

2014



V.O. CHIDAMBARANAR PORT TRUST

VALUATION REPORT OF LAND ASSET OWNED BY V.O.C. PORT TRUST

FINAL REPORT



(A Govt. of India Enterprise)
Plot-1, Sector-29, GURGAON-122 001





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1.0 INTRODUCTION

VO Chidambaranar Port is located on the South Eastern Coast of India bordering the Gulf of Mannar and managed by VO Chidambaranar Port Trust (VOCPT). The Port is a modern all-weather port situated at Tuticorin, (Tamilnadu State in South India) located 550km south of Chennai and 125km north of Cape Camorin, , on the East Coast of India, 129 nautical miles from the international mainline shipping route, connecting the far east with the western region. The VOC Port was declared as Major Port in 1974, the Port Trust Board was set up under the Major Port Trust Act, 1963. Since then, VOCPT has been functioning as the 10th Major Port and has fallen in line with other Major Port Trusts functioning in the country.

The National Highway NH-45B passes just outside the port connecting Madurai and runs through Bangalore upto Uttar Pradesh. Also, NH-7A connecting Thirunelveli is directly connected with VOC Port. The Port is served by a Broad Gauge Railway line and is well connected with Southern portion of country through Madurai, Trichy, Chennai and Bangalore. The Tuticorin airport is just 20kms from the Port.

Location:

Latitude: 8⁰ 45' N
Longitude: 78⁰ 13' E

Port Land Bank:

VOC Port has a land bank of 2773 acres, details of the same is as provided below:

Harbour Estate	-	2398.34 Acres
Rail siding from Melavittan to Harbour Estate	-	190.14 Acres
Ambasamudram Quarry	-	35.79 Acres
Thattaparai Quarry	-	145.36 Acres
Kattalangulam Quarry	-	3.00 Acres
Opposite to Fisheries college (Adj. to NH 7A)	-	15.22 Acres
Total	-	2787.85 Acres

VOC Port is an artificial deep-sea harbour formed with rubble mound-type parallel breakwaters projecting into the sea for about 4 km. (The north breakwater is 4098.66 metres long; the south breakwater is 3873.37 meters long and the distance between the breakwaters is 1275 metres). The port was designed and executed entirely through indigenous efforts. The harbour basin extends to about 400 hectares of protected water area and is served by an approach channel of 2400 meters length and 183 meters width.

Due to its strategic location in the southern peninsula and assured round-the-clock operations, the port has been the nerve centre of economic activity in south Tamil Nadu. The port handled the traffic of 28.64 MTPA in the year 2013-14.

The new land allotment guidelines-2014 envisaged that every major port shall have a land use plan covering all the land owned and/or managed by the port. To arrive at the market value/ reserve price for fixing annual lease rentals, policy guideline stipulated the following:

18.0 Market Value of land / Reserve Price:

- (a) *Land Allotment Committee may normally take into account **the highest** of the factors mentioned herein below to determine the latest market value of Port land. In case the land allotment committee is not choosing the highest factor, the reasons for the same have to be recorded in writing.*
- (i) State Government's ready reckoner of land values in the area, if available for similar classification/activities.*
- (ii) Highest rate of actual relevant transactions registered in last three years in the Port's vicinity (the vicinity of the Port is to be decided by the respective Port Trust Boards), with an appropriate annual escalation rate to be approved by the Port Trust Board.*
- (iii) Highest accepted tender-cum-auction rate of Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board.*
- (iv) Rate arrived at by an approved valuer appointed for the purpose by the Port.*
- (v) Any other relevant factor as may be identified by the Port.*
- (b) *The Land Allotment Committee shall, while recommending the latest Market Value for any land would normally take into account the highest of the factors mentioned in Para 18 (a) above. Reserve Price in terms of the annual lease rent would be considered as a percentage of the latest market value determined in accordance with Para 18(a) above, and would in no case be less than 6% of the latest market value, to be fixed by the Port Trust Board.*
- (c) *The Port Trust would make a proposal as outlined in para 18(a) to TAMP for fixing the market value of the land. The TAMP would notify the market value of the land after following due process of consultation with stake holders within 45 days of receipt of the proposal. The Port Trust Board will fix a rate of annual escalation which would not be less than 2%.*

In this direction, RITES submitted its proposal for preparation of land use plan and valuation of land assets including tank farm assets for VOCPT. VOC Port Trust has commissioned RITES for preparation of comprehensive land use plan and valuation of land and tank farm assets vide letter no E(C)-100/03/2014/Est/D.1229; dated 5.5.2014. RITES' officials visited VOCPT and met port officials and other stake holders apart from collection of relevant data from the respective divisions of port.

1.1 Objective

The valuation of land assets as per guidelines is a pre-requisite for the land allotment committee for enable it to fix the lease rentals. It also enables the committee to fix the reserve price before calling for tender to lease and auction for a specified period. Thus the main objective is to arrive the reasonable value of land asset of VOCPT .

2.0 PURPOSE OF VALUATION

The purpose of valuation is to evaluate the fair value of port land, which in turn will assist the VOCPT to arrive the lease rentals. As per Land Policy Guidelines for Major Ports-2014, some of the area where the valuation of land asset played vital role is given below, which clearly depict the purpose and need of valuation of and asset.

Clause 16.2 of Policy Guidelines on Fresh Leases:

- (d) Land shall be leased through tender-cum-auction methodology through a competitive bidding process over the reserve price of such plots which shall be worked out by the Land Allotment Committee of the Port and approved by the Port Trust Board and by TAMP. At the tender -cum -auction stage, depending upon its financial requirement, the Port may decide to invite bids either on- (i) Upfront basis, where the bidding parameter is the one-time upfront payment offered by the bidder for the lease period and a nominal lease rent of Rs. One per square metre to be collected every year for the currency of lease period, or; (ii) Premium basis, quoted by the bidder over and above the **Reserve Price in terms of the annual lease rent, calculated as per the provisions of para-18(b)**. While leasing out land on upfront basis, the Board shall fix the Reserve Price which would be the NPV of the sum total of annual lease rentals calculated as per Para 18(b), escalated annually at the rate approved by the Board as indicated in para 18(c). The discount factor would be the longest term G-sec rate as per the latest RBI Bulletin. In both cases, the Port shall keep equivalent of two years rentals as security deposit.
- (f) In respect of PPP projects, the annual lease rent based on updated/latest market value with the approved rate of annual escalation would be indicated to the bidders at the bidding stage itself. With respect to land allotted for captive facilities, the lease rentals for the land allotted shall be recovered from the user as per the annual **lease rental based on market value notified as per Para-18(c)**, with the approved rate of annual escalation. The lease rental, as well as the rate of annual escalation would be approved by the Port Trust Board.
- (i) When entering into a joint venture for improving Port connectivity or Port development with any public authority, land required for such projects, **valued at its updated/latest market value may constitute the equity of the Port** in such joint ventures.

16.3. Renewal of Existing Leases:

- (c) During the process of renewal of existing leases, the Port is required to differentiate between those lease agreements that stipulate automatic renewal and those that do not provide for such automatic renewal at the end of the lease-period. In cases of renewal of existing leases, without automatic renewal option at the end of the lease-term, the land will be put to tender-cum-auction with the first right of refusal to be

extended to the existing lessee. The existing lessee should be allowed to match the H-1 bid. **If any structures has been constructed by the earlier lessee on the leased land, it would be valued by a third party valuer** to be agreed upon by the Port Trust and the earlier lessee and the successful bidder has to remit the value of the structures which would be passed on to the previous lessee. The bidding and auction would be only on the reserve price of the land. With a view to dissuade non-serious bids, EMD for a valid bid should be fixed at 10% of the updated/latest market value of the land being put on tender. If the only bidder is the existing lessee, the annual lease rental would be determined on the basis of the updated/latest market value notified as per Para 18(c) or the price quoted by the existing lessee in the tender-cum-auction, whichever is higher.

- (d) In respect of lease agreements with automatic renewal option, the **lease can be renewed by the Port Trust Board by treating it as a fresh lease at the updated/latest market value, notified as per Para 18(c).**
- (h) After the expiry/termination of lease and despite receiving the notice thereof, or forfeiture of lease on account of change of user, assignment etc., if the lessee continues to occupy it unauthorizedly, the lessee shall be liable to pay compensation for wrongful use and occupation at three (3) times the **annual lease rent based on updated/latest market value**, till vacant possession is obtained by the Port. In cases of land allotted on upfront basis, the equivalent annual lease rent would be calculated on pro-rata basis.

3.0 SCOPE OF VALUATION

The scope of work (B) Land Valuation of Port Land comprises of the following:

1. Collection and analysis of relevant data/ document for assessment/ review of market value of land (Zone A & Zone B) as per Land Policy guidelines 2014, for VOCPT issued by the Central Government which inter alia, envisages consideration of the following factors:
 - (a) State Government Ready Reckoner of the land value in the area, if available
 - (b) Average rate of actual transaction in last three years in the vicinity of port, adding due escalation factor as per land policy guidelines
 - (c) Highest accepted tender rate of port land for similar transactions
 - (d) Any other relevant factors as may be identified. The data/ documents to be relied upon by the consultant should effectively represent the different purpose of utilisation of port property in different zones.
2. Assessment of market value of land including tank farms leased to 6 agencies by above methodology failing which by any other alternative methodology with prior consent of the VOC Port Trust.
3. Assessment of yield on such capital value and determination of rent and upfront premium as per land policy guidelines for VOCPT issued by the Central Govt. necessary

amendments be incorporated, if there be any change in the guideline during pendency of the work.

4. Review of other charges, viz., way leave license fee, permission fee for allowing construction, foreshore encroachment charges, erection of hoardings etc. for VOCPT.
5. Preparation of submission of draft valuation report followed by final report after incorporating necessary amendments/ suggestions as would be made by the port, including presentation before VOCPT Board/ TAMP/ any other committee as required.

As soon as the work order was received, our Team along with valuers, interacted with Chief Engineer, Dy. Chief Engineer, Estate Department and other heads of various departments and collected relevant data. Our Team along with valuers, collected documents from Registrar's office, realtors and other available means to arrive at the fair value of port land.

4.0 BACK GROUND ON LAND ALLOTMENT POLICY

Existing Method of Land Allotment:

The Port area is categorised in to two area namely (i) Area within custom bond area and (ii) area outside the custom bond area.

- i. Both the above category of land can be allotted either on License or Lease basis as per approve land use plan/ zoning.
- ii. Land inside custom bound area is allotted on short term lease basis, generally for a short duration, not exceeding 11 months (maximum) and shall be in accordance with the Scale of Rates as approved by TAMP.
- iii. Land outside custom bounds area is given to various port users either on short term or on long term lease basis based on their requirements. The long term lease is given for a maximum period of 30 years.

Lease Rent Payable by the Lessee:

- i. The lease rent is derived based on the TAMP approved rates for VOCPT, which is basically arrived based on the fair market value of the land.
- ii. So far, the expected annual return from the land is fixed at 6% of market value and the same is escalated upon by 2% every year. (As per new policy guideline, the percentage of expected return from land should not be less than 6%, and the escalation factor is also considered to be not less than 2%; i.e., it indicates that upper cap is now removed and if Land allotment committee/ Port Trust Board, may consider even more than the above mentioned prescribed percentages of 6% and 2% respectively).
- iii. Lease rent is revised once in five years.
- iv. In case of land allotted on upfront basis, the lease rent of Rs.1/sqm, shall be collected every year.
- v. Land outside custom bound area is allotted for various purposes, generally grouped as (a) Commercial (b) Industrial and (c) Services

5.0 VALUATION

There are three traditional groups of methodologies for determining value. These are usually referred to as the "three approaches to value" which are generally independent of each other:

- The **cost approach** (the buyer will not pay more for a property than it would cost to build an equivalent).
- The **sales comparison approach** (comparing a property's characteristics with those of comparable properties that have recently sold in similar transactions).
- The **income approach** (similar to the methods used for financial valuation, securities analysis or bond pricing).

Generally valuer can choose from three any of the above three approaches to determine value. One or two of these approaches will usually be most applicable, with the other approach or approaches usually being less useful. The appraiser has to think about the "scope of work", the type of value, the property itself, and the quality and quantity of data available for each approach. No overarching statement can be made that one approach or another is always better than one of the other approaches.

The cost approach

The cost approach was once called the summation approach. The theory is that the value of a property can be estimated by summing the land value and the depreciated value of any improvements. The value of the improvements is often referred to by the abbreviation RCNLD (reproduction cost new less depreciation or replacement cost new less depreciation). Reproduction refers to reproducing an exact replica. Replacement cost refers to the cost of building a house or other improvement which has the same utility, but using modern design, workmanship and materials. In practice, appraisers almost always use replacement cost and then deduct a factor for any functional dis-utility associated with the age of the subject property. An exception to the general rule of using the replacement cost, is for some insurance value appraisals. In those cases, reproduction of the exact asset after the destructive event (fire, etc.) is the goal.

In most instances when the cost approach is involved, the overall methodology is a hybrid of the cost and sales comparison approaches (representing both the suppliers' costs and the prices that customers are seeking). For example, the replacement cost to construct a building can be determined by adding the labor, material, and other costs. On the other hand, land values and depreciation must be derived from an analysis of comparable sales data.

The cost approach is considered most reliable when used on newer structures, but the method tends to become less reliable for older properties. The cost approach is often the only reliable approach when dealing with special use properties (e.g., public assembly, marinas).

The sales comparison approach/ Market approach

The sales comparison approach is based primarily on the principle of substitution. This approach assumes a prudent (or rational) individual will pay no more for a property than it would cost to purchase a **comparable substitute** property. The approach recognizes that a typical buyer will compare asking prices and seek to purchase the property that meets his or her wants and needs for the lowest cost. In developing the sales comparison approach, the appraiser attempts to interpret and measure the actions of parties involved in the marketplace, including buyers, sellers, and investors.

