

NATIONAL ARCHITECTURAL DESIGN COMPETITION

FOR

THE PROPOSED IIA HEADQUARTER BUILDING

AT CBD BELAPUR, NAVI MUMBAI



Organized by:

**THE INDIAN INSTITUTE OF
ARCHITECTS**

Presented by:

**THE IIA BUILDING & INFRASTRUCTURE
COMMITTEE**



Competition Docket (*available on*
<https://indianinstituteofarchitects.com/>)

As per Guidelines By:

COUNCIL OF ARCHITECTURE

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1. Architecture in India – a brief introduction

From ancient temples to sustainable smart cities, we trace the rich architectural journey of India — revealing how tradition, technology, and cultural exchange have shaped the country’s-built environment across centuries.

Indian architecture is not merely a reflection of its built forms—it is the narrative of an ancient civilisation told through stone, wood, brick, and mortar. Spanning over 5,000 years, from the ingenious urban planning of the Indus Valley to the steel-and-glass towers of modern metropolises, Indian architecture has evolved in dialogue with religion, politics, culture, and climate. What makes this evolution exceptional is not just its timeline but its plurality—where cave temples and Mughal domes coexist with Art Deco bungalows and Brutalist institutions.

Post- Independence Indian Architecture

Post-1947, Indian architects sought a modern identity that broke from colonial legacies. Figures like Charles Correa, B.V. Doshi, and Achyut Kanvinde led this transformation. Projects such as Chandigarh’s Capitol Complex and IIM Ahmedabad emphasized clarity, regionalism, and innovation.



Contemporary Indian Architecture and Global Trends

Modern Indian design reflects international trends while responding to local contexts — embracing sustainability, smart cities, and adaptive reuse. Firms increasingly use vernacular techniques in new-age buildings, integrating climate-responsive design with cutting-edge technology.



The Role of Architects in Shaping Modern India

Architects today address challenges like urban density, climate change, and affordable housing. Their work defines skylines, transforms rural landscapes, and contributes to India's reputation in global architectural discourse.

2. Brief History of IIA

The Indian Institute of Architects (IIA) was founded in 1917 as the Architectural Students' Association in Bombay, was renamed the Bombay Architectural Association in 1922, and officially became the Indian Institute of Architects in 1929. It has since become the national body for architects in India, with the primary goals of promoting the profession, establishing standards for architectural education, and uniting architects across the country.

- 1917: Founded as the Architectural Students' Association in Bombay.
- 1922: Renamed the Bombay Architectural Association.
- 1929: Officially inaugurated and registered as the Indian Institute of Architects (IIA).
- Post-1929: Expanded its role to become the national body for all architects in India, establishing standards for architectural education and practice, and representing the profession on national and international committees.
- Current: The IIA continues to promote the profession and unite architects, with its headquarters in Mumbai.

3. Invitation & Objective of the Competition

The Indian Institute of Architects (IIA) invites members having one time subscription for a single stage open design competition for submitting the **DESIGN OF IIA HEADQUARTER BUILDING AT CBD BELAPUR, NAVI MUMBAI.**

About the proposed IIA Headquarter Building at CBD Belapur, Navi Mumbai

Established in 1917, **Indian Institute of Architects (IIA)** has now completed more than 100 years and is currently operating from its registered Office at Fort, Mumbai. The new IIA Headquarter Building at CBD, Belapur is expected to include working Offices, Innovation labs, Museums and Interaction spaces for making the working of the Institute more efficient. The Headquarter Building shall also be used for promoting Interaction amongst Architects while becoming a Centre for showcasing Architecture related information to the general public. The proposed Building design needs to consider the above and be reflective of the prevailing and the future Architects ethos.

4. Eligibility

The Single Stage Design Competition is open for all members having one time subscription, Partnerships having all partners as one time subscription holder of the Indian Institute of Architects, except for the following –

- a. National Office Bearers / Council Members / Chapter Chairpersons.
- b. Members of the Board of Assessors
- c. Employees / Relatives of any of the above Members concerned with preparation or organizing of the competition shall also not be eligible to participate directly or in support of other Members.
 - Membership having one time subscription, needs to be an active at the time of Registration for Participation

5. Registration for the Competition

Members desirous of participating in the Competition shall need to apply by submitting the duly filled registration form available on the said IIA website <https://indianinstituteofarchitects.com/>.

