Model Building Byelaws for Sustainable Development of Built Environment in Cities

Version 2.0

A Guidance Publication for revamping Building Byelaws, Development Control Rules and Planning Standards of Urban Local Bodies / Planning Authorities
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for Sustainable Development
of Built Environment in Cities

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Contents

i Preface 1

ii Introduction 3

iii Proposed Byelaws

• Model Byelaw # 1: Green Space 5
• Model Byelaw # 2: Green Roof 6
• Model Byelaw # 3: Solar Water Heating 7
• Model Byelaw # 4: Rain Water Harvesting 8
• Model Byelaw # 5: On-site Waste Water Treatment and Reuse 10
• Model Byelaw # 6: Waste Segregation 11
• Model Byelaw # 7: Affordable Housing 12
• Model Byelaw # 8: Design for Differently Abled 13
• Model Byelaw # 9: On-site Renewable Energy 14
• Model Byelaw # 10: Green Buildings 15

iv Notifications by Various Governments on Green Buildings 16

• Make in India - National Manufacturing Policy 17
• Ministry of Environment & Forests (MoEF) 18
• Government of Punjab 19
• Government of Rajasthan 20
• Government of West Bengal 22
• Government of Uttar Pradesh 25
• Government of Maharashtra 27
• Government of Himachal Pradesh 32
• Government of Haryana 34
• Government of Jharkhand 36
• Government of Andhra Pradesh 38
• Small Industries Development Bank of India (SIDBI) 41
Dear Friends,

It is, therefore, imperative that optimal and efficient utilization of all these precious resources is done for sustainable development. The continuous savings in water, energy and improvement in quality of life reinforces the need to adopt green building practices in the buildings and infrastructure services.

The regulatory frameworks for the built environment are also increasingly geared up to provide for development with sustainability elements using green principles in the Building Byelaws, Development Control Rules, Planning Standards of the local Municipal Corporations, Municipal Authorities, Development Authorities at state and city levels, Town Planning Department and Special Planning Authorities, New Town Development agencies through revamping of present building regulations.

Mr V Suresh

Chairman, IGBC Green Cities Committee
Chairman, IGBC Policy and Advocacy Committee
Vice Chairman, National Building Code of India
Chairman, IGBC
Former CMD, HUDCO

With massive demographic growth in India, and a defined shift towards urbanization, the demand for housing and all other building construction for economic and social infrastructure needs, is registering quantum jump for growth.

The Built Environment needed for Housing, buildings for Commercial, Recreational, Health Care, Hospitality, Retail sector are facing many challenges due to resource constraints on land, water, energy, forests and building materials. With rapid increase in costs on all resources, the need for cost effectiveness and affordability at all levels, from CAPEX and OPEX point of view, is also coming into sharp focus.

Equally important is the need to graduate from the initiatives for green buildings to green neighbourhoods, townships and cities development.

The National Building Code of India, brought out by BIS, also has also included new Part 11 on Sustainability and the use of green principles. The Energy Conservation Building Code, brought out...
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Preface

Mr V Suresh
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by BEE, has special thrust on energy conservation and efficiencies.

The Green Building movement, which is growing in strength over the last decade, has also embraced these elements leading to sustainable development.

With this in view, IGBC is glad to bring out a guidance publication for revamping the Building Byelaws, Development Control Rules and Planning Standards of Urban Local Bodies and Planning Authorities, for incorporating the sustainable development features in Built Environment. This could be either adopted or adapted by the State Governments, Urban Local Bodies and Planning Authorities in their efforts for bringing in sustainable development in the built environment.

IGBC hopes that this document would serve as a guidance model.

IGBC would be glad to extend any assistance in the transformation process to revamp the building regulatory media.

V Suresh
Introduction

Cities are the engines for social and economic growth of a country. The urban sector contributes to more than 60% to the nation’s GDP. Cities are playing a key role in creation of employment and the economic growth in the country.

The newly formed government has a vision of developing ‘100 Smart Cities’, as satellite towns of larger cities and modernising the existing mid-sized cities. This augurs well for the country and presents a wonderful opportunity to design these cities as green from day one and convert the existing cities into green cities.

Against this background, Indian Green Building Council (IGBC) has launched the guidance publication ‘Model Building Byelaws for Sustainable Development of Built Environment in Cities (Version 2.0)’. The proposed measures would help the Development Authorities / Municipal Corporations/ Municipal Councils in promoting the green building efforts in their respective cities and incorporate them in their development control regulations and building regulations.

The intent is to help Development Authorities / Municipal Corporations / Municipal Councils to incorporate the byelaws on green measures and promote them in practice as a regulatory tool. The concept and approach is projected and these can be adopted or adapted by the state governments / city authorities to suit local requirements.
Model Byelaw # 1: Green Space

Green space provides habitat for landscaping, foliage and vegetation. A green space helps in mitigating urban heat island effect, increases storm water infiltration and provides human population with a connection to the outdoors.

National / International Examples

All residential/commercial/instutional/industrial plots above 500 Sq.m should dedicate 10% of the site area as green open space. The space would have to be greener through the life of the project.

Benefits Anticipated

WHO recommends 9 Sq.m of per capita green space. Singapore has provided 66 Sq.m of per capita green space.

Bishan Park, Singapore

CII - Indian Green Building Council
Model Byelaw # 1: Green Space

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National / International Examples

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Bishan Park, Singapore
Model Byelaw # 2: Green Roof

For all new residential / commercial / institutional / industrial plots, 75% of the exposed roof area to be developed with High Reflective Materials or Vegetation or combination.

Benefits Anticipated

Reflective roof surfaces and vegetated roofs help in mitigating urban heat island effect. This would reduce ambient temperatures in urban areas, help in reducing cooling loads, reduce electricity consumption, and decrease greenhouse gas emissions.

National / International Examples

The below illustration shows comparison between dark rooftops in Delhi and white rooftops in Jaisalmer. A study conducted by Lawrence Berkeley National Laboratory (LBNL) & Indian Institute of Information Technology (IIIT), Hyderabad in May 2011 has estimated that potential annual energy savings of cool roofs in India is 20 to 22 kWh per Sq.m roof area.

![Dark rooftops in Delhi](image1)

![White roof tops in Jaisalmer](image2)

![Artist Illustration of Green roofs in Toronto](image3)

Toronto city in Canada, approved a byelaw in May 2009, mandating green roofs on residential and Industrial buildings.
**Model Byelaw # 3: Solar Water Heating**

**Benefits Anticipated**

India is blessed with Solar Energy in abundance at no cost. Solar water heating systems have tremendous benefits with respect to energy savings, peak load savings, environmental benefits and attractive payback period.