Data collection methods and valuation process Data is collected on recent sales of properties similar to the subject being valued, called "comparables". Only SOLD properties may be used in an appraisal and determination of a property's value, as they represent amounts actually paid or agreed upon for properties. Sources of comparable data include real estate publications, public records, buyers, sellers, real estate brokers and/or agents, appraisers, and so on. Important details of each comparable sale are described in the appraisal report. Since comparable sales are not identical to the subject property, adjustments may be made for date of sale, location, style, amenities, square footage, site size, etc. The main idea is to simulate the price that would have been paid if each comparable sale were identical to the subject property. If the comparable is superior to the subject in a factor or aspect, then a downward adjustment is needed for that factor. Likewise, if the comparable is inferior to the subject in an aspect, then an upward adjustment for that aspect is needed. The adjustment is somewhat subjective and relies on the appraiser's training and experience. From the analysis of the group of adjusted sales prices of the comparable sales, the appraiser selects an indicator of value that is representative of the subject property. It is possible for various appraisers to choose different indicator of value which ultimately will provide different property value.

Steps in the sales comparison approach 1. Research the market to obtain information pertaining to sales, and pending sales that are similar to the subject property. 2. Investigate the market data to determine whether they are factually correct and accurate. 3. Determine relevant units of comparison (e.g., sales price per square foot), and develop a comparative analysis for each. 4. Compare the subject and comparable sales according to the elements of comparison and adjust as appropriate. 5. Reconcile the multiple value indications that result from the adjustment (upward or downward) of the comparable sales into a single value indication.

The income capitalization approach

The income capitalization approach (often referred to simply as the "income approach") is used to value commercial and investment properties. Because it is intended to directly reflect or model the expectations and behaviors of typical market participants, this approach is generally considered the most applicable valuation technique for income-producing properties, where sufficient market data exists.

Out of the above three approaches, as in the present case, only land value is to be assessed based on stipulated guidelines, the sales comparison approach/ Market approach is considered appropriate and the Consultant's valuation Team adopted this method to arrive at the valuation of land asset.

Market Value of an asset:

Market value of an asset is "the estimated amount for which a property should exchange on the date of valuation between the willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".

As required under Land Policy Guidelines for Major Ports-2014, we have followed the methodologies as stipulated under Clause 18 (a). Each of the methodology adopted and the valuation derived is given in detail in the subsequent paragraphs. Broadly as state in the clause 18(a) of the policy document, following are the methods adopted.

Method-I; State Government ready reckoner for the area in near vicinity and being used for similar activities

Method-II; Highest rate of actual transactions registered in last three years in the port's vicinity, with appropriate annual escalation

Method-III; Highest accepted tender-cum-auction rate of port land for similar transactions

Method-IV; Valuer's assessment of port land and valuation derived by him

Method-V; Any other relevant factor as may be identified by the port.

Further, during valuation, we have considered various influencing factors to arrive at the fair value of land from the earlier transacted rates, depends upon the size of transactions, characteristics of land, infrastructure facilities available around the area, accessibility, utility, improvements required etc. Based on the experience and local expertise on these areas, valuer considered suitable multiplication factors to bring it at par to the port's land for comparability and thereby to arrive at a fair value.

Some of the major factors influences the market value are: (i) Distance (ii) Utility/ strengthening required (iii) Infrastructure surrounding the area (iv) Date of transaction and the current trend of increase/ stagnation/decrease in real estate market (v) Availability/ non-availability factor.

- (i) Distance Multiplying factor:
Lands inside port area is considered as more potential in revenue generating due its proximity to berthing area. This will also enable for faster turnaround time of ships

and efficient cargo handling operations. Therefore value of land considered is multiplied by suitable multiplication factor based on distance from port.

- (ii) **Usage/ Utility factor:**
The usage or utility of the given land parcel under comparison; such as residential/commercial etc., are grouped in various classes. A suitable multiplication factor is used to arrive at the fair value of these lands to compare with port land. For example, a small residential plot can fetch a higher value based its location and many other factors. To compare this kind of land with larger area, we have to necessarily moderate the same with a factor.
- (iii) **Infrastructure Facilities Factor:**
Better infrastructure leads to better revenue generation capability of the land. Port lands have better infrastructure facilities such as roads and amenities, water supply, power supply, drainage system, sewage treatment plant, rail connectivity, etc. It is needless to mention that the lands outside the port premises are deficient in some of these facilities available within port boundary. Hence, to arrive at the comparable rate, appropriate multiplication factor is used.
- (iv) **Escalation Factor:**
Land values are dynamic; it depends upon the general economy and the market potential. A slump in economy may cause slide in real estate price. It is noticed that in the last three years, the market trend is either stagnant or in decline in few locations. To arrive at suitable values based on general economy, appropriate escalation factor is utilised to arrive at actual fair value of port land.
- (v) **Non-availability factor:**
This factor is used to compare demand supply factor in the vicinity. If demand is more for storage area with limited go-downs, the rental values will be too high; where as if the demand reduces, naturally the rentals will also comes down. This is especially for covered storage area and the seasonal demand, monsoon trend etc. For example, SIPCOT is not having any surplus land for allotment. However, based on earlier allotment, we have to derive the current value utilising an appropriate non-availability factor.

METHOD-I

**STATE GOVERNMENT READY RECKONER FOR THE AREA
IN NEAR VICINITY AND BEING USED FOR SIMILAR
ACTIVITIES**

METHOD-I; STATE GOVERNMENT'S READY RECKONER VALUE

TABLE I

SI. NO.	Survey Number in Mullakadu	Location / Type of Use	Guideline Value		Modification factor		Modified guideline value Rs. per Acre
			Rate per Sqm	Rate per Acre	Distance	Usage	
1.	Category – 1 : 1, 2, 3 & 4	(Residential)					
	1, 3 & 4	Warehouse	745/-	30,16,000/-			
	2	Kovil Pillai Nagar (Residential)	1560/-	63,15,390/-			
	4	Kovil Pillai Nagar (Residential)	980/-	39,67,360/-			
	Average			44,32,916/-	1.00	0.75	33,24,687/-
2.	Category – 2 : 5, 6, 7, 8, 9, 10 & 11						
	5		980/-	39,67,360/-			
	8	warehouse	745/-	30,16,000/-			
	Average			34,91,680/-	1.15	1.00	40,15,432/-
3.	Category – 3 : 13, 14, 15, 16, 17, 18, 19, 20, 797, 798, 799 & 800	Commercial					
	13, 16, 17, 18, 19, 20	Residential	1185/-	47,97,267/-			
	18, 19, 20	Dry		24,26,346/-			
	Average			36,11,806/-	1.30	1.00	46,95,348/-

Note: Since some of the rates are available in Sq.m and some of them in Acres, we have converted all the rates into Acre.

4.	Category – 4 : 21, 22, 25, 26, 38, 39, 785, 786, 791, 31						
	21, 26	Residential	3445/-	1,39,46,486/-			
	21, 22, 25, 26, 38, 39, 31	Dry		24,26,346/-			
	Average			81,86,416/-	1.45	1.00	1,18,70,303/-
5.	Category – 5 : 32, 33, 38, 42, 43, 44, 45, 46, 47, 50, 55, 54, 72, 73, 74						
	32, 33, 38, 42, 43, 44, 45, 46, 47, 50, 55, 54, 72, 73, 74	Dry		24,26,346/-			
	45, 54	Residential	1185/-	47,97,267/-			
	50, 55	Residential	1295/-	52,42,583/-			
	Average			41,55,398/-	1.60	1.00	66,48,638/-

6.	Category – 6 : 286, 287, 288, 311, 285, 284, 282, 291, 292, 293, 294, 295, 296, 297						
	286, 285, 284, 282	Residential	3445/-	1,39,46,486/-			
	287, 293, 294, 295	Residential	980/-	39,67,360/-			
	288, 311, 291, 296, 297	Residential	1185/-	47,97,267/-			
	Average			75,70,370/-	1.75	1.00	1,32,48,149/-
7.	Category – 7 : 215, 216, 762, 281, 282, 290, 301, 298, 306, 315, 259, 262, 258, 257, 217, 218, 219, 220, 222, 223, 224, 87, 89, 90, 91, 210, 212 & 213						
	217	Residential	1400/-	56,67,657/-			
	216, 281, 282,	Residential	3445/-	1,39,46,486/-			
	258, 262, 259, 220, 257, 217, 218, 219, 222, 223	Industrial	745/-	30,16,000/-			
	Average			75,43,381/-	1.75	0.75	99,00,687/-
8.	Category – 8 : 414, 415, 416, 417, 418, 432, 434, 435						
	432,434,435	Industrial	745/-	30,16,000/-			
	417	Residential	1185/-	47,97,267/-			
	414, 415, 416, 418	Dry		24,26,346/-			
	Average			34,13,204/-	1.30	1.00	44,37,165/-
9.	Category – 9 : 431, 429, 428, 427, 424, 425, 249, 430, 413, 423, 248, 273						
	424, 413, 423	Dry		24,26,346/-			
	431, 429, 428, 427, 424, 425, 249, 430, 248, 273	Industrial	745/-	30,16,000/-			
	Average			27,21,173/-	1.45	1.00	39,45,700/-
10.	Category – 10: 248, 249, 250, 247, 251, 270, 269, 254, 255, 256, 257, 258, 259, 260, 261, 262, 264, 265, 266, 267, 268, 269, 270, 271 & 272	Industrial					
	265, 266	Dry		24,26,346/-			
	248, 249, 250, 247, 251, 270, 269, 254, 255, 256, 257, 258, 259, 260, 261, 262, 264, 265, 266, 267, 268, 269, 270, 271 & 272	Industrial (SPIC)	745/-	30,16,000/-			
	267, 265	Residential	1400/-	56,67,657/-			
	Average			37,03,334/-	1.60	1.00	59,25,334/-

Group Details	Modified Guideline Value
Group – 1	33,24,687/-
Group – 2	40,15,432/-
Group – 3	46,95,348/-
Group – 4	1,18,70,303/-
Group – 5	66,48,638/-
Group – 6	1,32,48,149/-
Group – 7	99,00,687/-
Group – 8	44,37,165/-
Group – 9	39,45,700/-
Group – 10	59,25,334/-
TOTAL	6,80,11,443/-

Total of average guideline value of 10 groups = Rs. 6,80,11,443/-

Average guideline value from 01/04/2012 = $\frac{\text{Rs. 6,80,11,443/-}}{10}$
= Rs. 68,01,144/-

Say Rs. 68,01,000/-

Modification factor for better infrastructure :

The Port Trust lands are provided with broad roads, properly black topped with good lighting arrangement, etc., compared to the infrastructure provided in the lands outside the port boundary. Further the Port Trust Infrastructure is well maintained. Hence 20% is added to the average value derived above.

Value of land after applying modification factor for better infrastructure

= Rs. 68,01,000/- x 1.20

= Rs. 89,77,320/-

Hence,

VALUE OF LAND AS ON 14/07/2014 = RS. 89,77,000/- PER ACRE

FOR ZONE – B :

The lands in Zone – B are part & parcel of Tuticorin city. In cities the government fixed the land value for the streets / Roads. Zone – B port lands are facing North & South Beach Road and going eastwards.

The lands in Zone – B are mainly used for port related activity. Only a small extent is used for non-port related activity.

We have taken the guideline value of the North Beach Road & South Beach Road for comparison:

North Beach Road	=	Rs. 7250/-	
South Beach Road	=	Rs. 16,400/-	

Average	=	Rs. 11,825 per Sqm	

The value of land per Acre (Rs.11,825 x 4048.33sqm)			= Rs. 4,78,71,384/-

SAY RS. 4,78,71,000/- PER ACRE

Value of land based on GLR = Rs. 4,78,71,000/- per Acre

Modification factor for better infrastructure:

Value of land after applying modification

Factor for better infrastructure = 4,78,71,000/- x 1.20
= Rs. 5,74,45,660/-

ZONE-B : VALUE OF LAND AS ON 01/07/2014 = Rs. 5,74,45,000/- per Acre

It can be seen that the value of land arrived from guideline value for Zone- B is too high compared to the value arrived for Zone – A, since Zone – B lands are in the heart of Tuticorin city itself.

Even though this land is in the city, major portion of Zone-B is used for Port related activity inside the security wall such as

- (i) Handling of Cargo from Barges & Sailing Vessels
- (ii) Stacking of Cargo meant for export / import trade through Sailing Vessels / Barges
- (iii) Repairing barges of agencies & Port crafts of Lesser draft
- (iv) Boat Building / Repairing
- (v) Fish drying
- (vi) Salt production

Only a small portion of the land is allotted for non port related activity. Example: Petrol Bunk. These type of activities cannot be compared with other commercial activities on the other side of the road.

Hence for the Port Related Activity, the value of land arrived for Zone-A should be considered for Zone-B also.

