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

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UPAA/CS/2026/L-342

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To,
The Chief Secretary,
Government of Uttar Pradesh,
Lok Bhawan, UP Secretariat,
Lucknow(U.P)-226001

Subject: Inclusion of HVAC and Other Building Services Cost for Calculation of Architects' Professional Fees.

Respected Sir,

We most humbly submit this representation requesting that the Government issue suitable directions clarifying that the cost of **Heating, Ventilation and Air Conditioning (HVAC), electrical, plumbing, fire-fighting, lifts, Building Management Systems (BMS), communication systems and other building services** shall be included in the project cost for calculating architects' professional fees.

In modern construction, these systems are not independent works executed after the building is designed. Their requirements are determined at the Architectural planning and design stage itself. The Architect is responsible for planning equipment spaces, service shafts, plant rooms, duct routes, ceiling coordination, integration with structural systems, compliance with statutory codes, and coordination of all engineering services to ensure a safe, functional and energy-efficient building. Therefore, the design and integration of HVAC and other building services are integral parts of Architectural services.

The Council of Architecture's Conditions of Engagement recognize HVAC and other building services as part of the architect's professional scope.

The **Andhra Pradesh High Court** has also recognized this principle in **Mir Qudrath Ali Khan (Alias Nawab Qudrath Jah) v. Muzaffar Ali Khan, 1994 (1) ALT 591 (DB) (A.P. High Court)**, decided on **30 November 1992**, wherein the Court examined the inclusion of air-conditioning and other building service components while determining the architect's professional fees and held that such components are includable where the Architect has rendered professional services in respect thereof.

Excluding the cost of these essential building services from the project cost undervalues the Architect's professional responsibilities, creates inconsistency among Government

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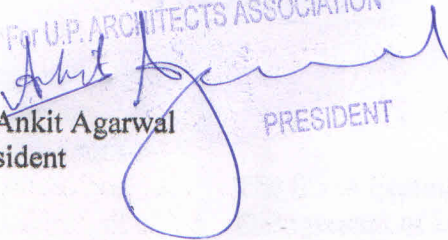
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departments and public sector organizations, and results in avoidable disputes regarding professional fees.

It is, therefore, requested that the Government issue a uniform policy or clarification directing that the cost of HVAC and all allied building services be included in the project cost for determining architects' professional fees in all Government projects and standard consultancy agreements.

Such a clarification would ensure uniformity, promote integrated building design, and fairly recognize the Architect's professional contribution in modern construction projects.

Yours faithfully,

For U.P. ARCHITECTS ASSOCIATION

Ar. Ankit Agarwal
President

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