

PRESENTATION AT  
NORTH COMMITTEE ROOM, SECRETARIAT

**YASORAMSKYCITY PROJECT  
(ELEVATED HIGHWAY / FLYOVER)**

**KOCHI**

**By:**

**Yasoraminfra Developers Private Ltd.**

**Yasoram**

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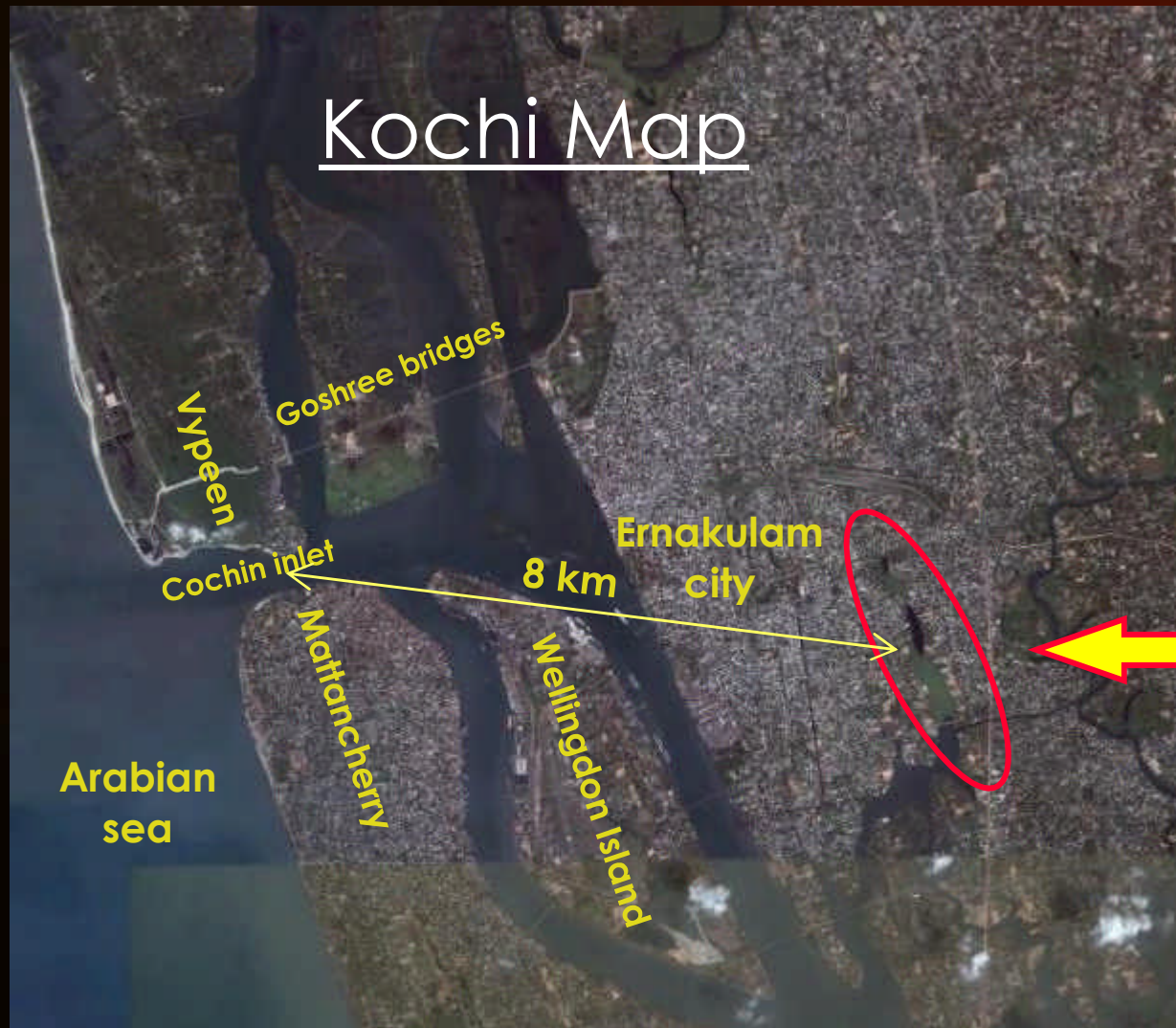
# INTRODUCTION

