

VCS
GROUP

"VAASTU" CONSULTANCY SERVICES
"VAASTU" CONSTRUCTION SERVICES

OHM

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LECTURER : GOVT. POLYTECHNIC BASTI. (E.G.T.)

Engineer, Planner, Estimates, Valuation, Site Supervision

VALUATION - REPORT

PROPERTY

FOR

'KISAN PRASIKSHAN MAHAVIDYALAYA'

AT

CIVIL LINE,

TEHSIL : BASTI ,

DISTRICT - BASTI,

(U.P.)

ESTIMATED VALUE : Rs.51.73 LACS

PLACE : Basti

DATE : JUNE 2005

PAGES : 01 + 04

PREPARED BY

S.K. Misra
(Sanjai Kumar Misra)



Earthquake Structural Designing, "VAASTU" Consultation

OFF./RESI. - Mahari Khawan, Gandhi Nagar, Basti. 272001

DECLARATION

I hereby declare that :-

- (I) The informations furnished in this report is true and correct to the best of my knowledge and belief.
- (II) Report is based on the facts and figures supplied by the owner.
- (III) I have no direct or indirect interest in the property valued

BY

Er. Sanjai Kumar Misra
B.E. (civil), A.I.E.
REGD.NO. - 64/29
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VALUATION OF

PROPERTY: Property of KISAN PRASIKSHAN MAHAVIDYALAYA, situated at Civil Line, District- Basti, (U.P.)

INTRODUCTION: The property was inspected as existing at site during inspection with a view to assess its fair market value. The observations are there on are recorded in this report. The report is based on the facts and figures supplied by the Principal and the value of the building including land is calculated as existing at site during inspection.

DESCRIPTION OF PROPERTY: The considered building is double story & single storey structure consists of eight rooms on ground floor including a hall & eight rooms on ground floor which is thirty five years old .Property also consists of two rooms (without plastering, flooring, electrification etc.) constructed at back side which is only five years old. The plot is approximately in rectangular shape. The condition of structure is satisfactory. The map of structure is shown during inspection.

The details are as follows-

Total plot area	-	15517.16 sqft.	-	1442.11 sqmt.
OLD STRUCTURE:				
Covered area (on G.F.)	=	4842.75 sqft.	=	450.06 sqmt.
Covered area (on F.F.)	=	3169.00 sqft.	=	284.51 sqmt.
NEW STRUCTURE:				
Covered area (on G.F.)	=	1174.99 sqft.	=	109.2 sqmt.

SPECIFICATION AND GENERAL INFORMATION: The general and miscellaneous information about the property are furnished in this report.

RATE:

(a) **BUILDING:** The reproduction costs of the ground floor have been calculated on plinth area rates as per P.W.D. schedule of rates for similar building.

(b) **LAND:** Rate of land in this area is high. The rate of land depend very much on the site, nearness to market and location. It is situated at block road at important location and is situated at developed area. It would fetch a good market price.

APPROACH TO VALUATION: Land and building method has been adopted for calculations of the value of this property.



CONCLUSION: As a result of inspection of the property as well as appraisals and analysis, it is my considered opinion that the reasonable and fair market value of the same is **Rs.51.73 lacs** including cost of land.

TECHNICAL REPORT

01. BOUNDARY OF PLOT:

North : Boundary wall Horticulture
South : SHKPG COLLEGE
East : Road
West : SHKPG COLLEGE

02. AREA IN DETAIL:

Total plot area	=	15517.16 sqft.	=	1442.11 sqmt.
OLD STRUCTURE:				
Covered area (on G.F.)	=	4842.75 sqft.	=	450.06 sqmt.
Covered area (on F.F.)	=	3169.00 sqft.	=	284.51 sqmt.
NEW STRUCTURE:				
Covered area (on G.F.)	=	1174.99 sqft.	=	109.2 sqmt.

03. TYPE OF CONSTRUCTION:

Technical details is as follows:-

Number of floors	: Ground & First floor
Height of stucture	: 11'-0" & 10'-0" approx.
Type of construction	: R.B. load bearing Structure
Type of foundation	: Open foundation
Walls	: I-class 9"th.
Doors and windows	: wood frame & pannelled shutter
Flooring	: c.c. flooring
Finishing	: colour wash
Roofing	: R.B. roof.



04. VALUE OF BUILDING:

OLD STRUCTURE:

Assume the plinth area rate as Rs.4,900.00 per sqmt. on ground floor & Rs.4,500.00 per sqmt. on first floor including water supply, sanitary and electricity fittings etc.

$$D = P [(100-r.d)/100]^n$$

Where D - Depreciated value

P - Reproduction cost
= 450.06 sqmt. @ Rs. 4,900.00 + 284.51 sqmt. @ Rs.
4,500.00

= Rs. 34,85,589.00

r.d = Rate of depreciation = 1.3

n = Number of years the building had been
constructed

= 35

$$\text{So } D = 34,85,589.00 [(100-1.3)/100]^{35}$$

$$D = \text{Rs. } 21,95,921.07$$

OLD STRUCTURE:

Assume the plinth area rate as Rs.3,500.00 per sqmt. on ground floor
- 109.20 SQMT. @ Rs. 3,500.00 per sqmt.

= Rs. 3,82,200.00

05. VALUE OF LAND:

Value of land

= 1442.11 sqmt. @ Rs. 1,800.00 per sqmt.

is = Rs. 25,95,798.00

06. TOTAL VALUE OF PROPERTY :

Total value of property including cost of land is



= Rs. 21,95,921.07 + Rs. 3,82,200.00 + 25,95,798.00

= Rs. 51,73,919.07

=Rs. 51,73,000.00 (say)

IN WORDS :-

(Rupees Fifty one lakhs and seventy three thousand only)

