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To  
The Partnered Vendors  
Supply Vendor ( India )

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SUBJECT : SCOPE OF PROJECTS 2023 / 2023 / 2024 – RESORTS – 4 STAR / 5 STAR -

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**KONSTRUCT**

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Dear Coordinator / PM

Gents

The strategy for the 2020 – 25 shall be as follows s

## 1 OPERATIONS

Shall be in the following segments and verticals

### 1. CENTRAL PROCUREMENT

- o DESIGN + PROCURE+ BUILD - 9 %
- o DESIGN + RECOMMEND - 15% - Nominated Vendors - As Per Tender Float

### 2. INDUSTRIES

- o Factory Setup
- § DESIGN + RECOMMEND - 9 %
- § DESIGN + RECOMMEND + BUILD (JV) – 12%
- o Logistics
- § JV – 6%

### 3. HOSPITALITY - RESORTS ,Franchise ,Business models

- |                   |              |            |
|-------------------|--------------|------------|
| o CANCONNA        | - MARCH 2021 | 7.5 acres  |
| o KARWAR          | - NOV 2020   | 17.5 acres |
| o ANKOLA JUNCTION | - JAN 2021   | 9.5 acres  |
| o GOKARNA         | - MARCH 2021 | 3.5 acres  |
| o HIRREGUTTI      | - MARCH 2021 | 5 acres    |
| o KUMTA           | - NOV 2020   | 5.5 acres  |
| o MURDESHWARA     | - NOV 2021   | 7.0 acres  |
| o RAICHUR         | - JULY 2021  | Dropped    |

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- o HUBLI & DHARWAD - JULY 2021
- o UDUPI - DEC 2021
- o MANGALORE - OPEN
- o KALGHATGI - OPEN

## V SCOPE

Ø PROPOSE + DESIGN + SUPERVISE +ENABLE+ OPERATE + MAINTAIN (RECOMEND ONLY)

TECHNOLOGY  
BIM BUILDSMART

### V K CONNECT

- ü Building Information Modeling
- ü 2D - DRAWING
- ü 3D - 3 DIMMENTIONAL
- ü 4D - COST
- ü 5D - SCHEDULE
- ü 6D - FACILITY MANAGEMENT
- ü 7D - ROI

### V DETAILING

- ü LOD 100
- ü LOD 200
- ü LOD 300
- ü LOD 400
- ü LOD 500

### V EPROCUREMENT DEDICATED SOFTWARE

### V K CONNECT

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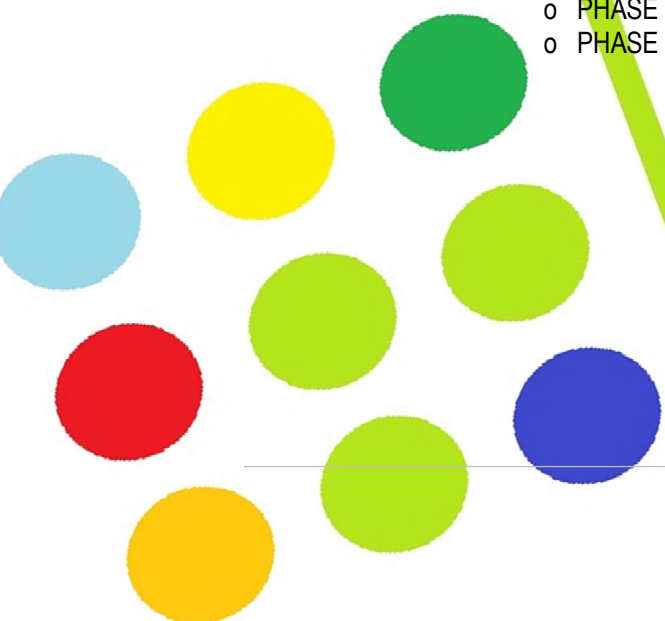
- O VENDOR MANAGEMENT
- O REGISTRATION
- O REQUEST FOR QUOTAIONS
- O BIM MODELS
- O SUBCONTRACT ORDERS
- O MATERIAL ORDERS
- O CERTIFICATION
- O PAYMENTS
- O CLOSE OUT

V DEVELOPMENT PROJECT PHASES

- o PHASE 1 DEC 2020      APRIL 2021      ROI - 3%
- o PHASE 2 APRIL 2021      DEC 2021      ROI - 4%
- o PHASE 3 AUG 2021      APRIL 2022      ROI - 9%

FOUR YEAR

ROI - 12% and appreciating



**K O N S T R U C T**

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## V LAYOUTS

### § PHASE 1

- o TWIN ROOMS 35 M2 - 8 Nos
- o MINI PARTY HALL 40 M2
  
- o KIDS POOL - 40 M2
- o GYMSNASIUM 40 M2
- o OUTDOOR STAGE 60 M2
- o KITCHEN 35 M2
- o LEED AND K CONNECT SYSTEM
- 30 % + 70% ONLINE

### § PHASE 2

- o TWIN ROOMS – 20 + - 275 Sqft
- o ENTERTAINMENT SPORTS - 40 M2
- o ADULT SWIMMING POOL - 120 M2
- o POOL SPORTS BAR - 35 M2
- o SPA + HEALTH CENTER 30 M2
- o BOUTIQUE + 10 M2 x 4
- o DINNING AND BAR - 55 M2
- o MOVIE & AUDITORIUM - 85 M2
- o OPEN GARDEN KITCHEN + RESTUARENT - 300 M2
- o ASSET MANAGEMENT AND DEVELOPMENT - 5000 M2
- o 100% ONLINE