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- M/s Yasoraminfra Developers Pvt. Ltd. have proposed to construct a flyover above a small section of the Chilavannur Backwaters with the intention of reducing traffic congestion in the city
- In order to implement the project without government financial investment or toll collection, construction of buildings is proposed, the sale / lease of which will generate revenue for implementation

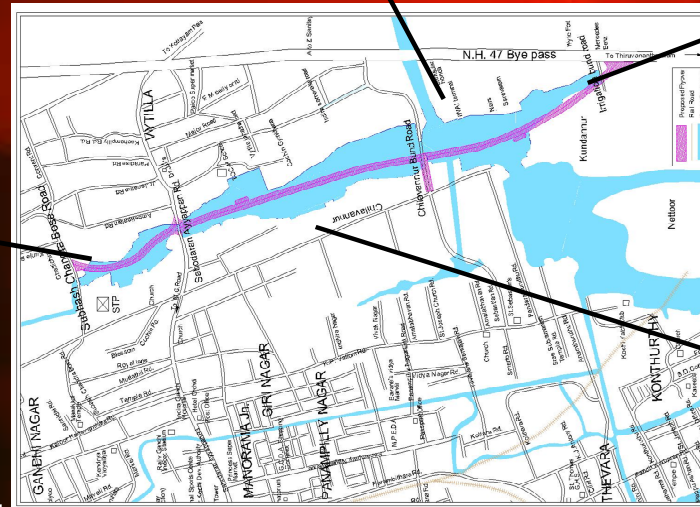
# LOCATION

# LOCATION MAP



# PROPOSED FLYOVER SKYCITY CORRIDOR

NH 47 bypass to  
Subhash Chandrabose  
Road, Cochin  
Kanayannur Taluk,  
Ernakulam District



Latitude  
9°56'40" N to 9°58'40" N  
and  
Longitude  
76°18'25" E to 76°19'5" E

