**Valuation of Building and Machinery at Talgaswella Tea Factory, Talgaswella.**

**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 3 upper lofts constructed out of 8’’X4’’ steel vertical columns floor on 1st loft concreted 2nd and 3rd lofts 1” thick timber with dwarf walls on ground floor and steel cladding to roof level main roof fabricated out of steel sheets on steel sections and lean to area of approx. 13600 sq. ft. | 1 unit | 32,600,000 | 116,500,000 |
| Main switch board of steel construction with steel panelling fitted with 500 amp moulded case circuit breaker, copper bus bars, voltmeter, ammeter, 25 Nos suitably rated industrial type main circuit breakers to distribution points. | 1 No |  |  |
| Comar type 200 KVAR capacitor bank complete with individually rated capacitors manufactured by Roche Engineering. | 1 No |  |  |
| Caterpillar vertical piston type generating set 225KVA rated capacity 250F model with display panel, distribution panel. |  |  |  |
| Roller No1 – CCC 47’’ D/A tea roller fitted with crescent battens, gun metal rettie cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 2,000,000 | 3,000,000 |
| Roller No2 – CCC 47’’ D/A tea roller fitted with crescent battens, gun metal rettie cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 2,000,000 | 3,000,000 |
| Roller No3 – CCC 47’’ D/A tea roller fitted with crescent battens, gun metal rettie cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 2,000,000 | 3,000,000 |
| Roller No4 – CCC 45.5’’ D/A tea roller fitted with crescent battens, gun metal rettie cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 1,800,000 | 2,900,000 |
| Roller No5 – CCC 45.5’’ D/A tea roller fitted with crescent battens, gun metal rettie cone unit driven by 20HP motor via torque arm and complete with electrical connections. | 1 No | 1,800,000 | 2,900,000 |
| Roller No6 – CCC 44’’ D/A tea roller fitted with crescent battens, gun metal rettie cone unit driven by 15HP motor via torque arm and complete with electrical connections. | 1 No | 1,200,000 | 2,200,000 |
| Roller No7 – CCC 44’’ D/A tea roller fitted with crescent battens, gun metal rettie cone unit driven by 15HP motor via torque arm and complete with electrical connections. | 1 No | 1,200,000 | 2,200,000 |
| Rollbreaker No1 - CCC 12’ X 3 ½ ‘ reciprocating type rollbreaker complete with mesh frame, meshes driven by 2HP motor and complete with electrical connections. | 1 No | 250,000 | 1,000,000 |
| Rollbreaker No2 - CCC 12’ X 3 ½ ‘ reciprocating type rollbreaker complete with feeder stand mesh frame, meshes driven by 2HP motor beater box and complete with electrical connections. | 1 No | 250,000 | 1,000,000 |
| Rollbreaker No3 - Walkers 12’ X 3 ½ ‘ reciprocating type rollbreaker complete with feeder stand mesh frame, meshes driven by 3HP motor beater box and complete with electrical connections. | 1 No | 250,000 | 1,000,000 |
| Rollbreaker No4 - Walkers 12’ X 4 ½ ‘ reciprocating type rollbreaker complete with feeder stand mesh frame, meshes driven by 2HP motor, beater box and complete with electrical connections. | 1 No | 300,000 | 1,100,000 |
| Directional type humidifiers driven by ½ HP motor and complete with electrical connections. | 4 Nos | 400,000 | 800,000 |
| Wet dhool cutter manufactured by Isuru Engineering with 2 rollers powered by 1 ½ HP motor, gear box and complete with electrical connections. | -1-No | 150,000 | 350,000 |
| Drier No1 - CCC 6’3 stage drying chamber with perforated trays carried on chain circuit discharge conveyor discharge valve coupled to Sirocco heater complete 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 | 4,750,000 | 19,750,000 |
| Drier No2 - Browns 5’2 stage drying chamber with perforated trays carried on chain circuit discharge valve coupled to Browns heater complete 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 | 4,250,000 | 18,250,000 |
| Hardymax wood splitter with pneumatic controls sledge hammer mechanism driven by 10 HP motor and complete with electrical connections. | 1 No | 300,000 | 600,000 |
| PPJ 3T type stalk extractor with feed conveyor unit driven by 2 HP motor and complete with electrical connections. | 1 No | 1,100,000 | 1,800,000 |
