P. Pradeep, B.E., (Civil), M.Sc., (Real Est. Val.)., MIE., FIV., C.Engg.
Registered Valuer Under Companies Act 2013 &
Under Sec. 34AB of Wealth Tax Act.
Approved Valuer & Chartered Engineer

Team Engineers and Valuers

ANNEXURE-10 TO HO CIR 370/2020

VALUATION OF FLAT BY COMPOSITE RATE METHOD
REPORT ON VALUATION
(~~Under construction~~/ Existing flat)

Ref: *Val / July /CB - 4 /2024* **Date:** 23/07/2024

Part A

I. General

1.	Purpose of Valuation	:	To Assess the Fair market Value of the Residential Flat for **SARFAESI Purpose.**
2.	a. Date of Inspection	:	23/07/2024
	b. Date of Valuation	:	23/07/2024
3.	Name of the owner (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	:	Mr. S.Srinivasan, S/o. Mr. M.Shanmugam ***Property Address*** Flat No. G1, Ground floor, "SP Sai Enclave" Plot No. 89 Eastern Portion, Subash Chandra Bose Street, Sri Balaji Avenue II, Neelamangalam Village, Guduvanchery, Chennai 603 202.
4.	Document produced for perusal • Scanned Copy for Valuation report given Mr. Ln.M.Sappany Pillai, dated 08/02/2023 • Online Encumbrance Certificate for the Document No. 4700/ 2015 • Scanned Copy for Valuation report given by United Sakthi Associates, dated 16/03/2015		
5.	Brief Description of the Property	:	Residential Flat
6.	Location of the property	:	
	a. Plot No./Survey No.	:	Plot No. 89 Eastern Portion / Survey No. 43/3
	b. Door No.	:	Flat No. G1
	c. T.S.No./Village	:	Neelamangalam Village,
	d. Ward/Taluka	:	Sriperumbudur Taluk (Now Kundrathur Taluk)
	e. Mandal/District	:	Kancheepuram.
	f. Date of issue and validity of layout of approved map/plan	:	Details Not Shared
	g. Approved map/plan issuing authority	:	The building said to be approved by the Panchayat (as per the valuation report of 2015)

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	h. Whether genuineness or authenticity of approved map/plan is verified	:	--
	i. Any other comments by our empanelled valuers on authentic of approved plan	:	--
7.	Postal Address of the property	:	Flat No. G1, Ground floor, "SP Sai Enclave" Plot No. 89 Eastern Portion, Subash Chandra Bose Street, Sri Balaji Avenue II, Neelamangalam Village, Guduvanchery, Chennai 603 202.
8.	City / Town	:	City
	Residential Area	:	Residential
	Commercial Area	:	--
	Industrial area	:	--
9.	Classification of the area	:	i. High / **Middle** / Poor ii. Urban **/ Semi urban**/ Rural
10.	Comes under Corporation limit /Village Panchayat/ Municipality	:	Panchayat
11.	Whether covered under any State/Central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency area/scheduled area Cantonment area	:	No

12.	**Boundaries** of the Property	**As per Document**	**As per Site**
	North	Plot No.88	Vacant land
	South	24 feet road	Subash Chandra Bose Street,
	East	Plot No.78	Land with House
	West	Plot No.89, Western side	Vacant land

13.	**Dimension** of the Site	**As per Document**	**As per Site**
	North	40 feet	40 feet
	South	40 feet	40 feet
	East	50 feet	50 feet
	West	50 feet	50 feet

14.	Extent of Land	:	2,000 Sq.ft
14.1	Latitude, Longitude & Co-ordinates of the flat	:	12°51'27.1"N 80°02'20.2"E

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15.	Extent of the site considered for valuation (least of 13A & 13B)	:	Undivided Share of land **303 Sq.ft**
16.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	Door Locked, under the Physical Possession of the bank

