

**IMMOVABLE PROPERTY VALUATION REPORT
FAIR MARKET VALUE AS ON 31ST MARCH 2019**

Client:



M/s JK Tyre and Industries Ltd

**Registered office at Jaykaygram, PO-Tyre Factory, Kankroli-
313 342, Rajasthan**

Private and Confidential

**Location: Plant-1, 2 & 3 in Mysore - Hebbal Industrial Area, Villages Metagulki
and Hebbal Hobli, Taluk Mysore, Karnataka**

Prepared By:

SANJEEV GUPTA

B.E, F.I.V., M.I.E., MRICS

Chartered Engineer

Government of India Registered Valuer

Valuer Licence No. CCIT/PANCHKULA/2016-17/34AD(FARIDABAD)/06

VALUATION REPORT OF IMMOVABLE PROPERTY

PREAMBLE:

At the request of client, we have carried out Valuation of Immovable Property in the name of **M/s Vikrant Tyres Limited A/c M/s JK Tyre and Industries Ltd**, property is situated at **Plant-1, 2 & 3 in Mysore - Hebbal Industrial Area, Villages Metagulki and Hebbal Hobli, Taluk Mysore, Karnataka**. The purpose of the valuation is to evaluate the fair market value of Land & Building on 'as-is-where-is-basis' as on 31.03.2019 for official purpose. This report is based on the particulars furnished by the client and our inspection notes.

Our Valuer visited the following property on **28.03.19** in order to determine the existing construction of property. Property is having connectivity to main road and other civic amenities.

SCOPE OF OUR WORK:

Our assignment in this regard was limited to determine the value of the property in this said location. We had a thorough discussion with neighbors in detail about the various factors affecting the market price during the survey. We went into a much detail as possible regarding all the relevant factors, ensuring a high level of accuracy in arriving at the correct Value of the property as per applicable rule, we also used the projection details in ours survey report.

VALUATION METHODOLOGY:

The purpose of this report is to arrive at an estimate of value of the subject property i.e. land & Building. This is achieved by a systematic gathering, classification and analyses of data, which is required in the development of the three basic approaches to valuation: the cost approach, the income approach and the market approach.

APPROACHE TO VALUATION:

We have adopted the cost & market approach along with observable inputs as define above i.e. A valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable (i.e. similar) assets.

"The estimated amount for which a property should exchange on the date of valuation, between a 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".



METHODOLOGY ADOPTED FOR VALUATION:

Land:

Market approach is used in land valuation. Land does not depreciate, only improvements. Land may suffer value loss, but not due to depreciation.

The economic principle of supply and demand provides a framework for understanding how the market works. The interaction of supply and demand factors determines property value.

We have made detailed inquiries with the real estate agents and also referred to the various reports dealing with property news and information and our own database. The ranges of land prices have been taken, considering situation and location, size and shape of the plot etc.

Building:

The Cost Approach is based on the principle of substitution which asserts that no prudent buyer or investor will pay more for a property than that amount for which the site could be acquired and which improvements that have equal desirability and utility can be constructed without undue delay. It is a method of appraising property based on the depreciated reproduction or replacement cost (new) of improvements, plus the market value of the site.

This approach has the most validity/reliability when improvements are new or near-new. For older/aged structures, the cost approach may not be relevant due to the greater subjectivity involved in estimating accrued depreciation.

DETAILS OF PROPERTY & SPECIFICATIONS:

GENERAL

- | | | | |
|---|---|---|---|
| 1 | Report Reference | : | TCEV/JKTIL/04/18-19 |
| 2 | Purpose for which valuation is made | : | Value of land and building for Official Purpose |
| 3 | Date as on which valuation is made | : | 31 st March 2019 |
| 4 | Name of owner / owners | : | M/s Vikrant Tyres Limited, having registered office at Vikrant House, No. 54, First Main Road, V.V.Mohalla, Mysore, Karnataka |
| 5 | If the property is under joint-ownership, Co-ownership, share of each such owner or shares undivided? | : | Owned by a Limited Company |
| 6 | Brief description of the property | : | It is an Industrial Property |
| 7 | Location street / ward no. | : | Plant-1, 2 & 3 in Mysore - Hebbal Industrial Area, Villages Metagulki and Hebbal Hobli, Taluk Mysore, Karnataka |
| 8 | Survey / plot no. of land | : | As per Deed |



- 9 Is the property situated in residential / commercial / mixed / Industrial area : The Subjected property is approved as industrial area
- 10 Classification of Locality-high class / middleclass / poor class : Having units of industrial concerns
- 11 Proximity to civic amenities, like schools, hospital, offices, market cinemas etc. : Within 5-6 km
- 12 Means and proximity to surface communication by which the locality is served. : By motor able surface road
By Public/Private Transport.

