmoodabad	III	III	II	IV
106	Malir City	V	V	II	V
107	Malir Cantonment	III	III	III	IV
108	Manghopir Road & Adjacent Locality	VI	VI	II	VI
109	Manora	IV	IV	II	IV
110	Maripure	IV	IV	II	IV
111	Market Quarters	I	I	I	I
112	Marriot Road	II	A-I	I	I
113	Metrovil I	IV	IV	II	IV
114	Metrovil 2 Corridor Area	III	III	II	III
115	Metrovil II & III KDA	V	V	II	V

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

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

[F. No. 1 (121) R & S/2017]

(Syed Hassan Sardar)
Secretary (Rules & SROs)