

PERFORMA FOR WORK CONTRACT

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

To

SUB: Assignment for Architectural and related Professional Services .

Project: -----

Dear Sir,

We hereby confirm having accepted your offer for providing Architectural and related professional services as detailed out in your offer letter for the project mentioned above.

This work contract document includes the following annexes attached herewith:

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.



1. Annexure I - Scope of work under the contract.

2. Annexure II - Total Consultancy and mode of payment.

ANNEXURE – I

SCOPE OF WORK :

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

ARCHITECTURAL CONSULTANCY:

I STAGE: (Invoice Stages 1)

PLAN

- Enters
- Garden Area
- Kitchen
- Stage
- Banquet Hall
- VIP Launch
- Food Area
- Mandap
- Swing pool
- Open Food Area
- Restaurant
- Store
- Toilets



FURNITURE LAYOUT

- Car Define
- Food stall
-
- Kitchen hop
- Kitchen Sing
- Wash Basin
- Dinning Table
- Toilet- W.c., Shower
- Crockery unit
- Restaurant Furniture
- Site Table
- Wardrobe



II STAGE (Invoice Stages 2)

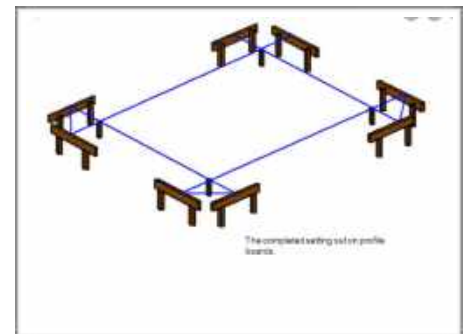
COLUMN LAYOUT

- Size of Each Column
- Tied Column
- Spiral Column
- Composition Column
- Axially Loaded Column
- Column With uniaxial Eccentric Loading
- Column With Biaxial Eccentric Loading
- Short Column
- Long Column
- Square Or Rectangular Column
- Circular Column
- L- Shape Column
- T- Shape Column



COLUMN CANTER LINE

- Column One Site to a Two site Size
- Column canter to Canter Size
- Marking in Artha



COLUMN EXCAVATION

- Marking on Earth
- Excavation Line Size
- Specified Depth
- Under Ground Level



COLUMN STRUCTURES

- Column Steel Size
- No. Of Steel in Column
- Structural Load



- Total Steel quantity

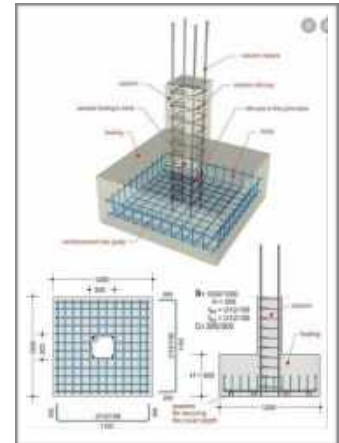
COLUMN DEMARCATION

- Marking the Foundation
- Excavation The Foundation
- Check Diagonals



COLUMN FOOTING STRUCTURE

- Structural Element
- Combined Footing
- Reinforced Concrete Mat
- Type The Footing Final
- Level Of the Footing
- Mix concrete details
- Steel Bar



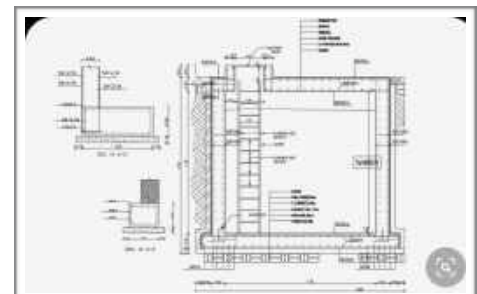
D.P.C. AND PLINTH MEAL PLAN

- D.P.C. Size
- D.P.C. Canter Line
- Steel Details
- Level
- Section



WATER TANK PLAN AND SECTION

- Brick Wall working
- Mid site Steel Steep
- Chambers
- Mud Space



III STAGE (Invoice Stages 3)