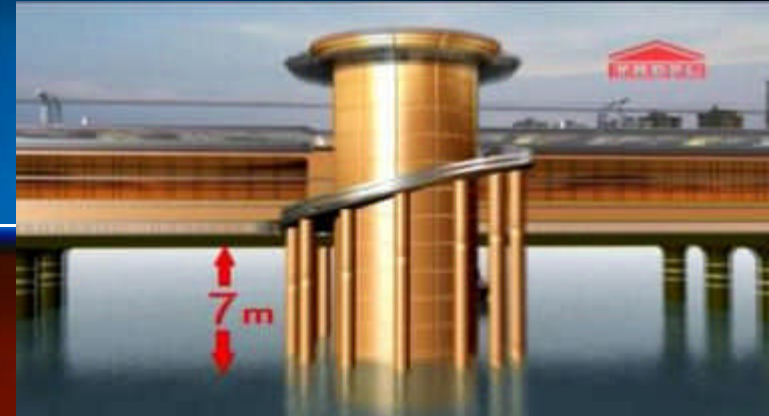
# PROJECTDESCRIPTION

# ARCHITECT'S IMPRESSION



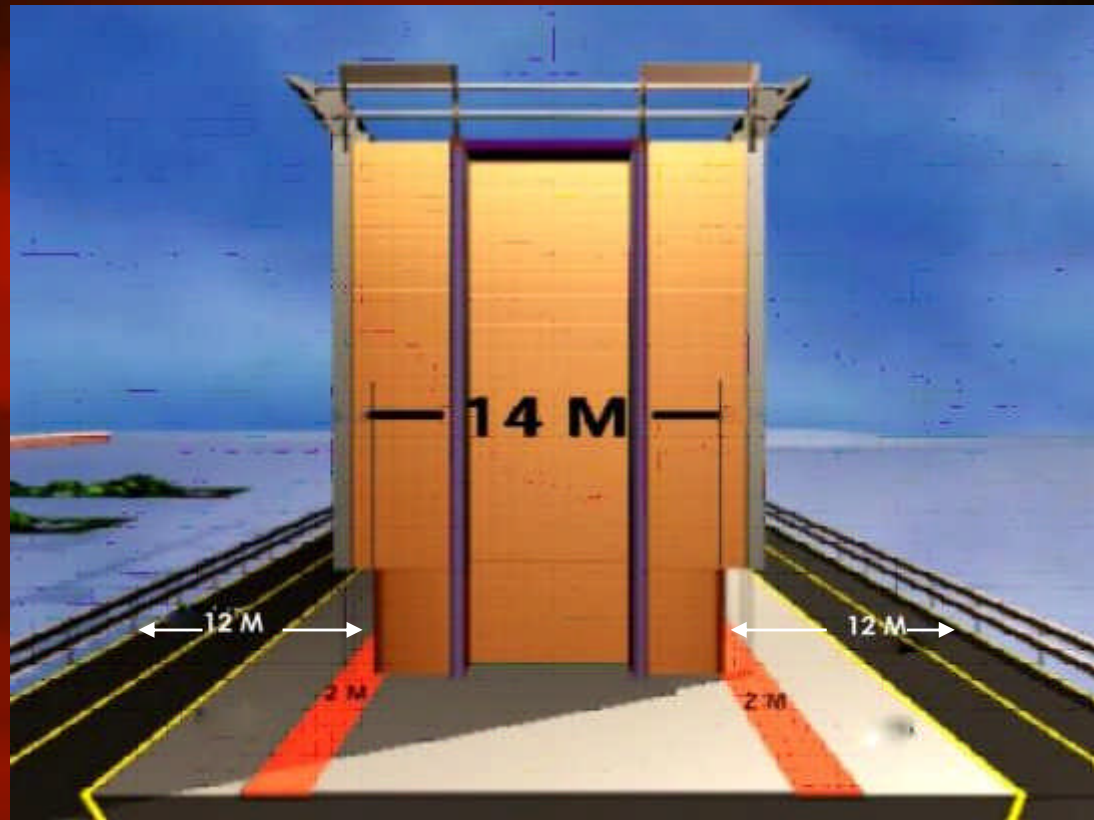
# PROJECT DESCRIPTION

- Flyover runs 7 metres above HTL
- 4 kilometres long
- ends will be on bridges, rest on backwaters
- Residential and commercial buildings
- Car parking for 5000 cars
- Cable car
- Helipad



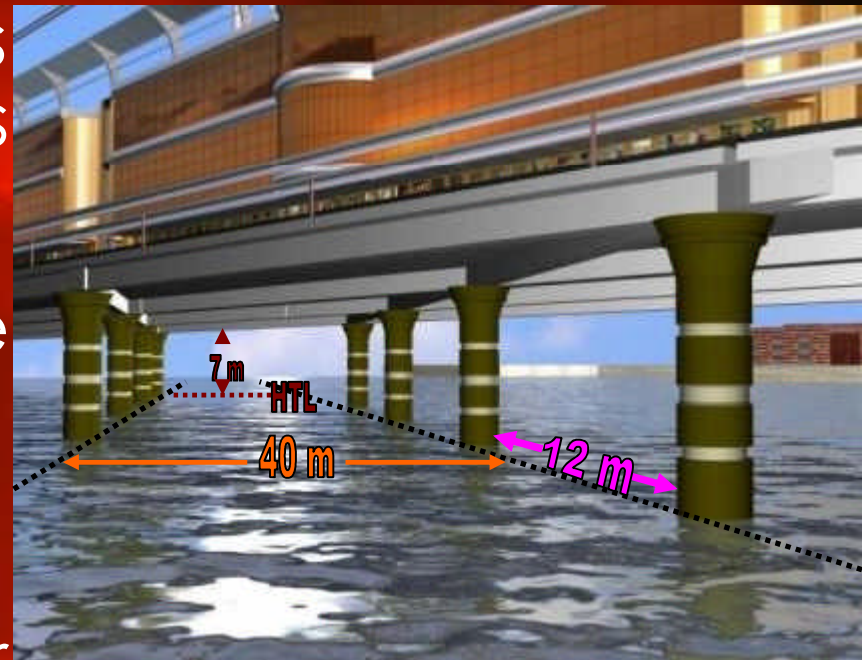
# PROJECT DESCRIPTION

3 storied 14 metre wide buildings in the centre flanked by 2 metre wide footpaths, 12 metre wide road and car waiting space on both sides