A Solar Water Heater of 100 liters capacity can replace an electric geyser for residential use and save 1,500 units of electricity annually and thereby prevent 1.5 tonnes of CO₂ emissions per year. 
(Source: Ministry of New and Renewable Energy, Government of India)

**National / International Examples**

In Rizhao city, China 99% of households use solar hot water systems.

Several cities in India have mandated installation of solar water heaters for all new residential buildings.
**Model Byelaw # 4: Rain Water Harvesting**

All new buildings to provide rainwater harvesting system to capture at least ‘one-day rainfall’ runoff volume from roof and non-roof areas.

All existing buildings shall construct rainwater harvesting system to capture at least ‘one-day rainfall’ runoff volume from roof and non-roof areas.

**Benefits Anticipated**

Rain water harvesting system helps in reducing dependency on municipal water supply and improves ground water recharge.

**National / International Examples**

In 2001, Chennai city has mandated implementation of Rain water harvesting systems in all Government offices, schools, hospitals, residential buildings and new buildings. This has helped in improving the ground water table as well as the quality of ground water. Further, during rainy season the dependency on the municipal water has come down.

*One day rainfall can be derived from ‘percentage of average peak month rainfall’ given in Table - 1

To arrive at average peak month rainfall, consider an average of at least last 5 years peak month Rainfall (of the respective year).
In 2001, Chennai city has mandated implementation of rainwater harvesting systems in all government offices, schools, hospitals, residential buildings, and new buildings. This has helped in improving the groundwater table as well as the quality of groundwater. Furthermore, during the rainy season, the dependency on the municipal water supply has decreased.

**Benefits Anticipated**

Rainwater harvesting systems help in reducing dependency on municipal water supply and improving groundwater recharge.

---

### Table 1 - Criteria to arrive at ‘One-day Rainfall’

<table>
<thead>
<tr>
<th>S No</th>
<th>Average Peak Month Rainfall (in mm)</th>
<th>One-day Rainfall (% of Average Peak Month Rainfall)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Upto 250</td>
<td>9%</td>
</tr>
<tr>
<td>2</td>
<td>251-350</td>
<td>7.5%</td>
</tr>
<tr>
<td>3</td>
<td>351-500</td>
<td>6%</td>
</tr>
<tr>
<td>4</td>
<td>501-700</td>
<td>4.5%</td>
</tr>
<tr>
<td>5</td>
<td>701 &amp; above</td>
<td>3%</td>
</tr>
</tbody>
</table>

**Notes:**

- For rainfall information, refer Indian Meteorological Department data at [http://www.imd.gov.in](http://www.imd.gov.in)
- Runoff volume = Surface area \( \times \) Runoff Coefficient \( \times \) Rainfall.
- Consider Rainwater Harvesting Guidelines (as and when available) from the National Building Code (NBC) of India, Part 11 - Approach to Sustainability, Section 7.2 - Rainwater Harvesting-Surface Runoff.

### Table 2 - Runoff Coefficients for Typical Surface Types

<table>
<thead>
<tr>
<th>S No</th>
<th>Surface Type</th>
<th>Runoff Coefficient</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cemented / Tiled Roof</td>
<td>0.95</td>
</tr>
<tr>
<td>2</td>
<td>Roof Garden (&lt;100 mm thickness)</td>
<td>0.5</td>
</tr>
<tr>
<td>3</td>
<td>Turf, Flat (0 - 1% slope)</td>
<td>0.25</td>
</tr>
<tr>
<td>4</td>
<td>Vegetation, Flat (0 - 1% slope)</td>
<td>0.1</td>
</tr>
<tr>
<td>5</td>
<td>Concrete Pavement</td>
<td>0.95</td>
</tr>
<tr>
<td>6</td>
<td>Open-grid Concrete Pavement</td>
<td>0.75</td>
</tr>
<tr>
<td>7</td>
<td>Open-grid Grass Pavement</td>
<td>0.5</td>
</tr>
<tr>
<td>8</td>
<td>Water Bodies (lined) Ex: Swimming Pool</td>
<td>0.95</td>
</tr>
</tbody>
</table>
Model Byelaw # 5: On-site Waste Water Treatment and Reuse

For residential buildings having more than 30 dwelling units and for non-residential buildings with built-up area of more than 2,000 Sq.m, the following provisions should be made:

a) Use low flow water fixtures in minimizing water consumption.

b) Have an on-site waste water recycling treatment system to handle 100% of waste water (sullage and sewage) generated in the building, to the quality standards suitable for reuse, as prescribed by Central (or) State Pollution Control Board, as applicable.

c) Use treated waste water for at least 50% of the total water required for landscaping, flushing, and cooling tower make-up water (if the project uses water-cooled chillers).

Benefits Anticipated

Conservation of water is of essence and all efforts to make efficient use of water need encouragement.

On-site waste water treatment helps in avoiding pollution for the receiving streams and reuse of treated waste water reduces dependency on potable water. There are many technologies available for waste water recycling including DEWATS options.

National / International Examples

More than 80% of domestic waste water in Israel is treated through a mix of on-site and off-site waste water treatment systems. More than 50% of the irrigation is done with recycled waste water.

In Singapore waste water recycling is a must and the “New Water” is used for various useful purposes - leading to 40 -50% water savings.

Waste water treatment plant in Israel
Model Byelaw # 6: Waste Segregation

All buildings to provide separate coloured bins to collect dry waste (paper, plastic, metals, glass etc,) and wet waste (organic), as applicable. Allocate dedicated space for a centralised facility to divert the collected waste, before transferring for recycling/disposal.

Provide separate bins for safe disposal of hazardous waste (batteries, E-waste, Lamps, Medical waste etc.,) as applicable at the centralised facility.

**Note:**

*The project has to follow the Hazardous Waste Management Guidelines as prescribed by the Ministry of Environment & Forest (MoEF), Government of India.*

**Benefits Anticipated**

100% waste segregation at source, provides opportunity to reuse or recycle waste, thereby avoiding waste being sent to the landfill site.

This also contributes well to the **Swachh Bharat Abhiyan** initiative.

**National / International Examples**

Pune Municipal Corporation (PMC) solid waste management is a success story. Of the 1,600 tonnes of waste generated in city every day, 1,000 tonnes is composted into pellets and biofuel, 200 tonnes is converted into vermi compost, 60 tonnes is converted into biogas and 300 tonnes is converted into electricity through pyrolysis.

Model Byelaw # 7: Affordable Housing

Benefits Anticipated

Urban serviced land is the key for development of affordable housing. Dedicating developed land for affordable housing in large projects, provides economic opportunities and improves social and economic mix, within the community. This contributes to inclusive and Sustainable Habitat development.

National / International Examples

Many countries are earmarking policies for making available developed land for the needs of poor and low income groups for humane cities development.

