

SERVICE PROPOSAL

Concept & Detailed Master Planning Consultancy Services for Premier Land, Dombivali

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1. PROJECT REQUIREMENTS

Surbana Jurong Consultants Pte. Ltd. (SJ) has been requested by the Lodha Group (the Client) to submit the scope and fee proposal to prepare the comprehensive Master Plan for 'Premier Land' at Dombivali.

This 300 Acre land on the main Kalyan-Shil road has been recently acquired by the Lodha Group and it needs to be integrated with Phase 2, previously planned by SJ. The said land has better connectivity and is strategically located closer to Dombivali.

Type of Development	Master Plan
Location	Dombivali, Maharashtra, India
Development Area	280 Acre (113.31 Ha**)**
Services	Stage 1: Analysis and Benchmarking Study Stage 2: Zoning

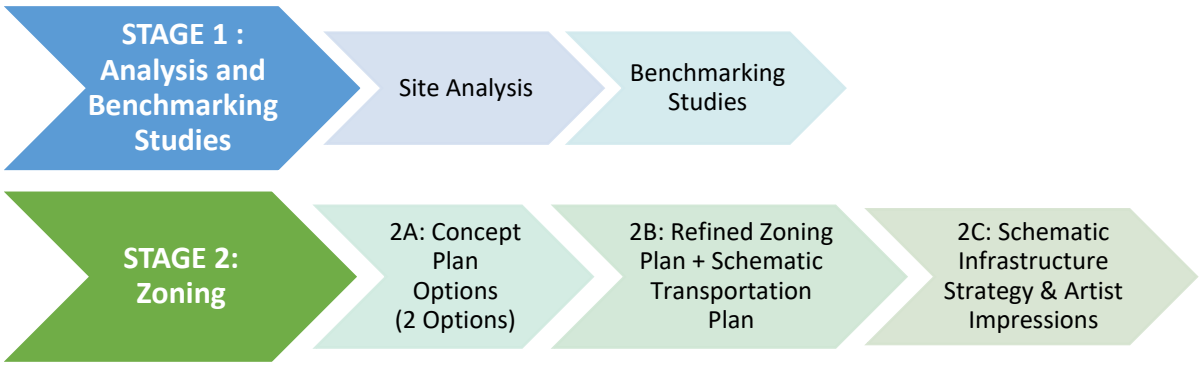
The purpose of this service proposal is to submit SJ's overall approach, detailed scope of work along with deliverables, work schedule and consultancy fee for the above-mentioned services.

2. APPROACH

The Client plans to create a self-contained, self-sufficient and sustainable development with residential, commercial, retail, appropriate public and social infrastructure, open parks and landscape. This development will offer a great opportunity to have a home close to Dombivali station. The retail and the commercial will be built to stimulate employment generation for the residential component which will give a great boost to the developments; live and work philosophy. Their aim is also to create homes which offer the best value in the MMR and hence, attract residents of western/central suburbs and Thane to move to Palava for a better quality of life. The project aims to improve Lodha's legacy of creating integrated developments.

Based on the experience of Planning Phase 2, SJ shall approach planning this 'Premier Land' (Phase 2A) in a collaborative manner. The plan will be developed together with the Architecture consultant (to reduce the multiple checks and to and fro working in the development of the zoning plan that occurred due to the dependency on the architectural floorplate) and the Client Team in the form of workshops at every stage. This will ensure the feasibility of the Master Plan with respect to the building plans and to ensure the fulfilment of the Client wish list.

