



SATHYABAMA

INSTITUTE OF SCIENCE AND TECHNOLOGY

(DEEMED TO BE UNIVERSITY)

Accredited "A" Grade by NAAC | 12B Status by UGC | Approved by AICTE

www.sathyabama.ac.in

**SCHOOL OF BUILDING AND ENVIRONMENT
DEPARTMENT OF ARCHITECTURE
M. Arch (Building management)**

**PROFESSIONAL TRAINING (S84APT)
JULY 2022 - AUGUST 2022**

Name of the Student : S. VIDHYA

Semester : III

Register Number : 41840019

Batch : 2021-2023



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DEPARTMENT OF ARCHITECTURE

M. Arch (Building management)

VIVA-VOCE EXAMINATION

This is to certify that the Professional Training Report (S84APT) is the work of **VIDHYA S** who had undergone training in **CUSHMAN & WAKEFIELD** and has been monitored by the continuous assessment during July 2022 to August 2022.

Dr. Devyani Gangopadhyay
HOD AND DEAN

Submitted for Viva voce Examination held on **20.12.2022**

Internal Examiner
External Examiner



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DECLARATION

I **VIDHYA. S** hereby declare that this Professional Training Report for the period of **30 days** from **11th July 2022** to **19th August 2022** was done by me under the guidance of **PM. VENUGOPAL AUDHIKESHAVALU** is submitted in partial fulfillment of the requirements for the completion of the practical training session.



DATE : 20.12.2022

PLACE : Chennai

S. Vidhya

SIGNATURE OF CANDIDATE

ACKNOWLEDGEMENT

I am pleased to acknowledge my sincere thanks to the Board of Management of **SATHYABAMA INSTITUTE OF SCIENCE & TECHNOLOGY** for their kind encouragement in doing this practical training and completing it successfully.

I convey my thanks to **Dr. Devyani Gangopadhyay Dean, School of building and Environment** for providing me with necessary support and details at the right time during the progressive reviews.

I would like to express my sincere and deep sense of gratitude to **PM. Venugopal Audhikeshavalu** for his valuable guidance, suggestions, and his constant encouragement paved way for the successful completion of my training.

I would also like to express my sincere thanks to **Ar. Surya Rajkumar** our Internal Co-Ordinator for her valuable guidance, during the entire Professional Training period.

I would also like to express my gratitude to **Mr. Divakar Kumar** for his guidance, knowledge sharing and encouragement throughout the training period. Also I want to thank the Managing Director **Mr. Sridhar Srinivasan** for giving me an opportunity to fulfill my training in **Cushman & Wakefield**, Chennai, Tamilnadu 600018.

Last, but not least, I must acknowledge with a sense of deep appreciation and special thanks to my parents **Er. R Shanmuga Sundaram & S Kavitha**, who endorsed me with content encouragement.

The completion of this report has been made possible because of the involvement of many individuals at various stages. I would like to thank them all in this regards.



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Date: 11.05.2022

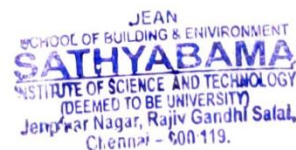
TO WHOMSOEVER IT MAY CONCERN

VIDHYA S (Reg No- 41840019) is a bonafide student of our institution pursuing Masters in Architecture in Building Management (Batch 2021-2023). As part of the curriculum the students are required to undergo Professional Training for a minimum period of 30 working days. Kindly grant permission for the same in your esteemed organization. We also assure that information collected about any project will be used for academic purpose only.

Thanking You,

Dr. Devyani Gangopadhyay

Dean, School of Building & Environment



Cushman & Wakefield India Pvt Ltd.
14th Floor, Building 8
Tower C, DLF Cyber City
Gurgaon – 122 002, India
Tel +91 (124) 469 5555
Fax +91 (124) 469 5566
Cushmanwakefield.com

05-July-2022

Vidhya S

Sub: Internship Letter

In furtherance to your request for undergoing an intern with **Cushman & Wakefield India Pvt Ltd**, we are pleased to inform you that we would be in a position to accommodate your request for internship in the **Project Management** division based at our office at **Chennai**.

1. Your training period will be from **11-July-2022** to **29-August-2022**.
2. You will be provided the internship by the company on **10000/-** per month stipend.
3. You are requested to note that the engagement of yours with the organization is purely as per your personal request and in no way should be construed as an employment with the organization and is limited to only internship for the above stated period.
4. During the course of your training, you will not be entitled for any benefits (leaves etc.) or perks which are being provided to permanent employees of the organization.
5. C&W shall not be liable, in any manner whatsoever, including but not limited to any damages, action, costs, expenses, losses, claims by you for any injury, accident, medical exigency etc. of any similar nature arising during your internship with C&W.
6. Except in the course of your duties assigned during internship, you shall not during the term of the internship agreement or after its termination for any cause, divulge to any person whatsoever or otherwise make use of any trade secrets or any confidential information concerning the business of the company. The confidential information includes but not limited to market information or any other information that is deemed by the company to have commercial value. A breach of this clause shall result in company taking the appropriate legal action to protect its rights.

Please sign this letter as acceptance of the above-mentioned terms & conditions and release a copy to us for records.

For Cushman & Wakefield India Private Limited

Rajesh Nair
Director – Human Resources

SCHOOL OF BUILDING & ENVIRONMENT, DEPARTMENT OF ARCHITECTURE
M. Arch (Building management) Batch 2021-2023
Continuous Assessment Report for Professional training

(Continuous progress report of the trainee Project Manager for the period of 15 working days in the office to be submitted to HOD)

1. Name of the office/organization	: Cushman & Wakefield
2. Address & Contact Number	: 6th Floor, 471, Anna Salai, Rathna Nagar, Teynampet, Chennai, Tamil Nadu 600018. Phone: 044 4299 5555
3. Name of the student	: S.Vidhya
4. Duration	: From 11/07/2022 to 29/07/2022
5. Total no. of days	: 15 Days
6. Evaluation of Performance criteria shall be on	

* Note: Kindly grade the student as per his/her overall performance in the office during the assessment month;

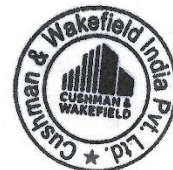
Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture	✓				
Skillsets related to project management		✓			
Design Management					✓
Understanding the Triple Constraints		✓			
Observation during Site Visits	✓				
Understanding of construction details		✓			
Understanding of Construction sequences	✓				
Site Supervision / Discussion with clients					✓
Adherence to Time schedule	✓				
Quantitative aptitude	✓				
Documentation skills	✓				
Coordination with other consultants					✓

Overall Grading*	A
------------------	---

(A – 8.0, B – 7.0, C – 6.0, D – 5.5, E – 5.0, F – <5)

7. Any other Remarks: _____

8. Signature of Regional Manager
Project Development & Services - Investors
(With Seal)



SCHOOL OF BUILDING & ENVIRONMENT, DEPARTMENT OF ARCHITECTURE
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2. Address & Contact Number	: 6th Floor, 471, Anna Salai, Rathna Nagar, Teynampet, Chennai, Tamil Nadu 600018. Phone: 044 4299 5555
3. Name of the student	: S.Vidhya
4. Duration	: From 01/08/2022 to 19/08/2022
5. Total no. of days	: 15 Days
6. Evaluation of Performance criteria shall be on	

* Note: Kindly grade the student as per his/her overall performance in the office during the assessment month;

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture	✓				
Skillsets related to project management		✓			
Design Management					✓
Understanding the Triple Constraints		✓			
Observation during Site Visits	✓				
Understanding of construction details		✓			
Understanding of Construction sequences	✓				
Site Supervision / Discussion with clients					✓
Adherence to Time schedule	✓				
Quantitative aptitude	✓				
Documentation skills	✓				
Coordination with other consultants					✓

Overall Grading*	A
------------------	---

(A – 8.0, B – 7.0, C – 6.0, D – 5.5, E – 5.0, F – <5)

7. Any other Remarks: _____

8. Signature of Regional Manager
Project Development & Services - Investors
(With Seal)





Cushman & Wakefield India Pvt Ltd.
14th Floor, Building 8
Tower C, DLF Cyber City
Gurgaon – 122 002, India
Tel +91 (124) 469 5555
Fax +91 (124) 4695566
Cushmanwakefield.com

24-August-2022

EXPERIENCE CERTIFICATE

This is to certify that Ms. Vidhya S has completed her Internship with us, during the period 11-July-2022 to 19-August-2022, with the Project Management - Division of the company, at Chennai.

During her short stint with us, she was found to have very good people skills, an eye for details, commitment and dedication towards her work and a high level of integrity.

She was also found to have an eagerness to learn teamed with a positive attitude.

We wish her all the best for her future endeavors.

For Cushman & Wakefield India Private Limited

Rajesh Nair
Senior Director – Human Resources

WORK DIARY

DAY	PROJECT NAME	WORK DONE	DAY	PROJECT NAME	WORK DONE
1	Business Development	Investor's Details (Memorandum of Understanding)	16	SPR City – BINNY, Perambur	Due Diligence Report - Client meeting
2	SAME DEUTZ-FAHR (SDF) Capacity Expansion, Ranipet	Minutes of meeting	17	SPR City – BINNY, Perambur	Due Diligence Report - Site visit & Client Meeting
3	SPR City – BINNY, Perambur	Client meeting	18	SPR City – BINNY, Perambur	Due Diligence Report - Progress Report
4	Featherlite The Address, Pallavaram	Snag List	19	SPR City – BINNY, Perambur	Due Diligence Report - Progress Report
5	Featherlite The Address, Pallavaram	Preparation of Handing over Documents	20	SPR City – BINNY, Perambur	Due Diligence Report - Costing
6	Featherlite The Address, Pallavaram	Preparation of Handing over Documents	21	SPR City – BINNY, Perambur	Due Diligence Report - Costing
7	Prince Ratnapuri Garden Residency, Peddanaickenpet	Site Visit	22	SPR City – BINNY, Perambur	Due Diligence Report - Site visit.& Client Meeting
8	Prince Ratnapuri Garden Residency, Peddanaickenpet	Site Visit	23	SPR City – BINNY, Perambur	Due Diligence Report - Progress Report
9	SPR City – BINNY, Perambur	Due Diligence Report - Costing	24	SPR City – BINNY, Perambur	Due Diligence Report - Progress Report
10	SPR City – BINNY, Perambur	Due Diligence Report - Costing	25	SPR City – BINNY, Perambur	Due Diligence Report - Scheduling
11	SPR City – BINNY, Perambur	Due Diligence Report - Costing	26	SPR City – BINNY, Perambur	Due Diligence Report - Scheduling
12	SAME DEUTZ-FAHR (SDF) Capacity Expansion, Ranipet	Minutes of meeting	27	SPR City – BINNY, Perambur	Due Diligence Report - Costing
13	SPR City – BINNY, Perambur	Due Diligence Report – Site visit & Client Meeting	28	SPR City – BINNY, Perambur	Due Diligence Report - Costing
14	SPR City – BINNY, Perambur	Due Diligence Report - Costing	29	SPR City – BINNY, Perambur	Due Diligence Report - Presentation
15	SPR City – BINNY, Perambur	Due Diligence Report - Costing	30	SPR City – BINNY, Perambur	Due Diligence Report - Presentation

Regional Manager Signature:

(Project Development & Services – Occupiers)

Office seal:



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1. FIRM HISTORY

Cushman & Wakefield is a global real estate services firm that delivers solutions for owners and occupiers. The company's headquarters is in New York, and it has over 50,000 employees in over 400 offices across 30 countries. Cushman & Wakefield's revenue of \$9.4 billion across core markets includes commercial real estate, industrial, and office services.

PHILANTHROPY

A rich history of philanthropy is a core part of Cushman & Wakefield's DNA.

ETHICS

Personal integrity and ethical behavior are the foundation of Cushman & Wakefield's success.

They are the core of our culture and the basis of our commitment to excellence.

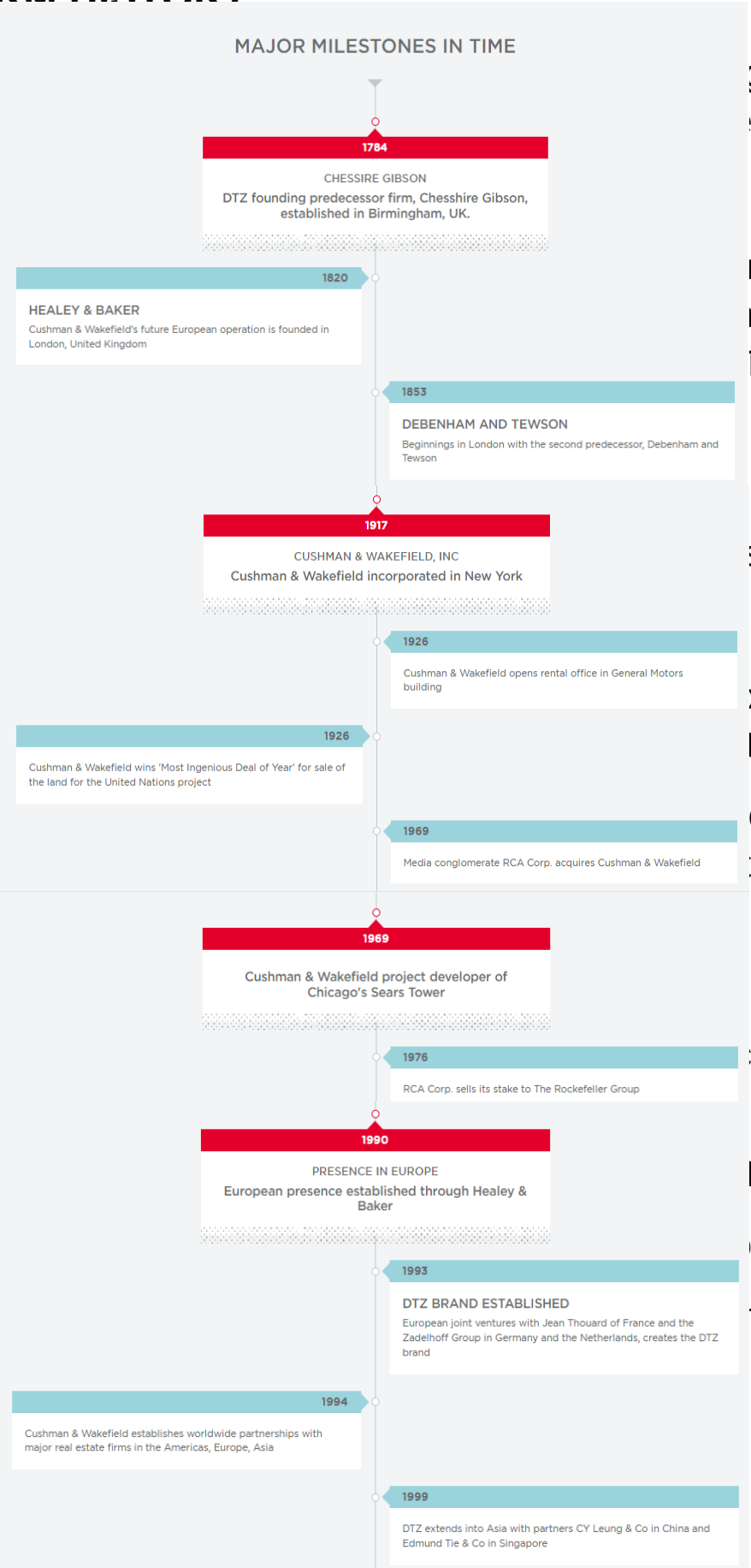
At Cushman & Wakefield, we are committed to the highest standards of conduct.

Our reputation for integrity and ethical behavior is a source of pride and a competitive advantage.

Collective responsibility is the key to our success.

