



# U.P. ARCHITECTS ASSOCIATION<sup>®</sup>

Regd. Under the Societies (Uttar Pradesh Amendment 1975) Act 1860 Since 1987

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Ref No: UPAA/TCIL/2022-23/L-47

Date: 12<sup>th</sup> Jan-2023

TO,  
Chief General Manager (Civil)  
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**Sub: Regarding Consultancy Fees Paid to Architects for Consultancy Services**

Dear Sir,

With reference to the abovementioned subject we would like to bring into your kind notice that in the tenders issued by your company, estimated consultancy fees fixed is only 0.4% of the total estimated cost of construction, which is quite low as per the industry standards.

**The Council of Architecture (COA)** constituted by the Government of India under the provisions of the **Architects Act 1972**, enacted by the Parliament of India, is charged with the responsibility to regulate the education and practice of profession throughout India. For this purpose, the Government of India has framed Rules and Council of Architecture has framed Regulations as provided for in the Architects Act, with the approval of Government of India. The practice of profession of an architect is governed by the **Architects (Professional Conduct) Regulations, 1989** (as amended in 2003), which deals with professional ethics and etiquette, conditions of engagement and scale of charges, architectural competition guidelines etc. Pursuant to these Regulations, the Council of Architecture has framed guidelines governing the various aspects of practice. An architect is required to observe professional conduct as stipulated in the Regulations of 1989 and any violation thereof shall

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constitute a **professional misconduct**, which will attract disciplinary action as stipulated under section 30 of the Architects Act, 1972.

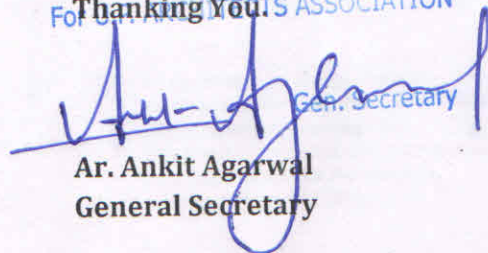
Architectural consultancy is a **professional service** and for that service the prescribed fees is fixed by the **Council Of Architecture**, while as per your company, estimated consultancy fees is only 0.4% of the total estimated work. It is quite lower and against the regulations issued by Council of Architecture. It is the **violation** of regulations issued by the Council of Architecture. It degrades the profession and it is disrespectful for the Architects. It is also against the ethical code of conduct of Architects as well.

There are many tasks for Architects in such consultancy works. In these works Architects have to do backbreaking works and costs of these works are increasing, besides it, visits to the sites are very costly. It is pertinent to mention here that soil testing and topographical survey of site are not the part of Architectural Consultancy.

Keeping in view the regulations issued by COA and to protect the Architects from the misconduct, new guidelines are required regarding the estimated consultancy fees by your Company.

Therefore, we look forward to you for taking some steps in this regard.

Thanking You  
For  
ASSOCIATION

  
Gen. Secretary

Ar. Ankit Agarwal  
General Secretary

Enclosed: Scale of Charges issued by C.O.A.

Copy to:

1. Secretary (HE), Ministry Of Education  
Government of India
2. Secretary(HUA), Ministry of Housing & Urban Affairs  
Government of India
3. Secretary (DOT), Ministry of Telecommunication  
Government of India
4. President,  
Council of Architecture

Architects may now use 'Email updation by Architects' available in E-Services to update their email

# Scale Of Charges

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Type of Project/ Services	Scope of Work & Services	Minimum fees/Reimbursable expenses
1. Comprehensive Architectural Services	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	<ol style="list-style-type: none"> <li>1. Single Block Housing and sites upto 0.5 hectare : 5 Percent on the cost of works assigned.</li> <li>2. For a site more than 0.5 hectare and upto 2.5 hectares: 3.5 Percent on the cost of works assigned.</li> <li>3. For a site more than 2.5 hectares and upto 5 hectares : 2.5 Percent on the cost of works assigned.</li> <li>4. For a site more than 5 hectares : 2 Percent on the cost of works assigned.</li> <li>5. Individual House : 7.5 Percent on the cost of works assigned.</li> </ol> <p>Note : The fees payable in marginal cases in respect of clauses (iii) to (v) shall not be less than the maximum fee payable in their respective preceding clauses.</p>
1.2 All projects other than housing	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	5 Percent on the cost of works assigned.
1.2.1 Repetition of the building in the same campus	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	5 Percent on the cost of works assigned.
1.2.2 Repetition of the building in the same campus	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design & Signage and Site Development.	2.5 percent on the cost of works assigned



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1.2.3 Repetition of the building at a different site	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design & Signage and Site Development.	3.5 percent on the cost of works assigned.
1.3 Site Development [except 1.1 and 1.2]	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design and Signage [except 1.1 and 1.2].	2.5 Percent on the cost of works assigned.
1.4 Architectural Conservation/ Retrofitting/Additions and alterations	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design and Signage.	7.5 Percent on the cost of works as
2. Urban Design	As described for Urban Design/ Urban Renewal in the Conditions of Engagement.	For all projects except Housing: 1 percent on the cost of works assigned, to be computed at a rate of Rs 6M per Sq.mt. of proposed built-up area. Housing Projects : 20 percent of the fee payable for housing, as stated in sub-clause 1.1 above, on the cost of works assigned, to be computed at a rate of Rs 6M per Sq.mt. of proposed built-up area. In case of Urban Renewal projects fee payable shall be 1.5 times of the fee stated above based on actual cost of works assigned. Above fees are subject to a minimum of Rupees 240M.
3. Interior Architecture/Graphic design and signage	As described for Interior Architecture in the Conditions of Engagement.	7.5 percent on the cost of works assigned
4. Landscape Architecture	As described for Landscape Architecture in the Conditions of Engagement.	7.5 percent on the cost of works assigned
5. Site visits	Visits by an Architect/consultant in connection with Project for which commissioned. Outstation Visit : Traveling, Boarding & Lodging Expenses	Actual Air/ AC First Class Fare (to & fro), AC Car, Boarding & Lodging Expenses and Local Transport. Rs. 3M
6. Advisory Consultancy	For each day Local site visit/field visit Outstation Local	Rs. 1M All as above at 5 i) (a) plus Rs. 10M per day or part thereof. Rs. 4M per day or part thereof.
7. Documentation and Communication Charges	Applicable on all professional fee payable to the Architect.	10 percent of the professional fees.
8. Verification and Certification of Contractor's Bills	Verification of Contractor's bills for payment, based on progress of works at site, measurements of works Certified by the Construction Manager (i.e. Clerk of Works/ Site Supervisor or Construction Management Agency) and in accordance with Conditions of Contract, Drawings and instruction issued.	1 percent in addition to above fees.

**Explanatory Notes:**

For works costing upto Rs. 1400 M the professional fees may be negotiable between the Architect and the Client.  
When an Architect is engaged to undertake Comprehensive Architectural Services in respect of buildings/ Site Development and/ or Landscape Architectural Services as a follow up of an Urban Design/ Urban Renewal Scheme, his professional fee for Comprehensive Architectural Services/ Landscape Architectural Services shall be reduced by 20%.  
The current value of M is 1000.

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