Please note that the organizers reserve the right to accept or reject entries after due scrutiny.

6. Competition Schedule

S. No.	Schedule	Date
a.	Registration Start Date	10 th February 2026
b.	Registration End Date	31 st May 2026
c.	Closing Day for receiving Submissions at Mumbai	15 th June 2026
d.	Announcement of Winners & Exhibition	Within 3 months of the last date of submission
e.	Exhibition of the winning Entries at various IIA Chapters	IIA reserves the right to display all the competition entries for One year from the date of announcement of Results

7. Submission of Queries

All queries shall be addressed to the Competition Secretariat on email iiadesigncompetition2026@gmail.com

Please note that, queries received only on the said email ID on or before the last date of submission of queries, as stipulated in the competition schedule above will be entertained.

8. Submission of Designs

- a. Submission of design implies acceptance of the competition conditions. Competitors are advised to retain copies of the design submitted.
- b. All registered competitors shall be issued an entry code for all future correspondence.
- c. All plans and accompanying documents and envelopes comprising a competition entry must bear the entry code at the bottom right corner. No other symbol, motto or distinguishing mark will be placed on any part of the competition entry. The design and the documents of each competitor shall be dispatched in a single packet or e-file on USB drive.
- d. Each design must be accompanied by a declaration signed by the competitor or joint competitors or firms and enclosed in the envelope. Each competitor must be prepared to satisfy the Board of Assessors that he/she is the Bonafide author of the design he/she has submitted.
- e. Competition designs delivered by hand should reach the Promoter at the given address not later than:
 - i. 15th June 2026, 5.00 pm.
 - ii. Receipt with date and time of delivery will be issued by the promoter to the competitors.
- f. Competition designs sent by post or through forwarding agent must reach the promoter's office not later than:
 - i. 15th June 2026, 5.00 pm.
- g. All drawings, documents, report, presentation USB and photographs should be packed together and sealed. This packet will also include the sealed envelope containing the declaration. If the packet has to travel a long distance, it may be dispatched in a wooden crate. Both the packet and the wooden crate will bear only the name and address of the promoter and the entry code.
- h. The promoter is not responsible for any damages to the entry during transit.

9. Prizes and Mentions

The Indian Institute of Architects (IIA) undertakes to accept the decisions and the awards of the Board of Assessors and award the following on completion of the Competition.

a. Cash Awards

S.No.	PRIZES	AMOUNT
1	First prize	Rs. 15,00,000/-
2	Second prize	Rs. 7,50,000/-
3	Third prize	Rs. 3,00,000/-
4	Merit prizes	Rs. 50,000/- (5 nos. each)

- a. Certificate of Participation - to all the entrants.
 - b. IIA shall award the Design Consultancy works to the Winning Architect with Scale of Consultancy charges as per prevailing norms of Council of Architecture, New Delhi.
 - c. The prize money of the winner shall be adjusted against the first Installment of the Design Consultancy Fee.
 - d. The Scope of Consultancy work shall be as defined by CoA in Comprehensive Architectural Services, except liaisoning and sanctioning with local authority. The same shall also be including Site development, Landscape architecture, graphic design & signage works.
 - e. Exclusions, if any, to the Scope of work as specified by the Council of Architecture norms shall be taken up separately by IIA. The same shall not be limited to appointing a liaisoning Architect for seeking all statutory approvals.
- b. The Board of Assessors reserves the right to award partial scope of works, if the expertise and experience of the winning Architect is found lacking or the winning Architect does not consider joining hands with a more experienced Architect.**
- c. The promoter reserves the right to utilize the copyright of the design submitted by the winners in the event that the eligibility of the winning architecture firms is called into question.**

10. Insurance of Competition Design

Each competitor is responsible for insuring his/her entry against loss, damage or non-delivery up to the time of its receipt by the promoter at the given address.

