

DETAILS

Name of The Work :- Valuation of the building of

Name	Bhagwati bahukhandi
S/o	Late. santram bahukhandi

Address

Village	Ukhimath
P.O.	Ukhimath
Tehsil	Ukhimath
District	Rudraprayag
	Uttarakhand

Khasra No.

Measurements

	No.	Length (m)	width (m)
Ground Floor	1 x 1	20.70	8.50
Less	1 x 1	0.00	0.00
First Floor	1 x 1	0.00	0.00
Less	1 x 1	0.00	0.00
Second Floor	1 x 1	0.00	0.00
Less	1 x 1	0.00	0.00
Third Floor	1 x 1	0.00	0.00
Less	1 x 1	0.00	0.00

Distance (By Road) of the place from nearest Railway Station Km.
 Height of the place above Mean Sea Level Mtrs.
 Distance by Mule Km.

Approximate life of the Building in years (Total no. of years the building remaind and will remain in service)
 Year of Construction of Building
 Year in which the value of the building is calculated

Index For Internal Electification + water Supply & Sanitary work
 (9+10)%

Site deplovement Index
 Index for Fan (upto 1900m height) 3% if Fan installed
 Less for Poor Specifications

Type of the Building

Enter the Column no. (1 to 7) Related to the type of the Building from the table given below. TYPE-II & III Residential Building

	Ground Floor	First Floor	Second Floor	Third Floor	Forth Floor
Related Rates	6690	6020	6690	7360	8100


Plinth Area Rates as per PWD chief engg.'s Letter no. **332/10 adhiprapti/10, Dated-03-07-2010**

	Non-Residential Buildings			Residential Buildings			
	Higher Non-Residential Buildings. Court, Circuit House, University, Medical/Engg. College, Hospital	Inter Non-Residential Buildings. Inter College, HighSchool, Office, Godown, Health Centre	General Non-Residential Buildings. Primary School, Junior Highschool, Small Buildings	Lower Class Employees Quarters (TYPE-I)	General Residentia l Buildings (TYPE-II & III)	Officer's Quarters (TYPE-IV)	Higher Officer's Quarters (TYPE-V)
	1	2	3	4	5	6	7
	Rupees/m ²	Rupees/m ²	Rupees/m ²	Rupees/m ²	Rupees/m ²	Rupees/m ²	Rupees/m ²
Ground Floor	7730	7230	6810	6000	6690	7200	7330
First Floor	6960	6500	6130	5400	6020	6480	6600
Second Floor	7730	7230	6810	6000	6690	7200	7330
Third Floor	8500	7950	7490	6600	7360	7920	8060
Forth Floor	9350	8750	8240	7250	8100	8700	8870

Detail of Measurements

Name of the work :- Valuation of The Building of Bhagwati bahukhandi,
S/o Late. santram bahukhandi.
Resident of : Village - Ukhimath, P.O. - Ukhimath,
Tehsil- Ukhimath, District-
Rudraprayag, .- Uttarakhand

Sl. No.	Item of work	No.			Length (m)	Width (m)	H/D (m)	Quantity (Sq.m)
1	Plinth Area of Ground	1		1	20.70	8.50	-	175.95
	Less	1	x	1	0.00	0.00	-	0.00
Total								175.95
2	Plinth Area of First Floor	1	x	1	0.00	0.00	-	0.00
	Less	1	x	1	0.00	0.00	-	0.00
Total								0.00
3	Plinth Area of Second Floor	1	x	1	0.00	0.00	-	0.00
	Less	1	x	1	0.00	0.00	-	0.00
Total								0.00
4	Plinth Area of Third Floor	1	x	1	0.00	0.00	-	0.00
	Less	1	x	1	0.00	0.00	-	0.00
Total								0.00


Junior Engineer.

Assistant Engineer.

Rate Analysis

Name of the work :- Valuation of The Building of Bhagwati bahukhandi,
S/o Late. santram bahukhandi.
Resident of : Village - Ukhimath, P.O. - Ukhimath,
Tehsil- Ukhimath, District-
Rudraprayag, - Uttarakhand

Rates

Type of the Building - TYPE-II & III Residential Building

Plinth area rates of Building as per the Letter No. 332/10 adhiprapti/10, Dated-03-07-2010 of Chief Engineer level-I PWD Dehradun.

	Ground Floor	First Floor	Second Floor	Third Floor
Plinth Area Rates (Rs./m ²)	6690.00	6020.00	6690.00	7360.00

Index Calculations (As per the Letter No. mentioned above)

Distance (By Road) of the place from nearest Railway Station = 185.0 Km.
Distance by Mule = 0.00 Km.
Height of the place above Mean Sea Level = 1350.0 Mtr.

Distance Index - For 185 Km.Road and 0 Km. Mule Track

Distance Index for 185 Km Motor Road @1% per 10 Km	=	18.5%
Distance Index For 0Km Mule Track@1.5% per 0.5Km	=	0.0%
Total Distance Index	=	18.50%

Height Index - For 1350 Mtr

1% per 100 Mtr from 1001 - 2100 mts	=	3.5%
3% per 100 Mtr from 2101 - 2400 mts	=	0.0%
5% per 100 Mtr from 2401 - 2900 mts	=	0.0%
7% per 100 Mtr from more than 2901 mts	=	0.0%
Total Height Index	=	3.50%


Calculation of Modified Rates

Adding indexes to the rates as per the Letter No. 332/10 adhiprapti/10, Dated-03-07-2010 of Chief Engineer level-I, PWD Dehradun.

