

AFNHB PROJECT SITE VALUATION PARAMETERS

1. <u>Site Name</u>		
(a)	Property Address	
(b)	Location	
(c)	Approach (width of the Road)	
2. <u>Geographical Location</u>		
(a)	Lat & Longitude	
(b)	State	
(c)	City	
(d)	District	
(e)	Google Images (enclosed)	
3. <u>Status of Land</u>		
(a)	Development Complete & free of encroachment	
(b)	Whether suitable for immediate construction without additional expenditure	
(c)	Cost including EDC & IDC in comparison to local land rates in vicinity.	
(d)	Credentials and reputation of seller	
(e)	Land Use Status and conversion to Residential	
(f)	Permissible FAR	
(g)	Sectoral Roads / facilities passing through site.	
(h)	Status of land w.r.t demarcation of sectors and allocation of license for residential	
(j)	Scrutiny of land records and verification with Revenue Department	
(k)	Verify title and litigation free (50 years records)	
(l)	Not undulating, low-lying, flood prone and free of obstacles such as HT lines & Nullah etc.	
(m)	Free from Airport restrictions and notification for acquisition for other development activities.	
4. <u>Area</u>		
(a)	Plot Area	
(b)	Sector (if Applicable)	
(c)	Span / Shape of Land	
(d)	Khatauni / Owner Ship (State Name)	
(e)	Khasra number and boundaries	
(f)	Google images superimposed on Khasra	
(g)	Sectoral Roads / Facilities connecting site	
5. <u>Distance from Important Places (provide Name)</u>		
(a)	Airport (Name)	
(b)	Railway Station (Name)	
(c)	Bus Stand (Name)	
(d)	Metro Station (Name)	
(e)	City Centre (Name)	
(f)	Military Hospital (Name)	
(g)	Civil Hospital (Name)	
(h)	School (Name)	

(i)	College (Name)	
(j)	Commercial Hub / Market (Name)	
(k)	Golf Course (Name)	
(l)	Service Officer's Institute (Name)	
(m)	Police Station (Name)	
6. Utilities		
(a)	Availability of the Potable Water from Local Authority, Details if any	
(b)	Availability of the Power from Local Authority, Details if any	
(c)	Availability of the Sewerage from Local Authority, Details if any	
(d)	Plan Approval Authority (Name)	
(e)	Any other details	
7. Advantages		
(a)	Locational Advantages, if any	
(b)	Law & Order Situation	
(c)	Load Shedding (state in Hrs)	
(d)	Park etc	
(e)	Any other	
8. Disadvantages		
(a)	HT lines Overhead	
(b)	Soil Mined Land	
(c)	Under Ground Obstructions, if any	
(d)	Canal / Water flowing through	
(e)	Uneven Plot (profile)	
(f)	Rocky terrain	
(g)	Encroached / Encumbered Area	
(h)	Any Other	
9. Land Status (relevant papers attached)		
(a)	Owner	
(b)	Land Use as per Revenue records and Urban Development Authority	
(c)	Whether EDC / IDC / Taxes paid if Plot is Licensed	
(d)	FSI available if Plot is licensed	
(e)	PPA / Density Permitted	
(f)	Maximum Permissible Height	
(g)	Whether Property / Municipal tax paid till date	
(h)	FAR	
(i)	Is the Land under any notification, if yes, state details	
(j)	Property Prices in the Vicinity (per Acre)	
(k)	Any Other Details	