



राष्ट्रीय  
आवास बैंक  
NATIONAL  
HOUSING BANK



Council of Architecture



**NHB AWARD**  
**FOR BEST DESIGN**  
**IN BENEFICIARY LED CONSTRUCTION**  
**ON A SMALLER PIECE OF LAND**

# **ARCHITECTURAL IDEAS OPEN COMPETITION**

1. Preamble
2. Competition Guidelines

**Competition Category - Best Design in Beneficiary Led Construction on a Smaller Piece of Land**

In association with Council of Architecture, New Delhi



## NHB Award for Best Design in Housing

### Best Design in Beneficiary Led Construction on a Smaller piece of Land



#### I. PREAMBLE

**National Housing Bank (NHB)** has been established under the National Housing Bank Act, 1987 with the mandate to operate as a principal agency to promote housing finance institutions both at local and regional levels and to provide financial and other support to such institutions and for matters connected therewith or incidental thereto.

#### Aims and Objectives:

NHB has been established to achieve, inter alia, the following:

- To promote a sound, healthy, viable and cost-effective housing finance system to cater to all segments of population and to integrate the housing finance system with the overall financial system.
- To promote a network of dedicated housing finance institutions to adequately serve various regions and different income groups.
- To augment resources for the sector and channelise them for housing.
- To make housing credit more affordable.
- To supervise the activities of housing finance companies based on supervisory authority derived under the Act.

#### II. DESIGN CONTEXT

- 1.1 Housing is one of the fundamental needs of human beings in organized society. A house is not just a place for seeking shelter but is also a source of financial stability for the family.
- 1.2 Affordable housing has long been a cornerstone of sustainable urban development and social stability. Therefore, the efforts of the policymakers have always been towards providing necessary ecosystem for ensuring adequate housing at minimal cost, so as to maximize home ownership and to accrue the benefit of increased housing activity to the society as a whole.
- 1.3 Every State in the country has its traditional designs for houses which take into consideration the geography, weather, availability of materials locally, and other relevant factors. However, over the years, the importance of the design aspects of housing, particularly in the lower income segments, has diminished owing to rapid urbanization and increasing cost of land, material and labour, with more emphasis being placed on self-design so as to avoid the cost of engaging a professional, resulting in sub-optimal design and construction.



- 1.4 A well-designed and professionally conceived house can not only be completed at minimum cost, but also results in cost savings which might not be available in self-designed houses. Further, design professionals can make optimum use of modern technologies and techniques such as energy-efficient and green housing to further reduce costs in the long term while ensuring that there is no compromise in quality.
- 1.5 One way to ensure that houses, particularly self-constructed houses in the lower income segments, are able to benefit from superior and modern designs without much additional cost, is to provide simple templates which can be easily replicated. Such templates would, therefore, have to be easy to understand, cost effective, and incorporate the latest building material technologies applicable to the particular segment they seek to serve.
- 1.6 One of the activities included in the scope of functioning of the National Housing Bank (NHB) in terms of the National Housing Bank Act, 1987, is “undertaking research and surveys on construction techniques and other studies relating to or connected with shelter, housing and human settlement”.
- 1.7 In alignment with the National Housing Bank’s mission to promote sustainable and inclusive housing development, the Bank has instituted an award for “NHB Award for best design in Housing” to encourage innovation and excellence in housing design.
- 1.8 This award will recognize and encourage innovative, sustainable, and inclusive housing designs that address the challenges of affordability, sustainability, space constraints, adaptability to India’s varied climate/topographical zones while offering quality living conditions.

### **III. OBJECTIVES OF THE AWARDS:**

The awards aim to:

- Promote innovation in beneficiary led construction design on small piece of land.
- Address the unique challenges of India’s varied climate zones.
- Encourage sustainable and environment friendly construction practices.
- Promote cost-effective, sustainable, and culturally appropriate housing solutions.
- Recognize outstanding contributions to improve the quality of life for low-income households.
- Encourage beneficiary-led construction approaches that optimize the use of small plots of land.
- To encourage architects to design innovative, affordable, and green buildings.
- To provide a platform for showcasing designs that meet the needs of low-income communities without compromising quality or sustainability.



#### IV. GUIDELINES FOR THE AWARD:

##### A. Focus Areas

- i) Beneficiary Led Construction for residential housing
- ii) Compact and practical designs suitable for on *fixed small piece of land as mentioned in point no. D.*
- iii) The construction must demonstrate innovative and space-optimized solutions.
- iv) Modular and incremental designs that allow beneficiaries to expand housing over time.
- v) Locally relevant, culturally sensitive, and cost-effective construction techniques.

