

CHOICE DEVELOPMENTS 2.O

Office: Road No.8, Vishrantwadi Airport Road, Adarsh Colony, Tingre Nagar, Pune- 411032

Phone No: +91 96238 78731 | Email id: estimation@choicegoodwill.com

WO NO: CHOICE DEVELOPMENTS 2.O/ KORBHAN PLOT / CONSULTANCY FOR LANDSCAPE DESIGN-01

Date:25/10/2023

M/s. : MASHESH CHINCHALKAR LANDSCAPE DESIGNER
Address : Flat No.301, 3rd Floor, B Wing, Sai Ship Apartment, Bibvewadi, Pune-411037
Kind Attn. : Mr. Mahesh Chinchalkar
Contact No : 9850082925 / 9623484568
PAN No. : ANDPC5719J
Start of work :

Work Order for "Landscape Design Consultancy Work" for Proposed Residential Building for M/s. Choice Developments Developer Site- "CHOICE DEVELOPMENTS 2.O (KORBHAN PLOT)", S.No.292, Korbhan Plot, DY Patil College Road, Lohegaon, Pune-411047

ARTICLE: 1 PREFACE

- 1.1 MR. AMIT ASHOK AGRAWAL (hereinafter referred to as "DEVELOPER")
- 1.2 M/S. MAHESH CHINCHALKAR LANDSCAPE DESIGNER (hereinafter referred to as "CONSULTANT") The Contractor will be responsible for execution of the all the work in accordance to this "Work Order".

ARTICLE:2 PROPOSED PROJECT FACTS

1. Built Mass Details: Landscape Designing for Project of approx. 4200 Sqft.
2. Developer's Vision & broad scope: Landscape designing & consulting the project
3. Consultancy fees: **Lumpsum Rs. 2,25,000.00/- Area exclusive of GST Tax @ 18%** as applicable.

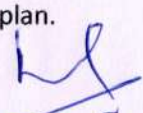
ARTICLE:3 SCOPE & EXTENT OF SERVICES

3.1 Conceptual Design

1. 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.
2. Phasing of landscape development activities as per the final master landscape plan.

Consultant's signature

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Developer's Signature

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3. Preparation of presentation drawings and drawings and details required for 3D and walk through etc.
4. Providing a list of all the drawings and details along with the Design Brief that will be issued by the consultant.

3.2 Design Development

1. 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.
2. Preparation of planting plan giving details of all major planting trees and secondary planting- shrubs and ground covers etc.
3. Preparation of lighting layout for the entire design including choices and specification of lighting fixtures as per availability.
4. 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.
5. Confirmation of Material Specifications & Schedule of Finishes.
6. Preparation of Horticulture BOQ.

3.3 Construction Documents

Preparation of GFC Drawings detailed as under -

1. 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.
2. 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 mechanical 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.
3. Landscape Material plans and schedules - indicating materials for all major surfaces as well as a schedule indicating material type, color, and size.

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4. 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.
5. Interacting and coordinating with artist, civil agency, electrical/service consultant, and irrigation consultant and fountain specialist, towards giving them basic design guidelines.
6. Issue 3 sets of Good for Construction drawings.
7. Estimated duration of completion of the project is considered as **3 years**.
8. 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.

3.4 Construction Administration Phase

1. 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.
2. Approving materials & mock ups and required co-ordination with contractors for the same.
3. Select and approve plant specimen brought by horticulture contractor at Site.

3.5 Excludes

1. Designing of any Structures such as Electrical Rooms, Transformer Room, STP Plant, Etc.
2. RCC / Structural design of any feature in landscape design if and wherever required.
3. Actual procurement of any of the construction material or coordinating day-to-day construction.
4. Liaison works with any govt. or semi govt. office for statutory clearances required, if any.
5. Quantity verification and authorization of contractor's bills.
6. Visits to any place outside Pune.
7. GST Tax.
8. Qualified and experienced contractors (Civil & Horticulture) appointed with due 'pre-qualification'

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3. Information related to Site, and all field survey such as contour survey, geological, hydrological survey, in the form of drawings, reports, documents etc.
4. Latest updated drawing/s of Principal designers related with landscape (Site layout, podium level plans, basement entry level details etc.)
5. Comment on various submittals made by landscape designers in reasonable period of time to maintain time schedules of the project.

ARTICLE:7 VISIT CHARGES

1. 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)
2. Actual cost of presentation models computer animation graphics, if required.
3. 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.
4. Actual charges of additional Hard copies of drawings, reports prepared.

ARTICLE: 8 BILLING DETAILS

Firm Name: Choice Developments

Firm Address: Road No.8, Vishrantwadi Airport Road, Adarsh Colony, Tingre Nagar, Pune- 411032

Firm GST No.: 27AAJFC7120L1ZB

Firm PAN No.: AAJFC7120L


Site: CD 2.0 (Korbhan Plot)

Site Address: S.No.292, DY Patil College Road, Lohegaon, Pune- 411047.

CONTRACTOR'S SIGNATURE

M/S. MAHESH CHINCHALKAR LANDSCAPE DESIGNER

APPROVED BY



MR. AMIT ASHOK AGRAWAL
(CHOICE DEVELOPMENTS)

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process will be appointed to take care of the day-to-day on-site execution.

9. Terrace Garden, Podium Garden, & Other than open space landscape design.

3.6 Visits

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

ARTICLE:4 FEE STRUCTURE

Consultancy Fees:

For the scope enlisted, **Total lumpsum Fees of (Rs2,25,000.00/- Two Lakh Twenty-Five Thousand Only.) excluding GST tax @ 18%** shall be paid as per following payment stages.

Stages of Payment-

1. 20% advance along with letter of appointment.
2. 20% presentation drawing for 3D & walkthrough.
3. 10% After project launching.
4. 20% submission of setting out & Level section plan.
5. 20% on issue of electrical lay out and flooring pattern.
6. 10% on submission of Plantation plan.

ARTICLE: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.

ARTICLE:6 DEVELOPER'S RESPONSIBILITIES

1. Provide detailed requirements of the project.
2. Provide following information/ data in the form of 1 hard copy & one soft copy on optical media.