

**MAHESH
CHINCHALKAR**

■ LANDSCAPE DESIGNER

FlatNo.301,3rd floor,B-wing,Sai-Shilp Appartment,
Bibvewadi,Pune-411 037
Contact No: 9850082925/9623484568
E-mail : maheshchinchalkar@gmail.com
URL: www.landformstudio.in

DATE: 11.07.2022

To,

MR. RAHUL AGARWAL (SIR).

Kind Attn:

PROJECT SITE: PROPOSED LANDSCAPE DESIGNING FOR RESIDENTIAL PROJECT AT BIBWEWADI.

1. Definitions:

- a. **"MR. RAHUL AGARWAL (SIR)."** "Client"
- b. "_____." "Design Architect"

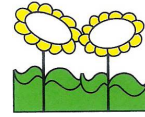
2. Proposed Project facts:

- a. Built Mass Details: Residential and commercial of approx. _____ Sqft for project at **BIBWEWADI**.
- b. Clients Vision & broad scope: Landscape designing & consulting for the project.
- c. Consultancy fees: Lumpsum Rs." **17,00,000.00** exclusive of GST @18 % as applicable.

Note: - Above Estimate Calculate On Considering Landscape Design Area As Per Details Below.

- 1) **1ST Floor Activity Area** : 3,120 Sqft
- 2) **1ST Floor Private Garden** : 2,582 Sqft
- 3) **16th Floor Amenity Area** : 13,835 Sqft
- 4) **Top Terrace** : 13,835 Sqft





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3. Includes

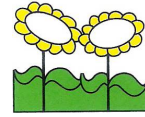
3.1 Conceptual Design

- a. Develop a Landscape Master Plan- preparing the master landscape-planning layout, indicating the entire development scheme, and integrating the existing topographical, geological, hydrological visuals & other landscape features.
- b. Phasing of landscape development activities as per the final master landscape plan.
- c. Preparation of presentation drawings and drawings and details required for 3D and walk through etc.
- d. Providing a list of all the drawings and details along with the Design Brief that will be issued by the consultant.
- e. Providing all drawings and assistance required for EC.

3.2 Design Development

- a. Preparation of Design Development Drawings. -prepare the detailed working drawings and details of all civil works proposed in the layout inclusive of seating, benches, paths, planters, curbs railing etc. And also all ornamental features like fountains, sculptures, fountains etc.
- b. Preparation of planting plan giving details of all major planting trees and secondary planting-shrubs and ground covers etc.
- c. Preparation of lighting layout for the entire design including choices and specification of lighting fixtures as per availability.
- d. The entire landscape designing shall be coordinated with the designers and the specialty consultants so as to achieve a better integration of the built form and its surrounds.
- e. Confirmation of Material Specifications & Schedule of Finishes.
- f. Preparation of Horticulture BOQ.





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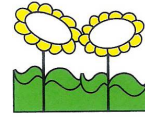
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3.3 Construction Documents

Preparation of GFC Drawings detailed as under –

- a. Landscape Construction Plans – indicating locations, types and dimensions of landscape construction elements such as walls, fences, steps, planters, plaza paving areas, decking, terraces, pools and fountains.
- b. Landscape Construction Details – Prepare design details of landscape construction items such as walks, steps planter walls, fences, decks, and other design details as may be appropriate. The details provided are for visual design effect only. Client's civil and / or structural engineering consultant will be required to design connections, schedules, footing, and other structural members, as well as schedules, sizes, materials and connections of all mechanical equipment.
- c. Preparation of documents for EC compliances.
- d. Landscape Material plans and schedules – indicating materials for all major surfaces as well as a schedule indicating material type, color, and size.
- e. Landscape Planting Plans and schedules – showing location, size, quantity and type of plant materials including a botanical plant schedule indicating plant size density and pit requirements.
- f. Interacting and coordinating with artist, civil agency, electrical/service consultant, and irrigation consultant and fountain specialist, towards giving them basic design guidelines.
- g. Issue 3 sets of Good for Construction drawings.
- h. Estimated duration of completion of the project is considered as **3** years.
- i. If the project by any chance prolongs for more than **3** years from the date of contract, our fees will increase by about 10% per year on the total fees and not on the balance fees at that particular time.
- j. For every revision of EC – RS 1,00,000.00 per revision.