The following graphic denotes the stages of the project and the key activities to be performed by SJ:



3. SCOPE OF SERVICES

The Client will provide the following initial data to kick-start the master planning process:

- Site Physical Surveys (Master Plan Boundary, Contours, Water bodies if any, trees, Google map images, Terrain etc.)
- Connectivity Plans: Maser plan boundary with superimposed plans indicating connectivity (Existing and Proposed) of the site to the various other locations (with road centerlines and ROWs)
    - Road connectivity
    - Local Train connectivity
    - Metro connectivity
    - Nearest Airport + Proposed Airport
- Infrastructure Plans: Master plan boundary superimposed with all Existing and Proposed lines (passing through the site, if any, with buffer requirements, etc) and capacities of the following:
    - Water Supply Network
    - Waste Water (Sewerage) Network
    - Power Supply Network
    - Storm Water Network
- A City/Regional level map giving an overview of nearest Job hubs/work locations.
- A DP plan with Master plan boundary super imposed, indicating the following
    - Road network
    - Reservations e.g. Post office, telephone exchange, Garden, PG, Parking
    - Space to be left for Clover leaf junction. Near the Multimodal corridor.
    - Any proposed Bridges, Flyovers, Etc.
- FSI statement (As per ITP, max allowable FSI potential)
- Design Brief (With Phase-wise distribution of the Product Mix, Client policies on communities, parking, etc.)
- Architectural resolution of basic floor plate for customization in evolving the Urban Block

The Scope of Services will cover Master Planning and would be carried out as described below:

STAGE 1: ANALYSIS AND BENCHMARKING STUDIES

- Site Analysis
- Benchmarking studies of high-density residential developments focusing on Gross FSI consumed, recreational areas, urban block size, transportation network etc. to understand best practices adopted for up to 3 Local and International examples.
- Outcome of the benchmarking studies could shape and finalize the urban block size and building heights distribution.

Deliverables: Presentation (with explanatory notes) comprising the above listed (Hard copy and Soft copy)

	Deliverable	Timeline
D1	Stage 1 Proposal – Power point presentation *Contents – Site Analysis, Benchmarking Studies*	Week 2

STAGE 2: ZONING

Stage 2A shall begin after Design brief finalization by Client, within 1 week from the date of Stage 1 presentation.

STAGE 2A- CONCEPT ZONING OPTIONS

2 different zoning options indicating the different approaches towards land use distribution and FSI consumption. Broadly, both will have-

- Broad road networks (along with mass transportation linkages within and outside site)
- Residential Zone (medium-high density housing)
- Commercial /Mixed use Zone (offices, retail, Hospital/medical facilities, Hotel, etc.)
- Public amenities
    - Schools
    - Club houses
    - Temples
    - Sports amenities
    - Cultural centres
- Utilities
    - Electric substations
    - GSR/ESR
    - STP's

Stage 2A will be presented in a structured working workshop in which both options will be presented clearly indicating the:

- Central idea
- FSI consumption
- Land efficiency
- Pros and cons

Deliverables: A detailed presentation summarizing both options (Hard copy and Soft copy)

	Deliverable	Timeline
D2A	Stage 2A Proposal – Power point presentation *Contents – Site Concept Zoning Options (2 Options)*	Week 5

STAGE 2B- REFINED ZONING PLAN

Stage 2B shall begin after the selection of the Final Zoning Option, within 1 week from the date of Stage 2A presentation.

Stage 2B shall include the following:

1. Refined Zoning Plan (of the final selected Zoning option)
2. Schematic Transportation Plan

REFINED ZONING PLAN

The selected concept plan will be further developed into a Refined Zoning Plan. This plan will be a "comprehensive plan" that will "integrate" all land uses, infrastructure and transport related sustainable concepts and translate it into an implementable plan. The Client team shall assist with land area estimation and sizing for all cluster level and city scale infrastructure necessary for the refinement of the Final Zoning Option. Refined Zoning Plan will specify plot-by-plot land uses, right of ways (ROWs) for roads and utility sites. It will serve as a guide for the Client to undertake downstream implementation actions such as detailed transportation and infrastructure planning/ engineering, landscape designing, architectural design of individual plots.

