



# THE INDIAN INSTITUTE OF ARCHITECTS

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BMC-IIA/265/2016

October 7<sup>th</sup>, 2016

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To,

(a) Hon. Biswaranjan Nayak,  
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(b) Hon. Ar. Vijay Garg,  
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Sub.: Interactive meeting with Executive Committee of IIA – Brihan  
Mumbai Centre on October 09<sup>th</sup>, 2016

Dear Sirs,

Thank you for accommodating us in your schedule and giving us time for this interactive session which is giving us the opportunity to present and discuss with you about various difficulties faced by Architects in Mumbai. We are aware that the situation is more or less similar in other places also.

Highlights of the present scenario is as follows:

- (a) • Council of Architecture is established as per Architects Act 1972 to regulate Architectural profession and regulation.
- Architectural professional environment has undergone many transformations during last 40 years. Opening up the economy and exposure to the global market has created a venerable situation to existing practices in India.
- Therefore, Architectural profession and education requires lot of guidance and support from COA.
- (b) • Architectural profession, particularly Indian firms are facing competition from International global consultancy firms. The Government Departments specify High turnovers, international experience, earnest money deposits, as selection eligibility criteria which automatically eliminate Indian Architectural firms as lead members.

- CVC has already agreed in IMG to consider suggestions from COA – IIA by agreeing that Architects cannot be treated like Contractors. We request to pursue the same by giving wide publicity in a democratic frame to create required pressure at the Centre.
  - Various projects are taken over by Chartered Accountant firms as Management Consultants, Transaction Advisors, etc. by converting to P. P. P. Projects or E.P.C. Projects. There is a reason to believe that, this is being propagated and pursued to circumvent Architects Act – 1972.
  - The fees recommended by COA are not mandatory hence not ensured. Even organisations like PWD, HSCC, HLL, NBCC are inviting bids from Architects, often stating “maximum fees in the range of 0.55 to 0.70% of estimated cost”; which are not at all sustainable.
  - CPWD has issued office memorandum dated Dec 16<sup>th</sup>, 2015 which is totally against what we have been propagating about COA and “condition of engagement and scale of charges prescribed”. This is required to be pursued very seriously.
- (c)
- Architectural profession is facing cut throat competition from Civil Engineering fraternity - named as licensed surveyors as per BMC Act 1888 - no actions are taken to change the situation. Informative/Comparative chart prepared in this regard is enclosed.
  - Recent examples of “Smart City” projects or even the “Housing for All”, etc., it appears that there is no participation from Architectural fraternity in policy making.
- (d)
- Though there is a need to employ Architects in various Governments and Semi-Government Departments, new posts are not created. Even existing posts are not filled up. Instead charge of the existing post are given to Engineers.
- (e)
- COA Guidelines do not include recommendations of “fees for part services” if the Architectural services are discontinued for any reasons. This needs to be resolved.
- (f)
- It is said that efforts are being made to create an environment to enable Indian Architectural firms to practice Abroad where there are reciprocal arrangements/ recognising Indian qualifications at par with Architectural Education of that Country, etc. However, details and guidance for the same is not available.
- (g)
- What is status of “Certificate of Practice” and “CPD” Continuous Professional Development are not very clear. We need to deal with the same urgently.
- (h)
- Government authorities are taking arbitrary action of “black listing” Architects to safe guard themselves i.e. Architects are made scape goats without addressing to COA.
- (i)
- In case of “collapse of Buildings” due to any reason or “unauthorised works” carried out by Developers or Owner; legal

proceedings are initiated against Architects though he is not responsible. This is done by the Government Departments to safeguard themselves. Architects are even jailed destroying the professional dignity. We need to address this urgently.

- (j) • Number of Architectural colleges are being started all over the country. Students require guidance for selecting post graduation subject and also for career path.
- (k) • COA is publishing magazine periodically; however it do not include updates and interactions on so many burning issues inviting interactions, deliberations and participations to resolve the problems.
  - In the year 1972 Architectural practice was almost similar all over the country. At present, regulatory norms, limitation of resources, market demand, accessibility to technology and resources, and specialisations within the practice have resulted in segmentation and change in pattern in architectural practice within the country.
- (l) • Many times communications forwarded to COA are not responded except electronically generated assurance. We need to work on this.
- (m) • Architects are now exposed to International Trade practices. We need to also work to study the same and provide guidance to Architects.

Sir, issues are many. Architects are confused and also taken aback. It is beyond resources of individual architects to study and decide how to deal with the same.

We suggest to appoint different teams to study individual issues and submit their report with recommendations within specified time. Simultaneously, we may also give wide publicity through all the Chapters and Centres of IIA inviting Architects to submit their suggestions within specified time to the study team.

Central Government is insisting on “Make in India” even for defense manufacturing which was not so earlier. We sincerely feel that immediate actions and democratic pursual through all the Chapters and Centres of IIA in India can produce required results. Unless, IIA and COA join hands in pointing out all facts to our administrative and political leadership they cannot understand the same.

Sir, we assure all co-operation in these efforts and are ready to work under your guidance to resolve the present difficulties.

Thanks again for your time.

With regards,

Ar. Milind Sambhare  
Chairman - IIA, Brihan Mumbai Centre



