

Fw: Revision of Facility Management Services (FMS) Charges – Effective 1st April 2025

From soham modi <sohammodi@modiproperties.com>

Date Wed 2025-04-23 02:21 AM

To Ashaiya U Admin <ashaiya@modiproperties.com>

2 attachments (2 MB)

MTS - Services List .pdf; MTS FMS Revision of Charges.pdf;

print

Regards,

Soham Modi

From: varma.ps . <varma.ps@modiproperties.com>

Sent: Wednesday, April 23, 2025 12:13 PM

To: 'Jai Kumar. G' <jaikumar@modiproperties.com>; Govinda . <govinda@modiproperties.com>

Cc: 'Kanaka Rao G.' <Gkrao@modiproperties.com>; Soham Modi <sohammodi@modiproperties.com>; Aruna . <aruna@modiproperties.com>

Subject: Fw: Revision of Facility Management Services (FMS) Charges – Effective 1st April 2025

Mr Jai Kumar & Mr Govind,

With effective from 1st April 2025 the FMS charges are increased in AMTZ. The below mail is self-explanatory. The estimated increase of the FMS charges per annum is around Rs. 2.29 Lakhs.

									Amount in Rs					
FY 2024-25									FY 2025-26					
S.No.	Company	Area in Acre	FMS charge per acre per month	Amount per Month	GST 18%	Amount per month Incl. GST	No of Months	Annual FMS charges	FMS charge per acre per month	Amount per Month	GST 18%	Incl. GST	No of Months	Annual FMS charges
1	AMS702	2.20	10291	22,640	4,075	26,715	12	3,20,585	12000	26,400	4,752	31,152	12	3,73,82
2	AMS4554	1.20	10291	12,349	2,223	14,572	12	1,74,865	12000	14,400	2,592	16,992	12	2,03,90
3	AMS801	2.30	10291	23,669	4,260	27,930	12	3,35,157	12000	27,600	4,968	32,568	12	3,90,81
4	AMS3663	1.20	10291	12,349	2,223	14,572	12	1,74,865	12000	14,400	2,592	16,992	12	2,03,90
5	AMTZ Hospital	1.55	10291	15,951	2,871	18,822	12	2,25,867	12000	18,600	3,348	21,948	12	2,63,37
				86,959	15,653	1,02,612		12,31,339		1,01,400	18,252	1,19,652		14,35,82

Total est. increase of FMS chages for AMTZ sites per Year 2,04,485

FY 2024-25									FY 2025-26					
S.No.	Company	Area in Sft	FMS charge per sft per month	Amount per Month	GST 18%	Amount per month Incl. GST	No of Months	Annual FMS charges	FMS charge per sft per month	Amount per Month	GST 18%	Incl. GST	No of Months	Annual FMS charges
6	AMS office at I Hub	700	9.54	6,678	1,202	7,880	12	94,560	12	8,400	1,512	9,912	12	1,18,94

Total est. increase of FMS charges for I Hud office per Year 24,384

Total est. increase of FMS charges for AMTZ sites & I HUB office per year 2,28,869

This is for your information.

Regards,

Varma.PS

Vice president - Operations

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Email: varma.ps@modiproperties.com

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Site Office: C - 39, I - Hub Building, AMTZ Campus, Pragati Maidan, VM Steel Project S.O., Visakhapatnam - 530031 A.P.

From: Finance Medtech <finance@medtechsociety.in>

Sent: Tuesday, April 22, 2025 12:16 PM

To: Suneeta Rani P <p.suneetarani@amtz.in>; Nishanth Kumar <nishanth.kumar@amtz.in>; Kanth G <kanth.g@amtz.in>; nandakishore.s@amtz.in <nandakishore.s@amtz.in>; ao@amtz.in <ao@amtz.in>; pavanphanindra.g@amtz.in <pavanphanindra.g@amtz.in>; CFO AMTZ <cfo@amtz.in>

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Dear Partners,

We **deeply value your trust and support**, which have been instrumental in our journey. In line with the commitment to maintaining high-quality facility management services, we wish to inform you that the **Facility Management Services (FMS) charges** are being revised with effect from **1st April 2025** as follows:

- **Per Square Foot (SFT)**: Revised from ₹9.54/- to ₹12/- per SFT
- **Per Acre**: Revised from ₹10,291/- to ₹12,000/- per acre

This revision is in **reference to the resolution passed in the Monthly Governing Body (GB) meeting held on 23.12.2024**, which was **approved by all GB members**, including representatives of the zone's occupants.

The current FMS charges have remained unchanged since **2018**, and this revision comes after **seven years**, considering the **rising costs of labor and materials**. This adjustment is necessary to maintain the quality of services while addressing increasing operational costs.

We kindly seek your **support and cooperation** in implementing this decision. **MTS remains committed to delivering the best services** and ensuring a well-maintained facility for all partners.

For any clarifications, please feel free to reach out.

Best regards,



ENHANCE

Your Facility with Comprehensive Management Services

For Office Spaces



• 12/- per SFT
(based on built-up area)



• Electrical Services



• HVAC
(Heating, Ventilation, and Air conditioning)



• Plumbing & Housekeeping

For Developed Land / MUs



• 12,000/-- per Acre (based on plot area)



• General Electricity & Electrical Services



• Water Management & Waste Management



• Sewage Treatment

House Keeping services requirements for MUs :

Rs.18,000/- per person per shift in addition to the Developed Land charges.

Why Choose Us ?

- Professional and reliable services
- Cost-effective solutions
- Tailored to your specific needs
- Ensuring seamless facility management

Contact Us Today!

For inquiries or to book our services, reach out to:
MTS Office, I Hub, AMTZ Zone, Pragati Maidan,
VM Steel Project S.O., Visakhapatnam 530031

fms@medtechsociety.in

+91 79818 44913



SERVICES OFFERED

- **Facility Management Services**
- **Security Services**
- **Food Services / Catering & Dabba Lunch Services**
- **Greenery Services**
- **Drinking Water Services**
- **Transport / Shuttle / Bus Services**
- **Ivy League (Dormitory / Hostel) Services**
- **Javed Habib Salon Services**
- **Smile Zone - Dental Services**
- **Central Stores - For Stationery and Hospitality Items**
- **Ambulance Services**
- **Effluent Treatment Plant Services**
- **Waste Material Disposable Management**
- **In-Box (Corrugated Carton Boxes)**
- **AMTZ - Pilani Public School**
- **MTS Construction Services**

Contact Us Today!

For inquiries or to book our services, reach out to:
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 VM Steel Project S.O., Visakhapatnam 530031

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