

Government of Pakistan
Revenue Division
Federal Board of Revenue

Islamabad, the 29th October, 2024.

Notification

S.R.O. 1725(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. 1271(I)/2022, dated the 1st August, 2022, the Federal Board of Revenue is pleased to determine in Rupees the following fair market value of immoveable properties as specified in column (4) of the Table below, in respect of areas of Gwadar as specified in columns (2) and (3) thereof, namely:-

Table
Gwadar

S.No	Area	Size of Area	Value
(1)	(2)	(3)	(4)
1	Airport Road Dhur Ghuti	Per Acre	25,000,000
2	Air Port Road Washudoor	Per Acre	5,000,000
3	Coastal Highway Washendor	Per Acre	2,000,000
4	Coastal Highway Shinikanidar	Per Acre	2,500,000
5	Coastal Highway Surbandar Gurandani	Per Acre	2,500,000
6	Coastal Highway Gurandani	Per Acre	1,500,000
7	Coastal Highway Darbela Junubi	Per Acre	1,000,000
8	Coastal Highway Karwat	Per Acre	500,000
9	Coastal Highway Kappar	Per Acre	150,000
10	Marine Drive Ankara Junubi	Per Acre	8,000,000

11	Marine Drive Chatti Junubi	Per Acre	1,200,000
12	Marine Drive Shabi	Per Acre	600,000
13	Jinah Avenue Dor Ghathi	Per Acre	5,000,000
14	Jinah Avenue Chib Kalmati	Per Acre	2,000,000
15	Jinah Avenue Washen Dor	Per Acre	2,000,000
16	SHS commercial	Per Acre	16,000,000
17	Marine Drive Ankara Junubi	1000 SQ.YARD	5,500,000
18	Jinah Avenue Dor Ghathi	1000 SQ YARDS	3,000,000
New Town Housing Scheme			
19	Phase I	1000 SQ.YARDS	4,500,000
20		500 SQ.YARDS	2,500,000
21	Phase II	1000 SQ.YARDS	2,500,000
22		500 SQ.YARDS	2,000,000
23	Phase III	1000 SQ.YARDS	2,500,000
24		500 SQ.YARDS	1,800,000
25	Phase IV / Phase IV - Extension	1000 SQ.YARDS	1,500,000
26		500 SQ.YARDS	1,000,000
27	Commercial Plots Phase-I	1000 SQ.YARDS	12,000,000
28	Commercial Plots Phase-III Marien Drive	1000 SQ.YARDS	2,000,000
29	Commercial Plots Phase-III Patizar Bulevered Road	1000 SQ.YARDS	10,000,000
30	Commercial Plots Phase-III Center	1000 SQ.YARDS	5,000,000
31	Commercial Plots Phase-III Marien Drive	444 SQ YARDS	10,000,000
32	Commercial Plots Phase-III Patizar Bulevered Road	444 SQ YARDS	5,000,000
33	Commercial Plots Phase-III Center	444 SQ YARDS	3,500,000
34	Commercial Plots Phase-III Marien Drive	222 SQ YARDS	500,000
35	Commercial Plots Phase-III Patizar Bulevered Road	222 SQ YARDS	2,500,000
36	Commercial Plots Phase-III Center	222 SQ YARDS	1,500,000
37	Commercial Phase IV / Commercial Zone Phase-IV	Different Categories	

38	Commercial Phase IV Extension	Different Categories	
Balochistan Employees Cooperative Housing Scheme Gwadar (BECHS)			
39	Block A (residential)	5400Sq. Ft	277.77
40	Block B (residential)	3600Sq. Ft	277.77
41	Block C (residential)	1800Sq. Ft	277.77
42	Block A (commercial)	9000 Sq. Ft	333.33
43	Block B (commercial)	3600 Sq. Ft	333.33
44	Block C (commercial)	43560 Sq. Ft	331.68
Sanghar Housing Scheme			
39	Phase I	1000 SQ.YARDS	2,500,000
40		600 SQ.YARDS	2,000,000
41		400 SQ.YARDS	1,500,000
42	Phase II / Phase II Extension	1000 SQ.YARDS	2,000,000
43		600 SQ.YARDS	1,200,000
44	Phase III	1000 SQ.YARDS	2,000,000
45	Commercial Phase I	Different Categories	
46	Commercial Phase III	1000 SQ.YARDS)	2,500,000
47	Commercial Phase IV	1000 SQ.YARDS)	2,500,000
48	Commercial Phase IV	Per Acre	5,000,000
Maanbar Housing Scheme Pishukan, Gwadar (MHSP)			
49	Block A (residential)	9000Sq. Ft	44.44
50	Block B (residential)	4500Sq. Ft	44.44
51	Block A (commercial)	9000 Sq. Ft	83.33
52	Block B (commercial)	3600 Sq. Ft	83.33
	Area (Moza)	Size of Area	
53	Darhella North	Per Acre	100,000
54	Darhella South	Per Acre	250,000
55	Gurani Dani North	Per Acre	500,000

