



वास्तुकला परिषद्
Council of Architecture, India

GUIDELINES FOR ARCHITECTURAL SERVICES & FEES

MANUAL OF
ARCHITECTURAL PRATICE

2022

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वास्तुकला परिषद्
Council of Architecture, India

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This is an updated version of Conditions of Engagement and Scale of Charges approved by the Council in the year 2002

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4.1

INTRODUCTION

4.1. INTRODUCTION

Understanding architectural fees and determining how much to charge is critical, but the information available in India on the subject is exceedingly fragmented and inconsistent. In this new age, the practice of Architecture is becoming even more competitive with various opportunities and rapid progress in urban and rural development. As a result, the dominion of procuring projects has changed over the years.

Through this volume, Council of Architecture (COA) attempts to channelise, bring uniformity, and explain various factors about Architects' fees that vary depending on the location and complexity of the project and the level of service expected from them. Architects may also charge a percentage of the entire project cost, while most charge a fixed fee lump sum, time charge, or area charge.

The Architects Act 1972 and the Regulations framed thereunder govern the practice of architecture. The COA has prescribed the Conditions of Engagement and Scale of Charges in the professional documents published from time to time, understanding and acknowledging paradigm shift in the profession of Architecture and the increase in complexity of the project and new technologies and applications. Therefore, it is necessary to prescribe the Fair scale of fees with the mode of analysis as Fee-band. These guidelines provided by COA will get periodically updated as per the dynamics of the profession.

"A great building must begin with the immeasurable, must go through measurable means when it is being designed, and in the end must be unmeasured." - Louis Kahn

The built environment has a significant impact on the physical and mental health of people. An Architect strives to make this physical space beautiful and effective with his knowledge and ability to visualise and transform a dream into reality. Architecture is not only about designing the built environment but an art that makes us discover that God is in the details in every aspect. With the time and energy spent by the Architect wearing various hats during the course of the project that is from inception to construction to handover, it is essential for the Architect and Client to discuss and set the fees for the services provided by the Architect.

4.2

VALUE OF THE
ARCHITECT

4.2. VALUE OF THE ARCHITECT

"Value in its deeper sense, not only cost but also dignity, humanity, delight, cultural significance". - Marcus Beale

Architecture is a recognised profession whose members, namely Architects, are qualified to create and advise on the built environment, including technical and aesthetic judgement. An Architect's role is also to bring about harmonious interaction between human experience and spatial relations. Architects bring technical expertise and artistic sensibility to services and solutions appropriate for the physical, social, cultural, and economic environments, motivating the community and its residents. Architects are required to serve the community and respond to public needs with functional efficiency and value for money in public health and safety. These health and safety principles have now been broadened to include the global environment's sustainability and accessibility for all people.

A successful project requires strategic thinking that is informed, articulated, integrated, and builds on well-established and smart pre-design and design decision-making. These pre-design strategies will further have a positive impact on project quality, cost, and schedule. Clients that involve the right design professional that is an Architect, from inception, will realise increased value by significantly reducing the risk of project shortfalls.

