



Architecture and Interior Design

1st Floor, Dwarka, 57, Tagore Road. Santacruz (W), Mumbai 400 054

O - +9122 26482236 / 37 | M - +919820143289

Date – 04.04.2024

I. Project

Concept and Design for structure of Budweiser & Desi Brew, Mumbai T1 Airport, TFS.

II. Project Roles and Responsibilities

Our role will be for consolidated MEP & Civil, Kitchen and the Construction of Glass Architecture structure for Budweiser & Desi Brew outlet, Mumbai T1 Airport Forecourt, TFS.

III. Scope of Services

- Concept Design for Glass structure Structural design, Working/GFC drawings set, Digital Material Boards and BOQ with budget for the glass structure MEP LV (Data, Wifi, FAS, Music System, CCTV etc.), Plumbing, Fire (Alarm, Sprinklers & Fire Suppression), HVAC, GAS, ALL BOQ, Approval of Shop Drawing.
- Kitchen Layout & Planning
Services Drawing, GFC, Equipment BOQ, Tender Docket with Isometric Drawing, Approval of Shop Drawing, Inspection before Dispatch & also shop drawing of equipment for approval, Wet Works, Civil layout of the Outlet.

IV. Project Phases

Phase I: Conceptual Design:

- Detailed Site Documentation to develop program and area analysis based on client's requirements
- Develop conceptual design in consultation with client and other consultants

Phase II: Design Development:

- Alterations and Concept approval
- Basic Material, Furniture and Fixture selection
- Development of design drawings and input from Consultants based on design drawings

Phase III: Construction Documentation:

- Development of detailed construction drawings based on revised design drawings.
- Selection of Vendors

Phase IV: Construction Stage:

- Periodic site visits, as frequently as needed to oversee the project
- Progress meetings with the client are recommended to keep them updated.



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Fee Schedule:

Fees will be charged Rs. 9,80,000/- (Exclusive of Taxes)

Nine Lakh Eighty Thousand Rupees Only.

No.	Description	Amount (Rupees)
1	50 % of Consultancy changes to be paid along with the WO	4,90,000
2	40% - On Design Closure	3,92,000
3	10% On Submission of GFC's and all Details	98,000

(Kindly note – all above amounts are exclusive of taxes)

Payments to be made in the favor of “ARA designs

VII Terms and Conditions

- Fees mentioned include MEP, Kitchen & Structural Consultant any other consultants are additional
- At the conclusion of each phase payment of the fees for that phase is due in full and subsequent phases will start upon receipt of the fee and retainer
- Misc. Expenses as required due to major revisions to our work that are inconsistent with previous direction by the client, his agent or otherwise beyond our control shall be additional services These additional services will be mutually agreed to before the work commences. Any changes in the design post submission of GFC's or Signing off of design will be considered as a complete rework of the respective stages.
- This contract and fees are valid for a period of 6 months from the mentioned date of this proposal.
- If during the conceptual design or design development phase the scope of work is reduced the fee shall be prorated according to the revised total area
- The cost of permits, official documents, filing fees and structural consultant are not included in the scope and will be additional.
- If there is any dispute relating directly or indirectly to this agreement the parties are obliged to resolve the dispute in a conciliatory manner, primarily by negotiations. If a solution is not reached, the dispute shall be resolved by arbitrators mutually agreed upon.
- All Travel, lodging and boarding expenses for the Principal Architect, Junior Designer travelling will be borne by the client The architects will provide necessary documents & drawings necessary for procuring permissions with Local & municipal & governmental authorities. Lodging and Boarding will be provided in a 4 Star (Junior Architect) & 5 Star (Principal Architect) hotel. Travel bills can be submitted for reimbursement.
- The architects will provide necessary documents & drawings necessary for procuring permissions with Local & municipal & governmental authorities.

Thanking You

ARA designs

Amey Dahanukar

Principal Architect, Director