

Comparative Cost Statement Residential Apartment *versus* Starlit Suites Hyderabad

		Apartment	Starlit
	Description	Price/Sft	Price/Sft
1	BASE PRICE : Comparable apartments in this area are selling between Rs.8000 to Rs. 9500 per Sft, thus we can take a conservative base rate of Rs.8000 per Sft as the starting point which itself is quite conservative!	8000	-----
2	FLOOR RISE PREMIUM / CHARGE : Rs.20/Sft per floor from the 4th floor onwards. Hence the average for the entire tower upto the 19th floor works out to Rs.120/sft.	120	<i>Included</i>
3	PREMIUM LOCATION CHARGES : Many established brands charge a premium for certain apartments like pool facing, garden facing and a particular premium location based on Vaastu considerations, etc. But for our comparison, we have neglected this.	<i>Not considered</i>	<i>Not considered</i>
4	POWER & WATER DEPOSITS payable to government bodies : Rs.100,000 per apartment. And hence, the average works out to Rs.150/sft.	150	<i>Included</i>
5	CLUB HOUSE CHARGES : Rs.1,00,000 per apartment irrespective of the unit size. Hence, the average for the whote tower works out to Rs.150/sft	150	<i>Included</i>
7	ADVANCE MAINTENANCE CHARGES : Payable for 2 years in advance at Rs.3/sft. Hence Rs.3 x 12 months x 2 years = Rs.72/sft.	72	<i>Included</i>
8	BASIC POWER BACKUP CHARGES : Rs.40,000 per apartment irrespective of the unit size. Hence, the average works out to Rs.60/sft	60	<i>Included</i>
9	ADDITIONAL FOR HOTEL APARTMENTS :		
A	100% POWER BACKUP CHARGES : Basic Power backup charges as above can only cater to common areas and lifts. Whereas, in the hotel apartments, the entire tower including all air conditioners in the rooms and common areas, boilers / geysers, refrigerators and other special equipment and such additional facilities need to be on 100% power backup. This increases the cost by a minimum of Rs.100/sft.	100	<i>Included</i>
B	ELECTRICAL & WATER CONNECTIONS : Residential apartments have less number of electrical connections/wiring, water and sewer lines and dividing walls as average unit size of apartments is between 1200 sft to 2000 sft. Whereas Starlit Suites units are 380, 675, 760 & 1100 Sft in size and hence involve more material. This increases the cost by Rs.100/sft.	50	<i>Included</i>
C	3 STAR HOTEL FACILITIES : Granite Lobbies & Hotel Reception / Entrance & Roof Top Swimming Pool will push up cost by a minimum of Rs.100/sft.	100	<i>Included</i>
D	SAFETY STANDARDS & EQUIPMENT : Additional Service Lift for movement of staff & material and additional safety measures required to confirm to additional Fire & Safety Norms of the hotel industry wil cost at least Rs.150/sft.	100	<i>Included</i>
E	FURNITURE & FITOUTS (3 Star Hotel equivalent) : If you have to replicate the interiors of a Starlit Suites unit on your own, and that too including all common areas furnishing like banquet hall, restaurant, gym, back office, etc. it would cost you not less than Rs.1700/sft as Starlit Suites are fully air-conditioned and fully furnished suites.	1500	<i>Included</i>
10	GST	800	<i>Included</i>
11	Registration & Stamp Duty	400	<i>Included</i>
	FINAL PRICE	₹11,602	₹10,500
		Apartment	Starlit
	CONCLUSION : As can be seen from the above comparison, Starlit Suites is CHEAPER by Rs.1102/sft and while this is not a big difference, you will atleast see that it is very reasonably priced for the amenities being given and the extremely premium location and is surely not as expensive as it may seem at first glance.	Costlier by Rs.1102	Cheaper by Rs. 1102