II. Apartment Building

1.	Nature of the Apartment	:	Residential Apartment.
2.	Flat No & Floor	:	Flat No. G1, Ground floor,
3.	Name of the Apartment	:	"SP Sai Enclave"
4.	Postal Address	:	Flat No. G1, Ground floor, "SP Sai Enclave" Plot No. 89 Eastern Portion, Subash Chandra Bose Street, Sri Balaji Avenue II, Neelamangalam Village, Guduvanchery, Chennai 603 202.
5.	Location	:	
	T.S.No.	:	S.NO 43/3
	Block No.	:	--
	Ward No.	:	--
	Village/Municipality/Corporation	:	Village (Neelamangalam)
	Door No., Street or Road (Pin Code)	:	Subash Chandra Bose Street, Sri Balaji Avenue II, Chennai 603 202.
6.	Description of the locality	:	**Residential**/Commercial/Mixed
7.	Year of Construction	:	2015-2016
8.	Number of Floors	:	Ground Plus Two floors
9.	Type of structure	:	**Framed** /Load bearing
10.	Number of dwelling units in the Building	:	Ground floor -1, First floor – 3, Second floor – 3 **Total 7 Residential flats.**
11.	Quality of construction	:	Good.
12.	Appearance of the building	:	Normal.
13.	Maintenance of the building	:	Good.
14.	Facilities available	:	
	Lift	:	Not Available.
	Protected water supply	:	Bore well is Available.
	Underground Sewerage	:	Connected to Septic Tank.

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	Car Parking	:	Not Available.
	Open/Covered	:	--
	All-around Compound wall	:	Available.
	Pavement around the building	:	Available.
	Any other facility	:	--

III. Flat

1.	The floor in which the flat is situated	:	Ground floor.
2.	Door number	:	Flat No. G1
3.	Specification of the flat	:	
	Foundation	:	Individual column footing.
	Roof	:	RCC roof with a ceiling height of about 10 feet
	Doors	:	Doors are wooden framed wooden shutter.
	Windows	:	Windows are Al framed glazed shutter with MS grill.
	Flooring	:	Tile flooring
	Finishing	:	Plastered / Colour washed.
4.	House Tax	:	
	Assessment No.	:	--
	Tax Amount	:	--
	Tax paid in the name of	:	--
5.	Electricity service connection number	:	Details Not Shared
	Meter Card is in the name of	:	--
6.	How is the maintenance of the flat?	:	Door Locked inspected from outside of the Premises
7.	Sale Deed executed in the name of	:	Mr. S. Srinivasan,
8.	What is the **undivided area of land** as per the sale deed / Reference document?	:	**303 Sq.ft**
9.	What is the plinth area of the flat	:	**878 Sq.ft (Including Common area)**
10.	What is the floor space index (Approx)?	:	2.89
11.	What is the carpet area of the flat?	:	Door Locked
12.	Is it Posh/I Class/Medium/Ordinary	:	I Class.
13.	Is it being used for residential or commercial?	:	Residential Purpose

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14.	Is it owner occupied or tenanted	:	Under the Possession of the Canara bank, Urapakkam Branch
15.	If tenanted, what is the monthly rent?	:	Not applicable

DRAWING APPROVAL (Discuss here the building approval, reference, violations observed if any, and its consequences thereof)

Note:

- Scanned Approved plan Not legible, hence unable to comment.
- As per the Valuation report given by United Sakthi Associates, dated 16/03/2015, land has been subdivided in to 2 plots of 1000 Sq.ft each and the building approval has been obtained for 2 sub divided plots separately. Combined approved Ground floor – 1 Flat First floor 2 + 1 flat, Second floor 2 + 1 flat.
- Setback deviation observed and part of the car parking Space has been utilised by the builder by constructing a Room additionally,



PART B - Valuation of flat (Under Construction)

a. Certificate on Genuineness of rate

a.	xxx Sq.ft of undivided share of land @ Rs. Xxxxx /- per Sq.ft	:	
b.	xxxx Sq.ft of building construction Including development cost @ xxxx Sq.ft	Rs. :	
c.	**Total value on completion**	:	
	Composite Rate	:	

It is hereby certified that the composite rate is genuine / not genuine for the specification and location.

b) Stage Value

1. Actual works completed :
2. Percentage of works completed :

c) Valuation Details

Present Stage value of the flat:

1. Undivided share of land Sq ft :
2. Stage value of building % :

Total stage value of the flat as on date:

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PART C – Valuation of Existing Flat

A. General

1.	How is the marketability	:	Fair
2.	What are the factors favouring for an extra potential value?	:	Located in the well developing Residential Area of Neelamangalam Village. (Near Guduvanchery).
3.	Any negative factors observed which affect the market value in general	:	--

Rate

1.	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs. 3,700 /- per Sq.ft
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Give details)	:	Rs. 4,500 /- Per Sq.ft
3.	**Break up for the Rate**	:	
	Building + Services [878 Sq.ft]	:	Rs. 18,54,336 /-
	Land + others [303 Sq.ft + 20 % Profit]	:	Rs. 10,54,440 /-
	Total (Flat area 878 Sq.ft)	:	Rs. 29,08,776 /-
	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	Rs. 600 /- Per Sq.ft

