

# KMC gets record price for plot off EM Bypass

Saikat Ray & Udit Prasanna Mukherji | TNN

**Kolkata:** KMC has fetched a record Rs 135 crore for a 3.35-acre plot off the Eastern Metropolitan Bypass.

Apeejay Group outbid 19 other competitors to win the prized plot meant to set up a five star hotel.

Last year, Kolkata Municipal Corporation had mopped up Rs 156 crore from realty major DLF for a five-acre land off the Bypass to construct a hotel.

The Apeejay deal, at Rs 70 lakh per cottah, marks a 27% rise in hotel land price since last year, when the DLF land went for Rs 55 lakh per cottah.

Others in the running for the KMC plot were known names in the hotel industry like the ITC group, Leela group, Orchid, Raheja group and Forum Projects (belonging to mall and IT park developer Rahul Saraf).

According to initial plans, a four star hotel was supposed to come up on the plot, but the Apeejay group has decided to build a five star deluxe hotel instead.

KMC had invited request for proposals (RfPs) for the plot in March.

When contacted, chairman of Apeejay Surendra Park Hotels Karan Paul confirmed the development. "Yes, we are the highest bidder for the plot," he said.

According to him, the group will invest Rs 450 crore to develop the hotel. "We are investing Rs 135 crore for the land, and another Rs 315 crore will be spent on

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the construction of the hotel. The funding will be done through a mix of internal accruals and debt. This will be one of the best five-star deluxe property in the city," he said.

The proposed hotel, he said, will have 300 rooms. The group will use its existing brand — 'The Park' — for the new property. "The Park is a strong brand in this part of the country. So, we have decided to use that," he said.