

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 29th October, 2024 .

Notification

S.R.O. 1705 (I)/2024.- 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. 353(I)/2022, dated the 2nd day of March, 2022, the Federal Board of Revenue is pleased to determine the following fair market value of immovable properties as —

- (a) specified in columns (4) & (5) of the Table – I, in respect of residential and commercial areas of Mardan as specified in columns (2) & (3) thereof,
- (b) specified in columns (3) & (4) of the Table – II, in respect of residential and commercial areas of Housing Societies in Mardan as specified in column (2) thereof,
- (c) specified in columns (6) of the Table – III, in respect of residential and commercial areas of Main Roads in Mardan as specified in columns (2) to (5) thereof,
- (d) specified in Table – IV, in respect of super structures of residential and commercial areas of Mardan thereof, namely: —

Mardan
Table I
DISTRICT MARDAN RATES (PER MARLA)

S#	Mauza	Locality	Valuation of Rates	
			Valuation of Commercial Rates per marla	Valuation of Residential Rates per marla
(1)	(2)	(3)	(4)	(5)
1	Mardan	Urban	5,796,816	734,263
		Rural	2,117,097	335,208
2	Chak Mardan	Urban	3,478,091	367,133
		Rural	1,323,188	268,166
3	Abadi Mardan	Urban	6,000,000	1,200,000
		Rural	2,500,000	600,000
4	Dagai	Urban	500,000	300,000
		Rural	529,274	400,000
5	Hoti	Urban	3,478,091	642,479
		Rural	1,587,824	335,208
6	Abadi Hoti	Urban	4,347,612	1,000,000
		Rural	800,000	500,000
7	Baghi Aram	Urban	1,159,364	550,698
		Rural	661,595	335,208
8	Abadi Baghi Aram	Urban	1,159,364	367,133
		Rural	500,000	200,000
9	Roria	Urban	869,523	367,133
		Rural	529,274	201,126
10	Koragh	Urban	-	-
		Rural	264,638	134,081
11	Alladad Khel	Urban	869,523	367,133
		Rural	396,957	201,126
12	Taus Banda	Urban	-	-
		Rural	317,564	167,607
13	Bughdada	Urban	1,159,364	440,557
		Rural	400,000	200,000
14	Chauni Mardan	Urban	5,796,816	2,569,923
		Rural	-	-
15	Rak Sarkar	Urban	-	-
		Rural	529,274	268,166
16	Chamtar	Urban	-	-
		Rural	396,957	134,081
17	Akbar Abad	Urban	-	-
		Rural	264,638	134,081
18	Gujar Garhi	Urban	500,000	150,000
		Rural	529,274	201,126
19	Bakhshali	Rural	238,175	167,607
20	Kaki	Rural	185,247	150,845
21	Babaini	Rural	158,784	117,321
22	Charbanda	Rural	158,784	117,321
23	Kodinaka	Rural	158,784	100,561