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3.4 Construction Administration Phase

- a. Verification of Work on Site to observe and determine if the work is generally proceeding in accordance with construction documents and to inform advice and assist you/ your team.
- b. Approving materials & mock ups and required co-ordination with contractors for the same.
- c. Select and approve plant specimen brought by horticulture contractor at Site.

3.5 Excludes

- a. Designing of any Structures such as Electrical Rooms, Transformer Room, STP Plant, Etc.
- b. RCC / Structural design of any feature in landscape design if and wherever required.
- c. Actual procurement of any of the construction material or coordinating day-to-day construction.
- d. Liaison works with any govt. or semi govt. office for statutory clearances required, if any.
- e. Quantity verification and authorization of contractor's bills.
- f. Visits to any place outside Pune.
- g. GST.
- h. Qualified and experienced contractors (Civil & Horticulture) appointed with due 'pre-qualification' process will be appointed to take care of the day-to-day on-site execution.
- i. Top Terrace, Podium & Other than open space landscape design.

3.6 Visits

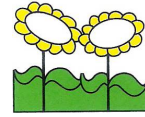
- a. One Visit during Designing Stage.
- b. During Construction Phase, as per requirement.
- c. Attend coordination meeting with client and all consultants as required from the start of work till the end.

4. Fee Structure

4.1 Consultancy Fees

For the scope enlisted, Total lumpsum Fees of (Rs. 17,00,000.00/- **Seventeen Lakh Only.**) excluding GST tax @ 18% shall be paid as per following payment stages.





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4.2 Stages of Payment:

20% advance along with letter of appointment.

10% on submission of EC. Drawings

20% presentation drawing for 3D & walkthrough / finalization of concept plan.

20% submission of setting out & Level section plan.

20% on issue of electrical lay out and flooring pattern.

10% on submission of Plantation plan.

4.3 Request for Payment

a. Invoice for the Payment will be raised after each of these stages is complete. Payment Should be released in 15 days' time from receiving the invoice.

4.4 Taxes

As per government rules, GST is payable on designers' fees. At present this is **18 %**

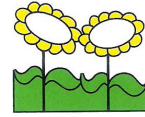
4.5 Revision of Work

If design drawings and working drawings after submittal are required to be modified to a significant extent leading to preparation of almost entire set of drawings again, In such cases fees due for this stage would be charged again over and above earlier payments.

5. Clients Responsibility

- a. Provide detailed requirements of the project.
- b. Provide following information/ data in the form of 1 hard copy & one soft copy on optical media.
- c. Information related to Site, and all field survey such as contour survey, geological, hydrological survey, in the form of drawings, reports, documents etc.
- d. Latest updated drawing/s of Principal designers related with landscape (Site layout, podium level plans, basement entry level details etc.)
- e. Comment on various submittals made by landscape designers in reasonable period of time to maintain time schedules of the project.





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6. Reimbursable Expenses

6.1 Visit Charges

- a.** Actual travel, accommodation & incidental expenses for visit made by the Landscape Designers and their professional staff, to any place out of Pune City necessary in connection with work. (Return Air Fare / Stay etc.)
- b.** Actual cost of presentation models, computer animation graphics, if required.
- c.** Any additional work/ service required by you which is not elaborated in the above scope would be charged as extra as per mutually agreed terms and compensation.
- d.** Actual charges of additional Hard copies of drawings, reports prepared.

Thanking you
Sincerely yours.
MAHESH CHINCHALKAR.

We have read the above mentioned terms and condition.
We accept the professional fee structure, condition and payment schedule.

MAHESH CHINCHALKAR

FOR. MR. RAHUL AGARWAL (SIR)

PLEASE SIGN THIS LATTER AND SEND COPY.

