

Land Bank Management

- Identification & selection and Feasibility Analysis
- Payment for Acquisition of Land Bank

Identification & selection

Through this process the system can hold all the relevant information of an identified project to make a proper Land Bank for the Company. In Identification process the location, basis, source, the plot map and the other information are kept. On the other hand in the selection process the different parameter of the selection criteria are to specify. Legal aspects are also taken care off

Some of the criteria are as follows:

- Gross Area of the Plot (sqm)
- Zoning of the Plot
- (R1,R2,C1,C2,I1,I2,I3,NDZ,TDZ,U1,U2,G1,G2,)
- Net Area of the Plot (sqm)
- Permissible FSI/FAR
- Permissible TDR
- Reservations, if any
- Road Set Back, if any (sqm)
- Total available Buildable/Saleable Area(sqm)
- Width of the abutting Road.
- Access to the property.
- Height Restriction, if any
- CRZ, if applicable
- ULC Status, if applicable
- Marshy/Non Marshy Land



ERP for Real Estate and Infrastructure Companies

Feasibility analysis

The different aspects of the feasibility analysis are

- **Development Analysis**

In development analysis Estimate Construction Cost and other over head cost are taken care off.

- **Financial Analysis**

Over here any sort of financial obligation like cost of TDR, Cost of FSI/LAND etc are taken care

- **Legal Analysis**

Legal document processing, clearance of legal aspect are considered over here.

- **Marketing Analysis**

Marketing analysis consist of prospect of the market.

All the factors are compared with the sale projection and prospect, which will calculate the break even point and project the final feasibility of the identified project. Identified projects should go through this selection process and if it considered as feasible then the main activities should start