24	Juri Banda	Rural	158,784	100,561
25	Manga	Rural	317,564	150,845
26	Khazana Dheri	Rural	158,784	100,561
27	Sheikh Yousaf	Rural	185,247	150,845
28	Bakyana	Rural	185,247	117,321
29	Fathma	Rural	185,247	134,081
30	Sawaldher	Rural	158,784	117,321
31	Gadar	Rural	211,710	100,561
32	Hamza Khan	Rural	198,479	100,561
33	Qazi Abad	Rural	198,479	100,561
34	Maho Dheri	Rural	158,784	100,561
35	Khanjar	Rural	132,321	67,042
36	Bakri Banda	Rural	132,321	73,747
37	Khwaja Rashaka	Rural	132,321	67,042
38	Ghaladher	Rural	132,321	83,801
39	Chowki	Rural	132,321	83,801
40	Bago Banda	Rural	132,321	67,042
41	Panjtar	Rural	132,321	67,042
42	Khawo	Rural	132,321	67,042
43	Khat	Rural	132,321	67,042
44	Toru	Rural	185,247	134,081
45	Chak Toru	Rural	158,784	134,081
46	Shamat Pur	Rural	158,784	90,505
47	Mani Khela	Rural	145,551	83,801
48	Akbar Pura	Rural	132,321	67,042
49	Mohabat Abad	Rural	132,321	83,801
50	Surukh Dheri	Rural	132,321	80,448
51	Behram Khan Killi	Rural	132,321	80,448
52	Khora Banda	Rural	132,321	80,448
53	Amin Abad	Rural	132,321	80,448
54	Palato	Rural	132,321	80,480
TEHSIL GARHI KAPOORA				
55	Garhi Dolatzai	Rural	246,996	110,000
56	Baghicha Dheri	Rural	246,996	110,000
57	Garhi Ismailzai	Rural	282,280	115,000
58	Kot Dolat Zai	Rural	282,280	115,000
59	Kot Ismailzai	Rural	282,280	115,000
60	Mayar	Rural	246,996	115,000
61	Shabaz Garhi	Rural	317,566	132,321
62	Bala Garhi	Rural	246,996	90,000
63	Chamdheri	Rural	211,712	52,928
64	Gumbat	Rural	176,428	52,928
65	Mehmood Abad	Rural	176,428	52,928
66	Kandar	Rural	176,428	52,928
67	Qasim	Rural	176,428	52,928
68	Sharif Abad	Rural	176,428	52,928
69	Chak Shabaz Garhi	Rural	211,712	105,000
70	Mohib Banda	Rural	211,712	105,000
71	Koz Band	Rural	176,428	52,928
TEHSIL RUSTAM				
72	Rustam	Rural	211,712	105,854
73	Nodeh	Rural	211,712	105,854
74	Bazar	Rural	176,428	70,570
75	Landay	Rural	141,138	70,570
76	Aman Kot	Rural	141,138	52,926
77	Surkhabi	Rural	141,138	52,926
78	Garro	Rural	141,138	52,926
79	Gujrat	Rural	264,638	158,784
80	Jungara	Rural	246,996	141,138
81	Garyala	Rural	246,996	105,854
82	Hosai	Rural	246,996	105,854
83	Bhai Khan	Rural	246,996	88,212
84	Beroch	Rural	105,854	42,342
85	Pirsai	Rural	141,138	52,926
86	Baringan	Rural	141,138	52,926
87	Petao Malandrai	Rural	105,854	42,342
88	Sori Malandrai	Rural	105,854	42,342
89	Palo Dheri	Rural	176,428	70,570
90	Hamza Kot	Rural	176,428	70,570
91	Kata Khat	Rural	176,428	84,682
92	Kutar Pan	Rural	176,428	84,682
93	Barikab	Rural	176,428	70,570
94	Cheena	Rural	176,428	70,570

95	Ali	Rural	141,138	63,514
96	Machi	Rural	141,138	63,514
97	Jalal Ismailzai	Rural	141,138	70,570
98	Jalal Dolatzai	Rural	141,138	70,570
99	Taja	Rural	141,138	70,570
100	Chak Taja	Rural	141,138	63,514
101	Chak Shewa	Rural	141,138	63,514
102	Chak Sangbhati	Rural	141,138	63,514
103	Oria	Rural	123,496	52,926
104	Surukh Dheri	Rural	123,496	52,926
105	Charguli	Rural	141,138	70,570
106	Chargul	Rural	141,138	70,570
107	Khair Abad	Rural	141,138	70,570
TEHSIL KATLANG				
108	Katlang	Rural	350,000	141,138
109	Kunj	Rural	246,996	105,854
110	Shakar Tangi	Rural	246,996	105,854
111	Alo	Rural	176,428	84,682
112	Pepal	Rural	176,428	70,570
113	Mian Khan	Rural	141,138	52,926
114	Sangao	Rural	141,138	52,926
115	Kharki	Rural	123,496	52,926
116	Babozai Barat Khel	Rural	105,854	49,400
117	Babozai Aba Khel	Rural	105,854	49,400
118	Bilandai	Rural	176,428	105,854
119	Qasmi	Rural	176,428	70,570
120	Tazagram	Rural	194,068	81,154
121	Sarobi	Rural	141,138	70,570
122	Ghazi Baba	Rural	105,854	52,926
123	Dheri	Rural	176,428	84,682
124	Likpani	Rural	158,784	70,570
125	Charchoor	Rural	158,784	70,570
126	Kotki	Rural	158,784	52,926
127	Jangi Dher	Rural	158,784	52,926
128	Shamozai	Rural	123,496	52,926
129	Mata Odigram	Rural	141,138	52,926
130	Kohi	Rural	176,428	52,926
131	Bermol	Rural	141,138	52,926
132	Kati Garhi	Rural	141,138	70,570
133	Shamsi	Rural	158,784	70,570
134	Shero	Rural	141,138	63,514
135	Jamal Garhi	Rural	194,068	70,570