For residential projects, with a minimum built-up area of 20,000 Sq.m and above, the developer shall provide at least 20% of built-up area for the housing needs of Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing in such projects.

Affordable Housing project developed by
Ahmedabad Urban Development Authority (AUDA)

Courtesy: Ahmedabad Urban Development Authority (AUDA)
Model Byelaw # 8: Design for Differently Abled

**Benefits Anticipated**

Barrier free buildings enable people with special needs to move about safely and freely and to use the facilities within the built environment. The goal of barrier free design is to provide an environment that supports the independent functioning of individuals so that they can get to, and participate without assistance, in every day activities.

**National / International Examples**

Many IGBC rated green building projects, are designed to cater to the needs of differently abled people.

*Ramp for Differently Abled*  
*Toilet for Differently Abled*
Model Byelaw # 9: On-site Renewable Energy

All new buildings with connected load of 100 kW or contract demand of 120 kVA, should install on-site renewable system equivalent to meet 2% of the connected load.

*Note:*

- Renewable energy sources include solar energy, wind power etc.
- Solar hot water systems cannot be considered as power generation source.

Benefits Anticipated

On-site renewable systems minimise the environmental impacts associated with the use of fossil fuel energy. Use of renewable energy means reductions in air and water pollution, benefiting all community members.

National / International Examples

An estimated 25,000kW of On-site renewable energy systems have been installed in IGBC rated green building projects in India. This has resulted in estimated energy savings of 13,000-15,000 MWh for every one million square feet of green building space.

Net-Zero Energy Building

Indira Paryavaran Bhawan
Ministry of Environment,
Forest and Climate Change (MoEFCC),
New Delhi. Platinum Rated

New Paryavaran Bhavan,
Gujarat Pollution Control Board (GPCB),
Gandhinagar. Gold Rated
Model Byelaw # 10: Green Buildings

Incorporate mechanisms in Development Control Regulations (DCR) to encourage all types of green buildings. Mechanisms shall include green building incentives.

**Note:**

*Urban Local Bodies / Planning Authorities may refer to following notifications by various Governments on green building incentives:*

- Government of Punjab (Annexure - III)
- Government of Rajasthan (Annexure - IV)
- Government of West Bengal (Annexure - V)
- Government of Uttar Pradesh (Annexure - VI)

**Benefits Anticipated**

Green New buildings can have tremendous benefits, both tangible and intangible. The most tangible benefits are the reduction in water and energy consumption right from day one of occupancy. The energy savings could range from 20 - 30 % and water savings around 30 - 50%. The intangible benefits of green new buildings include enhanced air quality, excellent day lighting, health & well-being of the occupants, safety benefits and conservation of scarce national resources.

**National / International Examples**

Department of Housing & Urban Development, Government of Punjab has recently amended Punjab Urban Planning and Development Authority (Building) Authority Rules 2013 to encourage Green Buildings by providing Additional 5% Floor Area Ratio (FAR) for Indian Green Building Council (IGBC) Rated Green Building Projects. Rebates in Property tax may also be considered for end-users / occupants.

*CII - Sohrabji Godrej Green Business Centre, Hyderabad*  
*India’s First Platinum Rated Green Building*  
*CII - Indian Green Building Council*
Notifications by Various Governments

Central and several State agencies have given due recognition to IGBC’s Green Building initiatives. Some of the notifications include:

1) **The Ministry of Environment & Forests (MoEF)**, Government of India offers fast track environmental clearance for projects following IGBC guidelines & pre-certified 
   (Annexure - I)

2) **Government of Punjab** (Punjab Urban Development Authority) through their recent Notification, included IGBC’s Green Building Rating programmes for additional 5% FAR 
   (Annexure - II)

3) **Government of Rajasthan** (Jaipur Development Authority) through their recent Notification, including IGBC’s Green Building Rating programmes for additional 5% FAR 
   (Annexure - III)

4) **Government of West Bengal** (KMC) through their recent Notification, including IGBC’s Green Building Rating programmes for additional 10% FAR 
   (Annexure - IV)

5) **Government of Uttar Pradesh** through their recent Notification, including IGBC’s Green Building Rating programmes for additional 5% FAR 
   (Annexure - V)

6) **Government of Maharashtra**
   - **Pune Municipal Corporation (PMC)** and Pune Metropolitan Region Development Authority (PMRDA), Government of Maharashtra offers an additional FAR of 3%, 5% and 7% for Green Buildings rated as Silver, Gold and Platinum respectively by IGBC.
   - **Public Works Department (PWD)**, Government of Maharashtra has mandated that the renovation of existing buildings and the development of all new government buildings in Maharashtra shall be carried out as per the suitable IGBC Green Building Rating system
   - **Urban Development Department** offers an additional FAR of 3%, 5% and 7% for Green Buildings rated by IGBC as Silver, Gold and Platinum respectively. 
     (Annexure - VI - VIII)

7) **Government of Himachal Pradesh** (Town & Country Planning Deptt) offers an additional 10% FAR for projects which are granted Gold/Platinum rating by IGBC. 
   (Annexure - IX)
8) **Government of Haryana** (Town & Country Planning Department), as per amendment in chapter 6 of the Haryana Building Code 2017 on 8 May 2018, offers an **additional FAR (Floor Area Ratio) of 9%, 12% and 15%** for Green Buildings rated as Silver, Gold and Platinum respectively by IGBC.

(Annexure - X)

9) **Government of Jharkhand** (Urban Development and Housing Department) offers an **additional FAR of 3%, 5% and 7%** for Green Buildings rated by IGBC as Silver, Gold and Platinum respectively.

(Annexure - XI)

10) **Government of Andhra Pradesh**

- The **Industries & Commerce Department** offers 25% subsidy on total fixed capital investment of the project (excluding cost of land, land development, preliminary and preoperative expenses and consultancy fees) for buildings which obtain green rating from IGBC. This incentive is applicable for MSME and large industries.

- **Municipal Administration and Urban Development Department** offers the following incentives to projects obtaining the rating from IGBC:
  - 20% Reduction on Permit Fees
  - If the property is sold within three years, one-time reduction of 20% on Duty on Transfer of Property (Surcharge on Stamp Duty) on the submission of Occupancy Certificate issued by the Local Authority.

(Annexure - XII-XIII)

11) **Small Industries Development Bank of India** (SIDBI) through their recent Notification, included eligibility of IGBC rated Green Building projects for **SIDBI Loans**

(Annexure - XIV)
No. 19-58/2011-IA.III
Government of India
Ministry of Environment & Forests

Paryavaran Bhavan,
C.G.O. Complex, Lodi Road,
New Delhi-110003.
Telefax. 2436 2434

Dated the 27th June, 2011

OFFICE MEMORANDUM

Sub: Out of turn consideration for environmental clearance in respect of Building and Construction Sector Projects having green rating – Regarding.


