

SECTION-III

Terms and Special Conditions of Consultancy Services

(Architecture and Design)

A. Fee for the Services rendered under consultancy agreement.

a. The consultancy fee to be paid to Architect shall be computed on the sanctioned estimate cost of the project excluding provisions of following:-

- i. Contingencies, centage/supervision charges.
- ii. External power, sewer, water supply connection charge.
- iii. Payment to Development Authorities/ Local bodies for sanction of map.
- iv. Taxes or any other payment made directly to Govt./Deptt.
- v. Cost of Earth filling as sanctioned by EFC/G.O.
- vi. Any other item sanctioned for which architectural services are not required.

The upper limit of total fee payable shall be @ 1.5% (Exclusive of GST) or 1.20% (Exclusive of GST) of sanctioned estimated Project cost as above. In case where approved standard plan is made available by the client and there is no change/very little change, the upper limit shall be reduced to 1.20% out of which 0.35% shall be for structured design. The maximum rate for Architectural consultancy shall be @ 1.15% and 0.35% for structural consultancy. The sanctioned project cost as above shall not escalate with the escalation of project cost if any unless scope of work is revised. The cost of the project includes the cost of finishes structural, sanitary, plumbing, electrical fittings and fixtures, lifts, escalators, equipments for mechanical/electrical/air conditioning works, site development and landscaping etc i.e or all items on which the consultant has rendered professional services.

b. The fee as defined under "a" above covers for the Architectural/Structural scope as defined under section II

c. In case any assignment is for individual item of work pertaining to any project, as per site conditions, the fee for each item would be as below.

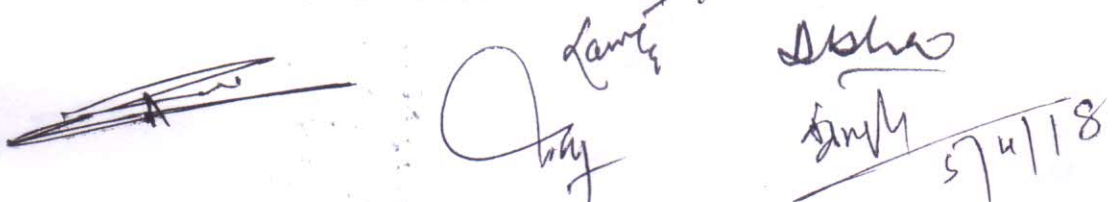
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|-----------------------------------------------------------------------------------------------------------------|-------|---------------------|
| i. Preparation of Architectural design and detail | 0.70% | of sanctioned cost. |
| ii Structural Analysis design and detailed Structural working drawings. | 0.35% | " " |
| iii. Electrical design and details including firefighting and air-condition if any. | 0.15% | " " |
| iv Water supply and sanitation design and details (internal & external) including sewer etc. | 0.15% | " " |
| v Mise Services and items. | 0.05% | " " |
| vi Detail project report including preparation of preliminary estimate/revise preliminary estimate as required. | 0.10% | " " |

The fee as mentioned above shall be reduced proportionately in case if the total fee is 0.85% in place of 1.15% for Architectural consultancy & Services.

d. Income Tax shall be deducted as per relevant section of Income Tax Act from each bill of consultant.

e. Cost of special models, perspective, photographs may be reimbursed if specially ordered by the client for the project.

B I- Number of site visits by Architect.

The bottom of the page contains several handwritten signatures and dates. On the left, there is a signature that appears to be 'A. S. S.' followed by a horizontal line. In the center, there is a large, stylized signature that looks like 'S. S. S.' with 'S. S. S.' written above it. To the right of this, there is another signature that looks like 'S. S. S.' with 'S. S. S.' written above it. At the bottom right, there is a date '5/4/18' written in a large, bold font.

(i) For Projects estimated cost upto Rs. 50 Lacs.

- a. The Architect will go through the detail of site i.e site plan, level plan, soil test report, photograph, surroundings detail as obtained from UPRNSS and prepare the drawing considering the details.
- b. The Architect may carry out field visit at his cost if he considers necessary for accuracy of drawing or if he has any kind of doubt or if he is specifically asked by the Engineer to visit before preparing DPR under certain special circumstance.
- c. The Architect shall visit the site during execution of project as and when required for which he shall be paid if it is more than one visit.