TEHSIL TAKHT BHAI				
136	Abadi Takht Bai	Urban	3,500,000	386,456
		Urban	800,000	250,000
137	Kot Jungara	Rural	246,996	123,496
138	Said Abad	Rural	176,428	88,212
		Urban	772,908	231,874
139	Takar	Rural	246,996	123,496
		Urban	-	-
140	Fazli Abad	Rural	211,712	88,212
		Urban	-	-
141	Akbar Abad	Rural	300,000	88,212
		Urban	579,682	314,226
142	Narai	Rural	300,000	176,426
		Urban	-	-
143	Ahmad Abad	Rural	282,280	120,000
		Urban	-	-
144	Rehmat Abad	Rural	282,280	105,854
		Urban	-	-
145	Mian Killi	Rural	264,638	158,784
		Urban	772,908	173,906
146	Sari Behlool	Rural	282,280	141,138
		Urban	772,908	173,906
147	Abadi Sari Behlool	Rural	282,280	141,138
		Urban	-	-
148	Arabi Banda	Rural	246,996	88,212
		Urban	-	-
149	Pir Abad	Rural	246,996	70,570
		Urban	-	-
150	Afzal Abad	Rural	246,996	105,854
151	Mia Issa	Rural	176,428	70,570
152	Dagai	Rural	176,428	70,570
153	Miangano Killi	Rural	176,428	70,570
154	Dondia	Rural	132,496	52,926
155	Kalo	Rural	200,000	70,570
156	Zarin Abad	Rural	200,000	70,570
157	Parkho	Rural	200,000	70,570
158	Shabat Khel	Rural	158,784	52,926
159	Dewan Khel	Rural	158,784	52,926
160	Lund Khwar	Rural	300,000	105,854
161	Makori	Rural	200,000	105,854
162	Hathian	Rural	200,000	123,496
163	Abadi Hathian	Rural	200,000	123,496
164	Sher Garh	Rural	423,418	176,428
165	Cheel	Rural	140,000	70,570
166	Jahangir Abad	Rural	141,138	70,570
167	Jalala	Rural	194,068	88,212
168	Khan Killi	Rural	176,428	70,570
169	Pir Sado	Rural	158,784	70,570
170	Qutab Garh	Rural	200,000	70,570
171	Saro Shah	Rural	141,138	63,514
172	Feroz Pur	Rural	240,000	63,514
173	Fateh Abad	Rural	141,138	63,514
174	Jamra	Rural	176,428	63,514
175	Sha Baig	Rural	158,784	63,514
176	Naari	Rural	158,784	63,514
Table-II				
Housing Societies				
Mardan Tehsil				
S#	Name of Township/Area	Commercial	Residential	

(1)	(2)	(3)	(4)
1	Icon Valley	1,000,000	300,000
2	Green Mansion	1,000,000	300,000
3	Pearl Enclave	NA	570,000
4	Icon Home	NA	300,000
5	The Garden Town	1,300,000	500,000
6	Mardan Enclave	1,100,000	350,000
7	Green Acres	1,300,000	500,000
8	Park Avenue	1,000,000	300,000
9	Prime Housing Mardan	1,320,000	550,000
10	Lakhtar Town	NA	600,000
11	Malak Garden	1,250,000	470,000
12	Sheikh Yasin Town	750,000	200,000
13	Sheikh Shehzad Town	750,000	200,000
14	Fazal Garden	850,000	335,208
15	Grand City	800,000	250,000
16	Fore Front Gold City	1,300,000	550,000
17	Mustafa Lands	NA	220,000
18	Noor City	NA	250,000
19	Gulshan Town Phase-I	1,100,000	350,000
20	Gulshan Model Town Ph-	825,000	280,000
21	Orchard Villas	1,150,000	450,000
22	Gulberg	1,350,000	600,000
23	Mardan Model	NA	240,000
24	Executive/Gulrang	NA	350,000
25	Noor Colony	NA	400,000
26	Park City	NA	700,000
27	Grand City	NA	280,000
28	Icon Life	1,100,000	400,000
29	Pearl City	NA	280,000
30	Khwaja Town	NA	700,000
31	Bismillah Town	1,350,000	600,000
32	Zohaib Garden	1,000,000	300,000
33	Faisal Town	NA	150,000
34	Garden Town	NA	250,000
35	Suffah Model Town	NA	300,000
36	Fateh Muhammad Khan T	NA	350,000
37	Mardan Model Town	NA	210,000
38	Pakhtunkhwa Colony	NA	220,000
39	Sher Ali Town	NA	260,000
40	Abdullah Colony	NA	300,000
41	Multi Villas	NA	250,000
Takht Bhai Tehsil			
42	Mardan Housing Scheme	NA	120,000
43	Noor City	NA	250,000
44	New City Takht Bhai	NA	270,000
45	Ayaz Uddin Town	NA	100,000
46	Maaz Ullah Town	NA	100,000
47	Imran Town	NA	100,000
48	Ghani Town	NA	100,000
49	Gul Wali Town	NA	100,000

