DESIGN CONSULTANCY PROPOSAL

NEWARCH®
LANDSCAPES LLP
we shape open spaces

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Date	: Friday, June 18, 2021
Offer no.	: ACME OZONE-2-210618
Project	: Residential Complex at Kalyan
Client	: Lodha Group
Work detail	: Consultancy Services for Open Space Design

Introduction

'Established in 1999, Newarch LLP believes in investing in projects, people and processes. With a vision to successfully function for 100 years, the organization is committed to translating the needs of the community and the environment into sustainable design solutions. NEWARCH® has delivered projects in India and abroad, owing to its closely associated professional network.

We believe people are the most valued resources. The NEWARCH® team represents a broad spectrum of professionals and experts. Our diversity fuels our creative efforts, as we shape environmentally resilient, aesthetically appealing, and socially liberal open spaces to truly enrich the quality of life.

We believe landscape architecture in India is no more, only about designing. It greatly impacts and is impacted by education, communications, and cohesive thinking. With a vision to expand the scope of landscape design and indulge in exploring it, we have established Newarch EDU, Newarch INK, and Newarch UNLEARN. Shortly, we look at these cells to bloom and firmly root themselves in the global scenario.

We – the Newarchers, would like to express our heartfelt gratitude to our clients, collaborators, and well-wishers. and we thank everyone for being a part of our journey.

We are thankful for the opportunity presented to us for submitting our services and proposal for the project.
Following proposal is prepared in 6 components

1. Scope of works
2. Design Services included
3. Work Methodology
4. Exclusions
5. Fee proposal and payment stages
6. General terms

1. Scope of work

1.1. Time period

1.1.1. Total period of work execution is maximum 24 **months**. Post same, fee proposal will be revised and update on mutually agreed terms.

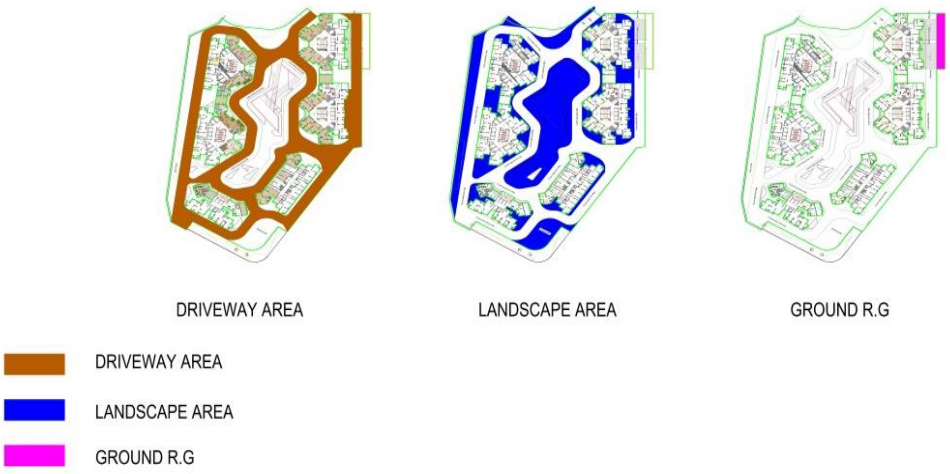
1.2. Scope definition

1.2.1. Ground RG (Existing & New)

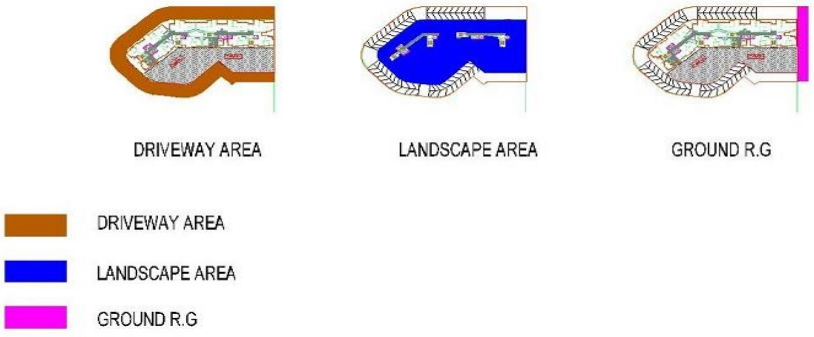
1.2.2. Landscape Area (Existing & New)

