




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

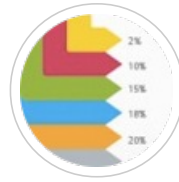
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

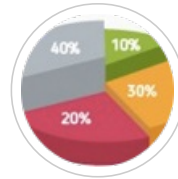


# What is *PROPINSIGHT?*



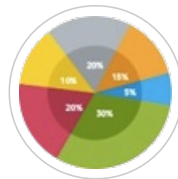
## Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



## Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



## Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



## Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.



# BCC Bharat City


Indraprastha Yojna, Ghaziabad


₹ 20.2 Lacs onwards

Livability Score



 Project Size  
36 Towers

 Configurations  
1,2,3,4 Bedroom Apartment

 Possession Starts  
Sep '16



# What is *PRICE INSIGHT?*



## Pricing Comparison

Comparison of detailed prices with various other similar projects



## Pricing Trends

Price appreciation and trends for the project as well as the locality



## Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

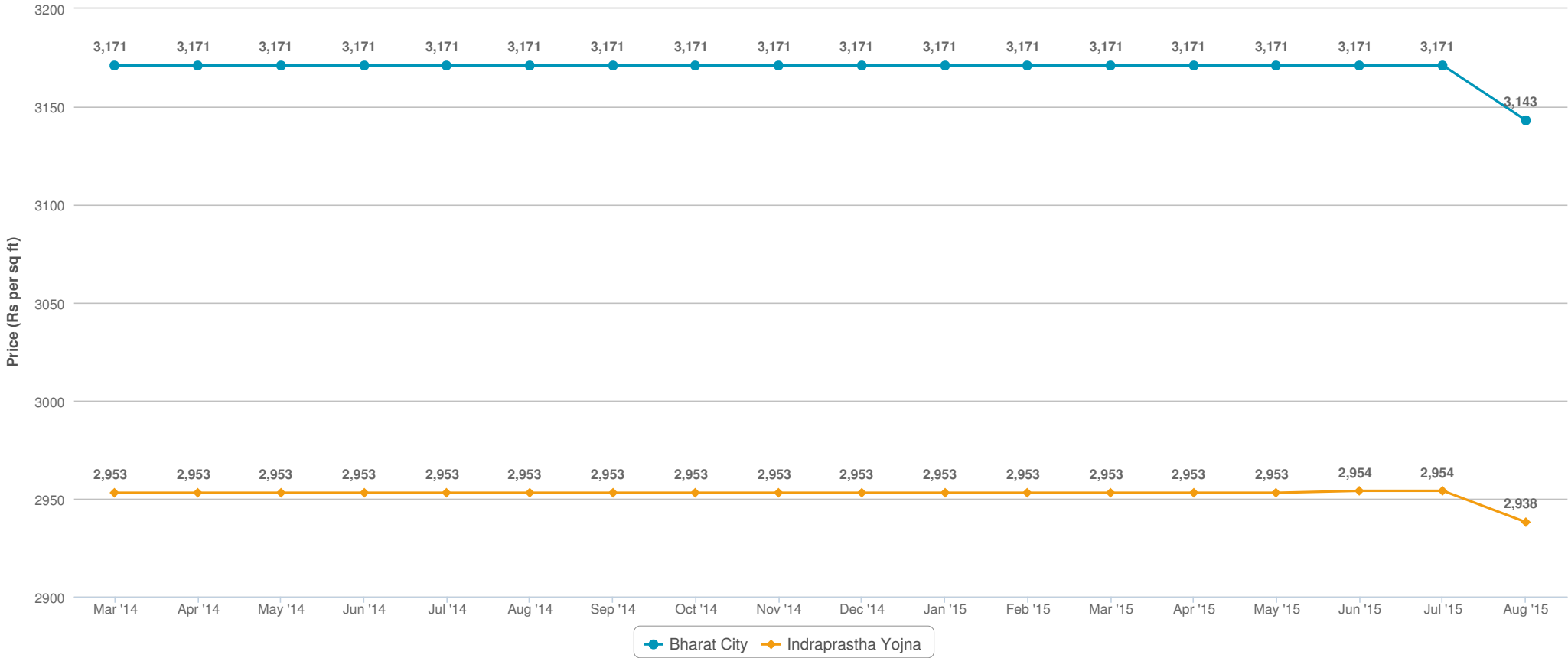


## Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

# Price Trend Of BCC Bharat City

## BCC Bharat City VS Indraprastha Yojna, Ghaziabad



Property Type	1BHK+1T	2BHK+2T	3BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	630	940, 965, 1120, 1200	1265, 1290	1520, 1550	2586



# Price Comparison With Other Projects Similar To BCC Bharat City



BCC Bharat City  
Indraprastha Yojna, Ghaziabad



Oxirich Construction New Delhi  
Extension  
Indraprastha Yojna, Ghaziabad



Super Realtech OXY Homez  
Indraprastha Yojna, Ghaziabad

Primary Purchase Price

3,100/sq.ft.

