

VALUATION OF BUILDING

(as per PAR 2012 by CPWD)

Calculation Sheet

Name of Applicant	Neville Williamson
Address	LSGD

Short Description

The considering building for valuation is a multi storey (G+1) Load Bearing Structure for the purpose of Residential or the like.

The selected cost index as per PAR 2012 with base 100 for Trivandrum area will be 1.40685 with effect from 26/03/2019

Plinth Area Rates

PAR for entire Plinth Area : Rs. 13100/-

Additional PAR for Ground Floor Area : Rs. 1060/-

Additional PAR for additionally Extending Area only : Rs. 780/-

Area Details of the Building

Total Plinth Area = 290 sqm

Ground floor Plinth Area = 150 sqm

Additionally proposed Plinth Area = 140 sqm

Calculation

A1. Building Proper : [290 x 13100 + 150 x 1060 + 140 x 780] x 1.40685 = Rs. 5721940.32/-

A2. Internal watersupply & sanitary arrangements : 12% x 5721940.32 = Rs. 686632.84/-

A3. External service connections : 5% x 5721940.32 = Rs. 286097.02/-

A4. Internal electrical installations : 12.5% x 5721940.32 = Rs. 715242.54/-

TOTAL VALUE OF THE BUILDING : 5721940.32 + 686632.84 + 286097.02 + 715242.54 = Rs. 7409912.72/-

Depreciation : $0.94 \times 7409912.72 \times (5 / 55) = \text{Rs. } 633210.72/-$

where the economic life of the building is 55 years

Depreciated Value of Building : 7409912.72 - 633210.72 = Rs. 6776702.00