Université Abou Bekr Belkaid - Tlemcen
Faculté de Technologie
Département d'Architecture

M1 Architecture
Semestre 1: 2026-2027

Matière:

Maîtrise d'œuvre et d'ouvrage

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CHAPTER 2

The project

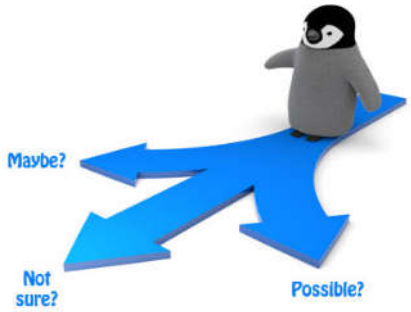
CHAPTER 2: Preliminary Studies

Feasibility Study, Opportunity Study, and Environmental Impact Assessment of a Project

A feasibility study in project management is a study that aims to verify whether a project is technically feasible and economically viable. The study consists of exploring all project concepts while responding to an expressed need in terms of objectives to achieve (quality, costs, deadlines).

Feasibility Study Process:

- Analysis of project requirements
- Establishing scenarios
- Selection of the scenario
- Launching the project



- **Functional requirements:** What the project must accomplish or the features it must offer.
- **Technical requirements:** The resources, technologies, skills, and infrastructure needed to successfully carry out the project.
- **Human requirements:** The skills, expertise, and workforce required for the project.
- **Financial requirements:** The budget needed to cover project costs.
- **Regulatory requirements:** Legal obligations or standards to comply with.

CHAPTER 2: Preliminary Studies

FEASIBILITY STUDY (Continuation)

However, in the Algerian context, opportunity and feasibility studies are often conducted superficially because:

- The majority of launched architectural projects are financed by the state budget and therefore do not respond to a prior market study.

- The study of needs is generally carried out at the level of Master Urban Planning and Development Plans (PDAU) or Land Use Plans (POS), which identify all local housing and facility needs.

- The launch of certain projects sometimes responds solely to political or social circumstances.

- The project manager's strategy generally aligns with a national strategy defined by the supervisory authority..

CHAPTER 2: Preliminary Studies

The Opportunity

دراسة الفرص



•Verifying whether the undertaken action aligns with the strategy defined by the project owner (maître de l'ouvrage);
•Controlling the operation in all its dimensions:
•Supervision of project progress at each stage.
•Continuous risk assessment (financial, technical, organizational, human, regulatory, and legal/non-compliance, market, political, and economic risks, etc.).
•Adjustment of resources and strategies according to needs.
•Performance monitoring against initial objectives.
•Enabling decision-makers to measure the risks associated with a decision regarding a new project.
•Providing the project owner with the necessary answers to make decisions with minimal risk.

CHAPTER 2: Preliminary Studies Environmental Impact Assessment



Thhe environmental impact assessment represents a preventive approach in environmental management and protection. It allows to:

- Identify and evaluate the risks of environmental impacts arising from the intended project;
- Establish measures that can be adopted to counter negative environmental effects.

CHAPTER 2: Preliminary Studies

Feasibility Study, Opportunity Study, and Environmental Impact Assessment

•These studies concern major infrastructure projects (highways, large sports complexes, universities, tramway railway lines, etc.). The registration of these studies follows the same procedure as launching a construction project.

•It is the responsibility of the project owner, after ensuring the feasibility and opportunity of the planned operation as well as its environmental impact, to define its program and establish its provisional financial envelope. During this phase, they must also define the construction process.

COURS 3 : LES ÉTUDES ARCHITECTURALES

CHAPTER 3: ARCHITECTURAL STUDIES

The constituent missions of building project management (*maîtrise d'œuvre*) are as follows:
The "Sketch" (Esquisse) mission,
The "Preliminary Design" (Avant-projet) mission,
The "Execution Project" (Projet d'exécution) mission,
The "Assistance in Contractor Selection" mission,
The "Monitoring and Control of Work Execution" mission,
The "Presentation of Settlement Proposals" mission.
The execution of these missions may also include any other service necessary for the proper execution of the project as defined in the project management contract.