1.2.3. Driveway (Existing & New)

Attached drawing indicates space under consideration for design consultancy services



Existing Scope of work



New Scope of work

2. Design services

Follwing design services are considered as a part of this proposal agaist each scope mentioned in earlier section.

PRIMARY SERVICES

2.1. Concept design

2.1.1. NAL (Newarch Landscapes LLP) will conduct initial visual surveys of the site and document all relevant information with reference to design produced by building architect/client.

2.1.2. Prepare and finalize a design brief/program on discussion with client, project architect and other concerned agencies. Presenting concept design alternatives and arrive at the preferred option. Preferred option will be considered for further development of the design.

2.1.3. The deliverables for Concept design stage will be as follows:

- Concept design options (Well Researched 2 nos. Only)
- Compilation of final presentation based on the requirements and inputs will be done and then a budgetary cost estimate will be prepared.

2.1.4. Client is expected to sign off above deliverables to proceed to next stage of service.

2.2. 50% Schematic Package

2.2.1. Preparation of schematic design details for improvement and better understating of design. Coordinate with other agencies and consultants to upgrade design dependencies and resolutions.

2.2.2. The deliverables for this Schematic design stage will be as follows:

- Schematic design plans and sections
- Design element palettes
- Data for coordination with other agencies/ consultants
- Budget and vendor list
- Irrigation and SWD intent
- Signage intent
- Filling & Masonry plan

2.2.3. Client is expected to sign off above deliverables to proceed to next stage.

2.3. 100% Schematic Package

2.3.1. The deliverables for this Schematic design stage will be as follows:

- Material palettes and drawings
- Furniture layout
- Lighting plan with looping intent
- Planting plan with trees, shrubs intent

2.3.2. Client is expected to sign off above deliverables to proceed to next stage.

2.4. Design Development Package

2.4.1. NAL will make necessary co-ordination with concerned consultants for inputs.

2.4.2. Client and other agencies need to attend certain workshops for finalization of design and its costing.

2.4.3. The deliverables for Design development stage will be as follows:

- Layout of Landscape elements with dimensions
- Materials & Finishes Schedule
- Enlargement of key areas
- Elevations/Sections of major design elements

2.4.4. Client is expected to sign off above deliverables to proceed to next stage.

2.5. 50% GFC Package

2.5.1. NAL will prepare working drawings before the start of and during the execution of work at site at intervals as required. They would include:

- Coordinated Hardscape Plan
- Setting Out Dimension Plan
- Grading and Drainage Plan
- Feature Walls & Planter details
- Road, Paving, kerbs, pathways and edging details
- General Landscape features – all Civil works details

2.6. 100% GFC Package

2.6.1. NAL will prepare working drawings before the start of and during the execution of work at site at intervals as required. They would include:

- Materials Legend and Plan
- Cladding Scheme (elevation and details)
- Furniture Layout
- Landscape Lighting Plan (Fixture selection and layout only)
- Detailed Planting Plan for Trees, Shrubs, groundcover, climbers, etc. containing species, spacing, quantity and other specifications.

2.7. Inspection: 50% Execution

2.7.1. Supervision work shall be carried out by PMC agency whereas periodic inspections can be carried out to check the executed work.

2.7.2. Site Visits shall be done as & when required to inspect civil and infrastructure/base works

2.8. Inspection: 100% Execution

2.8.1. Coordination meetings shall be held electronically through communication applications and audio-visual devices whenever possible to work efficiently.