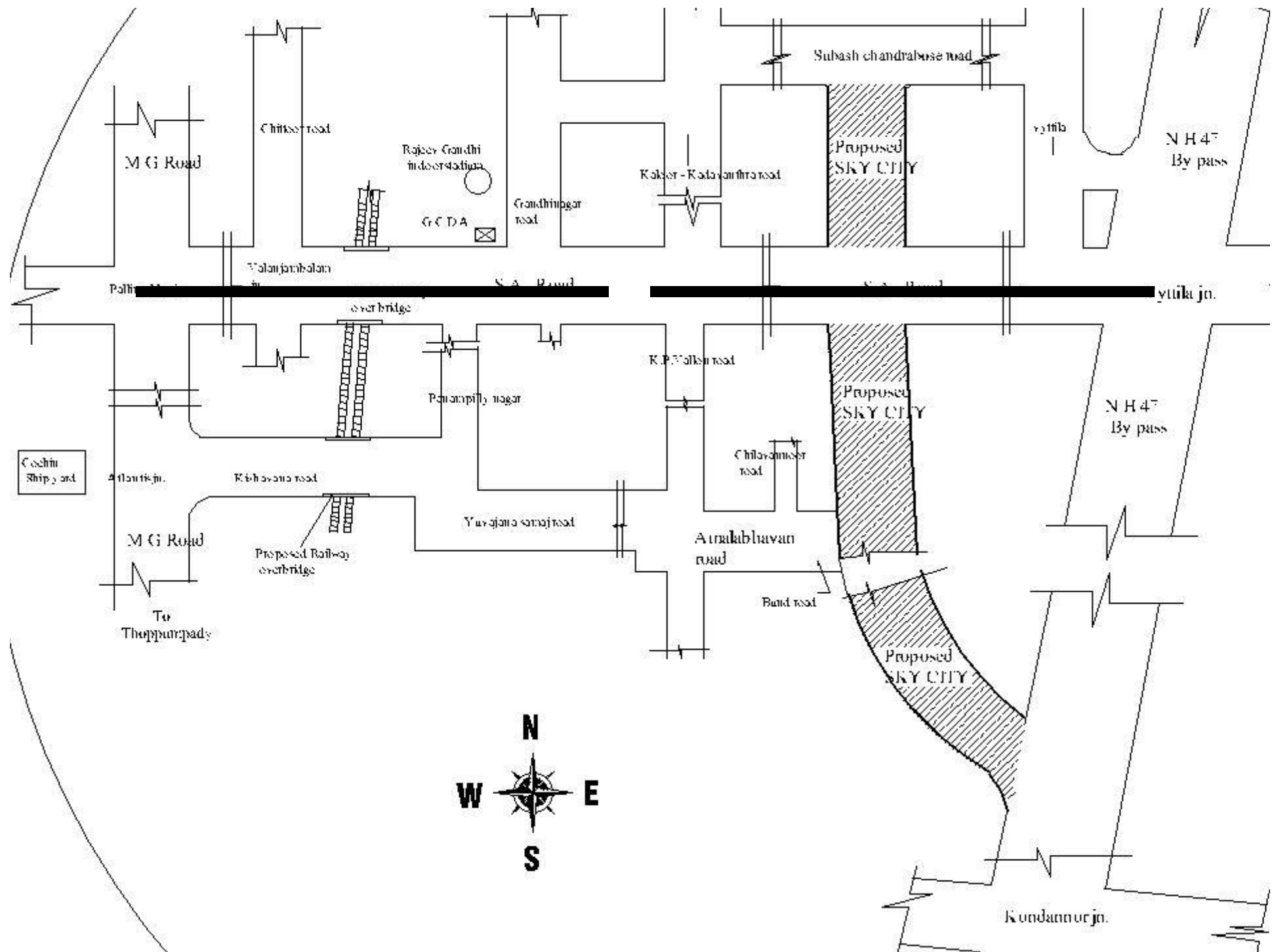


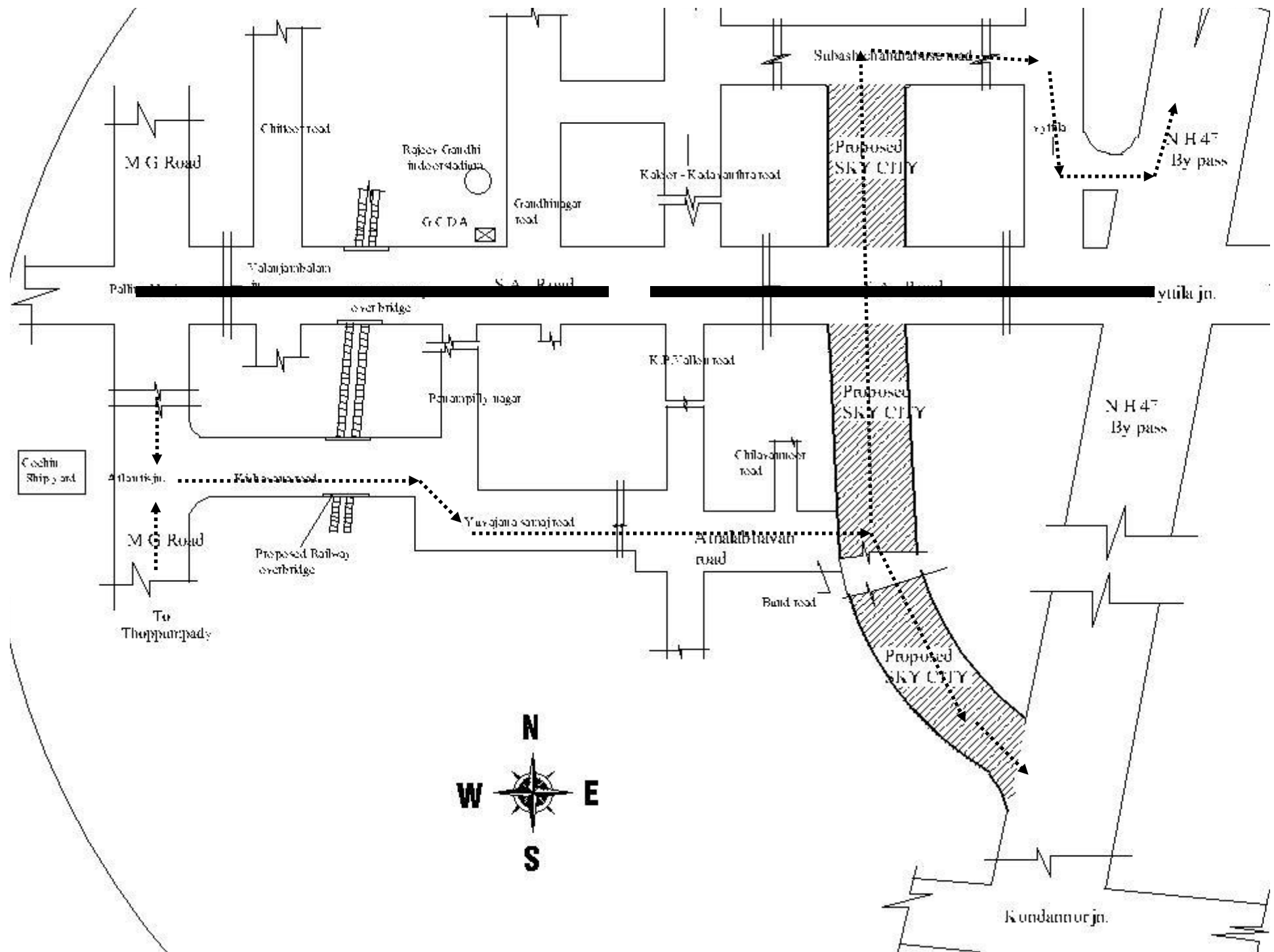
# STRUCTURAL DESIGN

- 4 columns of 2 metres diameter at 12 metre intervals along the cross section and 40 metres longitudinally
- Bored cast in situ pile foundation
- Pre Stressed concrete
- Design parameters as per relevant IS CODE for earthquake Zone 3



# PROJECTJUSTIFICATION





# PROJECT JUSTIFICATION

## POSITIVE IMPACT ON TRAFFIC

- Access improvement
- Savings in travel distance and time
- Reduction in traffic congestion and vehicle operating cost
- Improvement of parking facilities
- Spread of activity centres
- Boost to inland water transport

# PROJECT JUSTIFICATION

## DIRECT BENEFITS

- Will reduce traffic congestion in Kochi city significantly and hence the number of accidents, reduction in travel time, distance and fuel consumption
- Horizontal and vertical expansion of Kochi city unlike the present restricted growth.
- Enhance overall growth in economy especially that of tourism industry