AWARDS

- Cushman & Wakefield is a member of the United Nations Global Compact, a commitment to responsible business practices.
- Cushman & Wakefield is a member of the International Chamber of Commerce (ICC), a commitment to global trade and economic growth.
- Cushman & Wakefield is a member of the International Association of Banks (IAB), a commitment to financial stability and sound banking practices.
- Cushman & Wakefield is a member of the International Chamber of Shipping (ICS), a commitment to the maritime industry and global trade.



global real estate services firm for owners and occupiers. The company's revenue of \$9.4 billion across core markets includes commercial real estate, industrial, and office services. Cushman & Wakefield is among the 50,000 employees in over 400 offices across 30 countries. The company's revenue of \$9.4 billion across core markets includes commercial real estate, industrial, and office services.

is next.

highest standards of conduct. It is a culture of confidence.

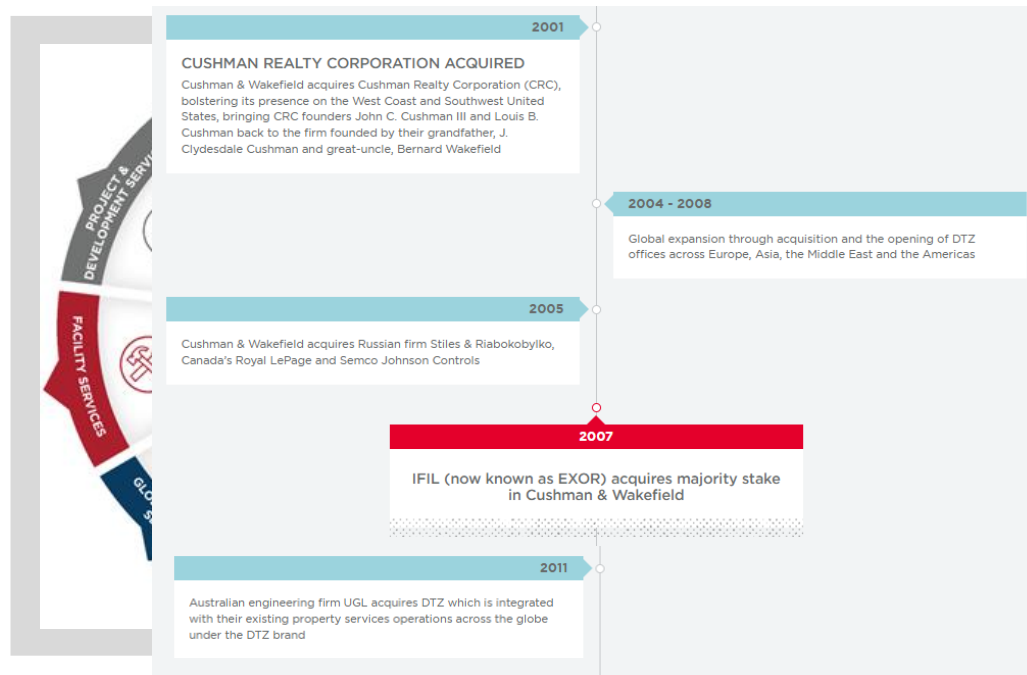
The actions of our people impact our relationships with clients, both individually and collectively.

to work India 2020-21: rank

India 2020

for women in India 2020 (BCWI)

ance: most inclusive companies



PROJECT & DEVELOPMENT SERVICES

Project & Development advisors bring a long-term perspective that minimizes risk and drives value throughout design and construction. As the custodians of the capital expenditure, they support their client through the following services:

1. Project Management
2. Cost Management
3. Building Consultancy
4. Mechanical, Electrical and Plumbing Design
5. Interior Design
6. Program Management Office
7. Design and Build

And the other services to be relied on:

- Advice on project goals and strategies
- [Redacted] diture.
- [Redacted]

Project Name	: SDF Capacity Expansion
Client Name	: SAME DEUTZ-FAHR (SDF)
Address	: 72 M, Sipcot Phase II Industrial Complex, Ranipet, Tamil Nadu 632403
Typology of Structure	: Tractors and Diesel engine Production unit
Project Management Consultant	: Cushman & Wakefield
Civil Contactor	: Spectra Constructions Pvt. Ltd
MEP Consultant	: Everest



SAME DEUTZ-FAHR (SDF) CAPACITY EXPANSION, RANIPET

2. SDF PROJECT

2.1 MINUTES OF MEETING



MEETING MOM

Project: SDF Capacity Expansion	Meeting No.:151
Purpose: Weekly Review Meeting	Date: 21 st July 2022
Venue: SDF- Ranipet	Time: 14:30-16:00 HRS

Required:

Name	Organization	Name	Organization
Mr. Alberto Bellini	SDF	Mr. Muthuraman	SDF
Mr. Prasanna	SDF	Mr. Saravanan	C&W
Mr. Surendhran	SDF	Mr. Vignesh	C&W
Mr. Rajesh. J	SDF	Mr. Divakar	C&W
Mr. Rajesh. B	SDF		

Absentees:

Name	Organization	Name	Organization

S. No.	Item Description	Responsibility	Action Date	Status
1	DTCP Approval: Refer the Previous MOM dated 19 th May 2021 for previous discussions... As an update on 24 th March 2021, ARCH updated that the documents with respect to the DTCP are handed over to HR- SDF, and hence based on the same requested to release the bills claimed with respect to the same.	SDF	31.03.2021	Closed
2	FIRE SUMP & PUMP ROOM Refer previous MOM dated 02 nd June 2022 As an update on 02 nd February 2022, the handrail painting works are competed, and the balance minor works to be taken up by Nathan.	Nathan	--	Open
3	All the approvals obtained from the authorities to be handed over to the SDF. Also, a copy of Site Plan, Equipment layout, DTCP Approval drawing, Topo view, and 3D View to be submitted in A0size. Architects have given equipment layout and site plan with topo layout and have confirmed to provide 3D drawing in A2 size on for all elevations by 10 th October 2019 ARCH to provide all statutory documents, submission documents and acknowledged receipts to SDF. As an update to this on 13 th March 2020, the username and password for the DTCP page is already shared with SDF, meanwhile Ms. Savitha will hand over a copy of the submissions	ARCH	16.09.2019 03.10.2019 10.10.2019 17.10.2019 07.11.2019 14.11.2019 28.11.2019 19.12.2019 26.12.2019 02.01.2020 09.01.2020 23.01.2020	Open



S. No.	Item Description	Responsibility	Action Date	Status
	to SDF.		28.01.2020 13.02.2020 27.02.2020 05.03.2020 12.03.2020 16.03.2020	
4	Weigh Bridge: Refer Previous MOM dated 25 th August 2021. As an update on 28 th April 2021, the Weigh bridge works are completed, and further installation of the weigh bridge can happen on completion of the road works As an update on 12 th January 2022, the Weigh bridge installation works are completed by the Weigh bridge vendor. Further the below ground works are completed, and related cabling through the same & software & other related installation to be done in the proposed security cabin.	SDF SDF	-- --	Info & Closed Info
5	Precast: Refer Previous MOM dated 02 nd June 2022 As an update on 26 th May 2022, SDF cleared for proceeding with MS angle post instead RCC post for fencing above the retaining wall. As an update on 09 th June 2022, the pre-cast wall grouting works are under progress, and the North side wall grouting is completed, and East side to be taken up.	SDF VME	26.05.2022 --	Closed Info
6	Labour License: In the view of obtaining the labour license by M/s. Nathan, Nathan have requested Form-2 from Mr. Jeyaseelan-SDF by the end of February 2020, with which they can submit their application for obtaining the license. SDF to provide the same. Further SDF provided the Form-2 documents to Nathan on 10 th October 2020. As an update on 18 th November 2020, Mr. Anantharaman- SDF insisted to recommend taking the Labour license and proceed the works. Further with respect to the Labour license for Fire Fighting works, vendor enquired that the labour license is not required for number of labour less than 19, but then SDF clarified that Labour license is required for all the vendors. SDF to issue form 2 for firefighting vendor to get labor license As an update on 08 th December 2021, the release of Form-2 for Phase-2 vendor is discussed with SDF- HR & Spectra Team. Further as discussed, the contacts were shared to Spectra on 06 th Dec 2021, and further Spectra to meet the respective authorities and provide the details as required. Further the same will be updated in the upcoming week.	SDF SDF Spectra/SDF	10.10.2020 28.02.2021 --	Closed Open Closed
7	Storm Water Drain: Refer Previous MOM dated 19 th January 2022			

S. No.	Item Description	Responsibility	Action Date	Status
	As an update on 12 th January 2021, the South side proposed drain wall & existing drain connection brickwork laying is under progress.	Nathan	--	Closed
	As an update on 27 th January 2022, the South side proposed drain & existing drain works completed, and the balance backfilling & minor works are to be taken up by Nathan.	Nathan	--	Open
	As an update on 02 nd February 2022, the culvert & drain works are completed, levelling & cleaning works are under progress. Further Kerb stone fixing, and related works are under progress.	Nathan	--	Closed
8	Weekly Progress Report: As an update on 21 st July 2022, the Weekly Progress Photos dated 18 th July 2022 were discussed. - The Phase-2 PEB & Civil Progress photos reviewed & discussed - The Civil, Flooring works, Road works, PEB works, Internal and External drain, S&P Room, Fire Fighting, Electrical works progress were explained	--	--	Info
9	3D View: Refer Previous MOM dated 02 nd June 2022 As an update on 30 th June 2021, the colour code for Steel doors & Fire doors, RAL-7040 (standard colours of Shakthi Hormann) is approved by SDF.	SDF	--	Info
10	Scrap Yard: Refer Previous MOM dated 02 nd June 2022 As an update on 05 th January 2022, the Scrap yard south side sloped PCC works are completed, and West side works are under progress.	Nathan	--	Closed & Info
11	Drawings: As an update on 06 th January 2021, The Civil Structural GFC drawings for the Dock location to be released. Conceptual drawing released The Civil GFC detail around the Steel column between the dock to be released The external Coordination Layout to be released. Conceptual drawing released The GFC detail of the wall at the Greaves water tank to be released. Conceptual drawing released by ARCH. SDF to take up further As an update on 13 th January 2021, the drawing related points to be combinedly closed, and ARCH to release all the final GFC drawings maximum by 24 th January 2021. As an update on 29 th January 2021, the drawings/ technical feasibility and cost for the Greaves tank to be provided for the discussed options. As an update on 10 th February 2021, ARCH to release all the final	ARCH ARCH ARCH SDF ARCH ARCH	13.01.2021 13.01.2021 13.01.2021 18.01.2021 20.01.2021 24.01.2021 03.02.2021	Open Open Closed Open Open Open

S. No.	Item Description	Responsibility	Action Date	Status
	updated Hard copy drawings in triplicate. External Coordination layout should be released as per the discussion, as mentioned above.		17.02.2021	
	As an update on 18 th March 2021, the Security cabin structural drawing should be released by 24 th March 2021, as the building is cleared by SDF on 10 th March 2021.	ARCH	24.03.2021	Closed
	As an update on 02 nd June 2021, ARCH to release the slope drawings by 02 nd June 2021, and the High mast foundation drawing by 03 rd June 2021.	ARCH	03.06.2021	Open
	As an update on 23 rd June 2021, ARCH to release the High Mast foundation drawing, Chamber details in the proposed shop floor.	ARCH	23.06.2021	Closed
12	Phase-2 Civil & PEB Works: Refer Previous MOM dated 02 nd June 2022 As an update on 02 nd June 2022, Shop-3 first pour is ready for concreting, and the same will be completed by 03 rd June 2022. Further Phase-2 Civil and PEB works will be completed by 14 th June 2022 which was previously agreed for completing by 10 th June 2022 by Spectra.	Spectra	14.06.2022	Open
	Further SDF has explained their concern on the various delays & slippage in the intermediate & final date caused till date. Also, SDF asked Spectra to adhere to the final date without fail, without deviation in the quality.	Spectra	14.06.2022	Open
	Further the road works to be taken up based on the site condition & the date to be discussed & agreed	All	--	Open & Info
	As an update on 07 th July 2022, the works are being tracked as per the daily schedule, and the activities are slightly delayed. Further the vendor is pushed for completion along with SDF team for completion.	Spectra	--	
	As an update on 14 th July 2022, the works are being tracked as per the daily schedule, and the delays and hindrances are highlighted to the vendor & pushed for completion.	Spectra	--	Open & Info
	Further the possibility of parallel works to be explored.	All		Open
13	Security Cabin: Refer Previous MOM dated 02 nd June 2022 As an update on 02 nd June 2022, Spectra has committed to complete the works as per the revised committed schedule i.e., by 26 th June 2022	Spectra	26.06.2022	Info & Open
	As an update on 09 th June 2022, the ramp near the Security cabin works is under progress, and the wall is ready for concreting. Further the same is planned for completion by 14 th June 2022	Spectra	14.06.2022	Closed
	As an update on 16 th June 2022, the ramp concreting near the security cabin is completed and the blockwork is under progress. Further the balance length of the stone pitching to be completed along with the same during the concreting.	Spectra	--	Open & Info
	Further the balance area between the ramp wall and the security cabin to be provided with landscape.	SDF	--	Info

S. No.	Item Description	Responsibility	Action Date	Status
14	Colour Scheme: As an update on 24 th February 2021, the samples for the windows were submitted by Nathan on 13 th February 2021, and further SDF to clarify on the same. Further on the discussion, SDF insisted that the wall paint colours should also be clarified by ARCH, so that all the wall, window colours, doors, windows, louvers, Rolling Shutters, etc. may be shown in a scheme so that the same may be cleared in a single shot. As an update on 03 rd March 2021, the Colour scheme was discussed, and further the colours for the Roof Sheet, Cladding Sheet, Trimming Sheet, Rolling Shutter, Fire Door, Internal Wall, External Wall, Louvers & Window frames were discussed. Based on the same, all colours were approved except the window. The same is to be finalized in the upcoming week. SDF requested to update the colour coding document with RAL code & circulate to all. SDF requested to send photos of shortlisted 3 colours along with Grey. As an update on 10 th March 2021, the colour for the window "Champagne AMC 104" is approved for windows, louvers.	ARCH/SDF	03.03.2021 10.03.2021	Closed
15	Fire Fighting Works: Refer Previous MOM dated 02 nd June 2022 As an update on 17 th February 2022, the external fire hydrant works above the admin building is under progress As an update on 09 th June 2022, the internal sprinkler pipe erection works Shop-3 & external hydrant works along the existing building in the West side are under progress. Further the parallel activities are planned to support the timeline. Also, with respect to the Sump & Pump Room, SDF asked to maintain the housekeeping inside the Pump room as done now till handing over As an update on 14 th July 2022, the firefighting works in the Shop-3 area is under progress and also the possible parallel activities are taken up. Also, the external works are to be taken up by Chakara based on completion of the filling works by Spectra, which is also being followed up in daily meetings.	Chakara Chakara Chakara Chakara/Spectra	-- -- -- --	Info Info Info Open & Info
16	Electrical Works: Refer Previous MOM dated 02 nd June 2022 As an update on 02 nd June 2022, the non- achievement of power factor in auto mode was explained, and replacement of relay has also not happened. Also, SDF is operating in manual mode to maintain the power factor & to avoid penalty from TNEB. Further the same is taken up with Ohm Energy, and the response is awaited. As an update on 01 st July 2022, as per the discussion with Ohm Energy, it was clarified that as per the advice from the Electrical consultant, a third-party inspection to be done through Ohm Energy to know the root cause. Further the same to be planned	Everest/Ohm Everest/Ohm	-- --	Open & Info Open & Info