METHOD-II

HIGHEST RATE OF ACTUAL TRANSACTIONS DURING LAST THREE YEARS IN THE VICINITY OF PORT

METHOD – II

AVERAGE VALUE OF ACTUAL COMPARABLE TRANSACTIONS REGISTERED IN THE LAST THREE YEARS

As part of valuation process, we have collected the certified copies of sale deed from the Registrar Office, copies of the same enclosed at Annexure. The transaction particulars as reflected in the sale deed document are tabulated below:

MULLAKADU VILLAGE:

Sl.No.	Doc. No. & Date	Survey No.	Extent of land (in Sq.m)	Value of land	Unit Value of land (per Sqm)	Guideline value (per Sqm)
1.	965/2013 & 28.03.2013	720/3A3	202.35	1,21,410/-	600/-	595/-
2.	990/2013 & 03.04.2013	720/3A3	404.70	2,42,820/-	600/-	595/-
3.	2688/2013 & 08.10.2013	334/2C1	Item No. 1: 68.28 Item No. 2: 15.60 Item No.3: 17.65 Item No.4: 14.12	1,47,500/-	1275/-	1560/-
4.	1963/2012 & 21.6.2012	90/1A1 & 90/1A4	101.54	1,42,156 /-	1400/-	3445/-
5.	428/2014 & 18.02.2014	602	1376.50	10,39,260/-	755/-	123.55
6.	273/2012 & 25.01.2012	22A/1D1, 25A/1D	13,602.38	2,45,00,000/-	1801.16	600/-

MEELAVITTAN VILLAGE:

Sl. No.	Doc. No. & Date	Survey No.	Extent of land (in Sq.m)	Value of land	Unit Value of land (per Sqm)	Guideline value (per Sqm)
1.	234/2012 & 23.01.2012	1402/3B1A	207.288	94,316	454/-	510/-
2.	3987/2012 & 07.11.2012	456/31	222.965	3,19,955	1435/-	1430/-
3.	3464/2012 & 17.09.2012	587/3A1A	41.77	75,605	1810/-	1805/-
4.	2493/2013 & 26.07.2013	780/5A	745.726	10,70,117	1435/-	1240/-

TUTICORIN DIVISION:

Sl. No.	Doc. No. & Date	Survey No.	Extent of land (in Sq.m)	Value of land	Unit Value of land (per Sqm)	Guideline value (per Sqm)
1.	3618/2012 & 10.09.2012	T.S.No.1128, 1129, 1130, 1131, 1137/PT., 1138/1	3233.8011	4,07,07,500/-	12588.12	16400/- & 7250/-

OTHER NEARBY VILLAGES:

Sl. No.	Doc. No. & Date	Survey No./Village	Extent of land (in Sq.m)	Value of land	Unit Value of land (per Sqm)	Guideline value (per Sqm)
1.	715/2014 & 06.03.2014	376/1A1A Korampallam	239.130	3,00,109	1255/-	1045/-
2.	4321/2012 & 12.12.2012	361/2F1 Korampallam	72.463	1,46,376	2020/-	2015/-
3.	151/2014 & 23.01.2014	177/1,178 Sankaraperi	287.877	21,69,154	7535/-	7535/-,

The statement enclosed reveals that almost all value of the sale deeds registered are for the guideline value only.

ANALYSIS:

- Most of the documents cited above are registered at the statutory guideline rates prescribed by the SRO. Hence these transactions rarely reflected the market forces and more or less aligned to the Guide line rates.
- The reason for the above is explained as below:
Guideline rate is maintained by the revenue department of state for collecting revenue by way of stamp duty and registration charges. Since this is mandatory minimum value of land accepted by revenue department, generally most of the properties transacted are registered at the guideline rate concealing higher market value actually happened.

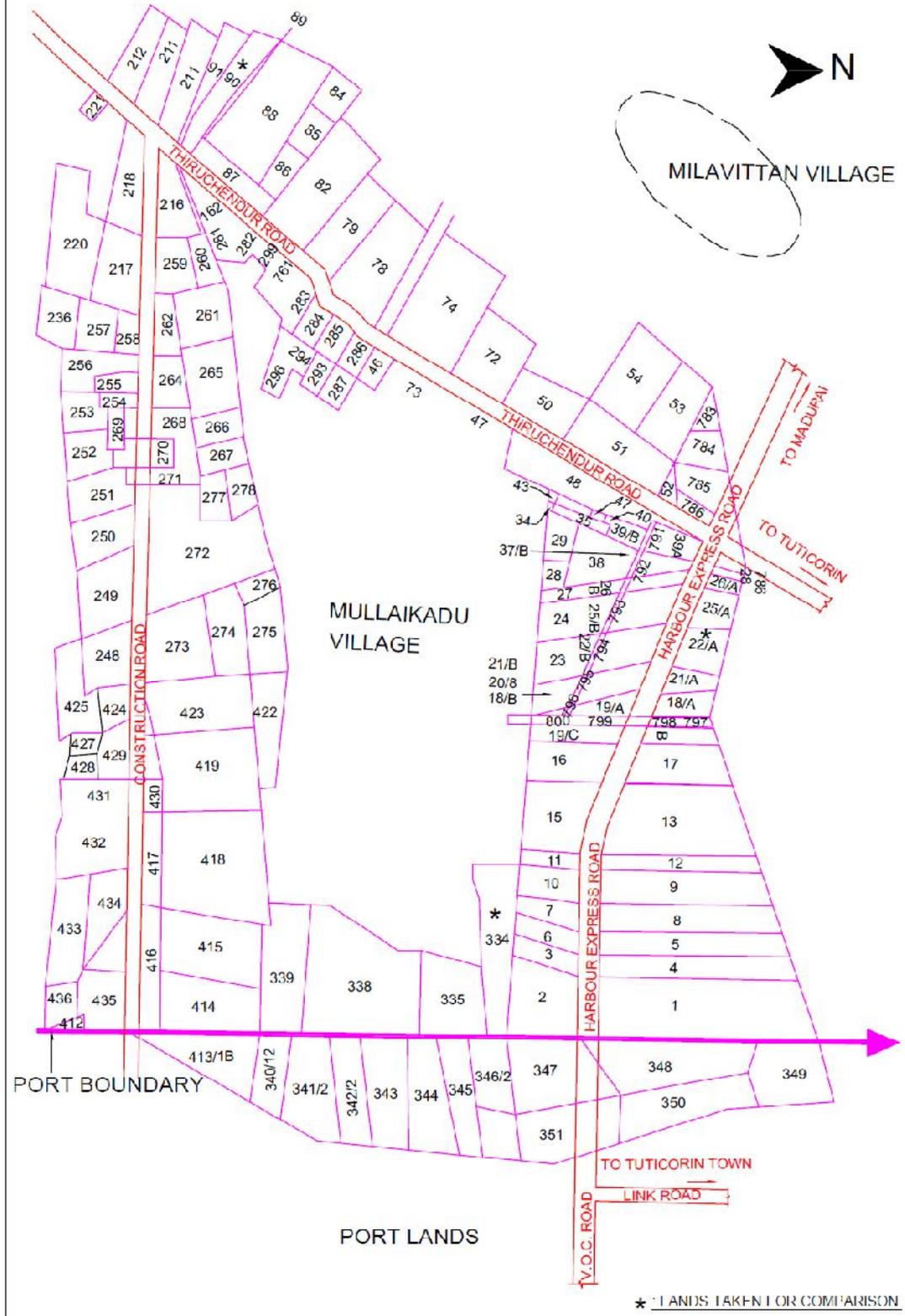
In general, both vendor and purchaser are agreeing to register the property only on the guideline value for the following reasons.

- For the Vendor : To save capital gains Tax
- For the Purchaser : To save Stamp duty & Registration Charges and for other reasons.

Though this is an independent method, due to the non transparent practices followed by the society in large, documents rarely reflects real market value and always shows mandatory guide line value as the transacted amount. Hence results arrived vide the State Government's Ready Reckoner Value (Method – 1), whose assessments derived based on the guideline rated are constructed to be the results of this method also.

HENCE, VALUE OF LAND AS ON 01/07/2014 = RS. 89,77,000/- PER ACRE

LAND COMPRISED IN VARIOUS SURVEY Nos., OF MULLAIKADU VILLAGE ABUTTING MAJOR ROADS STARTING FROM PORT BOUNDARY LINE



METHOD-III

**HIGHEST ACCEPTED TENDER CUM AUCTION RATE OF
PORT LAND FOR SIMILAR TRANSACTIONS, UPDATED
ON THE BASIS OF ANNUAL ESCALATION**

METHOD – III

FROM THE TENDER OF PORT LAND LEASED FOR 30 YEARS ON UP FRONT PREMIUM

Some of the port lands were given on 30 years lease on payment of up front premium. They have worked out the amount payable per Sqm for 30 years lease is up front premium for their earlier tendered rates or called for public auction.

From the upfront premium payable per Sqm for 30 years, we have worked out the lease amount payable per annum as follows :

- The lease amount payable on the 1st year = X
- The lease amount is increased by 2 % per annum up to the 30th year.
- The same process is continued till 30 years.
- Formula id $(1 + i)^n$

In this, i = Interest Rate, n = number of years

For example, $(1 + 0.02)^4$; 5th year = 1.084

1 st year	:	X	=	X	=	X
2 nd Year	:	$X + (X \times 0.02)$	=	$X + 0.02X$	=	1.02X
3 rd Year	:	$(1.02X) + (1.02X \times 0.02)$	=	$1.02X + 0.0204X$	=	1.0404X
4 th Year	:	$1.0404X + (1.0404X \times 0.02X)$	=	$1.0404X + 0.0208X$	=	1.0612X
5 th Year	:	$1.0612X + (1.0612X \times 0.02X)$	=	$1.0612X + 0.0212X$	=	1.0824X
6 th Year	=	$1.0824X + (1.0824X \times 0.02X)$	=	$1.0824X + 0.0216X$	=	1.104X
7 th Year	=	$1.104X + (1.104X \times 0.02)$	=	$1.104X + 0.0221X$	=	1.1261X
8 th Year	=	$1.1261X + (1.1261X \times 0.02)$	=	$1.1261X + 0.0225X$	=	1.1486X
9 th Year	=	$1.1486X + (1.1486X \times 0.02)$	=	$1.1486X + 0.0230X$	=	1.1716X
10 th Year	=	$1.1716X + (1.1716X \times 0.02)$	=	$1.1716X + 0.0234X$	=	1.195X
11 th Year	=	$1.195X + (1.195X \times 0.02)$	=	$1.195X + 0.0239X$	=	1.2189X
12 th Year	=	$1.2189X + (1.2189X \times 0.02)$	=	$1.2189X + 0.0244X$	=	1.2433X
13 th Year	=	$1.2433X + (1.2433X \times 0.02)$	=	$1.2433X + 0.0249X$	=	1.2682X
14 th Year	=	$1.2682X + (1.2682X \times 0.02)$	=	$1.2682X + 0.0253X$	=	1.2935X
15 th Year	=	$1.2935X + (1.2935X \times 0.02)$	=	$1.2935X + 0.0259X$	=	1.3194X
16 th Year	=	$1.3194X + (1.3194X \times 0.02)$	=	$1.3194X + 0.0264X$	=	1.3458X
17 th Year	=	$1.3458X + (1.3458X \times 0.02)$	=	$1.3458X + 0.0269X$	=	1.3727X
18 th Year	=	$1.3727X + (1.3727X \times 0.02)$	=	$1.3727X + 0.0274X$	=	1.4001X
19 th Year	=	$1.4001X + (1.4001X \times 0.02)$	=	$1.4001X + 0.0280X$	=	1.4281X
20 th Year	=	$1.4281X + (1.4281X \times 0.02)$	=	$1.4281X + 0.0286X$	=	1.4567X
21 st Year	=	$1.4567X + (1.4567X \times 0.02)$	=	$1.4567X + 0.0291X$	=	1.4858X
22 nd Year	=	$1.4858X + (1.4858X \times 0.02)$	=	$1.4858X + 0.0297X$	=	1.5155X
23 rd Year	=	$1.5155X + (1.5155X \times 0.02)$	=	$1.5155X + 0.0303X$	=	1.5458X
24 th Year	=	$1.5458X + (1.5458X \times 0.02)$	=	$1.5458X + 0.0309X$	=	1.5767X
25 th Year	=	$1.5767X + (1.5767X \times 0.02)$	=	$1.5767X + 0.0315X$	=	1.6082X
26 th Year	=	$1.6082X + (1.6082X \times 0.02)$	=	$1.6082X + 0.0321X$	=	1.6403X

27 th Year	=	1.6403X + (1.6403X x 0.02)	=	1.6403X + 0.3280X	=	1.6731X
28 th Year	=	1.6731X + (1.6731X x 0.02)	=	1.6731X + 0.0335X	=	1.7066X
29 th Year	=	1.7066X + (1.7066X x 0.02)	=	1.7066X + 0.0341X	=	1.7407X
30 th Year	=	1.7407X + (1.7407X x 0.02)	=	1.7407X + 0.0348X	=	1.7755X
TOTAL						40.56X

The above chart shows that if a person pay 'X' for first year, he will be paying about 1.8 times, i.e., about 1.8X on the 30th year.

Instead of paying every year, the person is going to pay the entire lease amount in advance as "Up Front Premium".

The present value of 'X' per annum at the discount factor of 6 % payable at the end of 30 years worked out. The amount payable as Up Front Premium is worked out by multiplying the lease rate payable for that year with the respective year discount factor as shown below :

$$\text{Formula} = \frac{1}{(1 + i)^n}$$

Present value of Rs. X per Annum at the discount factor of 6 % (Payable at the end of 30 years).

$$\begin{aligned} \text{Example} &= \frac{1}{(1 + 0.06)^2} \\ &= \frac{1}{1.1236} \\ &= 0.89 \end{aligned}$$

Now the lease payable per annum in the respective year is multiplied with discount factor to arrive at the upfront premium payable towards the respective year.

Year	Lease rate payable per annum	Discount Factor	Up front amount payable for respective year
1 st year	X	1	0.96X
2 nd Year	1.02X	0.943	0.92X
3 rd Year	1.0404X	0.890	0.89X
4 th Year	1.0612X	0.84	0.85X
5 th Year	1.0824X	0.792	0.82X
6 th Year	1.104X	0.747	0.79X
7 th Year	1.1261X	0.705	0.76X
8 th Year	1.1486X	0.665	0.73X
9 th Year	1.1716X	0.627	0.70X
10 th Year	1.195X	0.592	0.68X

11 th Year	1.2189X	0.558	0.65X
12 th Year	1.2433X	0.527	0.63X
13 th Year	1.2682X	0.497	0.60X
14 th Year	1.2935X	0.469	0.58X
15 th Year	1.3194X	0.442	0.56X
16 th Year	1.3458X	0.417	0.54X
17 th Year	1.3727X	0.394	0.52X
18 th Year	1.4001X	0.371	0.50X
19 th Year	1.4281X	0.350	0.48X
20 th Year	1.4567X	0.331	0.46X
21 st Year	1.4858X	0.312	0.44X
22 nd Year	1.5155X	0.294	0.43X
23 rd Year	1.5458X	0.278	0.41X
24 th Year	1.5767X	0.262	0.40X
25 th Year	1.6082X	0.247	0.38X
26 th Year	1.6403X	0.233	0.37X
27 th Year	1.6731X	0.220	0.35X
28 th Year	1.7066X	0.207	0.34X
29 th Year	1.7407X	0.196	0.33X
30 th Year	1.7755X	0.185	0.46X
			17.53X

CASE STUDY

In the recent past, land offered on "Up Front Premium" by VOC Port and about 2000 Sqm of land was offered to set up a weighbridge. There were 11 (Eleven) participants in the tender process and quoted the rates. The same is listed in the tabular column.