# PROJECT JUSTIFICATION

## GOVT. REVENUE

- Income Tax and Service Tax for Central Govt.
- Stamp duty, registration fee, building tax and VAT for State Government
- Property tax and professional tax for Corporation
- Absolutely no government investment
- No toll collection

# PROJECT JUSTIFICATION ECONOMY

- Employment for 17,000 people
- Boost to tourism industry
- Socio economic impact on local population

# **INFRASTRUCTURE REQUIREMENT**

# ELECTRICITY, WATER & WASTE TREATMENT

S No.	Item	Requirement	Source
1	Electricity	8.65 MW	KSEB
2	Treated water	560 m <sup>3</sup> / day	Captive Desalination of <i>kayal</i> water
3	Sewage treatment facility (including recirculation water treatment for flushing and agriculture)	980 m <sup>3</sup> / day	Captive STP
4	Solid waste treatment facility	973 Kg / day	Captive Solid waste treatment plant

# COMPANYFOR FACILITIES MANAGEMENT

- Electric Supply
- Water Supply
- STP and Solid Waste Treatment Operation
- Traffic Control
- Materials Management
- Building Maintenance
- Environment Monitoring

# PROJECTFEASIBILITY

# PROJECT COST

S No.	Item	Amount (Rs. Cr)
1	Cost of Construction	600.00
2	Overheads	16.08
3	Interest	97.95
<b>4</b>	<b>Total</b>	<b>714.03</b>

# ESTIMATED REVENUE – FLOOR WISE

S. No.	Item	Area (sq. ft.)	Rate (Rs. / sq. ft.)	Amount (Rs. Cr)
1	Buildings - Ground Floor	452,084	7,500	339.06
2	Buildings - First Floor	516,667	6,000	310.00
3	Buildings - Second Floor	516,667	3,000	155.00
<b>4</b>	<b>Total</b>	<b>1,485,418</b>		<b>804.06</b>

# MODE OF FINANCE

	Value ( Rs. Cr.)
Debt	288.86
Equity	96.29

## PROPOSED SHARE HOLDING PATTERN

Shareholder	% Holding
Promoter	14%
NRIs	14%
FDI	6%
Venture Capitalist Fund	51%
KSIDC	15%
<b>Total paid up capital</b>	<b>100.00%</b>

