



INDIAN BUILDINGS CONGRESS

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No.IBC/GC/2026

Dated, 23rd October 2026

To

All Members of IBC

Subject: Election to Governing Council of IBC for 2027 & 2028 under various Categories as per Rule 10.1.3 of Memorandum of Association, Rules & Regulations of IBC

Dear Sir,

Nominations are invited by Online / Email (ibcgcelection2027@gmail.com) from eligible candidates seeking election to Governing Council under various Categories under Rules 10.1.3.1 to 10.1.3.12 as per Schedule given below :

- Notification for AGM 14/10/2026
- Online Nomination for GC election will start 20/11/2026 at 10.00 am
(Nomination to be submitted online/by E mail as per format along with Earnest money of **Rs.3,000/- (Rupees Three thousand)** only. One member can submit **one nomination** out of 83 seats of election under 10.1.3 within the specified date)
- Last date of receipt of Nomination 30/11/2026 upto 5.30 pm
- Scrutiny of Nomination 03/12/2026
- Intimation (by E-Mail) for Withdrawal of Nomination 05/12/2026
- Last date of withdrawal of Nomination 10/12/2026 upto 5.30 pm
- Announcement of Final Candidates list 12/12/2026
- Commencing of E-Voting 22/12/2026 at 10.00 am
- Closing of E-Voting 05/01/2027 upto 5.30 pm
- Counting and Publication of Result 07/01/2027 at 12.00 noon
- AGM 06/02/2027 at 4.00 pm

Details of Members to be elected under Rules 10.1.3.1 to 10.1.3.12 are enclosed.

All candidates whose nominations are found valid will be informed as per schedule and the elected members shall be requested to attend the AGM to be held on 6th February,2027 at 16.00 hours at Chennai, Tamilnadu.

A list of the States/UTs & other categories in/c showing seat no. on which elections are to be held under Rule 10.1.3.1 to 10.1.3.12 are enclosed. A copy of the Guidelines for the election is also enclosed.

It may kindly be ensured that Proposer, Secunder & Nominee shall all be Members of IBC and should be Life Member or uptodate in their subscription of financial year upto 2025-26, if any before filing nomination

ELECTION COMMITTEE/BOARD OF SCRUTINEERS:

1. **Convener :-** Er. I.S.N.Raju, GC Member, IBC
2. **Jt. Convener :-** Col (Dr) Anand Mathialagan, Hony Secy, IBC
3. **Member :-** Er. M.R.Mishra,GC Member, IBC
4. **Member :-** Er. Bimal Das,GC Member, IBC
5. **Member :-** Er. S.D.Chandsure,EC Member, IBC
6. **Member :-** Er. C.B.Ojha,Vice President,IBC
7. **Member :-** Er. Rajeev Kr. Gupta, Past Hony Secy & GC Member, IBC

SCRUTINEERS FOR NOMINATIONS :

1. **Convener :-** Er. I.S.N.Raju, GC Member, IBC
2. **Jt. Convener :-** Col (Dr) Anand Mathialagan, Hony Secy, IBC
3. **Member :-** Er. Rajeev Kr. Gupta, Past Hony Secy & GC Member, IBC

Yours faithfully,

Col. Deepak Sharan (Retd.)
Executive Director, IBC

Encl: General Guidelines for Election in/c Guidelines for Election GC Members

1. Guidelines for Election of GC members of IBC for the session 2027 & 2028

- i) The Election shall be conducted under the supervision of Election Committee/Board of Scrutineers.
- ii) Nominations for Election to the various categories under Rule 10.1.3.1 to 10.1.3.12 will be received by online/E-Mail. The interested members are required to submit the nominations as per schedule. Those desiring to withdraw their names, should do so, as per dates specified in the scheduled election given in the notification. The final list of the Candidates found eligible to contest election in the various categories will be circulated as per schedule.
- iii) Eligible members as per Bye-Laws may submit nominations as per format within the specified date along with requisite Earnest money of Rs.3,000/- (Rupees three thousand) only. The Earnest money is refundable if the nomination is cancelled/rejected or Candidate withdrawing his nomination within the specified date.
One Member can submit one nomination only out of 83 seats of GC for Election for the categories of 10.1.3.1 to 10.1.3.12.
Members of GC who have continued for 5(five) consecutive term i.e. consecutive 10(ten) years in any category of GC, cannot contest in the election for GC members.
- iv) The voting will be conducted through E-Voting Procedure. Each eligible voter shall receive Secure voting link through their E-Mail id or by SMS to their registered Mobile no., Unique login credentials / OTP authentication.
Candidates receiving highest votes as per chronology shall be declared elected.
Results shall be announced by Election Committee as per schedule and Results shall be published on IBC communication platforms.
- v) Only those members of IBC who are Life Member as on the date of notification of AGM (14th Oct, 2026) or up to date in their subscription of financial year upto 2025-26 shall be eligible to contest the election as also eligible to cast their vote, who have E-mail id & mobile no registered with IBC HQ.
- vi) Final Valid list of Members, IBC who are eligible to contest & eligible to cast vote will be uploaded in the website within 5th Nov, 2026. The list is for Category from 10.1.3.1 to 10.1.3.12

2. Details of members to be elected under Rule 10.1.3

Election of representatives as provided hereafter will be held as per schedule circulated.