LAND:

- 13 Area of land, supported by documentary proof shape, dimensions and physical feature. : Total area of Land is 81.32 acres
- 14 Road streets or lanes on which the land is abutting. : Front Side and rest sides other properties.
Road more than 20'-0"
- 15 Is it freehold or leasehold : Freehold property
- 16 Are there any agreements of easement? If so, attach copies : As per ownership documents
- 17 Attach a dimensioned site plan : To be enclosed by the owner if required

IMPROVEMENTS:

- 18 Attach plans and elevation of all structures standing on the land a lay-out plan. : To be enclosed by the owner if required
- 19 (1) Is the building owner occupied / tenanted / both. : Owner occupied
- (2) If partly owner occupied specify portion and extent of area under owner occupation.
- 20 What is the floor space index permissible percentage actually utilized? : As per by laws
- 21 If a lift is installed, who is to bear the cost of maintenance and operation owner or tenant? : No Lifts are installed at site
- 22 If a pump is installed, who has to bear the cost of maintenance & operation, owner or tenant? : Yes, Owner
- 23 Who has to bear the cost of electricity charges of common space like entrance hall, stairs, passage, compound, etc., Owner or Tenant? : Owner
- 24 What is the amount of property tax? Who is to bear it? Give details with documentary proof. : To be furnished by Owner

SALES:

- 25 Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, : As per Market Information and reference documents, however, no recent sales records are available.



registration no. sale price and area of land sold

TECHNICAL DETAILS

- | | | | |
|----|--|---|--|
| 1 | No. of floors and height of each floor | : | Details in annexure "A" |
| 2 | Area floor wise | : | Details in annexure "A" |
| 3 | Year of Construction | : | Since 1975 to 2009 and thereafter |
| 4 | Age | : | 14 Years |
| 5 | Estimated future life. | : | 35 Years |
| 6 | Type of construction-load bearing walls | : | Steel/RCC framed structure
/ RCC frame / steel frame. |
| 7 | Type of Foundations | : | Spread |
| 8 | Walls | : | Brick walls in cement mortar |
| 9 | Partition | : | 4 ½" thick brick wall |
| 10 | Door and Windows | : | Aluminum/Glass/Steel/Wooden |
| 11 | Flooring | : | CC/Kota |
| 12 | Finishing | : | White wash |
| 13 | Roof & Terracing | : | RCC & Pressed sheets roofing |
| 14 | POP works | : | Walls are cement plastered both sides. |
| 13 | Special architectural or decorative features, if any | : | Nil |
| 14 | 1. Internal wiring surface or conduit. | : | Normal Electrical wiring |
| | 2. Class of fitting superior /ordinary/ poor | : | Normal fittings |
| 15 | Sanitary Installations | : | As per site |
| 16 | Class of fittings superior colored / Superior white / Ordinary | : | ISI made |
| 17 | Compound walls | : | Yes |
| | (1) Type of construction | : | Brick wall finished with cement mortar |
| 18 | Over head tank | : | |
| | (1) Where located | : | On terrace, |
| | (2) Capacity / Type | : | N/A |



- 19 Pump No. and their horsepower : N/A
- 20 Roads and Paving's within the : Metaled road & CC Roads
compound approximate area and type
of paving.
- 21 Sewage disposal whether connected to : STP
public sewers. If septic tanks provided.

Remarks on Property:

- 1- We have considered land area as per documents. The subjected land purchased a two side open tract industrial land is measuring 81.32 acres and it forms of industrial Estate known as Mysore-Hebbal Industrial Area and enjoy all the amenities and facilities within reasonable distance.
- 2- GPS Coordinate: Not Recorded
- 3- Subjected property is fully occupied by the company.
- 4- Quality of construction is good.
- 5- Finishing: Plastered & Painted and well maintained



VALUATION

(The valuation of the said property is based upon the information provided by the owner and inspection at site.)

