IGBC

IGBC Green Residential Societies

IGBC GREEN RESIDENTIAL SOCIETIES RATING SYSTEM

For Existing Multi-Dwelling Communities
Version 1.0 with addendum
December 2025

IGBC
SHAPING INDIA'S GREEN BUILDING FUTURE, SINCE 2001
25 YEARS

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Confederation of Indian Industry
125 Years - Since 1985

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Foreword from the Indian Green Building Council (IGBC)

A substantial part of the built environment in India is in the form of residential developments. After Construction, residential facilities are handed over to the Societies / Associations to operate and maintain. There are millions of residential facilities where tremendous opportunities exist to enhance energy and water efficiency, thereby reducing the maintenance costs.

Resident welfare communities can also be vibrant by providing good outdoor spaces, vegetation, recreational facilities, tot lots and other facilities.

Against this background, the Indian Green Building Council (IGBC) has launched 'IGBC Green Residential Societies Rating System©. This rating program is a set of guidelines for Residential societies to implement measures that will reduce the consumption of natural resources. The main objective to launch IGBC Green Residential Societies Rating System is to develop as many green societies as possible. This program is structured and designed to have a very simple approach. This would also enable existing residential developments to incorporate and monitor the best green practices that would result in tangible and intangible benefits to the residents.

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Green Facilities, Operation and Maintenance

Water Management

Energy Conservation

Waste Management

Resident Health & Wellbeing

Exceptional Green Practices

I. Introduction:

The building sector in India is growing at a rapid pace and contributing immensely to the growth of the National economy. The sector has embraced sustainable design & construction practices in the past decade and enabled India to be in the international map of green buildings and built environment. While the concept of green was initially adopted in commercial buildings, it is now extending to varied types of residential buildings and communities.
This augurs well for a country where the sector is expected to grow four-fold in the next two decades.

The green concepts and techniques in the building sector can help address National concerns like water management, energy conservation, reduction in fossil fuel use, handling of consumer waste and conserving natural resources. Most importantly, these concepts can enhance occupant's health and well-being, which is assuming greater importance. Today the existing residential stock is a significant consumer of resources. It also presents tremendous opportunities to enhance efficiency of resource use. There are millions of Residential Societies which can address resource efficiency coupled with enhancing the quality of life.

Against this background, the Indian Green Building Council (IGBC) has formed a Technical committee to establish Green Residential Society rating system for existing multi dwelling residential buildings. The committee, through various deliberations has come out with a Pilot rating in the year 2015 to establish standards in designing sustainable Residential Society. This has been developed considering the Indian context and the National priorities. The Pilot is upgraded to version 1 after implementing the rating for over 100 projects for past five years. Based on the learnings the rating system will be further improved.

II. Benefits of Green Residential Societies Rating System

- 20-30% reduction in Energy cost
- 30-50% reduction in Water requirement
- Improved health & wellbeing of occupants

III. National Benefits:

Green Residential Societies can also result in substantial National benefits:

- Water Management
- Handling of House -hold Waste
- Energy Conservation
- Reduced Use of Fossil Fuels
- Reduced Dependency on Virgin Materials

The sustainable aspects of Residential Society are addressed in the IGBC Green Residential Societies rating system under the following modules:

- Green Facility, Operation and Management
- Water Management
- Energy Conservation
- Waste Management
- Resident Health & Wellbeing
- Exceptional Green Practices

The guidelines detailed under each credit enables the sustainable aspects of Green Residential Societies of all sizes and types. Different levels of green building certification are awarded based on the total credits earned.

The various levels of rating awarded are:

Certification Level	Recognition
Certified	Best Practices
Silver	Outstanding Performance
Gold	National Excellence
Platinum	Global Leadership

IV. Scope:

The IGBC Green Residential Society Rating is designed to address the specific requirements of existing Multi Dwelling residential buildings.

The residential societies which can meet the mandatory requirements and minimum points can apply under this rating program. Various levels of ratings are awarded based on the total points earned.

V. IGBC Green Residential Society Registration

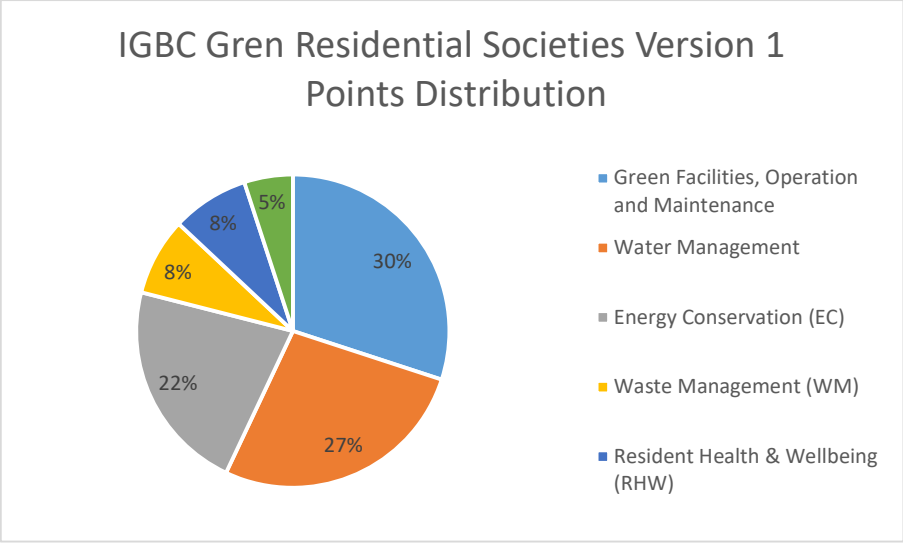
Project teams interested in IGBC Green Residential Societies must first register with IGBC. Projects can be registered on IGBC website (www.igbc.in) under 'IGBC Green Residential Society Rating System. Registration is the initial step which helps to establish contact with IGBC and provides access to documents, templates, important communications and other necessary information.

VI. IGBC Green Residential Society Certification

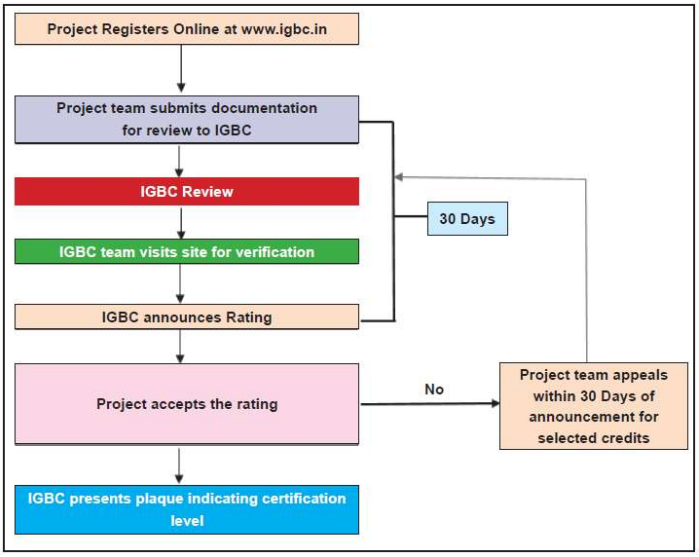
Certification of project will be carried out by IGBC team. The certification will comprise of two stages - Assessment & Building audit

It is important to note that the credits earned at the assessment stage are only considered as anticipated. These credits are not awarded until the building audit is conducted, along with additional documents showing implementation are done. If there are any changes after the assessment, such changes need to be submitted during the final assessment.