11. Disqualifications of the Competition Entry

The Board of Assessors may disqualify entries for the following reasons:

- a. If dispatched by post or through the forwarding agent to or delivered in person at the promoter's address after the last date & time given in competition docket.
- b. If the competitor disregards any of the submission requirements and the conditions of competition.
- c. If the competitor attempts to influence any member of the Board of Assessors and/or discloses his identity.

12. Rights

- a. Drawings of the designs of all prize categories will be retained by the promoter as his property.
- b. Copyright of all designs including the designs winning the first prize will be that of the authors of the design but the right to use the whole or part will rest with the promoter giving due credit to the author.
- c. Design awarded the first prize only will be used by the promoter.
- d. The promoter reserves the right to proceed with the project using the first prize-winning design if the author declines to execute it. Alternatively, the design may be utilized in a joint venture between the winner and another firm in the event of the winner's ineligibility.
- e. The promoter's right on the designs awarded first prize covers this project execution. Repetition of the said design by the promoter will be with the written permission of the author and on confirmation of suitable terms.
- f. No other competitor's design, whether premiered or not, shall be used wholly or partly by the promoter without giving due credit and compensation to the respective competitor.
- g. Each competitor shall retain the right of reproduction of his designs.
- h. IIA shall be permitted to reproduce the design for promotion by all competitors without any changes.

13. Judging Procedure

The promoter will place a secretariat at the disposal of the Board of Assessors to minute their meetings and record their decisions.

The deliberations of the Board of Assessors will be secret. No member of the Board or Technical Adviser or member of the promoter staff or competition secretariat may disclose any details of the competitions, deliberations or decisions. The decisions of the Board of Assessors are final and binding on the promoter and competitors.

The judging of the entries is scheduled to take place during the month of May 2026 and any delay agreed by the Board of Assessors will be publicly announced.

The promoter will announce the award of the competition not later than two weeks after the judging has been completed.

14. Assessment Criteria/ Matrix

- a. Fulfillment of the promotor's aims, objectives and intent.
- b. Responsiveness to local microclimate and achievement of energy efficiency through design
- c. Integration of landscape design and using existing elements like trees.
- d. User friendliness of the design to facilitate various activities of the office bearers and visitors to the premises.
- e. Flexibility in design for additions, expansion or alterations for accommodating future needs.
- f. Sensitivity to the local character of the site and its surroundings.
- g. Appropriate parking, Efficient Traffic planning and logistics.
- h. Overall aesthesis of structure.

15. Board of Assessors

Eminent Architect members of The Indian Institute of Architects.

The Indian Institute of Architects reserve the right to appoint or change the assessors at any moment.

16. Anonymity

Anonymity will be strictly observed at all stages of the competition by the competitors, by the Board of Assessors, by the Promoter and by all those concerned with competition.

17. Settlement of Disputes

In the event of dispute not related to the judging procedure or the award of the Board of Assessors, the settlement will be by the arbitration by IIA only without recourse to the legal authorities. The jurisdiction for any kind of disputes will be Mumbai only.

18. Announcement of Award & Exhibition

- a. The promoter will publish the winning author awarded by the Board of Assessors and inform the authors of the prize winning and premiered designs individually.
- b. Selected designs will be exhibited on the day of Award Ceremony together with the copy of the signed report of the Board of Assessors. The date of award ceremony & exhibition will also be conveyed individually to selected competitors in advance.

19. Design Brief

- a. The building should possess a strong vibrant profile and high visibility.
- b. Views to and from the site from all aspects should be enhanced.
- c. The general arrangement should be environmentally responsive.
- d. Ingress and egress points and internal circulation should be logical and legible to optimize access and permeability within the building.
- e. A detailed note on the IIA Office and other Member centric requirements for the proposed Building may also be decided and included here

20. Design Control document as per updated UDCPR

Please refer “**Annexure A**” document for relevant provisions of UDCPR for Design control. However, it is a reference document only and provisions mentioned in the Notified updated UDCPR are final and will be applicable.

