

File No. : VIS (2021-22)-PL451-403-516

# CAPITAL EXPENDITURE REPORT

## OF

# HOTEL GRAND ARC

SITUATED AT  
VILLAGE - NAWADA INDERPUR, SHAHJAHANPUR, UTTAR PRADESH

PROMOTER  
M/S. SHRI BALAJI HOSPITALITY

REPORT PREPARED FOR

DIRECTORATE OF TOURISM, UTTAR PRADESH

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASAM)
- Project Techno-Economic Advisors
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# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

## TABLE OF CONTENTS

SECTIONS	PARTICULARS	PAGE NO.
<b>Part A</b>	<b>REPORT SUMMARY</b>	03
<b>Part B</b>	<b>INTRODUCTION</b>	05
	1. Name of the Project	05
	2. Project Overview	05
	3. Project Location	11
	4. Scope of the Report	13
	5. Purpose of the Report	13
	6. Survey Details	13
	7. Methodology Adopted	14
<b>Part C</b>	<b>PLANT INFRASTRUCTURE SECTIONS &amp; FACILITY DETAILS</b>	15
	1. Building & Structural Details	15
	2. Plant & Equipment Details	16
	3. Main Machinery & Summary of Bills	17
<b>Part D</b>	<b>PROJECT COST</b>	18
	1. Project Capital Expenditure Evaluation	18-32
<b>Part E</b>	<b>PHOTOGRAPHS FROM THE SURVEY</b>	33-41
<b>Part F</b>	<b>QUOTATIONS</b>	43-48
<b>Part G</b>	<b>DISCLAIMER</b>	49-51



**PART A****REPORT SUMMARY**

- |     |                                       |   |                                                                                                                                                                                                                                                             |
|-----|---------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <b>Name of the Project</b>            | : | Hotel Grand Arc                                                                                                                                                                                                                                             |
| 2.  | <b>Project Location</b>               | : | Village - Nawada Inderpur, Shahjahanpur, U.P                                                                                                                                                                                                                |
| 3.  | <b>Name of the Promoter</b>           | : | M/s. Shri Balaji Hospitality                                                                                                                                                                                                                                |
| 4.  | <b>Prepared for Organization</b>      | : | Directorate of Tourism, Uttar Pradesh                                                                                                                                                                                                                       |
| 5.  | <b>Chartered Engineer Firm</b>        | : | M/s. R. K. Associates Valuers & Techno Engineering Consultants (P) Ltd.                                                                                                                                                                                     |
| 6.  | <b>Date of Survey</b>                 | : | 10.09.2021                                                                                                                                                                                                                                                  |
| 7.  | <b>Date of Report</b>                 | : | 17.09.2021.                                                                                                                                                                                                                                                 |
| 8.  | <b>Report Type</b>                    | : | Capital Expenditure Report                                                                                                                                                                                                                                  |
| 9.  | <b>Purpose of the Report</b>          | : | To verify and examine capital expenditure status of the Project in regard to the special facilities & incentives given to Hotel projects as per Uttar Pradesh Tourism Policy-2018.                                                                          |
| 10. | <b>Scope of the Report</b>            | : | To verify and examine capital expenditure status of the Project.                                                                                                                                                                                            |
| 11. | <b>Documents produced for Perusal</b> | : | a) Detailed Project Report<br>b) Break-up of the cost heads<br>c) List of Invoices with Description of the Items<br>d) Copy of Invoices of Items<br>e) Copy of CA Certificate<br>f) Copies of various NOCs & Approvals<br>g) Information received on e-mail |

# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

12. Annexure with the Report :
- a) Photographs
  - b) Other annexures (e.g. Invoices, NOCs & Approvals, CA Certificate etc.)

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## PART B

## INTRODUCTION

1. **NAME OF THE PROJECT:** Hotel Grand Arc situated at Village Nawada-Inderpur, Near Mumukshu Ashram, Shahjahanpur, Uttar Pradesh developed by M/s. Shri Balaji Hospitality.



2. **PROJECT OVERVIEW:** This star rated hotel is established by M/s. Shri Balaji hospitality located in District Shahjahanpur, Uttar Pradesh near Mumukshu Ashram, Sahjahanpur. As per Project Report, M/s. Shri Balaji Hospitality is incorporated on 27.12.2017 is a partnership firm having registered office at Gandhiganj, Sahjahanpur.

This Hotel project is built on total Land area about 6949.65 sq. mtr. (as per map) and 14678 sq. mtr. actual as per site or google measurement. Hotel comprises of Basement + Ground + 5 floor RCC roofed structure with total built up area of 6287.59 sq.mtr. The construction of the hotel began in year 2018 and achieved COD on 07.11.2020. This is a 61 key hotel, comprising of 49 Executive Rooms, 07 Executive Room (twin bed rooms), 4 suite rooms including 1 which is

designed for differently abled people and 1 apartment, 2 multi cuisine restaurants, 1 banquet hall, 1 conference room, swimming pool and other amenities and utility rooms as per the floor wise description given below:

**Table: 1**

S. No	Floor	Type of Room	Total Rooms
1	Second Floor	Executive Rooms	12
		Suite Rooms	02
2	Third Floor	Executive Rooms	22
		Suite Rooms	02
3	Fourth Floor	Executive Rooms	15
		Twin Bed Rooms	07
		Apartment	01
Total			61

To promote Tourism & Hospitality Industry in the state, UP State Government has offered capital subsidy and financial assistance as per Uttar Pradesh Tourism Policy-2018 on the capital investment on hotels, resorts, heritage hotels, motels, theme parks etc. in the state of U.P. As the subject project has been successfully completed and is commercially operational since 07.11.2020, therefore the promoter of the Project has applied for the subsidy under Uttar Pradesh Tourism Policy-2018.

For the purpose of verifying capital investment done by the M/s Shri Balaji Hospitality in the construction of Hotel Grand Arc, Department of Tourism, UP Government has appointed us as a consultant to provide an opinion on the capital investment incurred by the promoter under the eligible heads.





As per the Uttar Pradesh Tourism Policy 2018, below listed capital investment subsidy to eligible tourism units:

**Table: 2**

- A. Eligible Capital Investment :** The term Eligible Capital Investment shall include expenditure components as per the guidelines of Ministry of Tourism, Government of India, for the relevant Tourism Unit. However, the following heads of investments with respect of the unit shall not be eligible for incentives:
- i. Working Capital;
  - ii. Pre-operative expenses and preliminary expenses;
  - iii. Second-hand plant and machinery purchased or shifted from within or outside country;
  - iv. Interest capitalized;
  - v. Consumable stores, inventories for maintenance or repairs;
  - vi. Investment on land required for setting up the Unit, inclusive of the cost of the land;
  - vii. Vehicles, furniture and fixtures, cutlery, crockery and utensils; and
  - viii. Any construction which is in the nature of real estate transactions, e.g., shops, flats, offices, etc. meant for sale/lease/rent.