IGBC will recognise Green Residential Society projects that achieve one of the rating levels with a formal letter of certification and a mountable plaque.



VII. IGBC Certification Process



The Certification is valid for 3 years from the date of award, after which projects are required to apply for the recertification.

VIII. Documentation required for Rating

The project must satisfy all the credit requirements and minimum number of credit points. The project team should provide supporting documents during the submission.
The following are the documents required:

1. Registration form with General information of project including
2. Filled-in IGBC Green Residential Society Master Template (in excel format)
3. Narrative, Calculations, Drawings, Photographs, Purchase Invoice, etc., for all credits, as applicable.

The pilot rating standard mentions the documentation required for each credit.

IX. Physical Verification & Monitoring

Physical audit is unique to IGBC's certification processes. Before award of rating, the IGBC team would physically visit the project and verify implementation of the green measures.

X. Credit Interpretation Ruling

In some instances the design team can face certain challenges in applying or interpreting a mandatory requirement or a credit.
To resolve this, IGBC uses the process of 'Credit Interpretation Ruling' (CIR) to ensure that rulings are consistent and other projects can also get benefitted.

The following are the steps to be followed if the society faces an issue not addressed in the IGBC Green Residential Societies rating reference guide:

- Refer the Version 1 rating for description of the credit intent
- Review the intent of the credit and self-evaluate whether the project satisfies the intent.
- Review the Credit Interpretation web page for previous CIR on the relevant credits. All projects registered under IGBC Green Residential Society will have access to this page.

If a similar CIR has not been addressed or does not address the issue sufficiently, submit a credit interpretation request (A CIR shall not exceed 600 words or 5,000 characters including spaces). Only registered projects are eligible to post CIRs. Two CIRs are answered without levying any fee and for additional CIRs beyond the first two CIRs, a fee is levied.
The CIR Rulings for the earlier CIR raised by project teams is available in www.igbc.in

XI. Appeal Process

In rare cases, credits may be denied due to misinterpretation of the intent or if the minimum threshold percentages are not met. On receipt of the final review, if a Project Team feels that sufficient grounds exist to appeal a credit denied in the final review, the project has an option to appeal to IGBC for reassessment of denied credits or apply for new credits. The documentation for the credits seeking appeal may be resubmitted to IGBC along with necessary fee. For each of the credits appealed for, IGBC will take 30 days to review such documentation.

If an appeal is pursued, please note that a different review team will assess the Appeal documentation.

The following documentation should be submitted:

1. General information of project including
    - **a.** Area calculations, number of floors, occupant density.
    - **b.** General drawings (in PDF format only):
        - Typical floor plan
        - Site plan
        - Photographs
2. Filled-in Template for respective credits.
3. Original, re-submittal, and appeal submittal documentation for only those credits that the project is appealing for. Also include a narrative for each appealed credit to describe how the documents address the reviewers` comments and concerns.

XII. Fee

Registration, Certification and Appeal fee details are available on IGBC website (www.igbc.in) or projects can write to IGBC (igbc@cii.in)

XIII. Updates and Addenda

This is the First Version of IGBC Green Residential Societies Reference Standard. As the rating system continues to improve and evolve, updates, addenda and errata to the Reference Standard will be made available through the IGBC website. These additions will be incorporated in the next version of the rating system.

CHECKLIST

Checklist

Credits		Points
Project Brief		
Green Facilities, Operation and Maintenance		**31**
FOM Credit 1	**Green Facilities**	
FOM Credit 1.1	Basic Amenities	2
FOM Credit 1.2	Green Parking	6
FOM Credit 1.3	Covered External Lighting Fixtures	2
FOM Credit 1.4	Minimize Heat gain through Roof	2
FOM Credit 1.5	Vegetation on site	5
FOM Credit 2	**Operation and Maintenance**	
FOM Credit 2.1	Maintenance Contract for Facilities	1
FOM Credit 2.2	Measurement & Monitoring	7
FOM Credit 2.3	Use of Green Products	4
FOM Credit 3	Green Education for occupants	2
Water Management		**28**
WM MR	Rain Water Harvesting	Required
WM Credit 1	Water Metering	4
WM Credit 2	Per capita water consumption in litres/person/day	3
WM Credit 3	Water Efficient Fixtures	8
WM Credit 4	On-site STP and Reuse of Treated Waste Water	6
WM Credit 5	On-site WTP	2
WM Credit 6	Enhanced Rain Water Harvesting	5
Energy Conservation		**20**
EC MR	HCFC Free Appliances	Required
EC Credit 1	Efficient Lighting Fixtures	3
EC Credit 2	Energy efficient equipment in common areas	4
EC Credit 3	Renewable power for Common Area Lighting	7
EC Credit 4	Alternate Water Heating Systems	3
EC Credit 5	Energy Monitoring Systems	3
Waste Management		**8**
WM MR	Waste Segregation	Required
WM Credit 1	Wet Waste Management – Treatment and Reuse	6
WM Credit 2	Dry waste Management:	2
Resident Health & Wellbeing		**9**
RHW MR	No smoking policy in common areas	Required
RHW Credit 1	Daylighting in common areas	3
RHW Credit 2	Design for Differently Abled	4
RHW Credit 3	Facilities for Health & Wellbeing	2
Exceptional Green Practices		**4**
EGP Credit 1.1 -1.2 (or) EGP Credit 2.1-2.2	Exemplary Performance (or) Innovative Practices	3
EGP Credit 3	IGBC Accredited Professional	1

Project Brief

Provide a brief of the project including the following data.

Name of Project	
Project Registration Number	
Name of the Residential Society / Building Operating Authority	
Project Location	
Number of dwelling units	
Number of towers	
Number of floors	
Type of dwelling units	
Number of occupants	
Total site area (sq.m)	
Natural topography or Vegetation area (sq.m)	
Total Non-roof area (sq.m)	
Total Roof area (sq.m)	
Number of two-wheelers parking provided (nos.)	
Number of four-wheelers parking provided (nos.)	
Number of Bicycle parking provided (nos.)	
Number of electric charging facilities (nos.)	
Renewable Energy Installed in the project (kW)	

Green Facilities, Operation and Maintenance (FOM)

Credit 1 - Green Facilities

FOM Credit 1

Basic Amenities

FOM Credit 1.1 **Point(s):2**

Intent:

Ensure access to basic amenities to reduce negative impacts caused to the environment from automobile use.

Requirements:

Select a site with access to at least three basic household amenities, within walking distance of 1 km from the building's entrance (1 point for every 3 basic amenities).

Benefits

- Fuel saving
- Encourages people to walk or cycle, thereby improving health
- Promote community level interaction and better quality of life

Documentation required:

1. Relevant photographs and google map with scale indicating the distance from society

Guidelines & Examples *(These guidelines are illustrative)*

Exhibit A - List of Basic Amenities

- Bank/ ATM
- Beauty saloon
- Bus stop / Railway station/ Metro station/ Auto stand
- Clubhouse
- Educational institutions (Pre-school/School/Colleges, etc.)
- Grocery store / Supermarket
- Stores such as clothes, electrical, stationery, milk booth, pharmacy, etc.
- Laundry services
- Medical clinic/ Hospital
- Park / Garden
- Place of Worship
- Playground / Jogging track/ walking
- Restaurant
- Refueling station for automobiles
- Sports club / Fitness center / Gym
- Theater

Green Parking

FOM Credit 1.2 **Point(s): 6**

Intent:

Minimize the negative environment & health impacts due to the emissions from fossil fuel based automobiles.