FAIR MARKET VALUE LAND & BUILDING AS ON 31.03.2019:

During market research and review of available documents in public domain it was found that land rate for that area are Rs 2,50,00,000/- to Rs 3,00,00,000/- per acres.

Adopted Rate: Rs 2,65,00,000/- per acres.

Land Area: 81.32 acres

VALUE OF LAND

= land Area x Rate per acres

= 81.32 x 2,65,00,000/-

Value of Land = Rs 215, 49, 80, 000/- or Say As = Rs 215.49 Crores

VALUE OF BUILDING

After giving consideration to various important factors like the building specification, present condition, future life, fair market value of the building including the cost of services, site developments etc work out as under:

Value of Building (Annexure "A" Attached) = Rs. 118, 07, 63, 050.00 Say, Rs. 118.07 Crores.

Total Fair Market Value of Land and Building

= Value of Land + Value of Building

= Rs 215.49 + Rs 118.07 = **Rs 333.56 Crores**

Hence, the value of property as on 31.03.2019 is around **Rs 333.56 Cr. (Rupees Three Hundred Thirty Three Crores and Fifty Six Lakhs Only).**



Note:

- It has been ensured that the information furnished is true and correct in all respects, no part of it is false or misleading and no relevant information has been concealed or withheld.
- That I have no present or prospective interest in this property and I have no personal interest or bias with respect to the parties' involved.
- Neither I nor any of my partners is a partner, director or employee of the above named entity or its associated concerns.
- This valuation report is issued without prejudice.
- Certified that I have no direct or indirect interest in this property inspected

Authorised Signatory,



SANJEEV GUPTA
B.E FIV MIE MRICS
GOVT. APPROVED VALUER
CHARTERED ENGINEER
CONSULTANT & ADVISOR

SANJEEV GUPTA
B.E, F.I.V., M.I.E., MRICS
Chartered Engineer
Government of India Registered Valuer
Valuer License No. CCIT/PANCHKULA/2016-17/34AD(FARIDABAD)/06

Date: 08.04.19

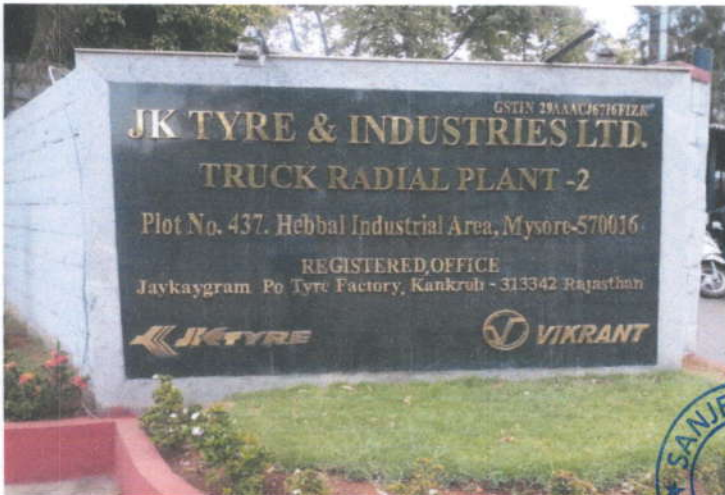
Place: Gurgaon

Enc:

- ✓ Photographs of Plant
- ✓ Annexure-A (Construction Details)









VTP - JKI - MYSORE - PLOT DETAILS

VTP 1 MAIN PLANT / COAL YARD / OTR = TOTAL AREA OF VTP- 1 = PLOT - 1 (35.78) + PLOT 2 (4.22 + 9.73 + 3.95 = 17.9) = 53.68 ACRES

