

**WELCOME TO
JAL VAYU VIHAR
COIMBATORE**

PROJECT BRIEF

THE CONTRACT FOR COIMBATORE PROJECT WAS AWARDED TO M/S SPCL FOR CIVIL WORK AT RS. 79.43 CR, EXTERNAL ELECTRICAL WORK FOR RS 3.59 CR TO M/S BK CONTROL, LIFT WORK TO M/S JOHNSON AT RS.2.30 CR AND LANDSCAPING WORK TO M/S ROYAL NURSERY FOR RS. 38.53 LACS.

THE OVERALL EXPENDITURE IN THE PROJECT HAS BEEN CATERED. THE BOARD HAS ALSO COLLECTED RS.97.49 LACS TOWARDS CONTINGENCY, RS. 100 LACS TOWARDS STATUTORY FEES AND RS.132 LACS TOWARDS VLT. IN CASE OF NON EXPENDITURE ON THESE COUNTS THERE MAY BE A SAVING WHICH WILL BE REFUNDED BACK TO THE ALLOTTEES ONCE ALL THE BILLS ARE SETTLED AND FINAL COSTING IS COMPLETED.

THEREFORE THIS COSTING IS A PRE-FINAL COSTING AND ALL CONTINGENCIES KNOWN AS ON DATE HAVE BEEN ACCOUNTED FOR BY THE BOARD. THE DETAILED CASH FLOW AND CATEGORY WISE COSTING HAS BEEN GIVEN IN THE SUCCEEDING SLIDES. THIS COSTING IS PROVISIONAL AT THIS JUNCTURE.

PROJECT EXPENSES

Sl. No.	PARTICULARS	Rs. In Lacs
1.	LAND COST	777.46
2.	CIVIL WORK INCL. LIFT	9160.80
3.	OTHER COST	854.85
4.	ARCHITECT FEE	145.09
5.	OVERHEAD & RESERVE FUND	438.68
6.	CONTINGENCY	97.49
7.	REIMBURSEMENT TO PROJECT	* -329.00
8.	RECOVERY OF ADDL AREA (RH)	* -78.89
9.	TOTAL	11066.48
	(-) FIGURES INDICATE CREDIT TO THE PROJECT FROM EQUALISATION CHARGES, INTEREST AND OTHER INCOMES	

RECOVERY FROM ALLOTTEES (WITHOUT LTMF)

Sl. No.	PARTICULARS	Cost	Nos.	Total Receipt
		Rs. in Lacs		
1	RH-A	42.71	66	2818.67
2	RH-B	24.08	34	818.89
3	A-I	36.71	64	2349.49
4	A-II	29.31	64	1944.21
5	A-III	21.69	48	1079.27
6	B	16.12	96	1604.68
7	Parking Open	0.97	45	44.08
8	Parking Stilt	1.74	233	407.18
9	Total Receipts			11066.47

PARKING COST FOR FLATS ONLY

(AVERAGE)

Sl. No.	PARTICULARS	Rs. in Lacs	Area (Sq.Ft.)
1.	STILT CAR PARKING	1.75	155
2.	OPEN CAR PARKING	0.98	138

DETAILED BREAKDOWN OF LAND COST

Sl.No.	Particulars	Rs. in Lacs
1.	Allotment Cost	450.00
2.	Stamp Duty	40.75
3.	Property Tax, etc exp.	2.45
4.	Interest Charged	250.78
5.	Total	743.98
6.	Over Head @ 4.5%	33.48
7.	TOTAL COST	777.46

Impact per Allottee Rs. 293.65 Per Sq Ft

CIVIL & OTHER CONST. COST

Sl.No.	PARTICULARS	Rs. in Lacs
1.	COMMON SERVICES	1059.96
2.	CIVIL CONST COST (M/S SPCL) AS PER TENDER	6883.95
3.	TOTAL TENDER COST	7943.91
4.	PRICE VARIATION (CEMENT/STEEL)	269.14
5.	INCREASED IN VAT	38.84
6.	INCREASED IN SERVICE TAX	34.36
7.	ADDITIONAL WORK - Allottees Suggestion	77.24
8.	ADDITIONAL WORK – Society's Suggestion	112.92
9.	ADDITIONAL WORK – For Common Benefit	454.39
11.	LIFT FOR FLAT OWNERS	230.00
	TOTAL	9160.80