S. No.	Item Description	Responsibility	Action Date	Status
	in the weekdays during the production As an update on 07 th July 2022, the power factor point was discussed, and necessary action to be taken up to meet the power factor of 0.97 As an update on 14 th July 2022, the rectification and necessary replacement for reaching the power factor is done, and the power of 0.97 in auto mode is reached, and the same is under observation. Further the same will be under observation till 24 th July 2022 (15 days)	ARCH/Everest/Ohm ARCH/Everest/Ohm ARCH/Everest/Ohm	-- -- 24.07.2022	Open & Info Closed & Info Info
17	Cage ladder: As an update on 28 th April 2021, ARCH to provide the details of the cage ladder with options as per the discussion along with the costing. As an update on 06 th May 2021, ARCH has explained the drawing of the cage ladder, and further ARCH to provide the alternate material for external covering of the cage ladder As an update on 19 th May 2022, the cage ladder location to be discussed and clarified and the same to be done by Spectra or new vendor.	ARCH ARCH Vendor	05.05.2021 12.05.2021 --	Closed Closed Open
18	Road works: Refer Previous MOM dated 02 nd June 2022 As an update on 02 nd June 2022, the road vendor has visited site on 30 th May 2022, and vendor has shared their costing for the rectification detail shared by our consultant which is 5.00 lacs approx. Also, C&W has asked the vendor to provide alternate method of rectification with edge angle at the joints, and the same is costing around 10.00 lacs approx. Hence C&W recommend proceeding with the edge angle concept. Also, vendor may be asked to do the mock-up of the both the concepts in which the SDF may take up the operations, and the decision may be provided accordingly. Further it was discussed that the costing with respect to the rectification may be deducted from Nathan. As an update on 09 th June 2022, the details of the road rectification were discussed, and the options of proceeding with Edge angle and with Colpor-200 were discussed. Also, the road vendor has visited the site and has provided offer for both the options. Further the C&W recommended to proceed with the Edge angle at the joints as the same being the rectification works. And ARCH recommends proceeding with ARCH's rectification detail with Colpor-200. C&W recommends proceeding with a mock- up for both options. Further SDF asked for the joint location for which the rectification is to be done. Based on the same, the same will be discussed and clarified in the upcoming meeting. As an update on 16 th June 2022, the concept of proceeding with	SDF SDF/C&W SDF/C&W	09.06.2022 16.06.2022	Open Open Open

S. No.	Item Description	Responsibility	Action Date	Status
	edge angle at the pour joints were explained, and also C&W explained further for taking up the road correction works with edge angle, either of another gate to be opened and operated. Also, official letter to be sent from SDF to Nathan prior to the start of the correction works.	C&W		Closed
	Further C&W to share the draft letter to SDF and the same was shared on 21 st June 2022	C&W		Closed
	As an update on 23 rd June 2022, SDF asked for the revised draft letter with value of works incorporated, and the same was shared on 24 th June 2022.	SDF		Open
	As an update on 14 th July 2022, based on the letter and mail shared by SDF on road rectification, Nathan has explained his points. Further C&W has shared the draft reply to Nathan's response. C&W recommended to take up the same for legal advice as the same involves the deduction of money pertaining to the rectification of road joints.	SDF		Open
19	Lockdown in Tamil Nadu: Refer Previous MOM dated 25 th August 2021.			
	As an update on 04 th August 2021, the increasing cases in India and the risk of third wave was explained by C&W.	--	--	Info
	As an update on 12 th January 2022, the partial weekend lockdown, and night lockdown is imposed in Tamil Nadu.	--	--	Info
	As an update on 19 th January 2022, further to the increasing COVID & Omicron cases, to the previous week's discussion & due to the lockdown imposed, C&W explained that the night works cannot happen, as the concrete is unavailable after 10:00 PM. Also, the works in the Sunday is not happening due to the full lockdown. Also, the issues with respect to the migrant labour is also seen.	--	--	Info
20	Due to all as explained above the impact in the overall schedule of Phase-2 is seen, and the same to be worked out & discussed in the upcoming week.	C&W	27.01.2022	Open
	Steel & Fire Door: As an update on 23 rd June 2021, SDF to clear the Steel & Fire door drawings shared by Nathan on 22 nd June 2021.	SDF	23.06.2021 01.07.2021	Closed
	As an update on 25 th August 2021, as per Nathan's statement, the doors are to be delivered by 2 nd week of September 2021, and the same to be installed in 3 days post supply at site.	Nathan		Open & Info
21	As an update on 15 th September 2021, the installation of the door to be taken up, and the same to be insisted to Nathan.	Nathan	30.09.2021 13.01.2022	Closed
	Phase-1 Completion: Refer Previous MOM dated 02 nd June 2022			
	As an update on 05 th May 2022, the Phase-1 pending works are	SDF/C&W	--	Info

S. No.	Item Description	Responsibility	Action Date	Status
	to be completed by other vendor as recommended by C&W as the Spectra is asking for escalation for the Phase-1 works, and C&W asked for the details and support from SDF with respect to inhouse vendors to take up the works. C&W will take care of the works, and SDF to support on the same.	All/Nathan	--	Info
	As an update on 16 th June 2022, the Phase-1 final bill values are known and Nathan to submit the same. Also, with respect to the Defects liability period, Nathan claimed the start of DLP from Nov-2021 to Nov-2022 and based on the meeting discussion with Nathan on 06 th June 2022, it was discussed and agreed to consider the Defects Liability Period from Feb-2022 to Feb-2023.			
22	DG Procurement: As an update on 27 th October 2021, the DG set second level discussion to be taken up with vendor by 29 th October 2021.	All	29.10.2021	Closed
	As an update on 29 th December 2021, the DG comparison was explained, and the costing from the vendors were higher than the available budget. Further SDF to check on the reducing the DG capacity and confirm on the same by 01 st week of Jan 2022 to bring down the cost.	SDF	05.01.2022	Open
23	Painting Works: As an update on 01 st September 2021, the internal Putty works, and first coat works are under progress.	Nathan	--	Open & Info
	As an update on 08 th September 2021, the internal Painting, putty works, and external primer & painting works under progress.	Nathan	--	Open & Info
	As an update on 15 th September 2021, the internal & external painting works are under progress.	Nathan	--	Open & Info
	As an update on 29 th September 2021, the external painting works are under progress. Further the final coat painting to be taken up post completion of the road and plinth protection works.	Nathan	--	Open & Info
	As an update on 13 th October 2021, the internal second & final coat painting works are under progress. Further if any touch-up works due to construction activities to be done, it will be done by Nathan.	Nathan	--	Closed & Info
24	East side Existing building Window: As an update on 01 st September 2021, the existing window works decision should be provided by SDF post internal discussion.	SDF	--	Open & Info
	As an update on 15 th September 2021, the replacement of the partial number of windows with block wall, and providing the balance windows with Aluminium windows, the same to be budgeted to 11 Lacs + GST. Further C&W stated that the decision may be provided by SDF based on the discussion with the internal team. Also, C&W stated that the works may be taken up along with Phase-2 works.	SDF	23.09.2021	Open & Info
	As an update on 06 th October 2021, Nathan should complete the existing wall window painting works in 2 weeks.	Nathan	24.10.2021	Closed
25	Form-2 & Form-5 Request by Spectra: As an update on 23 rd September 2021, in continuation to the			

S. No.	Item Description	Responsibility	Action Date	Status
	mail by C&W on incorporating the Spectra in SDF's vendor list, SDF insisted to provide a request mail by Spectra. Further Spectra is insisted by C&W and the request is shared by Spectra on 24 th September 2021. As an update on 27 th October 2021, C&W recommended to release the Form-2 to Spectra to avail Labour license as the number of labours engaged will be higher in the initial stage. Also, SDF asked for a meeting between Spectra & HR-SDF. The same to be planned in the upcoming week.	C&W/Spectra	23.09.2021	Closed
		SDF	03.11.2021 22.12.2021	Closed
		Spectra	03.11.2021	Closed
26	Phase-1 Snag: As an update on 23 rd September 2021, C&W has shared the first cut snag list to Nathan. Further Nathan to work on the same. Further SDF insisted to clean the dust & paint drops in the Structural members, and the same is already insisted to Nathan. As an update on 19 th January 2022, SDF-CEO enquired about the status of the Part-1 snag list shared, & it was discussed that the works are under progress by Nathan, but the same is not in the required speed. As an update on 27 th January 2022, the clearing of the snag list by Nathan is under progress. As an update on 10 th March 2022, the clearing of Snag by Nathan is under progress, and status as on date is 47% As an update on 21 st April 2022, the snag clearing works by Nathan is not happening due to unavailability of manpower. Further the mail is also sent to Nathan in this regard to clear the snag list. As an update on 05 th May 2022, Nathan was taken in the call, and Nathan to be available in the upcoming week at SDF. Further Nathan to confirm on the same by 09 th May 2022.	Nathan	--	Open & Info
		Nathan	--	Open
		Nathan	--	Open
		Nathan	--	Open & Info
		Nathan	--	Open
		Nathan	--	Open
27	Handrail: As an update on 13 th October 2021, the handrail 1nos. completed, and other works are being insisted to Nathan to speed up. As an update on 20 th October 2021, the ramp handrail works are under progress. As an update on 27 th October 2021, the handrail installation in the main building is completed, and handrail works in the S&P room is under progress. As an update on 27 th January 2022, the handrail installation in the Sump & Pump Room completed, further the painting of the same to be taken up by Nathan	Nathan	--	Closed
		Nathan	--	Closed
		Nathan	--	Closed
		Nathan	--	Closed
28	Kota Stone- Staircase Flooring: As an update on 13 th October 2021, the kota stone reached site, and the staircase flooring works are to be taken up by Nathan. Further C&W & SDF is insisting to Nathan to speed up the same. As an update on 02 nd November 2021, the Staircase kota stone floor laying works completed, and final finishing works are under progress. As an update on 27 th January 2022, the kota stone laying in the	Nathan	--	Open
		Nathan	15.11.2021	Open

S. No.	Item Description	Responsibility	Action Date	Status
	Sump & Pump Room completed, further the finishing of the same to be taken up by Nathan	Nathan	--	Closed
29	Descoping of Above wall works: As an update on 09 th Nov 2021, C&W explained about costing of the descoping of above wall works & doing the works with Phase-2 vendor, for which SDF has in principally cleared the same. Further the same will be reviewed and cleared in the upcoming meeting. As an update on 16 th December 2021, it was discussed that the above retaining wall works shall not be done by Nathan & descoped the same from Nathan, as the same will also be delayed by Nathan.	SDF	--	Closed
30	Transmission Shed- North & West side: As an update on 29 th December 2021, the transmission shed North side & West side preparation for the stone pitching works are under progress. As an update on 05 th January 2022, the stone pitching works are initiated in the North side, and further to be completed by Nathan. As an update on 12 th January 2022, the stone pitching works are under progress along the North & West of the transmission shed. As an update on 19 th January 2022, the stone pitching works are under progress along the North & West of the transmission shed. As an update on 27 th January 2022, the stone pitching works are completed as per the available scope. As an update on 02 nd February 2022, the stone pitching works are completed, and the PCC above the same is also under progress. As an update on 09 th February 2022, the plinth protection PCC works above the stone pitching along the transmission shed is completed. As an update 23 rd February 2022, the west side of the transmission shed, to be built with small wall matching the existing one, and the balance to be filled and made ready matching the same, as the same is known only after the removal of the sheet As an update on 23 rd June 2022, the uniformity with respect to the stone pitching to be done till the ramp wall, and the proper PCC filling to be taken up accordingly As an update on 01 st July 2022, the uniformity with respect to the stone pitching to be done till the ramp wall, and the proper PCC filling to be taken up accordingly. Further the same to be taken up through other vendor. SDF explained to proceed with Spectra in the same location.	Nathan	--	Open
		Nathan	--	Open
		Nathan	--	Closed
		Nathan	--	Closed
		Nathan	--	Closed
		Nathan	--	Closed
		Nathan	--	Closed
		Nathan	--	Closed
		Vendor	--	Open
		Vendor	--	Open
		Vendor	--	Open
31	Landscape works: Refer Previous MOM dated 02 nd June 2022 As an update on 02 nd June 2022, based on the Landscape recommendation shared earlier, C&W recommended to clear the	SDF	19.05.2022	Open

S. No.	Item Description	Responsibility	Action Date	Status
	same at the earliest as the gabion wall works is a time-consuming job.		26.05.2022	
	As an update on 09 th June 2022, C&W recommended to conclude on the East side Hardscape concept as the vendor is wanting 60 days for the completion. SDF stated that the same will be cleared in the upcoming week.	SDF	09.06.2022	Open
	As an update on 16 th June 2022, the same will be taken up & closed in the upcoming meeting	SDF	16.06.2022	Open
	As an update on 23 rd June 2022, the landscape works were discussed, and the concept to be taken up once again with vendor to have space in front of gabion wall and the possibility of step and gradual slope. Further SDF to decide on proceeding with gabion wall.	SDF	23.06.2022	Open
	As an update on 01 st July 2022, as per the discussion with vendor the concept of having the gradual slope is not possible, and the step may be done to match the existing walls. Further the sketch to be provided for the same.	Vendor	01.07.2022	Open
	As an update on 14 th July 2022, the SDF has in principle cleared for proceeding with gradual step arrangement to avoid the visibility of the rock behind the wall. Further C&W clarified that the arrangement will be taken up according to the site condition. Also, SDF insisted that the material to be used for the mesh should be non-corrosive.	SDF/Vendor	07.07.2022	Open
	Further it was discussed and SDF clarified that the PO for the gabion wall will be released initially and the balance sculpture to be taken up separately.	SDF	--	Open & Info
	Also, SDF asked for the cost of climbers separately so that the same may be operated as per the requirement	Vendor	--	Closed
	As an update on 21 st July 2022, the Gabion wall is cleared, vendor to provide the offer for creepers separately.	Vendor	28.07.2022	Open
32	SIPCOT Road Construction: As an update on 12 th January 2022, it was discussed about the road construction and drain construction works being taken up by SIPCOT. Due to the same, huge dust is seen inside the factory as the SDF trucks are travelling through the same area and reaching the factory. Hence SDF will check with SIPCOT officials on the duration of the project. Based on the same, SDF to engage housekeeping. Also, the levels of the SIPCOT public road are getting increased, based on the same, ARCH to share the ramp drawings for accessing the factory.	SDF	--	Open & Info
		ARCH	--	Open & Info
33	CEIG approval: As an update on 27 th January 2022, SDF asked for the update on the CEIG approval for the Phase-1 works, and C&W clarified that the same is already taken up Everest. Further update to be received from Everest in discussion with Government officials.	Everest	--	Open & Info
	As an update on 28 th April 2022, SDF asked for the status of the CEIG safety certificate as the same is critical, C&W in discussion with Everest clarified that the safety certificate is expected as the	Everest	--	Closed

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	officials have already visited the site.			
34	Greaves side tree: As an update on 02 nd February 2022, it was discussed that the Greaves side tress & branches protruding in SDF boundary along the North side to be trimmed, and same to be taken up with Greaves, and any agreement or documentation to be done periodical trimming of trees/branches along with Greaves by SDF to prevent damage of retaining wall & fence at later stage.	SDF	--	Info
35	Phase-2 Schedule: As an update on 27 th January 2022, SDF enquired about the schedule, C&W explained about the risks with respect to the increasing COVID cases & partial lockdown imposed, continuous rains in the months of Nov-2021, and Dec-2021, and the additional taken timeline in the finalization of the Grid-P to have a maximum space in the North side. Further the same was discussed with Spectra in the previous week progress review meeting, and Spectra stated for completing the major works by 15 th April 2022, and snag & minor works by 30 th April 2022. Further C&W in discussion with SDF insisted Spectra to complete the works by end of March 2022. Further the same to be updated in the upcoming week.	Spectra/C&W/Spectra	02.02.2022	Open & Info
	As an update on 02 nd February 2022, C&W project & explained about the time loss of 68 days due to continuous rainfall in the month of Nov-2021, and Dec-2021, Night lockdown & complete lockdown on Sundays, and time taken for the clearance for the footing in the North side (like time taken for issuing the PO for Architect, time consumed in the design & approval). Further SDF-CEO stated initially that the delays are not accepted, and further on C&W explaining the real valid time delays CEO stated that the same may be reviewed in the upcoming week.			
	As an update on 17 th February 2022, the Civil works are as per the plan, and the PEB works are slightly delayed by 6-7 days as per the revised schedule, and the erection works are started by 24 th February 2022. Also, Spectra has stated that the end date will not be exceeded.	Spectra	--	Info
	As an update on 23 rd February 2022, the start of PEB erection is delayed by 8-9 days as on date, and Spectra is committing to complete the works without exceeding end date.	Spectra	--	Info
	As an update on 17 th March 2022, the start of PEB erection is delayed by 8-10 days as on date, and Spectra is committing to complete the works without exceeding end date.	Spectra	30.04.2022	Open & Info
	As an update on 05 th May 2022, the delays in the Phase-2 works were explained and the Civil and PEB works are seen to be completed by 30 th May 2022.	Spectra	30.05.2022	Open
	As an update on 12 th May 2022, there were minor hinderance in the external works and roof sheeting works due to rain for the past 2-3 days.	--	--	Info
	As an update on 26 th May 2022, the Phase-2 Civil and PEB works	Spectra	10.06.2022	Open

