

**MINUTES OF SPECIAL MEETING (84th MEETING) OF THE COUNCIL OF ARCHITECTURE
HELD ON 14th OCTOBER, 2025 FROM 11:00 A.M. ONWARDS IN IMPERIAL HALL - II,
HOTEL PRIDE PLAZA, AHMEDABAD, GUJARAT.**

PRESENT:

Ar. Abhay V. Purohit : President (In Chair)
Ar. Gajanand Ram : Vice-President

MEMBERS:

1.	Ar.Kamala Kant Asthana	17.	Ar.Rajiv Rampher Mishra
2.	Ar.B.R.Mohan	18.	Ar.Namita Kumari Mohapatra
3.	Ar.Nilesh Diliprao Chavan	19.	Ar. N. Mayil
4.	Ar.Sanjeev Bumb	20.	Ar. K. Udaya
5.	Ar.Swopnadutta Mohanty	21.	Ar. R. Kamala Devi
6.	Ar.Pushkar M Kanvinde	22.	Ar.Lalengzuali Tialchuha Chinzah
7.	Ar.Kiran S Mahajani	23.	Ar.Ritu Garg
8.	Ar. M.R.Kumarchandra	24.	Ar.Rahul Kumar Bysack
9.	Ar.K Senthil Kumar	25.	Ar. T Loganathan
10.	Ar.Ajay Keshav	26.	Ar.Amal Rabindranath Barman
11.	Ar.Naveen Kanithi	27.	Ar.Aldrina K.Marak
12.	Ar.Vishal Arunkumar Vyas	28.	Ar.Yogesh Kumar Garg
13.	Ar.Bapilu Chai Tawsik	29.	Ar.Sandeep Laxman Bangde
14.	Ar.Ritu Singh	30.	Er. Sandip Kumar Deb
15.	Ar.Ravi Kumar R.	31.	Dr. G.S.Inda
16.	Ar.Sanjeev Kumar		

IN ATTENDANCE:

Shri R. K. Oberoi : Registrar
Shri Deepak Kumar : Deputy Registrar

The following members were granted leave of absence:

1.	Ar.Binumol Tom	8.	Ar.Tarun Garg
2.	Ar.Gauri Nitin Shiurkar	9.	Ar.Rajiv Kumar
3.	Ar.Vijay Garg	10.	Ar.Kevisino Angami
4.	Ar.P.S.Rajeev	11.	Ar.Gayden Chopel
5.	Ar.Anil Kumar	12.	Ar.Manguesh R. Prabhugaonker
6.	Ar.Benju Singh Nongthombam	13.	Ar.Kafeel Ahmed Farozy
7.	Ar.Shashi Mohan Srivastava	14.	Er. Mahavir Bhavarilal Chopda

No information was received about their absence, from the following members;

1.	Ar.Mahesh Arjun Ruperee	4.	Ar.Nadisha V M
2.	Ms. Saumya Gupta	5.	Ar.Vidur Mehta
3.	Ar.Sanjiban Datta		

The Hon'ble President welcomed the Hon'ble Members to the 84th Special Meeting. He informed the members that since the last meeting, several newly nominated/elected members on the Council by respective constituencies have joined the Council and requested them to introduce themselves.

The President informed the members that the special meeting was convened due to two important matters requiring consideration and approval of the Full Council i.e. **Proposed amendments to the Architects Act, 1972 and Implementation of the National Education Policy (NEP) in Architectural Education.**

The President further informed the members that the Ministry of Education, Government of India, would be soon coming up with Higher Education Commission of India (HECI) Bill which will subsume AICTE, UGC and NCTE and will also regulate Higher Education Technical/ Professional Institutions. After enactment of HECI Bill, many of the existing statutory bodies will function as Professional Education Standard Setting Bodies (PSSBs) and continue to set professional standards, register professionals, and regulate professional conduct.

Thereafter the agenda of the meeting was taken up.