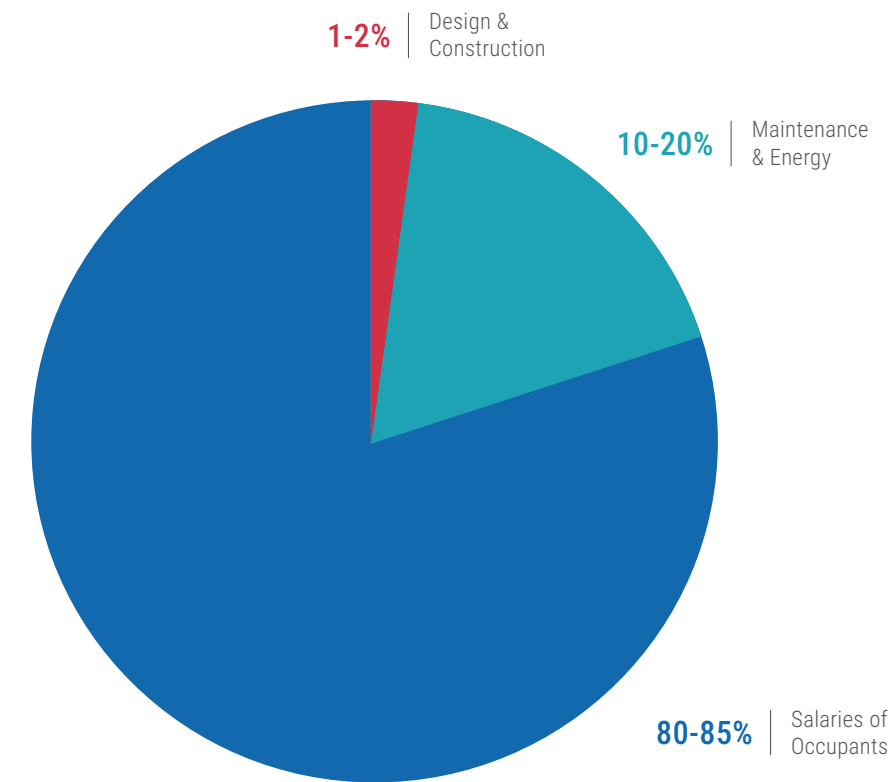


Figure 1 – Cost of design and construction as a percentage of Total Asset Life Cycle Costs

4.4

ARCHITECT'S CONSULTANCY SERVICES

4.4. ARCHITECT'S CONSULTANCY SERVICES

There are various types of services rendered by the Architect as paradigms in the industry. These services are well explained in chapter 3, 'Contracts for Professional Services'.

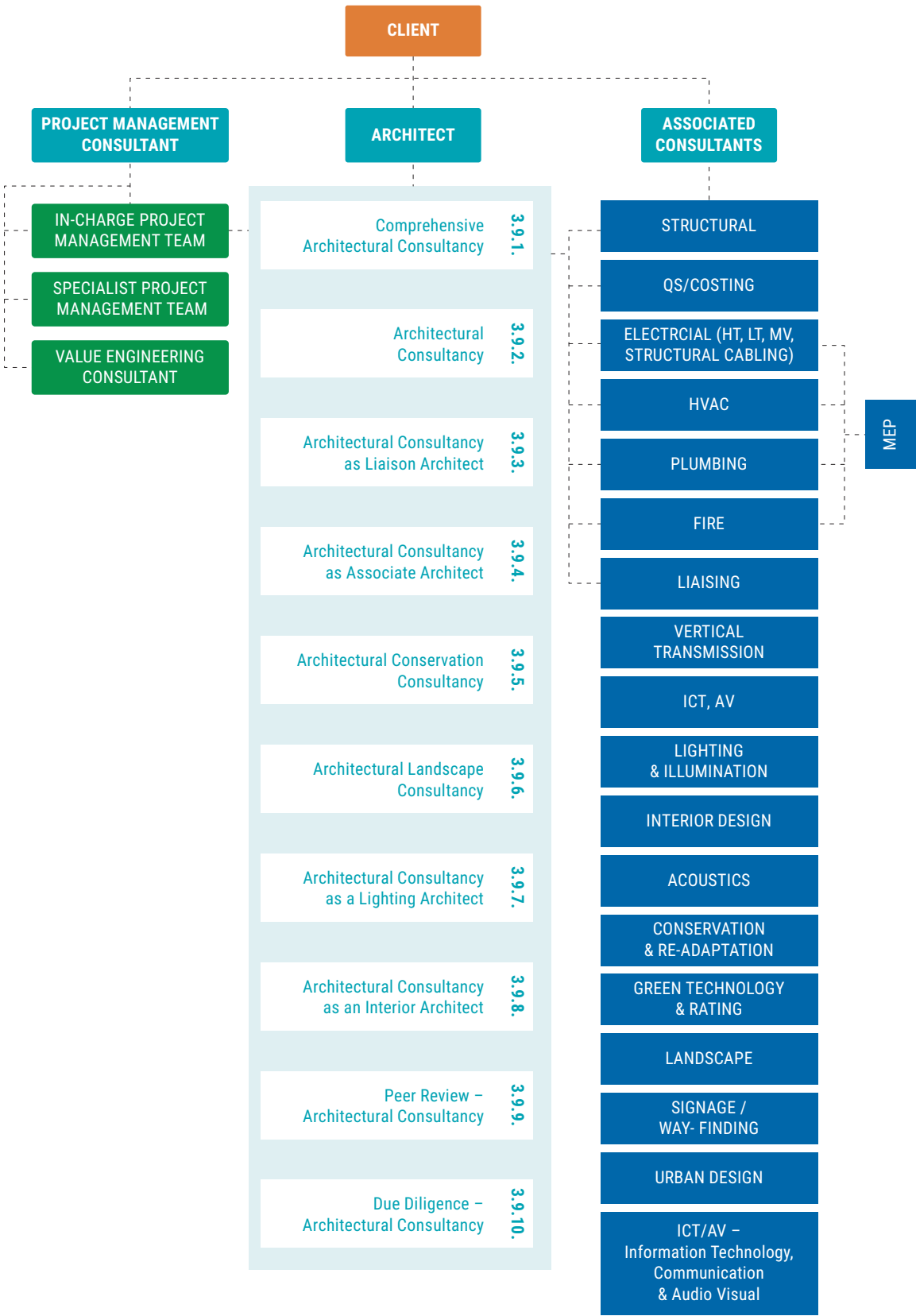


Chart 1 – Various Architectural Consultancy services and associate consultants (hired by the Client)