3,000/sq.ft.

2,749/sq.ft.

Advance Maintenance  
Charges (Month)

Rs. 1 (One time)

N.A.

Rs. 1 (One time)

Car Parking Charges

Covered : Rs. 1.5 Lacs (One time)

Covered : Rs. 2.5 Lacs (One time)  
Open : Rs. 1.8 Lacs (One time)

Covered : Rs. 1.5 Lacs (One time)

Power Backup Charges

Rs. 15,000 (One time)

Rs. 20,000 (One time)

N.A.

Club House Charges

Rs. 2 Lacs (One time)

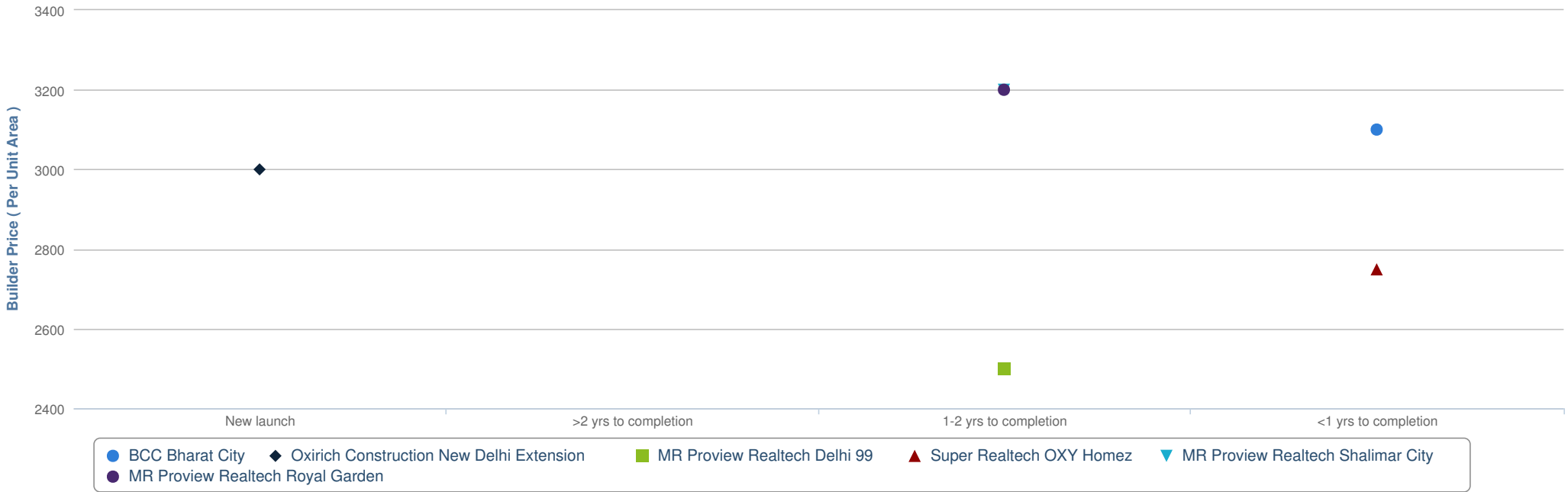
Rs. 40,000 (One time)

Rs. 45,000 (One time)



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of BCC Bharat City



BCC Bharat City's current price is Rs. 3100/sq. ft. and it is in Under Construction stage.

In comparison to locality, BCC Bharat City is overpriced by Rs. 205.34/sq. ft.

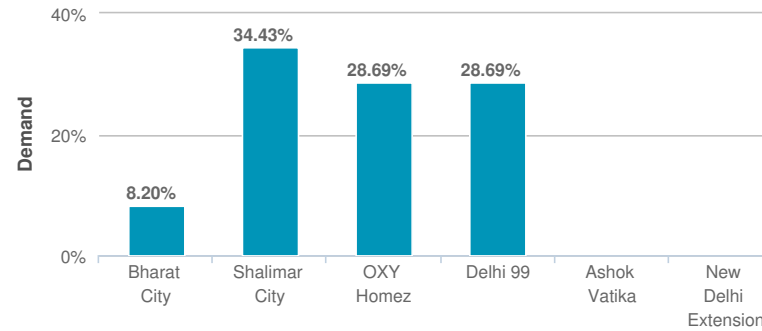
Highest price in the locality is for MR Proview Realtech Shalimar City at 3200/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at MR Proview Realtech Delhi 99 at 2500/sq. ft. and it is in Under Construction stage.

