



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/76(13)/2026/Misc
July 24, 2026

Mr. Arindam Dakua, IAS,
Director, Municipal Administration &
Ex-officio Additional Secretary to Government
Housing & Urban Development Department
Government of Odisha
3rd Floor, Kharavel Bhavan,
Unit-V, Bhubaneswar
Odisha-751001

Subject: Regarding consultancy payment structure for Architectural and Allied Professional Services in conformity with the Architects Act, 1972 and Council of Architecture Norms

Dear Sir,

The Council of Architecture is a statutory body constituted by the Government of India under the provisions of the Architects Act, 1972, to regulate the standards of architectural education and the architectural profession throughout the country apart from maintaining a National the Register of Architects, and prescribing standards of professional conduct and ethics for registered architects.

The attention of the Council has been drawn forward Letter No. 16333 dated 11.06.2026 issued by the Housing & Urban Development Department, Government of Odisha, concerning the payment mechanism for Detailed Project Report (DPR) for Architectural consultancy services. The said communication provides that consultancy fees shall preferably be fixed on a lump-sum basis and shall not be linked to the project cost.

In this regard, it is pertinent to state that the architectural profession is governed by the provisions of the Architects Act, 1972, and the Regulations framed thereunder. Under Section 22 of the Architects Act, 1972, the Council of Architecture is empowered to prescribe standards of professional conduct and etiquette for architects through regulations.

Accordingly, the Council has framed the Architects (Professional Conduct) Regulations, 1989. Regulation 2(1)(xii) requires every architect to observe and uphold the Council's Conditions of Engagement and Scale of Charges, while Regulation 2(1)(xiv) provides that an architect shall not prepare designs in competition with other architects without appropriate remuneration or for a reduced fee, except in competitions conducted in accordance with the Architectural Competition Guidelines approved by the Council. These provisions are intended to ensure fair professional remuneration and preserve the dignity, independence, and integrity of the architectural profession.

Contd...p/2



-2-

The Council's Conditions of Engagement and Scale of Charges prescribe professional fees based on the type of project, scope of services, project cost, complexity, and the professional responsibility involved. Such a fee structure has been evolved after due consideration of the nature of architectural services and is recognised as reflecting fair professional practice.

Architectural consultancy is a highly specialised professional service and cannot be equated with routine consultancy or clerical work. It encompasses site appraisal and analysis, conceptual planning, architectural design, structural and MEP coordination, statutory approvals, preparation of estimates and Bills of Quantities (BOQ), tender documentation, detailed working drawings, construction-stage assistance, quality review, and continuous professional responsibility throughout the project lifecycle. The level of effort, expertise, coordination, and liability involved generally increases with the size, complexity, and value of the project. Accordingly, remuneration linked to the project cost and the scope of services ensures fair and equitable compensation commensurate with the professional responsibilities and obligations undertaken by the architect. Professional fees should, therefore, ordinarily be determined with reference to the nature, scale, and complexity of the project, rather than being fixed on a lump-sum basis for all categories of projects. A lump-sum fee structure may be considered appropriate only for small-scale projects, particularly residential projects, where the scope of work is clearly defined and limited.

In view of the above, the Council respectfully requests the Housing & Urban Development Department, Government of Odisha, to review the consultancy payment mechanism prescribed under the aforesaid letter and to ensure that remuneration for architectural and allied professional services is determined in a manner consistent with the provisions of the Architects Act, 1972, the Architects (Professional Conduct) Regulations, 1989, and the Council of Architecture's Conditions of Engagement and Scale of Charges. Such an approach would promote fair and transparent professional practices, ensure the provision of high-quality architectural services, and uphold the dignity, integrity, and independence of the architectural profession. It would also enable the Government to achieve better planning, design, and execution of public infrastructure projects.

It is requested that Council may be kept posted with action taken in the matter.

Thanking you,

Yours faithfully,

R. K. Oberoi
Registrar