

## Comparative Cost Statement between Residential Apartment & Starlit Suites @ Cochin

		Apartment	Starlit
	Description	Price/Sft	Price/Sft
1	<b>BASE PRICE</b> : Comparable apartments in this area are selling between Rs. 5500/Sft and Rs.7000/Sft, thus we can take a very conservative average price of Rs.6000/Sft as basic price.	6000	7950
2	<b>FLOOR RISE PREMIUM / CHARGE</b> : Rs.30 per floor from the 3rd floor onwards. Assuming you take a unit on the 7th floor, the FRP (floor rise premium) is Rs.90/sft.	90	
3	<b>PREMIUM LOCATION CHARGES</b> : On average between Rs.75/sft to 150/sft and hence we assume Rs.100 as average cost/sft as PLC or Premium Location Charges. <b>Not Considered for Cochin.</b>	0	
4	<b>POWER &amp; WATER DEPOSITS</b> : Rs.100/sft actual cost payable to government bodies.	100	
5	<b>CLUB HOUSE CHARGES</b> : Rs.1,00,000 per apartment on average irrespective of unit size. Hence, the per Sft cost for a 553 Sft apartment would be Rs.1,00,000/553 = Rs.180	180	
6	<b>CAR PARKING CHARGES</b> : Rs.2,00,000 per apartment irrespective of unit size. Hence, equivalent per Sft cost incase of a 553 Sft apartment would be Rs.2,00,000/553 = Rs.360	360	
7	<b>ADVANCE MAINTENANCE CHARGES</b> : Payable for 2 years in advance at Rs.3/sft. Hence Rs.3 x 12 months x 2 years = Rs.72/sft.	72	
8	<b>BASIC POWER BACKUP CHARGES</b> : Rs.25,000 per apartment irrespective of unit size. Hence, the equivalent cost per Sft incase of a 553 Sft apartment would be Rs.25,000/553 = Rs.45	45	
9	<b>ADDITIONAL FOR HOTEL APARTMENTS : 100% POWER BACKUP CHARGES</b> : Basic Power backup charges only provide power backup for common areas and 1 KVA for individual home which is enough only for basic appliances like TV, lights and fans but not for AC, fridge, water heaters, etc., which is required to run a high end corporate hotel apartment and hence this would cost you additional Rs.100/sft.	100	
10	<b>ADDITIONAL FOR HOTEL APARTMENTS : Multiple Add-Ons to Infrastructure</b> : Residential apartment has less number of electrical connections/wiring, water and sewer lines and dividing walls as average unit size of apartments is 1200 Sft whereas Starlit Suites units are on average 480 to 800 Sft in size and hence involve more material. This increases cost by Rs.100/sft.	100	
11	<b>ADDITIONAL FOR HOTEL APARTMENTS : Multiple Add-Ons to Infrastructure</b> : Granite Lobbies & Double Height Entrance & Roof Top Swimming Pool will push up cost by Rs.120/sft.	120	
12	<b>ADDITIONAL FOR HOTEL APARTMENTS : Multiple Add-Ons to Infrastructure</b> : 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 another Rs.150/sft.	150	
13	<b>ADDITIONAL FOR HOTEL APARTMENTS</b> : Furniture & Fitouts (3 Star Hotel equivalent) : If you have to replicate the interiors of a Starlit Suites unit on your own, it would cost you atleast Rs.990/sft as Starlit Suites are fully air-conditioned and fully furnished suites.	990	
14	<b>VAT &amp; SERVICE TAX</b> (calculated on unit cost but excluding Furniture & Fitouts)	582	Already included in base price.
	<b>FINAL PRICE</b>	<b>₹8,889</b>	<b>₹7,950</b>
		Apartment	Starlit
	<b>PRICE DIFFERENTIAL</b> : Comparable Apartments would hence cost you significantly more than Starlit Suites.	<b>Rs. 939</b>	