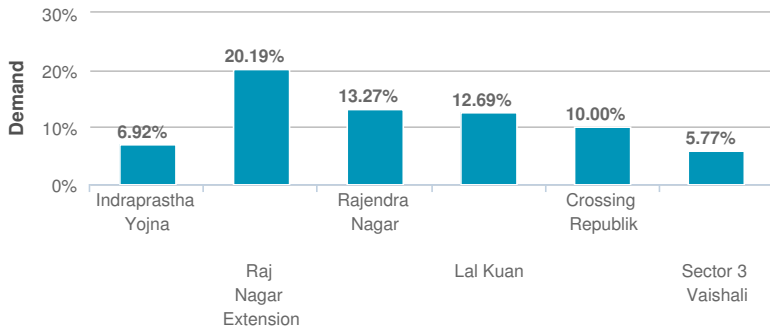
## Analysis

- Bharat City has 8.20 % demand amongst all projects in Ghaziabad.
- The highest demand 34.43% in Ghaziabad is for Shalimar City.
- The lowest demand 0.00% in Ghaziabad is for Ashok Vatika

Demand of projects in 5 km vicinity of BCC Bharat City



Demand in popular localities of Ghaziabad



## Analysis

- Indraprastha Yojna has 6.92 % demand amongst all projects in Ghaziabad.
- The highest demand 20.19% in Ghaziabad is for Raj Nagar Extension.
- The lowest demand 5.77% in Ghaziabad is for Sector 3 Vaishali



## ***PROJECT INSIGHT***

*Favorite project vis-a-vis similar others*



### **Basic Details Comparison**

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



### **Amenities Comparison**

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

# BCC Bharat City Comparison With Other Similar Projects



BCC Bharat City  
Indraprastha Yojna, Ghaziabad



Oxirich Construction New Delhi  
Extension  
Indraprastha Yojna, Ghaziabad



Super Realtech OXY Homez  
Indraprastha Yojna, Ghaziabad

Livability Rating*	6.8/10	6.9/10	7.2/10
Safety Rating*	6.0/10	N.A.	6.0/10
Builder	BCC	Oxirich Construction	Super Realtech
Locality	Indraprastha Yojna, Ghaziabad	Indraprastha Yojna, Ghaziabad	Indraprastha Yojna, Ghaziabad
Number of Towers	36	3	13
Project Land Area	50 Acres	2 Acres	N.A.

\*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

\*Safety rating is provided on the basis of safety pin data



BCC Bharat City  
Indraprastha Yojna, Ghaziabad



Oxirich Construction New Delhi  
Extension  
Indraprastha Yojna, Ghaziabad



Super Realtech OXY Homez  
Indraprastha Yojna, Ghaziabad

Part of Township	Yes	No	No
Average Flats Per Floor	7.44	6.84	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Oct `11	N.A.	Jan `11
Possession Date	Sep `16	Aug `18	Mar `16
Delay	On time	On time	3 month(s)

# Amenities Comparison Of BCC Bharat City With Other Similar Projects



BCC Bharat City  
Indraprastha Yojna, Ghaziabad



Oxirich Construction New Delhi  
Extension  
Indraprastha Yojna, Ghaziabad



Super Realtech OXY Homez  
Indraprastha Yojna, Ghaziabad

24 X 7 Security



Power Backup



Landscaped Gardens



Indoor Games



Car Parking



Common Amenities

Gymnasium Swimming Pool Children's play area Club House Intercom

Amenities not available in any project

Cafeteria Multipurpose Room Golf Course



### Builder Profile

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



### Delivered Projects

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



### Under-Construction Projects

Info about top under-construction projects of the builder along with their price appreciation trends



With 30 years of experience, BCC Infrastructures has emerged as a leading real estate developer in Noida . Mr. S.P. Singh is the CMD while Mr. Kumar Bharat is the Director of the company.

Since its inception, the company is engaged in constructing residential, commercial, hospitality, educational institutions and shopping malls.