→ Distance Index	18.50%
→ Height Index	3.50%
→ Site deploement Index.	30.0%
→ Index for Internal Electification, Water-Supply & Sanitary work.	19.0%
→ Index for Fan.	3.0%
Less For Poor Specifications	1.0%
Total Index	73.00%

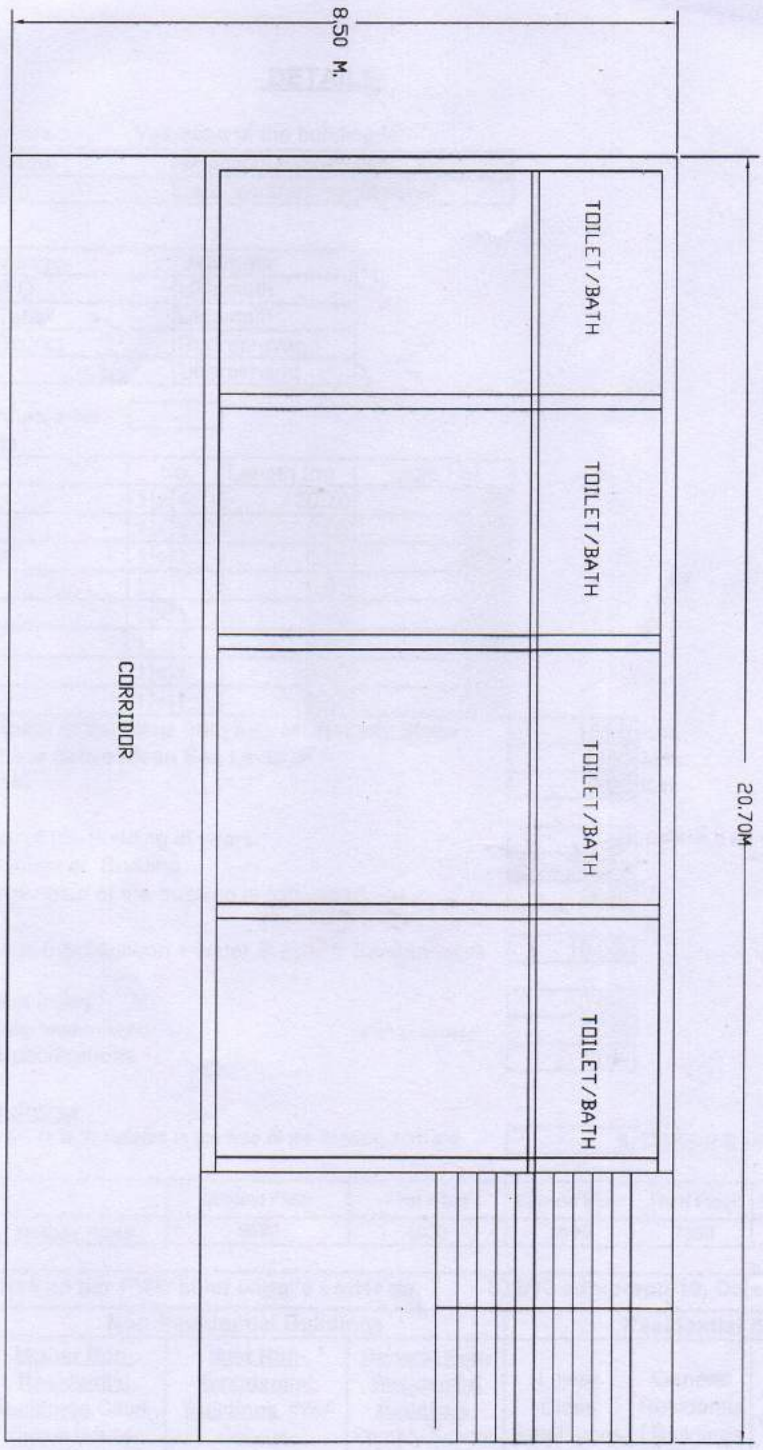
Increasing the above rates by 73%

	Ground Floor	First Floor	Second Floor	Third Floor
Modified Pl. Area Rates(Rs./m ²)	11573.70	10414.60	11573.70	12732.80


Junior Engineer.

Assistant Engineer.

NAME OF WORK :-CONS OF PROPOSED BUILDING OF SHRI BHAGWATI BAUKHANDI S/O SHRI SANTRAM BAHUKANDI
 VILL - UKHIMATH P.O-UKHIMATH
 DIST :-RUDRAPRAYAG
 STATE:-UTTARAKHAND



Total Plinth Area=First floor Area
 $16.7 \times 4.5 = 75.15 \text{ sqm} = 808.61 \text{ sq ft} < 1000 \text{ sqft}$

[Signature]
 श्री श्री भगवती
 बाहुकान्दी (उत्तराखण्ड)