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36	are delayed by 15 days, and the same is closely followed with Spectra for completion by the agreed dates i.e., by 10 th June 2022.	Spectra	20.05.2022	Open & Info
	As an update on 24 th March 2022, based on the delay in the sheeting supply, the timeline is tentative to be extended by another one month, and also the parallel activities are planned, and Spectra stated that the Civil & PEB works to be completed by 20 th May 2022.	Spectra	20.05.2022	Open & Info
	As an update on 31 st March 2022, the schedule for completing the Civil and PEB works is ending up on 20 th May 2022 due to the unavailability of colour coated sheeting coil material, and SDF-CEO has stated that the same is not accepted. Further the same will be taken up with Spectra. However, C&W explained about the delays & mail communication from the direct sheet supplier JSW.	Spectra/SDF	14.06.2022	Open
	As an update on 02 nd June 2022, Spectra agreed and confirmed that the Civil and PEB works will be completed by 14 th June 2022 and the revised timeline will be met for sure, so that the Electrical & Firefighting vendor may be permitted for their works.	Spectra	20.06.2022	Open
	As an update on 09 th June 2022	Spectra	30.06.2022 & 07.07.2022	Open
	As an update on 09 th June 2022, the Shop-3 flooring works are completed and under curing. Also, the Shop-2 roofing works are delayed by Spectra and the date committed by Spectra for the Shop-2 roofing is 15 th June 2022, and also, the Spectra's meeting was stopped due to the same, and the date for Shop-2 flooring to be discussed in the Spectra's meeting dated 13 th June 2022 based on the progress of the sheeting. Further the sheeting is foreseen for completion by 20 th June 2022, and the same to be discussed in the upcoming week	Spectra		Info
	As an update on 16 th June 2022, the Cladding, Roof sheet, Louver, drain, and internal primer painting works are under progress and Building Civil and PEB works are expected to be completed by 30 th June 2022, and the external road in the north to be completed by 07 th July 2022. Further the West side to be taken up based on the site logistics.	Spectra		
	As an update on 23 rd June 2022, Spectra's delays and impact in the start of MEP works due to the same were explained to SDF, and SDF explained their concern on the delays. Further SDF stated that the daily meeting to be planned with Spectra and Mr. Prasad to report for the meeting with daily targets and actuals.	Spectra		
	Phase-2- Stormwater drain:			
	As an update on 23 rd February 2022, the Shop-1 area drain hard rock excavation works are under progress.	Spectra	--	Info
36	As an update on 03 rd March 2022, the Shop-1 area drain hard rock excavation works, PCC works are completed, and the raft & reinforcement works are under progress	Spectra	--	Info
	As an update on 10 th March 2022, the external storm water drain excavation, PCC, & raft concreting works are under progress	Spectra	--	Info

S. No.	Item Description	Responsibility	Action Date	Status
37	As an update on 17 th March 2022, the external storm water drain excavation, PCC, & raft concreting works are under progress. Further SDF suggested that the road and cover slab work to be taken up together to avoid the joints, and the same will be taken up accordingly as per the design.	Spectra	--	Open & Info
	As an update on 24 th March 2022, the external storm water drain works are under progress	Spectra/ARCH/C&W	--	Info
	As an update on 31 st March 2022, the external storm water drain works are under progress	Spectra	--	Info
	As an update on 07 th April 2022, the external storm water drain works are under progress, and the there is a delay in the same.	Spectra	--	Open & Info
	As an update on 05 th May 2022, the North side drain works to be completed by 15 th May 2022. Further the West side works to be taken up in the upcoming week.	Spectra	15.05.2022 20.05.2022	Open
	As an update on 12 th May 2022, the storm water drain works are under progress, and the same is slower than the requirement. Further the North side drain works is expected to be completed by Spectra in the upcoming week.	Spectra		Open & Info
	Phase-2- Lintel & Sunshade works:			
	As an update on 23 rd February 2022, the Shop-2 lintel & sunshade 30 RM./90 RM. is under progress.	Spectra	--	Info
	As an update on 03 rd March 2022, the Shop-2 lintel & sunshade 60 RM./90 RM. completed, and balance works to be taken up.	Spectra	--	Info
	As an update on 10 th March 2022, the Shop-2 lintel & sunshade works 90/90 RM. approx. completed.	Spectra	--	Closed & Info
38	Overall Project Timeline:			
	As an update on 17 th March 2022, C&W explained about the overall plan vs. actual with respect to the entire Phase-2 works, and the actual time loss details referring meeting dated 02 nd February 2022, and time consumed in column location finalizing, Architect fee, and additional time involved in the Electrical & Firefighting works tendering, and the trend of the market. Further C&W will submit their extension proposal accordingly. Further the Trench assembly pit works will also lead to the timeline to May 2022 for the Civil works completion, as the same was not in the initial stage and now taken up with vendor. As an update on 24 th March 2022, C&W requested to look into the C&W's proposal.	C&W	24.03.2022	Closed & Info
39	Retaining wall & above wall works:			
	As an update on 17 th March 2022, to take up the above wall works, the grouting works to be done. C&W suggested as the vendor VME is not responding the same may be taken up through Spectra and the cost of the same may be debited from the Nathan's bill.	SDF/C&W	--	Info
39	As an update on 07 th April 2022, the discussion with VME and Spectra happened at the office of Architect, and VME to start the works. Further the material support will be provided by Spectra. Further the same will be updated in the upcoming week. Further the rates for the material and labour shared by Spectra and the	VME/Spectra/C&W/SDF	--	Info

S. No.	Item Description	Responsibility	Action Date	Status
	same is shared to VME. Based on the confirmation from VME the same will be taken up. As an update on 02 nd June 2022, the grouting works are under progress As an update on 21 st July 2022, VME owner was taken on phone and SDF and C&W asked for completing the pending works. VME agreed to complete the pending alignment works,	VME/Spectra	--	Open
40	Phase-2 Toilet works: As an update on 17 th March 2022, C&W stated that the existing toilet tile shades may be followed as the same being the shop floor toilet and also the PVC Sintex doors may be provided for internal doors. Further quality & aesthetics to be ensured.	SDF	--	Open
	As an update on 07 th April 2022, SDF to clear the tiles colour as the flooring sample is provided and SDF to provide the shade code as per the catalogue/sample submitted on 09 th March 2022.	SDF	07.04.2022 12.04.2022	Closed
	As an update on 28 th April 2022, the Phase-2 toilet works are under progress.	Spectra	--	Open
	As an update on 02 nd June 2022, the Phase-2 toilet tiling works are under progress	Spectra		Open
	As an update on 01 st July 2022, the toilet to be completed with doors and handed over to SDF. The same to be planned through Spectra	Spectra	15.07.2022	Open
41	Phase-2- Sheeting delivery delay: As an update on 24 th March 2022, the mail from the source material supplier LCP has shared the status from JSW that the sheeting material is delayed due to war and unavailability of material. Further as per the communication from the source supplier and as per Spectra based on the mail the works will be taken up from 30 th April 2022, and the Civil & PEB works to be completed by 17 th May 2022. Further other activities will be preponed to meet the timeline. Also, Spectra stated that the PO for the supplier was released on approval of sheeting drawing, and the amended rate is also provided to the supplier	Spectra	17.05.2022	Open
	As an update on 31 st March 2022, the possibility of taking up the Shop-3 sheeting immediately based on the partial material to be received from the sheeting supplier, which is also checked & confirmed by the supplier. Further the Shop-2 material is unavailable immediately, and the same will be known in the upcoming week.	Spectra	07.04.2022	Open & Info
	As an update on 07 th April 2022, the Shop-3 sheeting material (80% of the total area) will reach the site in the upcoming week, and as per the communication and discussion with sheeting direct supplier, the sheeting is expected by 25 th April 2022.	Spectra	14.04.2022	Open & Info
	As an update on 21 st April 2022, on discussion with Spectra and JSW representative, the sheeting is ready for despatch from Nagpur. Further Spectra to confirm the same by the upcoming week.	Spectra	28.04.2022	Open & Info
42	Payment request from Spectra: As an update on 24 th March 2022, Spectra stated that the cost of			

S. No.	Item Description	Responsibility	Action Date	Status
	the raw material has highly increased in recent times, and also the cost has increased by 30% in SDF project. Also, Spectra requested to provide payment earlier and not to wait till the payment deadline. SDF stated that the same will be looked into.	SDF	--	Info
	As an update on 21 st April 2022, C&W explained about vendor's request to release the payments to support their cashflow, further considering the fastrack timeline, fluctuating scenario in the market with respect to materials, C&W recommended to support on the same to speed up the project.	SDF	--	Open & Info
43	North side existing wall dismantling: As an update on 24 th March 2022, SDF asked for the concept for dismantling the North side wall before starting the Shop-2 flooring without hampering the production or not damaging the proposed flooring. Further the process of avoiding dust to be explored.	C&W/SDF/Spectra	31.03.2022	Open
	As an update on 31 st March 2022, the concept & schedule for dismantling the wall in the North side was discussed, & SDF- CEO has principally agreed to the concept & schedule, further the area to be handed over to the vendor by 11 th April 2022 for barricading the location & completed by 09 th May 2022. Further SDF stated that the re-routing of live services is under progress in the weekends.	SDF/Spectra	10.04.2022	Open & Info
	As an update on 07 th April 2022, C&W recommended to make the area ready for handing over after removing all live services to Spectra by 10 th April 2022 to take up the barricading works from 11 th April 2022, and hence the dismantling of the wall may be taken up accordingly to avoid the risk of delay.	SDF	10.04.2022	Open
	As an update on 21 st April 2022, the North side wall dismantling works are under progress and 50% of the same is completed. Further the hoarding works to be done from Saturday night till Sunday as SDF is working on Saturday. Also, the balance works in the same area will be taken up after 06:00 PM in weekdays and on 30 th April 2022.	Spectra/SDF	30.04.2022	Open
	As an update on 28 th April 2022, the hoarding is 50% completed, and breaking is 100% completed, and the balance hoarding will be taken up in the evenings and weekends not hampering the SDF's production.	Spectra	--	Closed
44	Further the Architect's structural team representative visited site on 23 rd April 2022 and have provided the methodology with respect to the dismantling of the wall.			
	As an update on 05 th May 2022, the wall hoarding works are completed.	Spectra	--	Info & Closed
	Phase-1- Rainwater percolation pit: As an update on 24 th March 2022, SDF asked for the rainwater percolation pit in the Phase-1 as per the statutory requirement, and the same to be done through Spectra or another vendor.	Vendor	--	Info
	As an update on 05 th May 2022, the percolation pit in Phase-1 will be done through new vendor.	Vendor	--	Info

S. No.	Item Description	Responsibility	Action Date	Status
45	Additional cost for the new items: As an update on 31 st March 2022, Spectra has quoted for the new items (assembly line pit works, retaining wall works, MS works in the sump & pump room and in scrap yard) which is not part of the original scope as the steel prices has increased highly and also for the formwork involved.	SDF	--	Open & Info
	As an update on 07 th April 2022, C&W explained about the additional rate quoted & requested by Spectra for the new works which is not part of the original scope due to the increase in the steel. Also, C&W recommended to approve the same, so as to meet the schedule. Further C&W explained that the same can be managed within the overall budget and savings, and no additional budget is required.	SDF	14.04.2022	Open & Info
	As an update on 05 th May 2022, the cable tray, MSO and related item to be provided with change order or additional PO for electrical vendor as per the site requirement. Further electrical vendor to provide the offer for the same.	SDF	--	Open & Info
46	Sketch for External road area near the Security Cabin works: As an update on 07 th April 2022, SDF asked for a hand sketch for the external road near the security cabin. Further C&W has shared the same on 14 th April 2022.	SDF/C&W	14.04.2022	Closed
47	Phase-2- Window: As an update on 21 st April 2022, Spectra was advised to provide the masking tape while taking up the window painting works to avoid painting stains in the window.	Spectra	--	Info
48	Dust & stains in Pump room: As an update on 21 st April 2022, SDF insisted to take care of stains caused due to pump installation, for which C&W clarified that the same is due to the high weight pump & pipe installation. Further same will be attended by Chakara at the end of the project.	Chakara	--	Info
49	Approval for Toilet internal doors: As an update on 21 st April 2022, the costing shared for the toilet internal doors and security cabin main doors were explained to SDF as initially Steel door was considered which is costlier. Further competitive offer from the market was taken and comparison was explained. Further the same is approved by SDF and approval is communicated to Spectra.	SDF/Spectra	--	Info
50	Dock Leveller detail: As an update on 21 st April 2022, further to the earlier mail communication C&W recommended to release the details of the dock leveller, pit size and related detail.	SDF	21.04.2022 25.04.2022	Closed
51	Phase-2 Flooring: As an update on 28 th April 2022, the Shop-2 & Shop-3 flooring works to be planned based on the completion of the Rafter erection. Further the parallel activities to be planned. Further as per the communication from Spectra, the Shop-2 flooring preparation to be taken up by 12 th May 2022 onwards.	Spectra	--	Open
		Spectra	12.05.2022	Open

S. No.	Item Description	Responsibility	Action Date	Status
	Also, the Shop-2 flooring concreting to be completed by 20 th May 2022 and curing for another 10 days to be done.	Spectra	20.05.2022	Open
	As an update on 05 th May 2022, the pit location to be provided with isolation joint, and SDF to share the updated pit drawing. Further the pit location to be done with M25 concrete without reinforcement.	SDF	05.05.2022	Closed
	As an update on 12 th May 2022, the Shop-3 WMM laying works are under progress	Spectra	--	Open
	As an update on 02 nd June 2022, the Shop-3 pour 01/02 nos. is ready for concreting by 03 rd June 2022	Spectra	03.06.2022	Closed
	As an update on 16 th June 2022, the Shop-3 area is under curing and the area may be handed over to Electro- mechanical vendors from 17 th June 2022	All	17.06.2022	Info
	As an update on 01 st July 2022, the flooring to be started in the upcoming week, as per the revised plan, which is being reviewed in daily basis.	Spectra	01.07.2022	Open
	As an update on 14 th July 2022, the 2/4 pours of Shop-2 are completed, and the balance pours are planned in the upcoming week along with pit area.	Spectra	17.07.2022	Closed
	As an update on 21 st July 2022, the Shop-2 flooring works are completed and curing works are under progress. Also, MEP vendor may be let inside for taking up their works by 27 th July 2022 onwards.	All		Info
52	Phase-2 Firefighting works: As an update on 28 th April 2022, based on the completion of the rafters in the Shop-2, the firefighting and fire alarm erection works to be planned accordingly.	Chakara	--	Open & Info
	Also, the Pump room, pump & pipe shifting, and related preparation works are initiated.			
	As an update on 05 th May 2022, the pump room pipe fabrication works are under progress. Further parallel works are planned, based on the site conditions, the same to be taken up.	Chakara	--	Open
	As an update on 12 th May 2022, the pump installation works are completed and piping for the same is under progress	Chakara	--	Open
	As an update on 19 th May 2022, the pump room works and external works along the main building is under progress	Chakara	--	Open & Info
	As an update on 26 th May 2022, the pump room works, and external works along the existing building along the west side is under progress, and the possibility of taking up the works in Shop-2 is being explored	Chakara	--	Open & Info
	As an update on 16 th June 2022, SDF on enquiring the sprinkler system testing on the Shop floor area, C&W clarified the MEP sprinkler system testing will be done with test sprinkler with dummy/drain line and fire alarm will be tested at site. Further SDF recommended that the Fire consultant to visit the site for system inspection.	Chakara	16.08.2022	Info
	Further the testing is planned by 16 th Aug 2022.			
	As an update on 23 rd June 2022, the Sprinkler pipe erection works are under progress in Phase-2, and possibility of parallel	Chakara	--	Open & Info