So far, BCC Infrastructures construction has developed over 50 projects with a total built up area of 2.5 million sq. ft. Currently, 6.5 million sq. ft. of land spaces are under construction. In the hospitality segment, BCC Infrastructures builder has constructed one 3 Star Hotel Drive Inn in Massourie as well.

#### Top BCC Infrastructures projects:

- Bharat Residency in Ahinsa Khand 2 , Ghaziabad comprising 92 units of 3 BHK apartments with sizes ranging from 1,760 sq. ft. to 1,800 sq. ft.

#### Key residential projects by BCC Infrastructures real estate builder currently under construction are:

- Bharat City in Indraprastha Yojna , Ghaziabad comprising 4,460 units of 1, 2, 3 and 4 BHK apartments with sizes ranging from 630 sq. ft. to 2,586 sq. ft. This gated community is spread over 50 acres of land and is an environment friendly township comprising of all necessary physical and social infrastructure components.

Experience	30 Years
Project Delivered	2
Ongoing Projects	1



Livability Score

7.2

**BCC Bharat Residency**  
Ahinsa Khand 2, Ghaziabad

Project was delivered on Jan, 2011



Livability Score

6.8

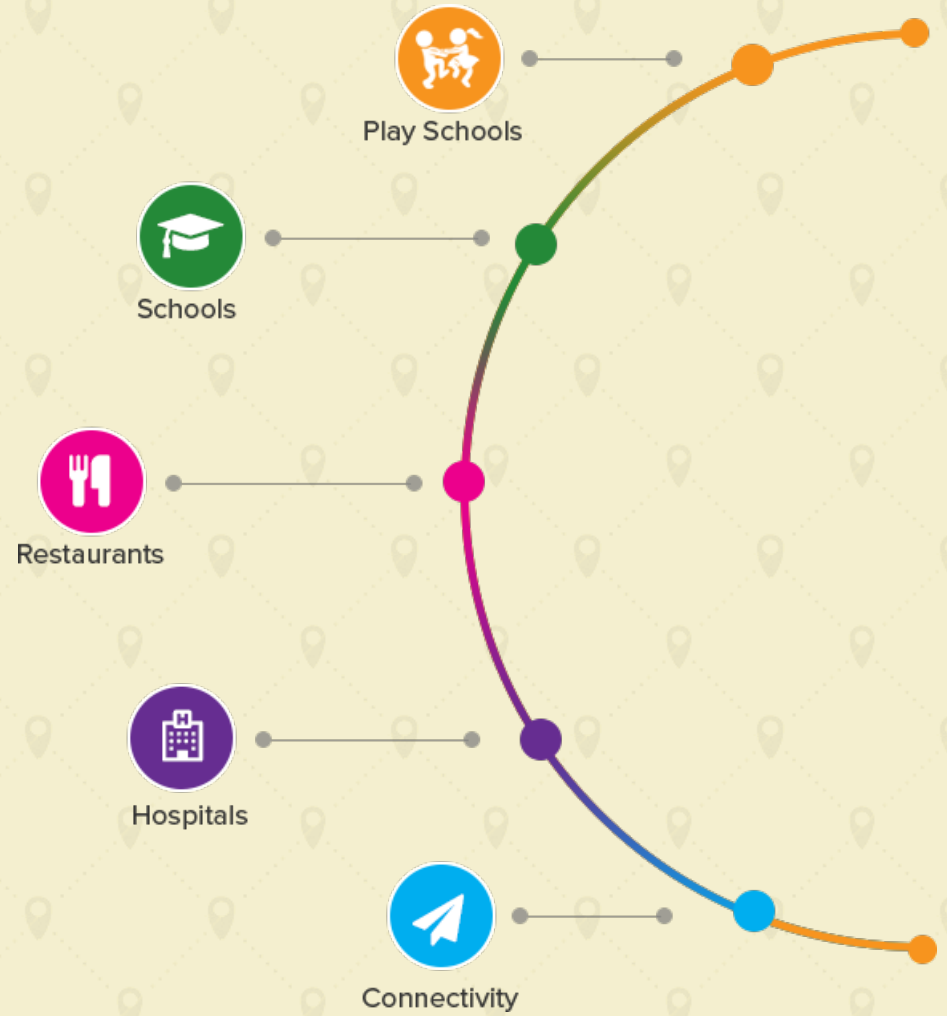
## BCC Bharat City

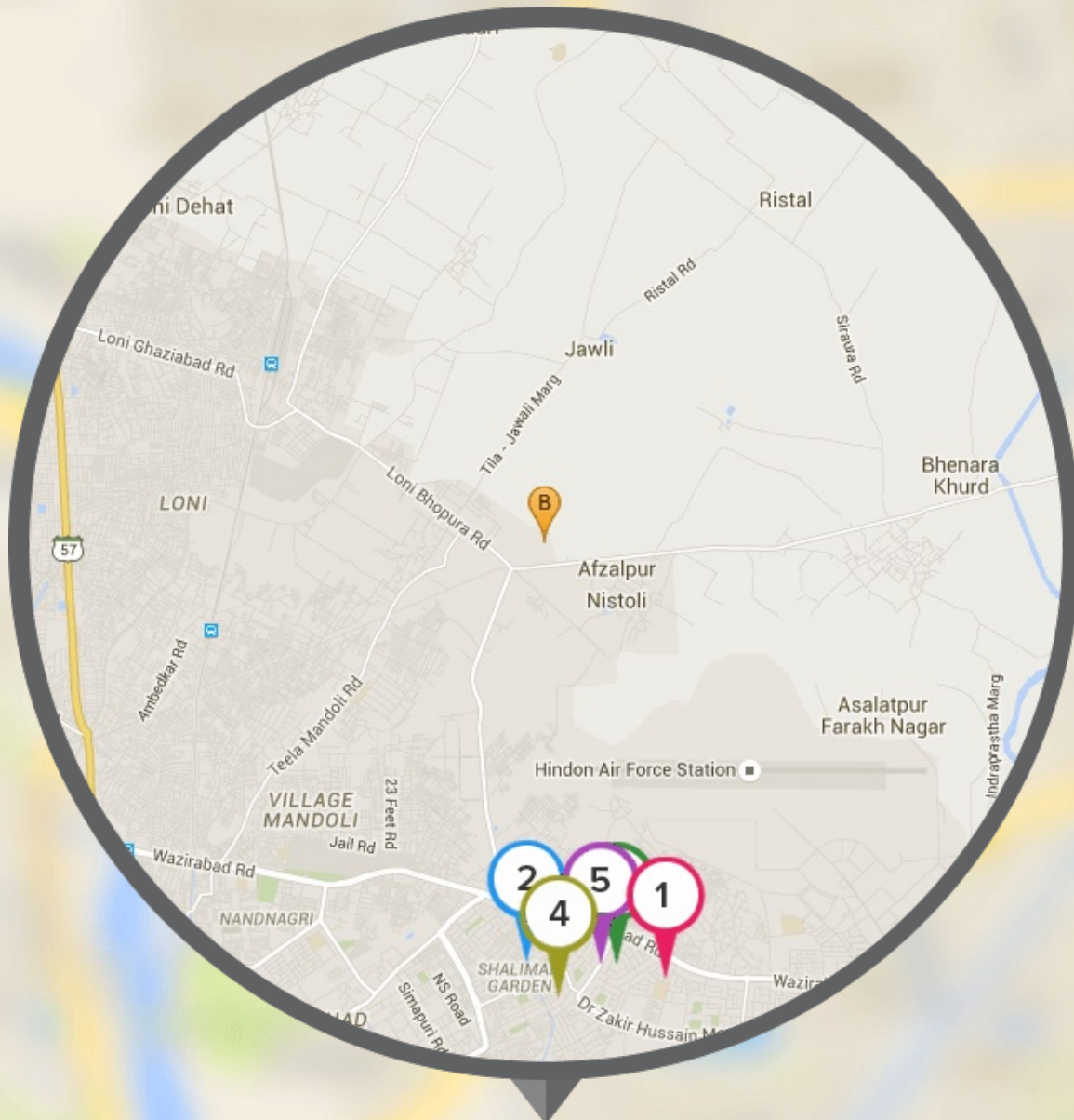
Indraprastha Yojna, Ghaziabad

Project is expected to be delivered on Sep, 2016  
Has seen a price appreciation of **12.3 %** over last **29**  
month(s)

