

Government of Pakistan  
Revenue Division  
Federal Board of Revenue  
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Islamabad, the 1<sup>st</sup> December, 2021.

**NOTIFICATION**  
**(Income Tax)**

**S.R.O. 1560(I)/2021.-** In exercise of the powers conferred by sub-section (4) of section 68 of the Income Tax Ordinance, 2001 (XLIX of 2001) the 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 Mirpurkhas as specified in column (1) thereof, namely:-

**MIRPURKHAS**

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	30000	35000	60000	65000	-	-	2500
II	25000	28000	50000	55000	-	-	2250
III	20000	23000	40000	45000	-	-	2000
IV	10000	12000	25000	28000	-	-	1750
V	4000	6000	17000	20000	2750	3000	1500

Notes.-

- i. Values in the above table are in Rs:\_\_\_\_\_;
- ii. Commercial property built up value is per square yard of the covered area of the ground floor plus covered area of the additional floor(s), if any;
- iii. Built-up industrial property value is per square yard of the entire plot plus covered area of the plot per square foot;
- iv. The value in respect of 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% value of the ground floor);
- v. A property which does not appear in any of the category shown in the appendix below shall be deemed to fall in the adjacent lowest category of the appendix;
- vi. Where 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 of the prescribed values;

- vii. A flat means that covered residential tenement having separate property unit No./sub-property unit No.;
- viii. In residential multi-storey building, additional storey shall be charged if it consists of bedroom and bathroom; and
- ix. Area-wise categories are prescribed in the following appendix:

**APPENDIX**

**CATEGORIES OF PROPERTY IS SITUATED IN MIRPURKHAS**

**Category-I**

Sr. No.	Areas
1	Khisk Pura
2	Station Road
3	Shahi Bazar
4	New Town
5	Dhoinabad
6	Satellite Town A

**Category-II**

Sr. No.	Areas
1	Khad Plot
2	Lalchand Garden
3	Lalchandabad
4	Lalchand Bagh
5	Lal para
6	Hirabad
7	Satellite Town B
8	Khari Quarter
9	Gharibabad
10	Bhansinghabad
11	Tourabad
12	Adam Town
13	Noor Shah Colony
14	Gulshan-e-Umair
15	Jamnadas Colony No. 1
16	Mulsimabad
17	Mir Farm Colony
18	Nai Para
19	Gau Shala
20	Talla Mill
21	Johar Colony

### Category-III

Sr. No.	Areas
1	Mir Nagar
2	Chaki Para
3	Ahmedani Colony
4	Rewachand Garden
5	Rahim Nagar
6	Ishaque Colony
7	Thomasabad
8	Jamandas Colony No. 2
9	Khar Para
10	Mir Allah Bux Colony
11	Herchand Rai Colony
12	Moolchand Garden
13	Hameed Pura Colony No. 1,2,3,
14	Kahu Bazar
15	Nutt Pura (Ayoob Nagar)
16	Nawab Colony
17	Bashirabad Town

### Category-IV

Sr. No.	Areas
1	Pak Colony
2	Satellite Town (C & D)
3	Rehmania Colony
4	Mehmoodabad Colony
5	Samanabad
6	Siyal Colony
7	Model Town
8	Mir Lutfillah Colony
9	Shah colony
10	Nasir Town
11	Volkart Town
12	Dill Murad Colony
13	Yasrab Colony
14	Akhter Colony
15	Ghousia Colony
16	Mehran Colony

### Category-V

Sr. No.	Areas
1	Dars Colony
2	Ishtiaque Town
3	Madina Colony
4	Habib Colony
5	Ali Talpur Town
6	Nooriabad Town

7	Hyderabad Road
8	Old Bakra Piri
9	Hirabad Chowk
10	Industrial Area

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

  
(Tariq Iqbal)  
Secretary (Rules & SROs)