



GURUNATH BHANUDAS KULKARNI

IBBI Registered Valuer
L&B - IBBI/RV/02/2019/10540

B. E. Civil, Chartered Engineer

Valuation Profession - New Initiatives to Way Forward' Use of Technology to Identify The Asset

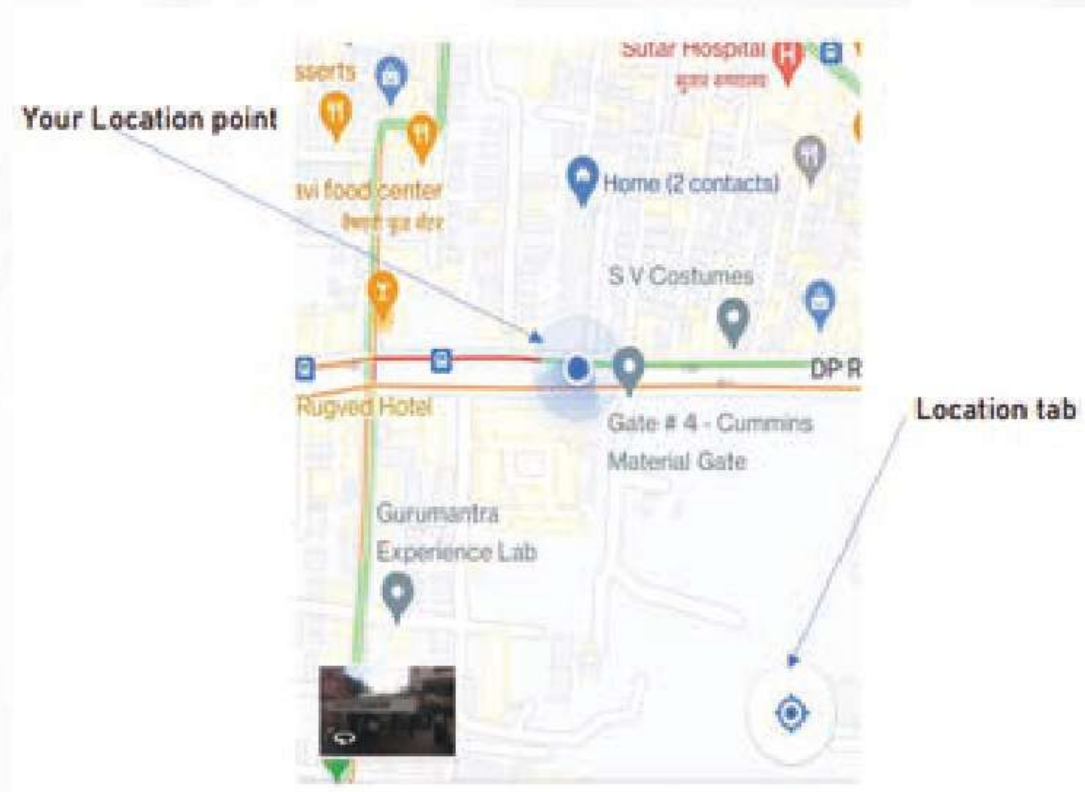
In valuation profession identification of asset is very important. The valuer must confirm before evaluation, that documents and property or asset inspected are one and the same. No matter which asset class valuer you are, immovable property, agriculture, or plant and machinery, identification of asset is equally important for all. If you missed in identification, you may land in problem. In evaluation of constructed property like flat, shop or office, identification seems bit easy. We can identify the asset with its number, society name or nearby land marks unless and otherwise, it is remotely constructed.

No doubt, we have to take utmost care to identify even such constructed properties, though it seems easy.

But today I am going to discuss the matter, where identification is bit difficult. That matter is identification of an open land or plot. If the plot is within sanctioned layout and/ or it is a gated community, the identification can become easier. But if surrounded area is also an open and no identification markings are available at site, then to identify a plot even from a sanctioned layout, becomes difficult, and if property is part and parcel of big