# LOCALITY INSIGHT

Everything you want to know about the locality






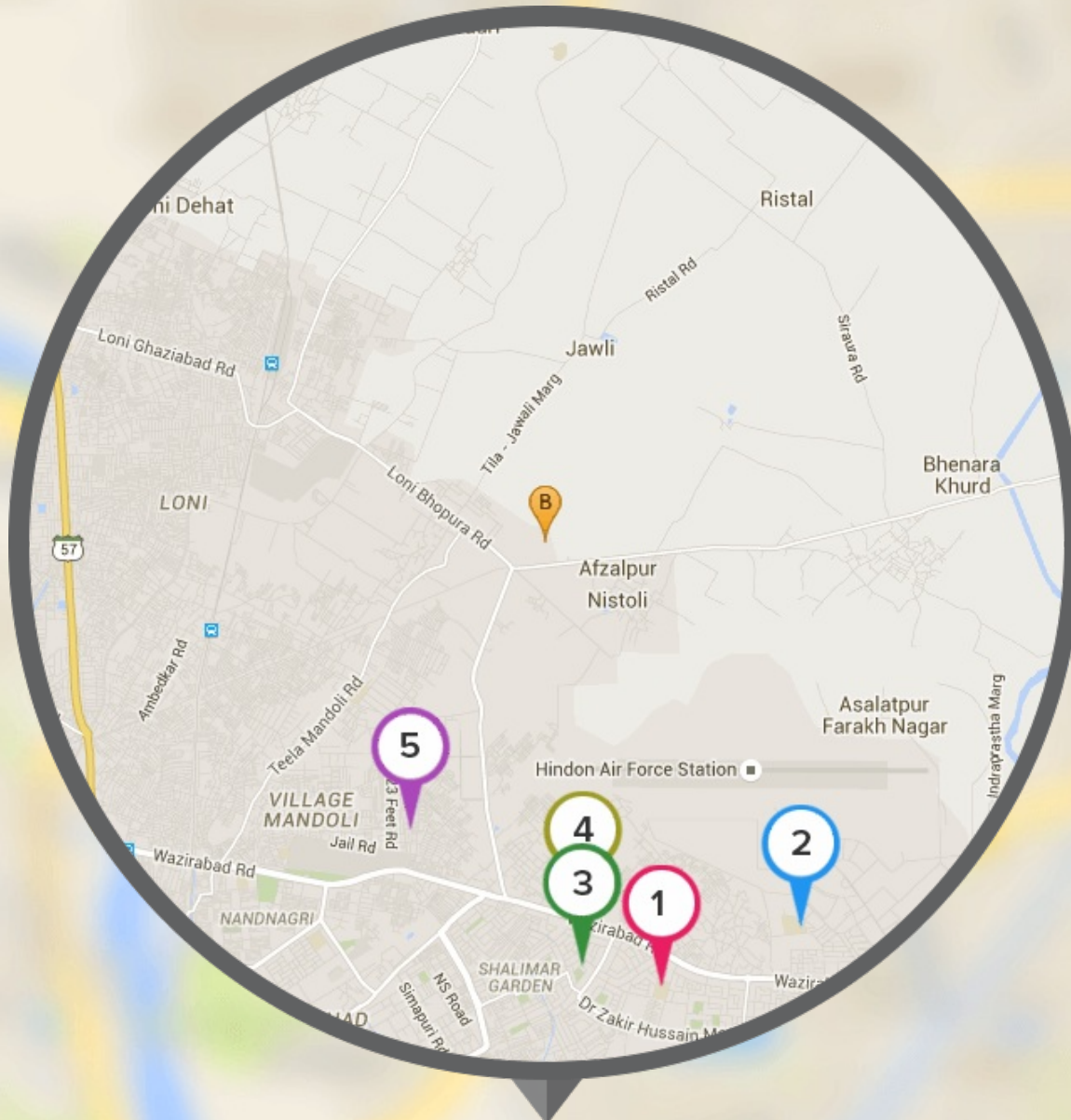
Play Schools

## Top 5 Play Schools (within 5 kms)

- |   |                             |       |        |
|---|-----------------------------|-------|--------|
| 1 | Shemrock DreamLand          | ★★★★★ | 4.53Km |
| 2 | Little Star Preschool       | ★★★★  | 4.20Km |
| 3 | St. Mary's Christian School | ★★★★  | 4.28Km |
| 4 | SHRI SAI ACADEMY            | ★     | 4.55Km |
| 5 | Krishna Pride               | ★     | 4.26Km |