Requirements:

a. **Dedicated Bicycle Parking** (2 points)

Provide dedicated bicycle parking facility at stilt level catering for atleast 0.5% of the dwelling units.

Percentage of dwelling units with dedicated bicycle parking facility	Points
0.5 %	1
1 %	2

Note: The location of bicycle parking shall be clearly marked with signages.

b. **Electric Charging Facility** (3 points)

Provide electric charging points to cater to at least 5 % of the total parking requirement as per building byelaws.

Percentage of vehicles to be catered by common charging facility	Points
5 %	1
7.5 %	2
10 %	3

Note: Electric Charging facility can be provided in the common area/visitor parking.

c. **Basement or Parking area Ventilation** (1 point)

Provide axial fans, CO sensors and meet minimum air changes per hour (ACH*) requirements as per NBC 2016 in the basement parking spaces.

Note 1: Parking planned in stilt or ground floor would deem to meet the ventilation compliance.

Note 2: As per NBC 2016, an exhaust system with minimum of 6 ACH shall be provided for basement parking.

**ACH – Air changes per hour*

Benefits:

- Encourage use of bicycle
- Promote use of electric vehicles
- Minimises the negative impact on human health resulting from exposure to toxic fumes and gases from automobile emissions

Documentation Required:

1. Photographs and calculations of the dedicated bicycle parking
2. Photographs and calculations of the installed charging points
3. Photographs and calculation of exhaust systems provided in the parking area

Guidelines & Examples

(These guidelines are illustrative)

Sample Calculations:

Description	
Total Dwelling Units	100
Number of Bicycle parking spaces provided	5
Percentage of Bicycle parking space provided	(5/100) x 100 = 5%
No of Parking Space as per byelaws	100
Number of Parking Spaces with Electric Charging Points provided	8
Percentage of Parking Space Provided with Electric Charging points	(8/100) x 100 = 8%
Society is eligible for 4 points under this credit	

Covered External Lighting Fixtures

FOM Credit 1.3 **Point(s): 2**

Intent:

Reduce light pollution to increase night sky access and enhance nocturnal environment.

Requirements:

a. Ensure external lighting fixtures installed with a dome/cover to reduce light pollution into the sky

b. Install Bollard fixtures with a height less than 3 feet

Percentage of covered external lighting fixtures	Points
50 %	1
95 %	2

Benefits:

- Enhances nocturnal environment

Documents required:

1. Photographs of the installed lighting fixtures

Guidelines & Examples

(These guidelines are illustrative)

Bollard Light Fixture

Covered Dome Light Fixture

Minimize heat gain through Roof

FOM Credit 1.4 **Point(s): 2**

Intent:

Reduce heat islands to minimize impact on microclimate, human and local biodiversity.

Requirements:

At least 75% of exposed roof area must be covered with (or) in combination of the following:

- White colored China mosaic tiles
- White paint
- Green Roof (Vegetation)

Percentage of covered roof area	Points
75%	1
95%	2

Benefits:

- Reduction in local temperatures.
- Encourages biodiversity of the region.
- Aesthetic delight

Documents required:

1. Details of area covered with tiles/ paint/ vegetation etc.
2. Photographs of the measures adopted

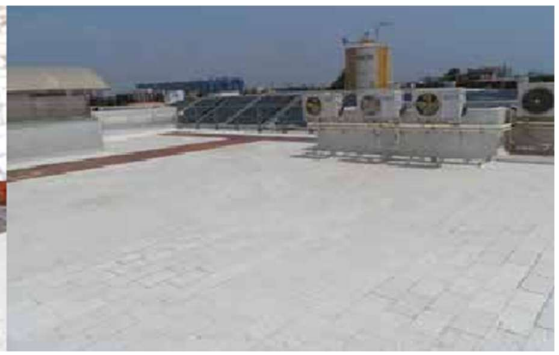
Guidelines & Examples

(These guidelines are illustrative)

Description	Units
Total Roof Area in sq. m	1,000
Roof area with utilities in sq.m	150
Net exposed roof area (deducting utilities) in sq. m	850
Exposed roof area covered by vegetation in sq. m	150
Exposed area covered with light coloured china mosaic tiles in Sq. m	250
Exposed area covered with white paint in sq. m	250
Total net exposed area covered to minimise heat exposure in Sq. m	150+250+250 = 650
Percentage of exposed roof area covered by Vegetation, China mosaic tiles, White Paint	(650/850) x 100 = 76 %
The society is eligible for 1 points under this credit	

Roof Garden

China mosaic tiles installed on Roof



Heat insulating white tiles

Vegetation on site

FOM Credit 1.5 **Point(s): 5**

Intent:

Encourage greenery within the site, thereby preserving the local habitat and promoting biodiversity.

Benefits:

- Increased Green cover
- Conserves local and regional potable water resources and helps in conserving water for our future generations.
- Improves ground water table levels
- Promotes local bio-diversity.

Requirements:

Demonstrate that at least 10% of site area is covered with vegetation on ground / podiums / walls / roof areas or combination of the above.

Percentage of Green cover on site	Points
10%	1
15%	2
20%	3
25%	4
30%	5

Note:

1. Playgrounds should be excluded from this credit calculation.

2. Potted plants spread over a minimum area of 50 sq.ft. can be considered for landscaping

3. Societies are recommended to opt for Organic Farming/Local Vegetation under this credit.

Benefits:

- Increased Green cover
- Conserves local and regional potable water resources and helps in conserving water for our future generations.

- Reduces the stress on the ground water table
- Promotes local biodiversity.

Documents required:

1. Calculations indicating total site area and area with vegetation.
2. Photographs of vegetated areas provided in the residential society

Guidelines & Examples

(These guidelines are illustrative)

Greenery in site (Trees, Shrubs)

A vegetative space includes areas with shrubs, trees, ground covers and lawn.

For calculations, let us consider following assumptions: Total area of site is 1500 sq. m.

Total Area of site	1500 sq. m.
Building foot print	750 sq. m.
Vegetated area	
Lawn area	100 sq. m
Area with native species	100 sq. m
Area with drought tolerant species	50 sq. m.
Other Species area	50 sq. m.
Percentage of vegetation on site	= (100+100+50+50)/ 1500 x 100 = 20%
The project meets the mandatory and is eligible for 2 points under FOM Cr 1.5	

Operation and Maintenance: Credit 2

Maintenance Contract for Facilities

FOM Credit 2.1 **Point(s): 1**

Intent:

Verify and ensure that the building equipment & systems are sustained to achieve performance as envisaged at the design stage.

Requirements:

- Demonstrate that the residential society has an annual contract with any of agencies providing efficient building management for the following practices: *(1 point for any three measures)*

    a. Electric systems: Lighting systems, RE system, Lifts, DG sets, pumps and Motors

    b. Plumbing systems

    c. Landscape maintenance contract

    d. Waste Management system

Benefits

- Reduced energy consumption
- Improved lifespan of equipment used in the building

Documentation required:

1. Narrative with relevant photographs
2. Signed copy of the maintenance contract, as applicable

Measurement & Monitoring

FOM Credit 2.2 **Point(s): 7**

Intent:

Encourage best practices in energy management, water management, and waste management thereby demonstrating commitment to save electricity, potable water and minimize waste diverted to landfill.