In continuation to this Ministry’s earlier Office Memorandum of even no. dated 10.5.2011 regarding the subject mentioned above, it has been decided that the proposals for obtaining environmental clearance in respect of Building and Construction Projects which have obtained Green Building rating (Pre-Certification or Provisional Certification) under the rating programmes of GRIHA, IGBC including LEED India etc by integrating high level of environmental norms into their building plans, shall get priority for their consideration, out of turn, by the Expert Appraisal Committee / State Level Expert Appraisal Committee, as the case may be. A copy of this certificate along with the details of examination done by above agencies shall be submitted along with the project. Therefore, such projects will be listed for their consideration by the EAC / SEAC concerned, out of turn, as compared to other cases.

This issues with the approval of the Competent Authority.

(Annexure - I)

To
1. All the Officers of IA Division
2. Chairpersons / Member Secretaries of all the SEIAAs/SEACs
3. Chairman, CPCB
4. Chairpersons / Member Secretaries of all SPCBs / UTPCCs

Copy to:-
1. PS to MEF
2. PPS to Secretary (E&F)
3. PPS to SS(JMM)
4. Advisor (NB)
5. Website, MoEF
6. Guard File
GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-1 BRANCH)

Notification
The 26th August, 2014

NO. 08/04/2014- 4(hg) 559
In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 OF 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Urban Planning and Development Authority (Building) Rules 2013:-

RULES:
1. Short titles:
   These Rules may be called the Punjab Urban Planning and Development Authority (Amendment) Building Rules 2014.
   
2. These shall come into force on and with effect from the date of its publication in the official gazette.

3. In the note given at the end of rule 16 of the Punjab Urban Planning and Development Authority Building Rules 2013 the following shall be substituted:-

NOTE:- An additional 5% floor area ratio free of charges shall be permissible to the Eco-friendly buildings. The Promoter has to provide Certificate from Bureau of Energy Efficiency (BEE) or from URBANA (Green Rating Integrated Habitat Assessment) of Ministry of Non Renewable Energy Source and Energy, Govt. of India or from IGBC (Indian Green Building Council) Rating Programmes. However, in case the Promoter fails to submit maintenance certificate after a period of every five years from the Competent Authority, the defaulter can be penalized at the rate of 200% of additional floor area ratio permitted.

In rule 16 (viii) of the Punjab Urban Planning and Development Authority (Building) Rules 2013, the following shall be substituted:-

Rule 16 (viii) in case of group of housing, an FAR shall be as under:-

i) Minimum approach road 60 feet - 80 feet = 1:2.00
ii) Minimum approach road Above 80 feet - 150 feet = 1:2.50
iii) Minimum approach road Above 150 feet = 1:3.00

Dated, Chandigarh the 22.08.2014

A Venu Prasad, IAS
Secretary to Government, Punjab,
Housing & Urban Development
Department & Urban Planning

CII - Indian Green Building Council
Government of Rajasthan

(Annexure - III)

 Rajasthan सरकार
 नगरीय विकास विभाग

क्रमांक प.10(7)नवविवि/3/2009पार्ट-II/3

जयपुर, दिनांक : 23 SEp 2014

विवेक — चीन विलिंग्स में प्रौद्योगिकी एफ.ए.आर. दिये जाने समय

उपरेखा: अध्यात्म पत्र क्रमांक अ/विवि/2014/अ/गौरव/नोटिसी/नगरीय विकास विभाग/31147 दिनांक 27.05.2014

गणनेवार:

उपरेखा विषयान्तर्गत साधारण पत्र दिनांक 02.09.2014 को जुलूस होने के कारण अधिकारियों के जन्म के लिए निर्णय दिनांक 19.7.21 में स्वयं सरकार से अनुसूचीनक द्वारा प्रावधान जोड़े जाने की स्वीकृति प्रदान की जाती है --

विविधता स. 19.7.22. --

1. 5000 वर्गसेक्टर अथवा उससे अधिक क्षेत्रफल के भूखंडों पर चीन विलिंग्स का निर्माण क्षेत्र जाने पर अनुशंस्क एफ.ए.आर. के अतिरिक्त 5 प्रतिशत (0.05) एफ.ए.आर. अंश नियुक्त करने की पूर्ति किये जाने पर राज्य देशीत दी गई हो।

(i) प्रशिक्षण भवन का निर्माण पूर्ण कर लिया गया हो तथा MNRE (GRIHA or LEED)/IGBC द्वारा भवन निर्माण पूर्ण होने पर LEED/IGBC द्वारा “नोटिस” अथवा “पलिटिनग” तथा MNRE/GRIHA द्वारा 4 स्टार अथवा 5 स्टार प्रदान दी गई हो।

(ii) चीन विलिंग्स के इलेक्ट्रिक सिस्टम में उर्जा संबंधित मुक्त रूप से आवश्यक है।

इसलिए उगले भवन चीनी केंद्रशासित प्रबंधन विलिंग्स डायरेक्टरिट (ECBD) के नामकरण होने आवश्यक है। इस संबंध में राज्य सरकार द्वारा अवधारित ECBD के प्रावधान लागू किया जाना आवश्यक होगा, जिसका प्रमाण प्राप्त राज्य सरकार की संस्था राजस्थान रिज्यूवेशन एनजी कॉर्पोरेशन लिमिटेड द्वारा किया जाएगा।
(iii) प्रस्तावत भवन में पार्किंग व लैंड-स्टोरेज के प्रथमतित्व विनियमों में दिए गए प्राधिकारियों की अनुमति की गई हो।

(iv) प्रस्तावत भवन में अतिरिक्त एफ.ए.आर. उपयोग किये जाने के लिए भवन विनियमात्मक आवश्यक प्राप्ति किये गए हों।

भवन मालिक/निम्नांकण को प्रलेख 3 वर्ष के बाद रीति व तरीके के मान्यता की वृत्ति के तहत में लीड्स एंड एन एन डीएटी सिस्टम टेस्ट इन्जीनियरिंग (LEED) का प्रणयण पर रखा जाता है। रण्धन मालिका/निम्नांकण द्वारा उच्च प्राप्ति के लिए प्रणयण रद्द नहीं किया जाएगा।

व्यवस्था में रुपार्जन संदर्भ में भवन मालिक द्वारा प्रावधान पर प्रेसिडेंसी में नहीं दिया जाता है। तो प्रवर्तन द्वारा ऐसे प्रावधान-पत्र 30 दिन की अवधि में उपलब्ध कराने का नोटिस दिया जायेगा।