# RATIOS

S No.	Item	
1	D/E	3: 1
2	Cost of debt	12%
3	ROE	24.16%
4	IRR	16.37%

# PROJECT MILESTONES

# REPORTS, APPROVALS, CLEARANCES

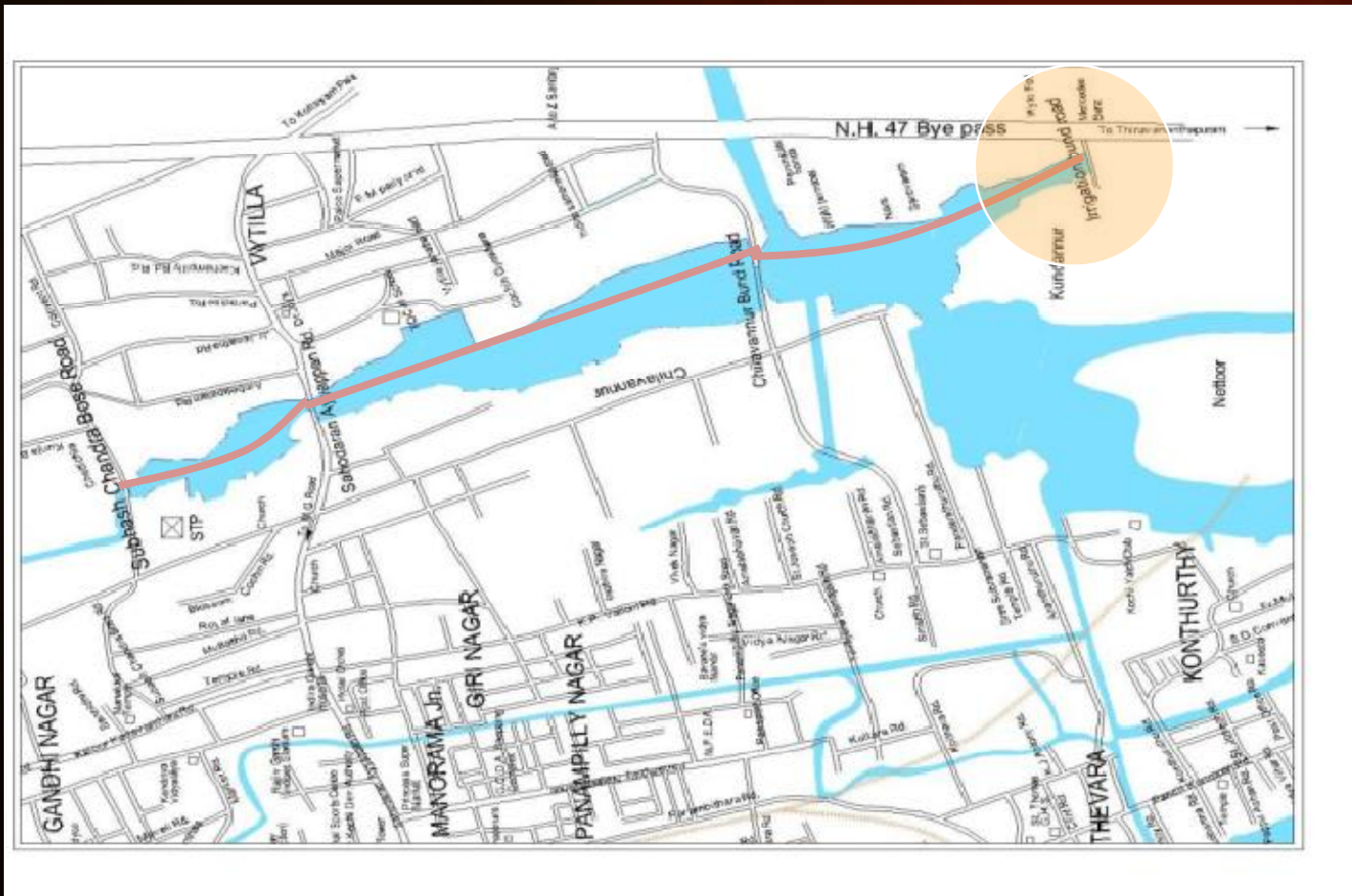
- NOC of **Cochin Corporation**
- Letter of intent by **Union Bank of India**
- EIA and CRZ Status report by **National Institute of Oceanography**
- Traffic Study by **NATPAC**
- Public Hearing and Consent to Establish by **KSPCB**
- Clearance from **Inland Waterways Authority of India**
- Recommendation by **KCZMA** (fresh recommendation under consideration)
- Recommendation by **New Construction Projects EA committee of MoEF** with **Gold Grading**
- **Meeting** on the project held under Chairmanship of the then Kerala CM on **10<sup>th</sup> October 2007** to consider **single window clearance**

**COASTAL  
REGULATION  
ZONE  
(CRZ)  
CONSIDERATIONS**

## CRZ STATUS OF PROJECT SITE

- CRZ status report for the project was prepared by National Institute of Oceanography.
- CRZ approval for the project was once recommended by the Kerala State Coastal Zone Management Authority but sent for review by MoEF
- Inspected by Expert Committee on the Recommendation of PMO, which suggested truncation of the route to end on bridges

# REVISED ROUTE



## CRZ STATUS OF PROJECT SITE

- Revised route submitted to MoEF, which asked for fresh application
- Writ Petition (WPC 34311 of 2009) filed in High Court asking for relief from entire procedural formalities
- High Court judgment to submit application in prescribed format that is to be forwarded to MoEF with KCZMA recommendation and considering landing place at one end of the bridge
- Revised proposal submitted to KCZMA

## CRZ STATUS OF PROJECT SITE

- KCZMA sub committee visits project site and seeks certain clarifications from us
- Clarifications provided
- Meanwhile, KCZMA files review petition (RP 1136/2010)
- High Court Judgment ‘ to consider all relevant facts, including the opinion of the government’ and ‘ to be done within the limits of its jurisdiction in terms of law’

## CRZ STATUS OF PROJECT SITE

- Writ Appeal 120/2011 filed by us
- In counter affidavit KCZMA states that meeting was held under the Chairmanship of the Chief Minister on 10<sup>th</sup> October 2007, but no in principle approval has been granted by Kerala State Govt. as yet.
- Prayer for Interim Relief by us leads to High Court asking for the State of Kerala to file a statement or an affidavit explaining its stand on the issue involved.

**THANKYOU!!!**