Requirements:

Demonstrate that the residential society conducts the following:

a. **Detailed energy management practices:** (3 points)

i. Submit energy data for last 1 year in the sample format: (1 point)

Sr. No.	Application	Electricity Consumed / Generated (Kwh/ Units)	Jan	Feb	Mar
1	Common area lighting				
2	Appliances for common facilities (Lifts, pumps & motors, electric charging points, OWC, STP,)				
3	Renewable Energy Generation (Solar, Wind, Biogas)				
4	HT line: Units consumed in overall society				
5	Club House and other amenities				

ii. Show energy savings for any of applications over previous year consumption. (1 point for each application, max 2 Points)

b. Detailed water management practices: (2 Points)

i. Submit water consumption data for last 1 year in the sample format (1 point):

Sr. No.	Application	Total water (KLD)	Jan	Feb	Mar
1	Sources of water (Total incoming water)				
	a. Bore well				
	b. Municipality				
	c. Tanker or other sources				
2	Total water consumption in all the dwelling units				
3	Total domestic water consumption / Total dwelling units				
4	Water used for Irrigation				
5	Water used for Flushing				
6	Volume of through STP Inlet				
7	Volume of through STP Outlet				

ii. Show savings in the total Water consumption over the previous year (1 point)

Note: KLD (Kilo liters /day) Kilo = 1000 liters

j. **Water Quality test:** (1 Point)

Demonstrate that the drinking water supplied is treated and meets the water specification for following parameters:

a. TDS – Acceptable limit is less than 500 mg/l

b. Ph – 6.5 – 8.5

c. Odour – Nil

d. Presence of no toxic elements like lead, mercury etc.

k. Detailed waste management practices: (1 Point)

Submit waste collection data for last 3 months in the sample format:

Sr. No.	Application	Total Waste Generated (Kg)	Jan	Feb	Mar
1	Total wet waste generated in society				
2	Total wet waste/ total dwelling unit				
3	Total Dry waste generated in society				
4	Total dry waste/ Total dwelling units				
5	Total e-waste generated in the society				
6	Total medical / sanitary waste generated in the society				
7	Total waste diverted from landfill				

Benefits:

- The data for last 6 months/ one year helps the society baseline against other societies which in turn will provide improvement opportunities for projects.
- Helps determine the per capita energy consumption, per capita water consumption and per capita waste generated.

Documentation required:

1. Calculations for energy, water and waste management as per the sample table.
2. Calculations showing energy and water savings over previous year.
3. Water test report highlighting the required details.

Use of Green Products

FOM Credit 2.3 **Point(s): 4**

Intent:

Use certified green building materials, products, and equipment, so as to reduce dependence on materials that have associated negative environmental impacts.

Requirements:

Ensure that the project source GreenPro eco-labelled (or) any other Eco-labelled products & materials for the following: *(4 points for any 4 applications)*

a. Green Housekeeping Products (1 point)

b. Green Paints: Common areas and Exterior painting (2 points)

c. SRI Paints/Tiles (1 point)

d. Organic Fertilisers (1 point)

Note: For GreenPro eco-labelled products & categories, please refer the GreenPro directory https://ciigreenpro.com/

Benefits:

- Reduces adverse health impacts on residents

Documentation Required:

1. Narrative on green certified building materials & products available.
2. List of green certified building materials & products used.
3. Manufacturer brochure of the materials & products procured.
4. Provide invoices/photographs of the green products procured.

Green Education for Occupants

FM Credit 3 **Point(s): 2**

Intent:

Provide occupants with descriptive guidelines that educate and help them implement and maintain green design features

Requirements:

a. Publish guidelines on the following to help residents implement and maintain the green features and install permanent signages highlighting the green features implemented in society

- Energy efficient lighting fixtures and appliances
- Water efficient fixtures
- Waste Management

b. Conduct awareness programs for the residents (1 point)

Benefits

- Educates the residents and visitors about the green building features implemented
- Enables better maintenance throughout the building's lifespan.

Documentation required:

1. A copy of the guidelines circulated amongst the residents.
2. Photographs of permanently installed signages displayed in the society
3. Photographs of awareness programs conducted in the society

Water Management (WM)

Rain Water Harvesting

WM Mandatory Requirement

Intent:

Enhance ground water table and reduce municipal water demand through effective rainwater management.

Requirements:

Provide rainwater harvesting system to capture at least 25% of run-off volumes from roof areas.

Considerations for the rainwater harvesting calculations:

- Average surface runoff coefficient: 0.95
- Average normal rainfall for India: 30mm
- Amount of rainwater harvested = Total roof area (Sq. m) X Average surface runoff coefficient (0.95) X Average normal rainfall in metres (0.03m)

Requirements:

- **Case 1:**

Provide rainwater harvesting system to capture rainwater for run- off volumes from roof areas.

- **Case 2:**

In areas where the Central/ State Ground Water Board does not recommend rainwater recharge (or) if the groundwater table is less than 8 m, the projects is deemed to meet the mandatory requirement.

Documents required:

1. Calculations indicating the total runoff volume from roof
2. Details of the rainwater harvesting system specifying storage / harvesting capacity of system.
3. Photographs of the implemented measures.
4. Document supporting case 2 to demonstrate the water table level.

Guidelines & Examples

(These guidelines are illustrative)

Recharge or store Rainwater for reuse

Description	
Total Site Area in Sq. m	4550
Roof Area in sq. m	1265
Surface runoff coefficient: Roof	0.95
Average Normal Rainfall for India (in mm)	30
Total run off volume available from the Site (in cum)	1265 x 0.95 x 0.03 = 36.05 Cum
Total Rainwater harvested by society = No. Of pits X volume of each pit (in Cum)	20
Percentage of Rainwater harvested	(20/36.05) x 100 = 55.4 %
The society meets the mandatory requirement under this credit	

Rainwater Harvesting System

Water Metering

WM Credit 1 **Point(s): 4**

Intent:

Encourage continuous monitoring to enhance water performance of the residential society, thereby save potable water.

Requirements:

Provide water meters or a system in place to measure:

a. Total incoming water (1 point)

b. Total consumption for each block/tower (1 point)

c. Recycled and Reused water (or) any other water metering the society. (maximum 2 points)

Benefits:

Water meters can help to monitor any deviations that can always be identified and corrected thereby reducing additional water costs.

Documents required:

List of water meters installed with supporting photographs.

Guidelines & Examples

(These guidelines are illustrative)

Water Sub Metering

Per capita Water Consumption

WM Credit 2 **Point(s): 3**

Intent:

Measure and reduce the per capita water consumption in the residential society, thereby saving potable water.

Requirements:

Quantify the per capita water consumption in the residential society.

Per capita water consumption in liters/person/day	Points
150	1
140	2
130	3

Benefits:

- Responsible usage of potable water
- Less dependency on external water sources

Documents required:

1. Calculations indicating the per capita water consumption in the society.
2. Copy of monthly Water bill or any other supporting document for total water consumption in the society (in litres per month)

Guidelines & Examples

(These guidelines are illustrative)

Description	
Total Dwelling units	100
Average occupants in each dwelling	4
Total Occupancy	400
Total water consumption in the society (litres per month)	15,58,350
Average total water consumption in the society (litres per day)	= 15,58,350/30 = 51,945
Water consumption per person (in litres/day) Average total water consumption in the society (litres per day)/ Total Occupancy	= 51,945/400 = 129.8 litres
The society is eligible for 5 points under this credit.	

Water Efficient Fixtures

WM Credit 3 **Point(s): 8**

Intent:

Enhance efficiency of water fixtures, thereby minimizing potable water use.