##### B. Eligibility for participation:

- i) Registered Architects (*viz. Architects registered with COA*)
- ii) *Students pursuing Architecture course in Institutions approved by COA through faculty members.*
- iii) Architectural Institutions, approved by the Council of Architecture, through Head of Institution.

##### C. Subcategories:

The award will be further subdivided into the following three geographical categories:

- Plains
- Coastal Region
- Hilly Region

##### D. Guidelines:

|  | Plain | Coastal | Hilly |
|--|-------|---------|-------|
| Maximum Plot Area (in Square Meters) Residential Housing | 150   |         |       |



|   |  |
|---|--|
| Necessary features that may be incorporated | <p>Optimum utilization of space for Beneficiary Led Construction</p> <p>Use of Green Technology</p> <p>Culturally sensitive</p> <p>Local building material</p> <p>Geographical adaptability</p> <p>Water harvesting</p> <p>Should be compliant with i) local building byelaws (like FAR and open area, building layouts etc.)</p> <p>ii) Use of Cost effective, Innovative &amp; Disaster (like flood, land slide, earth quake etc.) Resistant Technologies</p> <p><i>[Illustration- In case the Beneficiary Led construction is designed for a seismically active region, the technologies/ methodologies adopted to mitigate such impacts should be taken into account].</i></p> |
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#### E. Prizes for winners

The Bank will felicitate following winners under each category/ subcategory as under:

| Particulars  | Beneficiary Led Construction |
|--|------------------------------|
| First Prize  | Rs. 3 lakh                   |
| Second Prize   | Rs. 2 lakh                   |
| Third Prize  | Rs. 1 lakh                   |
| Consolation prize (number of consolation prize as decided by the jury) | Rs. 0.75 lakh                |

- ◊ Winners will also be handed over trophies and certificates.
- ◊ Winning entries will feature in NHB's/COA's publications, website, and social media handles.

#### V. Award Ceremony:

The awards will be presented on World Habitat Day (First week of October) with appropriate media coverage.

#### VI. Composition of Jury

The jury may comprise of 07 members from following fields/institutions/ ministries to select the best award:

- i) Representatives from DFS, MoHUA, NHB and COA
- ii) Eminent architects/ urban planners/ climate experts/ Academicians and researchers



## COMPETITION GUIDELINES & REGULATIONS

### 1.1 Organiser of the Competition

1.1.1 The Competition is organised by National Housing Bank in association with Council of Architecture, Ministry of Education, Govt. of India

### 1.2 Individual/ group participation

1.2.1 For the purpose of this competition, participation would be allowed on individual basis or in group (maximum of 4 participants qualifying under eligibility conditions as mentioned in section IV (B) above).

1.2.2 The employees of NHB and COA are not eligible to participate in the competition.

### 1.3 Steps to participate in the Competition:

1.3.1. No participation fee is required to be paid by the participants.

1.3.2 The competition will begin with a formal announcement made by the NHB, on its website, and on its social media platforms and by CoA on their website/member channel/associated universities etc.

1.3.3 All intending competitors will be required to register for the competition to clear their eligibility and be assigned a Unique Identity Code to ensure their anonymity. The link for registration will be available on Bank's website ([www.nhb.org.in](http://www.nhb.org.in)) and COA's portal ([www.coa.gov.in](http://www.coa.gov.in))

### 1.4. General Details & Schedule of the Competition

1.4.1 The competition schedule shall be as follows:

- Last date of Registration: **July 13, 2025**
- Last date of Design submission: **July 15, 2025**
- Presentation of shortlisted designs before the Jury - The date, time and venue will be communicated, separately.
- Announcement of the Result and Distribution of Prize will be communicated separately.
- All communications about the Competition shall be made through E-Mail only. (NHB email: [design.award@nhb.org.in](mailto:design.award@nhb.org.in) )
- Each team shall submit only one entry.

1.4.2 NHB reserves the right to alter the schedule and this Competition document or extend the Competition deadline beyond the last date of submission, which shall be deemed, confirmed, and shall be binding upon all the participants.

1.4.3 Competition Coordinator: Registrar, Council of Architecture, New Delhi.



## 1.5. Competition Assessment and Deliberations

1.5.1 The Jury Members will themselves determine the procedure to be followed for the assessment of the received entries. The discretion of the jury will be final.

1.5.2 Participants do not have the right to request for access to the Jury's comments or records on the adjudication.

1.5.3 Upon completion of the procedure of evaluation, NHB on the pre-communicated Award date, time and place, will announce the final results of the Competition and distribute the prizes to the Competition Winners as declared by the Jury.

