



Subject: Professional Practice - I

Topic: Professional Fee Paid to Architects

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PROFESSIONAL FEE

- PROFESSIONAL FEE :
- For professional services
- -- rendered by the Architect,
- -- he shall be paid professional fee
- -- and other charges
- -- in accordance with Scale of Charges
- --In addition, tax levied by law are to be paid
- -- such as Service tax, etc.
- -- over / above gross fees charged by the Architect
- .

Schedule of Payment of Fee

Retainer Fee- on appointment --Rs 20m or 5% of total fee payable - whichever higher

- Stage 1 – 10%– on Submission of Concept design/estimate– 10% of total fee payable –
- Stage 2– 10%–Submission of preliminary scheme/ estimate – 20% of total fee payable – less fee paid at S–1
- Stage 3(1)–10% Submission of drawings for client/statutory approval– 30% of total fee payable–less fee paid at S–1,S2
- Stage 3(2)–5% On client/statutory approval–35 % of total fee payable–less fee paid at S–1,S–2, S–3(1)
- Stage 4–10% Submission of Working drawing/specifications / tender document– 45% of total fee payable less fee paid at S–1,S–2, S–3
- Stage 5 – 10%–calling/receiving/analyzing/ advising on tender– 55% of total fee payable -- less fee paid up to S–4
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Schedule of Payment of Fee

Stage 6–35%– paid a total of 90%

- 10%–– Submission of working drawings/details for starting work
- 5%– on completion of 20% work
- 5%– on completion of 40% work
- 5%– on completion of 60% work
- 5%– on completion of 80% work
- 5%– on virtual completion work
- Stage 7 – 10% less retainer fee– 100 %
- Submission of completion report/drawings for issuance of completion/occupancy certificate and built drawings–

Schedule of Payment

Retainer On appointment/ Signing of Agreement/ cceptance of offer.	Rs. 20M* or 5% of the total fees payable, whichever is higher, adjustable at the last stage.
Stage 1 On submitting conceptual designs and rough estimate of cost.	10% of the total fees payable.
Stage 2 On submitting the required preliminary scheme for the Client's approval along with the preliminary estimate of cost.	20% of the total fees payable less payment already made at Stage 1.
Stage 3 a. On incorporating Client's suggestions and submitting drawings for approval from the Client/ statutory authorities, if required. b. Upon Client's / statutory approval necessary for commencement of construction, wherever applicable.	30% of the total fees payable less payment already made at Stages 1 and 2. 35% of the total fees payable less payment already made at Stages 1 to 3a.
Stage 4 Upon preparation of working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents.	45% of the total fees payable less payment already made at Stages 1 to 3a.
Stage 5 On inviting, receiving and analysing tenders; advising Client on appointment of contractors.	55% of the total fees payable less payment already made at Stages 1 to 4.
Stage 6 On submitting working drawings and details required for commencement of work at site. <ul style="list-style-type: none">On completion of 20% of the workOn completion of 40% of the workOn completion of 60% of the workOn completion of 80% of the workOn Virtual Completion	65% of the total fees payable less payment already made at Stages 1 to 5. 70% of the total fees payable less payment already made at Stages 1 to 6a. 75% of the total fees payable less payment already made at Stages 1 to 6b(i). 80% of the total fees payable less payment already made at Stages 1 to 6b(ii). 85% of the total fees payable less payment already made at Stages 1 to 6b(iii). 90% of the total fees payable less payment already made at Stages 1 to 6b(iv).
Stage 7 On submitting Completion Report and drawings for issuance of completion/ occupancy certificate by statutory authorities, wherever required and on issue of as built drawings	100% of the fees payable less payment already made at various stages and retainer.

• PAYMENT TO THE ARCHITECT

Fee payable to Architect -- computed on actual cost of works on completion.

-- Actual cost of completed works include

-- cost of assigned works

--cost of equipment & machinery -- Transformers, DG Sets, Sub-stations, Lifts, Air Conditioning Machines, Pumps & Motors, Water and Sewage Treatment Plant, etc.,

--excluding the cost of land

•Payment computed on following basis:

Retainer : On rough estimate of cost.

Stage 1 : On rough estimate of cost.

Stages 2 to 4 : On preliminary estimate of cost.

Stages 5 to 6b : Accepted tender cost.

Stage 7 : Actual total cost.

Progressive, payments made to Architect -- based on work done during that stage/ mutually agreed

No deductions made -- on account of penalty, liquidated damages, withheld /recovered from contractors/ suppliers.