Sl. No.	Name of the Tenderer	Plot No. & Area	Quoted Rate /Sqm / 30 years
1.	M/s. A. Poovainainthal, Tuticorin	Plot No.6 & Area – 2000 Sqm	Rs. 27,999/-
2.	M/s. K. Thanaraj, Tuticorin	- do -	Rs. 13,500/-
3.	M/s. Immanuel Weigh Bridge, Pattukottai, Tuticorin	- do -	Rs. 8,842.50
4.	M/s. KAP Weighing system, Tuticorin	- do -	Rs. 9,293/-
5.	M/s. M. Sindhu, Tirunelveli	Quoted for 800 Sqm	Rs. 20,000/-
6.	M/s. Jeba Sither & Brother, Tuticorin-628 001	Plot No. 16, Area – 2000 Sqm	Rs. 9,683/-
7.	M/s. SEC Service Center, Tuticorin	- do -	Rs. 10,008/-
8.	M/s. N.P. Ashok Vardhana, Tuticorin	- do -	Rs. 15,300/-
9.	K. Perumalsamy, Tuticorin	- do -	Rs. 16,200/-
10.	K. Vijayalakshmi, Meelavittan	- do -	Rs. 15,503/-
11.	M/s. J.M. Bharath Electronic Weigh Bridge, Chennai – 600 044	- do -	Rs. 20,000/-

Out of the 11 persons tendered, M/s. A. Poovainainthal of Tuticorin quoted the highest bid of Rs.27,999/- per Sqm., whereas two other parties had quoted Rs. 20,000/- per Sqm., and other 8 persons quoted less as furnished above.

It can be seen that there is a variation of about 40 % between the highest and the second & third lowest. Hence instead of considering the highest tender value, we are considering the average of the highest & the next highest tender value.

$$\begin{aligned} \text{Upfront premium considered} &= (\text{Rs. } 27,999/- + \text{Rs. } 20,000/-)/2 \\ &= \text{Rs. } 23,999/- \end{aligned}$$

Example :

$$\begin{aligned} \text{Upfront lease for 30 years} &= \text{Rs. } 23,999/- \\ &= \text{Rs. } 23,999/- \\ \text{Lease rent payable for 1}^{\text{st}} \text{ year per Sqm (X)} &= \frac{\text{Rs. } 23,999/-}{17.53} \\ &= 1369/- \text{ per Sqm} \\ \text{Lease rent payable for 1}^{\text{st}} \text{ year per Sqm (X)} &= 1369/- \times 4047 \\ &= \text{Rs. } 55,40,343/- \end{aligned}$$

The government clearly specified the relationship between the lease rent per Annum Vs Property Lease period.

1.	Lease for perpetuity or Freehold land	:	Lease rent per Annum x 12.5 times
2.	Least for above 50 years	:	Lease rent per Annum x 10.0 times
3.	Less for less than 50 years	:	Lease rent per Annum x 8.0 times

$$\begin{aligned} \text{Value of land per Acre} &= \text{Rs. } 55,40,343/- \times 8 \\ &= \text{Rs. } 4,43,22,744/- \\ &\text{Say Rs. } 4,43,20,000/- \text{ (As on July-2011)} \end{aligned}$$

This is applicable for smaller plots.

CORRECTION FACTOR FOR SIZE:

The auctioned property is of size 2000 Sqm. But the Port Trust offers properties of larger extent ranging from 4000 Sqm to 16000 Sqm for commercial purpose. It is a general theory that the lease rent will go up if the plot is smaller size and the same will get reduced if the size of the plot increases. Hence we have applied a correction factor of 0.5 in this case, to achieve the fair market value.

Hence value land after applying correction factor as on 01/07/2011	= Rs. $\frac{4,43,22,744}{2}$ =Rs. 2,21,61,372
Therefore Value of land as on 01/07/2014 by applying escalation factor of 2% per annum	= Rs, 2,35,16,369/- Say roundly Rs. 2,35,16,000/-

**THEREFORE VALUE OF LAND AS ON 01/07/2014 (BY APPLYING 2% INCREASE PER YEAR):
RS. 2,35,16,000/- PER ACRE**

METHOD-IV

VALUE OF LAND ARRIVED BASED ON LEASE AGREEMENTS ENTERED BETWEEN PARTIES

METHOD- IV: LAND VALUE ARRIVED FROM LEASE AGREEMENT

We have collected a lease agreement of warehouses. The Xerox copy is enclosed. These warehouses are leased to port users. From these details, we have assessed the value of land by Rent Capitalization Method.

Calculation of land value from the lease documents are given below:

CASE I: BASED ON SHORT TERM LEASE FOR 3 MONTHS ENTERED BETWEEN PARTIES IN MAY 2011

Lease Document Details :

Location of the property Survey No.	2 (Part)	Mullakadu Village (Adjacent to Port Boundary)
Type	Warehouse	There are several warehouses in the campus. Hence, minimum required land area is 1.5 times the plinth area is considered
Extent of building (plinth area)	20,000 Sft	
Land extent required (1.5 times the plinth area)	30,000 Sft	
Lease Rent	Rs.11/-per Sqft per Month	
Lease period	3 Months	
Lease Rent	0.75 x 11/- = Rs. 8.25 P	
Type of construction	RCC framed structure with A.C.Sheet Roofing	
Roof Height	18'0" at ends & 24'0" at Centre	
The depreciated construction cost is assessed at	Rs. 600/- per Sft	
Since this is a commercial land consider the return for building portion at	6 %	
Annual Return from building portion	6 $600/- \times \frac{6}{100} = \text{Rs. } 36/-$	
Return per month	Rs. 3.0 per Sqft	
The amount available towards land	$8.25 - 3.0 = \text{Rs. } 5.25 \text{ P per Sqft}$	

For 1 Sft of building, land required	1.5 Sft
Lease rent for 1 Sft land	$5.25 / 1.50 = \text{Rs. } 3.50 \text{ P per sft}$
Gross Lease rent per Annum or Gross Maintainable Rent	$3.5 \times 12 = 42.0$
Allow 20% towards maintenance, property tax, etc., Net maintainable Rent	$0.80 \times 42.0 = \text{Rs. } 33.60 \text{ P/annum / Sft}$
Lease rent per Acre per Annum (1 Acre = 43560 Sft)	$43560 \text{ sft} \times \text{Rs. } 33.60 \text{ P} = \text{Rs. } 14,63,616/-$

The government clearly specified the relationship between the lease rent per Annum Vs Property Lease period.

1.	Lease for perpetuity or Freehold land	Lease rent per Annum x 12.5 times
2.	Lease for above 50 years	Lease rent per Annum x 10.0 times
3.	Lease for less than 50 years	Lease rent per Annum x 8.0 times

In our case the lease is for 30 years only (maximum). Hence,

VALUE OF LAND AS ON 01/07/2011	8 times x Above rental value 8 x 14,63,616/- = Rs. 1,17,08,928/- say Rs. 1,17,10,000/- per Acre
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Considering 2% escalation per annum over the last three years, the current cost as on July-2014 is valued at : Rs.1,24,26,746/-

The subject VOCPT land has better infrastructure facility. Hence better infrastructure facility factor is applied.

Value of the VOCPT land based on this

$$\begin{aligned} \text{Method as on 01/07/2014} &= \text{Rs. 1,27,96,000/-} \times 1.10 \\ &= \text{Rs.1,36,69,420/-} \end{aligned}$$

VALUE OF LAND AS ON 01/07/2014	Rs.1,36,69,420/- per Acre
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CASE II:

BASED ON 11 MONTHS LEASE ENTERED BETWEEN PARTIES IN MARCH 2013

Lease Document Details :

Location of the property	160E/7, Kurinji Nagar, 5 th Street, Polepettai West, Tuticorin- 628 002	
Type	Warehouse	The minimum required land area is considered as 1.5 times of the plinth area.
Extent of building (plinth area)	11,500 Sft	
Land extent required (1.5 times the plinth area)	17,250 Sft	
Lease Rent	Rs.5/-per Sqft per Month	Rs.57,500/-per month
Lease period	11 Months	
Lease Rent	Rs.5.00 P	
Type of construction	RCC framed structure with A.C. Sheet Roofing	
Roof Height	18'0" at ends & 24'0" at Centre	
The depreciated construction cost is assessed at	Rs. 350/- per Sft	

Since this is a commercial land consider the return for building portion at	6 %
Annual Return from building portion	$\frac{6}{100} \times 350/- = \text{Rs. } 21/-$
Return per month	Rs. 1.75 per Sqft
The amount available towards land	$5.00 - 1.75 = \text{Rs. } 3.25 \text{ P per Sqft}$

For 1 Sft of building, land required	1.5 Sft
Lease rent for 1 Sft land	$3.25 / 1.50 = \text{Rs. } 2.16 \text{ P per sft}$
Gross Lease rent per Annum or Gross Maintainable Rent	$2.16 \times 12 = 26.0$
Allow 20% towards maintenance, property tax, etc., Net maintainable Rent	$0.80 \times 26.0 = \text{Rs. } 20.80 \text{ P Per annum per Sft}$
Lease rent per Acre per Annum (1 Acre = 43560 Sft)	$43560 \text{ sft} \times \text{Rs. } 24.0 \text{ P} = \text{Rs. } 9,06,048/-$

The government clearly specified the relationship between the lease rent per Annum Vs Property Lease period.

1.	Lease for perpetuity or Freehold land	Lease rent per Annum x 12.5 times
2.	Lease for above 50 years	Lease rent per Annum x 10.0 times
3.	Lease for less than 50 years	Lease rent per Annum x 8.0 times

In our case the lease is for 30 years only (maximum). Hence,

VALUE OF LAND AS ON 01/03/2013	8 times x Above rental value 8 x 9,06,048/- = Rs. 72,48,384/- say Rs. 72,50,000/- per Acre as on Feb-2013
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Considering 2% escalation per annum, the current cost as on July-2014 is valued at :
Rs. 72,50,000 x 1.02 = 73,95,000/-

The subject VOCPT land has better infrastructure facility. Hence better infrastructure facility factor is applied.

Value of the VOCPT land based on this

Method as on 01/07/2014 = Rs. 73,95,000/- x 1.10

= Rs. 81,34,500/-

VALUE OF LAND AS ON 01/07/2014	Rs. 81,34,500/- per Acre
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The average of Case I and Case II represented above is considered for fair valuation of land, which works out to : (Rs. 1,36,69,420/- + Rs. 81,34,500)/2 = Rs. 1,09,01,960/-

METHOD-V

VALUE OF LAND ARRIVED BASED ON SIPCOT LAND ALLOTMENT

METHOD-V BASED ON SIPCOT ALLOTMENT RATE

SIPCOT (State Industries promotion Corporation Of Tamilnadu Ltd.), a quasi Government organization promoted an Industrial Estate at Meelavittan Village. This is facing the Harbour Expressway(NH-45 B).It is about 12 Kms from Harbour green Gate and 8Kms from Harbour Boundary.

SIPCOT acquired 1089 Acres of land out of which 902 Acres were already allotted. The balance of 187 Acres were utilized for development of infrastructure like Roads, Office, etc., There is no land for allotment in phase-I. On request, the project officer responded immediately & furnished the allotment rates vide his letter no. PO/Tut/Misc/2011 dated 26.09.2011, with the following particulars (Letters Enclosed –**ANNEXURE-IV**).

Land allotment was revised last on 25.09.2008. This can be treated as 01/07/2008.

Allotment for Industrial purpose	=	Rs.12,00,000/- per Acre
Allotment for Commercial	=	Rs.18,00,000/- per Acre
Availability for allotment as on date	=	Nil
Land value as on 01/07/2008	=	Rs.18,00,000/- per Acre

Modification Factors :

(a). Distance Factors :

This Industrial estate is situated about 8 Kms from the port boundary. Hence distance factor of 3.5 is applied.

Value of commercial	=	Rs. 18,00,000/- x 3.5
	=	Rs. 63,00,000/-

(b). Non availability factor :

There is great demand for land. Land is not available for allotment. Hence, a modification factor 1.25 is applied

Value of Commercial	=	Rs. 63,00,000/- x 1.25
	=	Rs. 78,75,000/-

(c). Better Infrastructure Facility :

Value of Commercial land as on 01/07/2008	=	Rs. 78,75,000/- x 1.10
	=	Rs. 86,62,500/-

Value of land as on 1/7/2014 by

Applying appreciation factor @ 12% per annum:	=	86,62,500X1.72 =1,48,99,500
Say roundly		Rs. 1,49,00,000/- per Acre

(Refer Note below for calculation for arriving appreciation factor)

VALUE AS ON 01/07/2014	=	Rs. 1,49,00,000/- PER ACRE
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Note: (i) Vide letter No. PO/TUT/Misc/2014, Dated 25.7.2014, SIPCOT reconfirmed the allotment rate at Rs.12.00 lakhs / acre, copy of the same enclosed in Annexure IV.