Promoter informed to the Govt. of U.P that they have made capital investment of amount Rs.23.7757 Cr in the Project in the various heads like Buildings, Plant & Machinery & other miscellaneous items etc. Out of which the project includes eligible investment of Rs.18.0818 Cr for availing capital subsidy and Rs.5.6939 Cr as in-eligible expenditure on which capital subsidy is not allowed which is described in table below as per copy of Chartered Accountant certificate dated 18/06/2021:





Table: 3

S. No	Details		Amount	Bldg	P&M
			(in lakh)	(in lakh)	(in lakh)
1.2	<b>BOUNDARY WALL/S</b>				
	2815 Sq. Mtrs. @ 1500 per sq. mtr.		42.23	42.23	
1.3	<b>INTERNAL ROADS, DRAINAGE &amp; ENTRANCE GATE/S</b>				
	Internal Road ( 2243 sq. mtr. @ 1600 per sq. mtr.)	35.89		35.89	
	Drainage (401 run. Mtr. @ 600 per run. Mtr.)	2.41		2.41	
	Entrance Gate	1.10			1.10
	Ditek 7EH Barrier	0.86	40.26		0.86
1.4	<b>SWIMMING POOL</b>				
	Structure 165 sq. mtr. @ 7000 per sq. mtr.	11.55		11.55	
	Swimming Pool machinery	6.19	17.74		6.19
1.5	<b>STORE/S</b>				
	391.42 sq. mtr. @ 13000 per sq. mtr.		50.90	50.90	
1.6	<b>KITCHEN/S</b>				
	328.72 sq. mtr. @ 13000 per sq. mtr.	42.73		42.73	
	Kitchen Items & Equipments	53.40	96.13		53.40
1.7	<b>WATER SUPPLY SYSTEM (Pipeline, tanks, pump house water treatment plant etc.)</b>				
	Tank 192 cu. Mtr. @ 15000 per cu. Mtr.	28.80		28.80	
	Pipes	1.52		1.52	
	Pump House	1.04			1.04
	Water treatment plant	1.41			1.41
	Water Softening Plant	1.69	34.46		1.69
1.9	<b>SEWERAGE TREATMENT PLANT &amp; WASTE MGT. SYSTEM</b>				
	ETP Water Treatment Plant		2.84		2.84
1.10	<b>CENTRALIZED AIRCONDITIONING SYSTEM</b>				
	Air Conditioners		108.30		108.30
1.11	<b>POWER SUPPLY SYSTEM INCLUDING SUB STATION, TRANSFORMER, DISTRIBUTION SYSTEM &amp; ELECTRIFICATION</b>				
	Transformer	1.41			1.41
	Elect. Installation	103.72			103.72
	Voltage Stabilizer	0.54			0.54
	Inverter & Battery	3.84			3.84
	Vidyut Suraksha Vibhag	0.48	109.99		0.48

# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

1.12	<b>D.G. POWER BACK UP (FOR SELF USE)</b>				
	Genset		42.09		42.09
1.14	<b>HOT &amp; COLD WATER SUPPLY SYSTEM, GAS/ STEAM SUPPLY LINE</b>				
	Heat Pump		9.59		9.59
1.15	<b>ESTABLISHMENT OF SOUND, LIGHT, PUBLIC ADDRESS, INTERNET SYSTEM AND NETWORK OF FIXED NATURE</b>				
	Speaker, Woofer & Amplifiers	23.97			23.97
	Projector Screen	0.64	24.61		0.64
1.16	<b>INSTALLATION OF FIRE DETECTION AND FIRE FIGHTING SYSTEM</b>				
	Fire fighting Equipments		29.16		29.16
1.17	<b>INSTALLATION OF NON SHIFTABLE PLANT &amp; MACH. FOR THE INFRASTRUCTURE SUCH AS KITCHEN, LAUNDRY, HEALTH CLUB, SPA, CONVENTION HALL, EXHIBITION HALL ETC.</b>				
	Lump sum		1.50	1.50	
1.19	<b>OTHER FIXED STRUCTURES &amp; PLANT &amp; MACHINERY THAT ARE ESSENTIAL FOR THE COMMERCIAL OPERATION OF THE TOURISM UNIT</b>				
	Statue & Mural Painting	8.96		8.96	
	3D Wall	2.62		2.62	
	PVC, Plant Flower & Trees	3.97		3.97	
	Computers	9.74			9.74
	Geyser	0.20			0.20
	Security Items	1.07			1.07
	Fire Door	0.96			0.96
	Machine Scale	0.11			0.11
	Mobile Phone	0.56			0.56
	Washing Machine	5.42			5.42
	Round Off	0.02	33.63		0.02
1.20	<b>FREE PAID FOR OBTAINING TECHNICAL KNOW-HOW</b>				
	Software		5.22		5.22
1.21	<b>INSTALLATION CHARGES OF MACHINERY/ EQUIPMENT/ SERVICES</b>				
	Lump sum		2.50	2.50	
1.22	<b>APPROACH ROAD, EXPENDITURE ----- &amp; SEWERAGE (ON LAND ..... TOURISM UNIT)</b>				
	Approach Road ( 265 sq. mtr. @ 1600 per sq. mtr.)		4.24	4.24	
1.25	<b>RAIN WATER HARVESTING SYSTEM</b>				
	Pipes	1.25		1.25	
	Water Boring	0.50		0.50	
	Material	0.20	1.95	0.20	
<b>Total</b>			<b>657.34</b>	<b>241.77</b>	<b>415.57</b>



Table: 4

S. No.	Heads of Capital Expenditure	Amount (Rs. In lakhs)
1	Eligible Capital Expenditure. (Break-up given from line item 1.1 to 1.25)	1808.18
1.1	Permanent structure for the project under the ownership and for use of the tourism unit, erected on land owned by the tourism unit and which is essential for its commercial operation.	1150.84
1.2	Boundary Wall/s	42.23
1.3	Internal roads, drainage & entrance gate/s.	40.26
1.4	Swimming pool/s.	17.74
1.5	Store/s.	50.90
1.6	Kitchen/s.	96.13
1.7	Water supply system(pipeline, tanks, pump house, water treatment plant etc.).	34.46
1.8	Boiler room & chimney.	NIL
1.9	Sewerage treatment plant and waste management system.	2.84
1.10	Centralized air conditioning system.	108.30
1.11	Power supply system.	109.99
1.12	D.G. Power backup(for self use).	42.09
1.13	Telecommunication tower(self established for own use).	NIL (on rent)
1.14	Hot & cold water supply system, gas/steam supply line.	9.59
1.15	Establishment of sound, light, public address, internet system and network of fixed nature.	24.61
1.16	Installation of fire detection and fire fighting system.	29.16
1.17	Installation of non-shiftable plant & machinery for the infrastructure such as kitchen , laundry, health club, spa, convention hall, exhibition hall etc.	1.50
1.18	Establishment of stationary swing sets, climbing walls, amusement/playing structure, permanent tents, etc. in play areas and parks.	NIL

