

वास्तुकला परिषद्
Council of Architecture

(वास्तुविद् अधिनियम, 1972 के अंतर्गत भारत सरकार का एक स्वायत्त सांविधिक निकाय)
(An Autonomous Statutory Body of Govt. of India, under the Architects Act, 1972)

Ref. No. CA/80/2026/AOA
July 16, 2026

The Chief Administrative Officer
Indian Institute of Management Jammu
Jagti, Jammu-181221
Phone No.: 0191-2585835
E-mail: cao@iimj.ac.in

Subject: Expression of Interest from Architects for rendering Comprehensive Architectural Services"-reg.

Dear Sir/Madam,

The Council of Architecture is a statutory body established by the Architects Act, 1972 (A Special Central Act), in the Ministry of Education, Government of India for regulating architectural education and profession throughout the territory of India.

It has come to the notice of the Council that the Indian Institute of Management Jammu (IIMJ) has invited e-tenders for Hiring of Architect Consultant for the comprehensive design of Phase-II of its Permanent Campus at Jagti, Jammu.

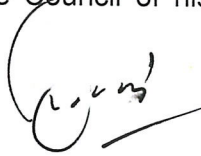
The Architects are asked to deposit EMD of Rs. 6,00,000/- and along with a tender fee of Rs. 1,180/-.

Pertinent to the matter, I have to inform you that the profession of architects is regulated, controlled and maintained under the procession of the Architects Act, 1972 and Regulations framed thereunder. The Council is empowered under Section 22 of the Act to lay down, by Regulations, standards of professional conduct and code of ethic of Architects. These Regulations have overriding effect over any other law for the time being in force in India.

Further, it is informed that legal entities like LL.Ps and companies are not allowed to use the title and style of Architect or get empanelled to work as Architects.

Accordingly, the Council has framed the Architects (Professional Conduct) Regulations, 1989. The Regulation 2(1) (xiv) of the said Regulations provides that an architect shall not prepare designs in competition with other Architects for a Client without payment or for a reduce fee (expect in a competition conducted in accordance with the Architectural Competition Guidelines approved by the Council). Further, Regulation 2(1) (xii) provides that an architect shall observe and uphold the Council's Conditions of Engagement and Scale of Charges.

The Regulation 2(1) (xvi) provides that an Architect shall comply with Council's guidelines for Architectural Competitions and inform the Council of his appointment as assessor for an Architectural Competition.



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The Council has prescribed a complete code on Architectural Practice title as Manual of Architectural Practice. Volume 2 of the same provides the procedure for selection/appointment of Architects. A complimentary copy of Manual is enclosed herewith for your kind perusal.

Architects are professional like Doctors, Advocates and Chartered Accountants, whose conduct and ethics are regulated and governed under the Act and hence should not be insisted to pay processing fee, earnest money, Performance/ Bank Guarantee, bid security or quote lowest fee, etc. on the lines of contractors.

Further, a copy of the office memorandum dated 12.11.2020 of Ministry of Finance, Government of India regarding EMD, etc. is enclosed herewith.

Further, as part of ease of doing business these conditions are not insisted.

Under the provisions of the Architects Act, 1972, namely Sections 2 (a), 25, 35, 36 and 37 of the Act only an architect registered with the Council of Architecture or a partnership firm can only use the title and style of architect of any word/ derivate of word architect and none else. LLPs and companies cannot use the title and style or Architecture. Violation of this prohibition is a punishable offence under Section 36 and 37.

Any term and conditions prescribed in the bids/tender/contract/agreement/ offer or any Manual/Guidelines of any Publication Body/ Authority for appointment of Architects shall have to be consistent with the above provisions of the Architects Act, 1972 and Regulations & other professional documents prescribed pursuant thereto.

In the view of the above, the Council requests the Chief Administrative Officer, Indian Institute of Management Jammu to

- 1) Not insist Architects to pay cost of EMD of Rs. 6,00,000/- and along with a tender fee of Rs. 1,180/-.
- 2) Appoint Architect as per Architectural Competition Guidelines prescribed by Council.

It is requested to keep the Council updated with action taken in the matter.

Thanking you,

Yours faithfully,

R. K. Oberoi
Registrar

Encl: As above