

Sarvesh Patil

From: Stephen P
Sent: 18 September 2024 18:12
To: Sarvesh Patil
Subject: FW: Navi Mumbai Project on BIM Platform

From: Anil Kumar Nallur <Anil@muffin-d.com>
Sent: 04 September 2024 18:14
To: Stephen P <stephen.p@k-corp.in>
Cc: Lovejot Sekhon <lovejot.sekhon@k-corp.in>; shama.nair@travelfoodservices.com
Subject: Re: Navi Mumbai Project on BIM Platform

Stephen

Thanks for the note
With reference to cost am already working with TFS at below Rate since last 2 years and agreed with Akshay on the same.
Below 300 Sft = INR 85000/ Unit
Above 300 Sft – INR 285 / SFT

GST additional

Am happy to agree with above flat rates for New or Existing Concept but definitely not lower than my existing rates which I am already working on BIM if at all we work will be additional Cost

Thanks in advance and a good day ahead

regards

From: Stephen P <stephen.p@k-corp.in>
Date: Wednesday, 4 September 2024 at 16:32
To: Anil Kumar Nallur <Anil@muffin-d.com>
Cc: Lovejot Sekhon <lovejot.sekhon@k-corp.in>, shama.nair@travelfoodservices.com <shama.nair@travelfoodservices.com>
Subject: RE: Navi Mumbai Project on BIM Platform

Hi Anil,

Please find the below list of outlets along with its area's that are expected in Navi-Mumbai, Guwahati & Ahmedabad.
As discussed over call, Our Proposed rate will 250/sqft. Inclusive all (Architecture + MEP + Concepts where ever required).

Request you to confirm the same proceed further.

Note: The Above mentioned commercials are excluding the BIM conversion charges, which shall be concluded separately.

Brands/Concept	Area in Sqm.	Area in Sqft.
Wagamama+ Bar	340	3660
Idli.com	70	753
Kaffee Mast with Gujarati Food	70	753
Seating	110	1184
Lithosphere/Upper Crust	215	2311
Idli.com	30	323
Bread & Curry/Wan Chai/Wow Eats	37	398
Seating Area	60	646
Coffee box	10	108
		10137

From: Anil Kumar Nallur <Anil@muffin-d.com>
Sent: 03 September 2024 09:31
To: Akshay Sharma <akshay.sharma@semolinakitchens.com>; shama.nair@travelfoodservices.com
Cc: Lovejot Sekhon <lovejot.sekhon@k-corp.in>; Stephen P <stephen.p@k-corp.in>
Subject: FW: Navi Mumbai Project on BIM Platform

Hello Akshay

Hope you are doing well and thanks for your time yesterday.

As discussed, if you could help in sharing the volumes/areas/brands of Navi Mumbai and Potential Guwahati we can work towards a flat Rate/Sft for New and Existing Concepts.

Understand your requirement of each airport wanting their units bespoke which we will consider during the design phase.

As the Airports are giving us a BIM Model , it makes logical to get our designs on the same platform to ensure we cover all risks/conflicts and accurate build cost.

Look forward to hearing from your team and a good day ahead

Regards
Anil

From: Anil Kumar Nallur <Anil@muffin-d.com>

Date: Saturday, 31 August 2024 at 14:43

To: Shama Nair <shama.nair@travelfoodservices.com>, Lovejot Sekhon Kcorp <lovejot.sekhon@k-corp.in>, Akshay Sharma <akshay.sharma@semolinakitchens.com>, Stephen P <Stephen.p@k-corp.in>

Cc: Varun Kapur <varun.kapur@travelfoodservices.com>

Subject: Re: Navi Mumbai Project on BIM Platform

Hello Shama

Thanks for your mail

Please find below revised proposal for Navi Mumbai project.

Key Call out –

We will deliver the entire project on BIM Platform .

Will need your cost database to attach the costs onto the library's we will develop and this will help in giving you an “**accurate view to costs during 3D design review**” and necessary changes / value engineering for design approval post which we will generate the drawings from the model along with accurate pre-tender estimate.

We will need 2/3 weeks heads up to develop the libraries with costs attached - Once the libraries are ready our turnaround time for each unit will come down by 50% (technically we will be faster if we invest time and effort upfront).

Our costs will on the new platform will be **from existing INR 285/ Sft to INR 300/Sft** and minimum cost from **existing INR 85000 to INR 100000** (Substantial effort at our end towards development of database).