S.NO.	PARTICULARS OF ITEMS
1.	TO CONSIDER THE PROPOSAL OF PROPOSED AMENDMENTS IN THE ARCHITECTS ACT, 1972.
	The Hon'ble President informed the Hon'ble Members that the Council in its 83rd Meeting held on 21st and 22nd January, 2025, at Bengaluru considered the Council's Proposal for Amendments to the Architects Act, 1972. During the meeting, the Hon'ble Members suggested to get the proposal legally vetted from an Advocate. Accordingly, the Council's proposal for amendments of Architects Act, 1972 is got vetted from Shri Naveen R Nath, Sr. Advocate. The Executive Committee had perused the Council's proposal for Amendments of Architects Act, 1972, vetted from Shri Naveen R Nath, Sr. Advocate and desired that the proposal may be suitably amended in light of the comments received from Indian Institute of Architects, Institution of Engineers (India) and various other stakeholders. Accordingly following amendments are proposed: i) <u>Defining "Architecture Services" as under:</u>

“Architectural Services” includes providing Architectural Design and related detailing for any built environment and preparing relevant drawings and documents required for approval from statutory bodies, for construction on site and for appropriate project delivery in conformity with Development Control Regulations/bye-laws prescribed by competent authority and maintaining the professional standards prescribed by Council from time to time.”

ii) **Introduction of provisions of NEP in Architectural Education** : In order to provide multi-entry and exit facility and also allow the persons from allied disciplines to undertake architecture course and get registered as competent professional as per their educational qualifications and experience, related to design of built-environment or by qualifying the various levels of examinations, namely, **Intermediate Exam (Exam-C) to take the responsibility of Junior Architect, Advance Exam (Exam-B) to take the responsibility of Architect, and Professional Practice Examination (Exam-A). Qualifying Exam-A shall be compulsory to carry out unlimited professional practice and also provide professional services at national and international level.**

iii) **Introduction of Graded level of practice** (as prevalent in China and Japan – refer Appendix-B) so that India has sufficient number of professionals to provide services in India and abroad. Currently persons from Engineering disciplines Diploma/ Degree holders in Civil Engineering, ITI Certificate holders etc. are engaged in providing architectural services without any proper regulatory control and accountability. In order to accommodate them within the regulatory framework, along with those exiting under the NEP process, it is proposed to introduce various categories of professionals, along with a brief description of the services they may render in consultancy related to the built environment. The above proposal will also take care of existing non-registered persons practising architecture and allied services to be part of registration under the Architects Act and ensure their professional accountability towards the general public/ consumer of services.

Advantages of their registration under the Act would be many, including (i) single registration all over India (ii) statutory recognition under the Architects Act (iii) international recognition (iv) easy identification of quacks (v) highest standards of professional services.

iv) **Registration of Architectural Firms/ LL.P.s/ Companies by COA:**
The registration of Architectural Firms/ LL.Ps./ Companies by COA is

	essential to keep track of their partners/ directors and also ensure compliance with the provisions of the Architects Act, 1972. v) Registration of Foreign Firms/ Companies: Foreign firms/ Companies can establish their office by registering their subsidiary with Council of Architecture, India, with 51% ownership vested with Indian Architects. Further, foreign firm/companies can also establish their firms/ companies in India subject to reciprocal arrangements with without any requirement of 51% ownership by Indian Architects. Individual Architectural firms which intend to practice in India subject to subject to approval from competent authorities of Central/ State government. vi) Existing Registered Architects: The existing registered architects would be capable of undertaking unlimited practice however, in case they wish to practice globally they must qualify as Exam-A, so as to use the title of “Chartered Architect”. vii) Introduction of Continuous Professional Development (CPD) for professionals rendering services in built environment, namely, Building Supervisor, Junior Architect, Architect and Chartered Architect to upgrade their knowledge and professional skills from time to time, in the interest of health and safety of the consumer/ occupants of buildings. viii) Introduction of Corporate Practice i.e. Practice of Architecture through LL.P. and Company by Architects (multi-disciplinary firms): This will increase the organizational capacities also limit the liabilities. ix) Introduction of Prohibition on carrying out architectural services by unregistered persons with Council of Architecture: Since all persons involved in design of built environment have been included under the Architects Act no person other than Four Class of registered Professionals shall provide architectural services in India. x) Enhancing penalty for violation of the Act from existing Rs.500/- to upto Rs. 5/- Lakhs to act as deterrent on the lines of similar laws. xi) Introduction of Professional Indemnity Insurance: All registered persons shall be required undertake Professional Indemnity Insurance of minimum Rs. 20/- Lakh or atleast 50% of their annual turnover, whichever is higher. xii) Enhancement of members representing IIA and Heads of Architectural Institutions from existing 5 to 10 (Section 3(3) (a) and (c) : As number of practising architects and members of IIA have
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increased since the enactment of the Act. Therefore, in order to provide equal representation on the architects in practice it is proposed to enhance the members representing IIA from existing 5 to 10.

