

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 1st December, 2021.

NOTIFICATION
(Income Tax)

S.R.O. 1548(I)/2021.- 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. 834(I)/2019, dated the 23rd July, 2019, the Federal Board of Revenue is pleased to determine the following fair market value of immovable properties as specified in column (4) of the Table below in respect of areas of Islamabad as specified in column (2) and (3) thereof, namely:-

ISLAMABAD

VALUATION OF IMOVABLE PROPERTIES (RESIDENTIAL)

S. No.	Sector / Location	Size in square yard	Value per square yard (in Rs.)
(1)	(2)	(3)	(4)
1	E-6	Any size	NA
2	E-7	Any size	250,000
3	F-6	Any size	200,000
4	F-7	Any size	350,000
5	E-11	Any size	110000
6	B-17	Any size	55000
7	D-12	Any size	100000
8	F-8	Any size	200000
9	F-10	Any size	160000
10	F-11	Any size	140000
11	F-15	Any size	60000
12	Faisal Town Housing society	Any size	55000
13	D-17 Housing society	Any size	55000
14	Fazaia Tarnol Housing society	Any size	53000
15	F-17 MPCHS	Any size	55000
16	G-9	Any size	152000
17	G-10	Any size	152000
18	G-11	Any size	150000

19	G-13	Any size	124000
20	G-14	Any size	145000
21	G-15	Any size	47101
22	Jammu & Kashmir Cooperative Housing Society G 15 Islamabad	Any size	47101
23	G-17 supreme Court Housing Society	Any size	26490
24	Mumtaz City	Any size	39735
25	PECHS	Any size	19867
26	Gandhara City	Any size	29801
27	G-6	Any size	NA
28	G-7	Any size	NA
29	G-8	Any size	NA
30	I-8	Any size	116400
31	I-9	Any size	82644
32	I-10	Any size	72727
33	I-11	Any size	71374
34	I-12	Any size	48406
35	I-14	Any size	51948
36	I-16	Any size	50909
37	Bharia Town	Any size	49668
38	Pakistan Town	Any size	43046
39	Ghuri Town	Any size	26490
40	Humak Town	Any size	26490
41	Rawat	Any size	25827
42	H sector	Any size	29,752
43	CDA Enclave	Any size	49,586
44	Bara Kahu	Any size	26,446
45	Chak Shahzad	Any size	36,363
46	Banigala	Any size	36,363
47	Malpur	Any size	36,363
VALUATION OF IMOVABLE PROPERTIES (FLATS AND APARTMENTS)			
S.No	Sector/ Location	Nature	Value per square foot (in Rs)
48	E-6	Flate	NA
49	E-7	Flate	251,500
50	F-6	Flate	201,500
51	F-7	Flate	351,500
52	E-11	Flate	8000
53	B-17	Flate	105000
54	D-12	Flate	160000
55	F-8	Flate	260000

56	F-10	Flate	220000
57	F-11	Flate	210000
58	F-15	Flate	120000
59	Faisal Town Housing society	Flate	105000
60	D-17 Housing society	Flate	105000
61	Fazaia Tarnol Housing society	Flate	102000
62	F-17 MPCHS	Flate	105000
63	G-9	Flate	182000
64	G-10	Flate	182000
65	G-11	Flate	183000
66	G-13	Flate	211000
67	G-14	Flate	225000
68	G-15	Flate	181000
69	Jammu & Kashmir Cooperative Housing Society G 15 Islamabad	Flate	181000
70	G-17 supreme Court Housing Society	Flate	-
71	Mumtaz City	Flate	87000
72	PECHS	Flate	99340
73	Gandhara City	Flate	NA
74	G-6	Flate	138256
75	G-7	Flate	132588
76	G-8	Flate	142650
VALUATION OF IMOVABLE PROPERTIES (COMMERCIAL)			
S.No	Sector/ Location	Size in square Yard	Value per square foot (in Rs)
77	Blue Area Jinnah Avenue	Shop	680,420
	Mezzanine	Flat/Offices	174,560
	1st Floor	Flat	168,856
	2nd Floor	Flat	179,236
	Other Floors		125,690
		Blind Basement	106,584
78	Blue Area Fazal-e-Haq Road	Shop	650,968
	Mezzanine	Flat/Offices	625,784
	1st Floor	Flat	156,456
	2nd Floor	Flat	144,368
	Other Floors		128,964
		Blind Basement	84,960
79	Melody Market	Ground Shop	302,842
		Back side Shop	286,580
		Basement	124,856
		Other Floors	102,360