Requirements:

a) Retrofit water fixtures in common area rest rooms *(2 points for any 2 applications)*

➢ Aerators for all taps (4 LPM)

➢ Water closets with dual flush (6/3 LPF)

➢ Health Faucet (3 LPM)

b) Retrofit water fixtures in all the dwelling unit toilets, utilities, sinks and wash basins. *(3 points for any 3 applications)*

➢ Aerators for all taps (4 LPM)

➢ Shower heads with aerators (6 LPM)

➢ Water closets with dual flush (6/3 LPF)

➢ Health Faucet (3 LPM)

c) Install efficient irrigation systems to minimize the water requirements for at least 50% of the landscape/ vegetation area in the society *(2 points for any 2 applications)*

➢ Drip Irrigation system to reduce evaporation

➢ Sprinkler system for lawn areas

➢ Central shut-off valve

➢ Turf and each type of bedding area must be segregated into independent

zones based on watering needs

➢ Pressure regulating device(s) to maintain optimal pressure to prevent water loss

➢ Moisture based sensor controllers

➢ Install timer-controlled irrigation systems

➢ Any other innovative methods for watering

d) Campaign to encourage retrofit water efficient fixtures in individual units *(1 point)*

Benefits:

- Ensure water saving by installing low flow fixtures
- Less dependency on potable water
- Reduces the load on the wastewater treatment facilities and the need for wastewater treatment infrastructure

Documents required:

1. Photographs and Invoices of replaced / retrofitted fixtures
2. Photographs showing the installed irrigation systems and techniques
3. Photographic/video graphic evidence of the campaign(s) conducted

Guidelines & Examples

(These guidelines are illustrative)

Water Efficient Fixture

Faucet fitted with Aerator

Water Closet with Dual Flush

On-Site STP and Re-use of treated wastewater

WM Credit 4 **Point(s): 6**

Intent:

Treat waste water generated on-site, so as to avoid polluting the receiving streams by safe disposal and reduce the burden on centralized municipal water treatment plants.

Reuse of treated waste water to meet the Landscaping / Flushing demand or both

Benefits:

- Minimize the burden on municipal water supply
- Less dependency on potable water for flushing requirements by using treated waste water

Requirements:

a) Provide an on-site treatment system to treat at least 50% of wastewater generated in the site. *(maximum 3 points)*

Points are awarded as below:

Percentage of wastewater treated on-site	Points
50%	1
75%	2
95%	3

b) Reuse treated waste water for flushing and landscaping, as applicable. The treated waste water for reuse must conform to the water quality standards as per the CPCB norms or local Government Authority.

Reuse of Treated Wastewater for landscaping, flushing or any other application. *(maximum 3 points)*

Percentage of re-use of treated wastewater	Points
50%	1
75%	2
95%	3

Note: Effluent discharged standards for sewage treatment plant as per CPCB

Sl. No.	Parameter	Parameters Limit
1	pH	6.5-9.0
2	Bio-chemical Oxygen Demand BOD(mg/l)	Not more than 10
3	Chemical Oxygen Demand COD (mg/l)	Not more than 50
4	Total Suspended Solids TSS (mg/l)	Not more than 20
5	Total Ammonical Nitrite NH 4-N (mg/l)	Not more than 5
6	Total Nitrite N-total (mg/l)	Not more than 10
7	Fecal Coliform (MPN/100ml)	Less than 100

Benefits:

- Avoids aquifer contamination problems
- Brings self-sufficiency with respect to water needs.
- The local aquifer is conserved as a water resource for future generations.
- Minimize the burden on municipal water supply
- Less dependency on potable water for flushing requirements by using treated waste water

Documents required:

1. Details and calculations of the total waste water generated
2. Technical details of treatment plant installed.
3. Declaration from society indicating reuse of treated water for various applications.
4. Photograph of treatment system and reuse of treated water

Guidelines & Examples

(These guidelines are illustrative)

Estimate the waste water generated by the occupants per day as shown in the table:

Description	
Total Dwelling units	100
Average occupants in each dwelling	4
Total Occupancy	400
Average water consumption per person (litres/day)	135
Average waste water generated per person (in litres)	90% of water consumption = 122
Total waste water generated by all occupants per day (in KLD)	400 x 122 = 48,800 litres = 48.8
Capacity of On-site STP installed in the society	25 KLD
Percentage	= 25/48.8 x 100 = 51.2 %
The project is eligible for 1 point.	

On-Site STP for treating waste water

ON Site WTP

WM Credit 5 **Point(s): 2**

Intent:

Improve the quality of water to make it more acceptable for dwelling unit consumption, thereby reducing the impact on environment

Requirements:

Install a water treatment plant (WTP) to remove sediments, bacteria and other

impurities. The system shall be designed to meet 95 % of the total dwelling units (or) total occupancy.

The potable water quality should meet the criteria set by CPCB for water quality.

Note: As per the CPCB , the water quality should conform to following norms.

➢ Total Coliforms Organism MPN/100ml shall be 5000

➢ less pH between 6 to 9

➢ Dissolved Oxygen 4mg/l or more

➢ Biochemical Oxygen Demand 5 days 20 degrees Celsius 3mg/l or less

Benefits:

- Provides clean and safe water for all residents.
- Reduces dependence on external freshwater sources.
- Helps protect the environment by ensuring treated water meets CPCB standards.

Documents Required:

1. Narrative describing the process of the treatment plant

2. Water balance calculations

3. Treatment water characteristics such as COD, BOD values

Enhanced Rain Water Harvesting

WM Credit 6 **Point(s): 5**

Intent:

Enhance ground water table and reduce municipal water demand through effective rainwater management.

Requirements:

a. Provide rainwater harvesting system to capture atleast 25% of run-off volumes from roof and non-roof areas.

Points are awarded as below:

% of Rainwater Harvested	Points
≥ 25 %	1
≥ 50 %	2
≥ 75 %	3

b. Reuse of the rainwater harvested in society

Points are awarded as below:

% of Rainwater reused in society	Points
≥ 25 %	1
≥ 50 %	2

Considerations for the rainwater harvesting calculations:

- Surface Runoff coefficient for total site considered as 0.5
- Average normal rainfall for India considered as 30mm
- Amount of Rainwater Harvested = Total site area (Sq. m) X Surface runoff coefficient (0.5) X Average normal rainfall India in metres (0.03m)

Requirements:

❖ **Case 1:**

Provide rainwater harvesting system to capture rain water as mentioned in the table above for run- off volumes from roof and non-roof areas.

❖ **Case 2:**

In areas where the Central/ State Ground Water Board does not recommend rain water recharge (or) if the groundwater table is less than 8 m, the projects can have rain water harvesting storage tanks for a minimum of 7.5% (1 points) and a maximum of 20% (6 points) of the total run-off volumes of roof surfaces to show compliance .

Documents required:

1. Details of the rainwater harvesting system specifying storage / harvesting capacity of system.
2. Photographs of the implemented measures.
3. Photographs highlighting the applications for rainwater reuse.
4. Document supporting case 2 to demonstrate the water table level.

Guidelines & Examples

(These guidelines are illustrative)

Site Area: 20,000 sq.ft;

Roof Area: 5,000 sq.ft

Runoff Calculations: Roof :

5000 x 0.95 (runoff coefficient) : 4,750 sq.ft (Impervious area)

Runoff Calculations Non-Roof:

A: Road: 4,000x 0.75(open grid): 3,000 sqf.t+

B. Lawn area: 6,000 x 0.5 (vegetation): 3,000 sq.ft +

C. Open ground: 5,000x 0.5 : 2,500sq.ft (Runoff for non-roof surfaces is 8,500 sq.ft impervious area)

Total Runoff Calculations: (Roof + Non-roof impervious area 4,750 sq.ft + 8,500 sq.ft) x One day rainfall (Mumbai)

0.0345m = 454 Cu.m (calculated for 3 % which is mandatory requirement)

Project need to 100% harvest 454 Cu.m runoff volumes through rainwater harvesting tank (or) harvesting pits (or) pond.