Continued on page 2





# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

S. No.	Heads of Capital Expenditure	Amount (Rs. In lakhs)
1.19	Other fixed structures and plant & machinery that are essential for the commercial operation of the tourism unit.	33.63
1.20	Fees paid for obtaining technical know-how.	5.22
1.21	Installation charges of machinery/equipment/services.	2.50
1.22	Approach road, expenditure incurred for power supply including construction of sub-station, pipeline laid, water supply, water tank, pipeline for discharge of waste water & sewerage(on land where ownership is with the tourism unit)	4.24
1.23	Fixed residential tents for tourists, meant for use round the year and not for temporary use like mela, events or seasonal camps etc.	NIL
1.24	Solar/Bio energy system	NIL
1.25	Rain water harvesting system	1.95
2.	Ineligible Capital Expenditure- As per Uttar Pradesh Tourism Policy 2018-Ineligible Items(Break-up given from line item 2.1 to 2.8)	569.39
2.1	Working Capital	48.11
2.2	Pre-operative and preliminary expenses	51.82
2.3	Second- hand plant and machinery purchased or shifted from within or outside country.	NIL
2.4	Interest Capitalized	240.94
2.5	Consumable stores, inventories for maintenance or repairs.	16.68
2.6	Investment on land required for setting up the tourism unit, inclusive of the cost of land.	NIL (on lease)
2.7	Vehicles, furniture & fixtures, cutlery, crockery and utensils.	211.84
2.8	Any construction which in nature of real estate transactions e.g. shops, flats, offices etc. meant for sale /lease/rent.	NIL
3.	Other Expenditures(Expenses not covered under Eligible Capital Expenditure & Ineligible Capital Expenditure. Provide details.)	NIL
4.	Total Capital Expenditure(1+2+3)	2377.57
5.	Arrangement of Capital	
5.1	Loan Amount from Bank(P.N.B.)	1195.18
5.2	Self/Promoter's Contribution(Partners' Capital)	267.32
5.3	Contribution from other sources(Loans from friends/relatives)	915.07
	Total(5.1 + 5.2 + 5.3)	2377.57

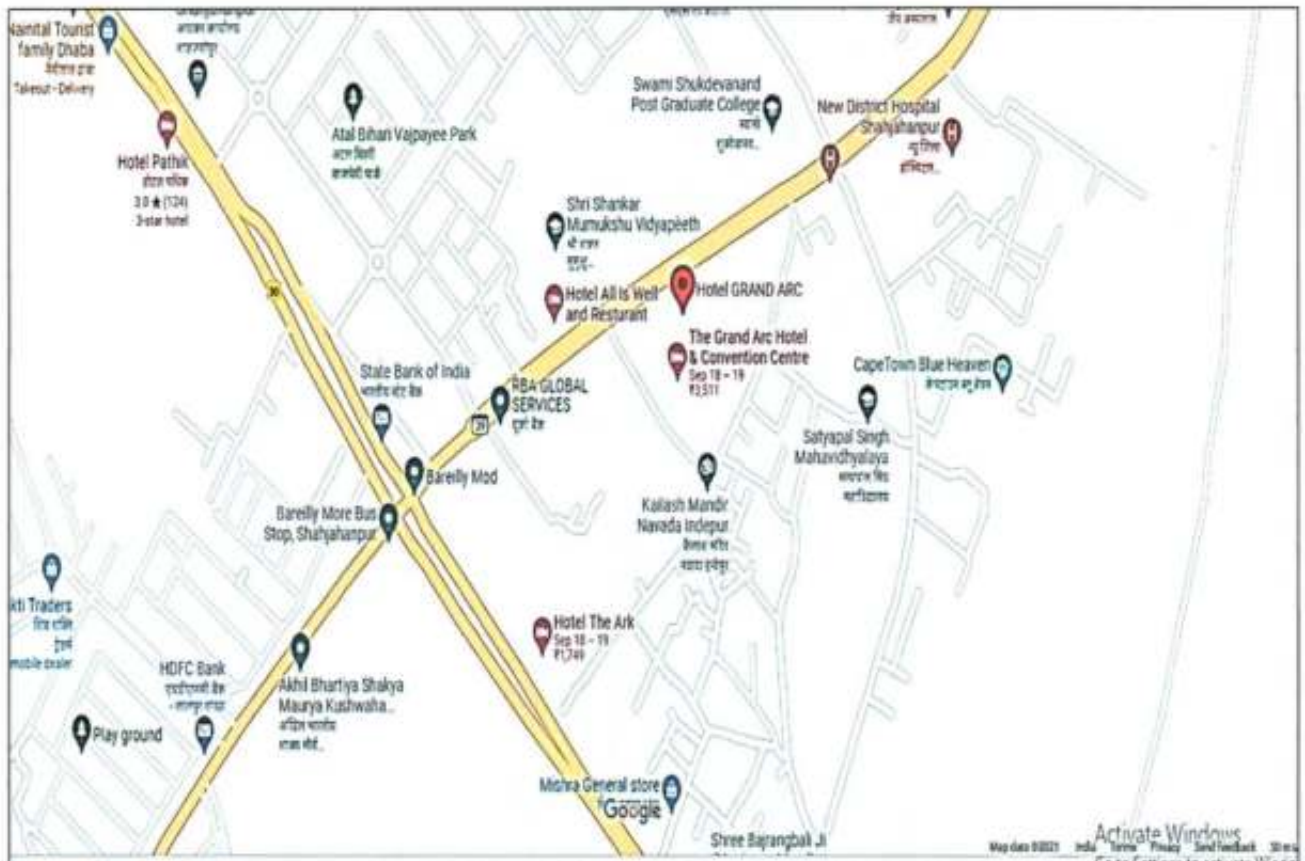
Continued on page 3

3. **PROJECT LOCATION:** This Hotel is setup by M/s. Shri Balaji Hospitality is located at Part of Khasra No.176, Village- Nawada Inderpur, Opposite Swami Sukhdevanand Inter college, Near Mumukshu Ashram, Tehsil- Sadar, District- Shahjahanpur, Uttar Pradesh. Project site is well connected by rail, road and airport. The nearest airport from the site is Lucknow Airport located at the distance of 177 km. The Project site is also well connected through Road network via NH-9 which is only few mtrs. away from the hotel. Shahjahanpur Railway Station is the nearest railway station which is around only 05 km from the project.