Additional Payment to Architect

- DOCUMENTATION AND COMMUNICATION CHARGES :
- Apart from professional fee
- -- Client to pay
- Documentation / Communication charges
- @ 10% of professional fee payable to Architect at all stages.

REIMBURSABLE EXPENSES :

- -- amounts reimbursed against site visits
- Actual cost of travel (to & fro)
- Boarding/ lodging/ local transport
- for visit made by his staff
- – to the site/ places connected with execution of work
- -- connected with performance of duties referred in agreement.
- -- Cost of presentation models, computer simulation, presentation drawings, etc., when asked by Client for purposes other than Design/ execution of project.

Scale of Charged

Type of Project/ Services	Scope of Work & Services	Minimum fees/Reimbursable expenses
1. Comprehensive Architectural Services	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	<ol style="list-style-type: none">1. Single Block Housing and sites upto 0.5 hectare : 5 Percent on the cost of works assigned.2. For a site more than 0.5 hectare and upto 2.5 hectares: 3.5 Percent on the cost of works assigned.3. For a site more than 2.5 hectares and upto 5 hectares : 2.5 Percent on the cost of works assigned.4. For a site more than 5 hectares : 2 Percent on the cost of works assigned.5. Individual House : 7.5 Percent on the cost of works assigned.
1.2 All projects other than housing	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	5 Percent on the cost of works assigned.

Note : The fees payable in marginal cases in respect of clauses (iii) to (v) shall not be less than the maximum fee payable in their respective preceding clauses.

1.2.1 Repetition of the building in the same campus	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	5 Percent on the cost of works assigned.
1.2.2 Repetition of the building in the same campus	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design & Signage and Site Development.	2.5 percent on the cost of works assigned
1.2.3 Repetition of the building at a different site	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design & Signage and Site Development.	3.5 percent on the cost of works assigned.
1.3 Site Development [except 1.1 and 1.2]	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design and Signage [except 1.1 and 1.2].	2.5 Percent on the cost of works assigned.
1.4 Architectural Conservation/Retrofitting/Additions and alterations	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design and Signage.	7.5 Percent on the cost of works as

2. Urban Design

As described for Urban Design/ Urban Renewal in the Conditions of Engagement.

- For all projects except Housing: 1 percent on the cost of works assigned, to be computed at a rate of Rs 6M per Sq.mt. of proposed built-up area.
- Housing Projects : 20 percent of the fee payable for housing, as stated in sub-clause 1.1 above, on the cost of works assigned, to be computed at a rate of Rs 6M per Sq.mt. of proposed built-up area.
- In case of Urban Renewal projects fee payable shall be 1.5 times of the fee stated above based on actual cost of works assigned.

Above fees are subject to a minimum of Rupees 240M.

3. Interior Architecture/Graphic design and signage

As described for Interior Architecture in the Conditions of Engagement.

7.5 percent on the cost of works assigned

4. Landscape Architecture

As described for Landscape Architecture in the Conditions of Engagement.

7.5 percent on the cost of works assigned

5. Site visits

Visits by an Architect/consultant in connection with Project for which commissioned.

- Outstation Visit :

Traveling, Boarding & Lodging Expenses

Actual Air/ AC First Class Fare (to & fro), AC Car, Boarding & Lodging Expenses and Local Transport.

Rs. 3M

For each day

Rs. 1M

- Local site visit/field visit

6. Advisory Consultancy

- Outstation
- Local

All as above at 5 i) (a) plus Rs. 10M per day or part thereof.
Rs. 4M per day or part thereof.

7. Documentation and Communication Charges

Applicable on all professional fee payable to the Architect.

10 percent of the professional fees.

8. Verification and Certification of Contractor's Bills

Verification of Contractor's bills for payment, based on progress of works at site, measurements of works Certified by the Construction Manager (i.e. Clerk of Works/ Site Supervisor or Construction Management Agency) and in accordance with Conditions of Contract, Drawings and instruction issued.

1 percent in addition to above fees.

Scale of Charges

- Explanatory Notes:
 1. For works costing up to Rs. 1400 M
 - professional fees may be negotiable
 - between Architect and Client.
 2. When Architect is engaged
 - --to undertake Comprehensive Architectural Services
 - – in respect of buildings/ Site Development and/ or Landscape Architectural Services
 - --as a follow up of an Urban Design/ Urban Renewal Scheme,
 - –his professional fee
 - -- for Comprehensive Architectural Services/ Landscape Architectural Services
 - --shall be reduced by 20%.
 - --The current value of M is 1000.

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