		Blind Basement	76,450
80	Abpara Market	Blind Basement	76,450
		Ground Shop	356,452
		Back side Shop	283,478
		Basement	134,876
		Other Floors	106,360
		Blind Basement	76,450
81	I & T Center G-6	Ground Shop	176,590
		Back side Shop	146,595
		Basement	103,786
		Other Floors	104,390
		Blind Basement	60,583
82	I & T Center G-7	Ground Shop	285,691
		Back side Shop	187,584
		Basement	145,638
		Other Floors	108,963
		Blind Basement	85,692
83	G-8 Markaz	Ground Shop	272,145
		Back side Shop	259,125
		Basement	145,786
		Other Floors	98,582
		Blind Basement	110,125
84	I & T Center G-8	Ground Shop	292,469
		Back side Shop	224,259
		Basement	132,785
		Other Floors	94,582
		Blind Basement	45,875
85	F-10 Markaz	Ground Shop	400,309
		Back Side Shop	350,270
		Basement	166,790
		Other Floors	90,000
		Blind Basement	55,595
		1st Floor	Flat/Office
86	F-11 Markaz	Ground Shop	400,309
		Back Side Shop	350,270
		Basement	166790
		Other Floors	90,000
		Blind Basement	55,595
		1st Floor	Flat/Office
87	Class-III Shopping Centre F-10/F-11	Ground Shop	189,035
		Back Side Shop	157,529

		Basement	110,271
		Other Floors	85,000
		Blind Basement	52,510
	1st Floor	Flat/Office	94,517
88	E-11 Markaz	Ground Shop	189,035
		Back Side Shop	157,529
		Basement	110,271
		Other Floors	85,000
		Blind Basement	42,007
		1st Floor	Flat/Office
89	F-8 Markaz	Ground Shop	362,316
		Back Side Shop	315,058
		Basement	289,850
		Other Floors	102,000
		Blind Basement	42,007
90	B-17, D-12, D-17, F-14, F15, F-16, F-17	Open Plot	20,700 (Plot with Possession) 1,100 (Plot without Possession)
91	Super Market F-6	Ground Shop	240000
		Back Side Shop	250000
		Basement	100000
		Other Floors	70000
		Blind Basement	50000
92	Jinnah Super Market F-7	Ground Shop	240000
		Back Side Shop	250000
		Basement	100000
		Other Floors	70000
		Blind Basement	50000
93	Class-III shopping Centre F-7/F-6	Ground Shop	240000
		Back Side Shop	250000
		Basement	100000
		Other Floors	70000
		Blind Basement	50000
94	Markaz G-5	Ground Shop	240000
		Back Side Shop	250000
		Basement	100000
		Other Floors	70000
		Blind Basement	50000
94	I-8	Any size	4618944
95	I-9	Any size	2694384

96	I-10	Any size	2694384
97	I-11	Any size	1477440
98	I-12	Any size	79200
99	I-14	Any size	72000
100	I-16	Any size	47520
101	Bharia Town	Any size	99337
102	Pakistan Town	Any size	79480
103	Ghuri Town	Any size	46357
104	Humak Town	Any size	46357
105	Rawat	Any size	46357
106	H sector	Any size	62,810
107	CDA Enclave	Any size	82,644
108	Bara Kahu	Any size	65,454
109	Chak Shahzad	Any size	42,975
110	Banigala	Any size	42,975
111	Malpur	Any size	42,975

Valuation of Imovable Property Industrial

Sr. No.	Sector	Nature	Value per Kanal
112	I-9	Industrial	40,000,000
113	I-10	Industrial	40,000,000
114	Kahuta Triangle	Industrial	10,000,000

Valuation of Immovable Property Agro/Poultry/Vegetable Farm

Sr. No.	Sector	Nature	Value per Kanal
115	ChakShahzad	Farm	10,000,000
116	Tarlai	Farm	8,000,000
117	Sihala	Farm	8,000,000

Valuation of Imovable Property Fruit and Vegetable Market

Sr. No.	Sector	Nature	Value per Square Yard
118	I-11	Ground Shop	150,480
		Back Side Shop	182,476
		Blind Basement	50,687
119	1st Floor	Flat/Offices	136,857
120	2nd Floor	Flat/Offices	114,048
121	Other Floor	Flat/Offices	90,000

Valuation of Residential Imovable Property Bahria Enclave

Sr. No.	Sector	Size	Value in Square Yards
122	Sectors A, B & C Bahria Enclave	Any Size	62,809
123	Sectors C1,F,G	Any Size	57,600

124	Sector H,G,L,M	Any Size	50,400
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Valuation of Commercial Imovable Property Bahria Enclave

Sr. No.	Sector	Size	Value in Square Yards
125	Civic Zone	Any Size	137,190

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


(Tariq Iqbal)
Secretary (Rules & SROs)