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No. 4840-2017/1238-ST(I)  
Board of Revenue, Punjab  
Lahore, dated 13.09.2017

To

All the Deputy Commissioners  
in Punjab.

Subject: **CLASSIFICATION OF IMMOVEABLE PROPERTIES IN THE VALUATION TABLES**

It is stated that the Punjab Finance Act, 2010 had levied Capital Value Tax on the immovable property located in the urban area. Section 6(j) of the Punjab Finance Act, 2010 defined urban area as under:-

"urban area" means an area which is-

(i) a rating area under the Punjab Urban Immovable Property Tax Act, 1958 (*V of 1958*) except the area where the rate of tax is zero in terms of section 117 of the Punjab Local Government Ordinance, 2001 (*XIII of 2001*); or

(ii) an area notified by the Board of Revenue in the official Gazette.

2. After merger of CVT in the Stamp Duty vide Punjab Finance Act, 2017, the rate of stamp duty in urban areas is 5% of the value of land plus 5% of the value of superstructure as notified by the District Collector. Through amendments made in the Stamp Act, 1899 vide Punjab Finance Act, 2017, private housing societies, cooperative housing societies etc have been included in the definition of "Urban Area" as defined in section 2(26) of the Stamp Act, 1899.

3. It is clarified that all the areas falling within the limits of Metropolitan Corporation, Municipal Corporation or a Municipal Committee as per notification issued under the Punjab Local Govt Act, 2013 ~~as per Muzak~~ fall within the definition of Urban Area as defined in the Punjab Urban Immoveable Property Tax Act, 1958. In this regard District Collectors / Deputy Commissioners had already been requested to hold meetings with the District Officer (Excise & Taxation) to find out the revenue limits notified as Urban Areas under Punjab Urban Immoveable Property Tax Act, 1958. It is further clarified that notifications of Metropolitan Corporation, Municipal Corporation and Municipal Committees under the Punjab Local Govt. Act, 2013 need to be incorporated as "Urban Areas" in the valuation tables.

4. It may please be ensured that valuation tables uploaded on the e-Stamping have been formulated keeping in view the afore-mentioned instructions. Any discrepancies in the matter may please be resolved on top priority basis.
5. It is further stated that vide the office Memorandum bearing No.3839-2017/1000-ST(I) dated 22.06.2017 from the Board of Revenue, instructions had been issued to your office to direct all the field officers and Assistant Directors, Land Records not to effect any mutation in urban area without the registered deed. These instructions need to be complied with in letter and spirit.
6. You are requested to ensure meticulous compliance of the afore-said instructions. Action taken in the matter may please be furnished to this office by 20<sup>th</sup> September, 2017.



**(Asad Islam Mahni)**  
Member (Taxes),  
Board of Revenue, Punjab

CC:

- i. All the Divisional Commissioners in Punjab.
- ii. Secretary (S&C), Board of Revenue, Punjab.
- iii. Chief Inspector of Stamps.
- iv. All the Inspectors of Stamps.
- v. All the Auditors.