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR





4. **SCOPE OF THE REPORT:** To verify and examine the capital expenditure of the eligible investment of the project in regard to avail subsidy & incentives given to Hotel Projects development under Uttar Pradesh Tourism Policy-2018.

*All the assessment carried out for the Project is done based on the documents provided to us and its correlation by the Engineering team through site inspection, various other discussions with the Project proponents and its resources and Industry standards and benchmark cost and thus forming an opinion out of it.*

5. **PURPOSE OF THE REPORT:** To provide opinion on the Capital Expenditure incurred by the promoter in the development of the Hotel to help Directorate of Tourism, Government of Uttar Pradesh to take informed business decision on the project in relation to avail subsidy and incentives.

6. **SURVEY DETAILS:** This Hotel has been surveyed by our engineer Mr. Abhishek Solanki on September 10<sup>th</sup>, 2021. Site inspection was done in the presence of Hotel Grand Arc's representative. All the details pertaining to physical setup and progress of the hotel have been cross checked as per the documents provided to us.

- a) During the site visit we have found that all the machinery & assets mentioned in the list provided to us by the client were present at the site and seems to be in good condition.
- b) As per our visual observation, the main building of the hotel found to be built as per the copy of approved map provided to us. Swimming Pool, Lawn and some part of parking is not mentioned in the approved map. The total Plot area of the site is larger than the provided approved map area. Possession certificate is issued by the competent authority.
- c) Extensive photographs have been taken of all different sections of the hotel to give a clear visual representation of the hotel establishment. At the time of site survey we have found the hotel is in operation.
- d) Some of the photographs has been attached annexed with the report.





## 7. METHADODOLOGY ADOPTED:

- a) Study of Detailed Project Report to know the Project proposed plan & estimates.
- b) Correlation of the capital expenditure of different section with Civil, P&M based industry benchmark with the provided copy of bills & invoices.
- c) Site visit by our engineer Mr. Abhishek Solanki to assess the project execution status on the ground at the site.
- d) Discussions with the Owner's representative on the site.
- e) Correlation of the provided information with the Industry standards, CPWD SOR, etc.
- f) Other information obtained regarding the project from the sources in the public domain.



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### PART C

### PROJECT INFRASTRUCTURE SECTIONS & FACILITY DETAILS

- BUILDING & STRUCTURAL DETAILS:** This Hotel project is a Basement + Ground + 5 floor RCC roofed structure with total built up area of 6287.59 sq.mtr. as per approved Map. The construction of the hotel had begun in year 2018 and is commercially operational since 07-11-2020. M/s. Shri Balaji hospitality has shown to have incurred Rs.12.60 Cr in Building & Civil works to construct the Hotel.

As per approved Map total land area is 6,949.65 sq.mtr. However the complete hotel is established on total land area approx. 14,678 sq. mtr. The portion of land area which is not shown in approved Map includes lawn, swimming pool & some part of parking as shown in Map below. As per verbal discussion with the promoters the land part which is not mentioned in the approved Map is also under ownership of promoters family and shareholders.



M/s. Shri Balaji Hospitality has engaged Local masons and laborers only for the Civil & building related works. The hotel construction is done by workers on daily wages which are monitored by the promoters.



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR



Table: 5

BUILDING DETAILS			
1.	Approach Road & Guard Room	5.	Lawn 2
2.	Parking	6.	Swimming Pool
3.	Entrance	7.	Main Structure
4.	Lawn 1	8.	Lawn

As per the approved map, lawn, swimming pool & some part of parking is not mentioned in approved map.

- 2. PLANT & EQUIPMENT DETAILS:** In Machinery section Promoter has shown various equipments which have been installed that are needed for smooth operation of the hotel. Details of major heads with their cost is shown the table below. Breakup of expenses under each head is annexed in the annexure. Cost has been taken based on the item wise breakup and their bills/ invoices provided by the promoter and found installed on the site.



Table: 6

S. No.	Description of Assets	Items	Amounts (in Lakhs)	P&M (in Lakhs)
1	Internal Roads, Drainage & Entrance Gate/S	Entrance Gate	1.10	1.10
		Ditek 7EH Barrier	0.86	0.86
2	Swimming Pool	Swimming Pool machinery	6.19	6.19
3	Kitchen/S	Kitchen Items & Equipments	53.40	53.40
4	Water Supply System (Pipeline, Tanks, Pump House Water Treatment Plant Etc.)	Pipes	1.52	0.00
		Pump House	1.04	1.04
		Water treatment plant	1.41	1.41
		Water Softening Plant	1.69	1.69
5	Sewerage Treatment Plant & Waste Mgt. System	ETP Water Treatment Plant	2.84	2.84
6	Centralized Airconditioning System	Air Conditioners	108.30	108.30
7	Power Supply System Including Sub Station,	Transformer	1.41	1.41
8	Transformer, Distribution System & Electrification	Elect. Installation	103.72	103.72
		Voltage Stabilizer	0.54	0.54
		Inverter & Battery	3.84	3.84
		Vidyut Suraksha Vibhag	0.48	0.48
9	D.G. Power Back Up (For Self Use)	Genset	42.09	42.09
10	Hot & Cold Water Supply System, Gas/ Steam Supply Line	Heat Pump	9.59	9.59
11	Establishment Of Sound, Light, Public Address, Internet System	Speaker, Woofer & Amplifiers	23.97	23.97
		Projector Screen	0.64	0.64
12	Installation Of Fire Detection And Fire Fighting System	Fire fighting Equipments	29.16	29.16
13	Other Fixed Structures & Plant & Machinery That Are Essential For The Commercial Operation Of The Tourism Unit	Computers	9.74	9.74
		Geyser	0.20	0.20
		Security Items	1.07	1.07
		Fire Door	0.96	0.96
		Machine Scale	0.11	0.11
		Mobile Phone	0.56	0.56
		Washing Machine	5.42	5.42
14	Free Paid For Obtaining Technical Know-How	Software	5.22	5.22
<b>Total</b>			<b>417.07</b>	<b>415.55</b>

## PART D

## PROJECT CAPITAL EXPENDITURE EVALUATION

Table: 7

S.No.	PARTICULARS	TOTAL INCURRED AMOUNT <i>(As per CA certificate)</i>	TOTAL INCURRED AMOUNT <i>(As Approved by IE)</i>	CURRENT STATUS OF WORK AND REMARKS
		<i>(All Figures in Lakhs)</i>		
1.	Building <i>(Except Stores, Kitchen)</i>	1150.84	1150.84	<ul style="list-style-type: none"><li>The Promoter has shown Rs.1150.84 Lakhs for the complete construction of the civil structure of building except store and Kitchen portion as per format of UP Tourism for applying subsidy.</li><li>Total built-up area of the hotel is 6287.6 sq.mtr. Area of Kitchen and store is around 328.72 sq.mtr and 391.42 sq.mtr respectively. So net area to be taken under this head is 5567.46 sq.mtr. As per this net area cost of construction comes about Rs.20,670.82 per sq.mtr or Rs.1920.33 per sq.ft.</li><li>This is a star rated facility not less than 4 star built up on RCC structure, modern design &amp; architecture using high class material and specifications such as Italian/</li></ul>

## INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

granite tiles/ marble in common areas inside the hotel and wooden flooring inside rooms.