Runoff coefficients for Typical Surface Types

SL.No	Surface Type	Runoff Coefficient
1	Cemented / Tiled Roof	0.95
2	Roof Garden (<100 mm thickness)	0.95
3	Roof Garden (100 – 200 mm thickness)	0.3
4	Roof Garden (201 – 500 mm thickness)	0.2
5	Roof Garden (> 500 mm thickness)	0.1
6	Turf, Flat (0 - 1% slope)	0.25
7	Turf, Average (1 - 3% slope)	0.35
8	Turf, Hilly (3 - 10% slope)	0.4
9	Turf, Steep (> 10% slope)	0.45
10	Vegetation, Flat (0 - 1% slope)	0.1
11	Vegetation, Average (1 - 3% slope)	0.2
12	Vegetation, Hilly (1 - 3% slope)	0.25
13	Vegetation, Steep (> 10% slope)	0.3
14	Concrete Pavement	0.95
15	Gravel Pavement	0.75
16	Open-grid Concrete Pavement	0.75
17	Open-grid Grass Pavement	0.5
18	Water Bodies (lined) eg., Swimming Pool	0.95
19	Water Bodies (un-lined) eg., Water Pond	0

Energy Conservation (EC)

Mandatory Requirement

HCFC Free Appliances

Intent:

Avoid use of refrigerants and ozone depleting gases which has negative impact to the environment.

Requirements:

a. Zero use of Hydro-chlorofluorocarbon (HCFC) refrigerants in Heating, Ventilation & Air-conditioning (HVAC) equipment and Unitary Air-Conditioners installed in the building(s).

b. Use halon free fire suppression equipment.

Benefits:

- Reduces adverse health impacts
- Protects the ozone layer from further depletion

Documents required:

Photographs of the installed HCFC-free appliances and halon free fire suppression equipment.

Guidelines & Examples

(These guidelines are illustrative)

CFC Free and BEE 3 Star Air Conditioners in Common Areas

Efficient Lighting Fixtures

EC Credit 1 **Point(s): 3**

Intent:

Optimize energy consumption, to reduce negative environmental impacts from excessive energy use.

Requirements:

a. Select LEDs for atleast 75% of all street & common area lighting consumption

Percentage of Street and Common Area Lighting	Points
75 %	1
95%	2

b. Install automated lighting controls for common area lighting (1 point)

Benefits:

- Reduced energy bills.
- Energy cost savings with payback time of 1-2 years.
- Reduced environmental impacts.

Documents required:

Photographs of the installed lighting fixtures.

Guidelines & Examples

(These guidelines are illustrative)

Energy Efficient Lighting Fixtures for Street lights and Common Areas

Guideline: Estimate the lighting fixtures with wattages to calculate the loads as shown in the table:

Description	**Quantity in Nos**	**Consumption (W)**
No of LED fixtures in corridors (25 W)	100	2500
No of LED fixtures in landscaping bollards (8 W)	20	160
No of LED fixtures for lighting (50 W)	15	750
Non LED's: Not meeting the compliance No of Daylights for playground (500 W)	2	1000
Total power consumption for common area		4,410
Total power consumption of efficient fixtures		3,410
Percentage of efficient lighting fixtures		(3,410/4,410)x 100 = **77.3%**
The project is eligible for 1 point.		

Energy Efficiency Equipment in Common Areas

EC Credit 2 **Point(s): 4**

Intent:

Conserve energy in the use of house-hold appliances and other equipment, thereby reducing environmental impacts.

Requirements:

Provide energy efficient equipment in common area the following: *(4 points for any 4 measures)*

a. Water pumps: BEE 4-star rated Pumps (or) Minimum 70% efficiency for Pumps of capacity greater than 3 HP and ISI certified pumps for others

b. Motors: International efficiency (IE) (or) Minimum 85% efficiency for Motors of capacity greater than 3 HP and ISI certified motors for others capacity

   Points are awarded as below:

Percentage of retrofit pumps or motors	Points
50%	1
95%	2

c. Air conditioning systems: Minimum BEE 3 star rated (1 point)

d. Lifts (1 point)

e. Any other energy efficient application in the common areas (1 point)

Benefits:

- Reduced energy bills.
- Energy cost savings with payback time of 1-2 years.
- Reduced environmental impacts.

Documents required:

1. List of installed equipment along with manufacturer cut-sheet/ brochure of the proposed appliances & other equipment.
2. Photographs and purchase invoices of the installed equipment.

Guidelines & Examples

(These guidelines are illustrative)

Guideline: Estimate the Total capacity of efficient pumps and motors to calculate the loads as shown in the table:

Description	**Quantity in Nos**	**Consumption (kW)**
No of 1450 RPM 200L motor (30 kW)	2	60
No of 1480 RPM 350M motor (125 kW)	1	125
No of Single-phase mono pump set (2.2 kW)	4	8.8
No of 3 Phase open well submersible pump (5.5kW)	3	16.5
Total capacity of pumps and motors (A)		210.3
Retrofit pumps		
No of 1450 RPM 200L motor (30 kW)	1	30
No of 1480 RPM 350M motor (125 kW)	1	125
No of Single-phase mono pump set (2.2 kW)	4	8.8
Total capacity of retrofitted pumps and motors (B)		163.8
Percentage of efficient pumps and motors (B/A * 100)		77.8%
The project is eligible for 2 point.		

Renewable power for Common Area Lighting

EC Credit 3 **Point(s): 7**

Intent:

Promote self-sufficiency in energy through renewable technologies, to minimise the environmental impacts associated with the use of fossil fuel energy.

Requirements:

Install renewable energy systems for atleast 30% of annual common area lighting requirements.

Points are awarded as below:

Renewable energy as a percentage of total annual common lighting energy consumption	Points
30 %	1
40 %	2
50 %	3
60%	4
70%	5
80%	6
90%	7

Benefits:

- Reduced energy bills.
- Energy cost savings with payback time of 1-2 years.
- Reduced environmental impacts.

Documents required:

1. Calculations indicating total annual power consumption for common area lighting in the society (kWh), capacity of the renewable energy system (kW) and energy generation from the renewable energy systems (kWh).
2. Photographs and purchase invoices of the installed renewable energy system.

Guidelines & Examples

(These guidelines are illustrative)

Estimate the lighting fixtures with wattages to calculate the loads as shown in the table:

Description	**Quantity in Nos**	**No of operating hours**	**No of days**	**Consumption in Watts**
Total Dwelling units	100			
No of CFL lights with 8 W	40	11	365	8 x 40 x 11 x 365 = 12,81,280
No of Tube lights – 26 W	10	11	365	26 x 10 x 11 x 365 = 10,43,900
No of Day lights – 500 W	2	6	250	500 x 2 x 6 x 250 =15,00,000
Total power consumption for common area lighting (kWh)				38,25,180 /1000 = 3,825.180
Installed photo voltaic – 2.5 kW				
Average units generation per kWh				4.25 x 2.5 x 365 = 3,878.125
Percentage = Units generated from installed PV X 100/Total power consumption				= (3,878.125/ 3,825.180) x 100 = 100
The project is eligible for 7 points under this credit				

Stand Alone Solar-PV Street Lights

Centralized Solar-PV system for Street and Common area lighting

Alternate/Efficient Water Heating Systems

EC Credit 4 **Point(s): 3**

Intent:

Encourage use of alternative sources of energy and optimize energy use for water heating applications, to minimize the environmental impacts of using fossil fuels.

