## PERFORMA FOR WORK CONTRACT

*(On the company letterhead in duplicate to be signed by the client and the architect )*

To

.Mr.

# JKS. ARCHITECTS

57/58 ,SECTOR – 8, CHITRAKOOT, VAISHALI NAGAR, JAIPUR

### SUB: Assignment for Interior and related Professional Services.

Project:

**Interior Design**

Dear Sir,

We hereby providing the details of Interior and related professional services as detailed out in our offer letter for the project mentioned above.

This work contract document includes the following annexe attached herewith:

1. Annexure I - Scope of work under the contract.
2. Annexure II - Total Consultancy and mode of payment.

***WHY CHOOSE JKS ARCHITECTS***

PROJECT MANAGEMENT TRIANGLE

Following are the benefits of choosing Jks Architects for developing this application

– “You can have it good, fast, or cheap. Pick two.”

We at jks Architects maintain the perfect balance between all the sides of the project management triangle to ensure we deliver a high quality end product.

Jks Architects

In slightly different terms, every project needs to balance a “triangle” of time, cost, and scope. We can’t change one without affecting at least one of the others. Referring to the diagram to the above, the Triple Constraint basically demonstrates in pictorial fashion, the key attributes that must be handled effectively for successful completion and closure of any project.

The project management triangle is used by our managers to analyze or understand the difficulties that may arise due to implementing and executing a project.

This document should not be judge as a final proposal. After our conversation we will share the final proposal with you.


# ANNEXURE – I

## SCOPE OF WORK :

The Composite Consultancy comprises of items tick-marked in boxes:

A. INTERIOR CONSULTANCY:

1. **STAGE: *(Invoice Stages 1)***

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### PLAN

House Enters Drawing Area Island Kitchen

 Store Temple Space

 Hall

 M.Bedroom

 Dressing Room

 Kids Room

**** Parking

 Garden

* **FURNITURE LAYOUT**

****

Car Define

 Sofa set

 L.C.D.

Kitchen hop Kitchen Sing Wash Basin Dining Table

Toilet- W.c.,Shower

 Crockery unit

 King Size Bed

 Side Table

 Wardrobe

**NOTE**: Above Underlined Stages Should Be Selected By The Client.

1. **STAGE *(Invoice Stages 2)***


### INTERIOR 3D ELEVATION

 Type Elevation

 No. Of Floor

 Stone detail

 Glass & Steel Reling

#### images.jpgFALSE CEILING 3D ELEVATION

* **INTERIOR WORKING PLAN**

****

* **FALSE CEILING WORKING PLAN**

### download.pngFALSE CEILING ELECTRICAL PLAN

****

* **DOOR /WINDOW SHEDULE**
* Door lintel Level
* Windows SIL Level
* Windows Lintel Level

****

* **SECTIONAL DETAIL**

 Both site Section Details

 Level definition

D.P.C. To Wall Height

 Beam Size Details

 Lintel Level

**NOTE**: Above Underlined Stages Should Be Selected By The Client.

1. **STAGE *(Invoice Stages 3)***

### SANITARY FLOOR PLAN

 C.P.V.C. Pipe where outer site come

Chamber details

Soil west Water Chamber

West waters Chamber

Chamber Peking

****

* **SANITARY WORKING PLAN**
* **WALL SANITARY PLAN**

CPVC Pipe Size plan

According to size of pipe projection location

Height of pipe According to Cubicle

Chamber testing

Water Flows then Feeting

* **ROOF C.C.T.V. CAMERA**

Before Roof Casting CCTV Pipe Installation

Distribution Box Location

Type of camera

* **WALL C.C.T.V. CAMERA**

DistributionBox Instolesan

Camera Wall height Details

Wiring Details


### WALL ELECTRICAL

Type of Switch Box Details

Main powers points

Wall light points show

Wiring details

* **AIR CONDITIONING**

Copper pipe Feeting

West water pipe Feeting

Electric wire for  mm Required

**NOTE**: Above Underlined Stages Should Be Selected By The Client.



# SITE VISIT

* 1. 3D Interior
	2. 3D Working
	3. False Ceiling

4 . Electrical Wall

5. Sanitary Wall & Floor

#### NOTE: ABOVE MENTIONED SITE VISITS ARE FREE OF COST.

EXTRA SITE VISITS ARE CHARGEABLE . IN JAIPUR 2000`/VISIT AND OUT OF JAIPUR 10000`/VISIT (ACCORDING TO LOCATION)

# ANNEXURE - II

 **A:** COMPUTATION OF CONSULTANCY FEES FOR THE ABOVE SERVICES:

**Total Consultancy =** Total Built up Area-------x **@ Rs.----/ sqft. =RS -----------**

**PLS. NOTE:** Service tax will be charged on the above amount (@18%).

### MODE OF Work

|  |  |  |  |
| --- | --- | --- | --- |
| **S. No.** | **Stage of Work** | **Stage Payments** | **Total Amount to be paid till this stage** |
| 1 | Layout Plan | 20/sq.fit | 20 ` /sq.fit of total Area. |
| 2 | 3D plan | 20/sq.fit | 40 ` /sq.fit of total Area |
| 3 | Elevation, Working Plan | 10/sq.fit | 50 ` /sq.fit of total Area |

**MODE OF PAYMENT**

|  |  |  |  |
| --- | --- | --- | --- |
| **S. No.** | **Stage of Payments** | **Stage Payments** | **Total Amount to be paid till this stage** |
| 1 | Before Layout Plan | 20 | 20 ` /sq.fit of total Area. |
| 2 | Before 3D Plan | 20 | 40 ` /sq.fit of total Area |
| 3 | Before Elevation , Working Plan | 10 | 50 ` /sq.fit of total Area |

Date:

### DECLARATION OF ACCEPTANCE OF WORK

I, here by accept the above said conditions for appointment of Architect for my project stated above.

# Proprietor

**JKS. ARCHITECTS**

57/58 ,SECTOR – 8, CHITRAKOOT,

VAISHALI NAGAR, JAIPUR

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