- Based on the benchmarking cost as per construction industry standards and CPWD norms, the similar type of construction of same type of quality of construction having similar built-up area cost around Rs.2000 to Rs.2400 per sq.ft. As per UPPWD SOR 2020 Plinth area rate for non-residential is Rs.21,650 per sq.mtr. or Rs.2011.29 per sq.ft.
- Based on the above analysis the incurred cost appears to be within the benchmark norms.
- As per IE review it is found that cost incurred in the Buildings & Civil work is in the market range. Hence cost of **Rs.1150.84 Lakhs** in this head is approved.

However, Bills/ Invoices were not available, nor checked for the same due to engagement of local contractors/ laborers. Our vetting



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

				is done based on the Industry benchmark cost for the construction as found on site.
2.	Boundary wall	42.23	42.23	<ul style="list-style-type: none"><li>• The Promoter has shown Rs.42.23 Lakhs in the completion of boundary wall.</li><li>• Total length of boundary wall is ~654 ru.mtr having 12'-14' height. The incurred cost comes out to be Rs.6750/- per ru.mtr. which is well within the market rate range for such construction.</li><li>• As per IE review it is found that cost incurred in the Boundary wall is in the range. Hence the cost of <b>Rs.42.23 Lakhs. Is approved.</b></li></ul> <p>Bills/ Invoices were not available, nor checked for the same due to engagement of local contractors/ laborers. Our vetting is done based on the Industry benchmark cost for the construction as found on site. (Please see the attached table).</p>
3.	Internal Road, Drainage, Entrance gate	40.26	40.26	<ul style="list-style-type: none"><li>• Internal roads is ~250 ru.mtr of approx. 8 mtr width or 2243 sq.mtr made up of cement chequered concrete tiles.</li></ul>

# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

As per UPPWD norms, rate for constructing footpath with interlocking tiles with kerb stones is Rs.1670 per sq.mtr. In between the interlocking tiles they have used vitrified tiles as well. As per UPPWD norms the cost comes out to be Rs.37.45 Lacs.

- Drainage of 401 ru. mtr. made up of cement concrete.  
As per UPPWD norms rate for constructing internal drainage is Rs.4225/- per ru. Mtr. which is well within the market rate range for such construction. As per UPPWD norms cost comes out to be Rs.16.94 Lacs.
- Entrance Gate is of Rs.1.10 Lacs as per the Bill which seems reasonable as per its size and weight and has been taken accordingly.
- Boom barrier is installed of Rs.86,000/- as per Bill which is taken as it is as we have got a quotation of Rs.1,00,00/- for such barrier.

Bills/ Invoices were not available, for the civil works due to engagement of local contractors/



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

				<p>laborers. Our vetting is done based on the Industry benchmark cost for the construction as found on site.</p> <p>So, based on the above analysis, the cost incurred Rs.40.26 Lakhs appears to be reasonable and approved accordingly.</p> <p><i>(Please see the attached table).</i></p>
4.	Swimming pool	17.74	17.74	<ul style="list-style-type: none"><li>• Grand Arc has shown to have incurred Rs.11.56 Lakhs in Civil works and Rs.6,18,559/- in P&amp;M.</li><li>• No standard benchmarking cost is available for construction of swimming pool. So we have taken the market reference for construction of swimming pool having similar area and similar depth which comes to be approx Rs.800/- to Rs.900/- per sq. ft. on construction and civil works.</li><li>• Total built-up area of swimming pool is 165 sq. mtr. and the market rate for such type of construction having similar area and same depth is between Rs.11 lacs to Rs.13.0 Lacs.</li><li>• Bills/invoices are provided for the swimming pool machinery only which comes to be</li></ul>

# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

				<p>Rs.6,18,559/- Quotation sought for such type of setup has also come around Rs.9 Lacs to us.</p> <p>So accordingly as per IE review it is found that cost incurred in the swimming pool is within market range. Hence the cost of Rs.17.74 Lakhs is approved.</p>
5.	Store	50.90	50.90	<ul style="list-style-type: none"><li>• Total built-up area of the store is 391.42 sq.mtr for this the cost of construction comes about Rs.13,003.93/- per sq.mtr or 1208.10 per sq. ft. as per standard benchmarking cost as per UPPWD.</li><li>• Based on the benchmarking cost as per construction industry standards and CPWD norms, the similar type of construction of same type of quality of construction having similar built-up area cost around Rs.2000 to Rs.2400 per sq.ft. as part of hotel. As per UPPWD SOR 2020 Plinth area rate for non-residential is Rs.21,650 per sq.mtr. or Rs.2011.29 per sq.ft.</li></ul>



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

				<p>So accordingly IE has approved the total amount <b>Rs.50.90 Lakhs</b> for this head.</p>
6.	Kitchens	96.13	96.13	<ul style="list-style-type: none"><li>As per benchmarking cost the construction cost of Kitchen (area 328.72 sq.mtr) comes around <b>Rs.71.16/- Lakh.</b> as per UPPWD plinth area rate of Rs.21,650/- per sq. mtr. or Rs.2011.35 per sq. ft. for non-residential construction.</li><li>The Promoter has also provided invoices/bills for kitchen equipment which are essential for operation having total value equals <b>Rs.53.39 Lakhs.</b></li></ul> <p>So accordingly the cost appears to be reasonable and hence IE have approved the total value of <b>Rs.96.13 Lakhs</b> shown in this head.</p>
7.	Water supply system (pipeline, tanks, pump house, water treatment plant etc.)	34.46	34.46	<ul style="list-style-type: none"><li>Out of total bills provided for all things except RCC tanks. The total of bills comes to <b>Rs.5,66,942/-.</b></li><li>As per UPPWD standard benchmarking cost the cost of construction of tank is Rs.17/- per liter. The RCC tank having area of 192 cu.mtr. or 1,92,000 litre which is</li></ul>

# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

				<p>constructed by the hotel, will cost to be approx. <b>Rs.32.64 Lacs.</b></p> <p>So, based upon this the total cost incurred in this head in the market range. Hence, IE has approved total amount i.e. <b>Rs.34.46 Lakhs</b> in this head.</p>
8.	Sewerage treatment plant and waste management system.	2.84	2.84	<ul style="list-style-type: none"><li>As per the invoices/bills have been provided the total amount spent on construction of STP is <b>Rs.2.84 Lakh.</b></li></ul> <p>Based upon invoices/bills, it is found that cost incurred in the STP and Waste management system is in the range. Hence IE has approved the value of <b>Rs.2.84 Lakhs</b></p>
9.	Centralized air conditioning system.	108.30	108.30	<ul style="list-style-type: none"><li>As per the invoices/bills, the total amount incurred in installation of centralized air conditioning system is <b>Rs.108.30 Lakhs.</b></li></ul> <p>Based upon invoices/bills, it is found that cost incurred in the centralized air conditioning system is in the market range. Hence we approved the value of <b>Rs.108.30 Lakhs.</b></p>
10.	Power supply system	109.99	109.99	<ul style="list-style-type: none"><li>As per the invoices/bills, the total amount incurred in this head is <b>Rs.109.99 Lakhs.</b></li></ul>



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

				<ul style="list-style-type: none"><li>As per our internal quotations also cost found to be reasonable.</li></ul> <p>Based on invoices/bills, we found that cost incurred in the Power supply system is in the market range. Hence we approved the value of <b>Rs.109.99 Lakhs.</b></p>
11.	D.G. Power backup (for self use)	42.09	42.09	<ul style="list-style-type: none"><li>As per the invoices/bills have been provided, the total amount incurred in this head is <b>Rs.42.09 Lakhs.</b></li></ul> <p>Based on this, we found that cost incurred in the DG set is in the range. Hence we approved the value of <b>Rs.42.09 Lakhs.</b></p>
12.	Hot & cold water supply system, gas/ steam supply line.	9.59	9.59	<ul style="list-style-type: none"><li>As per the provided invoices/bills the total amount incurred in this head is <b>Rs.9.59 Lakhs.</b></li></ul> <p>As per provided invoices and bills it is found that cost incurred in this head is in the market range. Hence we approved the value of <b>Rs.9.59 Lakhs.</b></p>
13.	Establishment of sound, light, public address, internet system and network of fixed nature.	24.61	24.61	<ul style="list-style-type: none"><li>As per the invoices/bills have been provided, the total amount incurred in this head is <b>Rs.24.61 Lakhs.</b></li></ul>

# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

				As per IE review it is found that cost incurred in this head is in market range. Hence we approved the value of <b>Rs.24.61 Lakhs.</b>
14.	Installation of fire detection and fire-fighting system.	29.16	29.16	<ul style="list-style-type: none"><li>As per the provided invoices/bills the total amount incurred in this head is <b>Rs.29.16 Lakhs.</b></li></ul> <p>As per provided invoices/bills, it is found that cost incurred in this head is in the market range. Hence we approved the value of <b>Rs.29.16 Lakhs.</b></p>
15.	Installation of non-shiftable plant & machinery for the infrastructure such as laundry, health club, spa, convention hall, exhibition hall etc.	1.50	1.50	<ul style="list-style-type: none"><li>As per the cash ledger statement, the total amount incurred in this head is <b>Rs.1.50 Lakhs.</b></li></ul> <p>As per IE review it is found that cost incurred in this head is in the market range. Hence we approved the value of <b>Rs.1.50 Lakhs.</b></p>
16.	Other fixed structures and plant & machinery that are essential for the commercial operation of the tourism unit.	33.63	19.89	<ul style="list-style-type: none"><li>Out of total <b>Rs.33.63 Lakhs</b> the promoter has spent <b>Rs.18.08 Lakhs</b> on machinery and other items and <b>Rs.15.55 Lakhs</b> on statue &amp; Mural Paintings, 3D wall and Plant &amp; Flowers.</li></ul>



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

- From the machinery bills we have neglected amount **Rs.80,521/-** which was spent on Tablet, Cartridge, Ink for printer and mobiles which are used as consumable and others have been approved as per Invoices/ Bills.
- From the total amount spent on statue, Mural painting, 3D wall and PVC, Plant and Trees. We have only approved the cost of 3D wall which cost to be approx. Rs.2.62 Lakhs for 3D wall which is as per market range. Expenditure which spent on statue, Mural Painting and Plant & Trees is not approved since it is the part of furniture and fixture.
- Total Built-up area which was covered under 3D wall is approx. 2600 sq. ft. The incurred cost comes out to be Rs.100/- per sq.ft. which is well within the market rate range for such construction.

So, IE has approved only **Rs.19.89 Lakhs** in this head.

# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

16.	Fees paid for obtaining technical know-how.	5.22	5.22	<ul style="list-style-type: none"><li>This amount is spent in the ERP software license for Hotel, website designing and other e-promotions.</li><li>As per the provide invoices/bills, the total amount incurred in this head is <b>Rs.5.22 Lakhs</b>.</li></ul> <p>So, as per IE review it is found that cost incurred in this head is in the market range. Hence we approved the value of <b>Rs.5.22 Lakhs</b>.</p>
17.	Installation charges of machinery/ equipment/ services.	2.50	2.50	<ul style="list-style-type: none"><li>These amount is spent on installation of Transformer, Generator and other machinery like Geyser, television etc.</li></ul> <p>As per IE review it is found that cost incurred in this head is in the market range. Hence we approved the value of <b>Rs.2.50 Lakhs</b>.</p>
18.	Approach road, expenditure incurred for power supply including construction of sub-station, pipeline laid, water supply, water tank, pipeline for discharge of waste water & sewerage (on land where	4.24	4.24	<ul style="list-style-type: none"><li>Internal roads is ~265 sq.mtr of approx. 15 mtr width made up of cement chequered concrete tiles.</li><li>As per UPPWD norms rate for constructing approach road with interlocking tiles with kerb stones is Rs.1670</li></ul>



