****

**CONSTRUCTION DESIGN AGREEMENT**

This construction design agreement including 2D Plan, 3D Elevation, Interior design & Structural Design is entered and executed on: \_\_\_\_\_\_\_\_\_\_ between the First Party the Client and the Second Party M/S J K RAAM BUILDERS. Based on the following terms and conditions both the parties entered in to the design agreement to design the first party building construction project at the below mentioned site address.

**DETAILS OF FIRST PARTY**

Name :

Address :

Phone number :

Email id :

Aadhaar :

**SITE ADDRESS**

Address :

**DETAILS OF SECOND PARTY**

Name : M/S J K RAAM BUILDERS

Address : Sri Kannudiyar Complex, Ezhil Nagar, Kottaiyur Post, Karaikudi, Sivagangai DT Tamilnadu. Pin: 630106

Phone number : +91-94431 69891 & +91-97514 57932

Email id : [karthik.jkraambuildes@gmail.com](mailto:karthik.jkraambuildes@gmail.com),

Website : [www.jkraambuilders.com](http://www.jkraambuilders.com)

GST number : 33DKHPK2759C1ZB

**PROJECT BUDGET**

The total cost of design work is computed as

Amount in figures :

Amount in words :

The detailed breakup of the cost and its deliverables are listed in the Annexure – B

**OBLIGATIONS OF FIRST PARTY - THE CLIENT**

The client should manage the following works and bear the expenses which are not covered in this fee.

* Cost related to preparation of approval drawings is not considered in this fee.
* In case of Structural Design soil test for the site is mandatory and fee for soil testing will be charges additionally.
* Conventional Survey will be conducted by our Site engineer itself without any charges. Incase if the client requires a much more technically advanced surveying works like Total Station it will be charged additionally.
* Soil testing & Total Station surveying will be done by a specialized firm and bill for their service is issued separately by them.

**OBLIGATIONS OF SECOND PARTY – THE DESIGNER**

* The designer shall document all the requirements listed by the client in the questionnaire form and make sure the services are provided to fulfill the client’s requirements.
* At the time of handing over designer has to give good for construction drawings to client for construction purposes

**WORK STAGES**

* Stage - 1 Requirement documentation, Contract Signing &Site Survey.
* Stage - 2 2D Plan.
* Stage - 3 3D Plan, Elevation, Interior, Video Renderingetc.
* Stage - 4 Structural Design & detailing
* Stage - 5 Final GFC drawings handover.

*Note: Depending upon the requirements the number of stages may vary.*

**PAYMENT STAGES**

* Stage - 1 30% at the time of signing the agreement.
* Stage - 2 30% once the 2D plan is finalized.
* Stage - 3 30% once the Elevation, Interior, Video Rendering & Structural design
* Stage - 4 10|% at the time of handing over of final GFC drawings.

**MANAGEMENT OF CHANGES / ADDITION / OMISSION OF WORKS**

* In case of any changes at Stage -1 before the commencement of drawing works then the designer has to rewrite the requirement questionnaire form and generate a new bill for the client.
* While working in the later stages of design project after the successful delivery of the previous working stages, if the client wants to change the work scope like increasing / decreasing the number of floors or area, then the client have to bear the additional charges apart from the default part payments.

**OTHER TERMS AND CONDITIONS**

* The second party should commence the work at once the agreement is signed.
* Any payment paid and received should be noted in the payment record page provided as an annexure in the contract.
* The designer has the right to suspend the work if the client fails to make the part payment.
* Once the issues are resolved then the designer has to recommence the design work and can fix a new schedule / deadline for the deliverables.
* If the Design work got delayed due to natural or external phenomenon then both the parties are not responsible.
* Any dispute if any to be settled in Karaikudi Jurisdiction only.
* All rate quoted in the bill area inclusive of GST.

**ANNEXURE – A**

**CLIENT REQUIREMENT QUESTIONNAIRE FORM**

**SITE DETAILS**

Client Name **:**

Site Address **:**

Site location **:**

Corner plot **:**

Land area **:**

Land facing **:**

Dimension **:** N: E: S: W:

**PROJECT DETAILS**

No of floors **:**Min: Max:

Individual floors **:**

Duplex floors **:**

Building area **:** Min: Max:

**LIST OF FACILITIES / SPACES REQUIRED IN THE PROPOSED CONSTRUCTION PROJECT**

|  |  |  |
| --- | --- | --- |
| 1 | CAR PARKING |  |
| 2 | HALL |  |
| 3 | HALL + DOUBLE HEIGHT |  |
| 4 | MASTER BED ROOM + ATTACHED TOILET |  |
| 5 | MASTER BED ROOM + PRIVATE BALCONY + ATTACHED TOILET |  |
| 6 | MASTER BED + PRIVATE LAWN + ATTACHED TOILET |  |
| 7 | KIDS BEDROOM + ATTACHED TOILET |  |
| 8 | KIDS BEDROOM + ATTACHED TOILET + BALCONY ATTACHED |  |
| 8 | GUEST BED ROOM + ATTACHED TOILET |  |
| 9 | BED ROOM WITHOUT TOILET |  |
| 10 | STAIRCASE - OUTSIDE BUILDING |  |
| 11 | STAIRCASE WITH HEAD ROOM |  |
| 12 | OPEN OUTSIDE STAIRCASE |  |
| 13 | STAIRCASE - INSIDE BUILDING |  |
| 14 | STAIRCASE - INSIDE BUILDING - DOG LEGGED |  |
| 15 | STAIRCASE - INSIDE BUILDING - CIRCULAR |  |
| 16 | KITCHEN - PARALLEL TYPE |  |
| 17 | KITCHEN - L SHAPED |  |
| 18 | KITCHEN - U SHAPED |  |
| 19 | KITCHEN - OPEN |  |
| 20 | KITCHEN & DINING ATTACHED |  |
| 21 | FAMILY DINING |  |
| 22 | FORMAL DINING |  |
| 23 | HOME OFFICE |  |
| 24 | KIDS STUDY ROOM |  |
| 25 | STORE ROOM + KITCHEN ATTACHED |  |
| 26 | STORE ROOM - WASTE STORAGE |  |
| 27 | ROOF TOP GARDEN |  |
| 28 | POOJA ROOM |  |
| 30 | COMMON AT - TOILET INSIDE HOUSE |  |
| 31 | COMMON AT TOILET OUTSIDE HOUSE |  |
| 32 | COMMON TOILET & BATH SEPARATE INSIDE HOUSE |  |
| 33 | COMMON TOILET & BATH SEPARATE OUTSIDE HOUSE |  |
| 34 | HOME THEATRE |  |
| 35 | HOME GYM |  |

**ANNEXURE – B**

* This document consists of complete details of fee for 2D plan, 3D plan, 3D Elevation, Interior design, Structural Design and Good for Construction working drawings.
* Fee quoted for 3 options of 2D plan, 3D Plan, 3D Elevation & 3D Interior.
* First option will be given based on the requirements filled in the Annexure - A
* Second option will be given based on the feedback given by the client.
* Final / third option will be given based on the feedbacks received from the previous options.
* Structural design is performed for the finalized option of plan & elevation only.
* In case of change in plan or elevation while working in structural design then it will be dealt based on the management of changes topic mentioned in the agreement.
* All working drawings are issued to the client at the end of the project.

FIRST PARTY SECOND PARTY

WITNESS 1 WITNESS 2