### § PHASE 3

- o TWIN ROOMS – 25 nos -
- o OUTDOOR ADVENTURE - 400 M2
- o WATER SPORT – 400 M2
- o KITCHEN SPECIALITY - 35 M2
- o FRANCISE – MODELS - 20 M2 x 8 +

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## V PROJECT COMMENCEMENT

- Ø C - 50% AUTHORITIES APPROVAL
- Ø B - 75% AUTHORITIES APPROVAL
- Ø A - 75% AUTHORITIES APPROVAL

## V CREDIT LINE AND FINANCING

- Ø C - 0 DAYS - OFF SELF
- Ø B - 45 DAYS - PART PAYMENT +
- Ø A - 90 DAYS - AGAINST GUARANTEE
- Ø A++ - 120 DAYS - AGAINST GUARANTEE

## V FINANCING

- Ø 100% CLIENT
- Ø OPERATIONS + STAFFING ( PROPOSAL)

## V CLOSE OUT

Look forward to your coordination in order to benefit the projects

**Regards**

**Kalmane SR**  
Chartered Engineer and QS  
ICE | SCE | IIE

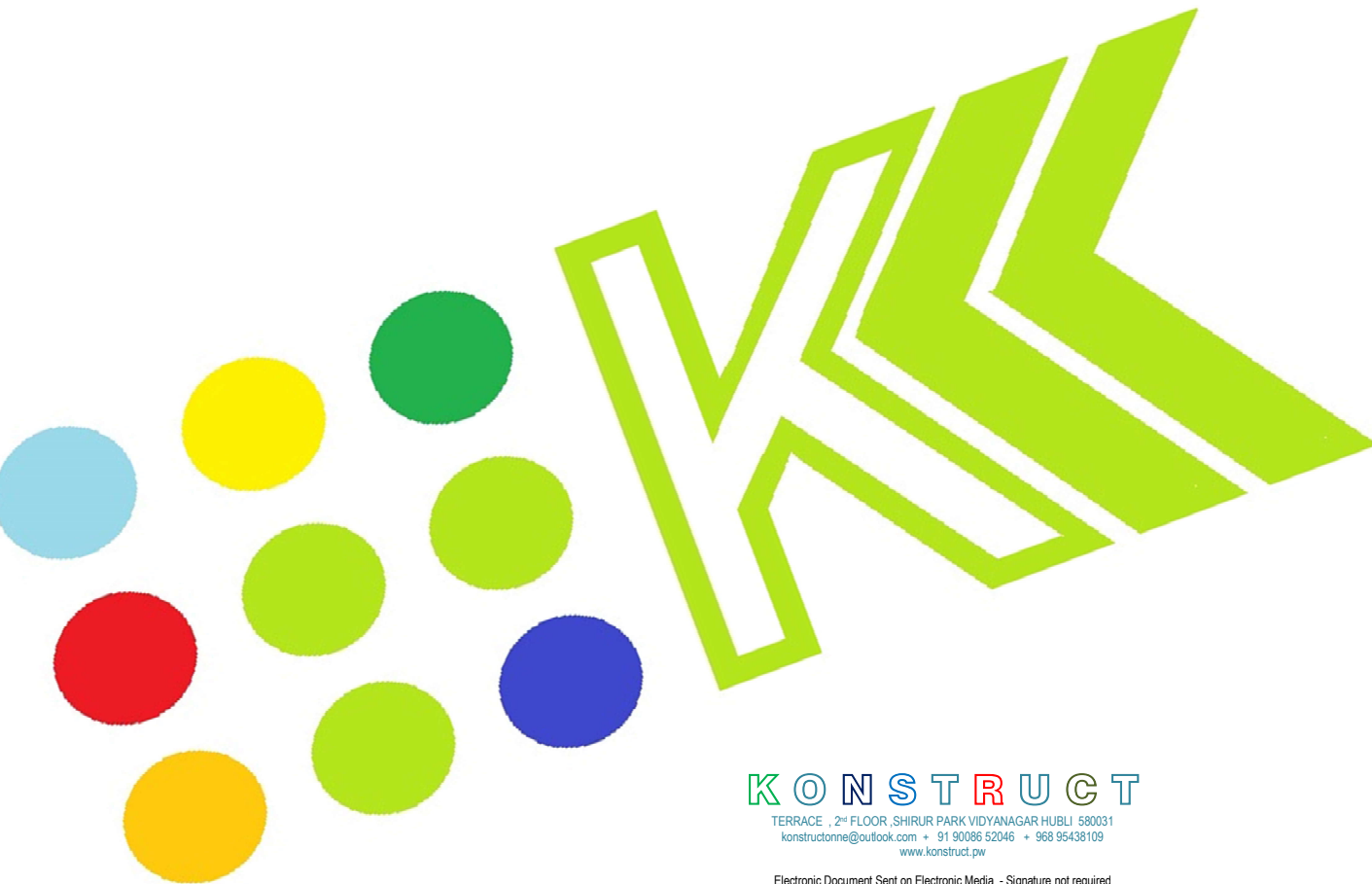
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Date 20 April 2023  
Place : Kumta



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