**Valuation of Building and Machinery at Henakande Tea Factory, Wanduramba.**

**owned by Elpitiya Plantations. PLC**

| Building and Machinery Description | Qty | Valuation in present Condition Rs | Replacement value  Rs |
| --- | --- | --- | --- |
| Factory of size 150’-0” X 40’-0” having ground floor and 2 upper lofts constructed out of steel vertical columns brick walls with steel cladding to roof level. Lofts fabricated out of 1” timber boards carried on timber beams main roof fabricated out of steel sheets carried on steel sections and lean to an area of approx 8100 sq. ft. | 1 unit | 19,500,000 | 105,000,000 |
| Main switch board of steel construction with steel panelling fitted with 300 amp moulded case circuit breaker, copper bus bars, voltmeter, ammeter change over switch 18 Nos suitably rated industrial type main circuit breakers for distribution points. | 1 No |  |  |
| Frako type capacitor bank complete with individually rated capacitors manufactured by Clarion Engineering. | 1 No |  |  |
| Roller No1 – Walkers 46.5’’ D/A tea roller with crescent battens gun metal cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 2,000,000 | 2,900,000 |
| Roller No2 – CCC 47’’ D/A tea roller with crescent battens, gun metal cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 2,000,000 | 2,900,000 |
| Roller No3 – CCC 47’’ D/A tea roller fitted with crescent battens, gun metal cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 2,000,000 | 2,900,000 |
| Roller No4 – Walkers 46.5’’ D/A tea roller with crescent battens gun metal cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 1,900,000 | 2,900,000 |
| Roller No5 – Walkers 46.5’’ D/A tea roller with crescent battens gun metal cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 1,900,000 | 2,900,000 |
| Roller No6 – CCC 46.5’’ D/A tea roller with M&S battens, gun metal cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 1,900,000 | 2,900,000 |
| Rollbreaker No1 - CCC 12’ X 4 ½ ‘ reciprocating type rollbreaker complete with mesh frame, meshes driven by 3HP motor, feeder stand and complete with electrical connections. | 1 No | 200,000 | 950,000 |
| Rollbreaker No2 - CCC 12’ X 3 ½ ‘ reciprocating type rollbreaker complete with mesh frame, meshes driven by 3HP motor, feeder stand and complete with electrical connections. | 1 No | 200,000 | 950,000 |
| Rollbreaker No3 - CCC 12’ X 3 ½ ‘ reciprocating type rollbreaker complete with mesh frame, meshes driven by 3HP motor, feeder stand and complete with electrical connections. | 1 No | 200,000 | 950,000 |
| Directional type humidifier driven by ½ HP motor and complete with electrical connections. | 2 No | 200,000 | 400,000 |
| Drier No1 - CCC 6’2 stage drying chamber with perforated trays carried on chain circuit discharge valve coupled to CCC air heater complete with arch bars round, oval tubes via main fan driven by 20HP motor, ID fan driven by 3HP motor and complete with electrical connections. | 1 No | 4,000,000 | 9,500,000 |
| Drier No2 - Browns 6’2 stage drying chamber with perforated trays carried on chain circuit discharge valve coupled to Browns air heater with arch bars tube banks via main fan driven by 20HP motor, ID fan driven by 3HP motor and complete with electrical connections. | 1 No | 4,500,000 | 12,500,000 |
| Helix wood splitter with pneumatic controls sledge hammer mechanism driven by 7 ½ HP motor and complete with electrical connections. | 1 No | 350,000 | 600,000 |
| 30’’ Dia circular saw driven by 10HP motor and complete with electrical connections. | 1 No | 100,000 | 200,000 |
| Michie No1 – Michie sifter driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 200,00 | 350,000 |
| Michie No2 – Michie sifter driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 200,000 | 350,000 |
| Michie No3 – Michie sifter driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 200,000 | 350,000 |
| Chota sifter mounted on pedestals crankshaft drive for steel framework with 5 sets meshes feeder with stand unit driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 350,000 | 800,000 |
| PPJ 3T type stalk extractor with feed conveyor driven by 2HP motor and complete with electrical connections. | 1 No | 850,000 | 1,800,000 |
| Browns Myddleton stalk extractor complete with eccentric drive framework mounted by spring steel blades 2 sets bubble trays driven by 3HP motor and complete with electrical connections. | 1 No | 300,000 | 800,000 |
| CCC suction winnower with aluminium framework alumimum panelled compartments tea discharge tilting mechanism feed conveyor with jumbo picker and unit driven 1HP geared motor extension for cotton socks fan shift driven by 3HP motor and complete with electrical connetions. | 1 No | 400,000 | 850,000 |
