

NATIONAL ARCHITECTURAL DESIGN COMPETITION 2026

Frequently Asked Questions (FAQs)

General Queries

- 1. Is there any contact number to communicate for any queries regarding the project brief / site details or submission related queries?**

Queries can be sent to iiadesigncompetition2026@gmail.com.

Registration

- 2. How should the registration form be submitted?**

All duly filled registration forms must be submitted only via email to the official email address provided in the Competition Docket i.e., iiadesigncompetition2026@gmail.com only submissions sent to the above email address will be considered valid. Physical submission, courier, or in-person delivery of the registration form is not required.

- 3. Are any additional documents required along with the registration form?**

No additional documents are required at the time of registration unless specifically requested by the Competition Secretariat.

- 4. Is there any registration or processing fee?**

No registration or processing fee is there for registration.

Eligibility

- 5. In case of partnership participation, are more than three partners allowed?**

Yes, provided they all are active IIA Members and partnership documents to be submitted as annexure.

- 6. Can any architectural firm register for this competition?**

Yes, provided the proprietor is IIA Member

- 7. Are EC members of IIA Centers eligible to participate? Please clarify eligibility under Clause 4(a)?**

Competition is open for all except IIA National Office Bearers, Council Members, and Chapter Chairpersons.

Design Brief & Program

- 8. "Is a detailed space/functional program available? Can the following details be shared?"**

Area bifurcation of spaces | Offices | Innovation labs | Museum | Interaction spaces | Retail components | Auditorium / multipurpose hall (if required) | Expected seating capacity"

YES, it is mentioned in the Design Brief

Site & Survey

- 9. Can the exact plot dimensions (length & width) be provided?**

The plot dimensions are 32.54 m x 27.50 m. The Site is almost square in Shape.

- 10. "Is there a detailed site survey available including? Confirm Topography contours levels w.r.t surrounding connecting road and survey around site upto 1km, neighbouring properties etc.**

Topographical survey | Existing trees | Contour levels | Geo-technical report"

Survey plan is available on the website.

- 11. Are drawings of the existing building available for reference?**

Since it is a redevelopment project the entire project is to be prepared considering new design brief.

- 12. Are there any mandatory tree retention or site preservation requirements?**

Survey plan is available on the website.

Regulations & FSI

13. What is the permissible FSI? Is Premium FSI allowed? Can TDR be utilized?

As per Clause 24 of Competition docket:

- Basic FSI: 1.10
 - Premium FSI: 0.50
 - TDR: 0.90
 - Total FSI entitlement: 2228.23 sq.m.
 - Total permissible built-up area including Ancillary FSI: 4010.81 sq.m.
- Participants must comply with applicable UDCPR provisions.

14. What is the maximum permissible building height?

Height shall be as permissible under applicable UDCPR provisions and subject to approvals from the Fire Department and relevant authorities, including Airport Authority norms where applicable.

Submission Requirements

15. What are the submission requirements?

Submission shall be in accordance with the Competition Docket.

16. Is structural design and building services design required as part of submission?

Concept structural design and map are required.

17. Will an entry be considered invalid if it is submitted without the unique participant code issued by IIA?

Yes. As per Clause 8 and Clause 16 (Anonymity) of competition docket, all submission material must bear the assigned Entry Code. Omission of the Entry Code or inclusion of identifying marks may lead to disqualification under Clause 11 of competition docket.

18. What is the procedure for undertaking a site visit?

The site visit is permitted, with prior intimation email by the applicant to iidesigncompetition2026@gmail.com.

19. Is photography of the existing building permitted?

YES

20. Is there a defined construction budget for the project?

NA

21. Is there a requirement or acceptability to submit a physical model for the proposed design?

Yes, physical models can be submitted.

22. What will be the address of correspondence for submission of Design?

The Indian Institute of Architects, 5th Floor, Prospect Chambers Annexe, Dr. D. N. Road, Fort, Mumbai - 400 001

Program & Space Clarifications

23. Is there a detailed project brief informing on IIA Office and other Member centric requirements for the proposed Building, different use type requirements, interior space requirements, exterior space requirements, recreational facilities etc. which need to be accommodated in the available built-up space?

There is a mention of Retail Showrooms use on Ground floor, but no detail on how much area can be allocated to this use; Please specify.

Participants may refer Design Brief.

24. Can we get a design brief for space allocation of different departments and support services?

Participants may refer Design Brief.

FSI & Planning

25. Do we need to consume the entire permissible FSI.

Yes

26. Can we use Basement for parking provisions or it has to be on upper floors?

As per your design prepared.