S. No.	Item Description	Responsibility	Action Date	Status
	works in all locations are explored and being taken up			
53	Phase-1 pending works: As an update on 05 th May 2022, the level indicator works, monorail works, cage ladder, earthing & down take pipe protection barricade (which is not part of the original scope, however the same will be done through new vendor who is to be identified) and related works to be taken up with other vendor.	Vendor	--	Info
	As an update on 19 th May 2022, the Phase-1 pending works costing was discussed, and the revised costing to be received.	Vendors	26.05.2022	Closed
	As an update on 26 th May 2022, the costing from the vendors & comparisons were discussed, and SDF to confirm on the same.	SDF	02.06.2022	Open
	As an update on 02 nd June 2022, based on the costing comparison shared, SDF to clear the same	SDF	09.06.2022	Open
	As an update on 09 th June 2022, the offer was taken from another vendor M/s. Ettica, and vendor is found to be L1. Also, SDF stated that the same to be discussed in the upcoming week based on the independency of the activities & coordination of works. Also, the timeline for completion of the same is 60 days.	SDF	16.06.2022	Open
	As an update on 16 th June 2022, SDF on enquiring the independency of the activities, C&W clarified that all the activities are independent, and Sump & Pump waterproofing is the activity which needs to be communicated to Nathan prior to start. Further the no-regret offer from Ettica to be received & based on the meeting with SDF team on 17 th June 2022, Ettica has shared the final offer. Further the comparison is shared by C&W based on the same.	SDF		Open
	Also, C&W recommended to close the same, as the same is 60-70 days job	Ettica		Closed
	As an update on 23 rd June 2022, the costing of Ettica was shared and the possibility of submission of Advance Bank Guarantee to be known from the vendor.	SDF/C&W		Open
	As an update on 01 st July 2022, the offer of Ettica was discussed, and they have confirmed that the advance Bank Guarantee cannot be provided. Further the offer of Metec was explained. Further SDF to check and clear the same. Further this needs to be cleared on priority as the works needs to be completed in 60 days. Further there will not be any contract conditions except retention, advance against bank guarantee, payments terms with adhoc. PO may be released to the vendor and the works may be taken up.			
	Also, the discussion with Metec to be planned and the same was happened on 01 st July 2022. Metec has visited site on 02 nd July as agreed and Metec to share the final offer.			
	As an update on 07 th July 2022, based on the offer received from Metec, the comparison was made and the same was discussed. Further the cost where the vendor is high also indicated to Metec, and Metec has clarified that the rates are quoted based on the site visit and also where the labour is highly involved. SDF			

S. No.	Item Description	Responsibility	Action Date	Status
	wanted to have a meeting with Metec and the same to be planned on 07 th July 2022 or 11 th July 2022 As an update on 14 th July 2022, the offer of the Metec was put in comparison and the costing of the same was discussed. Also, Ettica has stated that the Advance BG is not possible, and Spectra has the risk on timeline. Further it was discussed that the final call with Metec to be planned and finalized. Further the same has happened and Metec has provided the no regret discounted offer. Also, C&W has shared the LOI draft based on the submissions.	SDF/Metec/C&W		Closed
	Further SDF to release the LOI & also SDF stated that the PO will be split and released	C&W		Closed
	Further based on clearing the same, Metec will complete the works with minor delays as there are number of clearances which are to be provided at site. Further the same to be planned and taken up towards completion as per the schedule	SDF		Open
		All		Open & Info
54	Door in South side: As an update on 12 th May 2022, the possibility of providing door at the South side instead West side, and it was discussed to proceed as per the drawings in the West side only	SDF	--	Info
55	Phase-2 Louver: As an update on 12 th May 2022, the louver in the Phase-2 concept was discussed and the same was cleared for proceeding with Aluminium flush type louver. Further SDF asked on the functionality, for which it was discussed that the concept was cleared by Architect in the view of functionality & also the colour of the powder coated louver to be matched to the cladding sheet colour	SDF	--	Info
	As an update on 19 th May 2022, Spectra agreed to provide the louver colour sample by 21 st May 2022	Spectra	21.05.2022	Closed
	As an update on 26 th May 2022, the colour card soft copy is received and sample of the same is to be received	Spectra	--	Open & Info
	As an update on 02 nd June 2022, Broken- white sample matching the cladding sheet colour at the site is cleared for Louvers on 30 th May 2022.	SDF	30.05.2022	Closed
	As an update on 16 th June 2022, the Phase-2 louver erection works are nearing completion	Spectra	--	Info
56	Phase-2 Road works: As an update on 12 th May 2022, the North side road preparation works are under progress. Further SDF asked for the type of the finish, for which C&W clarified that the same will be a rough finish. Further SDF asked for the cover slab finish, and C&W clarified that the same will be in the level of road and the finish will be same as Phase-1	Spectra	--	Info
	As an update on 16 th June 2022, the Phase-2 Road works along the North side will be taken up from the beginning of July 2022, and to be completed by the end of first week of July 2022.	Spectra	07.07.2022	Open

S. No.	Item Description	Responsibility	Action Date	Status
57	Delegation Visit in June-2022: As an update on 12 th May 2022, the delegation visit is planned in the 01 st week of June 2022 good progress and housekeeping to be ensured in the construction area.	All	--	Info
	As an update on 26 th May 2022, the delegation visit is planned in the second week of June 2022. Further SDF advised to ensure good progress and housekeeping in the construction area	All	--	Info
	As an update on 02 nd June 2022, it was discussed that the delegation visit may happen on 15 th June 2022, and hence Spectra to engage necessary manpower in completing the works as per the schedule, and also to ensure housekeeping in the construction area. Also, Spectra agreed to support the best and adhere to the revised commitment on the date	Spectra	15.06.2022	Open
	As an update on 23 rd June 2022, the delegates visit is planned on 29 th June 2022, and hence SDF asked to ensure good progress and proper housekeeping in the site	All	29.06.2022	Info
58	Phase-1 Nathan's Payment: As an update on 19 th May 2022, SDF stated that the 50% of the certified bill value will be released immediately and balance will be released on checking. Also, C&W recommended to withhold 10 lacs approx. for road correction and release the balance	SDF	--	Open
	As an update on 14 th July 2022, as the Nathan's final bill has been submitted and the same is under correction, C&W recommended to release the balance 50% amount held after holding the estimate value of 10 Lacs pertaining to the road rectification works. Or the same amount may be deducted from the final bill or in the retention money.	SDF	--	Open
59	Cable tray Sample: As an update on 19 th May 2022, Everest to provide the sample for the cable tray for TRG make as the quantum for the Phase-2 is very less, so that Profab cannot be availed. SDF will check & clear based on the same.	Everest	26.05.2022	Closed
	As an update on 02 nd June 2022, based on the same, the tray sample is not approved, hence Everest to provide the alternate sample or proceed with Profab make only. Also, the supply of tray is being tried with other vendors also.	Everest		Open
60	Phase-1 & Phase-2 NT Items- Electrical Works: As an update on 19 th May 2022, Everest has submitted the NT items for the Phase-1 and Phase-2 works as per the site requirement and as per the scope.	Everest	--	Info
	Based on the submission C&W to share the incremental cost for the NT items with respect to the Phase-1 rates (for the available items). Further the same will be within the overall Phase-1 & Phase-2 cost.	C&W	26.05.2022	Closed
	SDF to review and clear the same.	SDF	--	Info
	As an update on 02 nd June 2022, C&W recommended to approve the Phase-1 and Phase-2 NT items, as the same is well within the overall Phase-1 & Phase-2 overall PO value.	SDF	09.06.2022	Open

S. No.	Item Description	Responsibility	Action Date	Status
	wanted to have a meeting with Metec and the same to be planned on 07 th July 2022 or 11 th July 2022	SDF/Metec/C&W		Closed
	As an update on 14 th July 2022, the offer of the Metec was put in comparison and the costing of the same was discussed. Also, Eticca has stated that the Advance BG is not possible, and Spectra has the risk on timeline. Further it was discussed that the final call with Metec to be planned and finalized. Further the same has happened and Metec has provided the no regret discounted offer.	C&W		Closed
	Also, C&W has shared the LOI draft based on the submissions.	SDF		Open
	Further SDF to release the LOI & also SDF stated that the PO will be split and released	All		Open & Info
54	Door in South side: As an update on 12 th May 2022, the possibility of providing door at the South side instead West side, and it was discussed to proceed as per the drawings in the West side only	SDF	--	Info
	Phase-2 Louver: As an update on 12 th May 2022, the louver in the Phase-2 concept was discussed and the same was cleared for proceeding with Aluminium flush type louver. Further SDF asked on the functionality, for which it was discussed that the concept was cleared by Architect in the view of functionality & also the colour of the powder coated louver to be matched to the cladding sheet colour	SDF	--	Info
55	As an update on 19 th May 2022, Spectra agreed to provide the louver colour sample by 21 st May 2022	Spectra	21.05.2022	Closed
	As an update on 26 th May 2022, the colour card soft copy is received and sample of the same is to be received	Spectra	--	Open & Info
	As an update on 02 nd June 2022, Broken- white sample matching the cladding sheet colour at the site is cleared for Louvers on 30 th May 2022.	SDF	30.05.2022	Closed
	As an update on 16 th June 2022, the Phase-2 louver erection works are nearing completion	Spectra	--	Info
S. No.	Item Description	Responsibility	Action Date	Status
	window for the security cabin.			
69	Flashing in Phase-2: As an update on 21 st July 2022, building vertical flashing and canopy vertical flashing to be off- white. Further same pattern to be implemented to Phase-1 also. Corner flashing to be uniform with respect to width & ensure uniformity.	All	--	Info

Note: All concerned are requested to review the minutes and verify the points noted herein. In case of any discrepancies, bring it to the attention of Mr. Saravanan- Cushman& Wakefield India Private Limited immediately. In case of no comments received from any of the concerned parties within 2 days of the issuance of this document, the points mentioned here shall be considered as true record of the meeting held and as accepted by all

Project Name	: Featherlite The Address
Client Name	: JMD Properties
Address	: Survey No.201/108, 200ft MMRD Road, Pallavaram, Chennai-600043
Land Area	: 3.39 Acres
Total Built-up Area	: 7,24,031 Sq. ft
No of Towers	: 3 Basements +G+9Floors MLSP - 01 Basement +Stilt + 4 Floors
Project Management Consultant	: Cushman & Wakefield
Architect	: RSP Design Consultants
MEP Consultant	: OPTIMAL MEP Consultants
Structural Consultant	: VISDA Consultants



FEATHERLITE - THE ADDRESS

3. FEATHERLITE THE ADDRESS

3.1 PREPARATION OF HANDING OVER DOCUMENTS

Featherlite "THE ADDRESS"			
Tracker for Handing Over Documents			
Color Representation			
			Hard & soft copy
			Soft copy Only
			Hard copy Only
S.No	Description	Status	Remarks
10	LIFT	Toshiba	
A	Work Order	Yes	
B	Bills	Yes	
C	Shop drawing	Yes	
D	Factory inspection report	NA	
E	Site inspection report	Yes	
F	As built dwg	Yes	
G	T&C report	Yes	
H	Performance parameters	Yes	
I	Guarantee & Warranty	Yes	Based on client confirmation Date will be provided
J	O&M manuals	Yes	
K	Escalation Matrix	Yes	
L	Snag & De Snag	Yes	Partially completed
M	Hand over reports	Yes	Based on client confirmation Date will be provided
Signature-			
TOSHIBA CUSHMAN & WAKEFIELD FEATHERLITE			

Featherlite "THE ADDRESS"			
Tracker for Handing Over Documents			
Color Representation			
			Hard & soft copy
			Soft copy Only
			Hard copy Only
S.No	Description	Status	Remarks
1	Basement Ventilation	TAP	
A	Work Order	Yes	
B	Tender dwg	NA	
C	Shop Drawing	Yes	
D	TDS	Yes	
E	Bills	Yes	
F	Factory Inspection report	Yes	
G	Site Inspection report	Yes	
H	As built dwg	Yes	
I	T&C report	Yes	Panels hard copy available
J	Escalation Matrix	Yes	
K	Snag & De Snag	Yes	To be completed
L	Guarantee & Warranty	Yes	Based on client confirmation Date will be provided
M	O&M manuals	Yes	
N	Hand over reports	Yes	Based on client confirmation Date will be provided
Signature-			
TAP ENGINEERING CUSHMAN & WAKEFIELD FEATHERLITE			

Featherlite "THE ADDRESS"			
Tracker for Handing Over Documents			
Color Representation			
			Hard & soft copy
			Soft copy Only
			Hard copy Only
S.No	Description	Status	Remarks
3	DG sets	Powerica	
A	Work Order	Yes	
B	Tender dwg	NA	
C	Shop dwg & TDS	Yes	TDS Hard Copy Available
D	Bills	Yes	
E	Factory inspection report	Yes	
F	Site inspection report	Yes	
G	As built dwg	Yes	
H	T&C report	Yes	
I	Performance parameters	Yes	
J	Guarantee & Warranty	Yes	
K	O&M manuals	Yes	
L	Escalation Matrix	Yes	
M	Snag & De snag	Yes	Partially completed
N	Hand over reports	Yes	
Signature-			
POWERICA CUSHMAN & WAKEFIELD FEATHERLITE			

Featherlite "THE ADDRESS"			
Tracker for Handing Over Documents			
Color Representation			
			Hard & soft copy
			Soft copy Only
			Hard copy Only
S.No	Description	Status	Remarks
5	WTP	Aquamatrix	
A	Work Order	Yes	
B	Bills	Yes	
C	Shop dwg & TDS	Yes	
	Drawing	Yes	
	TDS	Yes	
D	Factory inspection report	Yes	
E	Site inspection report	Yes	
F	As built dwg	Yes	
G	T&C report	Yes	
H	Performance parameters	Yes	
I	Guarantee & Warranty	Yes	
J	O&M manuals	Yes	
K	Escalation Matrix	Yes	
L	Snag & De Snag	Yes	Partially completed
M	Hand over reports	Yes	
Signature-			
Aquamatrix CUSHMAN & WAKEFIELD FEATHERLITE			

3.2 SITE VISIT



EXTERIOR VIEW



SOLAR PANEL INSTALLATION



RESIDENTIAL BLOCK A - COOLING TOWER (AIR)



RESIDENTIAL BLOCK A - COOLING TOWER (WATER)



RESIDENTIAL BLOCK A - MLCP WORKS



RESIDENTIAL BLOCK A - TRANSFORMER MEP WORKS



LIFT MACHINE ROOM



RMG YARD

Project name	: Prince Ratnapuri
Client name	: Prince foundation, Chennai
Address	: 17A, wall tax road, Peddanaickenpet, George town, Chennai, Tamilnadu 600001
Land area	: 2.30 acres
Build up area	: 3,20,000 sq ft
Project management consultant	: Cushman & Wakefield
Architect	: Creative architects & interiors
Structural consultant	Mahimtura consultants pvt. Ltd.



