

## Site Screening Matrix



Rating Scale 1 to 5				LOCATIONS							
				Location 1		Location 2		Location 3		Location 4	
Criteria	Measure	Weightage	Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score	
<b>A REAL ESTATE</b>		<b>20</b>	<b>0.8</b>		<b>1</b>		<b>0.7</b>		<b>0.7</b>		
1	Grade of the Building	A Grade Building - 5 Grade Building - 4 C Grade Building-3	10	5	0.5	5	0.50	5	0.50	4	0.40
2	Cost per Sq.Ft.	INR 80 to INR 100 - 5 INR 100 to INR 125 - 4 INR 125 to INR 150 - 3 INR 150 and above - 2	10	3	0.3	5	0.50	2	0.20	3	0.30
<b>B DISTANCES</b>		<b>40</b>	<b>0.7</b>		<b>1.75</b>		<b>1.55</b>		<b>1.4</b>		
1	Distance to the nearest Railway Station	0 to 2 km - 5 to 4 km - 4 to more than 4 km - 3	10	2	0.2	5	0.50	4	0.40	4	0.40
2	Proximity to Highway	0 to 2 km - 5 2 to 4 km - 4 to more than 4 km - 3	10	2	0.2	5	0.50	5	0.50	5	0.50
3	Proximity to the Airport	0 to 3 km - 5 3 to 8 km - 4 to more than 8 km - 3	5	2	0.1	5	0.25	4	0.20	3	0.15
4	Availability of other public transport throughout the day (Bus Station, Rickshaw Availability, Taxi Availability)	Developed roads available till site - 5 Access roads available but not in the best condition -4 Access road to be made from main road to site - 3	5	2	0.1	5	0.25	4	0.20	3	0.15
5	Distance to other business supporting services (Banks, Restaurants, Hotels, Public Car Parking, Hospitals)	0 - 1 km - 5 1 - 2 km - 4 2 - 4 km - 3	5	2	0.1	5	0.25	5	0.25	4	0.20
<b>C OTHER FACTORS</b>		<b>40</b>	<b>0.45</b>		<b>2.25</b>		<b>1.8</b>		<b>1.9</b>		
1	Power Backup Requirements	Double DG Backup for entire office - 5 Double DG Backup for common areas- 4 No DG backup- 3	10	1	0.1	5	0.50	3	0.30	4	0.40
5	Access to the Micro Market	Easy Access- 5 New Access under development - 4 Access through traffic prone areas - 3	5	1	0.05	5	0.25	4	0.20	4	0.20
7	Tenant Profiling	Multinational Exists - 5 Multinational does not exist but good Indian company exists – 4 Other small companies exist - 3	10	1	0.1	5	0.50	5	0.50	5	0.50
1	Development Authority	MMRDA - 5 BMC - 4 Other - 3	5	1	0.05	5	0.25	4	0.20	4	0.20
2	Residential	Available in nearby locations as well as in the nearby metro city - 5 Available only in nearby metro city - 4 smaller town accommodation available - 3	5	1	0.05	5	0.25	4	0.20	4	0.20
3	Educational	Available in nearby big cities - 5 Available only in small towns - 4	5	1	0.05	5	0.25	4	0.20	4	0.20
4	Recreational	Available in immediate vicinity - 5 Available in nearby metro city - 4	5	1	0.05	5	0.25	4	0.20	4	0.20
			<b>100</b>	<b>1.95</b>		<b>5</b>		<b>4.05</b>		<b>4</b>	
				<b>4</b>		<b>1</b>		<b>2</b>		<b>3</b>	

\*This model is subject to modifications as per User Requirement