56	Gurani Dam South	Per Acre	500,000
57	Surbander	Per Acre	600,000
58	Surbander (Costal High way)	Per Acre	2,500,000
59	Shinikanidar	Per Acre	600,000
60	Shinikanidar (Costal Highway)	Per Acre	2,500,000
61	Ziarat Machi East	Per Acre	200,000
62	Ziarat Machi West	Per Acre	200,000
63	Chibrekani	Per Acre	150,000
64	Johrkan	Per Acre	100,000
65	Washendor	Per Acre	500,000
66	Doregatti	Per Acre	1,500,000
67	Nighor Shareef	Per Acre	100,000
68	Chibkal Matti	Per Acre	300,000
69	Kia Qalat	Per Acre	10,000
70	Kanda Sol	Per Acre	5,000
71	Tank	Per Acre	5,000
72	Peshal	Per Acre	5,000
73	Saiji Hassan Bazar	Per Acre	5,000
74	Saiji Fageer Bazar	Per Acre	5,000
75	Ankara North	Per Acre	600,000
76	Ankara North (Costal Highway)	Per Acre	1,500,000
77	Ankara South	Per Acre	1,500,000
78	Ankara South (Marien Drive)	Per Acre	500,000
79	Chatti North	Per Acre	150,000
80	Chatti North (Costal Highway)	Per Acre	700,000
81	Chatti South	Per Acre	150,000
82	Chatti South (Marien Drive and Sea)	Per Acre	600,000
83	Mazrani	Per Acre	100,000

84	Mazrani (Costal Highway)	Per Acre	50,000
85	Gamaro	Per Acre	20,000
86	Paleri Sharki	Per Acre	50,000
87	Paleri Garabi	Per Acre	50,000
88	Shabi	Per Acre	100,000
89	Push Kan	Per Acre	150,000
90	Push Kan (Sea Front)	Per Acre	50,000
91	Passo	Per Acre	80,000
92	Passo (Sea Front)	Per Acre	400,000
93	PrahenTok	Per Acre	50,000
94	Rober	Per Acre	50,000
Old City Wards			
95	Mula Band Ward	Per SQR FT	341
96	Usmaina Ward	Per SQR FT	138
97	To Bagh Ward	Per SQR FT	138
98	Mulla Hashim Ward	Per SQR FT	86
99	Habib lashkari Ward	Per SQR FT	86
100	Nagman Ward	Per SQR FT	171
101	Sheikh Umer Ward	Per SQR FT	171
102	Ismaila Ward	Per SQR FT	256
103	Sohrabi Ward	Per SQR FT	205
104	Captain Murad Bux Ward	Per SQR FT	171
105	Thana Ward	Per SQR FT	341
106	Girls High School Ward	Per SQR FT	256
107	Mujahid Ward	Per SQR FT	341
108	Meer Lal Bux Ward	Per SQR FT	341
109	Karim Bux Ward	Per SQR FT	171
110	Zahoor Shah Hashmi Ward	Per SQR FT	171

111	Senator Ishag Ward	Per SQR FT	171
112	Saleh Muhammad Ward	Per SQR FT	171
113	Asa Ward	Per SQR FT	171
114	Navy Ward	Per SQR FT	514
115	Shambe Ismail Ward	Per SQR FT	514
116	Nigori Ward	Per SQR FT	428
117	Baloch Ward	Per SQR FT	514
118	Gazrwan Ward	Per SQR FT	514
119	Kolghri Ward	Per SQR FT	514
120	Shado Band Ward	Per SQR FT	341
121	Kohbunn Ward	Per SQR FT	171
122	Kumari Ward	Per SQR FT	514

2. This notification shall take effect on and from the 1st day of November, 2024.

[F. No.2(30)R&S/2024]



(Angel David)

Second Secretary (Rules & SROs)