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

	ownership is with the tourism unit)			<p>per sq.mtr. As per UPPWD norms the cost comes out to be Rs.4.42 Lacs.</p> <ul style="list-style-type: none"><li>Bills/ Invoices were not available, nor checked for the same due to engagement of local contractors/ laborers. Our vetting is done based on the Industry benchmark cost for the construction as found on site.</li></ul> <p>So, Based on this, the cost incurred in construction of approach road is in the range. Hence, IE has approved the entire amount, for construction of approach road, power supply and construction of Substation, which is <b>Rs.4.24 Lacs.</b></p>
18	Rain water Harvesting System	1.95	1.95	<ul style="list-style-type: none"><li>As per the invoices/bills provided by the Promoters for Pipes which is equals to Rs.1.25 Lacs.</li><li>No Bills and invoices are provided for water boring and materials for rain water harvesting. As per market research we found that the total cost incurred in water boring and material for rain water harvesting is Rs.75,000/- to Rs.80,000/-.</li></ul>

# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

				Based on this IE has approved <b>Rs.1.95 Lakhs</b> in this part as Promoter has constructed underground storage tank for rain water harvesting pictures of the same has been attached with the report.
	<b>Total</b>	<b>1808.18</b>	<b>1794.44</b>	<p>All the expenditure shown above is cross checked with the work done on site and from the respective Invoices / Bills / PO / ledger statements.</p> <p>Only major amount has been cross checked from the Invoices / Bills / PO due to voluminous paper of record.</p> <p>Industry benchmark &amp; standards is applied only to Civil works cost for its verification since no Bills/ Invoices have been provided for the same due to involvement of petty contractors. In case of Plant &amp; Machinery no specific benchmark cost standard is available. Therefore for Plant &amp; Machinery cost verification individual invoices, bills and quotations from different vendors, and items available on sale on public domain are only relied upon.</p>



# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

			(Please see attached annexure for head wise breakup and its related Bills/ Invoices).
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**ASSOCIATES**

**PART F**

**PHOTOGRAPHS**





# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR





# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR





# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR





# INDEPENDENT ENGINEERING REPORT

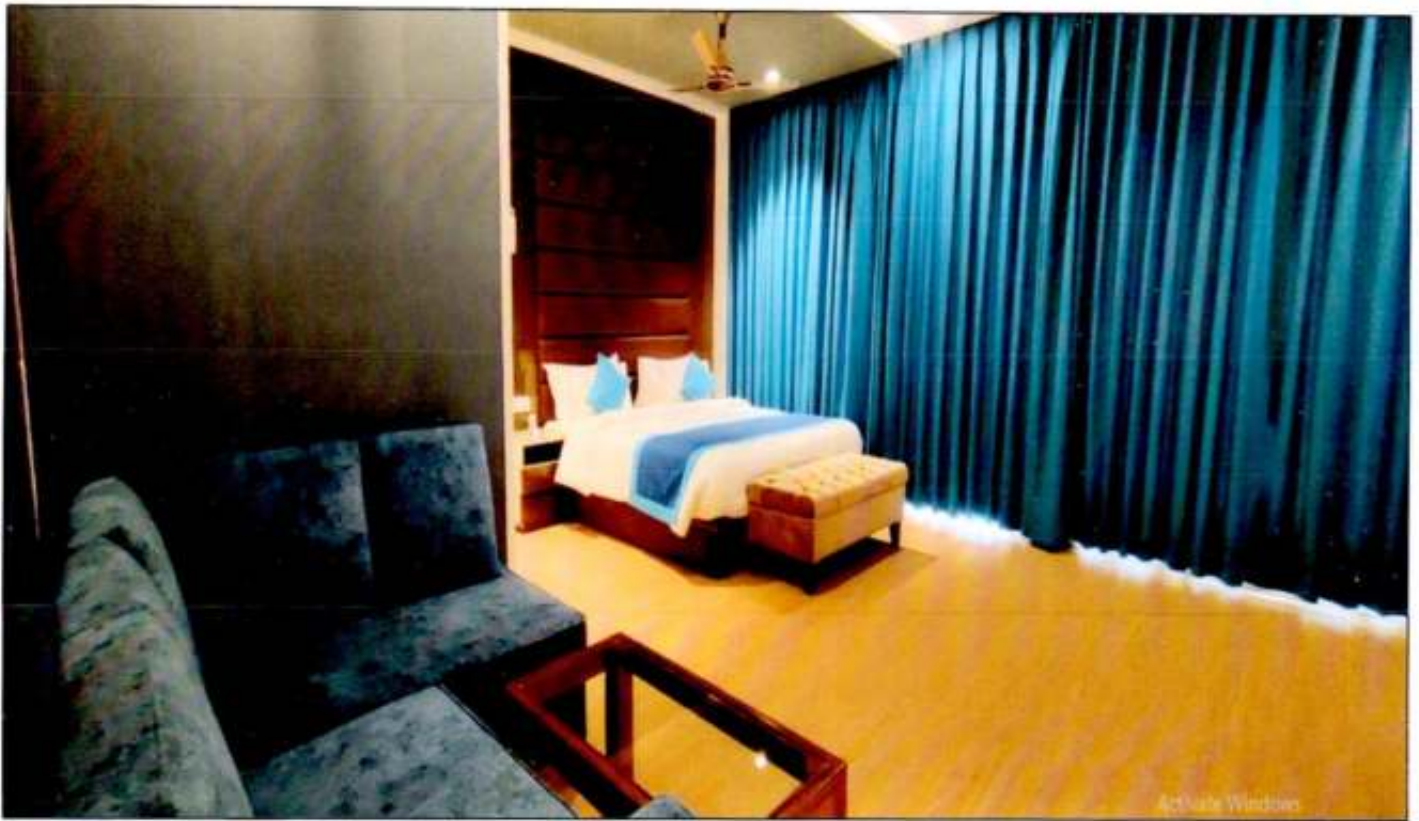
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# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR









# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR





# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR





## PART F

## QUOTATIONS

### Washing Machine

			
<b>Laundry Washing Machine</b>	<b>55 Laundry Washing Machine</b>	<b>Laundry Washing Machine</b>	<b>Stackable Washer And Dryer</b>
<b>₹ 1 Lakh</b>	<b>₹ 75,000</b>	<b>₹ 1 Lakh</b>	<b>₹ 2 Lakh</b>
 Sharma Trading Co.	 Pratyaksh Solutions	 Sigma Equipments	 Fabcare Garments & Textile Machinery Private Limited
Delhi	Meerut, New Delhi	Mumbai, Delhi	Batagram, Haryana, Delhi
 Call 08048752943	 Call 08048835995	 Call 08048034611	 Call 08037429805
<a href="#">Get Latest Price</a>	<a href="#">Get Latest Price</a>	<a href="#">Get Latest Price</a>	<a href="#">Get Latest Price</a>

