

1.	Postal address of the property with Pin code	: Survey No. 19/B2 Part, Plot No.52, Ward No. 3, HSD Patta No. 1614/1410, J.J. Nagar, Nattukkalapalayam Road, Suleeswaranpatti Village & Town Panchayat, Pollachi Taluk, Coimbatore District - 642006.
2.	City/Town	: Suleeswaranpatti Village
	Residential Area	: Yes
	Commercial Area	: No
	Industrial Area	: No
3.	Classification of the Area	: High/Middle/Poor Urban/Semi Urban/Rural
4.	Coming under Corporation Limit /Village Panchayat/Municipality	: Town Panchayat
5.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified underagency area/ scheduled area/ cantonment area	: Nil
6.	In case it is an agricultural land, any Conversion to house site plots is contemplated	: No

7. Location of the property	
Plot No. / Nagar / Survey No. Door No.	: , Plot No.52, Ward No. 3, J.J. Nagar, Nattukkalapalayam Road, Panchayat,
S.F. No. / T.S. No. / R.S. No.	: Survey No. 19/B2 Part, HSD Patta No. 1614/1410
Village / Block	: Suleeswaranpatti Village
Taluk/Ward	: Pollachi Taluk, Pollachi SRO,
Mandal/District/Municipality/Corporation	: Coimbatore District - 642006

B 1) Boundaries of the property		:	M.TECH(STRUCT).. MISC.. M.E.. MISTE.. MIIT (ARB)	
			As Per the Deed	Actual
	North	:	Layout Road	Road
	South	:	Plot No. 53	Land & Building
	East	:	Plot No. 51	Land & Building
	West	:	Layout Road	Road
Dimensions of the property		:	Plot No. 52	
			As Per the Deed	Actual
	North	:	8.00M (or) 26'3"	26'3"
	South	:	8.00M (or) 26'3"	26'3"
	East	:	10.00M (or) 32'9"	32'9"
	West	:	10.00M (or) 32'9"	32'9"
	Extend	:	80.Sq.M (or) 1.98 Cents (or) 861.13 Sq.ft	80.Sq.M (or) 1.98 Cents (or) 861.13 Sq.ft

9.	Latitude, Longitude and Coordinates of the site	:	Latitude:10.63356, & Longitude:77.01979
10.	Property tax receipt referred	:	Yes Available
	Assessment Number	:	(Assessment No. 4553)
	Tax Amount	:	Rs. 874/- (2015-2016)
	Receipt in the Name of	:	
11.	Electricity service connection consumer number	:	Yes Available (S.C.No:1906)
	In the name of	:	
	Other details, if any	:	
12.	Property is presently occupied by	:	Owner / Tenants/ Both / Vacant
13.	If tenanted fully, What is the gross monthly rent?	:	If rented- Rs. 5000/- Per Month
14.	If occupied by both	:	Nil
	By assuming the entire building is let out,	:	
	(i) What is the probable monthly rent?	:	Rs.--
	(ii) What is the advance amount?	:	Rs.--

II. PROCEDURE OF VALUATION:

	Valuation Details	:	Discussed in Part B,C,D,E &F
1	F.S.I.	2	--
	FSI Allowable		Actual Plot Coverage -75%
	As Per Approved FSI - 0.69		
	As Per Actual FSI - 0.75		

PART B

S.NO	Extent of The Site	:	Dimensions of the Property
1.	As Per the Deed	:	80.Sq.M (or) 1.98 Cents (or) 861.13 Sq.ft
2.	As Per the Patta	:	80.Sq.M (or) 1.98 Cents (or) 861.13 Sq.ft
3.	As Per the Considered	:	80.Sq.M (or) 1.98 Cents (or) 861.13 Sq.ft

2.	Extent of site (least of 1a & 1b)	:	Plot No. 52
	Size of the Plot	:	As Per Deed
	North	:	8.00M (or) 26'3"
	South	:	8.00M (or) 26'3"
	East	:	10.00M (or) 32'9"
	West	:	10.00M (or) 32'9"
	Extent of the Plot	:	80.Sq.M (or) 1.98 Cents (or) 861.13 Sq.ft

3. CHARACTERISTICS OF THE SITE		
A	* What is the character of the locality?	: Residential Plot
B	*What is the classification of the locality?	: Middle Class
C	Development of surrounding areas	: Normal
D	Possibility of frequent flooding/sub merging	: Nil
E	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	: All Amenities with in 7 Km Radius
F	Level of land with topographical conditions	: Levelled Land
G	Shape of land	: Rectangular Shape
H	Type of use to which it can be put Any usage restriction	: Residential Area
I	Is plot in town planning approved layout?	: HSD Patta No: 1614/1410 Dt on: 21.02.2001 Patta Given By: The Special Thasildar Adi Dravidar and Schedule tribe Welfare, Pollachi
J	Is plot in town planning approved layout?	: --
K	Corner Plot or Intermittent Plot?	: Corner Land
L	Type of road available at present Road facilities are available?	: Yes Available
M	Is it a land - locked land?	: No
N	Water Potentiality	: Yes Available
O	What is the width of the Road? Width of road - is it (below 20ft (or) more than 20 ft.)	: Above 20'0" North to South Road
P	Underground sewerage system	: Nil

Q	Is power supply available at the site?	: Yes
R	Advantage of the site	: Nil
S	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated)	: Nil
T	* Any factors which affect the marketability of the land?	: Nil
	* Type of the land?	: Residential Plot - As Per Actual Commercial Class - I Type - I - As Per Guide Line Value
	* Accessibility	: Normal