PRINCE RATNAPURI

4. PRINCE RATNAPURI

4.1 SITE VISIT



COMMERCIAL SPACE



KITCHEN SPACE



WEATHERING TILES



EXTERIOR VIEW



LIVING SPACE



DUCT WORKS



CORRIDOR SPACE



BASEMENT PARKING

Project Name	: SPR City - Binny
Client Name	: Binny Limited
Address	: B&C Mills, SPR CITY, No:1, Cooks Rd, Perambur, Chennai, Tamil Nadu 600012
Land Area	: 1,18,21,560 Sq ft
Type of Structure	: Apartment Tower, Villas, Skyliving, Mall, Market of India, School, Hospital
Architect	: Samira Rathod Design Associates
MEP Consultant	: Design Tree Service consultants pvt. ltd
Structural Consultant	: Geo foundations & structures pvt. ltd

SPR CITY - BINNY

5. SPR CITY

5.1 AREA STATEMENT FOR DUE DILIGENCE REPORT



FSI Distribution		48 Acres Site		
Name of Blocks	Configuration	Saleable Area	FSI Area	Status
Tower - A	226 Units - All 3 BHK units	4,75,832	4,17,385	Actual
Tower - B	284 Units - 2BHK, 3BHK & 4BHK units	5,27,918	4,91,215	Actual
Tower - H	185 Units - All 4 BHK units	6,32,776	5,80,955	Actual
Tower - C	225 Units - 3BHK & 4BHK units	3,66,985	3,50,411	Actual
Tower - D	225 Units - 3BHK & 4BHK units	3,66,985	3,50,411	Actual
Tower - E	225 Units - All 3 BHK units	3,42,400	3,20,000	Assumed
Tower - F	180 Units - All 4BHK units	3,42,400	3,20,000	Assumed
Tower - G	180 Units - 3BHK & 4BHK units	3,42,400	3,20,000	Assumed
Signature Tower	180 Units - 4BHK, 5BHK & 6BHK units	7,57,560	7,08,000	Assumed
Club House - at P1		-	88,545	Actual
Club House - at Signature Tower		-	25,000	Assumed
Other FSI Areas		-	20,000	Assumed
Temple		-	50,000	Assumed
School		1,62,113	1,62,113	Actual
RESIDENTIAL ZONE		43,17,369	42,04,035	
Market of India - Phase 1		22,10,023	25,30,821	Actual
Market of India - Phase 2		13,50,000	15,00,000	Assumed
High Street Retail - Cooks Road		1,17,486	1,11,892	Actual
Skyliving - Tower A	303 Units - 2BHK & 3BHK units	3,81,606	3,58,664	Actual
Skyliving - Tower B	348 Units - 2BHK & 3BHK units	4,38,280	4,11,931	Actual
Skyliving - Tower C	TBD	5,30,000	5,00,000	Assumed
Club House - Sky		-	35,000	Assumed
Hospital		3,25,320	3,25,320	Actual
Future Development - Behind Hospital		3,33,757	3,17,864	Assumed
Commerical Zone		56,86,474	60,91,492	
Total		1,00,03,843	1,02,95,527	
FSI Distribution		12.5 Acres Site		
Name of Blocks	Configuration	Saleable Area	FSI Area	Status
Villas		3,62,494	3,04,912	Actual
Club House - Villa		-	15,000	Assumed
Temple - Villa		-	5,000	Assumed
Future Development		12,61,177	12,01,121	Assumed
Total		16,23,671	15,26,033	
Grand Total		1,16,27,514	1,18,21,560	

SPR City - Binny Mills - FSI Area Statement			
Site Extent (Acres)	12.51	48.48	60.99
Site Extent (Sq. ft)	5,45,012	21,11,903	26,56,915
OSR Gift	1.27	4.74	6.01
Street Alignment	-	1.48	1.48
EB Committed	0.53	-	0.53
EB Provision	0.46	-	0.46
Fire Brigade	-	0.11	0.11
Total Gifted Land	2.26	6.34	8.60
Net Land Available for UDS Distribution	10.25	42.15	52.40
Net Land Available for UDS Distribution (in Sq. ft.)	4,46,470	18,35,910	22,82,380
FSI (Free)	1.50	2.50	
FSI (Free) - Additional	0.50	0.75	
Premium FSI	0.80	1.63	
Free FSI - As per JDA	8,17,518	52,79,758	60,97,275
Free FSI - Additional	2,72,506	15,83,927	18,56,433
Premium FSI	4,36,009	34,31,842	38,67,852
Total	15,26,033	1,02,95,527	1,18,21,560

48 Acres Site			
Phase Wise Distribution - In Sequence of Development			
Name of Blocks	Saleable Area	FSI Area	Cumm FSI Area
Tower - A	4,75,832	4,17,385	4,17,385
Tower - B	5,27,918	4,91,215	9,08,600
Tower - H	6,32,776	5,80,955	14,89,555
Club House - at P1	-	88,545	15,78,099
School	1,62,113	1,62,113	17,40,213
Market of India - Phase 1	22,10,023	25,30,821	42,71,034
Tower - C	3,66,985	3,50,411	46,21,445
Tower - D	3,66,985	3,50,411	49,71,856
High Street Retail - Cooks Road	1,17,486	1,11,892	50,83,748
Skyliving - Tower A	3,81,606	3,58,664	54,42,412
Hospital	3,25,320	3,25,320	57,67,732
Other FSI Areas	-	20,000	57,87,732
Temple	-	50,000	58,37,732
Skyliving - Tower B	4,38,280	4,11,931	62,49,663
Club House - Sky	-	35,000	62,84,663
Market of India - Phase 2	13,50,000	15,00,000	77,84,663
Signature Tower	7,57,560	7,08,000	84,92,663
Club House - at Signature Tower	-	25,000	85,17,663
Tower - E	3,42,400	3,20,000	88,37,663
Skyliving - Tower C	5,30,000	5,00,000	93,37,663
Tower - F	3,42,400	3,20,000	96,57,663
Tower - G	3,42,400	3,20,000	99,77,663
Future Development - Behind Hospi	3,33,757	3,17,864	1,02,95,527
Total	1,00,03,843	1,02,95,527	

12 Acres Site			
Phase Wise Distribution - In Sequence of Development			
Name of Blocks	Saleable Area	FSI Area	Cumm FSI Area
Villas	3,62,494	3,04,912	3,04,912
Club House - Villa	-	15,000	3,19,912
Temple - Villa	-	5,000	3,24,912
Future Development	12,61,177	12,01,121	15,26,033
Total	16,23,671	15,26,033	

Grand Total	1,16,27,514	1,18,21,560	
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5.2 SITE VISIT FOR DUE DILIGENCE REPORT

5.2.1 MARKET OF INDIA AND APARTMENT RESIDENTIAL BLOCK A, B & H



AERIAL VIEW OF MARKET OF INDIA



MARKET OF INDIA (CENTRAL PLAZA)



SECOND BASEMENT



WEST WING ON-GOING CONSTRUCTION (MOI)



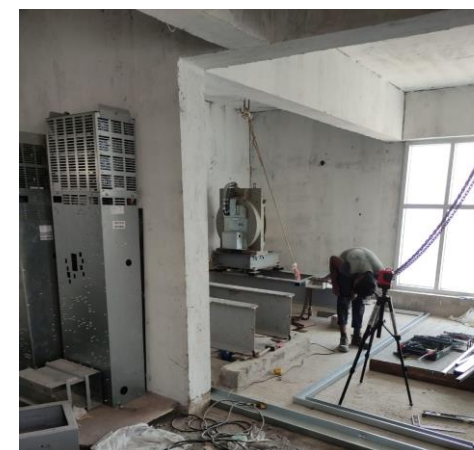
WATERPROOFING OF PODIUM



CHANGE IN DESIGN (REWORK)



TERRACE FLOOR

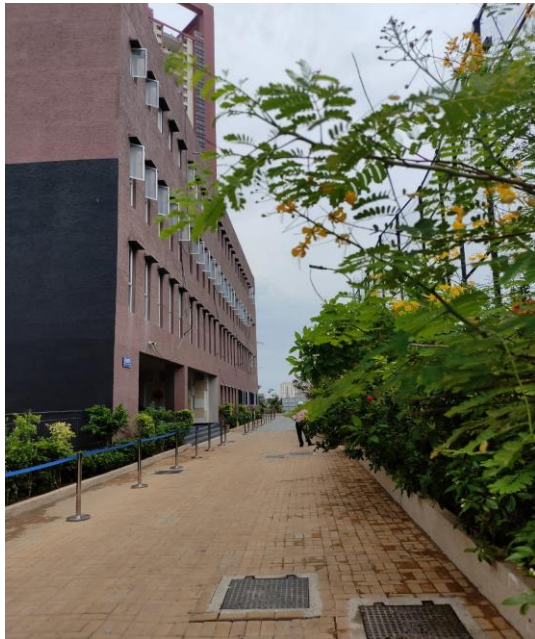


MACHINE ROOM OF LIFT



VIEW OF APARTMENT RESIDENTIAL BLOCK FROM

5.2.1 SHRI RAM UNIVERSAL SCHOOL AND VILLA



EXTERIOR



CORRIDOR



ENTRY



BASEMENT PARKING



RECEPTION



EXTERIOR VIEW OF VILLA



SITE LAYOUT OF VILLAS

5.3.1 MARKET OF INDIA

[illegible]

BLOCK - H										
FLOOR	FALSE CEILING	FLOORING	PAINTING	DOOR	FIRE SHAFT DOOR	SOUTH FIRE STAIR	NORTH FIRE STAIR	LIFT WALL CLADD	LIFT WALL CLADD	FIRE STAIR DOOR
47 th Floor										
46 th Floor										
45 th Floor										
44 th Floor										
43 rd Floor										
42 nd Floor										
41 st Floor										
40 th Floor										
39 th Floor										
38 th Floor										
37 th Floor										
36 th Floor										
35 th Floor										
34 th Floor										
33 rd Floor										
32 nd Floor										
31 st Floor										
30 th Floor										
29 th Floor										
28 th Floor										
27 th Floor										
26 th Floor										
25 th Floor										
24 th Floor										
23 rd Floor										
22 nd Floor										
21 st Floor										
20 th Floor										
19 th Floor										
18 th Floor										
17 th Floor										
16 th Floor										
15 th Floor										
14 th Floor										
13 th Floor										
12 th Floor										
11 th Floor										
10 th Floor										
9 th Floor										
8 th Floor										
7 th Floor										
6 th Floor										
5 th Floor										
3rd Floor & 4 th Floor										
3rd Floor										
2 nd Floor										
1 st Floor										
Ground floor										
Basement 1										
Basement 2										

SERVICE LIFT

SOLAR PHOTOVOLTAIC SYSTEM INSTALLATION

WATER PROOFING - TERRACE

WATER PROOFING - OHT

BLOCK - A										
FLOOR	FALSE CEIL	FLOORING	PAINTING	DOOR	FIRE SHAFT	FIRE STAIR	FIRE STAIR	LIFT WALL	FIRE STAIR DOOR	
38 th Floor										
37 th Floor										
36 th Floor										
35 th Floor										
34 th Floor										
33 rd Floor										
32 nd Floor										
31 st Floor										
30 th Floor										
29 th Floor										
28 th Floor										
27 th Floor										
26 th Floor										
25 th Floor										
24 th Floor										
23 rd Floor										
22 nd Floor										
21 st Floor										
20 th Floor										
19 th Floor										
18 th Floor										
17 th Floor										
16 th Floor										
15 th Floor										
14 th Floor										
13 th Floor										
12 th Floor										
11 th Floor										
10 th Floor										
9 th Floor										
8 th Floor										
7 th Floor										
6 th Floor										
5 th Floor										
3rd Floor & 4 th Floor										
3rd Floor										
2 nd Floor										
1 st Floor										
Ground floor										

SERVICE LIFT

SOLAR PHOTOVOLTAIC SYSTEM INSTALLATION

WATER PROOFING - TERRACE

WATER PROOFING - OHT

5.4 DEVELOPMENT COSTING

5.4.1 MARKET OF INDIA

1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

Binny Limited (Client) is a Joint Ventures with real estate developers for development of land area for project development. The Client is developing a commercial project **Market of India**, located at Chennai. The Client has appointed Cushman & Wakefield (C&W) to perform Cost Advisory Services for the projects.

1.2 PROJECT BRIEF

Market of India is Chennai's newest marketplace that brings together wholesale and retail traders under one roof, making trade in India smooth and efficient. Situated at SPR city an excellent location with countless amenities, Market of India is a global destination ideal for the success of business

9Markets | 50+ Trades | 5000+ Shops

1 Lakh + Commodities

1 lakh Sqft Central Plaza

5.4 Million Sq.ft Build-up Area

The cost advisory project covers the development of project cost with details provided by Client, and a comprehensive Cost Report is provided to the Client. The report has been formulated based on the data received from the Client. The details have been reviewed on ground during site visit.

1.3 OBJECTIVE OF THE STUDY

The objective of the study is to develop concept cost for construction of phase 1 and phase 2 based on the details provided by the client and Market price. The construction cost covers the development of all the blocks under phase 1 & phase 2 under budget heads of Civil Works, Finishes works, Façade works, Electrical Supply & Installation, Mechanical (HVAC) works, PHE Supply & Installation, Firefighting, External Development, Lifts, Access control and security system etc.

1.4 SCOPE OF SERVICES

The scope of the service is to develop the project cost for warm shell with the details provided by Client considering certain assumptions and to prepare & submit report with construction cost of the Project. The following methodology was undertaken to furnish the scope delineated under Scope of Service.

1. Collect and collate essential details from the Client.
2. Review the details provided by Client and calculate construction cost of project.
3. Prepare a consolidated cost report on the project.

Proposed project reporting will include but not be limited to the following: -



Project Cost for Warm Shell

- Gather general information of the project such as size of property, number of buildings at the property, number of floors, status of construction, area statement of each building and type of construction.
- Collate information from client on building specifications and various parameter such as finishes, MEP services (Electrical installations with redundancy), MEP installations, Plumbing & Fire Fighting installations.
- Develop construction cost of project along with the list of assumptions/consideration for the project.
- Provide comprehensive cost report to client on construction cost of the project.

2 PROJECT DESCRIPTION

2.1 PROJECT DETAILS

Market of India is under construction stage with phase -1 under with typical Floor structure works under progress and phase 2 yet to start progress. Following are the details of the property.

Table 1: Project Details

Details	Description
Client	Binny Limited
Developer	Binny Limited
Project Name	Market of India
Location	Chennai
Project Address	Stephenson Road, SPR City, Chennai-600012
Project Type	Commercial
Land Area	48.00 Acres (Residential and Commercial zone)
Total FSI Area	45,15,750 Sq. Ft
Total Saleable Area	69,62,701 Sq. Ft
No of Towers	1
No of Basements	Common Basement – 02 Nos
Building Configurations	Lower ground cellar/3
	Lower Ground/4
	Ground/5
	Ground mezzanine/6
	Upper Ground/7
	Upper Ground mezzanine/8
	Parking/8A
	concourse/9
	Concourse/10
	Top floor/11

	Top mezzanine/ 12
	Small shops/13
	Typical office/ 15
Green Building	LEED/ GRIHA certification
Construction Status	Under Construction

Figure 1: Site Location (Google Map Reference)



2.2 AREA STATEMENT

Geographical Coordinates
13°10'35.7" N, 80°25'30.7"E

Table 2 : Area Statement

Tower	Builtup Area (In Sq. Ft)	Leasable Area (In Sq. Ft)	Remarks
Phase I	46,56,791		
Phase II	19,77,454		
Total	66,34,254		

2.3 BUILDING SPECIFICATION

Table 3: General Building Specification of the Entire Campus as received from Client

#	Details	Description
A	Structure	
1	Loading	Critical loading areas are provisioned in Ground Floor
2	Screed Level for Raceways	Provision of levelled floor with acceptable deviation as per the code.
3	Staircase	50 Nos. (Phase I)
4	Toilets	05 Nos. (Phase II)
B	Electrical-	
1	Sanctioned Load	16 MVA (Whole Campus)
2	Transformers	02 X 15 MVA, 11/0.415 KV Off Load Tap Changer
3	Power Back up	100%

4	DG Configuration	12 X 2000 KVA
5	Back up period	20 hours (5 hrs per day fuel tank, for 4 days bulk storage)
6	HSD	2 X 35 Kilo Litres
7	Lighting System	Provision for lighting, lighting control and emergency lighting/ exit signs in common areas
8	Distribution Board	Provision for meter panel board (within electrical riser board) at each tenant floor
9	Car charging points	50 fast charging points in Basement (Phase -1)
10	Earthing	Provisioned space for clean earth at Ground Level.
11	UPS	Provisioned catering to emergency lighting with 30 minutes power backup

C	HVAC	
1	Chiller Type	Water Cooled Chiller
2	Chiller Capacity	5 X 1000 TR (Tower 01 to Tower 07)
3	Primary Chilled Water Pumps	06 Nos (5W + 1 S)
4	Condenser Water Pumps	06 Nos (5W + 1 S)
5	Chiller Type	Air Cooled Screw Chiller
6	Chiller Capacity	03 X 300 TR (For Common area – Phase 1_
7	Toilet Exhaust	15 ACPH (Core area toilets on each floors)
8	Smoke Exhaust	Provision for tenant to connect their smoke exhausts system in tenancy area to the smoke exhaust shaft.
9	Indoor Design Temperature and Humidity Conditions	23±1°C DBT; 55-60% RH

