



RIGHT TO SERVICE

APPLICATION FOR SANCTION OF BUILDING PLANS

Property No. _____ Sector _____

Name of Applicant _____

Father's/Husband's Name _____

Address _____

Mobile _____

E-mail _____



GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN

Sector - 62, S.A.S. Nagar

www.gmada.gov.in



SANCTION OF BUILDING PLANS

There are two options for sanction of Building Plans of residential plots upto 500 sq. yards:

CHECK LIST

- (a) Self-certification by Architects empanelled by GMADA
- (b) Sanction by GMADA

SELF CERTIFICATION

- (i) Application Form
- (ii) Submission of building plans (In duplicate for plots upto 300 sq yards and in triplicate for plots more than 300 sq yards and upto 500 sq yards) one week prior to start of construction. These building plans should be cloth-mounted and must confirm to the zoning plan approved by GMADA and PUDA Building Rules 1996, as amended from time to time. These plans should be stamped "Sanctioned" and signed by an Architect empanelled by GMADA along with the following Certificate on such building plan.

'Certified that the above building plan is as per the zoning plan drawing No. _____ dated _____ issued by GMADA and as per the PUDA Building Rules 1996 (as amended till date).'

A list containing name and address of such Architects is attached.

- (iii) Security & Scrutiny fee in the form of a Demand Draft favouring 'Estate Officer, Greater Mohali Area Development Authority' payable at S.A.S. Nagar, as per following details:-

Security Fee (Refundable after completion)

(a) Plots upto 250 sq yards - Rs 2500/-

(b) Plots more than 250 sq yards and upto 500 sq yards - Rs 5000/-

Scrutiny Fee would be leviable @ Rs. 2.50 per sq feet of total covered area in case of fresh plan. In case of revised / super-seeded plans, the scrutiny fee would be leviable @ Rs. 1.25 per sq. feet of the covered area.

In case of any additional covered area, which is resultant of any increase in the FAR subsequently to the allotment of plot, an additional fee @ Rs 36 per sq feet shall be levied.

- (iv) In case the cost of construction of the proposed building is more than Rs 10,00,000/- , the owner is liable to pay Labour Cess levied under the Building & Other Construction Workers Welfare Cess Act, 1996 to the 'Punjab Labour Welfare Board', SCO 47-48, Sector 17-E, Chandigarh. The Labour Cess levied is 1% of the total cost of construction over and above the amount of Rs 10, 00,000/-. A receipt confirming the deposit of the said Labour Cess must be attached with the application.
- (v) Declaration



SANCTION BY GMADA (Optional for residential plots upto 500 sq yards & compulsory for all other categories)

In case the citizen does not want to exercise the option of self certification or in case the sanction of building plan is sought for any building other than a residential plot upto 500 sq. yards, the following would be the procedure:

- (i) Application Form
- (ii) Complete set of drawings duly cloth mounted with signatures of any Architect registered with Council of Architecture and the owner(s).
- (iii) Security & Scrutiny fee in the form of a Demand Draft favouring 'Estate Officer, Greater Mohali Area Development Authority' payable at S.A.S. Nagar, as follows:-

Security Fee (Refundable after completion)

- (a) Residential Plots upto 250 sq yards - Rs 2500/-
- (b) Residential Plots more than 250 sq yards and upto 500 sq yards - Rs 5000/-
- (c) Residential Plots above 500 sq yds - Rs 10000/-
- (d) Residential - Group Housing - Rs 2000/- per Dwelling Unit
- (e) Commercial - Booth / SSS - Rs 5000/- ; SCO/SCF - Rs 40,000/-
- (f) Individual / Multiplex / Institutional Site - Rs 50,000/- per acre or part thereof
- (g) Industrial Plot - Rs 10,000/- per kanal or part thereof
- (h) In case of Boundary Wall for all sites - Rs 2000/- per acre or part thereof.

Scrutiny Fee would be leviable @ Rs. 2.50 per sq feet of total covered area for residential and Rs 5 per sq feet of total covered area for commercial / institutional / individual / industrial sites. In case of revised / superceded plans, the scrutiny fee would be leviable @ Rs. 1.25 per sq. feet of the covered area.