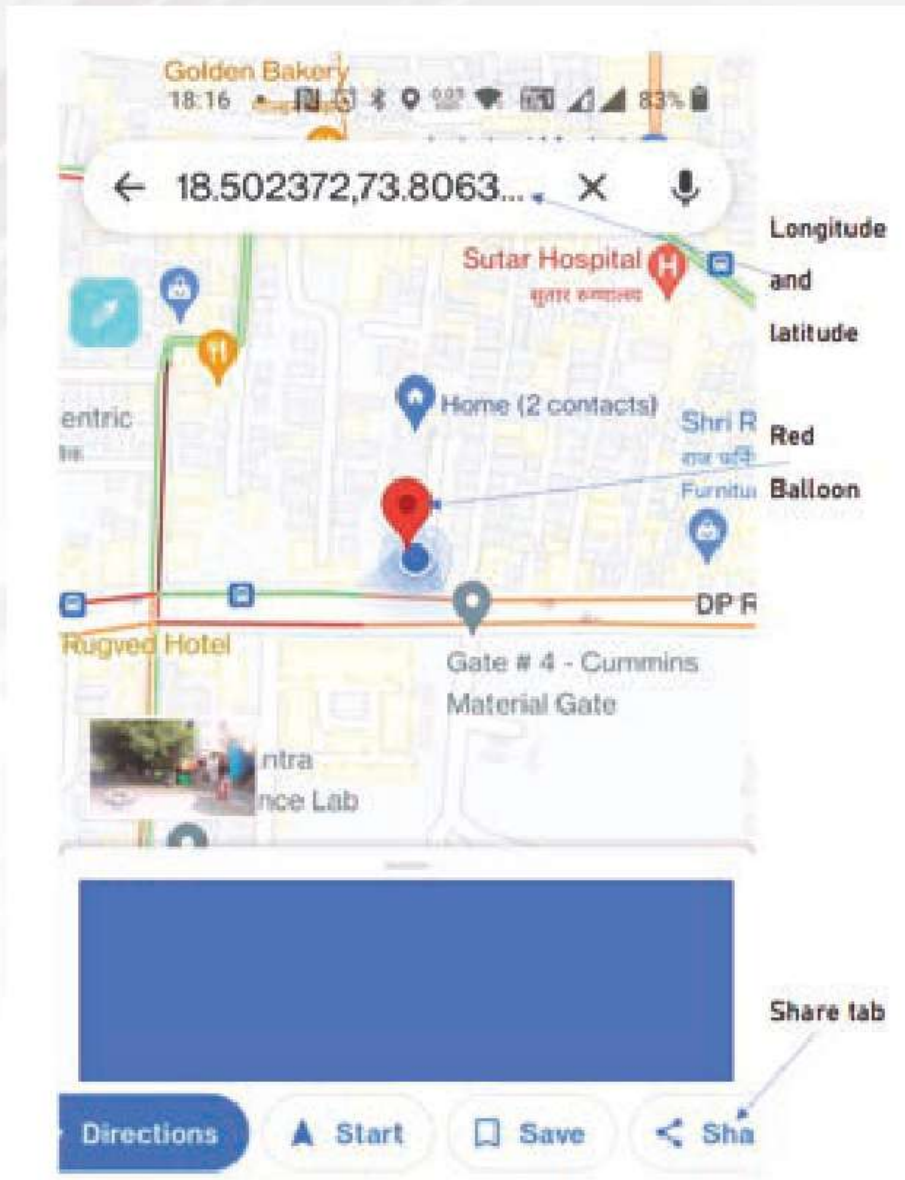
portion of open land, then it becomes even more tedious. To overcome this problem, I have adopted one method of overlaying the layout in google map. Many among you, may be using this technique. To confirm the location of the open plot, we must have some basic documents. These we have to collect either from the owner or search online like, layout or demarcation, DP plan of that area or village map.

To get exact google location we have to record longitude and latitude, during visit. I hope everybody knows how to record the location. Open maps in your mobile and click location tab on the map as shown in photo below. Then you will see a blue point of the map for your location. Zoom the map and confirm your location. If not exact, adjust the map up or down to get exact location.



Once you satisfied with the location long press the location blue point. You will get a red balloon on map and share tab at downside. You can share this

location either with yourself or with anybody else. This will help you to re-open same location on later time when needed.



Next you need DP map or Village map of that area. Either you will get this online or you have to get hard copy from local body office. In Pune area, DP maps of Pune municipal corporation or Pimpr Chinchwad corporation or PMRDA area, are available online. Village maps of all states are available online at <https://www.bhunaksha.nic.in>.

