

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/15/2026/AE/Maharashtra
July 10, 2026

The Chief Secretary

Government of Maharashtra
6th Floor, Mantralaya,
Madam Cama Road, Nariman Point,
Mumbai Maharashtra-400032
Email: cs@maharashtra.gov.in

Subject: Ensuring Compliance with the Architects Act, 1972 and Hon'ble Supreme Court Judgement regarding Engagement of Registered Architects-reg.

Respected Sir,

This is in the continuation of the Council's letter No. CA/15/2026/AE/Maharashtra dated 09.04.2026 regarding compliance with the provisions Architects Act, 1972 and Judgement of various High Court including Hon'ble Supreme Court of India about use of title and style of Architect for providing Architectural Services. A copy of the same is enclosed herewith for your kind perusal.

The Council is still receiving representation from Architects that non-Architects are being appointed as Architects under Central Government Scheme "Special Assistance to State for Capital Investment". It is, however, observed that non- Architects (Civil Engineers/Draftman, Surveyors), continue to be shown under the column designated for "Architects" in official records submitted to the Town Planning Office and the Ministry of Housing and Urban Affairs. Since Civil Engineering and Architecture are distinct professions with separate statutory recognition and qualifications, such representation is factually incorrect and is liable to create a misleading impression regarding the professional status of the persons concerned.

We would like to once again invite your kind attention towards provision of the Architects Act reads as under:

Section 2(a) "architect" means a person whose name is for the time being entered in the register.

Section 35. Effect of registration-(1) Any reference in any law for the time being in force to an architect shall be deemed to be a reference to an architect registered under this Act.
(2) After the expiry of two years from the date appointed under sub-section (2) of section 24, a person who is registered in the register shall get preference for appointment as an architect under the Central or State Government or in any other local body or institution which is supported or aided from the public or local funds or in any institution recognised by the Central or State Government.

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Section 36. Penalty for falsely claiming to be registered. —If any person whose name is not for the time being entered in the register falsely represents that it is so entered, or uses in connection with his name or title any words or letters reasonably calculated to suggest that his name is so entered, he shall be punishable with fine which may extend to one thousand rupees.

Section 37. Prohibition against use of title.—(1) After the expiry of one year from the date appointed under sub-section (2) of section 24, no person other than a registered architect, or a firm of architects shall use the title and style of architect:

Provided that the provisions of this section shall not apply to—

(a) practice of the profession of an architect by a person designated as a "landscape architect" or "naval architect";

(b) a person who, carrying on the profession of an architect in any country outside India, undertakes the function as a consultant or designer in India for a specific project with the prior permission of the Central Government.

Explanation.—For the purposes of clause (a),—

(i) "landscape architect" means a person who deals with the design of open spaces relating to plants, trees and landscape;

(ii) "naval architect" means an architect who deals with design and construction of ships.

(2) If any person contravenes the provisions of sub-section (1), he shall be punishable on first conviction with fine which may extend to five hundred rupees and on any subsequent conviction with imprisonment which may extend to six months or with fine not exceeding one thousand rupees or with both.

Further, in terms of provisions of Architects Act only an Architect can become partner in an Architectural Firm, and LL.Ps and Companies are not allowed to represent as Architects.

In view of the above, the Council once again requests the State Government to issue suitable directions to all Urban Local Bodies, Town Planning Authorities at all levels, and Development Authorities under its administrative control to ensure that only the names of Registered Architects are entered in Appendix-A under the heading "Architect's Name and Registration Number" in all official records and approval documents, in strict compliance with the provisions of the Architects Act, 1972

It is requested that Council may be kept posted with action taken in the matter to comply with the provision of the Architects Act, 1972.

Thanking you,

Yours faithfully,

R. K. Oberoi
Registrar

Encl: As above