नोटिस आवश्यक ता उपर्युक्त सबने भवन मालिक द्वारा उच्च प्राप्ति-पत्र प्राप्तिकरण के उपलब्ध नहीं कराने जाने की स्थिति में आवेदक को अनुमोदन किये गये 0.05 निर्माण एफ.ए.आर. पर बैंकरेसेंट लेकी के 200 प्रतिशत की दर से राशि वसूल की जायेगी।

2. 5000 वर्गमीटर अधिक उससे अधिक क्षेत्रफल की भवनों पर वर्तमान में निर्मित भवन के रीति व तरीके में परिवर्तित किये जाने पर अनुमोदन एफ.ए.आर. के अतिरिक्त 5 प्रतिशत (0.05) एफ.ए.आर. निर्माण दंड योग्य होगा। बशर्ते क्र. स. 1 (i) से (iv) पर अक्षत राशि की अनुमोदन की गई हो।

मंत्री संचालित ओपजीत राजस्थान के संस्थान सशिक तृतीय

प्रश्निकति निम्न को शून्यतार्थ अथवा अवरायक कार्यकर्ताओं इष्ट हेतु प्रविष्ट हैं—
1. तार्किक, पुनरावलोकन, मान्यता परीक्षण, जयपुर।
2. निङ्ख शस्त्र, अतिरिक्त सुन्दर शस्त्र, नये शस्त्र विकास विभाग।
3. तार्किक, जयपुर तत्त्वावली प्रकाशक पत्रिका, जयपुर।
4. संयुक्त सशस्त्र अभियान—प्रबंध, नये शस्त्र विकास विभाग।
5. उप शस्त्र सशस्त्र—द्वितीय, नये शस्त्र विकास विभाग।

संयुक्त सशस्त्र अभियान—तृतीय
GOVERNMENT OF WEST BENGAL  
DEPARTMENT OF MUNICIPAL AFFAIRS  
WRITERS’ BUILDINGS, KOLKATA  

NOTIFICATION

No.633/MA/O/C-4/3R-4/2014

Dated, Kolkata, the 14th day of September, 2015

WHEREAS in terms of the amendment of the Kolkata Municipal Corporation (Buildings) Rules, 2009, issued vide notification No. 54/MA/O/C-4/3R-3/2014 dated 05.02.2015 (herein referred as the said rules) the definition of “Green Building” has been incorporated in the clause 31A under Rule 2 of the said rules;

AND WHEREAS, in the clause 31A under Rule 2 of the said rules, it has been mentioned that the Green Building, should be certified by the designated authorities or agencies notified by the Municipal Affairs Department, Government of West Bengal;


NOW THEREFORE the Governor in cancellation of earlier notification issued in this regard vide notification No. 367/MA/O/C-4/3R-3/2014 dated 11th June, 2014; is pleased to notify that the agencies which follow the rating programme given below will be the designated agencies for certification (Pre-certification or Provisional Certification and Final-certification) of Green Building:

(i) Green Rating Integrated Habitat Assessment - GRIHA India; and
(ii) Indian Green Building Council - IGBC.

By order of the Governor

Sd/- M. Chatterjee
Joint Secretary to the Govt. of West Bengal

No. 633/(15)/MA/O/C-4/3R-4/2014

Dated, Kolkata, the 14th day of September, 2015

Copy forwarded for information and necessary action to the –

1. Secretary to Chief Minister, West Bengal, NABANNA, Howrah.
5. Mr. __________________________, President, CREDAI, Bengal.
6. Mrs. __________________________, Head, CII, West Bengal.
7. Chief Engineer, Municipal Engineering Directorate, Government of West Bengal, Rikash Bhawan, Salt Lake, Kolkata: 700 001.
8. Director-General (Building), Kolkata Municipal Corporation.
9. Private Secretary to the Minister-in-Charge, Municipal Affairs & Urban Development Department.
10. Pr. S. to Principal Secretary of this Department.
11. Guard file of Cell-4 of this Department.
GOVERNMENT OF WEST BENGAL  
DEPARTMENT OF MUNICIPAL AFFAIRS  
WRITERS' BUILDINGS, KOLKATA  

No. 658/MA/O/C-4/3R-3/2014  Dated, Kolkata the 23rd day of September, 2015

ORDER

WHEREAS in terms of the amendment of the Kolkata Municipal Corporation (Buildings) Rules, 2009, issued vide Notification No. 54/MA/O/C-4/3R-3/2014 dated 05.02.2015 (herein referred as the said rules), the definition of “Green Building” has been incorporated in clause (31A) under rule 2 of the said rules which, inter alia, states - “‘Green Building’ means a structure created by using processes that are environmentally responsible and resource-efficient throughout the building’s lifecycle i.e. from design, construction, operation, maintenance, renovation and demolition”;

AND WHEREAS as stated in clause (31A) under rule 2 of the said rules, designated authorities or agencies for certification of “Green Building” (pre-certification or provisional certification and final certification) have been notified by the Department of Municipal Affairs vide Notification No. 633/MA/O/C-4/3R-4/2014 dated 14.09.2015; and

AND WHEREAS the Schedule of Rates to be charged for allowing the additional Floor Area Ratio (hereinafter to be referred as F.A.R.) for “Green Building” have been notified by the Municipal Affairs Department with the concurrence of Finance Department vide No. 624/MA/O/C-4/3R-3/2014 (Pt.) dated 05.09.2015;

AND WHEREAS it has been proposed by the Finance Department, Government of West Bengal to lay down the norms/ procedures for certification of “Green Building” by the Municipal Affairs Department, Government of West Bengal;

NOW THEREFORE, the Governor is pleased to notify the following guidelines relating to grant of additional F.A.R. and certification of “Green Building”:-

**Guidelines**

1. 10% additional Floor Area Ratio for “Green Building” as per provision under rule 65A of the said rules, notified by the Municipal Affairs Department vide Notification No. 54/MA/O/C-4/3R-3/2014 dated 05.02.2015 shall be allowed only for buildings which have been granted “Gold” rating or higher under IGBC rating system or at least “Four Star” rating or higher under GRIHA Rating Systems.

2. Sanction of building plan for construction of “Green Building” and grant of additional F.A.R. shall be allowed on the basis of pre-certification by the agencies that are following GRIHA / IGBC Rating System as notified vide Notification No. 633/MA/O/C-4/3R-4/2014 dated 14.09.2015.
(3) The projects which are under construction / implementation and are pre-certified under the Rating System as notified by the Municipal Affairs Department will also be eligible for availing additional F.A.R. subject to observation of other conditions mentioned in this Notification.