D	Plumbing & Fire Fighting	
1	Domestic Storage	Underground Tank – 2120 KLD Over Head Tank – 280 KLD
2	STP	1500 KLD Block 2, 3, 4 & 5 – 500 KLD – Phase -1 Block 1A, 1B, 6 & 7 – 1000 KLD – Phase 2 & 3 ; MBBR
3	Fire Detection Systems	Provision of fire detection devices within core areas of each floor. Also, space provision for additional spare capacity within base building fire alarm panel and loop cable serving each floor.
4	Emergency Warning System	Provision of warning speakers within core areas of each floor
5	Fire Protection System	Provision of sprinklers within core areas of each floor Provision of top layer above ceiling upright sprinklers within tenant areas of each floor. Provision to connect pendant sprinkler line & flow switch as per NOC Provision for Fire Extinguishers in common areas. Provision of Fire Compartmentation in Basement and Common Areas

		project. List of preliminaries are mentioned in this report for reference.
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3.2 ASSUMPTIONS FOR SHELL AND CORE

The assumption for civil and structural works for shell and core is as follows:

1	General Description	
1.1	All technical specifications for RCC works, masonry and plaster are as per standard market conditions.	
1.2	Specifications considered in waterproofing are standard as per market.	
1.3	All concrete quantities are based on thumb rule, constant basis and area basis.	
1.4	Couplers are not considered. Lap length is considered.	
1.5	Reinforcement steel considered on assumption basis as per thumb rule basis w.r.t. similar type of structure (for span, Floor to floor height, Seismic zoning & other factors)	
1.6	Grade of Concrete at junction of beam, column and slab considered as per respective element's grade.	
1.7	Grade of concrete are considered on as per drawing basis	
1.8	Combination of conventional slab and flat slab is considered. Basement slabs are considered as conventional slabs.	
1.9	Basement area is considered	
2	Earthwork	
2.1	Soil strata as per surrounding areas were considered. Cost of Royalty payable on earth is included in earthwork cost. 30% of overall quantity of filling is considered as per material available at site and balance 70% of filling is with material brought from outside. Plinth area is considered for Anti termite. Soling is considered below all PCC works. Concrete buried in soil will be bitumen painted and same cost is considered in budget.	
3	PCC	
3.1	PCC is considered below raft as well as above raft.	
4	RCC	
4.1	Raft of 1.05m considered at all over area. 300mm thick retaining wall is considered at basement level as per GFC drawing. Conventional shuttering is considered for sub structure as well as superstructure areas.	
5	Structural members	Grade of concrete are assumed as below.
5.1	Grade slab	M25
5.2	Footing PCC	M10
5.3	Grade slab PCC	M10
5.4	Footing RCC	M35
5.5	Columns/shear walls/retaining wall Ground level to terrace	M30
5.6	Columns/shear walls below ground level	M50

E	Others	
1	Building Management System	Facility to integrate Base Building BMS to tenant's complete facility.
2	Telecommunication	Provision for Main Point of Entry (MPOE) from minimum of 3 service providers with 2 nos. of Hume pipe Provision for LV shaft from MPOE to telecom riser room Provision for mobile phone coverage through common and tenant areas
3	Waste Management System	Provision for grease arrestors and sanitary waste pump

3 PROJECT ASSUMPTIONS

3.1 GENERAL

#	Details	Description
1	Site Logistics	
1.1	Batching Plant	Considered RMC to be outsourced. In house plant not considered for costing
1.2	Labour Accommodation	Considered in main contractor's scope.
1.3	Construction Equipment	All equipment will be in scope of main contractor.
1.4	Time of completion	36 months for completion period of construction activities
1.5	Taxes	Taxes extra as applicable
1.6	Contingencies	5% contingencies are considered.
1.7	Escalation	2.5% year on year escalation is considered for 2 years (from 2 nd year onwards)
2	Contract packages	
2.1	Earthwork	Separate Contractor
2.2	Shell & Core	Class B Contractor. All material including reinforcement steel & RMC in contractor's scope, but basic rates will be fixed for steel and cement.
2.3	Finishing Works	Class B contractor. All material to be procured by contractor but basic rates will be fixed for all tiles and stones. Only common areas will be finished by developer.
2.4	Facade Works	All material to be procured by contractor.
2.5	MEP Works	All material to be procured by contractor as per specifications and design. Basic rates will be fixed for all fittings and fixtures
2.6	Green Building	Gold rating (LEED/GRIHA)
2.7	Consultancy charges	Cost is based on thumb rule basis and other past projects of similar type.
2.8	Approval Charges	Cost is based on thumb rule basis and other past projects of similar type
2.9	Preliminaries	Preliminaries are considered as per A grade contractor on thumb rule basis and as per past experience of similar type of

6	AHU and other MEP rooms	Plaster, Cement paint & acoustic insulation
7	Basement	Sponge/ Trowel finish plastering. Painting is not considered as per CEO discussion
8	Balcony	Cement paint / ACE Exterior emulsion paint
Ceiling Finishes		
1	Entrance/Ground floor & Typical lobby	False ceiling with combination Grid and Gypsum
2	Staircases at ground floor	Acrylic Emulsion Paint
3	Toilet at office floor	Finish concrete slab
4	AHU and other MEP rooms	Putty and cement paint
5	Basements	Cement paint
6	Office areas	Floor Finish is not considered as per CEO discussion
7	Common area	Gypsum False ceiling
Doors		
1	Main Door	Glass with Aluminum Frames/patch fittings
2	Fire rated doors	Metal door with 2-hour fire rating as per NBC
Façade details-The below workings are C&W assumptions. Since DBR not available		
1	Building Façade	Overall 50% Glass, 35% Stone cladding and 15% texture paint considered. Double pane, low E-coated, fully unitized Glass considered.
2	Entrance Lobby	Central Plaza glazing considered at entrance lobby.

3.4 MEP WORKS DETAILS -

	Details	Description
Electrical Works-The below workings are C&W assumptions, Since DBR not available		
1.	Load Calculation and Sub Station Capacity	Total Sanction load 16 MVA. Proportionate cost for Phase 2 & Phase1 is considered. Since DBR is not available
2.	Transformer substation and HT LT panel	Oil cooled Transformer & HT/ LT Panels 11/.4 KV substation cost considered. Receiving station work will be done by power supply company Since DBR is not available.
3.	Point connection	One Point connection to every tenant (tenant Area) Internal electrification work not covered in costing. Since DBR is not available
4.	Main Circuit Boards & Distribution Panels	Common Area, Emergency and other services Panels, Floor Panels, Lighting & Power distribution boards for common Area, Parking and amenities etc. are considered Switchgear. Since DBR is not available
5.	Bus Riser & Tap Off box for Raw power.	Considered provisional sum on area basis. Since DBR is not available
6.	Power Cables & Terminations	LT Cables from panels to low side power distribution for typical level office and other services required locations is

5.7	Slab/beam/staircase/drop panels upto Ground level	M35
5.8	Slab/beam/staircase/drop panel from Ground level to terrace, OHT, LMR and other misc. structures	M35
6 Masonry		
6.1	External Walls	In RCC/ Block Masonry/ Structural glazing as per drawing
6.2	Internal Walls	Block 150mm/200mm /250mm
7 Plaster		
7.1	External Walls	External plaster considered on block work or RCC members and also inside the shafts
7.2	Internal Walls	Cement plaster to walls & POP punning on ceilings of common areas; Back coat plaster in Cement Mortar behind Dado
8 Waterproofing		
8.1	Grade slab & Retaining wall	Membrane +Protection
8.2	Terraces	Membrane + Protection
8.3	Toilets / Service balconies	PU coating + Protection
8.4	Water Tanks, Refuge area	Crystallization waterproofing/ Glazed Tile
8.5	Lift Pits, STP, Landscaped area	Crystallization waterproofing

3.3 ASSUMPTIONS FOR FINISHES WORKS

The assumption for interior finishes works for the building is as follows:

Flooring/dado		
1	Entrance/Ground floor & Typical lobby	Italian/ Indian Marble
2	Staircase	Saradhalli
3	Toilet flooring	Waterproofing + PCC
4	AHU and other MEP rooms	Saradhalli
5	Basements and office areas	Smooth Granolithic Flooring/ VDF. No epoxy Painting considered as per discussion with CEO
6	Balcony	Antiskid ceramic/ vitrified tile
Wall Finish		
1	Entrance/Ground floor & Typical lobby	Combination of Marble / Granite cladding/ Texture Paint/ Wood Veneer.
2	Corridors at typical floors	Skirting and Acrylic emulsion paint.
3	Staircases	Scratch coat plaster with Acrylic Emulsion Paint for all floors
4	Toilet dado	Waterproofing +Plaster+ Tile
5	Electrical room	Plaster and Cement paint

3.	Terrace piping for water supply and drainage works	Covered lump sum area basis cost. CPVC Pipes
4.	Rainwater Piping, Balcony Drains	Covered Down pipe SWR Drain and Sump pump
5.	External Storm and Sewer water Piping	
6.	Rainwater Harvesting & Recharge Pit	Considered 15 Nos Pits based on assumptions.
7.	Pump Room and required Equipment's	Considered 150 m Head pumps for Domestic and Flushing line with terrace booster pump.
8.	STP Works	1000 KLD considered

Fire Fighting works

1.	Sprinkler System	Considered for Entire building on area Basis. Make Tyco or equivalent
2.	Vertical Riser for Sprinkler, Hydrant, Drain	Considered on area Basis. Make Jindal or equivalent
3.	Hydrant System	Considered on area Basis.
4.	Fire Extinguishers	Considered on area Basis.
5.	Pumping System / Booster pump	Considered Hydrant, Sprinkler, Diesel Drive, Jockey, and terrace booster pump.

Fire Alarm and Public address

1.	Fire Alarm	Cost considered on area Basis. Make Honeywell or equivalent
2.	Public Address	Cost Considered on area Basis. Make Bosch or equivalent
3.	BMS	Considered Provisional sum. Make Honeywell or equivalent
4.	CCTV/Security system	Considered Provisional sum. All Lift Lobbies, Main Security entrances, Basement and External area.
5.	Elevators	Considered passenger lift with 3-3.5 M/S speed and service Lift.
6.	Security and Access system	Considered provisional sum. For Boom Barrier, baggage scanner, Frame Detector etc.

3.5 EXCLUSION FROM PROJECT COST

	Exclusion of costs
1	Land purchase cost
2	No delay and Idle charges provision considered in budget.
3	Any demolition of existing structure.
4	Foundation piles not considered in budget.
5	Marketing/advertisement cost
6	Finance cost

		considered. For shops Metering point is considered.
7.	Point Wiring	In Common area, lift lobby/well, Ground floor entrances, Common Area, Parking and all other services and plant rooms. Approx. area of 125 Sq. Ft. per light point.
8.	Power Outlets	Considered in lift well, Ground floor, all other services and plant rooms. All sockets considered are conventional type modular sockets with back box. Make Schneider or equivalent,
9.	Earthing/Earth-pits	Considered for HT LT Panel, transformer, DG, other panels, Elevator, and at all required location and equipment's etc. One point tapping through two earthing strips for tenant
10.	Light Fixtures	Considered lift lobby/Well, staircase, parking, Entrance Lobby, land scape, Façade lighting, back office, Machine and Plant rooms. All fixtures are LED types.
11.	UPS	Considered only for BMS system for critical equipment
12.	Inverters	Not considered
13.	Lighting / surge protection system	As per NBC 2016 - considered conventional type Lightning protection system with all earthing and strip and electrode.
14.	DG & Associated works	100% Power back up considered. 5 VA per sq. ft of leasable area is considered for DG backup. Also Considered 70 KLD HSD Yard for diesel storage with required pumping system.

HVAC and Associated works -The below workings are C&W assumptions., since DBR not available

1.	HVAC High side - Chiller, Pumps, Cooling Tower, Piping & accessories. AHU,	5900 TR for entire campus, considered for project on pro-rata basis (area)
2.	Ducting and Thermal Insulation	For entrance, lift lobbies and common area
3.	Grills, Diffuser and Dampers	For entrance, lift lobbies and common area
4.	UPS Battery Room DX System	No details lumpsum provisional Amount considered.
5.	AHU Room Acoustic Insulation	Per AHU - 100SqM Assumed
6.	BTU Meter	Considered per floor two tenant basis
7.	Staircase Pressurization	Considered
8.	Lift well Pressurization	Considered
9.	Basement Ventilation	Basement ventilation cost on area basis. Fresh Area through Cut out, Exhaust Air through Fans, Basic Parameter will be 6 and 12 ACPH.

PHE-The below workings are C&W assumptions, Since DBR not available

1.	Water Supply Piping (Domestic & Flushing water	CPVC Pipes for internal toilet, Down takes. Terrace Loop, Pump Room and with Accessories and Brass Ball Valves,
2.	Drainage Piping (Soil, Waste, Vent.) for internal toilets, Kitchen, Pantry & heads in shaft.	Considered as per Area basis cost, UPVC pipes with Accessories, and valves etc.

3.6 BASIC RATES OF MATERIAL

The basic rates considered for the key materials used in the project is as follows:

#	Details	Description
1.	Cement (PPC)	Rs. 330/- per bag of 50 Kg.
2.	Cement (OPC)	Rs. 360/- per bag of 50 Kg.
3.	Steel	Rs. 56,000/- per Metric Ton
4.	RMC - M10	Rs. 5,600/- per Cum pure OPC
5.	RMC - M25	Rs. 6,600 /- per Cum pure OPC
6.	RMC - M30	Rs. 6,400 /- per Cum pure OPC
7.	RMC - M35	Rs. 6,500 /- per Cum pure OPC
8.	RMC - M40	Rs. 6,700/- per Cum pure OPC
9.	RMC – M50	Rs. 7,100/- per Cum pure OPC
10.	Granite at Entrance Lobby	Rs. 120 /- per sqft
11.	Kota for all other than ground floor and 1st floor level staircases	Rs. 30-40 /- per sqf
12.	Antiskid vitrified tiles in Balcony/terrace	Rs.40- 50 /- per sqft

3.7 ALLOWANCES & WASTAGES

The allowance and wastages considered for the key materials used in the project is as follows:

Material Wastage		
1	Cement, RMC	Cement 3%; RMC 2%
2	Reinforcement Steel	4% (including rolling margin, chairs, spacers, dowels)
3	Finishes	Flooring with Tiles: 7%
		Flooring & dado with Marble/ Granite / Stones slabs: 10%

3.8 RCC INDICES ALONG WITH BASE RATE

RCC Indices		
1.	Concrete	Overall constant – 0.045 cum/sqft
2.	Reinforcement steel	Overall Constant – 5 kg/sqft
3.	Shuttering	Overall Constant – 2.75 sqft /sqft

4 COST SUMMARY – MARKET OF INDIA

COST SUMMARY OF MARKET OF INDIA			
S.No	Description	Cost Per Sft	
1	Site Preliminaries	5.00	
2	Structural Works - Sub structure	680.98	
3	Structural Works - Super structure	1,253.99	
4	Façade Works	53.99	
5	Finishes	378.91	
6	Electrical Works	244.00	
7	Plumbing works	67.00	
8	Firefighting works	60.00	
9	HVAC works	113.41	
10	Vertical Transporters - Elevators	165.11	
11	Solar System	5.00	
12	Basement Ventilation System	6.00	
13	Sewage treatment plant	7.00	
14	HSH	12.00	
15	WTP	3.00	
16	Access control & Security	30.00	
17	Multi-level car parking systems	17.20	
18	SKY Light	5.00	
19	External Development	1.83	
20	Consultant charges	100.00	
Total Amount		3,209	

Disclaimer

This report is prepared exclusively for the benefit and internal use of Client (or "Recipient") and does not carry any right of publication or disclosure to any other party. Neither this report nor any of its contents may be used for any other purpose other than mentioned in the letter of engagement signed without the prior written consent of CWI. Any reliance upon the report by third party shall be at their own risk.

