



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)

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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 by-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 compliance 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 sqft), 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.	Offices (Admin/Innovation Labs)	1,500–2,000 (40–50% of total)
2.	Conference/Meeting Halls	200–400 (50–100 seats)
3.	Museums/Exhibitions	300–500
4.	Interaction/Retail Spaces	200–300 (ground floor)
5.	Parking (Cars/Scooters)	300–500 spaces equivalent (~400 sqm covered)
6.	Circulation/Lifts/Stairs (10–15%)	400–600
7.	Support (WC, Lobbies)	200–300

B.

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

Area Norms by Space Allocation

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