## 1.6. Prize and Remuneration:

1.6.1 The Competition Winning Entry shall be awarded a prize money of Rs. 3/- lakh (First Prize). The second prize and third prize shall be awarded a prize money of Rs. 2/- lakh and Rs.1/- lakh respectively. A consolation prize will be given amounting to Rs. 0.75 lakh for selected design at the discretion of the jury.

1.6.2 NHB shall not be liable to compensate for any other expenses incurred by the participants on account of participation in this Competition.

1.6.3 The declaration of the number of winners shall rest exclusively with the jury, whose discretion shall be guided by the quality of entries received and the total number of participants. The decision of the jury in this regard shall be final, conclusive, and binding on all participants, and shall not be subject to any form of appeal or challenge.

## 1.7. Reservation

1.7.1. NHB reserves the right to use with or without modifications, the design ideas and concepts of the Beneficiary led construction on a smaller piece of land as submitted by prize winners, as deemed fit by NHB.

## 1.8. Design Submission

The submission should have a **Concept note covering all aspects as mentioned in Clause No. "IV (D)"** and a 3D walkthrough along with following details in A4 size:

- Understanding of the Project (including successful and relevant Benchmarking studies), Summary of the Project (including merits and relevant aspects of the project design to address the challenges and constraints in the region under consideration)
- Details of all relevant aspects establishing the optimum utilization of space including financial estimate for efficient beneficiary led construction.
- Concept Designs represented through 3D videos.
- Documentation in support of usage of eco-friendly, recyclable or locally available materials along with usage of local traditional and architectural style.



- Detailed Write Up regarding list of applicable local authority guidelines, which must be complied while designing the Beneficiary Led Construction.
- 03 nos. each A2 sized drawings (42 x 59.4) in Landscape format (Plans, Elevations, Sections or any other detail to explain design concept and softcopy in PDF format)

### **1.8.1 Competition Process**

The competition will begin with a formal announcement made by the NHB, on its website, and on its social media platforms and by CoA on their website/Institutions/universities etc.

All intending competitors will be required to register on the link provided on NHB's/COA's website to clear their eligibility and be assigned a Unique Identity Code to ensure their anonymity for the ensuing first stage. Queries will also be answered during this time.

The entries should be presented with a level of detail appropriate to the character as a design concept presentation.

### **Submission Criteria**

- i. All entries are to be in English only.
- ii. The anonymity of the entrants is to be ensured. The architect's name or participant's name should not be mentioned in any of the submission documents, else the entry shall be summarily rejected.
- iii. Each document to mention the reference code received during registration on the bottom right corner.
- iv. Submission can be done in PDF only along with Concept Note.

1.8.2. The medium of expression should be mostly drawings, illustrations and 3D videos with only explanatory notes, as required. Soft copy (in PPT or PDG format).

1.18.3. Entries submitted by the participants for the purpose of this Competition will not be returned by NHB.

## **1.9. Intellectual Property Rights and Confidentiality**

1.9.1. The Intellectual Property Rights of the ideas / concepts and the submitted design shall vest with the author, however, NHB shall have the right to use the ideas / concepts and the submitted design(s) by the winners, with or without modifications as deemed fit by NHB, in part or in full, in connection with the development of Beneficiary Led Construction on a Smaller piece of Land.

1.9.2. The participants shall treat all the information provided by NHB for the purpose of this design competition to be confidential and shall not disclose the same with anybody without taking prior written permission of NHB.

1.9.3. These obligations will remain valid during the tenure and even after the



completion of the said Competition.

1.9.4 NHB has rights to cancel, extend/reject the Design Competition without any reason at any appropriate time.

## **1.10. Application of Regulations**

1.10.1. Sending of entries by a participant implies that the participant has gone through rules & regulations and guidelines of the competition contained in this competition document and accept the same in toto.

1.10.2. Decisions, deliberations, opinions & proceedings of the jury shall not be made public or otherwise revealed.

1.10.3 Jury's decisions shall be final and binding on all participants without appeal and cannot be challenged.

## **1.11. Disclaimers**

1.11.1. NHB shall not be responsible or liable for any erroneous, damaged, destroyed, lost, late, incomplete, illegible and misdirected Entries, or any damage or loss arising from, connected with, or relating to the Competition, the submission of Entries to the Competition, participation in the Competition, regardless of the cause or any fault by the Organizer or the Jury Panel or any person concerned for whom any of the above mentioned are responsible, and notwithstanding that any of those persons may have been advised of damage being incurred.

1.11.2. NHB may at its discretion cancel, modify or suspend the Competition. The participants shall not be entitled to any compensation as a consequence of such cancellation, modification or suspension of the Competition.

1.11.3 NHB, its employees / advisors / representatives or consultants make no representation or warranty and shall have no liability to any of the participants under any law, statute, rules or regulations for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Competition Document.

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