Interministerial Order of May 15, 1988, regarding the terms of exercise and remuneration of building project management)

COURS 3

CHAPTER 3: The Sketch (L'esquisse)It is a volumetric representation at a scale of 1/100e , 1/200e , or 1/500e depending on the size of the project, specifying the proposed architectural approach. It includes indications related to the layout of the structure, access, spaces, and boundary conditions. It includes:The schematic plan of each level at a scale of 1/200e .An explanatory note on the adopted basic design parts.An approximate estimation of the operation cost, based on a summary quantitative estimate.

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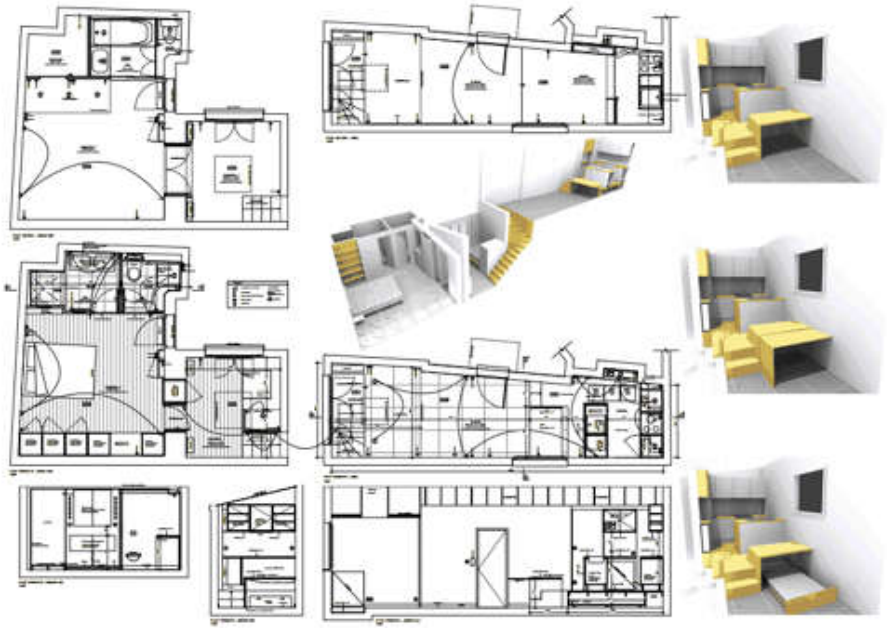


CHAPTER 3:

The Sketch (Continuation)

The sketch mission is carried out on the basis of the program presented by the Project Owner.

This mission consists of developing two or three sketch projects that define one or more architectural approaches and establishing a presentation report including:

•Graphic documents,

•Written parts (descriptions, summary evaluation of construction costs, comparative note of the sketches).