Refined Zoning Plan would include following layers:

- Zoning plan with land use distribution (Residential, Commercial, Industrial, Open Spaces, Amenities, Infrastructure Utilities Sites)
- Zoning plan with FSI and Regulations (Parcel-wise FSI represented on plan and other Zoning Regulations represented in a table format including ground coverage, setbacks etc.)
- Overall building height plan
- Open space plan (with Landscape development strategy that identifies hierarchy of Open spaces and their envisaged character)
- Schematic storm water network based on site topography and storm water run-off analysis (with analysis of catchment areas, the schematic delineation of major drainage basins showing new principal drain reserves and existing natural drains as well as built drains with suitable re-alignments)
- Amenities distribution plan (in line with local statutory guidelines refined further following global best practices for land optimization)
- Identification of communities/clusters (with clearly defined boundaries based on community model)
- Overall illustrative plan (showing schematic 2D simulation of building footprints and open spaces annotated with all proposed programs/projects in Stage 2A)
- Phasing plan (based on Master Plan intent and Client's Business Plan).

Refined Zoning Plan will be presented along with plans, sections, diagrams and computer generated block massing (A3 size, up to 2 aerial/semi aerial views).

SCHEMATIC TRANSPORTATION PLAN

Schematic Transportation plan will use proposed Concept Plan and Refined Zoning Plan as a base to include following activities:

- Refinement of road network plan (reflecting elements of road right of way, footpaths, tree/services verge etc.)
- Road hierarchy with schematic road cross sections (addressing vehicular and Non-Motorized Transport, infrastructure, landscape elements)
- Parking plan (addressing the requirements and workability of MLCPs for all community clusters)
- Identification of the possible type of road junctions (incorporation of junction splay for possible road junction configuration into the plan);
- General recommendations for feasible mass transport system
- Location for major mass transport interchanges (along with criteria to locate mass transit system stops)
- Non-Motorized transport system and its integration in plan (seamless walkways at ground and above, bicycle lanes etc.)

Deliverables: Presentation (Hard copy and Soft copy)

	Deliverable	Timeline
D2B	Stage 2B Proposal – Power point presentation *Contents – Refined Zoning Plan and Schematic Transportation Plan*	Week 8

STAGE 2C: SCHEMATIC INFRASTRUCTURE STRATEGY AND ARTIST IMPRESSIONS

Part of Stage 2C – Schematic Infrastructure shall run parallel to Stage 2B but will conclude after receiving the Sign off on the Refined Zoning Plan.

SCHEMATIC INFRASTRUCTURE STRATEGY

Schematic Infrastructure Strategy will use the Signed-off Zoning Plan as a base. It would cover infrastructure systems such as Water Supply, Waste Water (Sewerage), Power Supply and Solid Waste Management.

Water Supply System

The proposed schematic Water Supply and Distribution Strategy will be prepared comprising the following:

1. Estimation of overall water demand based on proposed land use and density distribution;
2. Delineation of Water Distribution Zones in the map;

Wastewater (Sewerage) System

The proposed schematic Wastewater (Sewerage) Strategy will be prepared comprising the following:

1. Estimation of overall waste water generation flow based on proposed land use and density distribution and Delineation of Sewage Zones
2. Recommendations for Water recycling.

Power Supply System

The schematic Power Supply Strategy would be provided by Client's Infrastructure team along with demand estimation, land requirements for power utility sites. SJ to include it in Refined Zoning Plan.

Solid Waste Management System

The schematic Solid Waste Management Strategy would be provided by the Client's infrastructure team along with demand estimation, land requirements for the utility sites. SJ to include it in Refined Zoning Plan.

COMPUTER GENERATED ARTIST IMPRESSIONS

The objective of this to prepare presentation material that will support the Client to showcase the project once the Master plan is completed. 1 round of iteration is expected to capture the Client feedback.