- (ii) *From the Sipcot allotment rates it can be seen that land is allotted at the rate of Rs. 7.5 lac/ acre from 8.8.2003, Rs.9 lac/ acre from 23.9.2007 and Rs.12 lac / acre from 25.9.2008; indicating an increase of 12% per annum from 2003 to 2008; which is considered reasonable and hence appreciation applied at the rate of 12% per annum.*

7.0 ANALYSIS AND CONCLUSION

ABSTRACT

We have arrived land value as on 01/07/2014 by adopting five methods as indicated earlier. An abstract of land value arrived is given in Table below:

METHODS ADOPTED	VALUE OF LAND ARRIVED AS ON 01/07/2014 (Per Acre)
State Government's Ready Reckoner Value (Method – I)	Rs. 89,77,000/-
Average value of actual comparable transactions registered in the last 3 years (Method – II)	Rs. 89,77,000/-
From the tender of port land leased for 30 years on Up- front premium (Method – III)	Rs. 2,35,16,000/-
Land Value arrived from Lease Agreement (Method – IV)	Rs. 1,09,01,960/-
Base on SIPCOT Allotment Rate (Method – V)	Rs.1,49,00,000/-

ANALYSIS

Method-I and II: The State Govt. ready reckoner value is mainly for collecting stamp duty and registration charges as a revenue earning method. Therefore, the actual transactions are mostly carried out on guideline value only. Hence we can't rely on this values for actual valuation of land. Further, it is noted that the guideline values are not changed for many areas from 2008 to till date, which is not the true case.

Method-III: It is the realistic value as the case is put into tendering method and as many 11 parties participated.

Method IV: As the lease between parties is depend upon the demand-supply scenario and period of requirement; we can't rely on the transaction between private entities used to arrive valuation by this method.

Method V: SIPCOT allotment rate is also based on land value, developmental charges, etc., this data is also reliable.

CONCLUSION:

From the overall view, the value arrived by the **UP FRONT PREMIUM METHOD** (Method – III) is the most realistic & authenticated one for the following reasons.

- i. Port Trust conducted the tender process.
- ii. There were about 11 participants in the tender process.
- iii. The person took the land on lease already paid the **Up Front Premium**.

The value arrived by the other two methods also namely **LEASE AGREEMENT** (Method – IV) and **SIPCOT ALLOTMENT RATE** (Method-V) also based on facts. However there are certain amount of assumption are there in both cases. Still the value arrived by SIPCOT allotment is found to be within a reasonable variation.

It is therefore as per Land Policy Guidelines-2014, value of land derived from the highest of the above five methods, (i.e., Rs.2,35,16,000/- per acre; calculated from the tender of port land leased for 30 years on Up-front premium in the recent past) is recommended for computation of lease rentals.

VALUE OF LAND FOR PORT RELATED ACTIVITY:

From the above, we are of the opinion that the market value of lands in Zone – A and Zone – B for the purpose of arriving the lease rent for Port Related Activities are as follows:

Sl.No	Description	VALUE OF LAND AS ON 01/07/2014 (Per Acre)
A.	COMMERCIAL PURPOSE	2,35,16,000
B.	INDUSTRIAL PURPOSE (0.66 x 2,35,16,000/-)	1,55,20,560
C.	SERVICE PURPOSE (0.33 x 2,35,16,000/-)	77,60,280

(The percentage considered i.e., 66% and 33% are on normative basis and any changes can be made by the Board within the limitations of 50% and 75% respectively)

VALUE OF LAND FOR NON-PORT RELATED ACTIVITY BOTH IN ZONE – A & ZONE – B :

Small extent of lands are given for non port related activity :

The value arrived from the recent tender for smaller size in Zone-A

as on 1/7/2014 *(By applying 2% escalation over base cost of Rs.4,43,20,000/- from July-11 onwards)* } =Rs. 4,70,32,738/- per Acre

The value arrived from the guideline Rate for Zone-B as on 01/07/2014 } =Rs. 5,74,45,660/-per Acre

While assessing the value of lands in Zone-A, we have concluded the value arrived by guideline value doesn't reflect the true market value. Hence, the value arrived from the tender can be considered for smaller plots offered in Zone-A & Zone-B for Non-Port Related Activity.

VALUE OF LAND FOR NON-PORT RELATED ACTIVITY as on 01/07/2014 } = Rs. 4,70,30,000/- per Acre

8.0 ASSUMPTIONS AND LIMITING FACTORS

Team of valuers considered certain factors, made few assumptions and faced certain limitations in the valuation process, which forms basis for evaluation process.

- It is taken as granted that VOC Port has clear land title for allotment and there are no need for any legal vetting etc.
- Asset valuation is made for over all land bank and not individual plots. The valuation of individual plots within VOC Port itself may vary in small percentile based upon various factors, which are not considered as overall assessment of land bank is made on a large scale basis.
- This report is recommendatory in nature. It is prepared solely to assist VOC Port to take an appropriate decision only.
- The valuation analysis is based on data and information collected from various agencies, government bodies and from other available media, which may not be true at times.
- As a general note, valuation per se is not a precise science, the conclusion arrived at may be subjective and others may place a different value based on the same information. The valuation arrived by our team is reasonable and defensible based on the collected data.
- The team didn't conduct any type of soil/ geological investigations at any of the land as part of this exercise.
- It is confirmed that the factual information contained within this document is correct and there are no material omissions. In our opinion, the valuation report reasonable depicts the market position and we reserve the right to alter our conclusions should any information that we are not aware of at the time of preparing this report come to light that has a material impact on the conclusion herein.

Valuation Team:

- 1) *Shri. V. Raveendran, B.E., M.Sc., M.I.E., F.I.V, Registered Valuer.*
- 2) *Shri. R. Saravanan, SDGM/ RITES*
- 3) *Shri. J. Pratheep Kumar GnanaSekaran, B.E., FIV, Approved Valuer (Plant & Machinery)*

Annexure

- Annexure-I : Govt. ready reckoner value of land adjacent to Port
- Annexure-II : Copies of sale deeds of actual transactions taken place
- Annexure-III: Copies of lease deed entered between private parties
- Annexure-IV: Letters received from SIPCOT

Annexure-I

Zone : THIRUNELVELI SRO TUTICORIN MEZHUR Village : KORAMPALLAM PART II

Revenue District Name : THOOTHUKKUDI Taluk Name : THOOTHUKKUDI

Survey Numberwise Guideline values

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1.	348/1	544/Sq.Ft.	5860/Sq.Mt.	Commercial Special Type - I
2.	361/2F1	187/Sq.Ft	2015/Sq.Mt	Residential Class I Type - II
3.	376 /1A1A	97/Sq.Ft	1045/Sq.Mt	Residential Class II Type - II

Zone : THIRUNELVELI SRO TUTICORIN MEZHUR Village : MEELAVITTAN PART I

Revenue District Name : THOOTHUKKUDI Taluk Name : THOOTHUKKUDI

Survey Numberwise Guideline values

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1.	1402/3B1A	47/Sq.Ft	510/Sq.Mt	Industries Special Type - II
2.	456 /31	133/Sq.Ft	1430/Sq.Mt	Residential Class II Type - I
3.	587/3A1A	168/Sq.Ft	1805/Sq.Mt	Residential Class II Type - III
4.	780 /5A	115/Sq.Ft	1240/Sq.Mt	Residential Class II Type - II

Zone : THIRUNELVELI SRO JOINT I TUTICORIN Village : SANKARAPERI

Revenue District Name : THOOTHUKKUDI Taluk Name : THOOTHUKKUDI

Survey Numberwise Guideline values

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1.	177/1A	700/Sq.Ft	7535/Sq.Mt	Residential Class I Type - I
2.	177/1B	700/Sq.Ft	7535/Sq.Mt	Residential Class I Type - I
3.	178	653/Sq.Ft	7030/Sq.Mt	Residential Class II Type - I

Zone : THIRUNELVELI SRO : Tuticorin Keezhur Village: Thoothukudi 2
Revnue Dist Name: THOOTHUKKUDI TalukName:Thoothukkudi

STREET NAME	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
Aiyalu lane	585/Sq.Ft	6300/Sq.Mt	Residential Class I Type - II
Aiyalu street	1226/Sq.Ft	13200/Sq.Mt	Commercial Class I Type - III
Aiyalu street south	1226/Sq.Ft	13200/Sq.Mt	Commercial Class I Type - III
Anthonyar lane	557/Sq.Ft	6000/Sq.Mt	Residential Class III Type - I
Anthony cruz lane	557/Sq.Ft	6000/Sq.Mt	Residential Class III Type - I
Beach road	1524/Sq.Ft	16400/Sq.Mt	Commercial Special Type - V
Beach Road(North)	674/Sq.Ft	7250/Sq.Mt	Residential Class I Type - I

Zone : THIRUNELVELI SRO JOINT I TUTICORIN Village : MULLAKADU PART 1

Revenue District Name : THOOTHUKKUDI Taluk Name : THOOTHUKKUDI

Survey Numberwise Guideline values

Enter the Survey Number

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1.	1/1	-	-	Govt. Others
2.	1/2A1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
3.	1/2A2A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
4.	1/2A2B	-	-	Govt. Others
5.	1/2B	-	-	Govt. Others
6.	1/2B1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
7.	1/2B2	-	-	Govt. Others
8.	1/2B3	-	-	Govt. Others
9.	1/2C1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
10.	1/2C2	-	-	Govt. Others
11.	2/10	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
12.	2/100	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
13.	2/101	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
14.	2/102	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
15.	2/103	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
16.	2/104	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
17.	2/105	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
18.	2/106	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
19.	2/107	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
20.	2/108	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
21.	2/109	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
22.	2/11	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
23.	2/110	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
24.	2/111	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
25.	2/112	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
26.	2/113	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
27.	2/114	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
28.	2/115	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
29.	2/116	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
30.	2/117	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
31.	2/118	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
32.	2/119	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
33.	2/12	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
34.	2/120	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
35.	2/121	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
36.	2/122	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
37.	2/123	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
38.	2/124	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
39.	2/125	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
40.	2/126	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
41.	2/127	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
42.	2/128	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
43.	2/129	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
44.	2/13	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
45.	2/130	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
46.	2/14	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
47.	2/15	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
48.	2/16	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
49.	2/17	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
50.	2/18	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
51.	2/19	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
52.	2/1A	-	-	Govt. Others
53.	2/1B	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
54.	2/20	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
55.	2/21	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
56.	2/22	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
57.	2/23	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
58.	2/24	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
59.	2/25	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
60.	2/26	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
61.	2/27	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
62.	2/28	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
63.	2/29	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
64.	2/2B	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
65.	2/3	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
66.	2/30	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
67.	2/31	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
68.	2/32	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
69.	2/33	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
70.	2/34	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
71.	2/35	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
72.	2/36	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
73.	2/37	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
74.	2/38	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
75.	2/39	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
76.	2/4	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
77.	2/40	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
78.	2/41	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
79.	2/42	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
80.	2/43	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
81.	2/44	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
82.	2/45	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
83.	2/46	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
84.	2/47	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
85.	2/48	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
86.	2/49	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
87.	2/5	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
88.	2/50	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
89.	2/51	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
90.	2/52	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
91.	2/53	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
92.	2/54	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
93.	2/55	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
94.	2/56	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
95.	2/57	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
96.	2/58	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
97.	2/59	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
98.	2/6	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
99.	2/60	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
100.	2/61	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
101.	2/62	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
102.	2/63	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
103.	2/64	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
104.	2/65	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
105.	2/66	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
106.	2/67	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
107.	2/68	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
108.	2/69	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
109.	2/7	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
110.	2/70	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
111.	2/71	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
112.	2/72	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
113.	2/73	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
114.	2/74	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
115.	2/75	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
116.	2/76	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
117.	2/77	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
118.	2/78	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
119.	2/79	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
120.	2/8	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
121.	2/80	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
122.	2/81	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
123.	2/82	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
124.	2/83	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
125.	2/84	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
126.	2/85	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
127.	2/86	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
128.	2/87	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
129.	2/88	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
130.	2/89	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
131.	2/9	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
132.	2/90	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
133.	2/91	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
134.	2/92	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
135.	2/93	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
136.	2/94	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
137.	2/95	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
138.	2/96	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
139.	2/97	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
140.	2/98	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
141.	2/99	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
142.	3/1A	-	-	Govt. Others
143.	3/1B	-	-	Govt. Others
144.	3/2B1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
145.	3/2B2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
146.	4/1	-	-	Govt. Others
147.	4/2A1A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
148.	4/2A1B	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
149.	4/2A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
150.	4/2B	-	-	Govt. Others
151.	4/2C1A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
152.	4/2C1B	-	-	Govt. Others
153.	4/2C2A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
154.	4/3	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
155.	4/4	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
156.	5/1	-	-	Govt. Others
157.	5/10	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
158.	5/11	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
159.	5/12	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
160.	5/13	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
161.	5/14	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
162.	5/15	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
163.	5/16	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
164.	5/17	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
165.	5/18	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
166.	5/19	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
167.	5/20	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
168.	5/21	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
169.	5/22	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
170.	5/23	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
171.	5/24	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
172.	5/25	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
173.	5/26	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
174.	5/27	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
175.	5/28	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
176.	5/29	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
177.	5/2A1A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
178.	5/2A1B	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
179.	5/2A1C	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
180.	5/2A1D	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
181.	5/2A2	-	-	Govt. Others
182.	5/2B	-	-	Govt. Others
183.	5/2C1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
184.	5/2C2	-	-	Govt. Others
185.	5/3	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
186.	5/30	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
187.	5/31	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
188.	5/32	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
189.	5/4	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
190.	5/5	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
191.	5/6	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
192.	5/7	-	-	Govt. Others
193.	5/8	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
194.	5/9	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
195.	6/1	-	-	Govt. Others
196.	6/2	-	-	Govt. Others
197.	7/1	-	-	Govt. Others
198.	7/2A	-	-	Govt. Others
199.	7/2B	-	-	Govt. Others
200.	8/1	-	-	Govt. Others
201.	8/2A1	-	-	Govt. Others
202.	8/2A2B	-	-	Govt. Others
203.	8/2B	-	-	Govt. Others
204.	8/2C	-	-	Govt. Others
205.	8/3A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
206.	8/3B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
207.	8/3B1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
208.	8/3B1A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
209.	8/3B1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
210.	8/3B2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
211.	8/3C	69/Sq.Ft	745/Sq.Mt	Industries Type - II
212.	8/3D	69/Sq.Ft	745/Sq.Mt	Industries Type - II
213.	8/3E	69/Sq.Ft	745/Sq.Mt	Industries Type - II
214.	8/3F	69/Sq.Ft	745/Sq.Mt	Industries Type - II
215.	8/3G	69/Sq.Ft	745/Sq.Mt	Industries Type - II
216.	8/3H	69/Sq.Ft	745/Sq.Mt	Industries Type - II
217.	8/3I	69/Sq.Ft	745/Sq.Mt	Industries Type - II
218.	8/3J	69/Sq.Ft	745/Sq.Mt	Industries Type - II
219.	8/4	69/Sq.Ft	745/Sq.Mt	Industries Type - II
220.	8/5	69/Sq.Ft	745/Sq.Mt	Industries Type - II
221.	8/6	69/Sq.Ft	745/Sq.Mt	Industries Type - II
222.	8/7	69/Sq.Ft	745/Sq.Mt	Industries Type - II
223.	8/8	69/Sq.Ft	745/Sq.Mt	Industries Type - II
224.	8/9	69/Sq.Ft	745/Sq.Mt	Industries Type - II
225.	9/1	-	-	Govt. Others
226.	9/2C	-	-	Govt. Others
227.	10/1	-	-	Govt. Others
228.	10/2A	-	-	Govt. Others
229.	10/2B	-	-	Govt. Others
230.	11/1	-	-	Govt. Others
231.	11/2	-	-	Govt. Others
232.	13/1A1A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
233.	13/1A1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
234.	13/1A2	-	-	Govt. Others
235.	13/1A3A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
236.	13/1A3B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
237.	13/1A3C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
238.	13/1A3D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
239.	13/1A3E	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
240.	13/1A3F	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
241.	13/1A3G	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
242.	13/1A3H	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
243.	13/1A3I	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
244.	13/1A3J	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
245.	13/1A3K	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
246.	13/1B	-	-	Govt. Others
247.	13/1C	-	-	Govt. Others