Composite rate adopted after depreciation:

a.	Depreciated Building Rate		
	Replacement cost of flat with Services (v(3)i)	:	Rs. 29,08,776 /-
	Age of the building	:	8 Years
	Life of the building estimated	:	60
	Depreciation percentage assuming the salvage value as 10%	:	0.12
	Depreciated Ratio of the building	:	0.88
b.	Total Composite rate arrived for valuation	:	Rs. 29,08,776 /-

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	Depreciated Building rate VI(a)	:	Rs. 18,54,336 /-
	Rate for Land & other V(3) ii	:	Rs. 10,54,440 /-
	Total Composite Rate (878 Sq.ft)	:	Rs. 29,08,776 /- (i.e 3,312 /- Per Sq.ft) Rounded to Rs. 3,300 /- Per Sq.ft

B. Valuation Details

SI. No.	Description	Quantity / Area Sq.ft	Rate per unit in Rs.	Estimated / Present Value in Rs.
1.	Present value of the flat	878	3,300 /-	28,97,400 /-
2.	Wardrobes	--	--	--
3.	Show cases / Almirahs	--	--	--
4.	Car Parking	--	--	--
5.	Superfine finish	--	--	--
6.	Interior decorations	--	--	--
7.	Electricity, water, drainage deposits etc	--	--	--
8.	Electrical fittings, etc.	--	--	--
9.	Extra Collapsible gates/ grill works etc.	--	--	--
10.	Potential Value, if any?	--	--	--
11.	Share of common amenities, if any?	--	--	--
Total				**28,97,400 /-**
Factors favoring for an additional value 1. 2. Factors favoring for less value 1. 2.			Add (+) Less (-)	--
Present Market Value				**28,97,400 /-**
Rounded to				**28,97,000 /-**
Any Other details				

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) saleability ii) likely rental value in future and iii) any likely income it may generate may be discussed)

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Market approach

- Prevailing Market rate has been enquired from the Local People / Real Estate Agent / Online advertisement for sale of property in Nearby Location.
- from the above enquired Market rate, Premium or discount has been given to the Referred land based on the Pros and Cons

Remarks

- Located in the Well developing Residential area of Neelamangalam Village. Located at the distance 3.2km from Guduvanchery Railway Station.
- Prevailing Market rate for the Land is between Rs. 2,500 /- to Rs. 3,000 /- Per Sq.ft
- Market rate has been obtained from the nearby Real estate brokers and the Web site posting.
- At the time of Inspection door is locked, it is under the Possession of the Bank.

Part G Certificate

As a result of my appraisal and analysis, it is my considered opinion that the

Present fair market value	-	**Rs. 28,97,000 /-** **[Rupees Twenty eight lakhs and ninety seven thousand only]**
Book Value	-	--
Realisable Value [85 % of FMV]	-	**Rs. 24,62,000/-** **[Rupees Twenty four lakhs and Sixty two thousand only]**
Distress Value [80 % of FMV]	-	**Rs. 23,18,000 /-** **[Rupees Twenty three lakhs and eighteen thousand only]**

Place: Chennai 600 015
Date: 01/08/2024

TEAM ENGINEERS AND VALUERS * Chennai *

Signature

K PRADEEP, B.E (Civil),M.Sc (Real Est.Val) MIE, FIV.,
[Asset Class - Land & Building]
Chartered Engineer - M 153835-1
Govt. Regd. Valuer - CI/924/2016-17
Regd Valuer - IBBI/RV/05/2018/10099

(Name and official Seal of the Approved Valuer)

The Undersigned has inspected the property detailed in the Valuation Report dated on

We are satisfied that the fair and reasonable market value of the property is **Rs. /-**
(Rs.....

..... only).

Signature

(Name of the Branch Manager with Office Seal)

PART D - Certificate

1. It is hereby certified that in my opinion

i) The Present stage value of the flat was occupied by the lessee.

ii) The Present market value of the flat by adopting suitable composite rate is **Rs. 28,97,000 /- [Rupees Twenty eight lakhs and ninety seven thousand only]**

iii. Realisable value Rs. 24,62,000/- [Rupees Twenty four lakhs and Sixty two thousand only]

iv. The Distress value is **Rs. 23,18,000 /- [Rupees Twenty three lakhs and eighteen thousand only**

2. Number of title deed(s) involved in this flat is 1

3. If this flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).

5. The Model Code of Conduct for Valuers instructed by Canara Bank Vide Circular (Annexure IX to HO CIR/2019) dt. 13-03-2019 is followed.