 Represents the location of BCC Bharat City

# Schools Near BCC Bharat City, Ghaziabad

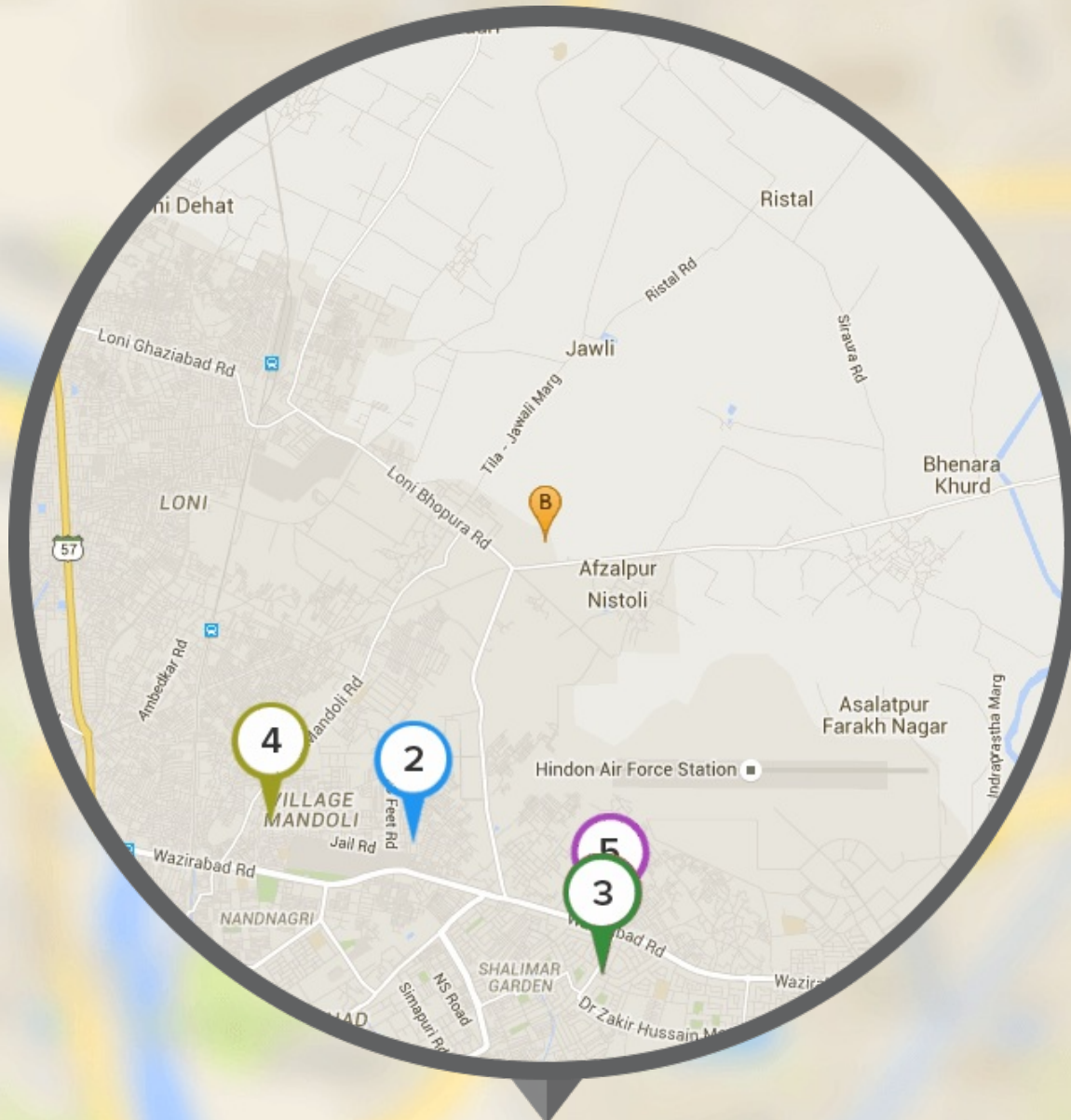


Schools

## Top 5 Schools (within 5 kms)

- |   |                                |        |
|---|--------------------------------|--------|
| 1 | DLF Public School<br>★★★★★     | 4.60Km |
| 2 | Kendriya Vidyalaya No.2<br>★★★ | 4.61Km |
| 3 | SPRING FIELD SCHOOL<br>★★★     | 4.26Km |
| 4 | Ambedkar School<br>★           | 3.74Km |
| 5 | Mark Sinior Sec School<br>★    | 3.19Km |