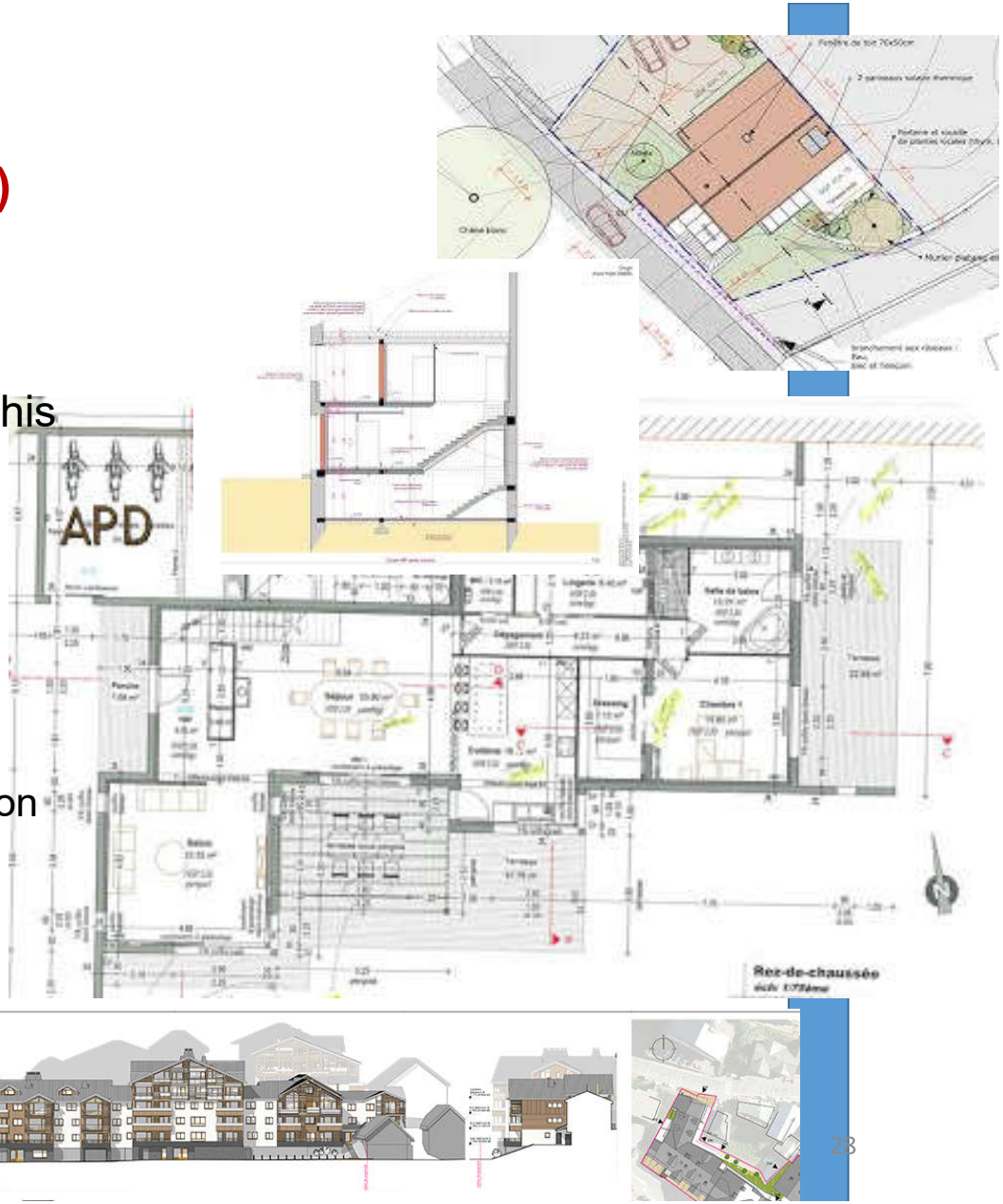
The Project Owner may request the presentation of a second and final series of sketches based on supplementary indications.

CHAPTER 3

The Preliminary Design (L'avant-projet - APD)

It is the costed summary study of an overall solution enabling the realization of the established program. This study includes:

- The layout plan (1/100e or 1/200e),
- The site installation plan (1/100e or 1/200e),
- The mass plan (1/100e , 1/200e , or 1/500e),
- Elevations of the main facades (1/100e),
- Cross and longitudinal sections (1/100e) necessary for understanding the project,
- Variants defining the different possible technical construction solutions.



CHAPTER 3:

The Preliminary Design (Continuation)

It also includes:

- The descriptive and justificative notice of the considered solution(s);
- The calculation note defining load paths (descentes de charges);
- The comparative table of surfaces relative to the established program;
- The definition of technical lots;

As well as any other information, within the limits of this mission, necessary for a better appreciation of the design and functioning of the project. The "Preliminary Design" mission is finalized by presenting the corresponding file to the Project Owner for approval.