6. The Property was inspected on 23/07/2024.

7. The legal aspects were not considered in this valuation.

8. This valuation work was/ has been undertaken by the valuer based upon the request from The Manager, Canara Bank, Urapakkam Branch.

9. Any other details

Place : Chennai 15

Date : 01/08/2024

TEAM ENGINEERS AND VALUERS Chennai

(Panel Valuer)

P.PRADEEP, B.E (Civil), M.Sc (Real Est.Val) MIE, FIV.,
[Asset Class - Land & Building]
Chartered Engineer - M 153835-1
Govt. Regd. Valuer - CI/924/2016-17
Regd Valuer - IBBI/RV/05/2018/10099

Note : This Report contains 11 pages with Annexures 22 & 23, Keyplan, photos and Sale reference.

Enclosures:

1. Key plan showing the location of the property.
2. Sketch showing the location of the subject flat with reference to the floors.
3. Sketch of the flat if available.
4. Photograph of owner/representative with property in background.
5. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

ANNEXURE-22

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated **23/07/2024** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued;

I have personally inspected the property on **23/07/2024** The work was not subcontracted to any other valuer and was carried out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment; I have not been found guilty of misconduct in my professional capacity.

I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

I abide by the Model Code of Conduct for the empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

I am registered under Section 34 AB of the Wealth Tax Act, 1957.

I am the proprietor/partner / authorized official of the firm/company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Residential Flat
2	Purpose of valuation and appointing authority	To Assess the Fair value of the property for **SARFAESI Purpose.** The Manager, Canara Bank, Urapakkam Branch
3	Identity of the valuer and any other experts involved in the valuation;	Pradeep P, Registered Valuer – Land and building under Wealth tax and Companies Act
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	Date of Appointment 22/07/2024 Valuation and Report Date 23/07/2024
6	Inspections and/or investigations undertaken;	On 23/07/2024
7	Nature and sources of the information used or relied upon;	Local market enquiry confirmed with Online Sale posting

TEAM ENGINEERS AND VALUERS Chennai

8	Procedures adopted in carrying out the valuation and valuation standards followed;	IVS Standard &Market Approach
9	Restrictions on use of the report, if any;	Nil
10	Major factors that were taken into account during the valuation;	Prevailing Market Scenario
11	Major factors that were taken into account during the valuation;	Prevailing Market Scenario
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	--

Place : Chennai 600 015
Date : 01/08/2024

TEAM ENGINEERS AND VALUERS * Chennai *

(Panel Valuer)

P.PRADEEP, B.E (Civil),M.Sc (Real Est.Val) MIE, FIV.,
[Asset Class - Land & Building]
Chartered Engineer - M 153835-1
Govt. Regd. Valuer - CI/924/2016-17
Regd Valuer - IBBI/RV/05/2018/10099

ANNEXURE –23

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code ofconduct:

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.

2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

4. A valuer shall refrain from being involved in any action that would bringdisrepute to the profession.

5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest:

1. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

6. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

8. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality:

1. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management:

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

2. Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

3. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

4. Remuneration and Costs.

TEAM ENGINEERS AND VALUERS Chennai

5. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

6. A valuer shall not accept any fees or charges other than those which aredisclosed in a written contract with the person to whom he would be rendering service.