(4) The fees / charges for availing additional F.A.R. shall be deposited as per rates notified by the Municipal Affairs Department vide Notification No. 624/MA/O/C-4/3R-3/2014 (Pt.) dated 09.09.2015 and as per provisions under sub-rule (2) of rule 41A of Kolkata Municipal Corporation (Buildings) Rules, 2009;

(5) Periodic inspection during the construction in regard to compliance of ‘Green Building’ norms shall be done by the rating agencies who has issued the pre-certification.

(6) Grant of additional F.A.R. should not be in contravention of any building rules of any regulatory / statutory authorities.

(7) Plan Sanctioning Authorities may issue partial completion certificate on the basis of inspection report from the rating agency. However, final completion certificate shall be issued by the Plan Sanctioning Authority only after receipt of the “FINAL CERTIFICATION” from the rating agency.

(8) In case of non-compliance of the guidelines and upon failure to obtain the rating as mentioned at para (1) above, penalty equivalent to one hundred fifty percent of the value of the floor area sanctioned for availing the additional F.A.R., as per IGR value of the said building, shall be imposed by the Plan Sanctioning Authority.

By Order of the Governor

Sd/- M. Chatterjee

Joint Secretary to the Govt. of West Bengal

No. 658/2(15)/MA/O/C-4/3R-4/2014

Dated, Kolkata, the 23rd day of September, 2015

Copy forwarded for information and necessary action to the –

1. Secretary to Chief Minister, West Bengal, Nabanna, Howrah:
4. Chairman, State Level Building Committee (SLBC), II GUS Bhavan, Salt Lake, Kolkata : 700 106
5. Mr. ................................................., President, CREDAI, Bengal.
6. Mrs. ................................................., Head, CII, West Bengal.
7. Chief Engineer, Municipal Engineering Directorate, Government of West Bengal, Bikash Bhawan, Salt Lake, Kolkata : 700 001.
8. Director-General (Building), Kolkata Municipal Corporation.
9. Private Secretary to the Minister-in-Charge, Municipal Affairs & Urban Development Department.
10. Pr. S. to Principal Secretary of this Department.
11. Guard file of Cell 4 of this Department.
प्रेमक, शरद कांत, प्रमुख सचिव, उत्तर प्रदेश शासन।

सेवा में:
1. उपाध्यक्ष,
रामप्त विकास प्राधिकरण,
उत्तर प्रदेश।

2. आवास आयुक्त,
उ.प्र. आवास एवं विकास परिषद,
लखनऊ।

3.अध्यक्ष,
रामप्त विशेष क्षेत्र विकास प्राधिक
उत्तर प्रदेश।

4. नियुक्त प्रशिक्षक,
रामप्त विनियमित क्षेत्र, उत्तर प्रदेश।

आवास एवं शहरी नियोजन अनुमोदन-3

विषय: ग्रीन बिल्डिंग के निर्माण को प्रोत्साहन देने हेतु 5 प्रतिष्ठात अतिरिक्त नियुक्त एफ.ए.आर. अनुमय दिए जाने के सम्बन्ध में।

महोदय,
राज्य शहरी आवास एवं पर्यावरण नीति, 2014 में नवीकरणीय ऊर्जा स्रोतों के प्रोत्साहन हेतु निर्धारित रणनीति के अनुसार इन्जीनियरिंग कान्फ्रेंस एलटी, 2001 के प्रावधानों के अनुसार ऊर्जा के दक्षरायण एवं संरक्षण के लिए विभिन्न प्रधान किए जाने की आवश्यकता है तथा ग्रीन बिल्डिंग के निर्माण को प्रोत्साहित करने हेतु 5 प्रतिष्ठात अतिरिक्त नियुक्त एफ.ए.आर. अनुमय दिए जाने की आवश्यकता है। तथा नई आवासीय नीति के अनुसार 'ग्रीन बिल्डिंग' का तत्परता ऐसे भवन से है, जिसमें जलप्रपात, भवन की तुलना में जल का कम उपयोग, समुचित ऊर्जा दक्षता, प्राकृतिक संसाधनों का संरक्षण, आंध्रकार्यों का नूतनतम सम्बन्ध तथा अन्य प्रणालियों को स्वास्थ्यकर बालकारण उपलब्धि हो।

2. आवास, इस समकाल में यह कहने का निर्देश हुआ है कि राज्य शहरी आवास एवं पर्यावरण नीति, 2014 में प्रावधानित रणनीति के अनुसार में ग्रीन बिल्डिंग के निर्माण को प्रोत्साहन देने के उद्देश्य से विकास प्राधिकरण भवन निर्माण एवं विकास उपकरण के अनुसार निम्न प्रावधान सम्बन्धित एक जाता है—

2.1 5000 वर्ग मीटर से अधिक क्षेत्रफल के भवनों में ग्रीन बिल्डिंग का निर्माण किए जाने पर भवन निर्माण/निर्माता को सम्बन्धित भवन हेतु अनुमय एफ.ए.आर. का 5 प्रतिष्ठात अतिरिक्त नियुक्त एफ.ए.आर. निम्न शर्त एवं प्रतिबंध के अंतर्गत अनुमय होगा—

(क) भवन का निर्माण पूर्ण कर लिया गया हो तथा उसे लीड (LEED)/आंतरिक ग्रीन बिल्डिंग काउंसिल (IGBC) द्वारा स्वीकृत 'गोल्ड रेटिंग' तथा ग्री (GRIHA) द्वारा आयुष्मान 4 स्टार शीर्षक प्रदान की गई हो; जिसमें समतल होना और विकास प्राधिकरण के अंतर्गत की गई हो।

(ख) भवन में पार्किंग एवं 'लेड्जरकेपिंग' का समफ्य भवन निर्माण एवं विकास उपकरण के प्रावधानों का अनुपालन पूर्ण कर लिया गया हो।

(ग) भवन में अतिरिक्त एफ.ए.आर. एवं उपयोग हेतु भवन निर्माण एवं विकास उपकरण के प्रावधानों का अनुपालन पूर्ण कर लिया गया हो।

संख्या-/835/8-3-15-13 विविध/15

लखनऊ: दिनांक: 17 अक्टूबर, 2015
2.2 भवन रचना द्वारा प्रत्येक 5 वर्ष के बाद शीर्ष बिल्डिंग के ‘मेट्रिकेजस्ट’ एवं मापदंडों की
पुर्तित के समस्या में लीड (LEED)/हिस्ट्रोजन बिल्डिंग काउंसिल (IGBC)/गृह
(GRIHA) का मृतां-पत्र प्राप्त कर विकास प्राधिकरण को उपलब्ध-प्राप्त कराना होगा। यदि
भवन रचना द्वारा उक्त मृतां-पत्र निरूपित समय के अन्दर प्राधिकरण में जमा नहीं
किया जाता है, तो उसे 30 दिन की अवधि में उपलब्ध कराने हेतु प्राधिकरण द्वारा
नोटिस दिया जाएगा। नोटिस की अवधि समाप्त होने के उपरांत भी यदि उक्त
प्राधिकरण-पत्र उपलब्ध नहीं कराया जाता है, तो समन्वित भवन हेतु अनुमति किए गए 5
प्रतिष्ठात निषेधक एक.ए.आर. के लिए शामिल हुकूमे धनात्मक भवन स्थापया से
दंगारुप वसूल की जायेगी।

