

Comparative Cost Statement between Residential Apartment & Starlit Suites @ Kolkata

		Apartment	Starlit
	Description	Price/Sft	Price/Sft
1	BASE PRICE : Comparable apartments in this area (Action Area 2 near DLF) are selling between Rs.4500/Sft and Rs.7000/Sft, and since we are located in a very prime area right next to DLF2 and TCS Gitanjali Tech Park, we can assume average price to be Rs.5000/Sft as basic price.	5000	-----
2	FLOOR PREMIUM / PREMIUM LOCATION CHARGES : On average between Rs.75/sft to 150/sft and hence we assume Rs.100 as average cost/sft as FRP and PLC.	100	<i>Included</i>
3	POWER & WATER DEPOSITS payable to government bodies : Rs. 100,000 per apartment. And hence, the average works out to Rs.200/sft.	200	<i>Included</i>
4	CLUB HOUSE CHARGES : Rs.100,000 per apartment irrespective of unit size. And hence, the average works out to Rs.200/sft.	200	<i>Included</i>
5	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>
6	BASIC POWER BACKUP CHARGES : Rs.25,000 per apartment irrespective of unit size. Hence, the average works out to Rs.50/sft	50	<i>Included</i>
7	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 447 & 726 Sft in size and hence involve more material. This increases the cost by Rs.100/sft.	100	<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 conform to additional Fire & Safety Norms of the hotel industry will cost at least Rs.150/sft.	150	<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.1500/sft as Starlit Suites are fully air-conditioned and fully furnished suites.	1500	<i>Included</i>
8	GST @ 6% on the above	450	<i>Included</i>
9	Registration Charges & Stamp Duty (as per govt charges as on date)	350	<i>Included</i>
	FINAL ALL INCLUSIVE PRICE	₹8,372	₹8,050
		<i>Apartment</i>	<i>Starlit</i>
	CONCLUSION : As can be seen from the above comparison, Starlit Suites is CHEAPER by Rs.322/sft.	Costlier by Rs.322	Cheaper by Rs.322