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
248.	13/2	-	-	Govt. Others
249.	14	-	-	Govt. Others
250.	15/1	-	-	Govt. Others
251.	15/2	-	-	Govt. Others
252.	16/1A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
253.	16/1A2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
254.	16/1A3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
255.	16/1A4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
256.	16/1B	-	-	Govt. Others
257.	16/2A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
258.	16/2A2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
259.	16/2A3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
260.	16/3A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
261.	17/1A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
262.	17/1A2	-	-	Govt. Others
263.	17/1A3A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
264.	17/1A3B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
265.	17/1A3C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
266.	17/1A3D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
267.	17/1A3E	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
268.	17/1A3F	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
269.	17/1B3C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
270.	17/1B3D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
271.	17/1B3E	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
272.	17/1B3F	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
273.	17/1B3G	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
274.	17/1B3H	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
275.	17/1B3I	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
276.	17/2	-	-	Govt. Others
277.	17/3A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
278.	17/3A10	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
279.	17/3A11	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
280.	17/3A2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
281.	17/3A3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
282.	17/3A4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
283.	17/3A5	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
284.	17/3A6	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
285.	17/3A7	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
286.	17/3A8	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
287.	17/3A9	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
288.	17/3B3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
289.	17/3B4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
290.	17/3B5	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
291.	17/3B6	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
292.	17/3B7	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
293.	17/3B8	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
294.	17/4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
295.	18/1C1	2426346/Acre	5995500/Hect.	Dry Special Type - I
296.	18/1C2	2426346/Acre	5995500/Hect.	Dry Special Type - I
297.	18/1C3	2426346/Acre	5995500/Hect.	Dry Special Type - I
298.	18/1C4	2426346/Acre	5995500/Hect.	Dry Special Type - I
299.	18/A1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
300.	18/A1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
301.	18/A1C	2426346/Acre	5995500/Hect.	Dry Special Type - I
302.	18/A2	-	-	Govt. Others
303.	18/A3A	2426346/Acre	5995500/Hect.	Dry Special Type - I
304.	18/A3B	-	-	Govt. Others
305.	18/B1	-	-	Govt. Others
306.	18/B2	-	-	Govt. Others
307.	18/B3A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
308.	18/B3A2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
309.	18/B3B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
310.	18/B3C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
311.	18/B3D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
312.	18/B3E	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
313.	18/B3F	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
314.	18/B3G	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
315.	19/A1	320/Sq.Ft	3445/Sq.Mt	Residential Class I Type - I
316.	19/A2	-	-	Govt. Others
317.	19/B1	-	-	Govt. Others
318.	19/B2	2426346/Acre	5995500/Hect.	Dry Special Type - I
319.	19/C1	-	-	Govt. Others
320.	19/C2	-	-	Govt. Others
321.	20/A	-	-	Govt. Others
322.	20/B1	-	-	Govt. Others
323.	20/B2	2426346/Acre	5995500/Hect.	Dry Special Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
324.	21/A/3A1	2426346/Acre	5995500/Hect.	Dry Special Type - I
325.	21/A/3A2	320/Sq.Ft	3445/Sq.Mt	Residential Class I Type - I
326.	21/A1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
327.	21/A1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
328.	21/A1C	2426346/Acre	5995500/Hect.	Dry Special Type - I
329.	21/A1D	2426346/Acre	5995500/Hect.	Dry Special Type - I
330.	21/A1D1	2426346/Acre	5995500/Hect.	Dry Special Type - I
331.	21/A1D2	2426346/Acre	5995500/Hect.	Dry Special Type - I
332.	21/A1D3	2426346/Acre	5995500/Hect.	Dry Special Type - I
333.	21/A1E	2426346/Acre	5995500/Hect.	Dry Special Type - I
334.	21/A2	-	-	Govt. Others
335.	21/A3A	2426346/Acre	5995500/Hect.	Dry Special Type - I
336.	21/A3B	-	-	Govt. Others
337.	21/B	-	-	Govt. Others
338.	22/3A1	2426346/Acre	5995500/Hect.	Dry Special Type - I
339.	22/3A2	2426346/Acre	5995500/Hect.	Dry Special Type - I
340.	22/3A3	2426346/Acre	5995500/Hect.	Dry Special Type - I
341.	22/A1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
342.	22/A1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
343.	22/A1C	2426346/Acre	5995500/Hect.	Dry Special Type - I
344.	22/A1D	2426346/Acre	5995500/Hect.	Dry Special Type - I
345.	22/A1D1	2426346/Acre	5995500/Hect.	Dry Special Type - I
346.	22/A1D2	2426346/Acre	5995500/Hect.	Dry Special Type - I
347.	22/A2	-	-	Govt. Others
348.	22/A3A	2426346/Acre	5995500/Hect.	Dry Special Type - I
349.	22/A3B	-	-	Govt. Others
350.	22/B	-	-	Govt. Others
351.	25/A1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
352.	25/A1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
353.	25/A1C	2426346/Acre	5995500/Hect.	Dry Special Type - I
354.	25/A1D	2426346/Acre	5995500/Hect.	Dry Special Type - I
355.	25/A2	-	-	Govt. Others
356.	25/A3A	2426346/Acre	5995500/Hect.	Dry Special Type - I
357.	25/A3B	2426346/Acre	5995500/Hect.	Dry Special Type - I
358.	25/B	-	-	Govt. Others
359.	26/A1A	320/Sq.Ft	3445/Sq.Mt	Residential Class I Type - I
360.	26/A1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
361.	26/A1C	2426346/Acre	5995500/Hect.	Dry Special Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
362.	26/A1D	2426346/Acre	5995500/Hect.	Dry Special Type - I
363.	26/A1E	2426346/Acre	5995500/Hect.	Dry Special Type - I
364.	26/A2	-	-	Govt. Others
365.	26/A3	2426346/Acre	5995500/Hect.	Dry Special Type - I
366.	26/B	-	-	Govt. Others
367.	31/1	2426346/Acre	5995500/Hect.	Dry Special Type - I
368.	31/10	2426346/Acre	5995500/Hect.	Dry Special Type - I
369.	31/11	2426346/Acre	5995500/Hect.	Dry Special Type - I
370.	31/12	2426346/Acre	5995500/Hect.	Dry Special Type - I
371.	31/13	2426346/Acre	5995500/Hect.	Dry Special Type - I
372.	31/14	2426346/Acre	5995500/Hect.	Dry Special Type - I
373.	31/15	2426346/Acre	5995500/Hect.	Dry Special Type - I
374.	31/16	2426346/Acre	5995500/Hect.	Dry Special Type - I
375.	31/17	2426346/Acre	5995500/Hect.	Dry Special Type - I
376.	31/18	2426346/Acre	5995500/Hect.	Dry Special Type - I
377.	31/19	2426346/Acre	5995500/Hect.	Dry Special Type - I
378.	31/2	2426346/Acre	5995500/Hect.	Dry Special Type - I
379.	31/3	2426346/Acre	5995500/Hect.	Dry Special Type - I
380.	31/4	2426346/Acre	5995500/Hect.	Dry Special Type - I
381.	31/5	2426346/Acre	5995500/Hect.	Dry Special Type - I
382.	31/6	2426346/Acre	5995500/Hect.	Dry Special Type - I
383.	31/7	2426346/Acre	5995500/Hect.	Dry Special Type - I
384.	31/8	2426346/Acre	5995500/Hect.	Dry Special Type - I
385.	31/9	2426346/Acre	5995500/Hect.	Dry Special Type - I
386.	32	2426346/Acre	5995500/Hect.	Dry Special Type - I
387.	33	2426346/Acre	5995500/Hect.	Dry Special Type - I
388.	38/1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
389.	38/1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
390.	38/1C	2426346/Acre	5995500/Hect.	Dry Special Type - I
391.	38/1D	2426346/Acre	5995500/Hect.	Dry Special Type - I
392.	38/2	-	-	Govt. Others
393.	39/A1	-	-	Govt. Others
394.	39/A2	2426346/Acre	5995500/Hect.	Dry Special Type - I
395.	39/B1	2426346/Acre	5995500/Hect.	Dry Special Type - I
396.	39/B2	-	-	Govt. Others
397.	43	2426346/Acre	5995500/Hect.	Dry Special Type - I
398.	44/1	2426346/Acre	5995500/Hect.	Dry Special Type - I
399.	44/2	2426346/Acre	5995500/Hect.	Dry Special Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
400.	45/1A1	-	-	Govt. Others
401.	45/1A2A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
402.	45/1A2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
403.	45/1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
404.	45/2	2426346/Acre	5995500/Hect.	Dry Special Type - I
405.	45/3	2426346/Acre	5995500/Hect.	Dry Special Type - I
406.	46/1A1	-	-	Govt. Others
407.	46/1A2	2426346/Acre	5995500/Hect.	Dry Special Type - I
408.	46/1B2	2426346/Acre	5995500/Hect.	Dry Special Type - I
409.	46/2B1	2426346/Acre	5995500/Hect.	Dry Special Type - I
410.	46/2B2	2426346/Acre	5995500/Hect.	Dry Special Type - I
411.	47/1	-	-	Govt. Others
412.	47/2	2426346/Acre	5995500/Hect.	Dry Special Type - I
413.	50/1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
414.	50/1B	120/Sq.Ft	1295/Sq.Mt	Residential Class IV Type - II
415.	50/2	-	-	Govt. Others
416.	54/1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
417.	54/2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
418.	55/1A	120/Sq.Ft	1295/Sq.Mt	Residential Class IV Type - II
419.	55/1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
420.	55/2	120/Sq.Ft	1295/Sq.Mt	Residential Class IV Type - II
421.	72/1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
422.	72/1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
423.	72/1B1	2426346/Acre	5995500/Hect.	Dry Special Type - I
424.	72/1B2	2426346/Acre	5995500/Hect.	Dry Special Type - I
425.	72/1B3	2426346/Acre	5995500/Hect.	Dry Special Type - I
426.	72/2	-	-	Govt. Others
427.	73	-	-	Govt. Others
428.	74/1A1	2426346/Acre	5995500/Hect.	Dry Special Type - I
429.	74/1A1A1	2426346/Acre	5995500/Hect.	Dry Special Type - I
430.	74/1A1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
431.	74/1A2	-	-	Govt. Others
432.	74/1B2A	2426346/Acre	5995500/Hect.	Dry Special Type - I
433.	74/1B2B	2426346/Acre	5995500/Hect.	Dry Special Type - I
434.	74/2	2426346/Acre	5995500/Hect.	Dry Special Type - I
435.	74/3	2426346/Acre	5995500/Hect.	Dry Special Type - I
436.	90/1A1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
437.	90/1A2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
438.	215	-	-	Govt. Others
439.	216/10	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
440.	216/11	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
441.	216/12	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
442.	216/13	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
443.	216/14	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
444.	216/15	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
445.	216/16	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
446.	216/17	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
447.	216/18	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
448.	216/1A1	-	-	Govt. Others
449.	216/1A2A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
450.	216/1A2B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
451.	216/1B2A1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
452.	216/1B2A2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
453.	216/1B2A3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
454.	216/2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
455.	216/3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
456.	216/4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
457.	216/5	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
458.	216/6	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
459.	216/7	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
460.	216/8	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
461.	216/9	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
462.	217/1A	130/Sq.Ft	1400/Sq.Mt	Residential Class II Type - I
463.	217/1C2	130/Sq.Ft	1400/Sq.Mt	Residential Class II Type - I
464.	217/1D	130/Sq.Ft	1400/Sq.Mt	Residential Class II Type - I
465.	217/1E	69/Sq.Ft	745/Sq.Mt	Industries Type - II
466.	217/1F	69/Sq.Ft	745/Sq.Mt	Industries Type - II
467.	217/2B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
468.	218/1A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
469.	218/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
470.	218/3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
471.	218/4A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
472.	218/4B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
473.	218/4C1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
474.	218/4C2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
475.	219/1A	69/Sq.Ft	745/Sq.Mt	Industries Type - II