AREA IN SQM = PLOT 1 & PLOT 2 = (144817) + (17049 + 39395 + 16016 = 72460) = 217277 SQM

A

I PLOT- 1 VIKRANT TYRE PLANT - VTP 1

VTP 1 Main plant detail: 144817 sqm or 35.78 acres

REF LAY OUT DRAWING

SL.NO.	PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFING	FLOORING	YEAR OF CONSTRUCTION	COVERD AREA IN SQ. MTRS.
1	PRODUCTION HALL	6.5 / 7.5	1.00	RCC	Concrete	1975 to 2009	17919
2	BANBURY (ground 6.5 mts ht) + (3 floors of 5.5 mts ht each)	6.5 / 5.5	1& 3	RCC	Concrete	1975 to 2009	5300
	BANBURY (GF 5300sqm) + Mez 200sqm	3.50	do	RCC	Concrete	1975 to 2009	200
	BANBURY (GF 5300sqm) + I floor 1368 sqm	5.50	do	RCC	Concrete	1975 to 2009	1368
	BANBURY (GF 5300sqm) + II floor 1116 sqm	5.50	do	RCC	Concrete	1975 to 2009	1116
	BANBURY (GF 5300sqm) + III floor 1116 sqm)	5.50	do	RCC	Concrete	1975 to 2009	1116
3	ZELL	6.50	1.00	RCC	Concrete	1975 to 2009	1512
4	RAW MATERIAL STORE	6.00	1.00	SHEET	Concrete	1975 to 2009	2916
5	WORK SHOP	6.00	1.00	RCC	Concrete	1975 to 2009	780
5a	SALVAGE ROOM	6.00	1.00	RCC	Concrete	1975 to 2009	300
6	COMPRESSOR ROOM & CHILLERS	4.50	1.00	RCC	Concrete	1975 to 2009	1905
7	BOILER HOUSE	4.50	1 & 3	RCC	Concrete	1975 to 2009	565
	BOILER HOUSE Texmaco (GF 565 SQM) + I floor 565m2	4.00	do	RCC	Concrete	1975 to 2009	565
	BOILER HOUSE Texmaco (GF 565 SQM) + II floor 565m2	4.00	do	RCC	Concrete	1975 to 2009	565
	BOILER HOUSE Texmaco (GF 565 SQM) + III floor 565m2	4.00	do	RCC	Concrete	1975 to 2009	565
7a	W I L BOILER HOUSE	6.50	1.00	SHEET	Concrete	1975 to 2009	174
8	TS # 01 HOUSE	3.50	1&2	RCC	Concrete	1975 to 2009	210
	TS # 01 HOUSE (GF 210 sqm) + 230 sqm	3.50	do	RCC	Concrete	1975 to 2009	230
9	OFFICES & LABORATORIES (GF + FF)	3.20	1&2	RCC	Concrete	1975 to 2009	1256
	OFFICES & LABORATORIES (GF 1029 sqm) + I floor = 1020 m2	3.50	do	RCC	Concrete	1975 to 2009	1020
10	CANTEEN	3.20	1&2	RCC	Concrete	1975 to 2009	990
10a	EXCISE RECORD ROOM	3.00	1.00	SHEET	Concrete	1975 to 2009	44
10b	LADIES ROOM	3.20	1.00	RCC	Concrete	1975 to 2009	28
10c	TRAINING ROOM ON 1ST FLOOR CANTEEN	3.20	1.00	RCC	Concrete	1975 to 2009	175
11	MAIN ENTRANCE	4.50	1.00	RCC	Concrete	1975 to 2009	127
12	OCCUPATIONAL HEALTH CENTRE	3.20	1.00	SHEET	Concrete	1975 to 2009	66



