

**Government of Pakistan  
Revenue Division  
Federal Board of Revenue  
\*\*\*\*\***

Islamabad, the 2<sup>nd</sup> March, 2022

**Notification  
(Income Tax)**

**S.R.O. 354(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.1560(I)/2021, dated the 1<sup>st</sup> December, 2021, Federal Board of Revenue is pleased to determine the following fair market value of immoveable properties as specified in columns (2) to (8) of the Table below, in respect of categories of areas of Mirpurkhas, as specified in column (1) thereof, namely:-

**Table  
MIRPURKHAS**

<b>Category</b>	<b>Residential Open Plot Per Square Yard</b>	<b>Residential Open Plot Per Square Yard</b>	<b>Commercial Built-up Property Per Square Yard</b>	<b>Commercial Built-up Property Per Square Yard</b>	<b>Industrial Open Plot Per Square Yard</b>	<b>Industrial Built-up Property Per Square Foot</b>	<b>Flats/ Apartments Per Square Foot</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>	<b>(6)</b>	<b>(7)</b>	<b>(8)</b>
I	24,000	30,000	45,000	50,000	-	-	2000
II	18,000	23,000	40,000	45,000	-	-	1800
III	15,000	18,000	32,000	38,000	-	-	1600
IV	10,000	12,000	20,000	25,000	-	-	1400
V	4000	6000	12,000	20,000	2000	1000	1300

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 entire plot area plus covered area of the plot 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 below Appendix shall be deemed to fall in the adjacent lowest category of the Appendix;
- (vii) Where the land has been granted for more than one purpose viz. residential, commercial and industrial, the valuation in such case shall be the mean/average of the prescribed values;
- (viii) 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; and
- (x) Area-wise categories are prescribed in the following Appendix:-

**APPENDIX**

<b>Category-I</b>	
<b>Sr. No.</b>	<b>Areas</b>
1.	Station Road / M.A Jinnah Road
2.	New Town
3.	Dholanabad
4.	Lalchand Garden / Bagh
5.	Shahi Bazar / Sarafa Bazar
6.	Khisak Pura
7.	Tourabad
9.	Hirabad Chowk
10.	Kari Quarters
11.	Lal Para
12.	Madina Masjid Road Chowk
13.	Guardawara Chowk
14.	Baldia Chowk
15.	Session Court Road
16.	Jameel Shaheed Road
17.	Iqba Road
18.	Satellite Town "A" (Road facing Chandni Chowk to JarwariShakhChowk)
19.	Lalchand Market
20.	Pahloo Mal Moti Ram Colony
21.	All schemes situated on Main Hyderabad Road from State Life Building up to Ring Road

<b>Category-II</b>	
<b>Sr. No.</b>	<b>Areas</b>
1.	Khad Plot
2.	Lalchandabad

3.	Nai Para
4.	Jamanadas Colony Phase-I &II
5.	Ahmedani Colony
6.	Ishaque Colony
7.	Adam Town
8.	Thomasabad
9.	Garibabad
10.	Muslimabad
11.	Kahu Bazar
13.	Satellite Town “A”& “B”
14.	Noor Shah Colony
15.	Mir Nagar
16.	Chaki Para
17.	Anaaj Mandi Road
18.	Fateh Masjid Road
19.	PuraniSubzi Mandi Road
20.	Umerkot Road (from Post Office Chowk to Ali Medicare)
21.	G.M. Town
22.	Peer Colony
23.	Eiffel Tower
24.	All schemes situated on Main Hyderabad Road except as given in Category-I

<b>Category-III</b>	
<b>Sr. No.</b>	<b>Areas</b>
1.	Johar Colony
2.	Nawab Colony
3.	Mir Farm Colony
4.	Old Bakra Piri
5.	Gaushala
6.	Tata Mill
7.	Bashirabad Town
8.	Hameedpura Colony No.01, 02 & 03
9.	Bhansingabad / Aurangabad
10.	Satellite Town “C”& “D”
11.	Rahim Nagar
12.	Nult para / Ayoub Nagar
13.	DehPanhawarki Colony
14.	Gulshan-e-Uamair
15.	Rehmania Colony
16.	Mir Lutufullah / Colony
17.	Mir Allah Bachayo Colony
18.	Habib Colony
19.	Model Town
20.	Gulberg Town
21.	Cattle Colony
22.	Ali Town Phase I & II
23.	Gulshan-e-Haider
24.	Khayaban-e-Yousuf Phase, I & II

25.	Bagh-e-Bashir Phase I,II & III
26.	G.M. Town Phase I
27.	Gulshan-e-Hasnain
28.	Mir Road
29.	Gulshan-e- Rehmat
30.	Gulistan-e-Iqbal / Iqbal Town / Raja Town
31.	Karrenabad Town
32.	Soomra Para
33.	Gulshan-e-Kainat
34.	Touheedabad
35.	Gulshan-e-Raheem
36.	Paradise Housing Scheme
37.	Misri Farm Housing Scheme
38.	Khayaban-e-Sultan Housing Scheme

<b>Category-IV</b>	
<b>Sr. No.</b>	<b>Areas</b>
1.	Rafsar Town
2.	Sohail Town
3.	Mehran Town
4.	Tarique Town
5.	Liaquat Town
6.	Azra Town
7.	Gulshan-e-Iqbal
8.	Railway Housing Society
9.	Gulshan-e-Latif Town /Latifabad Town
10.	Zeeshan Town
12.	Bahrain Town
13.	Ghouse-e-Azam City
14.	Gulshan-e-Murtaza
15.	Pak Colony
16.	Volkart Town
17.	Mansoorabad
18.	Siyal Colony
19.	Agricultural Market
20.	Akhtar Colony
21.	Mehmoodabad Colony
22.	Khipro Road
23.	Umerkot Road
24.	Harchand Rai Colony
25.	Rewachand Garden
26.	Mollchand Garden
27.	Hirabad
28.	Mohammedi Town

<b>Category-V</b>	
<b>Sr. No.</b>	<b>Areas</b>
1.	Usmanabad

2.	Shadman Town
3.	Soofi Town
4.	Imran Town Phase I , II & III
5.	Gulshan-e-Ibrahim
6.	Dastageer Town
7.	Sindhi Muslim Society
8.	Salman Town
9.	Umi Hani Colony
10.	Gulshan Colony
11.	Faisal Town
12.	Samanabad
13.	Ishtiaque Town
14.	Noorabad Town
15.	Ali Talpur Town
16.	Nasir Town
17.	Mehran Colony
18.	Ring Road
19.	Dil Murad Colony
20.	Shah Colony
21.	Yasrab Colony
22.	Ghousia Colony
23.	Madina Colony
24.	Dars Colony
25.	Industrial

---

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



( **Muhammad Masood Ahmed Gors** )  
Secretary (Rules & SROs)