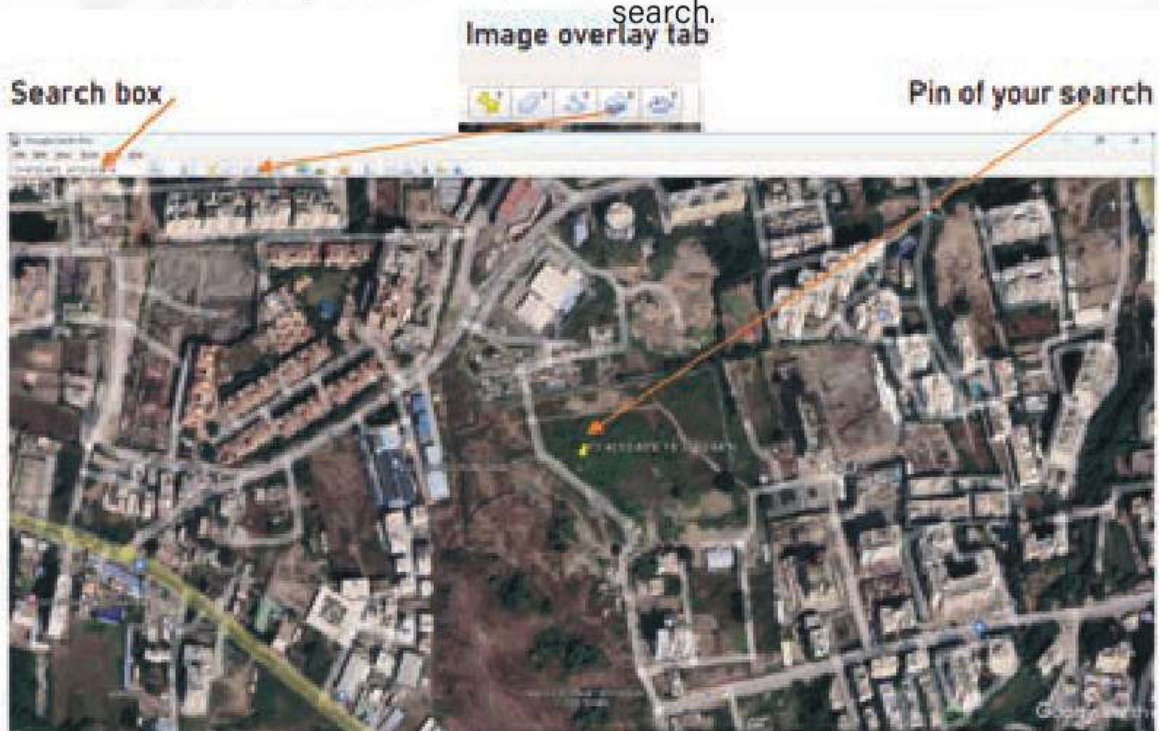
To overlay, you need image file and can't overlay in PDF format. If maps or layout you want to overlay is in PDF format, you have to convert the same in JPG format. There are many online sites, where you can convert PDF to JPG for free. Now, you have location details like longitude and latitude, JPG files



In valuation profession, identification of asset is very important. The valuer must confirm before evaluation, that documents and property or asset inspected are one and the same. No matter which asset class valuer you are, immovable property, agriculture, or plant and machinery, identification of asset is equally important for all. If you missed in identification, you may land in problem. In evaluation of constructed property like flat, shop

or office, identification seems bit easy. We can identify the asset with its number, society name or nearby land Now, you have location details like longitude and latitude, JPG files of map and layout or demarcation etc. if image file is too big, crop it to small size along with subject area and some surrounded landmarks like roads, water bodies or parks etc. Open google earth and insert the longitude and latitude in search box. You will get pin on map of your

search.