SL.NO.	PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFING	FLOORING	YEAR OF CONSTRUCTION	COVERD AREA IN SQ. MTRS.
13	TYRE REPAIR AREA	3.20	1.00	SHEET	Concrete	1975 to 2009	216
14	BEAD ROOM	4.50	1.00	SHEET	Concrete	1975 to 2009	863
15	HEAT EXCHANGER STATION	8.00	1.00	RCC	Concrete	1975 to 2009	468
16	COOLING TOWER	\	1.00	RCC	Concrete	1975 to 2009	196
17	GREEN TYRE PAINTING BOOTH	4.50	1.00	RCC	Concrete	1975 to 2009	252
17 a	GREEN TYRE STORAGE	3.00	1.00	SHEET	Concrete	1975 to 2009	216
18	CEMENT HOUSE	4.00	1.00	SHEET	Concrete	1975 to 2009	122
19	DG HOUSE (1 & 2) AND (3, 4 & 5)	5.00	1.00	SHEET	Concrete	1975 to 2009	931
20	SECURITY POST MATERIAL GATE	3.20	1.00	RCC	Concrete	1975 to 2009	30
21	WORKERS CYCLE STAND	3.00	1.00	SHEET	Concrete	1975 to 2009	1963
22	WORKERS REST ROOM	3.00	1.00	SHEET	Concrete	1975 to 2009	105
23	CO-OPERATIVE SOCIETY	3.00	1.00	RCC	Concrete	1975 to 2009	110
24	DOMESTIC EFFLUENT TREATMENT PLANT	\	1.00	SHEET	Concrete	1975 to 2009	483
25	COMBINED EFFLUENT TREATMENT PLANT	\	1.00	RCC	Concrete	1975 to 2009	110
26	BIO DEGRADABLE WASTE PIT AREA	\	1.00	OPN	Concrete	1975 to 2009	56
27	LPG STATION AND YARD	\	1.00	OPN	Concrete	1975 to 2009	1672
28	NAPHTHA STORAGE YARD	\	1.00	OPN	Concrete	1975 to 2009	1225
29	HSD & FO STORAGE YARD	\	1.00	OPN	Concrete	1975 to 2009	552
30	PROCESS OIL YARD	\	1.00	OPN	Concrete	1975 to 2009	1200
31	66 KV SWITCH YARD	\	1.00	OPN	Concrete	1975 to 2009	3966
32	TS # 03	4.50	1.00	RCC	Concrete	1975 to 2009	112
33	TS # 04	4.50	1.00	RCC	Concrete	1975 to 2009	216
33 a	TRANSFORMER AREA	\	1.00	OPN	Concrete	1975 to 2009	216
34	TS # 2 PANEL ROOM	4.50	1.00	RCC	Concrete	1975 to 2009	648
34 a	TRANSFORMER AREA	\	1.00	OPN	Concrete	1975 to 2009	648
35	TS # 05	4.00	1.00	RCC	Concrete	1975 to 2009	171
36	BU / SSU 1 SHOP FLOOR OFFICES	3.50	1.00	RCC	Concrete	1975 to 2009	864
36 a	ENGINEERING STORES CELLAR	3.50	1.00	RCC	Concrete	1975 to 2009	1656
37	CARBON BLACK STORES	5.00	1.00	SHEET	Concrete	1975 to 2009	2072
38	SCRAP TYRE STORAGE	4.50	1.00	SHEET	Concrete	1975 to 2009	827
39	CAR PARKING	2.80	1.00	SHEET	Concrete	1975 to 2009	810
40	CAR PARKING	2.80	1.00	SHEET	Concrete	1975 to 2009	165
41	LIFT ROOM	4.50	4.00	RCC	Concrete	1975 to 2009	32
42	DAY OIL TANK	\	1.00	OPN	Concrete	1975 to 2009	12
43	GARDEN TOOLS ROOM	3.00	1.00	SHEET	Concrete	1975 to 2009	12
44	COOKING GAS STORAGE AT CANTEEN	3.00	1.00	SHEET	Concrete	1975 to 2009	10