Deliverables: Presentation (Hard copy and Soft copy)

	Deliverable	Timeline
D2C	Stage 2C Proposal – Power point presentation *Contents – Schematic Infrastructure Strategy,* *Artist Impressions (2 Aerial/Semi Aerial views of Site)*	Week 12

URBAN DESIGN GUIDELINES FOR START-UP AREA (OPTIONAL)

Based on the specific situational requirement of the Client after the completion of Stage 2C and Sign off on the Zoning Plan, SJ may be engaged further for the detailed Urban Design and Urban Design Guidelines of Startup Area (as identified together with the client team).

This stage is currently not factored in the financial proposal in Section 6.

IDENTIFICATION OF START UP AREA FOR URBAN DESIGN

Up to 2 areas of about 6-7 Acre shall be identified in the Zoning Plan for Urban Design Proposal. A comparative analysis of the Pros and Cons for both the options shall be presented by SJ.

URBAN DESIGN AND GUIDELINES

Urban Design guidelines shall be prepared after the identification of the Startup area.

This Stage will also include3D simulations and Urban Design Guidelines to guide future developments and assist in creating high quality public and private places that are accessible, safe for all end users.
Broadly Guidelines to include:

1. Open Space Network (mandatory open space within individual parcels)
2. Pedestrian Network (open/covered walkways, arcades/colonnades, connecting bridges, plazas etc. to ensure seamless pedestrian connectivity)
3. Vehicular Access (defining zone for locating ingress and egress points for each parcel that would avoid traffic bottlenecks)
4. Building Form (building height, mandatory building setbacks, building corner articulation)

Deliverables: Presentation (Hard copy and Soft copy)

	Deliverable	Timeline
D3	Stage 3 – Power point presentation *Contents – Identification of Startup Area, Urban Design Guidelines for Start-up Area*	8 weeks

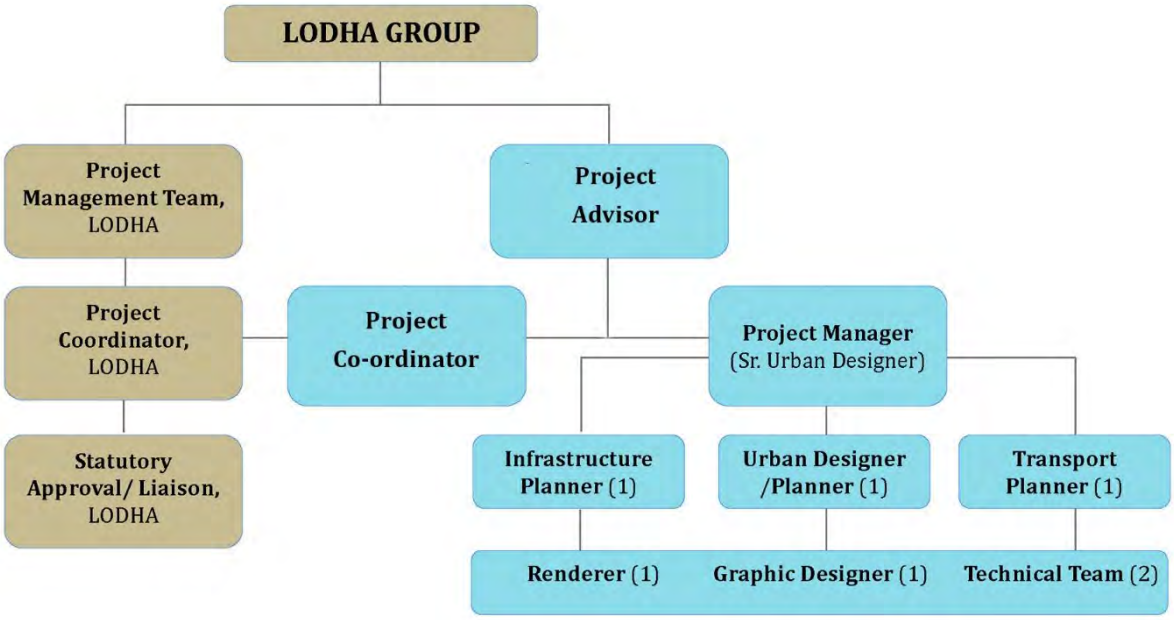
4. PROJECT TEAM

The planning team for the Master Plan works shall be a multi-disciplinary team involving experts from various professional disciplines from SJ. The expertise involved, and the numbers of experts are as listed below but subject to final confirmation:

1. Project Director (Advisor) : 1
2. Project Co-ordinator : 1
3. Sr. Urban Designer (Lead Master planner) : 1
4. Urban Designer : 1
5. Infrastructure Planner : 1
6. Transport Planner : 1
7. Renderer : 1
8. Graphic Designer : 1
9. Technical staff : 1

Project Organisation Structure

The proposed project organization structure is shown below:



5. PROJECT SCHEDULE

No	Stages of Work \ Number of Weeks	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12
STAGE 1: ANALYSIS AND BENCHMARKING STUDIES													
1	Client Review and Feedback (1 week), Design Brief finalisation by Client		D1										
STAGE 2: ZONING													
1	STAGE 2A: Concept Zoning Options												
	Client Review, Feedback and Sign off (1 week)					D2A							
2	STAGE 2B: Refined Zoning Plan & Schematic Transportation Plan												
	Client Review, Feed back & Sign off (1 week)								D2B				
3	STAGE 2C: Schematic Infrastructure Strategy & Artist Impressions												
	Client Review, Feed back & Project Sign off (1 week)												D2C

Note: Estimated total timeframe start date shall begin after data hand over by Client team and contract endorsement.

6. CONSULTANCY FEES AND PAYMENT SCHEDULE

The total fees payable to the Consultant for the provision of the Assigned Services (Consultancy Fee) shall be **INR 81,00,000** (Eighty-One Lakh Indian Rupees only), broken as below.

Payment Stages	Percentage Payment	Consultancy Fee (INR)
On Project Signing	20%	16,20,000
On Submission of Stage 1 Deliverables	30%	24,30,000
On Submission of Stage 2A Deliverables	30%	24,30,000
On Submission of Stage 2B & 2C Deliverables	20%	16,20,000
Fee	**100%**	**81,00,000**

**Excluding all taxes outside Singapore.*

Travel Expenses

All necessary travel and accommodation expenses for the consultant team to attend meetings in Mumbai shall be borne by the Client. It would include visa, air travel, accommodation, local travel, and miscellaneous expenses incurred for the consultant's team to attend site visit/ workshop/ meeting organised by the Client.

The Fees shall include the following:

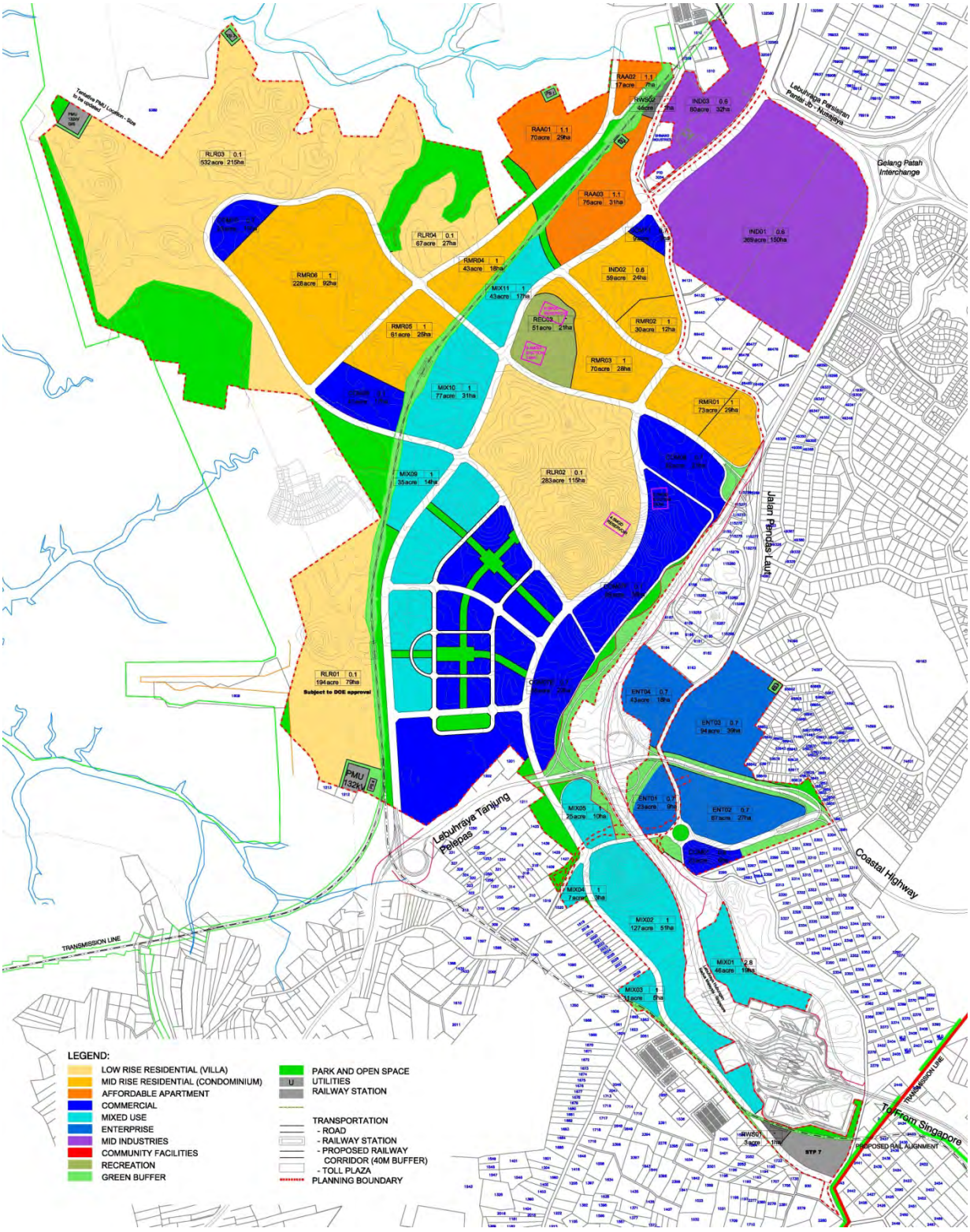
1. Manpower cost for the duration of the Project for the scope of Services in this proposal;
2. Printing, communication charges, mailing and courier charges related to the Project; and
3. Unless otherwise stated, 2 sets of all plans, drawings, and reports in English.

The Fees shall exclude the following costs and expenses which shall additionally be borne by the Client:

1. Detailed Design/ Urban Design Guidelines for Start-up Area;
2. Specialist Consultant's fees (if not included in proposed scope). The appointment and fees of the specialist consultant shall be approved by the Client;
3. Additional prints, reports and documents and other incidental costs;
4. Applicable taxes (including inter alia, tax deducted at source, with-holding tax, GST, value-added tax etc.);
5. Submission fees, duties, charges and levies payable to the authorities;
6. All translation costs;
7. Additional deliverables or extensions for Artist impressions, Multi-media, Animation Fly-Thru and Model making costs if not included in scope.
8. Freight, forwarding, handling, insurance and custom taxes charges if showcase materials are to be shipped

Appendix (Sample Deliverables)

Sample of Concept Zoning Plan



Sample of Illustrative Plan

(Conveys the intent of Zoning Plan, Schematic Transport and Infrastructure Plan)



Sample of Urban Design for Start-up Area







- End of Service Proposal -



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