In case of any additional covered area, which is resultant of any increase in the FAR subsequently to the allotment of plot, an additional fee @ Rs 36 per sq feet shall be levied.

In case of any Institutional site, owned by the Central or State Government and their PSU's and other autonomous bodies, fully owned by the Central / State Government, all the above charges shall be levied @ 50% of the chargeable rates.

- (iv) In case application is being made by a person other than the owner, a self certified copy of the General Power of Attorney should be attached.

| | | |
|--------------------|-----------------------|-------------------|
| Time Limit: | For Residential Plots | - 30 working days |
| | For Commercial Plots | - 60 working days |

FOR OFFICE USE ONLY

Certified that I have checked and found the documents in order:

Signature of Receipt Clerk

Signature of Superintendent

Name _____

Name _____

Date _____

Date _____



LIST OF EMPANELLED ARCHITECTS

| Sr. No. | Name of Architect/ Firm | Address | Tel. No. / Mobile No. | Fax No. | E-mail |
|---------|----------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------|
| 1. | Ar. Surinder Bahga Saakaar Foundation | SCO, 53-55, 3 rd Floor, Near G.P.O., Sector 17-D, Chandigarh | 0172-3043466 0172-2722466 | 0172-2721145 0172-2711931 | saakaarfoundation08@gmail.com |
| 2. | Ar. Vinod Joshi An. Architects Group | SCF. 2, Sector 21-C, Chandigarh | 0172-2724141 0172-2725251 098140-07521 092161-07525 | | aagroup_21@rediffmail.com aagroupchd@gmail.com |
| 3. | Ar. Rajeev K. Saini An. Architect Consortium | 1470-B, Sector 61, Chandigarh | 098731-37626 093161-07888 | | saini_architects@yahoo.com.nz |
| 4. | Ar. Deepak Kumar | # 611, Phase-II, S.A.S. Nagar | 98722-54985 | | |
| 5. | Ar. Mandeep Kaur Bajwa , Attic Arch. | # 1107, Sector 18-C, Chandigarh | 92160-79791 | | bajwa.manu@gmail.com |
| 6. | Ar. (Mrs.) Madhu Garg Creative Consortium | # 344/1, Sector 44-A, Chandigarh- 160047. | 0172-5064694 0172-2556694 98140-11797 98555-36694 95010-36694 0172-5066615 | 0172-5066615 | info@creativeconsortium.co.in creativeconsortium.india@gmail.com |
| 7. | Ar. Rashmi Sharma Arkon Infratech | Plot No. F-91, Indl. Area, Phase-VII, S.A.S. Nagar | 0172-4645609 0172-5091645 098889-01701 | 0172-5090958 | arkoninfratech@gmail.com |
| 8. | Ar. C.P. Kaushal The Creators | SCO. 305-06, Sector 35-B, Chandigarh | 0172-2602338 0172-2661173 98726-11872 | 0172-2661006 | cpthecreators@yahoo.com cpthecreators@gmail.com |
| 9. | Ar. Randeep Singh Inner Value | # 1433, IInd Floor, Sec.22B, Chd | 0172-2707967 98143-33332 | | innervalue@gmail.com |
| 10. | Ar. Harinder Pal Singh & Harinder Pal & Associates | # 2010 (GF), Sector -66, S.A.S. Nagar | 94170-04158 | 0172-2210222 | matharu-harinder@yahoo.com |
| 11. | Ar. Parmjit Singh Designers Consultancy Group | SCF. 46, 1 st Floor, Ph-VII, S.A.S. Nagar | 0172-5096099 98153-12222 | | |
| 12. | R.M. Kalra & Associates | # 3223, IInd Floor, Near Market, Sector 35-D, Chd.-160022 | 0172-2600013 0172-5078045 09417202131 | | |
| 13. | Ar. Amar Rajinder Singh & Associates | # 1186, Sector 15-B, Chandigarh | 0172-2226591 98156-55399 | | |
| 14. | Ar Anita Sharma | H.No. 339, Phase-1, S.A.S. Nagar | | | |