| Hellix fibromat of size 12’X3 ½ ‘ complete with lay shaft drive framework mounted by spring steel blades with mini pickers unit driven by 2HP motor and complete with electrical connections. | 1 No | 400,000 | 1,100,000 |
| Michie No1 – Walkers michie sifter driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 175,000 | 350,000 |
| Michie No2 – Walkers michie sifter driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 175,000 | 350,000 |
| Michie No3 – Walkers michie sifter driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 175,000 | 350,000 |
| Michie No4 – Walkers michie sifter driven by 1 ½ HP motor and complete with electrical connections. |  | 175,000 | 350,000 |
| Dust fan No1 - 60’’ Dia dust fan complete with steel bush, steel blades driven by 2HP motor and complete with electrical connections. | 1 No | 125,000 | 300,000 |
| Dust fan No2 - 60’’ Dia dust fan complete with steel bush, steel blades driven by 2HP motor and complete with electrical connections. | 1 No | 100,000 | 250,000 |
| Dust fan No3 - 48’’ Dia dust fan complete with steel bush, steel blades driven by 3HP motor and complete with electrical connections. | 1 No | 175,000 | 300,000 |
| Myddleton No1 - Browns Myddleton stalk extractor complete with eccentric drive framework mounted by spring steel blades 2 sets bubble trays driven by 1HP motor with feed conveyor powered by electric motor and complete with electrical connections. | 1 No | 350,000 | 800,000 |
| Myddleton No2 - Helix Myddleton stalk extractor complete with eccentric drive framework mounted by spring steel blades 2 sets bubble trays driven by 2HP motor with feed conveyor powered by 1 ½ HP motor with jumbo pickers and complete with electrical connections. | 1 No | 350,000 | 800,000 |
| Winnower No1 - CCC suction Winnower with aluminium framework, aluminium panelled compartments tea discharge tilting mechanism feed conveyor driven by geared motor, extension for cotton socks fan shaft driven by 3 HP motor and complete with electrical connections. | 1 No | 350,000 | 800,000 |
| Winnower No2 - Browns suction Winnower with aluminium framework, aluminium panelled compartments tea discharge tilting mechanism feed conveyor, dust collection unit fan shaft driven by 5 HP motor and complete with electrical connections. | 1 No | 400,000 | 1,000,000 |
| Chota No1 - CCC Chota sifter mounted on pedestals crankshaft drive for steel framework with 5 sets meshes, feed conveyor unit driven by 1 HP motor and complete with electrical connections. | 1 No | 300,000 | 900,000 |
| Chota No2 - CCC Chota sifter mounted on pedestals crankshaft drive for steel framework with 5 sets meshes, feed conveyor unit driven by 2 HP motor and complete with electrical connections. | 1 No | 300,000 | 900,000 |
| CCC Tarry Nipper Breaker driven by 0.5 HP motor and complete with electrical connections. | 1 No | 100,000 | 400,000 |
| Colour Sorter No1 - Nanta 5096T series colour sorter with feeder conveyor driven by ½ HP motor, colour detectors, solenoid valve with piston type compressor driven by 15 HP motor unit of korean origin and complete with electrical connections. | 1 No | 2,800,000 | 13,500,000 |
| Colour Sorter No2 - Senvec C 8000W series colour sorter with feeder conveyor colour detectors, solenoid valve with piston type compressor driven by 10 HP motor and complete with electrical connections. | 1 No | 3,000,000 | 14,000,000 |
| Colour Sorter No3 - Taiho model TS-6000T series colour sorter with feeder conveyor, 24 colour detectors, solenoid valve with piston type compressor driven by 30 HP motor and complete with electrical connections. | 1 No | 3,200,000 | 12,500,000 |
| Double tea packer driven by electric motor and complete with electrical connections. | 1 No | 150,000 | 400,000 |
| Sanvith Tea Cutter Breaker STB 1000 with electric vibro feeder unit driven by 5 HP motor, VST unit and complete with electrical connections. | 1 No | 175,000 | 500,000 |
| Sanvith/ single tea cutter breaker with electric vibro feeder unit driven by motor, VSD unit and complete with electrical connections. | 1 No | 250,000 | 600,000 |
| Trough No1 – Walkers 48’’ Dia withering fan VSD controlled driven by 7.5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 60’-0’’ long X 6’-0 wide angle iron trough section with steel panelling 2’’X2’’ square GI mesh, nylon mesh, timber section cat walk and complete with electrical connections. | 1 No | 500,000 | 1,000,000 |