DETAILS OF CONTRACT COST - COIMBATORE PROJECT

Sl No.	Description	Amount (Rs.)
01	Lumpsum price for building including internal services for Flat Type 'A-I' (64 DUs)	14,61,99,156
02	Lumpsum price for building including internal services for Flat Type 'A-II' (64 DUs)	13,11,84,636
03	Lumpsum price for building including internal services for Flat Type 'A-III' (48 DUs)	7,70,26,516
04	Lumpsum price for building including internal services for Flat Type 'B' (96 DUs)	11,38,55,868
05	Lumpsum price for building including internal services for Row House - Type 'A' (66 DUs)	17,13,47,154
06	Lumpsum price for building including internal services for Row House Type 'B' (34 DUs)	5,92,65,604
07	Lumpsum price for building including internal services for Community Centre	1,55,50,660
08	Total sum for Provision of Club House	1,23,85,936
09	Total sum for Provision of Swimming Pool	16,47,323
10	Total sum for Provision of Guard Room and Main Gate	28,14,702
11	Total sum for Provision of External Water Supply	1,95,65,330
12	Total sum for Provision of Tube Well	5,92,671
13	Total sum for Provision of Drainage	62,13,618
14	Total sum for Provision of Rain Water Harvesting	20,11,760
15	Total sum for Provision of Underground Water Tank	1,75,66,142
16	Total sum for Provision of Sewage Treatment	35,64,553
17	Total sum for Provision of Roads, Pathways, Kerb Sand Filling	2,36,36,836
18	Total sum for Provision of Boundary Wall / Retaining Wall	13,09,308
19	Total sum for Provision of External Fire Fighting System	7,50,928
	TOTAL	80,64,88,701
LESS:	Discount 1.5% on Total	1,20,97,331
	Net Tender cost charged from Allottees	79,43,91,370

BREAKUP OF OTHER COST

Sl.No.	PARTICULARS	Rs. in Lacs
1.	Plan Passing fee	115.89
2.	Landscaping (M/s Royal Nursery)	38.53
3.	Site Development Expenses (incl payment to TANGEDCO for individual electrical connection	96.63
4.	External Electrification -M/s BK Control	359.00
5.	Extra work for Telephone line laying	12.50
6.	Govt. Fee VLT - Rs. 132.00 Expected Rs. 100.00	232.30
7.	TOTAL	854.85

ARCHITECT FEE

Sl. No.	PARTICULARS	Rs. in Lacs
1.	Architect Fee @ 1.66 % + Service Tax = 1.86%	145.09

OVERHEAD & RESERVE FUNDS

4.50 % of Const Cost

**Rs. 438.68
Lacs**

CONTINGENCY

1% of Construction Cost	Rs. 97.49 Lacs
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REIMBURSEMENT TO PROJECT

PARTICULARS	Rs. Lacs
Equalization Charges Charged on late joiner / defaulter Allottees ploughed back	-65.00
Interest ploughed back on project surplus	-240.00
Interest charged from Contractor ploughed back	-24.00
TOTAL	-329.00

RECOVERY OF ADDL AREA FOR RH

Rs. 78.89 Lacs

Impact on Allottee

This recovery has been ploughed back for the benefit of the Row House Allottees

COST (WITHOUT PARKING)

S. N.	PARTICULARS	Row (A)	Row (B)	A-I	A-II	A-III	B
		Rs. in Lacs					
1.	Announced in Aug 10(Excl Extra Cost & LTMF)	35.01	19.50	35.08	27.99	21.53	15.90
2.	Pre Final Costing (Incl. Extra Cost , Govt Fee & Contingency Excl LTMF)	42.71	24.08	36.71	30.38	22.48	16.72
3.	Increase cost	7.70	4.58	1.63	2.39	0.95	0.82
4.	LTMF	0.30	0.30	0.30	0.30	0.30	0.30
5.	Balance Called Amount	0.44	0.04	0.48	0.29	0.23	0.10
5.	Total Called now	8.44	4.92	2.41	2.98	1.48	1.22

BREAKUP OF INCREASE IN COST

S. No	PARTICULARS	Row (A)	Row (B)	A-I	A-II	A-III	B
		Rs. in Lacs					
1.	Allottees Suggestion	59368	13154	9773	27724	6129	6920
2.	Extra cost for improvement	72343	39864	88925	72985	54577	40327
3.	Saving on sale of additional area to RH allottees	-93102	-51303	0	0	0	0
4.	Contingency	35471	19350	32684	27022	20060	14846
5.	Govt. Fees + VAT+S.Tax+VLT + Electric Connection + other statutory Charges	306534	168913	264975	217478	162625	120162