21. About the Site

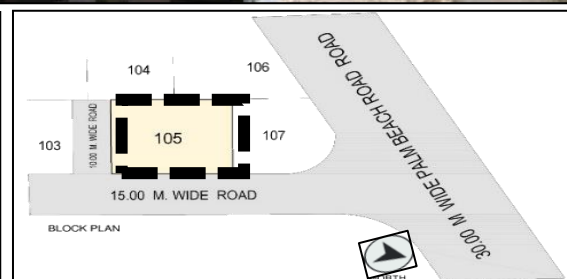


<https://maps.app.goo.gl/nWsBWLu5X>



[fMxmAZm8](https://www.google.com/maps/@19.012188,73.037977,15z)

19.012188, 73.037977

Navi Mumbai, Maharashtra 400614



KEY PLAN

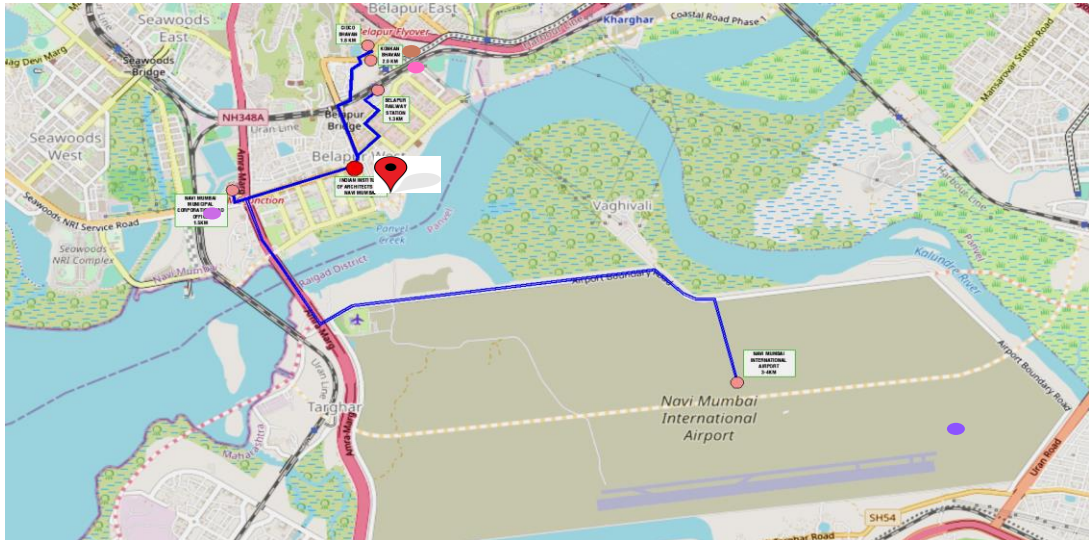
- The site is located in Belapur, a bustling node in the Navi Mumbai metropolitan area. Nestled between the serene backdrop of lush greenery and the bustling urban landscape, Belapur is known for its modern infrastructure and thriving commercial zones.
- This suburb boasts a mix of residential complexes, office spaces, and recreational areas, making it a desirable locale for families and professionals alike. The iconic Belapur Fort, a remnant of the region's rich history, adds a historical touch to the contemporary environment.
- The area is well-connected by a robust network of roads and public transport, including the Belapur railway station, ensuring easy access to Mumbai and beyond.
 - 
 - PALM BEACH RD
 - SAKAL BHAVAN RD
 - URBAN HIGHWAY
 - 
 - BELAPUR STATION: 1.3 KM
- With numerous parks, shopping centers, and educational institutions, Belapur offers a balanced lifestyle that combines convenience with tranquility.
- The Site is almost square in Shape with an access road of 15 m in the front, which connects it to the Palm Beach road.



f. At a distance of approx. 2.5 km from the proposed IIA HQ Building, Navi Mumbai International Airport is also proposed which is one of the world's largest "greenfield " state-of-the-art international airports.