CWI has provided an assessment of the current condition of subject property. Any coordination & Liaisoning with local municipal authorities are excluded. Any kind of municipal certifications and approvals are excluded. Any structural certifications are excluded. The information in this report reflects prevailing conditions and our view as of this date, all of which are, accordingly, subject to change. In preparation of this report, we have relied upon and assumed, without independent verification, the accuracy and completeness of all information related to statutory documents and technical checks as per scope available from the Recipient and the Developer. Authenticity of documents provided by Developer is excluded.

By receiving this report, the Recipient agrees to keep confidential the information contained herein or made available in connection with any further assessment of any proposals from CWI. This report has been

5.4.2 RESIDENTIAL BLOCK A

Total Area in Sft.	
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S. No.	Description	Progress %	Cost / Sq Ft	Budget	Cost Incurred	Balance to Complete	Area in Sft.	Rate per unit	Amount in INR	Remarks
				INR	INR	INR				
	Grand Total			-	-	-		-	-	
1	Tower-A									
2	Tower-B									
3	Tower-H									
4	Basement									
5	Tower-C									
6	Tower-D									
7	Tower-E									
8	Sky Living- Tower-A									
9	Sky Living- Tower-B									
10	Sky Living- Tower-C									
11	Infra works									
12	School									
13	Hospital									
14	Market of India									



Binny Limited, Chennai
Cushman & Wakefield India Private Limited, Chennai

Due Diligence Report- List of Assumptions

S. No.	Description	Quantity	UOM	Remarks
	Excavation depth	8.5	m	Soft soil is considered, Royalty is not considered Excavation depth of 8.50m considered
	Backfilling	30%		Soil considered, and also considered as same soil is backfilled
	Basement Waterproofing			Membrane waterproofing
	Reinforcement	4.7	KG/Sq.ft	
	Shuttering	2.4	Sft/ BUA Sft	Mivan system
	Flooring			Vitrified tile considered only in common area
	Doors			Entrance main door only considered Other doors in end user scope
	Electrical			
	Plumbing			No sanitary wares & no fixtures considered
	Elevator			Average- 15 passengers- 4 nos. considered
	Low side works			
	High side works			
	CCTV			Common area & basement cosidered
	DG			
	STP			
	Toilet area waterproofing considered in %	19%		Toilet area- 19% of the floor area Vertical 300mm considered
	Concrete consumption per sft	0.0425		M30 considered
	Staircase flooring			Granite- Jet black- 18mm considered
	Ducts Area	20%		20% of the built up area considered for the ducts area
	Extennal Painting Quantity co-eff	0.94		



Binny Limited, Chennai
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Due Diligence Report- List of Basic Rates considered

S. No.	Item Description	Rate	Unit
1	Excavation- Soft soil	250	Cum
2	Backfilling- Soft soil	200	Cum
3	Piling- 28m depth	160	Sft
4			
5	Reinforcement + Labour	63000	MT
6	Structural steel + Labour	68000	MT
7	Mivan Shuttering + Labour (Rate incl. of Column, Slab, Beam)	73	Sft
8	Basement construction	1900	Sft
9	Basement membrane Waterproofing incl. protection + la	150	Sft
10	Toilet waterproofing coating incl. protection + labour	110	Sft
11	DG		
12	Transformer		
13	WTP		
14	STP		
15	Elevator	18256103.3	Nos
16	Cement	375	Bag
17	Vitrified tile + Labour	200	Sft
18	Ceramic tile		
19	Kota stone		
20	Granite	300	Sft
21	Road- pavers		
22	Windows- UPVC		
23	Main entrance doors + Labour	30000	Nos
24	Painting internal emulsion + Labour	18	Sft
25	Painting external texture+ Labour	45	Sft
26	Painting in ducts- Cementious paint + Labour	10	Sft
27	Painting in basement- Cementious paint + Labour	6	Sft
28	Concrete M 30 + Labour + Pumping	8000	Cum
29	Flase ceiling- Gypsum	120	Sft
30	Overhead Water tank	28000	KL
31	Terrace waterproofing + tiling	260	Sft
32	Aluminium window	575	Sft
33	Steel/Fire door	70000	Nos
34	Glass Handrail- 1.5m height	3500	Rm
35	MS Handrail Staircase	3000	Rm



Binny Limited, Chennai
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Due Diligence Report- Basement

						Area in Sft				177,552
Basement										
S. No.	Description	Progress %	Cost / Sft	UOM	Qty	Rate	Budget	Cost Incurred	Balance to Complete	Remarks
							INR	INR	INR	
	Grand Total			Sft	177,552	3,201	568,385,635	-	568,385,635	
1	Sub structure			Sft	177,552	2,994	531,647,464	-	531,647,464	
1.1	Excavation		141	Cum	100,314	250	25,078,549	-	25,078,549	Soil poclainable considered
1.2	Backfilling									Soil considered, and also considered as same soil is backfilled
			34	Cum	30,094	200	6,018,852	-	6,018,852	
1.3	Piling		114	Sft	126,986	160	20,317,755	-	20,317,755	
1.4	Basement waterproofing		102	Sft	120,761	150	18,114,205	-	18,114,205	Membrane waterproofing considered
1.5	Basement filling		53	Cum	26,633	350	9,321,454	-	9,321,454	70% Existing soil considered & 30% Purchased soil considered
1.6	RCC- Basement		1800	Cum	26,633	12,000	319,592,724	-	319,592,724	M25 & VDF Finish considered
1.7	Retaining wall									0.23mm thick RC wall for 2.5m height including foundation (stepped footing)
			38	Rm	556	12,000	6,673,800	-	6,673,800	
1.8	Retaining wall waterproofing		13	Sft	14,960	150	2,244,065	-	2,244,065	Membrane & Protection waterproofing considered
1.9	Ground floor Level		700	Sft	177,552	700	124,286,059	-	124,286,059	
2	Finishing works			Sft	177,552	11	2,026,850	-	2,026,850	
2.1	Basement Painting- Wall		1	Sft	41,889	6	251,335	-	251,335	Cementious painting
2.2	Basement Painting- Roof		6	Sft	177,552	6	1,065,309	-	1,065,309	Cementious painting
2.3	Basement Steel & Fire doors		4	Sft	177,552	4	710,206	-	710,206	
3	Electrical Works				177,552	65	11,540,848	-	11,540,848	
3.1	Electrical Works		65	Sft	177,552	65	11,540,848	-	11,540,848	
4	Firefighting works				177,552	60	10,653,091	-	10,653,091	
4.1	Firefighting System		60	Sft	177,552	60	10,653,091	-	10,653,091	
5	Plumbing works				177,552	52	9,232,679	-	9,232,679	
5.1	Internal toilet plumbing		52	Sft	177,552	52	9,232,679	-	9,232,679	
6	Signages & Security				177,552	5	798,982	-	798,982	
6.1	CCTV system		3	Sft	177,552	3	532,655	-	532,655	
6.2	Signages		2	Sft	177,552	2	266,327	-	266,327	
7	Basement Ventilation System				177,552	7	1,242,861	-	1,242,861	
7.1	Basement Ventilation System		7	Sft	177,552	7	1,242,861	-	1,242,861	
8	Mechanical Parking				177,552	7	1,242,861	-	1,242,861	
8.1	Mechanical Parking System		7	Sft	177,552	7	1,242,861	-	1,242,861	
	* All rate are exclusive of Taxes									



Binny Limited, Chennai
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Due Diligence Report- Tower-A

						Area in Sft				456,403
Tower-A										
S. No.	Description	Progress %	Cost / Sft	UOM	Qty	Rate	Budget	Cost Incurred	Balance to Complete	Remarks
							INR	INR	INR	
	Grand Total			Sft	456,403	1,737	792,679,953	-	792,679,953	
1	Sub structure			Sft	456,403	235	107,040,261	-	107,040,261	
1.1	Excavation		56	Cum	102,090	250	25,522,513	-	25,522,513	Soil poclainable considered
1.2	Backfilling		13	Cum	30,627	200	6,125,403	-	6,125,403	Soil considered, and also considered as same soil is backfilled
1.3	Piling & Foundation		160	Sft	456,403	160	73,024,413	-	73,024,413	
1.4	Basement waterproofing		5	Sft	15,786	150	2,367,932	-	2,367,932	Membrane waterproofing considered
1.5	RCC- Basement		0	Sft			-	-	-	
2	Super Structure- Core- shell			Sft	456,403	850	388,126,362	-	388,126,362	
2.1	RCC- Typical		340	Cum	19,397	8,000	155,176,878	-	155,176,878	
2.2	Reinforcement		296	MT	2,145	63,000	135,140,805	-	135,140,805	
2.3	Shuttering		175	Sft	1,095,366	73	79,961,733	-	79,961,733	
2.4	Toilet waterproofing		21	Sft	86,716	110	9,538,814	-	9,538,814	
2.5	Overhead tanks (Fire,Domestic,Rainwater, & Recycle water)		7	KL	110	28,000	3,080,000	-	3,080,000	
2.6	Terrace Staircase		1	MT	8	68,000	544,000	-	544,000	
2.7	Terrace Waterproofing works & terrace tiling		10	Sft	18,016	260	4,684,132	-	4,684,132	
3	Finishing works			Sft	456,403	193	87,987,644	-	87,987,644	
3.1	Flooring		10	Sft	22,290	200	4,457,933	-	4,457,933	For Common area
3.2	Lift wall cladding		3	Sft	4,171	300	1,251,173	-	1,251,173	Lift wall area- Granite in passage only
3.3	Painting- Internal		4	Sft	104,927	18	1,888,682	-	1,888,682	Internal- Putty & Emulsion
3.4	Painting- External		42	Sft	430,074	45	19,353,329	-	19,353,329	External- Texture considered
3.5	False ceiling		6	Sft	22,290	120	2,674,760	-	2,674,760	For Common area
3.6	Entrance Doors		15	Nos	226	30,000	6,780,000	-	6,780,000	Flat Main Entrance door
3.7	Windows Aluminium Sliding		78	Sft	61,741	575	35,501,006	-	35,501,006	Windows & Louvers
3.8	Fire & Steel doors in common area		23	Nos	152	70,000	10,640,000	-	10,640,000	For Common area
3.9	Staircase- Flooring		12	Sft	18,136	300	5,440,762	-	5,440,762	Granite flooring for staircase
3.10	Handrails		6	Rm	968	3,000	2,905,200	-	2,905,200	MS handrail for staircase & Refugee
3.11	Ducts & Lift painting		2	Sft	91,281	10	912,805	-	912,805	Cementious white wash considered
3.12	Glass Handrails at Balcony		13	Rm	1,723	3,500	6,031,550	-	6,031,550	Glass handrail 1.50m ht.
4	Electrical Works				456,403	150	68,460,388	-	68,460,388	
4.1	Low-side works		50	Sft	456,403	50	22,820,129	-	22,820,129	Wiring till DB considered No Internal flat wiring considered
4.2	High side works		100	Sft	456,403	100	45,640,258	-	45,640,258	DG Back-up- 2KW per flat considered
5	Firefighting works				456,403	60	27,384,155	-	27,384,155	

Tower-A											
S. No.	Description	Progress %	Cost / Sft	UOM	Qty	Rate	Budget	Cost Incurred	Balance to Complete	Remarks	Grouping to be done
6	Plumbing works				456,403	52	23,732,934	-	23,732,934		
7	Elevator works				456,403	176	80,098,653	-	73,024,413		
7.1	Elevator including power & electrical requirements		160	Nos	4	18,256,103	73,024,413	-	73,024,413		
8	Solar photovoltaic systems				456,403	5	2,282,013	-	2,282,013		
8.1	Solar photovoltaic systems		5	Sft	456,403	5	2,282,013	-	2,282,013	Only water heating system considered	
9	Signages & Security				456,403	5	2,053,812	-	2,053,812		
9.1	CCTV system		3	Sft	456,403	3	1,369,208	-	1,369,208		all floors/ only ground floor- to be checked
9.2	Signages		2	Sft	456,403	2	684,604	-	684,604	Only internal signages considered	
10	Gas line System				456,403	6	2,738,416	-	2,738,416		
10.1	Gas line System including Gas meter		6	Sft	456,403	6	2,738,416	-	2,738,416		
* All rate are exclusive of Taxes											

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5.5 QUIERES TO THE CLIENT REGARDING THE PROJECT DETAILS

Civil Works	Residenial	Resposne
1	Consumption factor for Reinforcement & concrete as per Structural DBR	
2	Type of Waterproofing provided in basement	
3	Banquet hall and club house - Provision of False ceiling	
Services	Residenial	Resposne
1	Sub station Capacity 11/33 KVA??	
2	Transformer capacity redudancy & configuration to be considered	
3	DG capacity redudancy & configuration to be considered	
4	Purpose of Solar Panel (Common area lighting/ Street lighting/ water heating)	
5	Fire pumps configuration/ Fire scheme for towers/ Location	
6	Availability of RO Plant - To be confirmed	
7	Availability of Water softner system - To be confirmed	
8	Provision of Pressurization fans for fire staircase	
9	HSD yard - available? (if yes, please mention the capacity)	

Civil Works	Market of India	Resposne
1	Consumption factor for Reinforcement & concrete as per Structural DBR	
2	Type of Waterproofing provided in basement	
3	Market of India- Finishes to be considered (only common area or along with shops)	
4	Atrium - Sky light - details	
5	Parking flooring finishes - VDF/Epoxy	
Services	Market of India	Resposne
1	Configuration of Chillers	
2	FCU/AHU configurations, if FCU supply of FCU by developer or end user to be confirmed	
3	BTU meter provided by developer, pls confirm	
4	Basement ventilation factor (ACPH)	
5	Details of MLCP - Multi level car parking System	
6	Glazing for shops (developer/End user Scope)	
7	Specifications of Escalators / Elevators	
8	Scope Delineation matrix (Developer/End use scope)	
9	Kitchen Exhaust system details/ Kitchen scrubber	
10	Fire pumps configuration/ Fire scheme for MOI	
11	Building Management System details	

Civil Works	Mall	Resposne
1	Consumption factor for Reinforcement & concrete as per Structural DBR	
2	Type of Waterproofing provided in basement	
3	Mall - Finishes to be considered (only common area or along with shops)	
4	Multiplex - details	
5	Atrium - Sky light - details	
6	Parking flooring finishes - VDF/Epoxy	
Services	Mall	Resposne
1	Configuration of Chillers	
2	FCU/AHU configurations	
3	Basement ventilation factor (ACPH)	
4	Details of MLCP - Multi level car parking System	
5	Glazing for shops (developer/End user Scope)	
6	Specifications of Escalators / Elevators	
7	Scope Delineation matrix (Developer/End use scope)	
8	Kitchen Exhaust system details/ Kitchen scrubber	
9	Fire pumps configuration/ Fire scheme for mall	
10	Building Management System details	

Civil Works	Villa	Resposne
1	Consumption factor for Reinforcement & concrete as per Structural DBR	
2	Type of Waterproofing provided in basement	
3	Parking flooring finishes - VDF/Epoxy	
Services	Villa	Resposne
1	Specifications of Escalators / Elevators	
2	Solar panels to be considered for Villa, pls confirm	
3	Sewage Treatment Plant details and scheme	
4	Water Treatment Plant details and scheme	
5	Fire pumps configuration/ Fire scheme for towers/ Location	

6. CRITICAL OVERVIEW OF THE FIRM

Cushman & Wakefield is committed to building a diverse and engaged workforce and supporting an inclusive environment where their employees can do their best work. They believe that embracing new perspectives helps them in solving problems, creating opportunities and developing new ideas. The rich tapestry of cultures, backgrounds, and experiences within Cushman & Wakefield is an important part of their identity and why they can successfully pursue what's next for clients.

DIVERSITY, EQUITY & INCLUSION VISION

Their diversity, equity & inclusion (DEI) vision is the most diverse, equitable and inclusive commercial real estate company that can continuously deliver what's next for their people, clients, partners and shareholders.

DIVERSITY, EQUITY & INCLUSION MISSION

Their mission is to evolve our culture of inclusion and belonging through a nurturing environment of curiosity, continuous learning, and growth. They strive to hire, develop and advance diverse talent throughout the organization. They also believe that having a diverse and thriving workforce enables new perspectives, creativity, better risk management, and problem solving leading to superior results for their people, client, partners and shareholders.