- a) Only those members of the IBC and authorized nominees of Institutional Members who are on rolls on the date of issue of notification of AGM and paid their dues upto that date, and having registered E-mail id & Mobile No. with IBC HQ will be eligible to contest.
 - b) Under categories 10.1.3.1 to 10.1.3.5 representative will mean authorized nominee of the Institutional Member of IBC.
 - c) The domicile of a member to a particular State will be considered as per the address available in IBC office at the time of issue of AGM notification when elections to Governing Council take place.
 - d) For election of members from the categories of Town Planners, Public Health Engineers, Electrical Engineer, Mechanical Engineer, Consulting Engineer, Architects, the members will have to be registered to one of the categories so that they are eligible to contest elections and cast their vote from that category only.
 - e) One member of IBC can submit one nomination only out of 83 seats of GC for Election.
 - f) Member of IBC can cast their vote in category 10.1.3.10, 10.1.3.11, 10.1.3.12 & any one out of 10.1.3.6 to 10.1.3.9.
- 10.1.3.1 A total of two representatives from different State Housing Boards who are Institutional Members of IBC, a total of two representatives from Development Authorities, who are Institutional Members of IBC and one representative from public sector undertakings other than housing boards and development authorities who are Institutional Members of IBC and one representative from private sector organisations who are Institutional Member of IBC to be elected by their representatives.
- 10.1.3.2 One representative of Educational/Research Institutions, Universities, I.I.Ts., Engineering Colleges which are duly recognized and are Institutional Members of IBC, to be elected by their representatives.
- 10.1.3.3 Two representatives from Zila Parishads/District Panchayats/District Boards who are Institutional Members of IBC, to be elected by their representatives.
- 10.1.3.4 One representative from Rural/Urban Development Departments and one from Improvement Trust/Cantonment Boards/Municipal Bodies who are Institutional Members of IBC, to be elected by their representatives.

- 10.1.3.5 Five representatives from (other than Builders Association of India and Builders Federation of India) other Builders Associations which are registered under the Societies Registration Act 1860 and which are Institutional Members of IBC to be elected by their representatives.
- 10.1.3.6 Two representatives from Architects from Ordinary Members of that category, to be elected by the members of respective category.
- 10.1.3.7 Two representatives from Consulting Engineers from Ordinary Members of that category, to be elected by the members of respective category.
- 10.1.3.8 One representative each from among the Ordinary Members representing disciplines of Public Health Engineering, Electrical Engineering and Mechanical Engineering, to be elected by the members of respective category.
- 10.1.3.9 One representative of Town Planners from Ordinary Members of that category, to be elected by the members of respective category.
- 10.1.3.10 Ordinary Members of IBC or Representatives of Institutional Members from the States/UT of India as per seats against the States/UT to be elected by the members of respective State/UT.
- 10.1.3.11 Two representatives from life members belong to "Young Professionals" age not more than 35 years to be elected by the members of respective category.
- 10.1.3.12 Four representatives from life members belong to "Ladies" to be elected by the members of the respective category.

The list of States / UTs and the membership strength is given at Table 1 and their number of seats are given at Table 1

- (a) One from a State/UT where members on roll from the State/UT are 26 to 100
- (b) Two from a State/UT where members on roll from the State/UT are 101 to 500
- (c) Three from a State/UT where members on roll from the State/UT are 501 & above.

S.No.	State/UT	No. of Members	Seat
1	2	3	4
1	Delhi	1186	3
2	Rajasthan	651	3
3	Haryana	569	3
4	West Bengal	266	2
5	Bihar	395	2
6	Odisha	266	2
7	Jharkhand	125	2
8	Tripura	196	2
9	Maharashtra	460	2
10	Madhya Pradesh	431	2
11	Chhattisgarh	449	2
12	Gujarat	216	2
13	Karnataka	220	2
14	Telangana	165	2
15	Tamil Nadu	151	2
16	Uttar Pradesh	483	2
17	Punjab	178	2
18	Chandigarh	224	2
19	Andaman & Nicobar	48	1
20	Assam	76	1
21	Meghalaya	39	1
22	Mizoram	58	1
23	Nagaland	75	1
24	Manipur	28	1
25	Arunachal Pradesh	42	1
26	Sikkim	29	1
27	Goa	41	1
28	Kerala	91	1
29	Andhra Pradesh	80	1
30	Puducherry	27	1
31	Uttarakhand	82	1
32	Himachal Pradesh	67	1
33	Jammu & Kashmir	41	1

***Composition of Election of IBC GC Members
from various category***

	10.1.3.1 to 10.1.3.5	-	Representatives of Authorities Nominee of Institutional Member
(1)	10.1.3.6 10.1.3.7 10.1.3.8 a) b) c) 10.1.3.9	- - - - - -	2 from Architects 2 from Consulting Engineering 1 from Public Health Engineering 1 from Electrical Engineering 1 from Mechanical Engineering 1 from Town Planner
(2)	10.1.3.1 Rep. from Inst Member	- - - -	2 from State Housing Board 2 from Development Authority 1 from Public Sector Undertakings other than Housing Boards & Development Authorities 1 from Private Sector
(3)	10.1.3.2 Rep. from Inst Member	-	1 from Educational/Research Institutions, Universities, I.I.T.s., Engineering Colleges
(4)	10.1.3.3 Rep. from Inst Member	-	1 from Zila Parishads/District Panchayats/District Boards
(5)	10.1.3.4 Rep. from Inst. Member	- -	1 from Rural/Urban Development Deptt. 1 from Improvement Trust/Cantonment Boards/Municipal Bodies
(6)	10.1.3.5 Rep. from Inst. Member & Registered under Society Regd. Act 1860	-	5 from (other than Builders Association of India and Builders Federation of India) other Builders Association
(7)	10.1.3.10 Life Members or Rep. of Inst. Members to be elected from State/UT	- - -	1 from 26 to 100 2 from 101 to 500 3 from 501 and above
(8)	10.1.3.11 Life Members belong to Young Professional age not more than 35 years	-	2
(9)	10.1.3.12 Life Members belongs to Ladies	-	4