2.3 वर्तमान में निर्मित भवन को शीर्ष बिल्डिंग में परिवर्तित किए जाने पर अनुमति एक.ए.
आर. के अलग निषेधक निषेधक एक.ए.आर. उपलब्ध प्रारूप–2.1 तथा उप प्रारूप
(क), (ख) एवं (ग) में उल्लिखित शासन का अनुपालन सुनिश्चित होने की दर्शा में
अनुमति होगा।

3. प्रकरण में गृह भी जो भी कहने का निर्देश हुआ है कि विकास प्राधिकरण नवन निर्माण
एवं विकास उपग्रहे के अनुसार–3. प्रकरण–3.5.5 द्वारा उपलब्ध ‘शीर्ष बिल्डिंग को
अलग एक.ए.आर.’ के रूप में नया प्रारूप–3.5.5 (क) शामिल करते हुए प्राधिकरण बोर्ड
बैठक में प्रस्ताव अंगिकृत कर लागू करना सुनिश्चित करने का कारण करें।

भव्यतान,

सदा कान्त
प्रमुख सचिव

संख्या–183/8-3-15/15विविध/15 तद्विनातक
प्रतिष्ठात–निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यावली हेतु प्रेषित–
1. अयान, समस्त विकास प्राधिकरण, उत्तर प्रदेश।
2. अयान, आवास बन्धु, उत्तर प्रदेश।
3. मुख्य नगर एवं ग्राम नियोजक, नगर एवं ग्राम नियोजन विभाग, उत्तर प्रदेश।
4. निदेशक, आवास बन्धु को इस आशय से प्रेषित कि इस शासनदेश को आवास एवं
एवं ग्रामीण नियोजन विभाग की वेबसाइट पर तत्काल अपलोड करना सुनिश्चित करें।
5. गार्ड फाइल हेतु।

आज्ञा से,

(शिवजयन चौधरी)
संयुक्त सचिव
36.9 SOLID WASTE MANAGEMENT

It shall be mandatory for:

i) Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq.m. or more.

ii) All three star or higher category hotels.

To establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.

The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Municipal Commissioner.

37.0 INCENTIVE FOR GREEN BUILDINGS

The municipal corporation shall strive to promote green building concepts within the municipal area. In order to do so it may empanel agencies of repute as listed/ recognised by the State / Central Government. The following incentives shall be provided for green rated buildings.

i) Green buildings shall be entitled for incentive FSI as below.

- GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI.
- GRIHA Four star / IGBC Gold or equivalent rating – 5% incentive FSI on basic FSI.
- GRIHA Five star / IGBC Platinum or equivalent rating – 7% incentive FSI on basic FSI.

Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi Government, local bodies and public sector undertakings.

ii) Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.

iii) In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.

************
Government of Maharashtra
Public Works Department (PWD)

महाराष्ट्र शासनाच्या अधिपत्याखालील इमारत प्रकल्पांकित "हरित इमारत संकल्पना" (Green building Concept) राष्ट्रियांत्रिकीत..

महाराष्ट्र शासन
सार्वजनिक बांधकाम विभाग
शासन निर्मण क्र. बीडीजी 2016/प्र.क्र.१७३/इमारती-२
मंत्रालय, मुंबई ४०० ०३२
दिनांक :- ८/७/२०१६

प्रस्तावना -

महाराष्ट्र शासनाच्या अधिपत्याखालील विविध भागांच्या इमारती सार्वजनिक बांधकाम विभागांमधून पाणी बंधनात येतात. सदाचर्यांच्या व योग्यांची इमारतीचे नकाशे व आरोपे महाराष्ट्र शासनाच्या वास्तवार्थांमधून प्रारंभित पाणी नवीकरण द्वारे तयार करण्यात आले आहेत/थेवतात.

2. जगातील स्वाभाविक अत्याधुनिक पद्धतीने गोदावरी मोठी इमारत प्रकल्प उभारणात येतात.
   यामुळे बांधकाम क्षेत्रात पर्यावरणासाठी मोठे आवश्यक ठरत आहेत. इमारत प्रकल्पांचे बांधकामाच्या बद्दल सर्वात महत्त्वाच्या पद्धती ५० तक्के हजर्स्या वापर होतो. तसेच इमारत बांधकामाच्या विविध क्रियामुळे अंदाजे ५० तक्के हजर्स्या व पाणीचे प्रदूषण तसेच ७२ तक्के हरित वायू विसर्जन व जवळपास ५० तक्के क्लासिफिकाशन विलिंगप्रकारांत निमित्त होते.

3. आजच्या प्रगत युगात गोदावरी मोठी व व्यापारी इमारत संकल्पुत्र उभारणात येऊ आहेत. यामुळे सर्वात इमारतीतेच उजर्स्या वापर मोठ्या प्रमाणात बाळकां आहेत. एकूण वीजेच्या माणीपैकी ५० टक्काहून अधिक वीजेचा वापर विविध इमारतीमध्ये दैनिन्दन गरजांसाठी होत आहे. यामुळे वीजेचे भर्तीली वाचनियम करणे बंदोलकारक झाले आहे.

4. बांधता शहरीकरणामुळे तसेच बांधकाम व्यवसायातील स्थानमुळे इमारतीच्या विविधांपणावर अतिशय महत्त्व असावे आहेत. यामुळे आवश्यकता नसल्यासही पर्यावरणावर प्रतिकूल परिणाम होणारा संकल्पना पुढे येत आहेत. परिणामी वातावरणाची बाळकांत होत आहेत. परिणामी अंतर्गत प्रकाशातील जास्त उजर्स्या वापर होत आहेत. त्यामुळे अंतर्गत सार्वजनिक धावक वायू निर्माण संपर्कीत होणारा या साधनांच्या वापर करण्यात येऊ आहे.

