

ALLOTTEE AWARENESS SERIES – III

PRICE COMPARISON BETWEEN AWHO & PVT BUILDER PROJECTS OF SIMILAR SPECIFICATIONS

▪ AWHO Costing.

- Basic Selling Price (BSP) - Rs 3200 @psf.
- Add Ons to BSP Cost.
 - Floor Differential - Marginal & for ltd floors only.
- Car Parking - 3,00,000/- to 4,00,000/-.
- Society Corpus - Rs 50,000/-.

▪ Pvt Builder Costing.

- Basic Selling Price (BSP) - 2800 @psf.
(Initial low quote to attract customers)
- Add Ons to BSP Cost.
 - Preferential Location Charges (PLC).
(Direction/Park facing, Corner, Floor)
 - Internal Development Charges (IDC).
 - External Development Charges (EDC).
 - External Elect Charges (EEC).
 - Fire Fighting Charges (FFC).
 - Interest Free Maint Security (IFMS).
 - Elect Back Up (per kilowatt).
- Club Membership@ – Rs 50,000/- to Rs 1,00,000/-.
- Car Parking - Akin to AWHO.

300-350
@ psf

Note. On an average, a min of Rs 300-350 @ psf needs to be added in the BSP quoted by a Pvt Builder to draw a correct comparison.

@Ownership rests with the builder as against AWHO where the ownership is with the allottees.

- **Loading of Common Areas.** Loading is the difference between the Super Area (Salable Area) and the Carpet Area. These loaded areas comprise of Circulation Area, Balcony Area, Wall Area & Cupboard Area.

- AWHO Loading - 30 to 40%.
- Pvt Builder Loading - 40 to 50%.

Note. AWHO thus provides 10 to 20% more Carpet Area vis-à-vis a Pvt Builder.

- **Illustration.**

- | | |
|--|--|
| ○ AWHO DU - 1500 Sq ft (Super Area). | ○ Pvt Bldr - 1500 Sq ft. |
| ○ Actual DU - 1050 Sq ft (Carpet Area).
(-30% Loading) | ○ Actual DU – 900 Sq ft.
(-40% Loading) |
| ○ Cost PSF - Rs 3200/-. | ○ Cost PSF – Rs 2800/-. |
| ○ Actual Cost - 1500 Sq ft X Rs. 3200 = 48,00,000/-. | ○ Actual Cost – 1650 Sq ft x Rs. 2800 = 46,20,000/-. |
| ○ Add Ons - Nil + 3,50,000/- (Car Parking + Society Corpus). | (150 Sq ft added due to extra loading) |
| ○ Total Cost - 51,50,000/-. | ○ Add Ons - 325 psf (4,87,500/-) + 3,75,000/-. |
| | (Add on to BSP + Club Membership + Car Parking) |
| | ○ Total Cost = 54,82,500/-. |

Note. Percentage Difference in Cost is 6.45%. The above calculations have been done based on the general trend in the prevailing market conditions and to draw out better understanding of cost comparison enabling Army personnel to take a more informed decision.