Requirements:

Provide any one or combination of the below technologies for atleast 25 % of hot water requirement:

- Natural Gas (or) LPG based systems
- Heat pump with minimum of COP 3.2
- Solar water heating systems

Note:

- *The minimum hot water requirement for domestic purposes should be considered as 20 liters per person per day.*
- *The minimum temperature requirement of hot water to be considered for domestic applications can range between 35-40 deg C.*

Hot water through alternative heating systems as a percentage of total hot water requirement of the building(s)	Points
50 %	1
75 %	2
95 %	3

Benefits:

Substantially reduces energy bills and mitigate carbon emissions.

Documents required:

1. Details on total hot water requirement of the occupants and percentage of water heated through the alternate water heating system.
2. Photographs and invoices of the alternate water heating systems installed in the project.

Guidelines & Examples

(These guidelines are illustrative)

Estimate the hot water consumption per person as 20 liters per day to calculate the loads as shown in the table:

Description	
Total Dwelling units	100
Average occupants in each dwelling	4
Total Occupancy	400
Average Hot water consumption per person	20 liters/day
Average Hot water consumption by society / day	400 x 20 = 8000 liters / day
Water heating systems installed for the capacity	4500 liters / day
Percentage of water heating system installed	4500/8000 x 100 = 56%

The society can claim 2 points under this credit.

Centralized Solar Hot Water System

Individual Solar Hot Water System

Energy Monitoring Systems

EC Credit 5 **Point(s): 3**

Intent:

Encourage continuous monitoring to enhance the energy performance of residential dwelling unit(s).

Requirements:

CASE A: Provide energy sub meters for any three of the following, as applicable *(any 3 applications 3 points):*

- Common area lighting
- Exterior area lighting
- Energy meter for lifts
- STP
- Pumps & motors
- Club house
- DG set
- RE generation
- Air-conditioning
- Treated waste water pumping
- Power backup systems (Generators sets, Gas turbines, etc.,)
- Any other energy consuming equipment and systems

CASE B: Provide over all building management system to monitor the following, as applicable (any 3 applications 3 points):

- Air-conditioning system
- Lighting management system
- Elevator management system
- Renewable energy management system
- CCTV
- Overhead water level indicators
- Water Metering (dwelling unit level)

Benefits

Monitor and reduce energy consumption, thereby reducing associated adverse environmental impacts.

Documents required:

List of Energy meters and Building Management System installed in the society with supporting photographs.

Guidelines & Examples

(These guidelines are illustrative)

Energy Meters measuring Common Area Loads

Energy Meters measuring Lighting and Equipment Loads

Waste Management (WM)

WM Mandatory Requirement

Waste Segregation

Intent:

Facilitate segregation of waste at source to encourage reuse or recycling of materials, thereby avoiding waste being sent to land-fills.

Requirements:

a. Provide at least two separate bins to collect dry waste (paper, cardboard, glass, metal, plastics, etc.,) and wet waste (organic waste) in each floor and at a site level common area.

b. Provide Centralized/common storage and hauling space for dry, wet, medical and electrical waste collected.

Benefits:

- Reduces the burden on landfills
- Encourages the manufacturing industry to re-utilize waste materials
- Facilitates local municipal corporations to generate power from waste.

Documents required:

Photographs of bins for waste segregation at dwelling unit level and common area.

Wet Waste Management – Treatment and Reuse

WM Credit 1 **Point(s): 6**

Intent:

Ensure effective organic waste management, so as to prevent waste being sent to land-fills.

Requirements:

a. Install on-site waste treatment system for treating atleast 25% organic waste generated from the building(s).

Points are awarded as below:

Percentage of Wet Waste treated onsite	Points
25%	1
50 %	2
75 %	3
95 %	4

b. Reuse the treated wet waste from such systems for manure, in-situ power, etc.,

Points are awarded as below:

Percentage of output the wet waste treatment system reused in-situ	Points
50 %	1
95 %	2

Benefits:

- Minimises transportation of wet waste to long distance landfill sites
- Reduces the burden on landfills
- Reduces the requirement for chemical fertilisers

Documents required:

1. Calculations indicating the quantity of organic waste generated and treated in the society
2. Photographs of the wet waste treatment system installed along with reuse application details

Guidelines & Examples

(These guidelines are illustrative)

Organic waste generated can be treated through composting or mechanical processes. The manure generated through these processes can be used as an organic fertilizer for plants.

Note: The organic waste generated per person as 0.25 Kg per day to calculate the organic waste generated in the societies.

Description	
Total Dwelling units	100
Average occupants in each dwelling	4
Total Occupancy	400
Organic waste generated per person	0.25 kg /day
Organic waste generated by society / day	400 x 0.25 = 100 kgs / day
Organic waste converter installed to treat organic waste	100 kgs / day
Percentage of OWC system installed	100/100 x 100 = 100%
Manure reused for landscaping by the society generated from the OWC	50 kgs
Percentage of Manure reused/sold	50/100 x 100 = 50%
The society can claim 4 points for wet treatment and 1 point for reuse of manure under this credit.	

Dry Waste Management

WM Credit 2 **Point(s): 2**

Intent:

Ensure effective dry waste management, so as to prevent waste being sent to land-fills.

Requirements:

Provide dry waste management plan implemented in society to dispose the following

(1 point for each measure, Maximum 2 points):

- Plastic waste
- E-waste (Batteries and lamps)
- Medical waste

Benefits:

- Responsible disposal of plastic and e-waste.
- Minimizes transportation of such waste to long distance landfill sites reduces the burden on landfills

Documents required:

1. Dry waste management plan to dispose plastic and e-waste.
2. Copy of agreement for E-waste and Plastic waste collection with haulers/vendors.

Resident Health & Wellbeing (RHW)

Mandatory Requirement

No smoking policy in common areas

Intent:

Minimize exposure of non-smokers to the adverse health impacts arising due to passive smoking in the society.

Requirements:

Adopt following measures:

- Declaration letter from the Resident's association describing the "No Smoking" policy
- Provide descriptive measures for non-smoking policy in the green guidelines document.
- Display 'no smoking zone' signage boards in all common areas in the project.

Benefits:

- Improves air quality thereby improving health of community as a whole.

Documents required:

1. Photographs of signage boards installed
2. Copy of green guidelines circulated among residents
3. Declaration letter from Resident's association

Guidelines & Examples:

(These guidelines are illustrative)

Identify various common spaces and educate users on various adverse effects due to smoking.

Daylighting in common areas

RHW Credit 1 **Point(s): 3**

Intent:

Ensure common areas to have access to natural daylight, thereby enhancing the quality of life of the occupants.

Requirements:
The following spaces shall receive a minimum daylight illuminance level of 110 lux under clear sky conditions on 21st September at 12 noon, measured at the working plane:

1. **Staircases and Lift Lobbies** – Minimum 50% of the area shall achieve the daylighting requirement. *(1 point)*
2. **Corridors** – Minimum 50% of the area shall achieve the daylighting requirement. *(1 point)*
3. **Common Facilities** (Gym, Multipurpose Hall, Yoga Room, Library, Club House, Anganwadi, etc.) – Minimum 50% of the area shall achieve the daylighting requirement. *(1 point)*

Benefits:

- Enhance the quality of life of the occupants
- Reduction of electricity consumption for common area lighting

Documents required:

1. Lux level reading through mobile apps
2. Photographs of various common areas

Design for Differently Abled

RHW Credit 2 **Point(s): 4**

Intent:

Ensure that the building caters to differently abled and senior citizens thereby enhancing the quality of life.

