

BUDGETARY ESTIMATE FOR UTC AT PLOT NO-B-35, SECTORE-132 NOIDA FOR URBTECH INDIA DEVELOPERS

Approximate Area under construction excluding basement (in.sq.ft.)	760,000.00 SQFT
Approximate Area under construction in basement (in.sq.ft.)	300,000.00 SQFT
Approximate Area under construction in podium (in.sq.ft.)	90,000SQFT
Totale Approximate Built up Area	11,50,000.00 SQFT

S.no	Description	Total Area	unit	Derived Rate	Total Amt.	COST PER SQFT
A.	Civil Structure & site Development Works					
	Civil & Structure work including all RCC And Brickworks & elevator					
1	Shaft	11,50,000.00	SQFT	1,000.00	1,15,00,00,000.00	
2	Building Skin @30% glass surface finished with Insulated Saint Gobain and 70% finished with Sand stone cladding/equivalent permanent finish.	7,60,000.00	SQFT	350	26,60,00,000.00	
3	Landscape & site Development including levelling of Existing ground, soft and hardfinish including Rcc/ stone Finished road surface & water bodies.(cost of land till, if Required shall have to be budget seperately)	7,60,000.00	SQFT	75	5,70,00,000.00	
4	Other misc. Including hydrants, signages, Boundary walls, gates, civil work/Structures for High side services, Structures on the Terrance for Elevation Enhanncement Etc.	7,60,000.00	SQFT	50	3,80,00,000.00	
	Phase-II Services- High Side and low Side				1,51,10,00,000.00	

S.no	Description	Total Area	unit	Derived Rate	Total Amt.	COST PER SQFT
A	ELECTRICAL SERVICE (High Side & low Side)					
1.	Substation	7,60,000.00	SQFT	85.00	6,46,00,000.00	
2.	DG Sets	7,60,000.00	SQFT	150.00	11,40,00,000.00	
3.	Internal Electrical System	7,60,000.00	SQFT	200.00	15,20,00,000.00	
4.	CCTV on the external areas for Security	7,60,000.00	SQFT	20.00	1,52,00,000.00	

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5.	Fire Detection System for all common areas & services installation +provision for receiving signals from individual floor panels to be installed by 1750 individual users. Critical UPS (only for Supplying power to Emergency lighting for all common areas)-75 KVA	7,60,000.00	SQFT	25.00	1,90,00,000.00
6.	BMS to MEP System for Remote Monitoring Basement Lighting And Power Installation	7,60,000.00	SQFT	15.00	1,14,00,000.00
7.	Basement Fire detection and alarm installation	3,90,000.00	SQFT	25.00	97,50,000.00
8.	Civil Works including Making rooms, Foundation, Trenches etc. for the above installations	3,90,000.00	SQFT	35.00	1,36,50,000.00
9.					41,10,00,000.00
10.					3,08,25,000.00
Total Budget for Electrical Works					44,18,25,000.00

B	HVAC SERVICE (High Side Installation)				
1	Chiller based Air Conditioning	7,60,000.00	SQFT	300	22,80,00,000.00
2	Ventilation for basement Including pressurization of liftwell & stairwell	3,90,000.00	SQFT	50	1,95,00,000.00
3	Civil works including making rooms, foundations, trenches etc. For the above installations				24,75,00,000.00
Total budget of HVAC works					1,23,75,000.00
5% FOR THE TOTAL COST					25,98,75,000.00

S.no	Description	Total Area	unit	Derived Rate	Total Amt.	COST PER SQFT
C.	Other Services (low side)					
1	Plumbing work including wet risers for Fire fighting From main lines upto main stacks on every floor	7,60,000.00	SQFT	75.00	5,70,00,000.00	
2	Fire fighting works-sprinklers for stilts & basement & wet risers	3,90,000.00		75	2,92,50,000.00	
3	Provisions for Sprinklers for all floors	7,60,000.00		35	2,66,00,000.00	

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4	Other misc. works including BMS for Central monitoring of all building system, Mechanized entry gates/ turnstile gates etc. for installations.	7,60,000.00	SQFT	10	76,00,000.00
5	Civil works including making room, foundations, Trenches etc for the above installations.	2.5% FOR THE TOTAL COST			12,04,50,000.00
	Total budget for other services (low side)				25,61,250
					12,30,11,250.00

S.no	Description	Total Area	unit	Derived Rate	Total Amt.	COST PER SQFT
D OTHER SERVICES FOR HIGH SIDE INSTALLATION						
1	Panels for water Supply and pumps automation	7,60,000.00	SQFT	15	1,14,00,000.00	
2	Pumps for fire fighting	7,60,000.00	SQFT	15	1,14,00,000.00	
3	Pumps for water supply and sewerage	7,60,000.00	SQFT	10	76,00,000.00	
4	Water softner RO plant	7,60,000.00	SQFT	15	1,14,00,000.00	
5	Piping & tanks for the above	7,60,000.00	SQFT	15	1,14,00,000.00	
6	Borewells	3.00	NOS.	2,90,000.00	8,70,000.00	
	Total Budget for other Service For High Side Installations				5,40,70,000.00	

S.no	Description	Total Area	unit	Derived Rate	Total Amt.	COST PER SQFT
E. Lifts & FAÇADE CLEANING EQUIPMENT						
1	1000 kg Service elevator	1	NOS.	45,00,000.00	45,00,000.00	
2	13 Passengers lifts. 1.75 MPS, SS Finish cage inside	13	NOS.	45,00,000.00	5,85,00,000.00	
3	10 Passengers lifts. 1.75 MPS, SS Finish cage inside	10	NOS.	35,00,000.00	3,50,00,000.00	
4	Facade Cleaning equipment	7,60,000.00	SQFT	25	1,90,00,000.00	
	Total for lifts & facade Cleaning Equipment				11,70,00,000.00	

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S.no	Description	Total Area	unit	Derived Rate	Total Amt.	COST PER SQFT
	Phase-III Interior Fitout					
A	INTERIOR FITOUTS					
1	Civil Finishing / interior work for atriums, Stairwells, common Areas, etc.	2,25,000.00	SQFT	1,850.00	41,62,50,000.00	
	Total for phase -III, interior Fitout				41,62,50,000.00	

SUMMARY OF THE ABOVE COST

S.no	Description	Total Area	unit	Derived Rate	Total Amt.	COST PER SQFT
	Phase-I					
A	CIVIL STRUCTURE & SITE DEVELOPMENT					
	Phase-II					
A	ELECTRICAL WORKS (LOW SIDE & HIGH SIDE)	1,51,10,00,000.00			1,396.70	
B	Have WORK (LOW SIDE & HIGH SIDE)	44,18,25,000.00			468.51	
C	OTHER SERVICES (LOW SIDE)	25,98,75,000.00			276.06	
D	OTHER SERVICES FOR HIGH SIDE	12,30,11,250.00			115.4	
E	LIFTS & FAÇADE CLEANING EQUIPMENT	5,40,70,000.00			61.76	
	Phase-III					
F	INTERIOR FITOUT	11,70,00,000.00			86.26	
	TOTAL FOR THE ABOVE COSTS	2,92,30,31,250.00			2541.766304	

Cost of Land

400941800

332,39,730.50

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