Dear Sir/Ma'am,

Greetings

Your dream of a house with space for your family is efficient. It will be a beautiful environmentally conscious home and we at Vaasurupa Architect's are very glad to be part of this process.

This document that you are reading is not merely an 'Introduction' document but an extensive collective experience, put together for understanding a few aspects of our Architectural practice, ethos and work culture.

Vaasurupa architects

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Place: Hamaliwada, Mancherial, Telangana

Most clients have some idea / inspiration in terms of materials, planning, elevation of how their dream house has to be. And a google/ Pinterest search with such ideas will lead into an ocean of different terms used in architecture. Before we begin, it is best to understand these terms we desire for and what they really mean in practice.

'Eco-friendly / Sustainable / Natural'
Architecture has become a fancy word which many architects and clients use today. But what it actually means is the question of prime importance. Let us take an example, we are building with Earth but the soil from site is not suitable for construction and henceforth we buy soil from elsewhere 100 kms from site, do we still call it sustainable? Or say, we build with earth from site and have air conditioners running through the year, do we still call it 'Eco-Friendly'? Is it possible to build for a client with urban lifestyle using only 'Natural' materials which require periodic maintenance?

'Low-Cost' Architecture is another commonly used term in unison with 'Eco-friendly'.
What does 'low-cost' actually mean? Let us take a switch for example. Cost can vary between 10 - 100 Rs. for similar looking switches which we can never differentiate in the first look.
There are also the choices that we make based on our affordance, such as toilet commodes which vary from 1,000 rupees to 1,00,000. Cost cutting during construction happens at different stages of the building process from designing to till the last nail used. There is also the 'running cost' of the building, which includes how efficiently we save on usage of resources after construction of the building. Like a house built with Hollow clay block / earth tends to be naturally cooler inside, henceforth reducing usage of electricity.

At Vaaurupa we believe no building built in an urban context can be 100% eco-friendly and low-cost. But what is more important for us to understand is the 'Life-Cycle of Materials' used on site. By life cycle we mean the extraction, production, usage, post-usage cycle of all materials that we use on site. Let us now accept reality. It is impossible to know the above for all materials that are used on site. We can try to be conscious at every step of the design process, so our decisions are well informed about the economic and ecological benefits of choices we make.

And above all, humans are adaptable beings....

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SCOPE OF WORK:

As Architectural Consultants of the project,

We would be involved in

- Translating user requirements into an architectural design.
- Finalizing the design option along with materials and finishes.
- Coordination with consultants involved
  (Structural, Electrical, Plumbing etc.)
- Periodic Site Inspection at different stages of construction
  Centre Line marking, Plinth Marking, Lintels, Roof Slabs, Finishes.
  (Usually around 15 for a G+3 structure)

We would **not be involved** in

- Making of the Blueprint drawing/approval process from the relevant governing body.
- Ensuring the completion of the project on time. That lies within the scope of the builder/contractor assigned by the client.
- Interior Designing of cabinets or furniture or of kitchen modular works (any carpentry work, unless agreed upon) other than the in-built ones.

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Architectural Drawings offered:

This is a consolidated list of Working Drawings for reference. There will be schematic drawings and revision drawings, before final Working Drawing is released to the site. The drawing is divided into phases, depending on the stage of construction.

PHASE I : Design Finalisation

1) Site inspection
2) Schematic Drawing

PHASE II - Foundation

1) Centre Line
2) Foundation Drawings
3) Water Sump / Rainwater Sump / Septic Tank (If applicable)

PHASE III : Walls

1) Brick Marking (First Course)
2) Schedule of openings
3) Electrical Drawing
4) Plumbing Drawing
5) Carpentry Drawing
    - Doors
    - Windows
    - Railings (Balcony, Staircase)
6) Fabrication Drawing (if required)
    - Gate
    - Windows
7) Lintel Drawing

PHASE IV : Roof

1) Structural Drawing
2) Parapet
3) Skylight
4) Over Head Tank

The above set of drawings will be released to site before/during the relevant phase of construction. This will be repeated for every floor. We do not have any standard set of drawings, as each design and client is different. And hence all drawings are custom made.

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ETHOS OF PRACTICE :

As each Architect's practice varies from one another. Below listed are a few pointers which will help you understand our design ethos:

- We believe in an inclusive process where the client / users form an essential part of all decision making from the start of designing to the end of execution.

- We do not have readymade plans, that we repeat across sites, for each client and site is varied. The design evolves with discussion across tables.

- Spaces will be optimized to the maximum functionality possible, as each square feet has an economical and ecological price to pay.

- Open Wells, recharge pits, bio-septic tanks are mandated in all our designs, as their advantages are much beyond the site and for a larger cause.

- We do not suggest any vendor / brand from our office.

