



THE INDIAN INSTITUTE OF ARCHITECTS

National Architectural Design  
competition

# ASCENSION

REDEVELOPMENT OF IIA BELAPUR BUILDING

## DESIGN BRIEF

Submission Date Extended

15 MAY 2026

Total Awards

First Prize

**INR 15,00,000**

Second Prize

**INR 7,50,000**

Third Prize

**INR 3,00,000**

Merit Prizes

**INR 50,000**

(5 nos.each)

For registration visit:



<https://indianinstituteofarchitects.com>

THE IIA BUILDING & INFRASTRUCTURE COMMITTEE

# DESIGN BRIEF

---

## 1. The facilities to be provided for the redevelopment of IIA Head Office building at Belapur.

The redevelopment of the IIA Head Office at CBD Belapur, Navi Mumbai (Plot No. 105, Sector 15), is guided by an ongoing national design competition launched in February 2026, focusing on modern, efficient facilities for architects and public engagement. Key requirements emphasize working spaces, innovation, and interaction while complying with UDCPR for ~4,010 sqm built-up area on an 891 sqm plot.

### **Core Operational Spaces**

Working offices are essential for IIA's administration, membership services, and chapter coordination. Conference rooms and halls support events, meetings, and jury sessions. Innovation labs enable research, prototyping, and design experimentation.

### **Public and Interactive Areas**

Museums and exhibition spaces showcase architecture history, member projects, and public education. Interaction areas like open terraces foster networking among architects and visitors. Ground-floor retail showrooms can display materials, publications, or services.

### **Support Facilities**

Adequate parking meets local bye-laws (e.g., 1 car per 200 sqm carpet area for offices), with efficient traffic planning. Lifts (at least one for heights over 15m, fire-rated where needed) and fire compliances per NBC-2016 ensure accessibility and safety. Flexible layouts prioritize energy efficiency, landscape integration, and future expansions.

## 2. Standard area requirement of the above project for different facilities.

The IIA Head Office redevelopment at Belapur lacks prescribed exact areas for individual facilities in the competition docket, requiring designers to propose member-centric allocations within the total permissible ~4,011 sqm built-up area (basic FSI 1.1 + premium/TDR + 80% ancillary on 891 sqm plot).

Standard norms from NBC 2016, COA guidelines for architectural institutes, and UDCPR inform proportional sizing for offices, conferences, exhibitions, and support spaces.

### Total Project Envelope

- Plot area: 891.29 sqm (with 302.90 sqm existing structure).
- Permissible built-up: 4,010.81 sqm (~43,172 sq ft), including up to 50% premium FSI and ancillary spaces like parking.
- Height: Per AAI limits (near airport); fire compliance per NBC-2016.

### Area Norms by Facility

A.

Design Brief for Common Areas		
Sr.No.	Facility	Suggested Standard Area (sqm/sq.ft)
1.	<b>Offices (Admin/ Innovation Labs)</b>	1,500–2,000 (40–50% of total)
2.	<b>Conference/ Meeting Halls</b>	200–400 (50–100 seats)
3.	<b>Museums/ Exhibitions</b>	300–500
4.	<b>Interaction/ Retail Spaces</b>	200–300 (ground floor)
5.	<b>Parking (Cars/Scooters)</b>	300–500 spaces equivalent (~400 sqm covered)
6.	<b>Circulation/ Lifts/ Stairs (10–15%)</b>	400–600
7.	<b>Support (WC, Lobbies)</b>	200–300

**B.**

<b>Design Brief for Office of IIA</b>		
<b>Sr.No.</b>	<b>Facility</b>	<b>Suggested Standard Area (sqm/sq.ft)</b>
1.	<b>Reception /Waiting</b>	500 sq.Ft
2.	<b>President /OB room</b>	200 sq.ft <i>* attach with a small strong Room of 75 sq.ft.</i>
3.	<b>COO Cabin</b>	100 sq.ft
4.	<b>Examination Section</b>	2000 sq.ft
5.	<b>Administrative Staff 15</b>	
6.	<b>Library</b>	1000 sq.ft
7.	<b>Reprographic area</b>	
8.	<b>Multi-purpose Hall</b>	2000 sq.ft <i>* with a pre-function of 600 sq.ft.</i>
9.	<b>Pantry</b>	100 sq.ft <i>* with cafeteria of 300 sq.ft</i>
10.	<b>Male/Female Wash rooms</b>	500 sq.ft
11.	<b>Store room</b>	500 sq.ft (can be splitted)
12.	<b>Dispatch Room</b>	100 sq.ft
13.	<b>Training Room 3 nos each with a capacity of 60 pax</b>	

## Area Norms by Space Allocation

Design Brief for Different Areas				
Sr. No.	Description	Space to be planned to Accommodate		
			Name	Capacity
1.	<b>IIA Administration Office</b>	i.	<b>Reception and Visitors waiting Room</b>	
		ii.	<b>Work stations</b>	30 persons/staff
		iii	<b>Cabins</b>	4 No
		iv	<b>Council Hall</b>	Seating of 50 persons and additional seating of 10 to 15 persons
		v	<b>Office Bearers Meeting Room</b>	Seating of 15 persons
		vi	<b>Auditorium/Seminar Hall</b>	Seating of 150–200-person, stage area etc.
		vii	<b>Records Room</b>	As per design
		viii	<b>Toilet Block (Ladies and gents) with housekeeping room</b>	As per design
2.	<b>Exam Department</b>	i.	<b>Work stations</b>	15 persons/staff
		ii.	<b>Classrooms</b>	4 No with 60 students each
		iii	<b>Professors cabin</b>	2 Nos
		iv	<b>Meeting room</b>	seating of 15 persons
		v	<b>Latest &amp; advanced Software. Technology training center</b>	As per design
		vi	<b>Toilet block for ladies and gents with housekeeping room</b>	As per design

Sr. No.	Description	Space to be planned to Accommodate		
			Name	Capacity
3.	Other Requirements Common for both Admin and Exam Department	i.	Projects /Materials Exhibition Gallery	As per design
		ii.	A/V Room / Experience center	As per design
		iii.	Central Library with Reading area	As per design
		iv.	Cafeteria with kitchen /Pantry	As per design
		v.	Recreation Area /Indoor games Room	As per design
		vi.	Toilet block for ladies and gents with housekeeping room	As per design
		vii.	Outdoor seating area	As per design
		viii.	VIP Guest Room / Suite facility with attached Toilet.	As per design
4.	Services	i.	All Services Like Electrical, HVAC, Firefighting, UG & Overhead Tanks, Rain water harvesting tanks to be designed as per requirements	As per design
5.	General Notes	i.	All the spaces, Toilets and connecting passages, staircases, elevators, Ramps should be differently abled friendly as per norms.	As per design
		ii.	4-Wheeler/Two-Wheeler parking spaces should have EV charging facility as per norms	As per design

**Note: The Designs must optimize for energy efficiency, parking logistics, and future flexibility, with no fixed breakdowns to encourage innovation.**