

**Benefit Analysis for a Project costing Rs. 100 Crore**

S. No.	Parameter	Public Organization	Private Consultants
1.	Speed	Slow Moving	Better Speed / Fast Moving
2.	Design & Quality	Weak / out dated	Best in the field Architects / consultants can be hired
3.	Work Quality	Low / Average	Above average / good.
4.	Client Control	No control (one sided MOU)	Better control with timely Reporting & Proactive approach of PMC.
5.	Cost Deposit Work	33.33% (say 3 years work / Interest earning @ 12% for 2.5 year = 10.97 cr (More if project gets delayed). The delay on average is 3-4 years	NIL
6.	Fee	7% i.e. Rs. 7 cr	About 5.65% PMC & Architects (12.35% plus saving, if not more) i.e. about 25000 sq.ft. building approx
7.	<b>Cost to Client</b>	17.97 cr i.e. <b>18% of project, Minimum</b> (If timely delivered otherwise more) + Compensation/ levies + Saving due to better rates offered by Private Contractors+ More Cost due to escalation in Cost because to late delivery +Loss of rental due to late occupation. <b>(Cost Impact about 50% , say)</b>	<b>About 5.65%</b>
8.	Satisfaction to Client	Dealing with Government organization	Dealing with Professionals
9.	Culture	Culture of hanky-panky, hide & seek that affects project quality.	Professional culture, if good companies are employed.
10.	Dispute & Disagreement	The decision of Director General, CPWD shall be final and binding on the parties.	The decision of Vice- Chancellor, Aligarh Muslim University shall be final and binding on the parties.