  Shops that we recommend for your tiles / fixtures give us a commission by hiking the price you need to pay. Bills do not have any value. Almost all construction bills have duplicate ones that have actual cost. We do not take commission from any other party involved in the construction, except for the fees you pay us.

- We follow a transparent system of construction.

  In case of turn-key projects (Design + Build), we follow a system where we quote the actual cost of construction (materials + labour) and profit separately. A system where selection of materials and custom-made designs are open to clients with awareness of its pros and cons. This way clients can make a conscious choice.

FEES ETHICS

As none of the conventional office practices are followed, so is the consultation fees.
The fees vary based on parameters for each project. We believe in a trust-based relationship.

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What are you paying us for ?

We believe 'sensible architecture' should be affordable by all. And hence we have divided the fees structure into four categories, so the clients are given a free hand to make an informed decision.
We would provide Core Architectural (plumbing, electrical and HVAC) drawings, Structural Details and built in furniture details, fees are inclusive of

1. All the scheme (design) and working drawings needed for construction (as mentioned above) Consistent Coordination over phone and meetings in office for the above. Additional detailed drawings if required based on design would also be provided.

2. Structural design consultation (outsourced)
   We prefer to ensure that the structure is as far as possible embedded in the built fabric leaving us with an element of surprise about the structural system of construction

   Site visit by architects, we usually believe to be present on site for all important decisions and stages. Nevertheless, in the usual market practice there are six site visits included at various stages of construction, which usually would be sufficient enough to inspect work.

3. Furniture Design (Built on site / Custom Made)
   The furniture layout shown in the scheme drawing would be the interior layout provided, which shows size and placement of furniture. Interior components like wardrobe, showcase, TV unit, kitchen cabinetry, study furniture and so on will have to be designed.

4. False Ceiling Design
   False ceiling is not suggested in our practice as the roof would in itself can be aesthetically designed adding the volume to the space attaining utmost space efficiency. If needed a false ceiling would have to be custom designed.

5. Landscape Design
   If there is a scope for landscape design within / surrounding the house, the same would be designed by a landscape consultant.
   For example: share some process videos

6. Lighting Design
   Suggestion of lighting points would be provided in the electrical layout.
   The lumens and type of light fixture would be designed by a lighting designer both for Interior and exterior.

7. Beyond which if needed, would be charged additionally.

8. One / Two Site visits by the structural engineer at the required stages of construction.

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Why the Consultation fees ?

As mentioned earlier, as a practice we try cutting down the cost wherever possible. You are paying us to reduce the overall cost of construction and years of learning that we have undertaken to achieve the same. We do not take any commission from any other vendors other than your fees.

How much is the Consultation fees?

Most Architectural practices in India, charge a percentage on the final total cost of construction. But we do not charge as we work on reducing the construction cost wherever possible. We charge on the total area of built-up on the final scheme drawing. The areas might increase or decrease on site, but we stick to the above derived.

Also it is to be understood that the fees paid are for over a period of design and construction, from inception to handover therefore it is to be seen in light of the time duration of across 18 months.

The below mentioned fees would involve

1. Handing over drawings and details at relevant stages.
2. Three number of site visits.
3. The scope of supervision lies with the client.

The fees range between parameters like design requirements, site complexity, distance of site from office and so on. The fees will be finalized after the scheme is finalized, based upon service offered.

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Design Consultancy :

In our understanding from our interaction, design charges would be 150 per Sqft.

This includes

- Architectural drawings & Opening details
- Interior design details
- Structural drawings
- MEP drawings - Mechanical, Electrical and Plumbing
- HVAC Drawings - Heating, Ventilation, and Air Conditioning
- Detail plan for Rain Water Harvesting

These drawings will be provided with **2** revisions.
There would be **3** site visits and client discussion
And **2** interactions with the execution team.

When should the fees be paid ?

For ease of payment, fee is split into different percentages of installments relating to the stage of construction on site. The fees will have to be paid before commencement of each stage. (except schematic) depending on the 'Category' of fees chosen from above.

Invoice No	**Stage of Construction / Drawing release**	**Percent**
0	Initial agreement and confirmation.	**10**
1	Handing over Architectural drawings	20
2	Prior to the submission of 3D renders.	30
3	Handing over MEP & HVAC drawings	20
4	Handing over Interior detail drawings	20
5	**Total**	**100**

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Though the above might seem a little too elaborate to read and understand, we believe this would have given you a generic picture of the overall process. Based on our initial discussion, we will be designing for a G+1 structure with construction.

As mentioned, we'd love to work with you and we see the experience and effect to be mutually enriching. We can discuss and finalize on the fees which would help us to work with only design ideation in mind while being rest assured that our efforts will be duly compensated.



Signed with thanks.
B. Sai Tharun,
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Vaasurupa Architects.

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