| Dust fan No1 - 48’’ Dia dust fan complete with steel bush, steel blades driven by 3HP motor and complete with electrical connections. | 1 No | 100,000 | 250,000 |
| Dust fan No2 - 48’’ Dia dust fan complete with steel bush, steel blades driven by 3HP motor and complete with electrical connections. | 1 No | 100,000 | 250,000 |
| CCC Tarry Nipper Breaker driven by 1HP motor and complete with electrical connections. | 1 No | 50,000 | 400,000 |
| Tea cutter driven by 3HP motor and complete with electrical connections. | 1 No | 50,000 | 250,000 |
| Tea cutter set connected by roller shafts driven by ¾ HP motor and complete with electrical connections. | 1 No | 60,000 | 300,000 |
| Senvec C 8300W series colour sorter with vertical bucket type feeder conveyor colour detectors solenoid valve with position type compressor driven by 7 ½ HP motor and complete with electrical connections. | 1 No | 2,400,000 | 12,600,000 |
| Trough No1 – 38’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 51’-6’’ long X 6’-0 wide timber trough section with asbestos sheet panelling 2’’X2’’ square GI mesh, nylon mesh, timber section cat walk and complete with electrical connections. | 1 No | 250,000 | 800,000 |
| Trough No2 – 38’’ Dia ERP withering fan driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 51’-6’’ long X 6’-0 wide timber trough section with asbestos sheet panelling 2’’X2’’ square GI mesh, nylon mesh, timber section cat walk and complete with electrical connections. | 1 No | 275,000 | 800,000 |
| Trough No3 – 38’’ Dia ERP withering fan driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 51’-6’’ long X 6’-0 wide timber trough section with asbestos sheet panelling 2’’X2’’ square GI mesh, nylon mesh, timber section cat walk and complete with electrical connections. | 1 No | 250,000 | 800,000 |
| Trough No4 – 38’’ Dia ERP withering fan driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 51’-6’’ long X 6’-0 wide timber trough section with asbestos sheet panelling 2’’X2’’ square GI mesh, nylon mesh, timber section cat walk and complete with electrical connections. | 1 No | 275,000 | 800,000 |
| Trough No5 – 48’’ Dia withering fan driven by 7 ½ HP motor with blades mounted in steel fan casing transformation duct, louver box connected to 63’-6’’ long X 6’-0 wide timber trough section with chipboard panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 400,000 | 925,000 |
| Trough No6 – 48’’ Dia withering fan driven by 7 ½ HP motor with blades mounted in steel fan casing transformation duct, louver box connected to 63’-6’’ long X 6’-0 wide timber trough section with chipboard panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 400,000 | 925,000 |
| Trough No9 – 48’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing transformation duct, louver box connected to 54’-6’’ long X 6’-0 wide timber trough section with sheet panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 350,000 | 900,000 |
| Trough No10 – 48’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing transformation duct, louver box connected to 59’-6’’ long X 6’-0 wide timber trough section with sheet panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 350,000 | 900,000 |
| Trough No11 – 48’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing transformation duct, louver box connected to 59’-6’’ long X 6’-0 wide timber trough section with sheet panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 350,000 | 900,000 |
| Trough No12 – 48’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing transformation duct, louver box connected to 59’-6’’ long X 6’-0 wide timber trough section with sheet panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 350,000 | 900,000 |
| Trough No14 – 48’’ Dia withering fan driven by 7 ½ HP motor with blades mounted in steel fan casing transformation duct, louver box connected to 66’-6’’ long X 6’-0 wide timber trough section with sheet panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 400,000 | 950,000 |
| Trough No15 – 48’’ Dia ERP withering fan driven by 7 ½ HP motor with blades mounted in steel fan casing transformation duct, louver box connected to 66’-6’’ long X 6’-0 wide timber trough section with sheet panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 400,000 | 950,000 |
| Leaf Hoist serving ground floor to 2nd loft complete with sprockets, chains, leaf bag carrying trays driven by 3 HP geared motor and complete with electrical connections. | 1 No | 300,000 | 925,000 |

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