Table-III

MAIN ROADS

Sr. No	Tehsil	Mauza	Road Name	Locality	FBR Rates
(1)	(2)	(3)	(4)	(5)	(6)
50		Mardan	Pakistan Chowk to zamin	Urban	7,969,500
51			Mal Mandi Road	Urban	4,000,000
52			Mir Afzal Khan Bazar	Urban	4,800,000
53			Eidgah Road	Urban	4,250,400
54			Gaju Khan Bazar	Urban	5,850,000
55			Baghdada Gujar Garhi Ro	Urban	4,781,700
56			Katchery Road	Urban	8,000,000
57			PRC Chowk to Malakand	Urban	5,400,000
58			Police Line Road to Dose	Urban	5,400,000

59		New Adda Road	Urban	5,350,000
60		Bypass Road	Urban	5,313,000
61		Charsadda Road	Urban	2,900,000
62		Charsadda Road	Rural	850,000
63		Nisata Road	Urban	1,859,550
64		Nisata Road	Rural	700,000
65		Bank Road	Urban	8,000,000
66		Shamsi Road	Urban	3,250,000
67	Chak Mardan	Swabi Road Mardan from	Urban	3,453,450
68		Katlang Road	Urban	2,125,200
69		Swabi Road from Baghda	Urban	4,781,700
70	Hoti	Hidayat CNG to Shadand	Urban	2,150,000
71		Shahdand Baba to Nehar	Urban	2,660,000
72		Yaqoob Khan Road toward	Urban	2,126,000
73		Swabi Road Nehar Chowk	Urban	2,656,500
74		Nehar Chowk to Kalpani	Urban	4,000,000
75		Garhi Kapoora road	Urban	2,656,500
76		Kalpani Bridge to Shaidan	Urban	5,000,000
77		Toru Chowk to Chato Ch	Urban	4,500,000
78		Police Station Hoti Toru N	Urban	5,000,000
79	Baghi Aram	Shamsi Road	Urban	3,250,000
80		Karwan Road	Urban	1,860,000
81		Canal Road towards AWH	Urban	2,126,000
82		College Chowk to Bilal M	Urban	5,500,000
83		Nowshera road (Bilal Masjid to Labor Cd	Urban	2,700,000
84		Nowshera Road	Urban	2,656,500
85		Bijli Ghar Canal Road	Urban	2,126,000
86		Baghi Aram Road	Urban	2,390,850
87		Mills Bypass Road	Urban	2,656,500
88	Roria	Koragh Road	Urban	1,062,600
89		Mills Bypass Road to Rai	Urban	2,000,000
90		Mardan-Nowshera Road S	Urban	1,800,000
91	Khora Banda	Mardan-Nowshera Road	Rural	1,800,000
92	Ghala Dher	Mardan-Nowshera Road	Rural	1,800,000
93	Behram Khan Killi	Mardan-Nowshera Road	Rural	1,800,000
94	Surkh Dheri	Mardan-Nowshera Road	Rural	1,800,000
95	Alladad Kheil	Swabi Road	Urban	1,593,900
96		Tawas Banda Road Kanda	Urban	531,300
97		Bakhshali road (from Swa	Urban	796,950
98		Bakhshali Road (from Kh	Urban	531,300
99		Sang-i- Marmar Nehar Ro	Urban	398,476
100		Bypass Road both side	Urban	531,300
101	Baghdada	Gujar Garhi	Urban	1,328,250
102		Center Koroona Road	Urban	1,328,250
103		Malakand Road	Urban	5,313,000
104		Muqam Chowk	Urban	5,313,000
105		Bypass Road	Urban	2,656,500
106		Nihar Link Road	Urban	2,656,500
107	Baghdada	Mian Gulzar Kalli	Urban	398,476
108		Malakand Road Muqam C	Urban	1,500,000
109	Gujar Garhi	Baghdada Road	Rural	1,000,000
110		Malakand Road	Rural	1,500,000
111	Char Banda	Mardan-Katlang road Uni	Rural	1,650,000