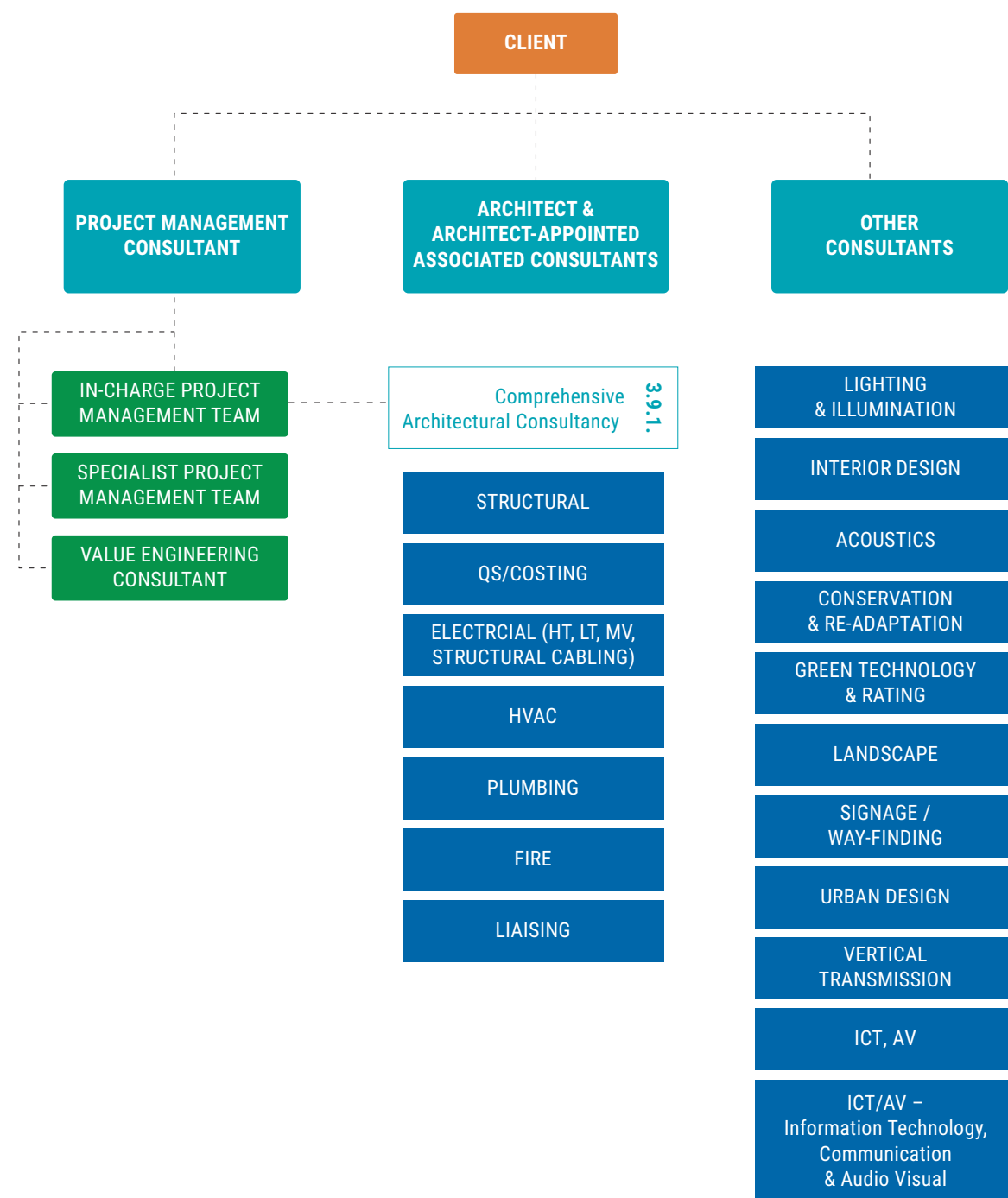


Chart 2 – Comprehensive Architectural Consultancy Services provided by the Architect.

Refer to Section 3.9.1 of Volume 3 for the definition and scope of works for comprehensive design services. The comprehensive services include architectural, structural, MEP and firefighting services only. All allied specialised services such as interior design, lighting, landscape, signages, wayfinding, etc., are appointed separately.

4.5
SCALE OF
MINIMUM FEES

4.6

PAYMENT

4.7

NEGOTIATING FEES