| Trough No2 – Walkers 48’’ Dia withering fan VSD controlled driven by 7.5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 60’-0’’ long X 6’-0 wide angle iron trough section with steel panelling 2’’X2’’ square GI mesh, nylon mesh, timber section cat walk and complete with electrical connections. | 1 No | 500,000 | 1,000,000 |
| Trough No3 – Walkers 48’’ Dia withering fan VSD controlled driven by 7.5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 60’-0’’ long X 6’-0 wide angle iron trough section with steel panelling 2’’X2’’ square GI mesh, nylon mesh, timber section cat walk and complete with electrical connections. | 1 No | 500,000 | 1,000,000 |
| Trough No4 – Walkers 48’’ Dia withering fan VSD controlled driven by 7.5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 60’-0’’ long X 6’-0 wide angle iron trough section with steel panelling 2’’X2’’ square GI mesh, nylon mesh, timber section cat walk and complete with electrical connections. | 1 No | 500,000 | 1,000,000 |
| Trough No5 – Walkers 38’’ Dia withering fan VSD controlled driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 48’-0’’ long X 6’-0 wide angle iron trough section with steel panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 400,000 | 900,000 |
| Trough No6 – Walkers 38’’ Dia withering fan VSD controlled driven by 5.5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 48’-0’’ long X 6’-0 wide angle iron trough section with steel panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 400,000 | 900,000 |
| Trough No7 – Walkers 38’’ Dia withering fan VSD controlled driven by 5.5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 48’-0’’ long X 6’-0 wide angle iron trough section with steel panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 400,000 | 900,000 |
| Trough No8 – Walkers 38’’ Dia withering fan VSD controlled driven by 5.5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 48’-0’’ long X 6’-0 wide angle iron trough section with steel panelling 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 400,000 | 900,000 |
| Trough No9 – 48’’ Dia withering fan driven by 8.7 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 66’-0’’ long X 6’-0 wide timber trough section with asbestos panelling, 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 425,000 | 900,000 |
| Trough No10 – 48’’ Dia withering fan driven by 8.7 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 66’-0’’ long X 6’-0 wide timber trough section with asbestos panelling, 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 425,000 | 900,000 |
| Trough No11 – 48’’ Dia withering fan driven by 8.7 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 66’-0’’ long X 6’-0 wide timber trough section with asbestos panelling, 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 425,000 | 900,000 |
| Trough No12 – 48’’ Dia withering fan driven by 8.7 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 66’-0’’ long X 6’-0 wide timber trough section with asbestos panelling, 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 425,000 | 900,000 |
| Trough No13 – 38’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 50’-0’’ long X 6’-0 wide timber trough section with asbestos panelling, 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 300,000 | 825,000 |
| Trough No14 – 38’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 50’-0’’ long X 6’-0 wide timber trough section with asbestos panelling, 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 300,000 | 825,000 |
| Trough No15 – 38’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 50’-0’’ long X 6’-0 wide timber trough section with asbestos panelling, 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 300,000 | 825,000 |
| Trough No16 – 38’’ Dia withering fan driven by 5 HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 50’-0’’ long X 6’-0 wide timber trough section with asbestos panelling, 2’’X2’’ square GI mesh, nylon mesh and complete with electrical connections. | 1 No | 300,000 | 825,000 |
| Leaf Hoist serving from Ground floor to 2nd loft complete with sprockets, chains leaf bag carrying trays driven by 2 HP motor and complete with electrical connections. | 1 No | 350,000 | 1,200,000 |

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Date: 03/06/2014