

Cheflines Associates Private Limited

Works/ Shipping address: SP-812, E-12, Bhiwadi Industrial Area, Alwar, Rajasthan, 301019
Registered Office: 186, Block C-2C, Pocket 12, Janak Puri, New Delhi 110058
CIN: U28996DL1998PTC096295 | PAN: AAACC6676K | GSTIN: 08AAACC6676K1Z9



REF.: CAPL/C/23-24/09/01

18th September 2024

Consultancy/ Planning Services for Kitchen Layout Planning & Utility Drawings

Dear Mr. Stephen,

This has reference to our telephonic discussions for your upcoming projects at T1, New Delhi.

Based on your requirements please find below the offer with the defined scope of services.

We shall cover the following activities under our **scope of work**:

- A. Kitchen layout drawings as per space allocated by Architect.
- B. Identifying & designing the kitchen equipment required for the operations.
- C. Guidelines for the design of MEP services for the appointed consultants (Utility Drawings)

A detailed scope of our activities under our services is attached herewith as Annexures 2,3, & 4.

Our Design Services Shall Include:

1. Issuing of service drawings to the appointed MEP consultants/contractors / PMC of the project for execution of Partition works, Civil works, Electrical works, Plumbing works, HVAC works, or any other agency who is appointed by the client to carry out the implementation work.
2. Issuing tender documents with the bill of quantities giving a detailed technical specification of MEP services, equipment, and makes/models. However, the right of our involvement in bid analysis – technical or commercial - and recommendations for award of work shall be the discretion of the client.
3. Site coordination services will be carried out by us for the services plan under our scope on a timely basis or as per schedule which will be mutually finalized on the award of work.
4. Post-award services of supply order will be carried by us which will cover – shop drawing approval in case of equipment and catalogue approval for imported and other OEM equipment, an inspection of equipment at the works of supplier/ importer or their principals, installation coordination with the supplier/ contractor at the site.

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Project Brief:

Kitchen Consultancy and utility services for the below:

Sl No.	Concept	Brands	Area (sqm)
1	Bombay Bond	Foo	33
2		Mag St.	33
3		Bayroute / Pizza	33
4		Bombay Brasserie	33
5	Gully Kitchen	Gully Kitchen	63.3
6	Wagamama+ Bar	Wagamama	72.6
7		Beer Bar	60.5
8	Microbrewery	Microbrewery	245
9	Gordon Ramsay + Sabko	Sabko Coffee	120
10		Gordon Ramsay	
11	2 Chefs Concepts + Nandos	Nando's	63
12		Ranveer Brar/Harpal Singh Sokhi	204.4
13		Regi Mathew	
14	Lounge	International Lounge	450

Professional Fee:

Part 1- Kitchen Design Consultancy -Our professional fees for the said scope of services as attached in Annexure 1 and 2 shall be INR 50 /- (Rs Fifty Only) per Square feet plus GST as applicable. Approximate area shared is 15185.7 sq ft – **INR 7,59,285.00 (Rs Seven Lakhs Fifty Nine Thousand Two Hundred Eight Five) + GST 18%**

Payment terms:

Advance Payment 30% along with the purchase order.

40% payment on submission of layout drawings.

20% payment on submission of utility drawings and tender documents.

10% payment post final sign off.

The charges are subject to the Terms & Conditions as Annexure – 1 Kitchen Consultancy as per Annexure – 2 and Exclusions as per Annexure – 3

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Annexure-1: Terms and Conditions

1. **Basis of design:** Operators' basic design guidelines will be followed by us to draw the layout. However, the layout and plan will be based on area allocation required for each section of the kitchen and workflow plan related to the same. The final decision will be mutually agreed upon with the operation team. Any additional areas to be planned in the future which are not included in our present scope of work will be charged extra.
2. **Rework:**
 - Kitchen Consultant: If tender documents are approved once and need to be revisited due to the changes in concepts or budgetary constraints or due to force majeure, it will be charged @ 75% of the contract value.
3. **Outstation projects:** If any project is outside Delhi NCR, all outstation charges applicable be it by air, road conveyance, hotel boarding lodging, and all incidental expenses will be fully arranged by you for the entire team members of our company who may be deputed at various stages for implementation of the project.
4. **Delay/termination:** In case of a hold of project or delay of project or termination of agreement bills raised till the date of such eventuality will be paid in full without any delay.
5. **Taxes & deductions:** all payments shall be made inclusive of Goods service tax @ 18% (borne by the client) and after standard income tax reductions (borne by us).
6. **Time Duration:** The project completion time anticipated is 3 months with 3 visits to the site. Any overrun of the project -post which PRO-RATA payment will be applicable.
7. **Deliverables:**
 - Good for Construction drawings at an appropriate scale for MEP and other services components works.
 - Site Plan, Floor plan, Section (1:100 or Suitable Scale).
 - Schematic Site Plan (1:100 or Suitable Scale).
 - Detailed Specifications of equipment
8. **Project Schedule** The scope of Service shall be completed/released according to the schedule as discussed and finalized between the Client & Team.
9. **Responsibility:** All MEP drawings related to the BOH and Food / Beverage Area will be in the appointed consultants. We shall not be responsible for any mistake or deficiencies on part of the supplier or contractor for activities not coordinated by/ with us.

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Annexure-2: Scope of Services - Kitchen Design

1. Understanding the requirements of the client
2. Laying down design parameters
3. Kitchen Layout services and Selection of equipment for Coordinating production schedules, product inspections, and delivery ensuring the satisfactory installation
4. Civil work Layout and details: Preparing civil layout for walls and partitions for Architect and MEP consultants.
5. Preparing Plumbing points/ requirement drawings showing hot and cold water supply points for MEP consultants showing location coordinates. Diameters for same and routing to be in the scope of MEP consultants
6. Plumbing -Preparing Drainage points/ requirement drawings showing drainage gutters and floor traps grease traps for MEP consultants showing location coordinates.Slopes/ sizing capacities for same and routing to be in the scope of MEP consultants
7. Preparing Electrical points/ requirement drawings showing individual points and total load for MEP consultants showing location coordinates. Electrical load rating cable size etc will be in the scope of MEP consultants
8. CFM to be exhausted - individual hoods and total capacity Data deriving CFM requirement to be generated and shared with the HVAC consultant / contracting agency.
9. Fire Suppression System: Kitchen Fire Suppression System design basis
10. Garbage Area identification and its movement

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Annexure-3: Exclusions

- Obtaining municipal authorities' permission for various utilities and obtaining an actual connection. Any type of Govt. Department Approval Any type of Govt. Department Approval. The garbage Disposal system is in the part of Physical Health and care.
- Site Supervision daily and Any type of Purchasing OR Vendor/contractor management.
- Service inside the premises for the tenant.
- Any kind of drawings/details/ CODES / Finishes / Hardware/codes of Front of the House (FOH) related to Interior work – the drawings / prospective/ elevations thereof, Architectural layouts, interior finishes of FOH, Lighting fixtures detail related to FOH, 3D Views, Toilets, waiting area, Cloak Rooms if any, reflected ceiling plan, Server room or Any type of Software Design. IT requirement Signage design and details etc.