SL.NO.	PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFING	FLOORING	YEAR OF CONSTRUCTION	COVERD AREA IN SQ. MTRS.
45	GAS STORAGE ROOMS	3.00	1.00	SHEET	Concrete	1975 to 2009	24
46	2 WHEELER PARKING FOR EXECUTIVES	2.50	1.00	SHEET	Concrete	1975 to 2009	600
47	70 KL FURNACE OIL TANK	\	1.00	SHEET	Concrete	1975 to 2009	126
48	RAW WATER RESERVOIR	\	1.00	OPN	Concrete	1975 to 2009	612
49	VTEU OFFICE	3.00	1.00	RCC	Concrete	1975 to 2009	21
50	SECURITY WATCHMAN TOWER	\	1.00	SHEET	Concrete	1975 to 2009	27
51	LUBRICANT STORAGE YARD	\	1.00	SHEET	Concrete	1975 to 2009	144
52	ENGG STORES MATERIAL YARD	\	1.00	OPN	Concrete	1975 to 2009	300
53	RMS EXTENSION BOTH SIDES 2 NOS	4.50	1.00	SHEET	Concrete	1975 to 2009	700
54	NEW RMS EXTENSION	5.50	1.00	SHEET	Concrete	1975 to 2009	1525
55	2 WHEELER PARKING OUTSIDE	2.50	1.00	SHEET	Concrete	1975 to 2009	240
56	TIME OFFICE	3.00	1.00	SHEET	Concrete	1975 to 2009	16
57	RMS STORAGE PLATFORM (PAVER)	\	1.00	OPN	Concrete	1975 to 2009	900
58	SCRAP TYRE BEAD CUTTING AREA	\	1.00	SHEET	Concrete	1975 to 2009	74
59	TEMPORARY TYRE STOCKING	\	1.00	SHEET	Concrete	1975 to 2009	976
60	4 MW DG HOUSE	5.00	1&2	RCC	Concrete	1975 to 2009	1165
	4 MW DG HOUSE ele bay I floor	4.00	do	RCC	Concrete	1975 to 2009	200
61	250 KL FURNACE OIL TANK	\	1.00	OPN	Concrete	1975 to 2009	250
62	COOLING TOWER	\	1.00	OPN	Concrete	1975 to 2009	42
63	FURNACE OIL DAY, TANK SETTLING TANK, HSD TANK, SLUDGE TANK	\	1.00	OPN	Concrete	1975 to 2009	117
64	ADDITIONAL CHILLED WATER UNIT	\	1.00	OPN	Concrete	1975 to 2009	180
65	SULPHUR GODOWN	4.00	1.00	SHEET	Concrete	1975 to 2009	144
66	FLAG POST	\	1.00	OPN	Concrete	1975 to 2009	16
67	TEMPORARY TYRE STOARGE SHED	4.50	1.00	SHEET	Concrete	1975 to 2009	1131
68	FINANCE DEPARTMENT	4.50	1.00	SHEET	Concrete	1975 to 2009	324
69	BU 5 OFFICE	4.50	1.00	SHEET	Concrete	1975 to 2009	324
70	TYRE TEST HOUSE	4.50	1.00	SHEET	Concrete	1975 to 2009	312
71	WEIGH BRIDGE	3.00	1.00	RCC	Concrete	1975 to 2009	36
72	TYRE TRANSFER BAY	\	1.00	SHEET	Concrete	1975 to 2009	370
73	MOULD CLEANING	6.00	1.00	SHEET	Concrete	1975 to 2009	439
74	CONTRACTOR SHEDS	3.00	1.00	SHEET	Concrete	1975 to 2009	200
75	TEMP TYRE STORAGE (C)	3.50	1.00	SHEET	Concrete	1975 to 2009	120
76	LCV RADIALS ROOM (OLD TUBE ROOM)	5.50	1.00	SHEET	Concrete	1975 to 2009	2160
	FINISHED GOODS STORE WITH MEZ FLOOR	6.50	1&2	RCC	Concrete	1975 to 2009	2916



SL.NO.	PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFIN G	FLOORING	YEAR OF CONSTR UCTION	COVERD AREA IN SQ. MTRS.
77	FINISHED GOODS STORE (GF 2916 sqm) + MEZ FLOOR 2500sqm	3.50	do	STR STL	Concrete	1975 to 2009	2500
78	TEMP TYRES STORAGE (A)	4.50	1.00	SHEET	Concrete	1975 to 2009	310
79	TEMP TYRES STORAGE (B)	4.50	1.00	SHEET	Concrete	1975 to 2009	380
80	COAL FIRED BOILER HOUSE (I J T)	16.00	1.00	SHEET	Concrete	1975 to 2009	280
81 to 86	81 to 86 see in coal yard list						
87	ASH SILO	\	1.00	OPN	Concrete	1975 to 2009	80
88	COMPOUND LAB CELLAR	3.50	1.00	RCC	Concrete	1975 to 2009	328
89	TRANSPORTERS ROOM	3.00	1.00	SHEET	Concrete	1975 to 2009	24
90	INTERNAL AUDITORS OFFICE	3.00	1.00	RCC	Concrete	1975 to 2009	40
91	CHIMNEY & ID FAN ROOMS 2 NOS	\	1.00	OPN	Concrete	1975 to 2009	31
92	DM PLANT	4.00	1.00	SHEET	Concrete	1975 to 2009	180
93	N - PIT FOR DM PLANT	\	1.00	OPN	Concrete	1975 to 2009	20
94	SDM TANK	\	1.00	OPN	Concrete	1975 to 2009	33
95	INSTRUMENTATION LAB	3.50	1.00	RCC	Concrete	1975 to 2009	144
96	SCRAP YARD	\	1.00	OPN	Concrete	1975 to 2009	1925
Total VTP 1 main plant building floor area							87225