### Hydro Extractor

		
<b>Automatic Hydro Extractor, Capacity: From 25kg To 500kg</b>	<b>Inqzri Services Hydro Extractor</b>	<b>Naveen Hydro Extractor, Capacity: 20 Kgs-100 Kgs</b>
<b>₹96,000/ Piece</b>	<b>₹75,000/ Piece</b>	<b>₹75,000/ Piece</b>
 Deli Steam Traders	 Vinnar Centrifugals Private Limited	 Naveen Engineering Industries
Phase 3, Gurgaon	Gurgaon, Haryana, India	Gurgaon, Haryana
 Call 08048763738	 Call 08048762448	 Call 08049187694
<a href="#">Contact Supplier</a>	<a href="#">Contact Supplier</a>	<a href="#">Contact Supplier</a>



## Drying Tumbler

 <p>Automatic Drying Tumbler, Capacity: 10 Kg <b>₹82,000/ No</b> Makers And Merchants Hydram, New Delhi Call 08048412894 <a href="#">Contact Supplier</a></p>	 <p>Drying Tumbler <b>₹70,000/ Piece</b> Fabcare Garments &amp; Textile Machinery Private Limited Bachkhand, Noida, India Call 08037429805 <a href="#">Contact Supplier</a></p>	 <p>Semi-Automatic Commercial Drying Tumbler Rated Capacity: 15-200kg <b>₹1.2 Lakh/ Piece</b> S V Engineers Bachkhand, Noida, India Call 08048409001 <a href="#">Contact Supplier</a></p>
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## Vacuum Ironing Table

 <p>Blue, White SS Vacuum Pressing Table, For Industrial, Size: 3x2 Feet <b>₹26,000/ Unit</b> Seaman Power Steam Bachkhand, Noida, India Call 08048076071 <a href="#">Contact Supplier</a></p>	 <p>Vacuum Ironing Table, 220 V or 380 V <b>₹19,500/ Piece</b> Desh Steam Traders Bachkhand, Noida, India Call 08048763738 <a href="#">Contact Supplier</a></p>	 <p>Corrosion Resistant Utility Vacuum Ironing Tables <b>₹18,800/ No</b> Elite Steam &amp; Garment Machine Bachkhand, Noida, India Call 08046028098 <a href="#">Contact Supplier</a></p>
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# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

## Automatic Steam Generator

Steam Generator		
		
<b>Doctor h2o</b>		
Electric 5 kW Automatic Steam Generator ₹30,000/ Piece	Electric 550 kg/hr Automatic Steam Generator Ask Price	Electric 3 kW Portable Steam Generator ₹15,000/ Piece
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Call 08048762153 Contact Supplier	Call 08048076071 Contact Supplier	Call 08046028098 Contact Supplier

## Door Frame Metal Detector

		
<b>Housys Door Frame Metal Detector</b>	<b>ID Tech Door Frame Metal Detectors DFMD</b>	<b>Door Frame Metal Detector</b>
₹45,000/ Piece	Gates, Automation Grade: Manual ₹45,000/ Piece	Ask Price
Houston Systems Private Limited Pune	ID Tech Solutions Pvt. Ltd. Sector 18, Gurgaon	Betar Communication Systems Private Limited Jalandhar, Punjab
Call 08048554878 Contact Supplier	Call 08048761964 Contact Supplier	Call 08048600752 Contact Supplier

## Printer

### Brother DCP-B7535

Details



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Product Range ELECTRIC  
SKU: WRM-WHT-H060

**VERSA MANUAL HORIZONTAL 60 LTR**  
For use with shower panels or bathtubs

**₹ 16,300.00**

1 **Shortlist** **Schedule Orientation Centre Visit**



## INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR

### Hydrant Pump



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LUBI Fire Hydrant Pumps  
₹52,000/ Unit

Tech-mech Engineering Co  
MUMBAI, Maharashtra

Call 08048403486

Contact Supplier



MS Red Fire Fighting Pump  
Ask Price

Precision Engineering Works  
Lower Patti, Mumbai

Call 08043042558

Contact Supplier

### Voltage Stabilizer

**VENERY**

ISO 9001:2015 &  
ISO 14001:2015

Automatic Servo Controlled  
AC Voltage Stabilizer

Model SVS34L3200



200kVA Automatic Servo Controlled Oil  
Cooled Voltage Stabilizer

339000.00 INR/Number

Get a Price/Quote

#### Product Details:

Warranty 5 year

Supply Ability : Per Day

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SEND INQUIRY



## Boom Barrier



### Housys White And Grey Boom Barrier

₹ 85,000 [Get Latest Price](#)

Color	White and Grey
Brand	Housys
Material	Aluminium
Size	2.5 m to 6 m
Type	Automatic, Semi-Automatic
Automation Grade	Automatic

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Fill the quantity to get latest price!

Quantity  Piece ▼

[Get Latest Price](#)  
Request a quote

## JBL Loudspeaker



### ABS With Glass Enclosure White JBL AWC62 (Loudspeaker), 175W

₹ 38,000 [Get Latest Price](#)

Brand	JBL
Power	175W
Color	White
Material	ABS With Glass Enclosure
Model Name/Number	JBL AWC 62
Nominal Diameter	10.2"

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Fill the quantity to get latest price!

Quantity  piece ▼

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## Swimming Pool



### Swimming Pool Contractors, in Residential, in Pan India


₹ 800/ Square Feet [Get Latest Price](#)

Location Type	Residential
Service Location/City	Pan India
Material Procurement	Supplier End
Color	Sky Blue
Dimensions	Any
Depth	Any

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Ask for best deal

[Get Latest Price](#)  
Request a quote



### Concrete Resort Swimming Pool Construction Service, in Pan

₹ 800/ Square Feet [Get Latest Price](#)


[Product Video](#) [Product Brochure](#)

Usage/Application	Resort
Material	Concrete
Service Location/City	Pan India
Material Procurement	Customer End
Country of Origin	Made in India
Brand	Ocean Mosaic

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Ask for best deal

[Get Latest Price](#)  
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### Swimming Pool Construction Service, in Residential and Commercial, in India

₹ 800/ Square Feet [Get Latest Price](#)

Location Type	Residential and Commercial
Service Location/City	India
Service Mode	Offline
Payment Mode	Offline/Online
Minimum Order Quantity	20 Square Feet

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# INDEPENDENT ENGINEERING REPORT

HOTEL GRAND ARC, SHAHJAHANPUR



Place : New Delhi  
Date : 28.09.2021  
Note : This report contains 51 pages

## FOR INTERNAL USE

SURVEYED BY: SE Abhishek Solanki

PREPARED BY: Engg. Team

REVIEWED BY: MA

For R.K Associates Valuers & Techno  
Engineering Consultants Pvt. Ltd.

Project Engineering Team

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