

Comparative Cost Statement Residential Apartment *versus* Starlit Suites Tirupati

		Apartment	Starlit
	Description	Price/Sft	Price/Sft
1	BASE PRICE : Comparable apartments in this area are selling between Rs.3500/Sft and Rs.6000/Sft, thus we can take a very conservative average price of Rs.4000/Sft as basic price. Moreover, this Starlit Suites tower is located right in the heart of Tirupati where land is no more available , whereas most other apartment projects are located little away from this project.	4000	-----
2	FLOOR RISE PREMIUM / CHARGE : Rs.15/Sft per floor from the 4th floor onwards. and the average FRP (floor rise premium) is Rs.50/sft.	50	<i>Included</i>
3	CAR PARKING : Rs.150,000 per parking. Average of this works out to Rs.135/sft	135	<i>Included</i>
4	POWER & WATER DEPOSITS payable to government bodies : Rs.100,000 per apartment. And hence, the average works out to Rs.90/sft.	90	<i>Included</i>
5	CLUB HOUSE CHARGES : Rs.1,00,000 per apartment irrespective of unit size. Average of this works out to Rs.90/sft.	90	<i>Included</i>
6	ADVANCE MAINTENANCE CHARGES : Payable for 2 years in advance at Rs.2/sft. Hence Rs.2 x 12 months x 2 years = Rs.48/sft.	48	<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 843 & 1224 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 & Reception Area & 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 wil 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>
9	Registration & Stamp Duty	280	<i>Included</i>
	FINAL ALL INCLUSIVE PRICE	₹6,643	₹6,500
		<i>Apartment</i>	<i>Starlit</i>
	CONCLUSION: As can be seen from the above comparison, Starlit Suites is CHEAPER by Rs.143/sft and while this is not a big difference, you can see that it is atleast reasonably priced for what is being given and is not as expensive as it may seem initially.	Costlier by Rs.143	Cheaper by Rs.143