BREAKUP OF INCREASE IN COST

S. N.	Particulars	Row (A)	Row (B)	A-I	A-II	A-III	B
		Rs. in Lacs					
6.	LTMF	30000	30000	30000	30000	30000	30000
7.	Balance of Called Amount	44000	4000	48000	29000	23000	10000
8.	Differential Costing due to separate costing for RH and Flats Allottees	389091	268522	-233282	-106379	-147908	-100711
9.	TOTAL	843705	492500	241075	297830	148483	121544

FUTURE SAVINGS

INCASE NOTHING IS SPENT UNDER THESE HEADS

1% of Construction Cost	Rs. 98 Lacs
Expected govt. Fees	Rs. 100 Lacs

ALLOCATION OF COST

SI. No	PARTICULARS	Land cost	Const Cost	Allottee suggst	Total Cost
3.	RH-A	5.30	36.81	0.60	42.71
4.	RH-B	3.67	20.28	0.13	24.08
5.	A-I	0.93	35.68	0.10	36.71
6.	A-II	0.81	29.29	0.28	30.38
7.	A-III	0.52	21.90	0.06	22.48
	B	0.47	16.18	0.07	16.72

INSTALLMENT SCHEDULE

<u>Installment</u>	<u>Due Date</u>	<u>ROW HOUSE</u>	
		<u>Cat-A</u>	<u>Cat-B</u>
Registration amount	10.04.08	100000	50000
I	13.02.09	266000	168000
II	10.04.09	266000	168000
III	18.08.10	375000	210000
IV	10.12.10	490000	270000
V	08.04.11	490000	270000
VI	08.07.11	490000	270000
VII	05.01.12	490000	270000
VIII	05.11.12	490000	270000
Sub Total		3457000	1946000
Final installment	15.11.13	813705	462500
TOTAL COST		4270705	2408500
LTMF		30000	30000
NET COST		4300705	2438500

NOTE: THE LTMF COLLECTED WILL BE TRANSFERRED TO THE RWA OF THE PROJECT

INSTALLMENT SCHEDULE W/O PARKING

Installment	Due Date	FLATS			
		A-I	A-II	A-III	Cat-B
Reg. amount	10.04.08	100000	100000	100000	50000
I	13.02.09	105000	85000	65000	50000
II	10.04.09	105000	85000	65000	50000
III	18.08.10	400000	325000	250000	180000
IV	10.12.10	550000	425000	330000	250000
V	08.04.11	550000	425000	330000	250000
VI	08.07.11	550000	425000	330000	250000
VII	05.01.12	550000	450000	330000	250000
VIII	05.11.12	550000	450000	330000	250000
Sub Total		3457000	2770000	2130000	1580000
Final installment	15.11.13	211075	267830	118483	91544
TOTAL		3671075	3037830	2248483	1671544
LTMF		30000	30000	30000	30000
NET COST		3701075	3067830	2278483	1701544

NOTE: COST OF PARKING AS PER SLIDE No. 5

SECURITY DEPOSIT WITH AFNHB

M/S SPCL (CIVIL WORK)

Retention Money	Rs. 200.00 Lacs
Anti Termite /Water Proofing	Rs. 32.33 Lacs

M/S BK CONTROL (ELECTRICAL)

Retention Money	Rs. 12.51 Lacs
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M/S ARCH –N DESIGN (ARCHITECT)

Retention Money	Rs. 5.28 Lacs
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M/S ROYAL NURSERY (LANDSCAPPING)

Retention Money	Rs. 1.28 Lacs
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NOTE: 50% of Retention Money to be released after issue of Virtual Completion Certificate and balance 50% on completion of Defect Liability Period(DLP) of one year.

CONCLUSION

THE FINAL COSTING OF THE PROJECT WILL BE UNDERTAKEN ONCE ALL WORKS ARE COMPLETED AND ALL LIABILITIES ARE KNOWN. GENERALLY THE FINAL COSTING IS UNDERTAKEN AFTER COMPLETION OF DLP BY THE CONTRACTOR. AFTER THE COMPILATION OF FINAL COSTING BY AFNHB, IT WILL BE PRESENTED TO THE COSTING COMMITTEE CONSISTING OF FOLLOWING MEMBERS:

- (a) INDEPENDENT REP FROM AIR HQ.
- (b) INDEPENDENT REP FROM NAVAL HQ.
- (c) TWO INDEPENDENT AUDITORS FROM TWO SEPARATE FIRMS.
- (d) ONE REPRESENTATIVE EACH FROM OFFICERS AND AIRMEN / SAILOR CATEGORIES OF THE ALLOTTEES.

AFTER FINAL COSTING THE BOARD WILL MAKE REFUND TO ORIGINAL ALLOTTEES IN CASE THE PROJECT IS IN SURPLUS.