Represents the location of BCC Bharat City

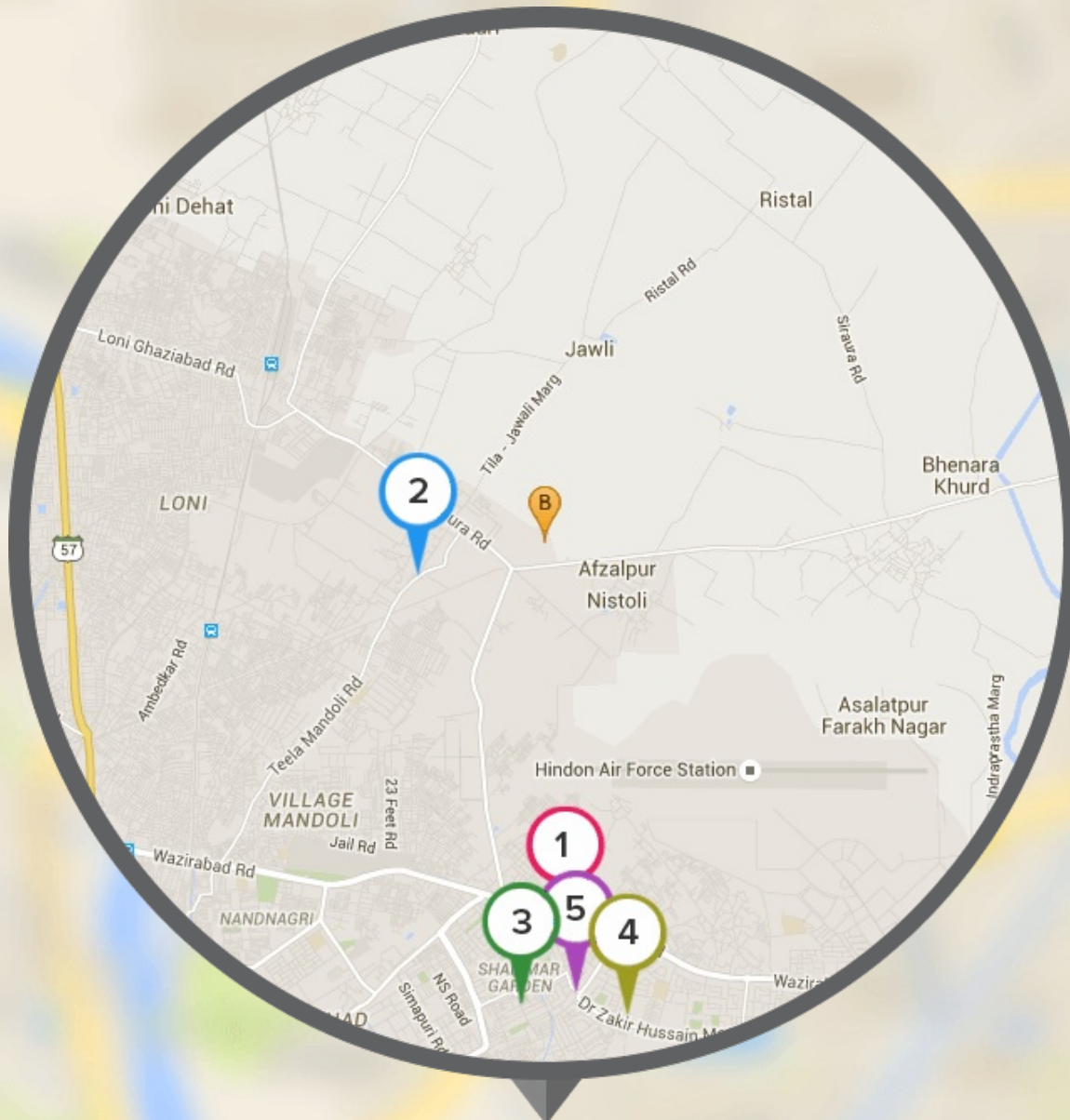


Restaurants

## Top 5 Restaurants (within 5 kms)

- 1** Jashn@ Traffic Jam Restaurant ★ 4.38Km
- 2** Shivam Restaurant ★ 3.29Km
- 3** Jashn@Traffic Jam Restaurant ★ 4.38Km
- 4** Ashu Dhaba ★ 3.95Km
- 5** Om Ji Khana Khajana ★ 4.00Km


**B** Represents the location of BCC Bharat City



Hospitals

## Top 5 Hospitals (within 5 kms)

1	Prakash Maternity and Surgical Center	★★★	3.87Km
2	Krishna Multi Speciality Hospital	★★★	1.32Km
3	RAJ NURSING HOME & HOSPITAL	★★	4.63Km
4	ESI Hospital	★★	4.82Km
5	shreya hospital	★★	4.52Km

 Represents the location of BCC Bharat City



PROPTIGER



End to End Services



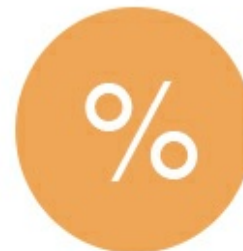
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