CHAPTER 3:

The Preliminary Design (Continuation)

Furthermore, after approval of the Preliminary Design by the Project Owner, the Project Manager:

•Determines, in relation with the laboratory designated by the Project Owner and with the assistance of the organization in charge of construction technical control (CTC), on the basis of the mass plan provided in the Preliminary Design, the program of tests and boreholes to be carried out for the soil study;

•Ensures the control and interpretation of the geotechnical results provided by said study;

•Assists the Project Owner in preparing the file related to the building permit application;

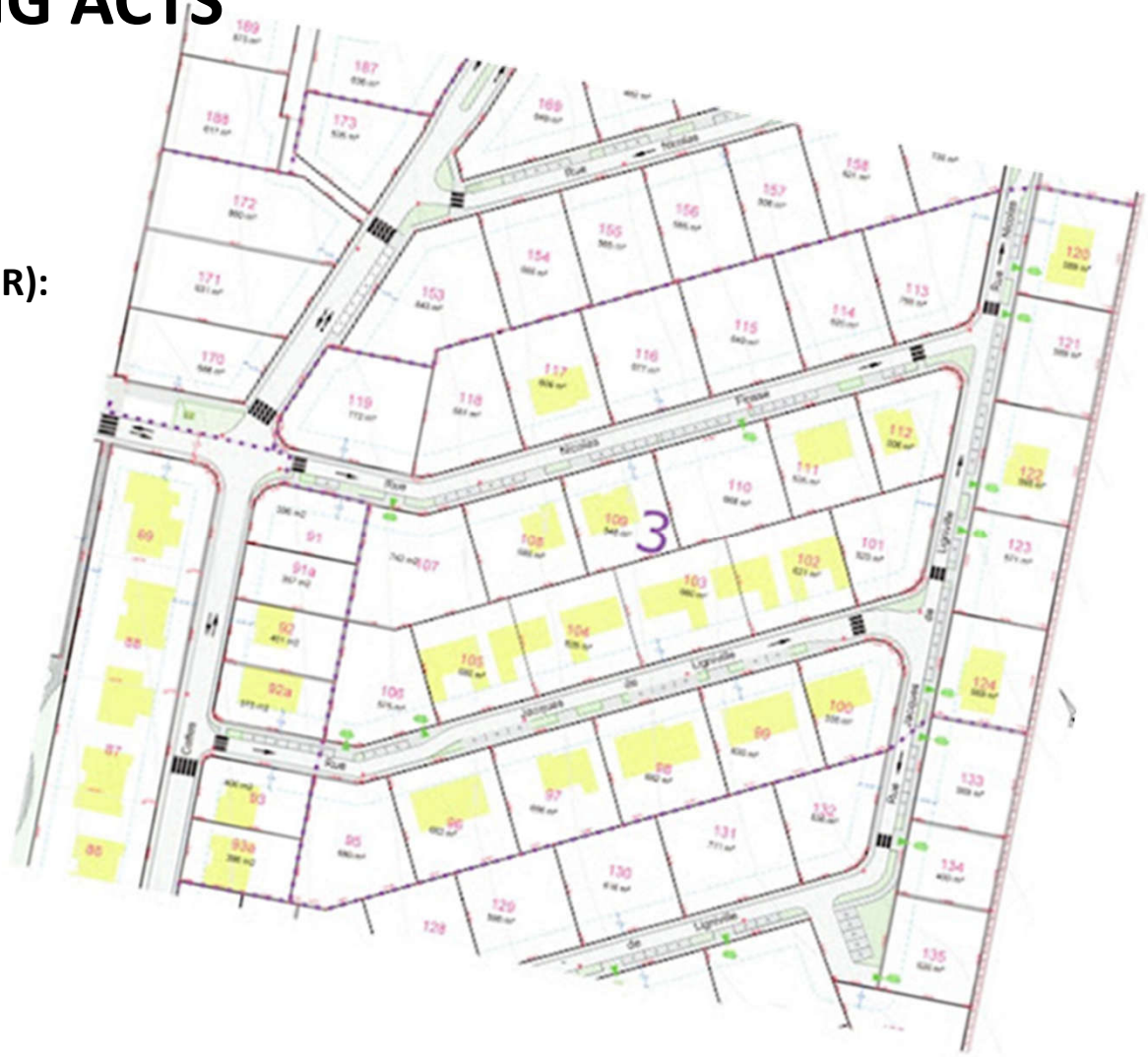
•Submits, if applicable, on behalf of the Project Owner, the building permit application to the competent authorities.