7. Occupation, employability and restrictions.

8. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

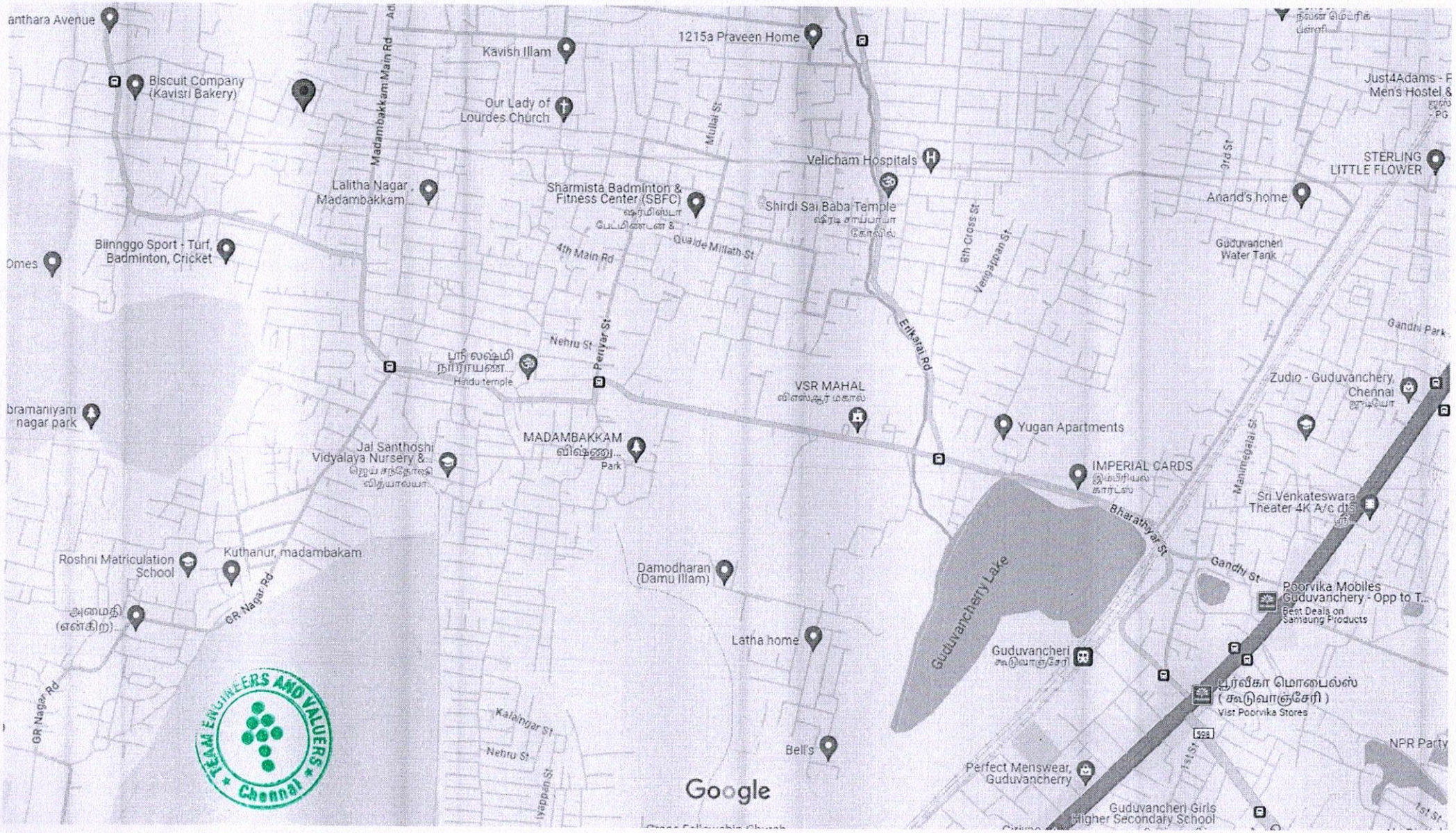
9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place : Chennai 600 015
Date : 01/08/2024

TEAM ENGINEERS AND VALUERS * Chennai *

(Panel Valuer)
DEEP, B.E (Civil),M.Sc (Real Est.Val) MIE, FV.,
[Asset Class - Land & Building]
Chartered Engineer - M 153835-1
Govt. Regd. Valuer - CI/924/2016-17
Regd Valuer - IBBI/RV/05/2018/10099