3D ELEVATION

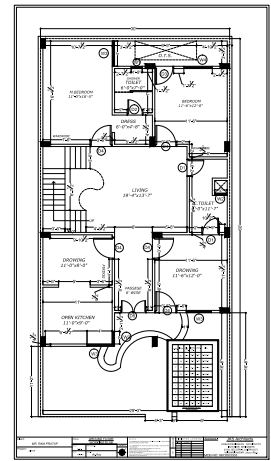
- Type Elevation
- No. Of Floor



- Stone detail
- Glass & Steel Reling

WORKING PLAN

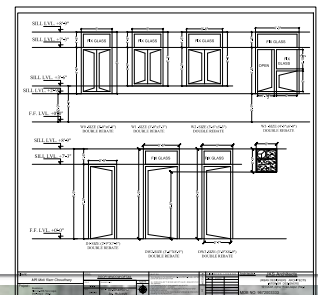
- Wall size
- Wall section
- Door and window Size



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DOOR / WINDOW SCHEDULE

- Door lintel Level
- Windows SIL Level
- Windows Lintel Level



SANITARY FLOOR PLAN

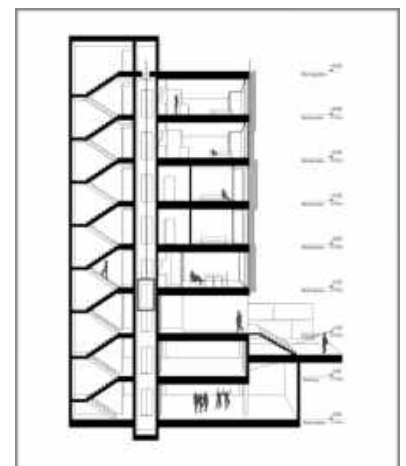
- C.P.V.C. Pipe where outer site come
- Chamber details
- Soil west Water Chamber
- West waters Chamber
- Chamber Peking



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SECTION

- Both site Section Details
- Level definition
- D.P.C. To Wall Height
- Beam Size Details
- Lintel Level



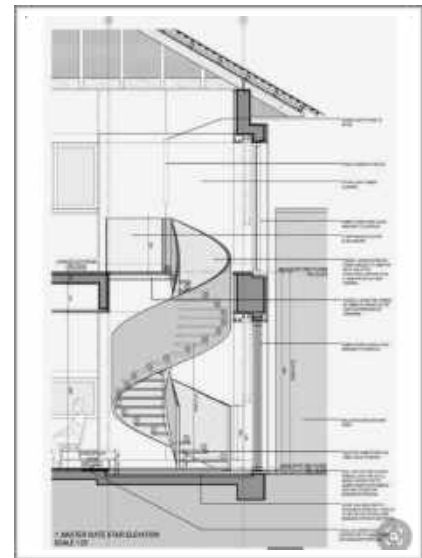
ELEVATION WORKING DRAWING

- Plaster Work Details
- Stone Size and Thickness
- Jali details
- M.S. Pipe Installation



STAIRS SECTION

- Stair Tread Size
- Stair Riser Height
- Landing Height
- No. Of Step



STAIRS STRUCTURE

- Steel Structure
- Distance of steel
- Folded staircase



IV STAGE (Invoice Stages 4)

ROOF SHUTTERING

- Beam size and location
- Beam deflt Details
- Open Cut Details
- Roof Level



ROOF STRUCTURE

- Steel Structure
- Beam Structure
- Beam Ring Distance
- Main bar and tie Bar
- Slab Steel structure
- Slab Beam structure
- Beam L- content



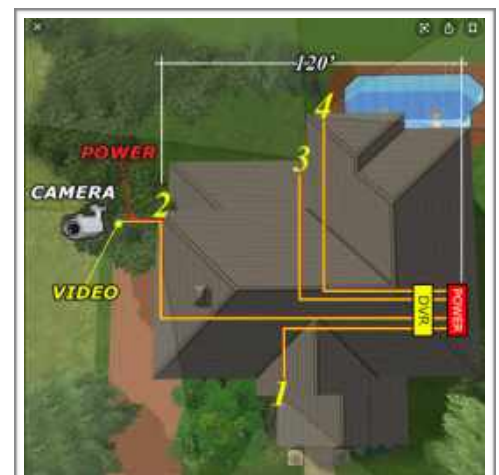
ROOF ELECTRICAL

- Concealed Light Size and marking
- Fan Box marking
- Meter Cabil Pipe Details
- Inverter Line
- MCB Box Location
- L.C.D. Line