2.8.2. Site Visits shall be done as & when required to inspect hardscape finishing and softscape works.

2.8.3. NAL will complete final inspection of the executed work.

SUPPORTIVE SERVICES

2.9. MOEF package

2.9.1. NAL (Newarch Landscapes LLP) will submit relevant documents and information required for Environmental Clearance for the project.

2.9.2. Deliverables for this stage of work will be:

- Tree Plantation drawings as per approved list & Nos from EC Consultant.
- Tree Plant List with specification.
- Water calculations for softscape area.

2.9.3. Amendments done in Layouts resulting in change in entire set of drawings will be charged additionally.

2.9.4. Acquiring sanctions for Environmental Clearance from local Authorities and shall be done by Consultants.

2.10. 3D Rendering

2.10.1. NAL will prepare finished rendered perspective views/walkthroughs to explain design.

2.10.2. The Deliverables for Model making purpose submission will be as follows:

- Block 3D for basic visualization
- Rendered views of the landscaped area (3 nos.)
- Rough Walkthrough of the landscaped area (1no.)

2.11. Sales Kit

2.11.1. NAL will prepare detailed Landscape scheme for production of 2D / 3D Renders as part of sales kit.

2.11.2. The Deliverables for Sales Kit purpose will be as follows:

- Layout for Sales kit purpose.
- Reference images to explain theme.
- Block 3D for basic visualization
- Design schemes for materials
- Design schemes for lighting
- Design schemes for outdoor furniture
- Design schemes for plantation

3. Work Methodology

3.1.1. Newarch Landscape LLP's Pre-Design team will coordinate with the client for finalizing the terms of the Design Consultancy Proposal and to set the timelines for the project. Post approval of same the project will be consigned to Design Team for further working.

3.1.2. NAL (Newarch Landscapes LLP) will assign a Project Head/Design Lead from Design Team with a suitable hierarchy/experience/expertise to prepare designs and co-ordinate design related issues of the project.

3.1.3. Director's involvement in terms of efforts, inputs and site inspection will be restricted for the project.

3.1.4. The Design team will deliver all services from Concept design to GFC packages & landscape support for Sale Kit purpose adhering to the approved timelines.

3.1.5. Site Inspection team will be involved in project evaluation from GFC services and they shall drive the project till its completion within the approved timelines.

3.1.6. All Travelling [air fare], lodging-boarding and local transport shall be as actual to be borne by client.

4. Exclusions

4.1. Design services

4.1.1. Any service related to master planning, architecture, building design.

4.1.2. Interior design and decoration.

4.2. Engineering service

4.2.1. R.C.C./structural drawings.

4.2.2. Engineering services inputs like plumbing, electrical Load calculations & cabling network details / panel locations, drainage, rainwater harvesting irrigation, water feature etc., shall be from individual consultants.

4.2.3. Preparation of 'As Built' drawings.

4.3. Liasoning services

4.3.1. No work related to laisoning or seeking approvals of any kind would be carried out from any authority.

4.4. Supervision/Project management services

4.4.1. Supervision work shall be carried out by PMC agency or by client's representative whereas periodic inspections can be carried out to check the executed work. Approval on commercial bills/payment of vendors and contractors is not in scope.

4.5. Expenses

4.5.1. Out of pocket expenses required in dealing with various consultants/ authorities.

4.6. Visualization/graphics services

4.6.1. Preparing of finished rendered perspective views, walkthrough is considered as specialized works and external agency need to be involved for same. Charges would be additional for such works.

4.7. Good practices for environment sustainability

4.7.1. NAL strongly believes in reducing carbon footprints at best it can. Our core values consider drawing printing is a non-compulsive activity and shall be avoided for the bigger cause. NAL will supply 2 [TWO] no. paper copies of GFC drawing only. No paper copies will be provided after submission. Any changes or variations in drawings or document shall be submitted in digital [mail] format only.