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
476.	219/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
477.	219/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
478.	219/3A1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
479.	219/3A2A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
480.	219/3A2B	2426346/Acre	5995500/Hect.	Dry Special Type - I
481.	219/3A3	2426346/Acre	5995500/Hect.	Dry Special Type - I
482.	219/3B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
483.	219/3C	69/Sq.Ft	745/Sq.Mt	Industries Type - II
484.	219/4	69/Sq.Ft	745/Sq.Mt	Industries Type - II
485.	220	69/Sq.Ft	745/Sq.Mt	Industries Type - II
486.	222/1A1A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
487.	222/1A1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
488.	222/1A1C	69/Sq.Ft	745/Sq.Mt	Industries Type - II
489.	222/1A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
490.	222/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
491.	222/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
492.	223/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
493.	223/2A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
494.	223/2B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
495.	223/2C	69/Sq.Ft	745/Sq.Mt	Industries Type - II
496.	247/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
497.	248/1	-	-	Govt. Others
498.	248/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
499.	249/1A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
500.	249/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
501.	249/2	-	-	Govt. Others
502.	249/3	-	-	Govt. Others
503.	250/1	-	-	Govt. Others
504.	250/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
505.	251/1A	-	-	Govt. Others
506.	251/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
507.	251/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
508.	254/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
509.	254/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
510.	255	69/Sq.Ft	745/Sq.Mt	Industries Type - II
511.	256/1A1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
512.	256/1A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
513.	256/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
514.	256/2A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
515.	256/2A1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
516.	256/2A10	69/Sq.Ft	745/Sq.Mt	Industries Type - II
517.	256/2A11	69/Sq.Ft	745/Sq.Mt	Industries Type - II
518.	256/2A12	69/Sq.Ft	745/Sq.Mt	Industries Type - II
519.	256/2A13	69/Sq.Ft	745/Sq.Mt	Industries Type - II
520.	256/2A14	69/Sq.Ft	745/Sq.Mt	Industries Type - II
521.	256/2A15	69/Sq.Ft	745/Sq.Mt	Industries Type - II
522.	256/2A16	69/Sq.Ft	745/Sq.Mt	Industries Type - II
523.	256/2A17	69/Sq.Ft	745/Sq.Mt	Industries Type - II
524.	256/2A18	69/Sq.Ft	745/Sq.Mt	Industries Type - II
525.	256/2A19	69/Sq.Ft	745/Sq.Mt	Industries Type - II
526.	256/2A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
527.	256/2A20	69/Sq.Ft	745/Sq.Mt	Industries Type - II
528.	256/2A21	69/Sq.Ft	745/Sq.Mt	Industries Type - II
529.	256/2A22	69/Sq.Ft	745/Sq.Mt	Industries Type - II
530.	256/2A23	69/Sq.Ft	745/Sq.Mt	Industries Type - II
531.	256/2A24	69/Sq.Ft	745/Sq.Mt	Industries Type - II
532.	256/2A25	69/Sq.Ft	745/Sq.Mt	Industries Type - II
533.	256/2A26	69/Sq.Ft	745/Sq.Mt	Industries Type - II
534.	256/2A27	69/Sq.Ft	745/Sq.Mt	Industries Type - II
535.	256/2A28	69/Sq.Ft	745/Sq.Mt	Industries Type - II
536.	256/2A29	69/Sq.Ft	745/Sq.Mt	Industries Type - II
537.	256/2A3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
538.	256/2A30	69/Sq.Ft	745/Sq.Mt	Industries Type - II
539.	256/2A31	69/Sq.Ft	745/Sq.Mt	Industries Type - II
540.	256/2A32	69/Sq.Ft	745/Sq.Mt	Industries Type - II
541.	256/2A33	69/Sq.Ft	745/Sq.Mt	Industries Type - II
542.	256/2A34	69/Sq.Ft	745/Sq.Mt	Industries Type - II
543.	256/2A35	69/Sq.Ft	745/Sq.Mt	Industries Type - II
544.	256/2A36	69/Sq.Ft	745/Sq.Mt	Industries Type - II
545.	256/2A37	69/Sq.Ft	745/Sq.Mt	Industries Type - II
546.	256/2A38	69/Sq.Ft	745/Sq.Mt	Industries Type - II
547.	256/2A39	69/Sq.Ft	745/Sq.Mt	Industries Type - II
548.	256/2A4	69/Sq.Ft	745/Sq.Mt	Industries Type - II
549.	256/2A40	69/Sq.Ft	745/Sq.Mt	Industries Type - II
550.	256/2A41	69/Sq.Ft	745/Sq.Mt	Industries Type - II
551.	256/2A42	69/Sq.Ft	745/Sq.Mt	Industries Type - II

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
552.	256/2A43	69/Sq.Ft	745/Sq.Mt	Industries Type - II
553.	256/2A44	69/Sq.Ft	745/Sq.Mt	Industries Type - II
554.	256/2A45	69/Sq.Ft	745/Sq.Mt	Industries Type - II
555.	256/2A46	69/Sq.Ft	745/Sq.Mt	Industries Type - II
556.	256/2A47	69/Sq.Ft	745/Sq.Mt	Industries Type - II
557.	256/2A48	69/Sq.Ft	745/Sq.Mt	Industries Type - II
558.	256/2A49	69/Sq.Ft	745/Sq.Mt	Industries Type - II
559.	256/2A5	69/Sq.Ft	745/Sq.Mt	Industries Type - II
560.	256/2A50	69/Sq.Ft	745/Sq.Mt	Industries Type - II
561.	256/2A51	69/Sq.Ft	745/Sq.Mt	Industries Type - II
562.	256/2A52	69/Sq.Ft	745/Sq.Mt	Industries Type - II
563.	256/2A53	69/Sq.Ft	745/Sq.Mt	Industries Type - II
564.	256/2A54	69/Sq.Ft	745/Sq.Mt	Industries Type - II
565.	256/2A55	69/Sq.Ft	745/Sq.Mt	Industries Type - II
566.	256/2A56	69/Sq.Ft	745/Sq.Mt	Industries Type - II
567.	256/2A57	69/Sq.Ft	745/Sq.Mt	Industries Type - II
568.	256/2A58	69/Sq.Ft	745/Sq.Mt	Industries Type - II
569.	256/2A59	69/Sq.Ft	745/Sq.Mt	Industries Type - II
570.	256/2A6	69/Sq.Ft	745/Sq.Mt	Industries Type - II
571.	256/2A60	69/Sq.Ft	745/Sq.Mt	Industries Type - II
572.	256/2A61	69/Sq.Ft	745/Sq.Mt	Industries Type - II
573.	256/2A62	69/Sq.Ft	745/Sq.Mt	Industries Type - II
574.	256/2A63	69/Sq.Ft	745/Sq.Mt	Industries Type - II
575.	256/2A64	69/Sq.Ft	745/Sq.Mt	Industries Type - II
576.	256/2A65	69/Sq.Ft	745/Sq.Mt	Industries Type - II
577.	256/2A66	69/Sq.Ft	745/Sq.Mt	Industries Type - II
578.	256/2A67	69/Sq.Ft	745/Sq.Mt	Industries Type - II
579.	256/2A68	69/Sq.Ft	745/Sq.Mt	Industries Type - II
580.	256/2A69	69/Sq.Ft	745/Sq.Mt	Industries Type - II
581.	256/2A7	69/Sq.Ft	745/Sq.Mt	Industries Type - II
582.	256/2A70	69/Sq.Ft	745/Sq.Mt	Industries Type - II
583.	256/2A71	69/Sq.Ft	745/Sq.Mt	Industries Type - II
584.	256/2A72	69/Sq.Ft	745/Sq.Mt	Industries Type - II
585.	256/2A73	69/Sq.Ft	745/Sq.Mt	Industries Type - II
586.	256/2A74	69/Sq.Ft	745/Sq.Mt	Industries Type - II
587.	256/2A75	69/Sq.Ft	745/Sq.Mt	Industries Type - II
588.	256/2A76	69/Sq.Ft	745/Sq.Mt	Industries Type - II
589.	256/2A77	69/Sq.Ft	745/Sq.Mt	Industries Type - II

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
590.	256/2A78	69/Sq.Ft	745/Sq.Mt	Industries Type - II
591.	256/2A79	69/Sq.Ft	745/Sq.Mt	Industries Type - II
592.	256/2A8	69/Sq.Ft	745/Sq.Mt	Industries Type - II
593.	256/2A80	69/Sq.Ft	745/Sq.Mt	Industries Type - II
594.	256/2A81	69/Sq.Ft	745/Sq.Mt	Industries Type - II
595.	256/2A82	69/Sq.Ft	745/Sq.Mt	Industries Type - II
596.	256/2A83	69/Sq.Ft	745/Sq.Mt	Industries Type - II
597.	256/2A84	69/Sq.Ft	745/Sq.Mt	Industries Type - II
598.	256/2A85	69/Sq.Ft	745/Sq.Mt	Industries Type - II
599.	256/2A86	69/Sq.Ft	745/Sq.Mt	Industries Type - II
600.	256/2A87	69/Sq.Ft	745/Sq.Mt	Industries Type - II
601.	256/2A88	69/Sq.Ft	745/Sq.Mt	Industries Type - II
602.	256/2A89	69/Sq.Ft	745/Sq.Mt	Industries Type - II
603.	256/2A9	69/Sq.Ft	745/Sq.Mt	Industries Type - II
604.	256/2A90	69/Sq.Ft	745/Sq.Mt	Industries Type - II
605.	256/2A91	69/Sq.Ft	745/Sq.Mt	Industries Type - II
606.	256/2A92	69/Sq.Ft	745/Sq.Mt	Industries Type - II
607.	256/2A93	69/Sq.Ft	745/Sq.Mt	Industries Type - II
608.	256/2A94	69/Sq.Ft	745/Sq.Mt	Industries Type - II
609.	256/2A95	69/Sq.Ft	745/Sq.Mt	Industries Type - II
610.	256/2A96	69/Sq.Ft	745/Sq.Mt	Industries Type - II
611.	256/2A97	69/Sq.Ft	745/Sq.Mt	Industries Type - II
612.	256/2A98	69/Sq.Ft	745/Sq.Mt	Industries Type - II
613.	256/2B1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
614.	256/2B2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
615.	256/2B3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
616.	256/2C1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
617.	256/2C2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
618.	256/2C3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
619.	256/3A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
620.	256/3B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
621.	256/3C	69/Sq.Ft	745/Sq.Mt	Industries Type - II
622.	256/3D	69/Sq.Ft	745/Sq.Mt	Industries Type - II
623.	256/3E	69/Sq.Ft	745/Sq.Mt	Industries Type - II
624.	256/3F	69/Sq.Ft	745/Sq.Mt	Industries Type - II
625.	256/3G	69/Sq.Ft	745/Sq.Mt	Industries Type - II
626.	256/3H	69/Sq.Ft	745/Sq.Mt	Industries Type - II
627.	256/3I	69/Sq.Ft	745/Sq.Mt	Industries Type - II

