

Term and Conditions for the Selection of Empanelled Architects

The list of services to be provided by empanelled architect & terms and conditions followed by Empanelled Architects for scrutiny of building plan are detailed as under:-

1. Scope of Work

- Check on ground dimensions and size of plot as per allotment letter and approved layout plan.
- Building elevations, sections, joinery (sizes of doors/ windows) as per building byelaws.
- Setbacks, covered area, FAR, height as per approved zoning plan.
- Provision of water supply/ sewerage and drainage.
- Provision of parking areas as per department of Housing & Urban Development norms./Building Rules
- Provision of Electricity / power system points.
- Structural safety as per structural safety certificate.
- Fire safety as per fire safety certificate issued by the Fire Officer.
- Provision of rain water harvesting system.

2. Terms & Conditions to be followed by the Empanelled Architect for scrutiny of Building Plan

2.1 Time Schedule

Maximum fifteen days (otherwise 10 % of the scrutiny will be deducted per week maximum delay period will not be more than two weeks.)

2.2 Certification to be recorded on each plan

“It is certified that the plans have been scrutinized strictly as per PUDA/ GMADA building byelaws and zoning plan approved by CTP, Punjab after visiting the site and checking the dimensions/ sizes of the plot as per approved layout plan.”

3. Liability

In case of any wrong site report/ scrutiny of building plans, Corporation can take following action:

- Cancellation of empanelment
- Recommendation to IIA council for cancellation of membership
- Legally held responsible for any wrong doings resulting in loss to the Corporation as well as to the owner / third party.

4. Payment Terms

- 50% upon first/ preliminary scrutiny report
- Remaining 50% after receiving the final scrutiny report

5. Eligibility criteria for the Selection of empanelled Architects firms

- The Architect firm should be registered and in operation for the last five years as on 31-03-2017.
- The Architect firm should have the experience in activities as mentioned in scope of work.
- Owner of Architect firm should have five experience and should be registered with Council of Architecture India..
- The Architect firm should not have been declared blacklisted by the state Govt. or any other agency.
- The Architect firm should have their office in Chandigarh, Mohali and Panchkula

6. Fee/ Chgarges

Fee/ Chgarges to be paid for site report / scrutiny of Building Plans will be as per below:

Size of Plot (in sq . yds)	Amount to be paid per building plan (in Rs.)	
	Existing Rates	Proposed Rates to be followed after the selection of Empanellement
450 < 1000	2500	4000
1000 < 2000	5000	7500
2000 to 1 Acre	7500	10,000
Above 1 Acre to 5 Acres	10000	15,000
Above 5 Acres to 10 Acres	15000	20,000
Above 10 Acres	20000	25,000
Booths	500	2000
Double Storey shops	1000	3000
SCO's	1500	5000