

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 2nd March, 2022

Notification
(Income Tax)

S.R.O. 349(I)/2022.- 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. 1555(I)/2021, dated the 1st December, 2021, Federal Board of Revenue is pleased to determine the following fair market value of immovable properties as specified in columns (2) to (8) of the Table below, in respect of categories of areas of Larkana as specified in column (1) thereof, namely:-

Table
LARKANA

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)
I	8,064	12,096	30,240	28,224	1000	3,850	1,250
II	6,652	9,072	20,160	18,144	-	-	-
III	4,435	6,652	12,096	12,096	-	-	-
IV	1,411	3,024	8,064	6,048	-	-	-

Notes:

- (i) Value is per square yard of the covered area of ground floor plus covered area for the additional floors;
- (ii) 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;
- (iii) Built up industrial property value is per square yard of the entire plot area plus covered area of the plot 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) 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 Appendices;
- (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) 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; and
- (ix) Area-wise categories are in the following Appendix-I and Appendix-II.

APPENDIX-I

CATEGORICAL CLASSIFICATION OF RESIDENTIAL AREA OF LARKANA

I		II		III		IV	
S#	AREA	S#	AREA	S#	AREA	S#	AREA
1	Dari Muhalla	1	Ali Gohar Abad Muhalla	1	Faisal Colony	1	Allah Abad Muhalla
2	Garal Shah Muhalla	2	Azeem Shah Muhalla	2	Ghous Pur Muhalla	2	Ayoub Colony
3	Qafla Sirai Muhalla	3	Ghalib Nagar Muhalla	3	Hamal Muhalla	3	Bazigar
4	Karman Bagh Muhalla	4	Gajan Pur Muhalla	4	Khuda Abad Muhalla	4	Bhens Colony
5	Lahori Muhalla	5	Kasai Muhalla	5	Muazam Colony	5	Channa Muhalla
6	Muhammadpur Muhalla	6	Laila Abad Muhalla	6	Nango Khan	6	Shah Bharo Colony
7	New Lahori Muhalla	7	Mero Dero Muhalla	7	Nazar Muhalla	7	Gharibabad Muhalla
8	Nawa Tak Muhalla	8	Peoples Colony	8	Rehmat Pur Muhalla	8	Gulshan Madina Colony
9	Riyali Bagh Muhalla	9	Qadri Muhalla	9	Siddiqi Colony	9	Gulshan Haji Gano Khan
10	Suriya Padhar Muhalla	10	Shaikh Muhalla	10	Mehran Colony Near Hamal Muhalla	10	Yaar Muhammad Kalhoro Colony
11	Sami Abad Muhalla	11	Shaikh Zaid Colony	11	Anwar Colony Near Khuda Abad Muhalla	11	Indus Valley Colony
12	Suko Tala Muhalla	12	Professor Colony	12	Latif Colony Near Rehmat Pur Muhalla	12	Ikram Colony
13	Tolani Bungalow Muhalla	13	Shahbaz Colony	13	Noor Colony Rato Dero Road	13	Kousar Mill Mohalla
14	Wagan Colony	14	Vakeel Colony	14	Gulshan Faiz Colony	14	Latif Abad Muhalla
15	Ansari Mohallah	15	Qambar Road	15	Hussain Abad Colony	15	Lehar Colony
16	Rasham Gali Mohallah	16	Shewa Mandeli Mohallah	16	New Shahbaz Colony Mero Khan Chowk	16	Labour Colony
17	Pakistan Chowk			17	Ahsan Colony	17	Muhammadi Colony

18	Jaral Shah Mohallah		18	Wagan Road	18	Mirani Colony
			19	O P F Colony	19	Masan Road Muhalla
					20	Murad Wahan Muhalla
					21	Murad Shah Colony
					22	Mumtaz Colony
					23	Madina Colony
					24	Menhal Abad
					25	Naad Ali Colony
					26	New Defense City Colony
					27	Haidri Muhalla
					28	Rasool Abad Muhalla
					29	Shah Abad Muhalla
					30	Sachal Colony

APPENDIX-II

CATEGORICAL CLASSIFICATION OF COMMERCIAL AREA OF LARKANA

I		II		III		IV	
S#	AREA	S#	AREA	S#	AREA	S#	AREA
1	Anaj Mandi (Old)	1	Bakrani Road	1	New Bus Stand	1	Airport Road
2	Bank Squire	2	Civil Hospital Road	2	Gajan Pur Chowk/Road	2	Pir Shair Road
3	Bunder Road	3	District Jail Road	3	Mero Khan Road	3	Nishtar Road
4	Jales Bazar	4	Empire Road	4	Old Bus Stand	4	Kilu Patra Cinema
5	Jinnah Bagh	5	Jamia Masjid	5	Rato Dero Road	5	Aqil Road
6	Pakistani Chowk	6	Municipal Road	6	Tank Chowk	6	Phull Road
7	Resham Gali	7	Rice Canal Road	7	Faiz Auto Mobile Project	7	Areja Ferho / Central Jail Road
8	Raza Shah Kabeer Road	8	Qambar Road	8	Anaj Mandi (New)		
9	Shahi Bazar	9	Lahori Mohallah Road	9	Wagan Road		
10	Siddiqi Bazar	10	VIP Road	10	Naudero Road		
11	Station Road	11	Fish Market				
12	Shewa Mandli	12	Bahar Pur Road /				

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



(Muhammad Masood Ahmed Gorski)
Secretary (Rules & SROs)