Greater Mohali Area Development Authority

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| 15. | Manmohan Singh Khokher The Architects Collaborative | SCO.56, Phase-3B2, S.A.S. Nagar | 0172-2226896 0172-2260178 09815613956 | 0172-2225499 | tacollaborative@hotmail.com |
| 16. | Ar. Sanjeev Kumar Kreative Architects | SCF. 43, 2 nd Floor, Phase- 10, S.A.S. Nagar | 0172-4621903 98142-21903 | | kreatives_1001@yahoo.co.in |
| 17. | Ar. Neerja Babbar Fine-arch's | # 5802, Duplex Modern Housing Complex, Manimajra, Chandigarh | 0172-2736564 94172-83564 | | neerjababbar@gmail.com |
| 18. | Ar. P.S. Chawla Parry & Associates | SCO. 68, 1 st Floor, Phase- 3B2, S.A.S. Nagar | 0172-5091507 0172-4612386 98140-02027 | | parry_1127@rediffmail.com parry_chawla@yahoo.co.in |
| 19. | Ar. Simranjit Singh | SCF. 46, 2 nd Floor, Phase- VII, S.A.S. Nagar | 08146712222 | | sjs.dcg@gmail.com |
| 20. | Ar. Sammeer Kumar The Architects Inc. | # 733, Sec 22-A, Chandigarh | 0172-5019733 98780-26586 | | |
| 21. | Ar. K.P. Singh | # 2048, Sec 47-C, Chd- 160047 | 0172-2631473 94172-15620 | | ar.kpsingh@in.com |
| 22. | Ar. Vivek Khanna Sthapathi Consultants | # 739-B, Phase-XI, Sector 65, S.A.S. Nagar | 0172-2215586 98141-64394 98140-06328 | | vivek_khanna21@rediffmail.com vivek_khanna21@hotmail.com |
| 23. | Ar. Baldev Singh Baldev & Associates | SCF. 71, Phase-VII, S.A.S. Nagar | 98153-45464 | | |
| 24. | Ar. Vivek Sud Architects Consortium | SCF. 42, Phase-3B2, S.A.S. Nagar | 0172-2272049 0172-4643132 98154-43132 | 0172-5013132 | vivek@sudvivek.com |
| 25. | Ar. Ramanjit Kaur Ramanjit & Associates | H.No. 1432 IInd Floor, Sector 61, Chandigarh | 0172-2682127 97804-64332 | | |
| 26. | Ar. Gurdev Singh Gurdev Group of Architects | SCO.1094-95, Sec 22-B, Chd.-160022 | 0172-2712201 94170-08450 | | gga-2007@yahoo.co.in |
| 27. | Ar. Pritam Singh Sachdeva | # 2053, Phase-VII, S.A.S. Nagar | 98884-05225 | | |
| 28. | Ar. Bhupinder Singh, Architect Attikos | SCF.42,2 nd floor Phase-VII, S.A.S. Nagar | 98142-00138 | | |
| 29. | Sh.Kashchit Chauhan/ M/s Design Kraft | H.No. 1238, Sector-34-C, Chandigarh | 94630-87278 | - | kashchit@gmail.com |
| 30. | Ar. Jyoti Chaufla & Sh.Manu Nanda/ M/s Design Scapes | H.No.1160, Sector-23-C, Chandigarh | 98142-52677 98724-84004 | - | |