Requirements:

Ensure that following provisions for differently abled people are incorporated (Any 4 measures, 1 point for each measure):

- Uniform flooring
- Non-slippery ramps with hand rails on at least one side at all entrances
- Designated parking facility near lift lobby
- Rest rooms (toilets) in common areas designed for differently abled people
- Lift with Braille and audio assistance
- Wheel chair and stretcher in common facility (security cabin)

Note: Please note that the differently abled toilet should have wheelchair access and door width of 1200 mm .

Documents required:

Photographs of the installed features for differently abled.

Guidelines & Examples

(These guidelines are illustrative)

Design features for Differently Abled and senior Citizens

Facilities for Health & Wellbeing

RHW Credit 3 **Point(s): 2**

Intent:

Promote occupant well-being facilities so as to enhance physical, emotional and spiritual well-being.

Requirements:

a. Have recreational facilities such as: (Any 2 measures, 1 point):
   - Gymnasium
   - Yoga / Meditation Center
   - Indoor games
   - Swimming Pool
   - Outdoor Sports

b. Provide the following within society: (Any 2 measures ,1 point)
   - Play area for children to include tot-lot play equipment which is permanently installed.
   - Seating area and
   - Toilets in common spaces

Documents required:

Photographs of the facilities provided

Guidelines & Examples

(These guidelines are illustrative)

Facilities for Health and Wellbeing

Exceptional Green Practices (EGP)

Note: The project can either opt for Exemplary Performance or Innovative credits for 3 points.

Exemplary Performance or Innovative Practice

Point(s): 3

EGP Credit 1

The project can claim either for Exemplary Performance or Innovative Practices.

Intent:

Provide society with an opportunity to be awarded points for exemplary performance in green building categories addressed by the IGBC Green Residential Societies Rating System.

Requirements:

- Credit 1.1: Exemplary Performance (1 point)

  Identify the intent of the proposed exemplary credit, the proposed requirement for compliance and the proposed documentation to demonstrate compliance used to meet the required measures.

- Credit 1.2 and 1.3 : Exemplary Performance (3 points) same as credit 1.1

Exemplary Performance: *Projects should identify appropriate strategies that significantly exceed the requirements of IGBC Green Residential Societies Rating System credits. As a general rule, innovation credits for exemplary performance are awarded for doubling the credit requirements and/or achieving the next incremental percentage threshold. Eligibility criteria for different credits are defined in respective credits (refer Exhibit - B).*

Benefits:

Leads to more sustainable practices thereby benefiting the environment.

Documentation Required:

- A narrative describing the proposed strategies to be adopted for exemplary performance in the respective base credits.
- Other supporting documents such as drawings, photographs, illustrations, cut sheets, and test reports, etc., as applicable.

Note: There is no need to provide any other supporting documents, if these documents are available in the respective base credit folders.

Exhibit B - List of Base credits eligible for Exemplary Performance

- FOM Credit 1.2 Green Parking - Electric charging facilities: 12.5%
- FOM Credit 1.5 Vegetation on site: 35%
- WM Credit 2 Per capita water consumption in liters/person/day: 100 LPD
- WM Credit 6 Rain Water Harvesting : 95%
- RHW Credit 2 Daylighting in common areas: 95%

(OR)

Innovative Practices

EGP Credit 2

Intent:

Provide societies with an opportunity to attempt for innovative performance in green building categories not specifically addressed by the IGBC Green Residential Societies Rating System.

Requirements:

- Credit 2.1: Innovative Practices (1 point)

Identify the intent of the innovation credit, the requirement for compliance and the proposed documentation to demonstrate compliance

- Credit 2.2 and 2.3: Innovative Practices (2 points) same as credit 2.1

Benefits:

Leads to more sustainable practices thereby benefiting the environment.

Documentation Required:

- A narrative describing intent, requirements, potential strategies and technologies adopted.
- Strategies adopted must be significantly better than standard sustainable design practices.
- Quantitative performance improvements, comparing a baseline and design case.

- Other supporting documents such as drawings, photographs, illustrations, cut-sheets, and test reports, etc., as applicable.

IGBC Accredited Professional

EGP Credit 3 **Point: 1**

Intent:

Support and encourage involvement of IGBC Accredited Professional in societies, so as to integrate appropriate design measures and streamline certification process.

Requirements:

Identify an IGBC Accredited Professional who has expertise in IGBC rating systems and green building concepts. The Accredited Professional understands the importance of integrated design and considers synergy amongst various requirements

Benefits:

- Hand holding the societies in greening the buildings
- Impart knowledge to other members about green buildings

Documentation Required:

A copy of IGBC Accredited Professional certificate of the principal participant.

About CII

The Confederation of Indian Industry (CII) works to create and sustain an environment conducive to the development of India, partnering industry, Government, and civil processes. society, through advisory and consultative CII is a non-government, not-for-profit, industry-led and industry-managed organization, playing a proactive role in India's development process. Founded over 125 years ago, India's premier business association has around 9100 members, from the private as well as public sectors, including SMEs and MNCs, and an indirect membership of over 300,000 enterprises from around 288 national and regional sectoral industry bodies.

CII charts change by working closely with Government on policy issues, interfacing with thought leaders, and enhancing efficiency, competitiveness and business opportunities for industry through a range of specialized services and strategic global linkages. It also provides a platform for consensus building and networking on key issues.

Extending its agenda beyond business, CII assists industry to identify and execute corporate citizenship programmes.

Partnerships with civil society organizations carry forward corporate initiatives for integrated and inclusive development across diverse domains including affirmative action, livelihoods, diversity management, skill development, empowerment of women, and sustainable development, to name a few.

The CII theme for 2020-21 as Building India for a New World: Lives, Livelihood, Growth, CII will work with Government and industry to bring back growth to the economy and mitigate the enormous human cost of the pandemic by protecting jobs and livelihoods

With 68 offices, including 9 Centres of Excellence, in India, and 9 overseas offices in Australia, China, Egypt, Germany, Indonesia, Singapore, UAE, UK, and USA, as well as institutional partnerships with 394 counterpart organizations in 133 countries, CII serves as a reference point for Indian industry and the international business community

About Indian Green Building Council (IGBC)

The Indian Green Building Council (IGBC), part of the Confederation of Indian Industry (CII) was formed in the year 2001. The vision of the council is, "To enable a sustainable built environment for all and facilitate India to be one of the global leaders in the sustainable built environment by 2025".

IGBC is strong with membership base of more than 1857 members which is progressively increasing over the years. Members comprise of all stakeholders of the construction industry viz. Architects, Interior Designers, Landscape Consultants, MEP Consultants, Builders, Developers, Product and Equipment Manufactures, Corporate, Institutions and Government agencies.

The Council presently has 26 Chapters spread all over the country to cater to the aspirations of various states and regions. These chapters are headed by eminent Architects and Developers.

To seed the ideas of green building concepts in the minds of young people, IGBC has started Student chapters in various architectural and engineering colleges.

The council has in the past 10 years facilitated 6,000 Green Buildings in the country with a footprint of 7.2 Billion sq.ft. covering the varied building types viz. commercial, residential, hospitals, airports, interiors, resorts, retail, factory buildings, metros, railways and Cities.

The council closely works with State and Central Governments, World Green Building Council, bilateral and multi-lateral agencies in promoting green building concepts.

For more information on Green Buildings, please contact

Confederation of Indian Industry

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