27. Kindly specify the intended operational nature of the headquarters. Should it be designed primarily as: | A daily administrative office | An event-oriented institutional facility | A research or knowledge centre | Or a hybrid of the above?

Participants may refer design brief.

28. Is it a Special Building Category?

Yes

29. Exact Plot Dimensions required. Format and mode in which participants receive?

Refer Survey plan uploaded on website.

30. IIA HQ building comes under which category? Public/ Semi Public Building or Educational?

Semipublic / Institutional

31. As per Table No.6-E:> Category 3>Public-Semi Public Building being special building>6.0M on all sides whereas Minimum Road width requirement (Special Building Category) shows 12M as mentioned.

In such a situation, building footprint becomes very small for planning: Please clarify!

Margins 6.0 m. on road sides and H/5 or 6.0 m. whichever is more on side and rear side

Parking & Access

32. For 2 wheelers, can multilevel puzzle parking be provided on boundary wall leaving 6M fire tender access?

No

33. For plot ad measuring 1000sq.m. or less, only one ramp of 3m. maybe provided for car/two-wheeler parking or one ramp of 2m. maybe provided for two-wheeler parking or the owner may provide minimum 2 Car lifts instead of Ramp”

Query: A car ramp of 3M won't give car maneuver ability (turning radius), should turning radius be taken as 4.0M?

One ramp of 3 m width or 2 car lifts can be provided however considering it's a special building it is subject to CFO Approval

34. How much detailed Structural layout is necessary at competition stage submittal: Column position & sizes?

Only Schematic layout is required.

- 35. Generally speaking, for commercial / mixed use spaces, about 40% additional of Ancillary Area is attributable to Floor Footprint Area.
Query: What is the basis of 80% Ancillary FSI? Kindly clarify.**

Refer relevant clauses of UDCPR

- 36. Will Ancillary Area also be deducted from Floor Plate Area to derive carpet area for calculation of parking requirements?**

Common passage Staircase area can be deducted

- 37. What are exemptions for FSI calculation?**

Refer relevant clauses of UDCPR

- 38. For Surface Parking at Ground Level, Will Effective Open Space = Depth of vehicle + 6M road?**

Yes

- 39. For Special Building Category buildings, Minimum Road width requirement is 12M.**

Query: Which side is to be given minimum road width of 12M – front, side, 2 sides?

This requirement is for external road.

- 40. What will be given higher priority for judging: 100% FSI utility or meaningful spaces inside the building envelope?**

Refer Docket for Assessment matrix. However, Consumption of maximum permissible FSI will also have weightage for Assessment.

Height & FSI Case Clarifications

41. Confirmation of Maximum Permissible Height (AAI Restriction)

As per the AAINOCAS portal, the Approximate Permissible Top Elevation for the subject plot is as follows:

- Plot coordinates: Lat 19°00'43.27"N, Long 73°02'15.47"E
- Site Elevation AMSL: 23.37m
- Approximate Permissible Top Elevation (NOCAS): 55.1m AMSL
- Maximum building height above ground level: $55.1 - 23.37 = 31.73\text{m}$

At an assumed floor-to-floor height of 3.0m, this permits a maximum of Ground + 9 upper floors (10 floors total), reaching 30.0m — within the AAI cap with a margin of 1.73m for parapet and terrace services.

Could IIA confirm whether this is the correct and current AAI restriction applicable to Plot No.105, Sector 15, CBD Belapur? Will this data will be formally communicated to all competition participants to ensure a consistent design basis?

- Site Elevation AMSL: 24.0 m
- $55.1 - 24.00 = 31.10\text{ m}$

Top of LMR should be within 31.10 m. floor to be adjusted accordingly.

42. FSI Consumption Within the AAI Height Restriction

Based on the FSI details provided in Section 24 of the Competition Docket, the total permissible built-up area is 4,010.81 sq.m. However, working within the AAI height restriction and the UDCPR setback requirements, the achievable floor plate is approximately 318 sq.m per floor.

The resulting assumed for the sake of example floor-wise FSI consumption across 10 floors is as follows:

- Floors G to F6: Consumes Base FSI+Premium FSI+TDR = 2,226 sq.m (fully absorbed)
- Floors F7 to F9: Consumes Ancillary FSI = 954 sq.m
- Total achievable BUA: ~ 3,180 sq.m
- Total permissible BUA: 4,010.81 sq.m
- Unachievable Ancillary FSI: ~ 830 sq.m

The short fall arises entirely from the AAI height cap —not from a design decision. In light of this, we seek clarification on the following:

- a) Is it acceptable for a competition entry to leave approximately 830 sq.m of Ancillary FSI unconsumed, given that the AAI height restriction physically prevents full utilisation on this plot?
- b) Will entries that cannot achieve the total permissible BUA due to the height cap be evaluated on equal footing with entries proposing maximum FSI utilisation?