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| 31. | Sh.Parveen Bakshi/ M/s Nirman Constructions | H.No. 2331, Sector-38-C, Chandigarh, or SCF-89, 2nd Floor, Phase-VIII, SAS Nagar,Mohali | 0172-4608617 98156-07257 | - | praveen_bakshi73@hotmail.com |
| 32. | Sh.Ritesh Singla/ M/s The Architects Collaborative | SCO-56,Phase- 3B2,Mohali | 0172-5092698, 2260178 | 0172-5092698 | tacollaborative@hotmail.com |
| 33. | Sh.Avtar Singh Osan/ M/s Osan Associates | H.No. 21,G.F. Sector-20-A, Chandigarh. | 0172-2704805, 2704811 | - | osanassociates@gmail.com |
| 34. | Ar.Parmod Kumar Garg/ M/s Vastu Group | H.No.1023, Sector-40-B, Chandigarh | 0172-4642327 98140-16327 | - | vastugroup1023@ gmail.com |
| 35. | Ar.Sunil Kapur/ M/s Architects Planners, Interior & Landscape Designers | H.No. 355, Sector-37-A, Chandigarh | 0172-2692109 | - | sk.spacescapes@gmail. com |
| 36. | Sh.Shivdev Singh M/s S.D.Singh & Associates | H.No.3255, Sector-35-D, Chandigarh | 0172-2620536 | - | sdssingharchitect@gmail.com |
| 37. | Ruchi Gill M/s R.R.Architects | Flat No.1168, Progressive Enclave, Sector-50-B, Chandigarh | 98780-26507 | - | - |
| 38. | Sh.Ravinder Singh Gill M/s R.R.Architects | Flat No.1168, Progressive Enclave, Sector-50-B, Chandigarh | 98780-26507 | - | - |
| 39. | Ar.Saurabh Thapar M/s Thapar & Associates | H.No.2017,F.F. Sector-15-C, Chandigarh | 0172-2777676 96460-80875 | - | -- |
| 40. | Ar.Krishan Dham M/sDham Consultants | SCO -358-59, Sector-34-A, Chandigarh | 0172-5009617 | - | mail@dhamconsultants.com |
| 41. | Ar.Rajneesh Walia M/s Raj Architects & Builders | #3221, Sec-47-D, Chandigarh | 98722-11512 | - | rajarchbuild@hotmail.com |
| 42. | Ar.Kirat Dhillon | # 503, Sec.-10-C, Chandigarh | 99142-77077 | - | elementsdh@gmail.com |
| 43. | Sh.Vijay Sahu | SCO.No.362, Sec.44-D, Chandigarh | 93161-04404 | | Sahu_vijay@hotmail.com |
| 44. | Sh.Parminder Singh M/s Maloya & Associates | H.No.801, Phase-7, Mohali | 94171-40580 | | |



APPLICATION FORM

To

The Estate Officer
PUDA Bhawan
Sector-62
S.A.S. Nagar

Subject: Sanction of Building Plans for Site No _____, Sector _____, S.A.S. Nagar.

Sir / Madam

I/We are the owner(s) of SCF/ SCO/ SSS/ Booth/ Indl. site/ House
No. _____ Sector _____, S.A.S. Nagar. I/We wish to seek sanction of
Building plan of the above mentioned property under the following option (Tick any one)

- (a) Self Certification by empanelled Architects
- (b) Sanction by GMADA

The requisite documents are attached. You are requested to process the application accordingly.

Date: _____

Signature _____

(Name & Address of Owner/(s))

PUNJAB empowers the citizen for delivery of public services



RIGHT TO SERVICE

As per the provisions of Punjab Right to Service Act 2011, the Designated Officers are mandated to provide following services within the given time limits, or else are liable for penalty



| Type of Service | Designated Officer | Given Time Limit |
|--------------------------------------------------------------------------------------|-----------------------|------------------|
| Sanction of Building Plans/ Revised Building Plans (for residential plots) | SDO Building GMADA | 30 working days |
| Sanction of Building Plans/ Revised Building Plans (for commercial plots) | SDO Building GMADA | 60 working days |
| Issue of Completion / Occupation Certificate | SDO Building GMADA | 15 working days |
| Issue of No Objection Certificate/ Duplicate Letter of Allotment/ Re-allotment | Estate Officer, GMADA | 21 working days |
| Issue of Conveyance Deed | Estate Officer, GMADA | 15 working days |
| Issue of No Due Certificate | Estate Officer, GMADA | 7 working days |
| Re-transfer of property in case of sale | Estate Officer, GMADA | 15 working days |
| Re-transfer of property in case of death (uncontested) | Estate Officer, GMADA | 45 working days |
| Issue of permission to mortgage | Estate Officer, GMADA | 7 working days |



In case, any citizen does not obtain any of the above services within the given time limit, he may file an appeal in the office of the Additional Chief Administrator, GMADA, S.A.S. Nagar.

GMADA is committed to serve the Citizens