ROOF C.C.T.V.CAMERA

- Before Roof Casting CCTV Pipe Installation
- Distribution Box Location
- Type of camera



WALL ELECTRICAL

- Type of Switch Box Details
- Main powers points
- Wall light points show
- Wiring details



V STAGE (Invoice Stages 5)

WALL SANITARY

- 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 SANITARY RAIN WATER

- Flow Water Roof
- 4" pipe Floor to Down
- Rain water Chamber



WATER SUPPLY

- Plumping pipe to overhead Tank
- Piping size and Distribution
- Under ground water tank to motor content



SOIL, WAST AND WEST PIPING.

- 6" pipe for Toilet to soil west pipe to shock pit
- Chamber to content pipe
- Floor cut in site chamber

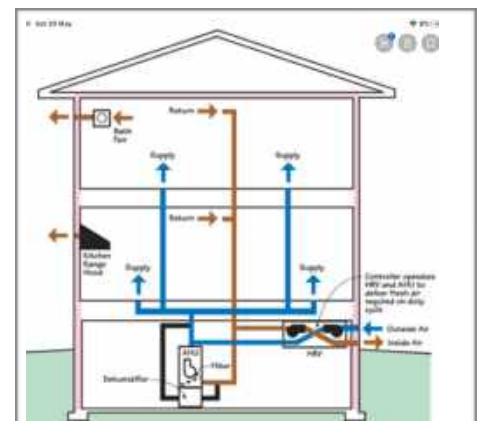


OVER HAD TANK DETAILS

- Motor to overhead tank contents
- Overhead tank sensor contents
- Wall checking

AIR-CONDITIONING

- Copper pipe Feeting
- West water pipe Feeting
- Electric wire for 4 mm Required



WALL CC TV

- Distribution Box Instolesan
- Camera Wall height Details
- Wiring Details



SITE VISIT

- 1.Footing column Demarcation.
- 2.Column Steel Check
- 3.D.P.C. Level
4. Roof Shuttering
- 5.Roof Structure .
6. Electrical Wall
7. Sanitary Wall & Floor



NOTE: Above Underlined Stages Should Be Selected By The Client

Above Mentioned Site Visits Are Free Of Cost.

EXTRA SITE VISITS ARE CHARGEABLE . IN JAIPUR 2000`/VISIT AND
OUT OF JAIPUR 20000`/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	05/sq.ft	5 ` /sq.ft of total Area.
2	D.P.C. & Column Structure	05/sq.ft	10 ` /sq.ft of total Area
3	Elevation, Working	05/sq.ft	15 ` /sq.ft of total Area
4	Roof Structure, Electrical	03/sq.ft	18 ` /sq.ft of total Area
5	Sanitary	02/sq.ft	20 ` /sq.ft of total Area.

MODE OF PAYMENT

S. No.	Stage of Payments	Stage Payments	Total Amount to be paid till this stage
1	Mobilization advance	5	5' /sq.ft of total Area.
2	Before Plinth Level Plan	5	10' /sq.ft of total Area
3	Before Elevation , Working plan	5	15 ` /sq.ft of total Area
4	Before of Roof Structure, electrical Plan	3	18 ` /sq.ft of total Area
5	Before sanitary Plan	2	20' /sq.ft of total Area.

DECLARATION OF ACCEPTANCE OF WORK

We, -----, hereby accept the above said conditions for appointment of Architect for your project stated above.

Proprietor: JKS. ARCHITECTS

57/58 ,SECTOR – 8, CHITRAKOOT,

VISHALI NAGAR, JAIPUR

M.NO. 9672003333

Date:

For Customer