Once we have the database is ready (For next lot of projects we can bring down the cost with efficiency).

For any New Brands There will be brand development costs (not mentioned below)

This process of design on BIM will allow us to resolve all site conflicts and challenges accurately before start at site and allowing your contractors to finish jobs quickly without any variations cost and drive the build cost down.

Will be glad if could support with 60% Advance and 40% (after issue of Final drawings with pre-tender estimate) as the process calls for size able upfront effort and investment .

Required from TFS	
Laser Survey of Existing Site (Stitched Cloud Model with accurate tap of points (above and below ceiling) - Point cloud	
Brand Standards	
Demise Line	
Tap Of Points	
Existing Infrastructure availability	
Cost Database of all elements (TFS Database) to be attached to BIM components for Library development	
Airport Restrictions	

Existing Brands	Area	Minimum cost	Scope
	Stores 350 Sft and Less (Minimum Cost)	INR 105000 + GST	On BIM Model Max Render View as required 3D Review of Design (BIM) for approval All Site Risks resolved and Pre tender estimate will be provided
Existing Brands	Area	Cost / SFT	Scope
	Stores 351 Sft and above @ 300 / Sft (Architecture and MEP on BIM)	INR 300 / SFT + GST	On BIM Model Max Render View as required 3D Review of Design (BIM) for approval All Site Risks resolved and Pre tender estimate will be provided

Please Note	
Change in Demise Line / brand after approval of High Resolution Renders will be treated as a new project	
Structural Engineering Not in Scope	
Local Approvals Not in Scope	
Will need 2/3 Weeks Heads up to develop BIM Libraries with costs attached after receiving the relevant information to commence plan development	

Look forward to hearing from you and a good day ahead

Regards
Anil

From: Shama Nair <shama.nair@travelfoodservices.com>

Date: Saturday, 31 August 2024 at 14:33

To: Anil Kumar Nallur <Anil@muffin-d.com>, Lovejot Sekhon Kcorp <lovejot.sekhon@k-corp.in>, Akshay Sharma <akshay.sharma@semolinakitchens.com>, Stephen P <Stephen.p@k-corp.in>

Cc: Varun Kapur <varun.kapur@travelfoodservices.com>

Subject: RE: Navi Mumbai Project

+looping @Lovejot Sekhon / @Akshay Sharma / @Stephen P

Dear Anil,

For Delhi T1 (various outlets) you have charges us Rs 175 per sqft for Concept & Architectural (GFCs) drawings and Rs 100 per sqft for MEP design & GFCs. We are willing to pay similar cost the Navi Mumbai outlets. We are ok to pay additional amount for BIM. But the rates quoted by you in the trail mail are unviable.

Regards,
Shama Nair
+91 9821053476
<http://www.k-hospitality.com/>

-----Original Message-----

From: Anil Kumar Nallur <Anil@muffin-d.com>
Sent: Saturday, August 31, 2024 2:38 AM
To: Shama Nair <shama.nair@travelfoodservices.com>
Subject: Navi Mumbai Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Madam

Hope you are doing well

We spoke and will be glad if you could check and help on the below costs for Projects at NAVI Mumbai for existing brands.

Since we are doing a laser survey it will be beneficial to get the entire area done in one go (before deploying laser survey will be good to have call with my team to understand the output of laser survey and can get one of my colleagues coordinate the same as we are doing it for the first time)

Cost of design and development

- 1) Existing Brands adaptation to site -Concept development and high resolution renders - 100 / Sft
- 2) Architecture and MEP Detailed Documentation and accurate blank BOQ on BIM - 310 / Sft

Total 410/Sft

We will develop the entire package in 3D with all site risks and conflicts highlighted for design review with your team / leadership .

If your team can provide accurate costs of all element's from the existing database of TFS , we can attach the cost to components and give you an accurate cost during design review and do a value engineering exercise .

Once the design and cost is approved we can proceed with the detailed documentation with accurate BOQ and Costs and the output will be quick without any iterations and easy for contractors .

For any new concept / bars / lounge , It will be great if we can discuss and agree on a mutual cost for new brand development as the same will involve multiple iterations of design and renders.

Will be glad if you could support the above approach and request as we are very lean on volumes for next 2 months and can get the team to focus on Navi Mumbai .

Looking forward to hearing from you and a good day ahead

Regards
Anil

Sent from my iPhone