CHAPTER 3: URBAN PLANNING ACTS

PERMITS

SUBDIVISION PERMIT (PERMIS DE LOTIR):

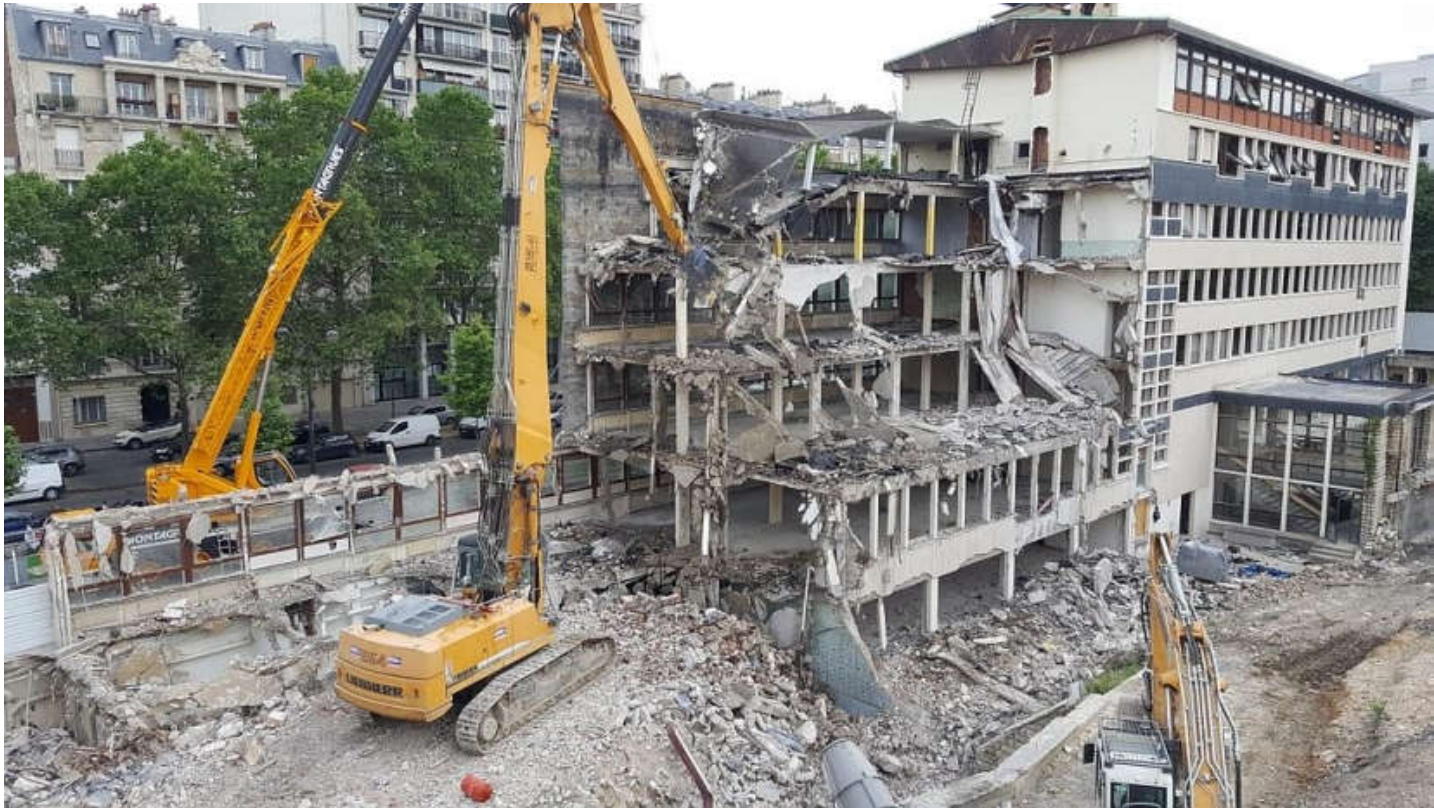
Operation dividing one or more land properties into two or more lots, regardless of location.