(a) Acceptable

(b) Yes. However, Consumption of maximum permissible FSI will also have weightage for assessment.

43. Premium FSI and TDR: Mandatory or Optional?

Section 24 of the Docket presents Premium FSI (0.50) and TDR (0.90) as components of the total FSI entitlement. We wish to confirm whether the purchase of Premium FSI and loading of TDR are mandatory for all competition entries, or whether a design based solely on the Basic FSI ($1.10 \times 891.29\text{ sq.m} = 980.42\text{ sq.m}$) would be considered a valid and complete submission.

Yes, it will be valid

Site Details

44. What are the exact plot dimensions and boundary details of the site?

Refer survey plan uploaded on website.

Access & Infrastructure

45. Can the side road be used for parking entry to the proposed building?

Yes (only for additional/pedestrian small Entry/ Exit gate).

46. For a plot below 1000 sq.m., as per UDCPR bye-laws, a 3 m parking ramp is proposed. Is it sufficient or is a 6 m ramp required?

One 3 m wide ramp or 2 car lifts can be provided. However, considering special building it is subject to approval from CFO

47. Any major infrastructure upgrades in-terms of road widening, future metro/ BRTs connectivity

No widening

48. Highlighting Main Entry & Exit point of Plot as per zoning or future plans if any

Entry Exit should be from major road. However small gate/pedestrian /additional entry /exit can be provided from smaller Road side.

49. Is information available on nearby public transport, surrounding amenities?

Refer Google maps

Site Planning

50. What is the permissible ground coverage for the site?

No rule for Ground coverage. However, Space available after leaving mandatory open spaces can be max floor plate.

Landscaping

51. Are there any recommended native species for plantation?

No specific species.

52. Is there any available data on existing plantation species in the surrounding area?

Not specific

53. Are there any specific guidelines for plantation?

No such guidelines

54. Are there any specific lighting guidelines to be followed for the project?

No such guidelines

Plot Orientation

55. What are the exact plot dimensions and orientation?

Refer Total Station Survey plan uploaded on website

56. What should be the car parking requirement if the full permissible FAR is utilized?

Refer Design control document with docket

Final Case Clarifications

57. The approx. sum total of the areas as taken from the brief comes to about 3500 sqm. I understand that the Total BUA to be achieved has been given by you keeping in mind the maximum FSI.

However, upon going through the UDCPR bye laws, the following important points are observed for your kind attention:

- **The minimum setbacks for all sides for a building falling under ' Public and Semi Public ' use has been given as 3m.**
- **Upon plotting the minimum setbacks on all sides on the site, the footprint area of the building comes to about 550 sq.m**
- **The bye laws mention NBC 2016 to be followed in respect of Fire norms. Hence the overall building height w.r.t Ground level needs to be less than 15m, since otherwise it would be classified as a High Rise building , which would require minimum 6m setbacks all around for the Fire tender movement .**
- **In light of the above, we can at best have Stilt + 3 / Basement + 4 floors if the overall height is to be kept less than 15m.**
- **That being so, we can at best achieve about 1700-2000 sqm B.U.A only, with a footprint of about 550 sqm., against the stipulated 4000 sqm B.U.A.**
- **In case, a 6m setback is to be maintained all around for Fire Tender path, we would be getting a footprint area of approx.300 sqm only. We would then need to go upto about 12 floors so as to achieve 3500 sqm B.U.A. Would that be acceptable as per the bye laws?**

As per AAI NOCAS

Total height restriction is 55.10 m. ASML 24 m. building height to be restricted below – 31.10 M."

User Capacity

58. What population (staff and visitor capacity) should be considered for the design?

Staff strength- 70

Visitor Footfall - 40-50/per day

Plot Area Clarification

59. What is the correct plot area to be considered for design—891 sq.m or 913 sq.m?

Consider stringent for FSI calculation and as per site for building design

Space Program Clarification

- 60. Kindly clarify the correct units, reconcile area allocations, and confirm the final space program to be considered for design.**

Data is for reference purpose however Building to be designed within .max permissible FSI

Submission Guidelines

- 61. What are the detailed requirements for the competition submission?**

Sheet Size: A2 (420 mm × 594 mm)

Sheet Presentation Can be submitted in Colour or Black & White

Must Include concept & explanations

- 62. Share Sample Tile sheet with Entry Code**

Participants are required to submit an A2 size sheet with a 1 cm margin on all sides. The entry code must be clearly written at the bottom right corner, below the drawing area