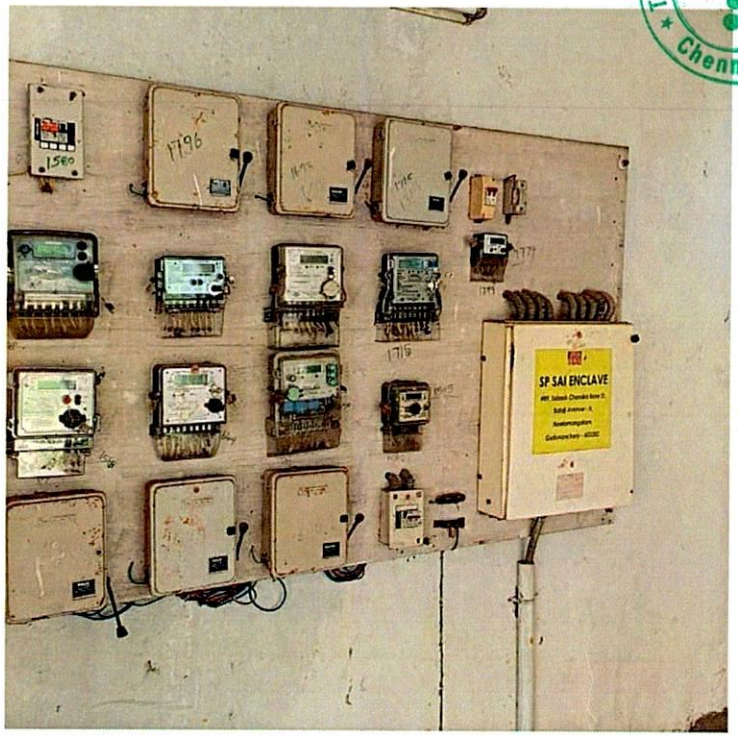
Google Maps 12°51'27.1"N 80°02'20.2"E

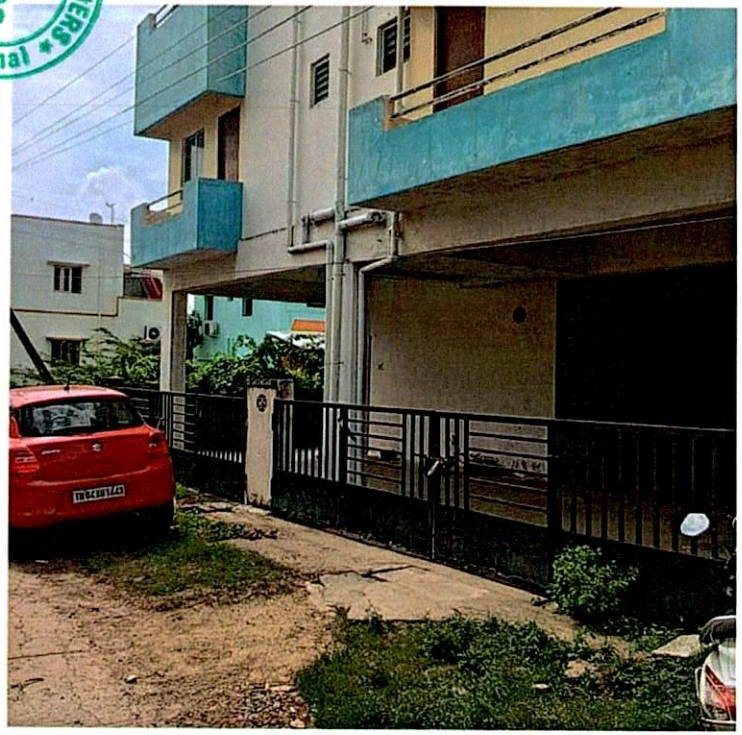


Map data ©2024 200 m









ENGINEERS AND VALUERS
Chennai

GUIDELINE VALUE & PROPERTY VALUATION

Guideline Value relating to 2.19 lakhs streets and over 4.46 Crores Survey Numbers/Subdivision numbers are available on this site for query.

For Property Valuation, Click on the Street Name from the Street List, where the property is located.

From: 1-7-2024 To: Current Date

Search Criteria :

Zone:	Chengalpattu	Sub Registrar Office:	Gooduvancheri
Guideline Village:	Neelamangalam	Revenue Village:	NEELAMANGALAM
Revenue District:	KANCHEEPURAM	Revenue Taluka:	KUNDRATHUR

Below Search results are as on 01-Aug-2024 04:30 PM

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0 List all Street

16 items found, displaying 1 to 10.
[First/Prev] 1, 2 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	SAKTHI VILAS	600/ Square Feet	6460/ Square Metre	Residential Class IV Type - II	01-Jul-2024	-
2	SAPTHAGIRI NAGAR	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
3	SAPTHAGIRI NAGAR (EXTN)	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
4	SENTHIL NAGAR	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
5	SENTHIL NAGAR-II	400/ Square Feet	4305/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
6	SOUNDARAPANDIAN NAGAR EXTN	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
7	SRI BALAJI AVENUE (II & III)	600/ Square Feet	6460/ Square Metre	Residential Class IV Type - II	01-Jul-2024	-
8	SRI GANAPATHI NAGAR COLONY	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
9	SRI IYYANAR NAGAR	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
10	SRI MAYIL VAGANAM NAGAR	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

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TEAM ENGINEERS AND VALUERS Chennai