

CONNECTIVITY AND ACCESSIBILITY ANALYSIS IN PROPERTY VALUATION

– A PRACTICAL GUIDE FOR BANK VALUERS

**- N.RAVINDRAN
REGISTERED VALUER
TIRUCHIRAPPALLI (T.N.)**

1. Introduction

- Traditionally, valuation reports contained only location details.
- Banks and financial institutions are increasingly insisting on detailed connectivity analysis.
- Connectivity influences marketability, utility, liquidity and realization value.

2. Meaning of Connectivity and Accessibility

Connectivity refers to the linkage of the property with:

- Roads
- Highways
- Railways
- Airports
- Ports
- Commercial centers

Accessibility refers to:

- Ease of approach to the property.
- Width and condition of access road.
- Direct or indirect access.
- Availability of public transport.

3. Why Banks Insist on Connectivity Analysis?

- To assess marketability.
- To evaluate ease of disposal under SARFAESI proceedings.
- To understand suitability for the intended use.
- To estimate liquidity risk.
- To assess transportation feasibility, especially for industrial properties.

4. Factors to be Considered by Valuers

A. Road Connectivity

- Nature of approach road (CC/BT/WBM/Earthen).
- Width of road.
- Whether direct frontage exists.
- Distance from main road.

B. Distance from Important Nodes

- Town/City.
- Bus Stand.
- Railway Station.
- Airport.
- National/State Highways.
- Market Centers.

C. Availability of Public Infrastructure

- Water supply.
- Electricity.
- Drainage.
- Communication facilities.

D. Accessibility Issues

- Landlocked property.
- Right of way issues.
- Encroachments.
- Narrow access.
- Seasonal inaccessibility.

5. Connectivity Requirements Based on Property Type

Property Type	Important Connectivity Parameters
Residential	Schools, hospitals, bus stand, commercial centers
Commercial	Main roads, business districts, parking facilities
Industrial	Highways, railway sidings, ports, raw material sources
Agricultural	Village roads, market yards, irrigation facilities

6. Sample Connectivity Report for Industrial Property

Connectivity and Accessibility

The subject property is situated at Village,Taluk, Tiruchirappalli District. The property enjoys good road connectivity through the Musiri–Thuraiyur Main Road and has direct access from a bitumen surfaced road having a width of more than 20 feet.

The property is strategically located with satisfactory connectivity to important towns and transport infrastructure, as detailed below:

- Musiri Town : Approximately 11 km
- Musiri Bus Stand : Approximately 11 km
- Thuraiyur Town : Approximately 18 km
- Tiruchirappalli City : Approximately 49 km
- Tiruchirappalli Junction Railway Station : Approximately 49 km
- Tiruchirappalli International Airport : Approximately 55 km
- National Highway (NH-81 / NH-38) : Approximately 44 km

The approach road is motorable throughout the year and permits movement of heavy vehicles. The existing connectivity facilitates easy transportation of raw materials and finished products, thereby enhancing the functional utility, marketability and overall value of the industrial property. In my opinion, the property enjoys satisfactory to good accessibility and connectivity for industrial use.

7. Role of Modern Technology

- Google Maps.
- GIS applications.
- GPS-enabled site inspection.
- Satellite imagery.
- Distance measurement tools.

8. Caution to Valuers

- Distances should be verified during inspection or through reliable digital sources.
- Avoid merely reproducing borrower statements.
- Mention source of distance measurement wherever possible.
- Any adverse accessibility issue should be specifically reported.

9. Conclusion

Connectivity and accessibility constitute important determinants of value, marketability and liquidity. A systematic assessment and proper reporting by valuers will assist lenders in credit appraisal and risk mitigation.
