



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

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 days
	For Commercial Plots	- 60 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 _____

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))



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 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			



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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			
44.	Sh.Parminder Singh M/s Maloya & Associates	H.No.801, Phase-7, Mohali	94171-40580		