(Decree 15-19 of January 25, 2015, setting the procedures for processing and issuing urban planning acts).

CHAPTER 3: URBAN PLANNING ACTS

PERMITS



DEMOLITION PERMIT (PERMIS DE DÉMOLIR):
Operation involving the partial or total demolition of a building.
(

https://www.mhuv.gov.dz/fr/category/actes-durbanisme/

Decree 15-19 of January 25, 2015).

CHAPTER 3: URBAN PLANNING ACTS PERMITS

BUILDING PERMIT (PERMIS DE CONSTRUIRE):
Construction or transformation of a structure regardless of its location.
(Decree 15-19 of January 25, 2015).



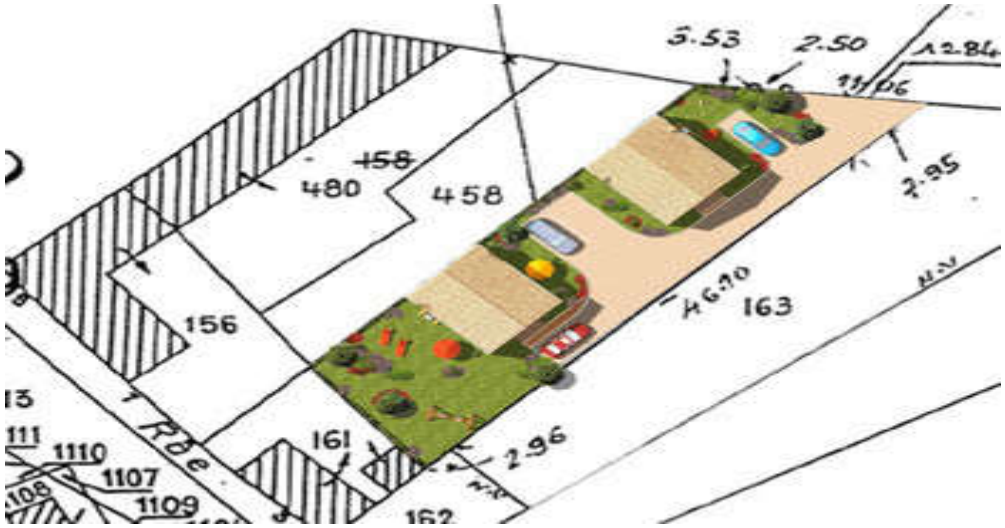
https://www.mhuv.gov.dz/fr/category/actes-durbanisme/

Décret 15-19 du 25 janvier2015 fixant les modalités d'instruction et de délivrance des actes d'urbanisme.

CHAPTER 3: URBAN PLANNING ACTS

CERTIFICATES

URBAN PLANNING CERTIFICATE (CERTIFICAT D'URBANISME):
Indicates the building rights and easements affecting the land in question.



SUBDIVISION / PARCELING CERTIFICATE (CERTIFICAT DE MORCELLEMENT):
Indicates the feasibility conditions for dividing a built property into two or more lots.



CHAPTER 3: URBAN PLANNING ACTS

CERTIFICATES

SUBDIVISION PERMIT COMPLIANCE CERTIFICATE (CERTIFICAT DE CONFORMITÉ DU PERMIS DE LOTIR):

Indicates the compliance of completed works with the provisions of the subdivision permit.



BUILDING PERMIT COMPLIANCE CERTIFICATE (CERTIFICAT DE CONFORMITÉ DU PERMIS DE CONSTRUIRE):

Indicates the compliance of completed works with the provisions of the building permit.