SL.NO.	PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFIN G	FLOORING	YEAR OF CONSTR UCTION	COVERD AREA IN SQ. MTRS.
II (a) PLOT- 2 VIKRANT TYRE PLANT - (COAL YARD + OTR + VACANT LAND)							
Coal yard site plot detail = 17049 sqm or 4.22 acres							
SL. NO.	BLOCK A PLANT 1 -- PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFIN G	FLOORING	YEAR OF CONSTR UCTION	COVERD AREA IN SQ. MTRS.
81	WEIGH BRIDGE & WEIGHBRIDGE CONTROL ROOM	3.50	1.00	RCC	Concrete	2006	15
82	COAL SHED WITH ROOF	5.50	1.00	SHEET	Concrete	2006	1924
83	COAL CRUSHER UNIT	\	1.00	SHEET	Concrete	2006	63
84	GRIZZLEY HOPPER UNIT	\	1.00	SHEET	Concrete	2006	48
85	TOILET	3.00	1.00	RCC	Concrete	2006	20
86	SECURITY OFFICE & TIME OFFICE	3.00	1.00	RCC	Concrete	2006	30
Total area - Coal yard site							2100



SL.NO.	PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFING	FLOORING	YEAR OF CONSTRUCTION	COVERD AREA IN SQ. MTRS.
II (b)	OTR site plot detail (Plant 03) = 39395 sqm or 9.73 acres						
SLNO	PARTICULARS	HT IN MTS	NO OF FLOORS	ROOFING	FLOORING	YEAR OF CONSTRUCTION	COVERD AREA IN SQ. MTRS.
1	MAIN BUILDING	12.00	1&2	SHEET	Concrete	2010	11021
2	MAIN BUILDING (MEZZANINE FLOR)	7.60	1.00	SHEET	Concrete	2010	3040
	OFFICE BUILT UP AREA (332M2)	3.00	1.00	FLASE ROOF	Concrete	2010	332
	TOILET-1 (GF) (88 M2)	3.00	1.00	RCC	Concrete	2010	88
	TOILET-1, 3 FLOORS (88M2)	3.00	1.00	RCC	Concrete	2010	176
	TOILET-2, 3 FLOORS (106 M2)	3.00	1.00	RCC	Concrete	2010	212
	LIFT ROOM (GF) (28 M2)	3.00	1.00	RCC	Concrete	2010	28
	LIFT ROOM 3 FLOORS (136 M2)	3.00	1.00	RCC	Concrete	2010	136
	STAIRCASE HEAD ROOM 3 FLOORS (143 M2)	3.00	1.00	RCC	Concrete	2010	143
	STAIRCASE HEAD ROOM 3 FLOORS (72 M2)	3.00	1.00	RCC	Concrete	2010	72
3	SECURITY OFFICE	3.00	1.00	RCC	Concrete	2010	20
4	TIME OFFICE	3.00	1.00	RCC	Concrete	2010	20
5	OHC	3.00	1.00	RCC	Concrete	2010	44
6	WORKERS CHANGE ROOM	3.00	1.00	SHEET	Concrete	2010	74
7	SUB STATION	\	1.00	SHEET	Concrete	2010	224
8	UTILITY AREA	3.00	1.00	SHEET	Concrete	2010	345
	UTILITY MEZZANINE	5.00	1.00	SHEET	Concrete	2010	120
9	CAR PARKING AREA	2.75	1.00	SHEET	Concrete	2010	201
	MCS 2 WHELLER PARKING AREA	2.75	1.00	SHEET	Concrete	2010	85
	EMPLOEES 2 WHELLER PARKING AREA	2.75	1.00	SHEET	Concrete	2010	361
10	WEIGH BRIDGE CONTROL ROOM	3.00	1.00	RCC	Concrete	2010	23
11	CANTEEN	3.20	1.00	RCC	Concrete	2010	208
12	COOLING TOWER	\	1.00	RCC	Concrete	2010	360
13	STEEL CORD CUTTING MACHINE BUILDING (35X20)M	5.00	1.00	SHEET	Concrete	2010	700
Total OTR plinth area							18033