(ii) For projects estimated to cost more than 50 Lacs. Up to 200 Lacs.

- a. One mandatory visit before the preparation and submission of DPR.
- b. The Architect shall visit the site during execution as and when required. The visit more than two on this account shall be reimbursed.

(iii) For projects estimated to cost more than 200 Lacs.

- a. One mandatory visit before the preparation and submission of DPR.
- b. The Architect shall visit the site during construction as and when required. The visit more than three on this account shall be reimbursed.

B II- Number of site visit by designers.

The Designers shall carry out the field visit as and when required by the site Engineer during execution of the project. If the Designer feels it necessary to inspect the site before designing or during execution, he may visit under intimation to engineer-in-charge. He will be paid extra in following cases:-

1. In case if such visit is more than one for projects value upto 100 Lacs.
2. In case if such visit is more than two for projects value more than 200 Lacs.

C. Fee for Repetitive Projects assigned to an Architect/Designer:-

The Fee payable to the Architect/Designer for repetitive work shall be worked out as per following formula for all work for which there is no change or very minor change in superstructure drawing (above plinth) on following conditions:-

1. The Units may be build on one site or different site.
2. It may be wholly apart from each other or linked by screen wall/common wall.
3. There may be change in the foundation drawing i.e. drawing below plinth.

The fee to be paid adjusted according to following formula:-

$$Fa = Ft - Ft \times Vr / Vt / 2$$

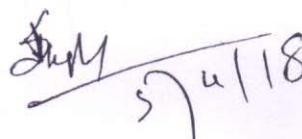
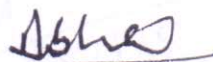
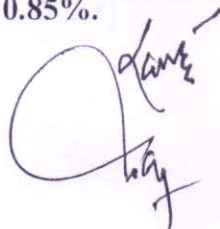
Fa = Fee payable after adjustment for repeat.

Ft = Fee detemined in terms of total project

Vr = Value of repeat units excluding the first unit.

Vt = Value of total project.

D I- Mode of release of payment against the Architectural Consultancy Fee of 1.15% or 0.85%.



The Schedule of running payment against the fee of 1.15% would be as below:-

- a. After detail working drawings submitted and checked - 30 %
- b. After DPR is submitted and checked by Engineer in charge and submitted to the competent authority for T.S. - 40 %
- c. After T.S. is granted - 20 %
- d. After the Building is completed and a letter for release of all payment to Architect is received from Engineer-in charge.- 10%
- e. 10% of the Running Bill amount for the stages mentioned, shall be deducted toward security. This security shall be released within 3 months of the completion of the project. In special circumstances, when the completion is held up, this security money may be released earlier as per merit of the case giving full justification.

D II-Mode of release of payment against the Design Consultancy Fee of 0.35%.

The Schedule of running payment against the fee of 0.35% would be as below:-

1. After detail working drawings along with design calculation are Received: 70%
(Framed structures more than double story or load bearing more than three story should be duly vetted by IIT/NIT/Govt Engg College)
2. After T.S. is granted: 20%
3. After the detail of all minor item (if any) during execution is received and building is completed and a letter for release of all payment to design is received from Engineer-in-charge. - 10%
4. 10% of the Running Bill amount for the stages mentioned, shall be deducted toward security. This security shall be released within 3 months of the completion of the project. In special circumstances, when the completion is held up, this security money may be released earlier

based on the certificate from PE/EE that the designers job is 100% done and nothing is pending on his part.

E. Payment for additional site Visits, over and above (as at B I & B II above) would be made as below:-

- i. Ind Class AC Railway Fare from the H.Q. of the Architect to the Rail head of the site and back to the H.Q.
- ii. From aforesaid Rail head to the site of work and back Architect would be provided motor vehicle free of cost by the Department.
- iii. Boarding and Lodging as available for the site visit would be provided by the Department free of cost.

An out of pocket allowances of Rs. 500.00 per day would be paid.

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5/5/18