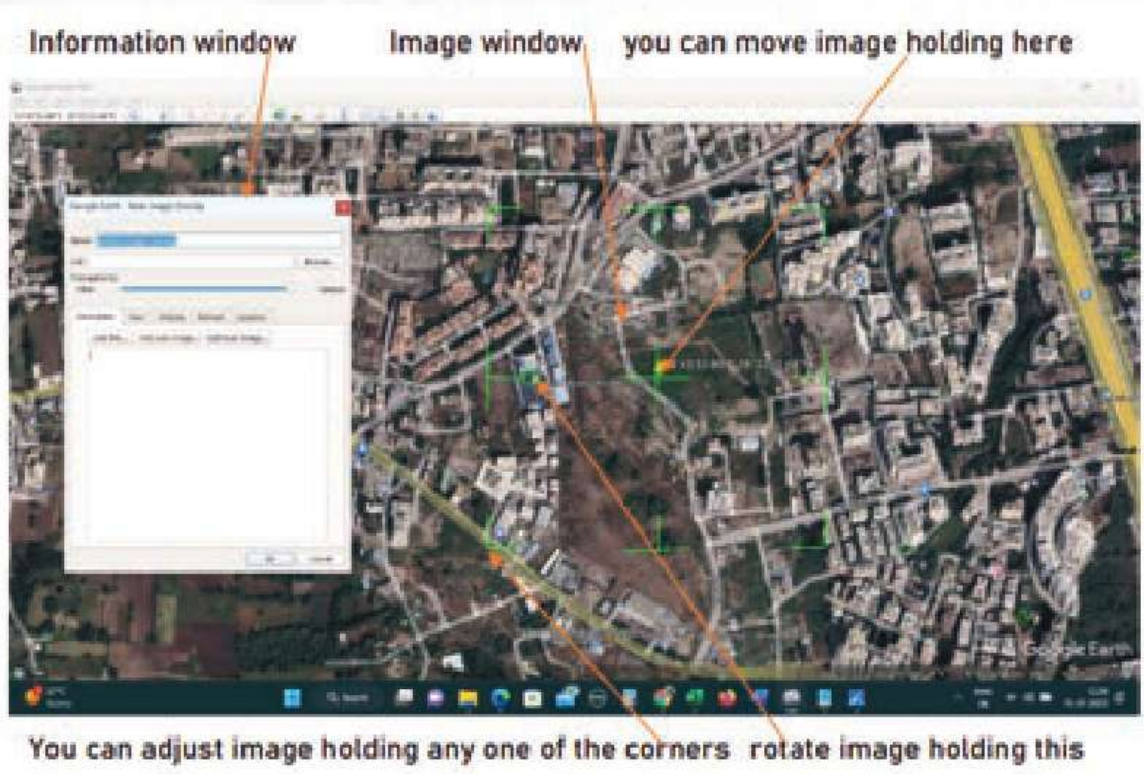
Now click add image overlay tab. Overlay window will open on google earth. It will have two parts. One is information window and another is image window with green outline-marking. In information window, there will be a browse button.

Click this and select the cropped image stored to overlay. This will open in image window. Holding the centre green marking (it will be like +) with left mouse. You can move the image



and place it at required location. Holding 'L' mark at corner of image window you can adjust the size of the overlaid image. To place the image correctly use the landmarks from image to adjust with the same from google earth. If you want to rotate the image you can even rotate it for

adjustment. On information window there is a bar to adjust the 'opaqueness' of the image, so you can see through the image. Once you are satisfied with adjustment, name the overlay in information window and save it.



and place it at required location. Holding 'L' mark at corner of image window you can adjust the size of the overlaid image. To place the image correctly use the landmarks from image to adjust with the same from google earth. If you want to rotate the image you can even rotate it for adjustment. On information window there is a bar to adjust the 'opaqueness' of the image, so you can see through the image.

Once you are satisfied with adjustment, name the overlay in information window and save it.

Example:

One person having a plot in a plotted society. Total surrounding land was open and no plot was marked or demarcated at site. He was also not known the exact location of this plot. When we visited the site, he showed



me the tentative location of the site. I marked that location in my mobile as shown in below figure as pin A. he gave me the layout copy and I got the DP map from corporation site. Layout and DP map both overlaid on Google earth as shown above and correctly marked the plot of that person by red box as 'plot.' This way we can confirm the zone and exact location and completely identify the asset.

Example 2.

In another case, the client showed me the exact location of his property

but not sure about access road. Due to overlaying of DP map on google earth, I could find that this property is land locked.

This way we can identify the asset using technology and save ourselves from making evaluation of wrong asset, particularly in open land. The procedure is complicated but not very difficult. Practice makes it very easy. Somebody may be using some different method, which may be easy than this. I shared what I know. Please share your method if you are using and easy than this.



After all what important is, safety of a valuer and correctness in his work, for that anything is welcome.