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
628.	256/3J	69/Sq.Ft	745/Sq.Mt	Industries Type - II
629.	256/3K	69/Sq.Ft	745/Sq.Mt	Industries Type - II
630.	256/3L	69/Sq.Ft	745/Sq.Mt	Industries Type - II
631.	256/3M	69/Sq.Ft	745/Sq.Mt	Industries Type - II
632.	256/3N	69/Sq.Ft	745/Sq.Mt	Industries Type - II
633.	256/3O	69/Sq.Ft	745/Sq.Mt	Industries Type - II
634.	257	69/Sq.Ft	745/Sq.Mt	Industries Type - II
635.	258/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
636.	258/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
637.	259	69/Sq.Ft	745/Sq.Mt	Industries Type - II
638.	260/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
639.	260/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
640.	261/1A1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
641.	261/1A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
642.	261/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
643.	261/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
644.	261/3A1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
645.	261/3A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
646.	262/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
647.	262/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
648.	264/1A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
649.	264/2B	-	-	Govt. Others
650.	264/2C	69/Sq.Ft	745/Sq.Mt	Industries Type - II
651.	265/1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
652.	265/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
653.	265/2A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
654.	265/3A1	130/Sq.Ft	1400/Sq.Mt	Residential Class II Type - I
655.	265/3A2	130/Sq.Ft	1400/Sq.Mt	Residential Class II Type - I
656.	266/1	2426346/Acre	5995500/Hect.	Dry Special Type - I
657.	266/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
658.	267/1	130/Sq.Ft	1400/Sq.Mt	Residential Class II Type - I
659.	267/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
660.	268/1A1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
661.	268/1A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
662.	268/1E2A2	-	-	Govt. Others
663.	269/1	-	-	Govt. Others
664.	269/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
665.	270/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
666.	270/2B	-	-	Govt. Others
667.	270/2C	69/Sq.Ft	745/Sq.Mt	Industries Type - II
668.	270/3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
669.	271/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
670.	271/1B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
671.	271/2A2	-	-	Govt. Others
672.	271/3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
673.	272/1A1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
674.	272/1A2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
675.	272/1B	-	-	Govt. Others
676.	272/2	-	-	Govt. Others
677.	273/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
678.	273/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
679.	273/3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
680.	281/10A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
681.	281/10B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
682.	281/11A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
683.	281/11B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
684.	281/11C	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
685.	281/11D	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
686.	281/11E	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
687.	281/11F	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
688.	281/11G	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
689.	281/11H	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
690.	281/12A1	-	-	Govt. Others
691.	281/12A2A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
692.	281/12A2B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
693.	281/12B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
694.	281/12B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
695.	281/12B3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
696.	281/12B4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
697.	281/12B5	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
698.	281/12B6	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
699.	281/12C1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
700.	281/12C2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
701.	281/12C3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
702.	281/12C4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
703.	281/12C5	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
704.	281/12D1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
705.	281/12D2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
706.	281/12D3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
707.	281/12D4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
708.	281/12D5	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
709.	281/12D6	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
710.	281/12E1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
711.	281/12E2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
712.	281/12E3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
713.	281/12F1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
714.	281/12F2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
715.	281/12F3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
716.	281/12F4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
717.	281/12G1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
718.	281/12G2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
719.	281/12G3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
720.	281/12G4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
721.	281/12G5	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
722.	281/12H1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
723.	281/12H2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
724.	281/12H3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
725.	281/12H4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
726.	281/12H5	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
727.	281/12H6	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
728.	281/12H7	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
729.	281/12H8	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
730.	281/13A1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
731.	281/13A10	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
732.	281/13A11	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
733.	281/13A12	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
734.	281/13A13	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
735.	281/13A14	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
736.	281/13A15	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
737.	281/13A2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
738.	281/13A3A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
739.	281/13A3B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
740.	281/13A3C	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
741.	281/13A4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
742.	281/13A5	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
743.	281/13A6	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
744.	281/13A7	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
745.	281/13A8	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
746.	281/13A9	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
747.	281/13B1A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
748.	281/13B1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
749.	281/13B1C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
750.	281/13B1D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
751.	281/13B2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
752.	281/13B3A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
753.	281/13B3B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
754.	281/13B3C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
755.	281/13B3D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
756.	281/14	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
757.	281/15	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
758.	281/16	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
759.	281/17	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
760.	281/18	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
761.	281/19	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
762.	281/1A	-	-	Govt. Others
763.	281/1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
764.	281/20	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
765.	281/21	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
766.	281/22	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
767.	281/23	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
768.	281/24	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
769.	281/25	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
770.	281/26	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
771.	281/27	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
772.	281/28	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
773.	281/29	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
774.	281/2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
775.	281/3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
776.	281/30	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
777.	281/31	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
778.	281/32	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
779.	281/33	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
780.	281/34	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
781.	281/35	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
782.	281/36	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
783.	281/37	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
784.	281/38	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
785.	281/39	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
786.	281/40	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
787.	281/41A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
788.	281/41B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
789.	281/42	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
790.	281/43	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
791.	281/44	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
792.	281/45	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
793.	281/46	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
794.	281/47	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
795.	281/48A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
796.	281/48B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
797.	281/48C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
798.	281/49	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
799.	281/4A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
800.	281/4B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
801.	281/50	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
802.	281/51	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
803.	281/52	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
804.	281/53	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
805.	281/54	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
806.	281/55	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
807.	281/56	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
808.	281/57	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
809.	281/58	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
810.	281/59	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
811.	281/5A2A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
812.	281/5A2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
813.	281/5B2A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
814.	281/5B2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
815.	281/5B2C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
816.	281/5B2D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
817.	281/5B2E	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
818.	281/60	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
819.	281/61	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
820.	281/62	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
821.	281/63	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
822.	281/64	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
823.	281/65	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
824.	281/66	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
825.	281/67	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
826.	281/68	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
827.	281/69	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
828.	281/6B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
829.	281/70	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
830.	281/71	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
831.	281/72	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
832.	281/73	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
833.	281/74	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
834.	281/75	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
835.	281/76	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
836.	281/77	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
837.	281/78	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
838.	281/7A2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
839.	281/7B2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
840.	281/7C1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
841.	281/7C2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
842.	281/7C3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
843.	281/7E2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
844.	281/7F	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
845.	281/7G2B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
846.	281/7G2B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
847.	281/7H1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
848.	281/7H2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
849.	281/8A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
850.	281/8B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
851.	281/8B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
852.	281/8B3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
853.	281/9A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
854.	281/9B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
855.	281/9B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
856.	282/1A	-	-	Govt. Others
857.	282/1B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
858.	282/1B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
859.	282/2	-	-	Govt. Others
860.	282/3	-	-	Govt. Others
861.	281/61	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
862.	281/62	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
863.	281/63	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
864.	281/64	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
865.	281/65	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
866.	281/66	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
867.	281/67	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
868.	281/68	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
869.	281/69	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
870.	281/6B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
871.	281/70	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
872.	281/71	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
873.	281/72	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
874.	281/73	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
875.	281/74	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
876.	281/75	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
877.	281/76	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
878.	281/77	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
879.	281/78	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
880.	281/7A2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
881.	281/7B2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
882.	281/7C1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
883.	281/7C2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
884.	281/7C3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
885.	281/7E2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
886.	281/7F	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
887.	281/7G2B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
888.	281/7G2B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
889.	281/7H1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
890.	281/7H2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
891.	281/8A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
892.	281/8B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
893.	281/8B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
894.	281/8B3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
895.	281/9A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
896.	281/9B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
897.	281/9B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
898.	282/1A	-	-	Govt. Others
899.	282/1B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
900.	282/1B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
901.	282/2	-	-	Govt. Others
902.	282/3	-	-	Govt. Others
903.	284/1A	-	-	Govt. Others
904.	284/1B1A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
905.	284/1B1B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
906.	284/1B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
907.	284/2B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
908.	284/2B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
909.	284/3A1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
910.	284/3A2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
911.	284/3B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
912.	285/1A	-	-	Govt. Others
913.	285/1B1A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
914.	285/1B1B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
915.	285/1B2A	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
916.	285/1B2B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
917.	285/2B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
918.	285/3B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
919.	285/3B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
920.	285/4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
921.	285/5	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
922.	286/1A1	-	-	Govt. Others
923.	286/1A2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
924.	286/1B	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
925.	286/1C	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
926.	286/1D1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
927.	286/1D2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
928.	286/1D3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
929.	286/1D4	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
930.	286/1D5	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
931.	286/1D6	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
932.	286/2B1	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
933.	286/2B2	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
934.	286/2B3	320/Sq.Ft.	3445/Sq.Mt.	Residential Class I Type - I
935.	287/1A1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
936.	287/1A2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
937.	287/1B1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
938.	287/1B2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
939.	287/2A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
940.	287/2B	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
941.	287/3A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
942.	287/3B	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
943.	287/3C	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
944.	287/3D	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
945.	287/3E	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
946.	287/3F	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
947.	287/3G	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
948.	287/3H	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
949.	287/3I	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
950.	287/4A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
951.	287/4B	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
952.	287/5A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
953.	287/5B	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
954.	287/6A1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
955.	287/6A2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
956.	287/6B1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
957.	287/6B2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
958.	287/6C1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
959.	287/6C2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
960.	288/1	-	-	Govt. Others
961.	288/2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
962.	288/3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
963.	288/4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
964.	288/5	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
965.	288/6	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
966.	288/7	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
967.	288/8	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
968.	290/1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
969.	290/1A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
970.	290/1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
971.	290/1C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
972.	290/1D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
973.	290/1E	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
974.	290/2A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
975.	290/2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
976.	290/2C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
977.	290/2D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
978.	290/2E1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
979.	290/2E2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
980.	290/2E3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
981.	290/2F	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
982.	290/2G	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
983.	290/2H	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
984.	290/2I	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
985.	290/2J	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
986.	290/2K	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
987.	291/10	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
988.	291/11	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
989.	291/12	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
990.	291/13	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
991.	291/14	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
992.	291/1A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
993.	291/1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
994.	291/2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
995.	291/3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
996.	291/4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
997.	291/5	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
998.	291/6	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
999.	291/7	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1000.	291/8	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1001.	291/9	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1002.	292/1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1003.	292/10	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1004.	292/11	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1005.	292/12	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1006.	292/2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1007.	292/3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1008.	292/4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1009.	292/5	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1010.	292/6	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1011.	292/7	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1012.	292/8	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1013.	292/9	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1014.	293/1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1015.	293/2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1016.	293/3A	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1017.	293/3B	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1018.	293/3C	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1019.	294/1A1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1020.	294/1A2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1021.	294/1B	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1022.	294/2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1023.	295	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1024.	295/1	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1025.	295/10	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1026.	295/11	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1027.	295/12	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1028.	295/13	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1029.	295/14	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1030.	295/15	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1031.	295/16	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1032.	295/17	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1033.	295/18	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1034.	295/19	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1035.	295/2	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1036.	295/20	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1037.	295/21	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1038.	295/22	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1039.	295/23	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1040.	295/24	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1041.	295/25	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1042.	295/26	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1043.	295/27	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1044.	295/28	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1045.	295/29	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1046.	295/3	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1047.	295/30	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1048.	295/4	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1049.	295/5	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1050.	295/6	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1051.	295/7	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1052.	295/8	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1053.	295/9	91/Sq.Ft	980/Sq.Mt	Residential Class IV Type - III
1054.	296	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1055.	297/1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1056.	297/1A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1057.	297/1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1058.	297/1C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1059.	297/1D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1060.	297/1E	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1061.	297/2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1062.	297/3A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1063.	297/3B1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1064.	297/3B2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1065.	297/3B3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1066.	297/3B4	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1067.	297/3B5	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1068.	298	-	-	Govt. Others
1069.	301/10	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1070.	301/1A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1071.	301/1B1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1072.	301/1B2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1073.	301/1C1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1074.	301/1C2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1075.	301/2A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1076.	301/2A2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1077.	301/2A3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1078.	301/2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1079.	301/2C1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1080.	301/2C2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1081.	301/2D1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1082.	301/2D2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1083.	301/2E1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1084.	301/2E2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1085.	301/2E3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1086.	301/3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1087.	301/4A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1088.	301/4A2A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1089.	301/4A2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1090.	301/4A2C1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1091.	301/4A2C2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1092.	301/4A2D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1093.	301/4B1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1094.	301/4B2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1095.	301/5A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1096.	301/5A2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1097.	301/5B1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1098.	301/5B2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1099.	301/6A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1100.	301/6A2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1101.	301/6B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1102.	301/6C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1103.	301/6D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1104.	301/6E	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1105.	301/6F1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1106.	301/6F1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1107.	301/6G	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1108.	301/6H1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1109.	301/6H2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1110.	301/6H3	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1111.	301/6I	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1112.	301/6J	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1113.	301/7A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1114.	301/7B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1115.	301/7C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1116.	301/7D1A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1117.	301/7D1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1118.	301/7D2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1119.	301/8	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1120.	301/9	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1121.	306/1A1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1122.	306/1A2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1123.	306/1B1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1124.	306/1B2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1125.	306/2A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1126.	306/2B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1127.	311/1A	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1128.	311/1B	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1129.	311/1C	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1130.	311/1D	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1131.	311/2	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1132.	315	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1133.	334/2C1A	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
1134.	334/2C1B	145/Sq.Ft	1560/Sq.Mt	Residential Class IV Type - I
1135.	413/1A1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
1136.	413/1A1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
1137.	413/1A2	2426346/Acre	5995500/Hect.	Dry Special Type - I
1138.	413/1B	-	-	Govt. Others
1139.	413/2	-	-	Govt. Others
1140.	413/1A1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
1141.	413/1A2	2426346/Acre	5995500/Hect.	Dry Special Type - I
1142.	413/1B	-	-	Govt. Others
1143.	413/2	-	-	Govt. Others
1144.	414/1	2426346/Acre	5995500/Hect.	Dry Special Type - I
1145.	414/2	2426346/Acre	5995500/Hect.	Dry Special Type - I
1146.	415/1	2426346/Acre	5995500/Hect.	Dry Special Type - I
1147.	415/2	2426346/Acre	5995500/Hect.	Dry Special Type - I
1148.	415/3	2426346/Acre	5995500/Hect.	Dry Special Type - I
1149.	416/1A	2426346/Acre	5995500/Hect.	Dry Special Type - I
1150.	416/1B	2426346/Acre	5995500/Hect.	Dry Special Type - I
1151.	416/2	-	-	Govt. Others
1152.	417/1	110/Sq.Ft	1185/Sq.Mt	Residential Class III Type - I
1153.	417/2	-	-	Govt. Others
1154.	418/1	2426346/Acre	5995500/Hect.	Dry Special Type - I
1155.	418/2	2426346/Acre	5995500/Hect.	Dry Special Type - I
1156.	418/3	2426346/Acre	5995500/Hect.	Dry Special Type - I
1157.	418/4	2426346/Acre	5995500/Hect.	Dry Special Type - I
1158.	418/5	2426346/Acre	5995500/Hect.	Dry Special Type - I
1159.	418/6	2426346/Acre	5995500/Hect.	Dry Special Type - I

S.NO	SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1160.	423/1	2426346/Acre	5995500/Hect.	Dry Special Type - I
1161.	423/2	2426346/Acre	5995500/Hect.	Dry Special Type - I
1162.	423/3	2426346/Acre	5995500/Hect.	Dry Special Type - I
1163.	424/1	2426346/Acre	5995500/Hect.	Dry Special Type - I
1164.	424/2	-	-	Govt. Others
1165.	424/3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1166.	425	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1167.	427	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1168.	428	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1169.	428/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1170.	428/3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1171.	429/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1172.	429/2	-	-	Govt. Others
1173.	429/3	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1174.	430/1	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1175.	430/2	-	-	Govt. Others
1176.	431/1	-	-	Govt. Others
1177.	431/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1178.	432/1	-	-	Govt. Others
1179.	432/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1180.	434/1	-	-	Govt. Others
1181.	434/2	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1182.	435/1	-	-	Govt. Others
1183.	435/2A	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1184.	435/2B	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1185.	435/2C	69/Sq.Ft	745/Sq.Mt	Industries Type - II
1186.	602	500000/Acre	1235500/Hect.	Dry Maanavari Lands Type - I
1187.	720/3A3	55/Sq.Ft	595/Sq.Mt	Residential Class II Type - I
1188.	785	-	-	Govt. Others
1189.	786/1	-	-	Govt. Others
1190.	786/2	-	-	Govt. Others
1191.	786/3	-	-	Govt. Others
1192.	791	-	-	Govt. Others
1193.	797	-	-	Govt. Others
1194.	798	-	-	Govt. Others
1195.	799	-	-	Govt. Others
1196.	800	-	-	Govt. Others