NAVI MUMBAI AIRPORT:
2-3 KM



- CIDCO BHAVAN : 1.8 KM
- NAVI MUMBAI MUNICIPAL CORPORATION HEAD OFFICE : 1.5 KM
- NAVI MUMBAI INTERNATIONAL AIRPORT : 2-3 KM
- KONKAN BHAVAN : 2.0 KM
- BELAPUR STATION : 1.3 KM

Drone View :-

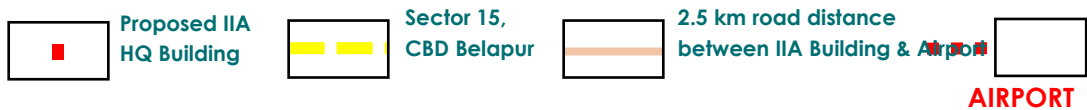


Details of the existing Building:



Sr. No.	Description	Area (Sq.m)
1	Plot area	891.29
2	Existing built up area	302.90

22. Site Plan



23. Program of Requirements

- a. Adequate parking as per market conditions and bye-laws.
- b. Retail showrooms on ground floor.
- c. Maximum floor plate on the above floors.
- d. Permissible height as per AAI.
- e. Fire compliances as per NBC-2016 or local fire compliances (the higher of the same shall apply)

24. Details of FSI available as per UDCPR

PROPOSED IIA HEADQUARTER BUILDING AT BELAPUR				
On Plot No. 105, Sector No. 15, CBD Belapur, Navi Mumbai				
Adjoining road width – 15.00 M				
Sr. No.	Description	FSI	Area	Unit
1	Plot area considered for proposal		891.29	Sq.m
2	Permissible FSI			
	i As per Lease agreement	1.00		
	ii As per UDCPR	1.10		
3	Permissible Basic FSI = 1x2.ii	1.10	980.42	Sq.m
4	Add for			
	i 0.50 Premium FSI on (1) = 0.50 x 1		445.65	Sq.m
	ii 0.9 TDR on (1) = 0.90 x 1		802.16	Sq.m
	iii Total (i + ii)		1247.81	Sq.m
5	Total FSI entitlement 3 = 4.iii		2228.23	Sq.m
6	Ancillary FSI			
	80% Ancillary FSI on (5)		1782.58	Sq.m
7	Total permissible Built-up area (5) + (6)		4010.81	Sq.m
			43,172.31	Sq.ft

25. Termination of the Competition

If the Board of Assessors are unanimously of the opinion that no design could be assessed as the winner, the Promoter may request them to consider awarding the second, third and the additional prizes to the selected authors.

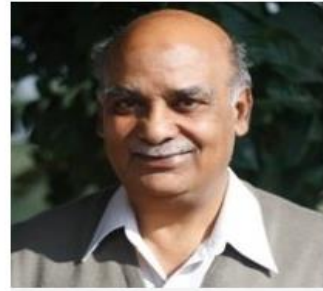
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Ar. Prakash Deshmukh



Ar. Jit Kumar Gupta

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Ar. Shekhar Bagool
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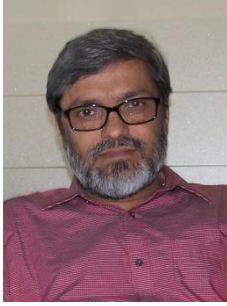


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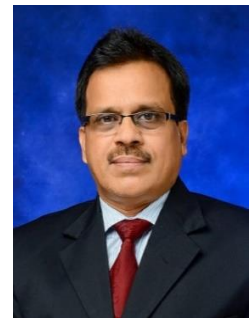
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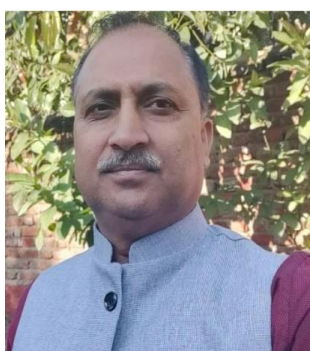
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