112			Mardan-Katlang Road	Rural	1,100,000
113		Fatma	Mardan-Katlang Road	Rural	850,000
114		Qazi Abad	Mardan-Katlang Road	Rural	850,000
115		Bakhshali	Junaid Hospital to Gujarat	Rural	1,000,000
116		Sheikh Yousaf	Mardan-Charsadda Road	Rural	400,000
117	Mardan	Mangah	Mardan-Charsadda Road	Rural	650,000
118		Bala Garhi	Swabi Road	Rural	800,000
119		Chak Shehbaz Garhi	Swabi Road	Rural	800,000
120		Shehbaz Garhi	Swabi Road	Rural	800,000
121			Rustam Road	Rural	550,000
122	Garhi Kapoora	Baghicha Dheri	Swabi Road	Rural	800,000
123		Kot Jungara	Malakand Road Railway	Urban	1,550,000
124			Malakand Road in North	Urban	500,000
125			Mina Bazar	Urban	1,000,000
126		Takar	Malakand Road	Urban	796,950
127		Fazli Abad	Fazli Abad road	Rural	478,170
128		Sari Bahlol	Malakand road	Urban	823,516
129		Hathian	Malakand road	Urban	650,000
130			Shergarh-Lund Khwar road	Rural	318,780
131		Sher Garh	Malakand Road	Rural	796,950
132			Shergarh-Lund Khwar road	Rural	318,780
133		Cheel	Cheel	Rural	664,126
134		Jalala	Jalala	Rural	664,126
135	Takht Bhai	Lund Khwar	Lundkhwar Bazar road	Rural	1,050,000
136		Katlang	Mardan road (GHS Katlang)	Urban	4,950,000
137			Mardan road (Bilandi Chowk)	Urban	2,000,000
138			Mado Cowk to GGHS K	Urban	2,700,000
139			Mado Chowk to Canal (w	Urban	2,700,000
140			Lund Khwar Chowk Canal	Urban	2,700,000
141			Canal Road from jrande P	Urban	1,000,000
142		Mata	Buner-Mardan Road (GH	Urban	1,825,250
143			Buner-Mardan Road Mata	Urban	9,500,000
144		Shamozai	Buner Road	Rural	750,000
145		Babozai	Buner Road	Rural	750,000
146		Mian Khan	Buner Road	Rural	650,000
147		Shakar Tangi	Mardan-Katlang Road	Rural	1,500,000
148		Jamal Garhi	Mardan road Gul Bahar to	Rural	2,350,000
149	Katlang		Mardan Katlang Road	Rural	1,500,000
150		Bazar	Buner Road Rustam Pull	Rural	1,650,000
151			Buner Road (excluding ab	Rural	850,000
152		Char Gulli	Buner Road (Bazar area)	Rural	1,050,500
153			Buner Road	Rural	750,000
154		Hosai	Buner Road	Rural	750,000
155		Garyala	Buner Road	Rural	750,000
156		Surkh Dheri	Buner Road	Rural	750,000
157		Nodeh	Buner Road	Rural	750,000
158		Rustam	Buner Road	Rural	750,000
159	Rustam	Gujarat	Pull to Kata Khat Chowk	Rural	500,000

Table-IV

Super Structure Property Rs./Square-Foot (Residential)								
Upto 10 Years			11 to 15 Years			16 Years or more		
Basement	Ground Floor	First Floor & above	Basement	Ground Floor	First Floor & above	Basement	Ground Floor	First Floor & above
2500	2250	2000	1000	700	500	450	400	350
Super Structure Property Rs./Square-Foot (Commercial)								
Basement			Ground Floor			First Floor & above		
3000			3200			2600		

2. This notification shall take effect on and from the 1st day of November, 2024".
[F.No.2(24)R&S/2024]


 (Angel David)
 Second Secretary (Rules & SROs)