Similarly, the at the time of enactment of the Act, very few architectural institutions were there and now the number has grown to 380. Therefore, it is proposed to enhance the representation from heads of architectural institutions from existing 5 to 10.

xiii) **Removal maximum limit on re-nomination of a member:** Section 6(5) of the Act put a cap on re-election/ re-nomination of members upto three consecutive terms only. It is proposed to remove the cap of three consecutive term cap so that members can continue to get elected/ nominated uninterruptedly and make contributions in the Council.

xiv) **Compounding of offences:** Section 39 provides for cognizance of offences under the Act by a First Class Magistrate on filing a complaint by the Council. However, this process is very time consuming as it takes years for decision of court on such complaints.

Therefore, it is proposed to have provision for Compounding of Offences by Council on deposit fine to Council.

The President further informed the Members that, in view of the deliberations held during the 273rd Meeting of the Executive Committee on 13th October, 2025, he has withheld the proposed amendments to Section 3(3)(a) and Section 3(3)(c) of the Act pertaining to the increase in the number of members from 5 to 10, as well as the amendment to Section 6(5) relating to the removal of the three-term cap for members of the Council.

The President briefed the members that the proposed Amendments seek to open up Architectural Services to Professionals from allied fields after qualifying in the concerned exams to be conducted by the Council. He informed that the Institution of Engineers India has given its views and suggestions on Act Amendment Proposal and suggested to introduce Four layers of Registration by Council namely, Surveyors and Building Supervisor, Junior Architect, Architect and Chartered Architect.

The Hon'ble members deliberated at length in the matter and appreciated the detailed presentation and proposal presented in the matter.

The members also discussed the various stages of entry into the Year of Study of Integrated Master's Degree in Architecture, Qualification & Professional title on Exit, Alternate routes and their respective competencies. The members suggested that a definition of "Built-up Area" be given in the Act as competency of various levels of professionals have to be prescribed based on built-up area.

	Accordingly, the President, COA, constituted a Sub-Committee comprising following members to suggest Competencies of various professionals to be registered under the Architects Act, 1972, namely, Building Supervisor, Junior Architect and Architects for providing architectural services in terms of built-up/ carpet areas and to lay down definition of “Built-up area” in the proposal so that the Proposal could be finalized: 1. Ar. Sanjeev Bumb, Member 2. Ar. M.R. Kumara Chandra, Member 3. Ar. Naveen Kanithi, Member 4. Er. Sandip Deb, Member The members further requested that they be given a weeks’ time to study the complete proposal and make their views and suggestions in the matter. It was decided that the Hon’ble Members may send their views/suggestions on the proposal for amendments to the Architects Act, 1972 within a period of seven days from the date of the meeting which shall be examined and finalized by the Executive Committee of the Council for submission to the Central Government. The Council accordingly resolved as under: Resolution No.583: Resolved that: 1. The views/ suggestions received from members be appropriately finalised by the Executive Committee and a Proposal of Council on proposed Amendments to the Architects Act, 1972, submitted to Central Government for further action; and 2. The Final proposal be circulated to all members of the Council.
2.	TO CONSIDER THE REPORT OF THE SUB-COMMITTEE ON MINIMUM STANDARDS OF ARCHITECTURAL EDUCATION BASED ON THE DRAFT REPORT SUBMITTED BY THE BOARD OF EDUCATION OF THE COUNCIL REGARDING THE IMPLEMENTATION OF THE NATIONAL EDUCATION POLICY (NEP) IN ARCHITECTURAL EDUCATION.
	The Hon’ble President informed the Hon’ble Members that Council had constituted a Board of Architectural Education for Undergraduate, Postgraduate and Diploma courses, with the mandate to prepare draft Regulations in line with the provisions of the National Education Policy (NEP), proposed amendments in the Architects Act, 1972, and work out steps and guidelines to align architectural education in line with the NEP. Considering the progressive vision of the National Education Policy 2020 as an opportunity to reform and enhance architectural education, the Board of Architectural