4.7.2. Majority of the meeting for design discussions/coordination will be conducted electronically via available teleconferencing tools. We are attempting our bit to reduce stress on mobility network.

5. Fee proposal

5.1. Fee schedule

Professional fees will be invoiced at the end of each stage service per applicable scope at pro-rata basis stated as under.

Design Service	Scope of work						Timelines	Fees
	Ground RG		Landscape Area		Driveway		(Weeks)	All amounts mentioned are in Indian Rupees
	100%	₹ 3,00,000	100%	₹ 7,50,000	100%	₹ 4,00,000		
On Appointment	20%	**Y**	20%	**Y**	20%	**Y**	Immediate	
PRIMARY SERVICES								
Idea Exchange		*NA*		*NA*		*NA*		
Concept Design	10%	**Y**	10%	**Y**	10%	**Y**	6	
Concept Adaptation		*NA*		*NA*		*NA*		
Schematic Adaptation		*NA*		*NA*		*NA*		
50% Schematic Package	15%	**Y**	15%	**Y**	15%	**Y**	6	
100% Schematic Package	15%	**Y**	15%	**Y**	15%	**Y**	4	
Design Development Package	10%	**Y**	10%	**Y**	10%	**Y**		
Tender: Drawings Package		*NA*		*NA*		*NA*		
Tender: Documentation Package		*NA*		*NA*		*NA*		
50% GFC Package	10%	**Y**	10%	**Y**	10%	**Y**	5	
100% GFC Package	5%	**Y**	5%	**Y**	5%	**Y**	5	
Inspection: 50% Execution	10%	**Y**	10%	**Y**	10%	**Y**	Pro-rata Basis	
Inspection: 100% Execution	5%	**Y**	5%	**Y**	5%	**Y**	Pro-rata Basis	
Total Fee								₹ 14,50,000

In words ₹ Fourteen Lakhs Fifty Thousand only

SUPPORTIVE SERVICES								
Sales Kit		**Y**		**Y**		**Y**	3	₹ 1,50,000
Griha/IGBC support		Not Applicable						

3D Rendering		**Y**		**Y**		**Y**		₹ 1,00,000
Signange Support		Not Applicable						
MOEF Package		**Y**		**Y**		**Y**	3	₹ 2,00,000
MOEF meeting support		Not Applicable						
Model Making		Not Applicable						
Total Fee								₹ 19,00,000
In words								₹ Nineteen Lakhs only

Y – Services Considered under NAL's Scope

NA (Not Applicable) - Services Not Considered under NAL's Scope

5.1.1 Above fees are quoted for entire (whole) project working by NAL. Segmentation of the fees as per scope of work mentioned above is for simplifying billing and accounting purpose only. In case the project is awarded segment wise separately and not whole, fees shall be revised accordingly.

5.2 Site Visit Expenses

5.2.1 All Traveling [air fare], lodging-boarding and local transport (if any) shall be as actual to be borne by client.

5.3 Escalation Clause

5.3.1 Total period of work execution is maximum 24 **months**. Post same, escalation charges of 10% per annum will be charged on pending fee amount.

5.4 Taxes

5.4.1 Goods & Service tax (GST) and other taxes, cess will be added to each payment at prevailing rate of bill amount.

5.4.2 TDS (Tax Deducted at Source) can be deducted from each payment on the Bill amount excluding tax at prevailing rates applicable under consultancy services.

5.5 Payments

5.5.1 All bill payments shall be due and payable by the client within 7 days of the date of bill.

5.5.2 The above proposal shall be effective for thirty (30) days and will consider withdrawn if not accepted within that period.

5.6 Intellectual property and ownership

5.6.1 All Designs and documents produced are sole property of Newarch Landscapes LLP (NAL). Hence NAL shall reserve the right to publish and print concept designs, executed and completed site photos on our website or other publication.

Above proposal is accepted.

For

Newarch Landscapes LLP

Designated Partner

Client

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