SL.NO.	PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFIN G	FLOORING	YEAR OF CONSTR UCTION	COVERD AREA IN SQ. MTRS.
II (C) Vancant site plot 3.95 acres detail (area between OTR & Coal yard)							
SL	DETAIL						SQ MTS
1	VACANT AREA / OPEN AREA						16016
Total area (between OTR & coal yard) vacant plot							16016
PLANT - 2 (RADIAL TYRE PLANT)							
SL.NO.	PLINTH AREA DETAILS	HT IN MTS	NO OF FLOORS	ROOFIN G	FLOORING	YEAR OF CONSTR UCTION	COVERD AREA IN SQ. MTRS.
1	Main Building	12.00	1&2	Sheet	Concrete	2010	9600
2	Main Building (Mezzanine Floor)	7.60	1.00	Sheet	Concrete	2010	3040
	Office Built up Area	3.00	1.00	Flase Roof	Concrete	2010	332
3	Utility Area	3.00	1.00	Sheet	Concrete	2010	345
	Utility Mezzanine	5.00	1.00	Sheet	Concrete	2010	120
4	Toilet-1 (Ground Floor)	3.00	1.00	RCC	Concrete	2010	88
	Toilet-1 ,3 Floors	3.00	1.00	RCC	Concrete	2010	88
	Toilet-2, 3 Floors	3.00	1.00	RCC	Concrete	2010	106
5	Lift Room (GF)	3.00	1.00	RCC	Concrete	2010	28
	Lift Room 3 Floors	3.00	1.00	RCC	Concrete	2010	136
6	Staircase head Room 3 Floors	3.00	1.00	RCC	Concrete	2010	143
	Staircase head Room 3 Floors	3.00	1.00	RCC	Concrete	2010	72
7	Canteen	3.20	1.00	RCC	Concrete	2010	256
8	Security Office	3.00	1.00	RCC	Concrete	2010	18
9	Time Office	3.00	1.00	RCC	Concrete	2010	18
10	OHC	3.00	1.00	RCC	Concrete	2010	39
11	Workers Change Room	3.00	1.00	Sheet	Concrete	2010	70
12	Car Parking Area	2.75	1.00	Sheet	Concrete	2010	180
13	MCS 2 Wheeler Parking Area	2.75	1.00	Sheet	Concrete	2010	75
14	Employees 2 Wheeler Parking Area	2.75	1.00	Sheet	Concrete	2010	361
15	Weigh Bridge Control Room	3.00	1.00	RCC	Concrete	2010	23
16	Sub Station		1.00	Sheet	Concrete	2010	138
17	Cooling Tower		1.00	RCC	Concrete	2010	360
18	Steel Cord Cutting Machine Building (35X20) M	5.00	1.00	Sheet	Concrete	2010	700
19	Total OTR Plinth Area						16336



BUILDING PRICE CALCULATION SHEET

PLOT- 1 VIKRANT TYRE PLANT - VTP 1

SL.NO.	PLINTH AREA DETAILS	COVERD AREA IN SQ. MTRS.	DEPRICIATED UNIT RATE/SMT	AMOUNT
1	RCC (FOLDED + FLAT ROOF)	41467.00	13500.00	559804500.00
2	AC SHEET / OTHERS	20095.00	8000.00	160760000.00
3	YARD AREA	15023.00	2850.00	42815550.00
PLOT- 2 VIKRANT TYRE PLANT - (COAL YARD + OTR + VACANT LAND)				
1	RCC Roof	65.00	11000.00	715000.00
2	AC SHEET / OTHERS	2035.00	10000.00	20350000.00
3	YARD / OPEN AREA	2700.00	2850.00	7695000.00
PLOT - 3 OTR site plot detail				
1	BUILDING AREA	13686.00	14000.00	191604000.00
2	YARD / APRON / PAVEMENT AREA	950.00	2850.00	2707500.00
PLANT - 2 (RADIAL TYRE PLANT)				
1	BUILDING AREA	13686.00	14000.00	191604000.00
2	YARD / APRON / PAVEMENT AREA	950.00	2850.00	2707500.00
GRAND TOTAL			Rs.	1,180,763,050.00

