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Regd. under the Societies Registration (Uttar Pradesh Amendment) Act, 1975 since 1987.

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To
The President
Council of Architecture
India

Subject: Request for Mandatory Provision of 90% Ownership of Architectural Firms by Registered Architects for Participation in Government Tenders

Respected Sir,

The letter is written to bring to your attention a matter of growing concern within the architectural community that directly affects the integrity, quality, and professional standards of architectural services, especially in government projects.

It has been observed that a number of firms especially Limited Liability partnership firms and Private Limited firms participating in government architectural tenders are established in partnership between registered architects and individuals from non-architectural backgrounds, such as real estate developers or management professionals or Engineers. In many such cases, the architect holds only a nominal share in the firm, while the majority is owned and controlled by non-architects. This structure raises several serious concerns:

1. **Lack of Professional Competency and Ethics:** Individuals without architectural education or professional training lack the necessary understanding, ethical grounding, and attention to detail required in the planning, designing, and execution of architectural projects.

For U.P. ARCHITECTS ASSOCIATION

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Their focus is often limited to commercial gains rather than maintaining the design quality and public responsibility that our profession demands.

2. **Disruption of Professional Fee Structures:** These firms, driven by profit motives, often quote unsustainably low fees in tenders, distorting the market and devaluing the work of committed, qualified architects. This undercutting not only affects the livelihood of dedicated professionals but also compromises the standard and delivery of public projects.
3. **Dilution of Architectural Accountability:** When non-architects hold majority control, the role of the licensed architect in decision-making is minimized, which can lead to a deterioration in project quality and accountability, ultimately harming public trust in our profession.

In light of the above, I earnestly request the Council of Architecture to consider introducing a mandatory regulation requiring that registered architects hold at least **90% ownership** in any Limited Liability partnership or Private Limited Architectural firm that wishes to participate in government tenders related to architectural services. Such a policy would ensure that:

- Only qualified architects maintain decisive control over architectural projects.
- Professional standards and ethical practices are upheld.
- The value of architectural work is preserved, and fair compensation is maintained for the effort and responsibility involved.

We believe this step would go a long way in safeguarding the profession, promoting merit-based competition, and ensuring high standards in public architectural projects.

We trust in the Council's continued commitment to upholding the dignity and integrity of the architectural profession and hope that necessary actions will be taken on this issue in a timely manner.

Thank you for your attention to this matter.

Warm regards,

For U.P. ARCHITECTS ASSOCIATION



Ar. Ankit Agarwal
President