	Education proposed a comprehensive restructuring of the education system with the objective of providing quality and flexible education, supporting students in pursuing diverse learning pathways, encouraging multidisciplinary exploration, and strengthening the relationship between professional education and architectural practice. After conducting 21 meetings, the Board of Architectural Education prepared a detailed report titled <i>“Proposed Measures for Implementation of NEP in Architectural Education 2024”</i>. The report emphasized the introduction of a multidisciplinary four-year undergraduate education, the development of students’ creative potential through a choice-based curriculum, flexibility in pursuing educational goals, multiple entry and exit pathways enabling students to balance their academic workload while exploring wider interests, and a student-centric, skill-oriented, and research-driven approach to architectural education. This initiative of the Council seeks to align architectural education with contemporary academic and professional standards in light of the recommendations of the NEP 2020. The report of the Board was considered by the Full Council in its last (83rd) Meeting held on 21st and 22nd January, 2025, at Bengaluru and was accepted for further necessary action. The report was also circulated to the Hon’ble Members for their kind consideration/views so as to refine the report for further necessary action in the matter. The Executive Committee of the Council at its 269th Meeting held on 19.03.2025 decided to constitute a Sub-Committee on Minimum Standards of Architectural Education to review and formulate the Minimum Standards based on the draft report submitted by the Board of Education. The Sub-Committee was constituted under the convenorship of Prof. Kiran Mahajani, with Prof. Pushkar Kanvinde, Dr. Yogesh Garg as Members, Prof. Ketan Kimatkar, Dr. Roopal Deshpande, and Prof. Joy Sen as Special Invitees. The Sub-Committee was entrusted with the responsibility of recommending Minimum Standards that would provide a framework for a multidisciplinary, research-driven, skill-oriented, and flexible system of architectural education, covering aspects such as programme outcomes and graduate attributes, multiple entry and exit options, credit structure and curriculum, faculty and institutional infrastructure requirements, continuing education and accreditation, among others. The Sub-Committee has prepared the Draft Council of Architecture (Minimum Standards of Architectural Education) Regulations, 2025 drawing upon the draft submitted by the Council’s Board of Education concerning the implementation of the National Education Policy.
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	The President requested Prof. Kiran Mahajani, Convenor of the Sub-Committee, to make a presentation on the proposed Draft Council of Architecture (Minimum Standards of Architectural Education) Regulations, 2025. Prof. Mahajani highlighted various key features of NEP, namely, Flexible learning, No Hard Separation Between Streams or Subjects, Innovative and adaptable curriculum, Academic Bank of Credits and Credit Transfer, Points of entry and exit, Technology Integration, Freedom to pursue own academic paths, Autonomy for Colleges and Institutional Restructuring. He also highlighted the important aspects of proposed MSAER 2025, as under: Duration Architecture Course – Restructuring of the B.Arch. programme from five years to four years and the M.Arch. programme from two years to one year, with both being integrated into a combined Five-year Integrated M.Arch. programme. Multiple Entry and Exit scheme and flexible learning. 30% credits can be acquired through SWAYAM, MOOC, etc. Alternative routes for admission to Architecture course and Multiple Registration such as, Surveyor and Building Supervisor, Junior Architect, Architect and Chartered Architect and Qualifying Professional Exams C, B, A, respectively. - Introduction of Minors and Honors at Undergraduate Degree level. Migration of students within Indian Institutions and from Foreign Institutions to Indian Institutions allowed. Rationalisation of faculty and infrastructure norms in terms of NEP. Multi-disciplinary and cluster of Institutions. Professional Competencies acquired each year (exit level) prescribed. - List of Courses (subjects to be studied) to be prescribed by Council from time to time. The Hon'ble members deliberated at length in the matter and appreciated the detailed presentation and the proposal made by the members of the Board of Education Board and Sub-Committee constituted by the Council for implementation of the NEP in Architectural Education. The members requested that they be given a weeks' time to study the complete proposal and make their views and suggestions in the matter. Accordingly, the President, COA, constituted a Sub-Committee comprising the following members to study the qualifications proposed on exit at the multiple entry and multiple exits in the said document in order to finalize the draft proposal of MSAER 2025: 1. Ar. Pushkar M.Kanvinde, Member 5. Ar. Vishal Vyas, Member
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	Further, it was decided that the Hon'ble Members may send their views/suggestions on Draft Minimum Standards of Architectural Education, 2025, within a period of seven days from the date of the meeting which shall be examined and finalized by the Executive Committee of the Council for submission to the Central Government. The Council accordingly resolved as under: Resolution No. 584: Resolved that: 1. The views/ suggestions received from members be appropriately finalised by the Executive Committee and Draft Council of Architecture (Minimum Standards of Architectural Education) Regulations, 2025, be submitted to Central Government for according their approval in terms of Section 45 of the Architects Act, 1972; and 2. The final proposal be circulated to all members of the Council.
3.	ANY OTHER ITEM WITH THE PERMISSION OF THE CHAIR
	No other matter was discussed.
The Vice-President thanked the President, Members of the Council for attending the meeting and making their valuable contribution. He also thanked the Registrar-Secretary, Officers and Employees of the Council for organizing the meeting. The meeting ended at 5:00 p.m.	