5. उपरोक्तसर्वांत इमारती मुळे एकूण वीजेच्या वापर मोठ्या वापरासाठी बाळकांत होते. त्यामुळे अतिरिक्त वीजरित करणे आवश्यक आहे. त्यामुळे असून त्याकरिता होणारा वाहनी वापर प्रमाणेच त्याने असून त्याकरिता होणारा वाहनी वापर प्रमाणेच त्याने असून त्याकरिता होणारा वाहनी वापर प्रमाणेच त्याने असून त्याकरिता होणारा वाहनी वापर प्रमाणेच त्याने असून त्याकरिता होणारा वाहनी वापर प्रमाणेच त्याने असून त्याकरिता होणारा वाहनी वापर प्रमाणेच त्याने असू
7. The Government of Maharashtra, Public Works Department (PWD), (Annexure - VII) has introduced "Green Building Concept" (Green building Concept) to promote sustainable buildings in Maharashtra. The concept aims to encourage buildings that are environmentally friendly and energy-efficient.


dan. -

The concept is divided into three categories:

(a) The Maharashtra Government, through the Public Works Department, has adopted the "Green Building Concept" (Green building Concept) to encourage the use of sustainable materials in new constructions.

(b) The Public Works Department encourages the use of locally sourced materials to reduce the environmental impact of construction.

(c) The concept of green buildings is to encourage the use of solar energy, rainwater harvesting, and other sustainable practices in new constructions.

More details can be found on the website www.maharashtra.gov.in.

Sincerely,

[Signature]

Mage - Indian Green Building Council

Prat,

1. Municipal Engineer, Ward Office.
2. Engineer-in-Charge (Civil), Ward Office.
3. Engineer (Public Health), Ward Office.
4. Engineer (Survey), Ward Office.
5. Engineer (Works), Ward Office.
6. Engineer (Electrical), Ward Office.
7. Engineer (Civil), Ward Office.
8. Engineer (Survey), Ward Office.
9. Engineer (Works), Ward Office.

Page 2 of 2
Government of Maharashtra
Incentive_March 2019 Notification and Corrigendum

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated :08/03/2019

NOTICE

No. TPS-1818/CR-236/18/UD-13:- Whereas, the Government has sanctioned various Development Plans (hereinafter referred to as ‘the said Development Plans’) along with their Development Control and Promotion Rules (hereinafter referred to as ‘the said Development Control Regulations’) for Municipal Corporations, Municipal Council, Nagarpanchayat, SPA, NTDA, Metropolitan Region Development Authorities etc. (hereinafter referred to as ‘the said Planning Authorities’) in Maharashtra State under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as ‘the said Act’);

And whereas, the said Development Control Regulations of the said Planning Authorities are different, the Department of Industrial Policy and Promotion (DIPP) of Central Government has stated a need for common Development Control Regulations for all Municipal Corporation, Municipal Councils and other planning authorities in the state as per the agenda of Ease of Doing Business;

And whereas in view of the above, the Government in Urban Development Department, vide its resolution no TPS-1818/CR-236/18/UD-13, dated the 03/10/2018 has appointed a two member Committee (hereinafter referred to as ‘the said Committee’) for drafting Unified Development Control and Promotion Regulations for said Planning Authorities in the State;

And whereas, the said Committee after deliberating and meeting among themselves prepared the Unified Development Control and Promotion Regulations for said Planning Authorities in the State and submitted the same to the Government on date 06/03/2019;

And whereas, the Government felt it necessary to replace the existing said Development Control Regulations by the new set of Unified Development Control Regulations for all Municipal Corporations (except Municipal Corporation of Greater Mumbai) Municipal Council, Nagarpanchayat, SPA, NTDA, Metropolitan Region Development Authorities etc. in the State prepared by the said Committee with few Modifications (hereinafter referred to as ‘the said proposed modification’);

And whereas, the Government, found it expedient in the public interest to take recourse to the provision contained in Section 37(1AA) of the said Act;

Now therefore, in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling in that behalf; the Govt. of Maharashtra hereby, in supersession of all the earlier existing Development control regulations of the said Planning authorities declares its intention to replace them and newly insert the said proposed modification in respect of Unified
35.5 Penalty Clause

(i) Any person / Owner/ Developer/ Organization/ Society who violates the provisions of these bye-laws, shall be fined Rs.2,500/- on the day of detection and if the violation continues, then he shall be fined Rs.100/- for every day as concrete action after written Notice from Authority/Collector.

(ii) If any person/ Owner/ Developer/ Organization/ Society fails to operate as aforesaid, as determined by the Authorised Officer of the Authority/ Collector or from the observations of test results and/or physical verification of the Recycling plant, then he shall be charged a penalty of Rs.300/- per day and face disconnection of Water connection also.

36.0 SOLID WASTE MANAGEMENT

It shall be mandatory for:

i) Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area 4,000sqm or more; and

ii) All three star or higher category hotels

to establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.

The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Authority/ Collector.

37.0 SUSTAINABILITY AND GREEN PROVISIONS

37.1 Incentive for Green Buildings

The Planning Authority / Collector shall strive to promote green building concepts within its jurisdiction. In order to do so it may empanel agencies of repute as listed/ recognised by the State/ Central Government. The following incentives shall be provided for green rated buildings: -

i) Green buildings shall be entitled for incentive FSI as given below: -

- GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI.
- GRIHA Four star / IGBC Gold or equivalent rating – 5% incentive FSI on basic FSI.
- GRIHA Five star / IGBC Platinum or equivalent rating – 7% incentive FSI on basic FSI.

Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi-Government, local bodies and public sector undertakings.

ii) Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.
Government of Himachal Pradesh

Provisions for Green Buildings

(To be adopted in the state of HP)

(A) Green Building Code

(1) Water Conservation and Management:

Considering an ever increasing demand for water, efforts are needed to substantially reduce water consumption in buildings. Integrated and sustainable water management focusing on least anthropogenic water discharge from human activities should be pursued. The use of water conserving fixtures, landscaping, rain water harvesting, aquifer recharging and waste-water recycling need to be given due consideration.

a. Rain Water Harvesting from roof and non-roof areas.

Design rainwater harvesting system to capture at least ‘peak-month rainfall’ runoff volume from roof and non-roof areas.

b. Waste Water Reuse and Reuse

i. Waste Water Treatment: Design an on-site treatment system to handle 100% of waste water generated in the building, to the quality standards suitable for reuse, as prescribed by Central (or) State Pollution Control Board, as applicable.

ii. Waste Water Reuse: Use treated waste water for at least 25% of the total water required for landscaping, flushing, and cooling tower make-up water (if the project uses watercooled chillers). The treated waste water could be used for landscaping, flushing and air-conditioning.

Notes:
1. Waste water here refers to both grey and black water.
2. Waste water can be treated in-situ and reused in-situ.
3. In case the local authorities insist the project to divert waste water to a centralized/common wastewater treatment plant, then the project can show compliance, by reusing treated wastewater from the centralized/common/any other waste water treatment plant, if feasible; otherwise this condition will not be imposed. In such a situation captured rain water can also be considered to show compliance.

c. Reduction of Hardscape

At least 30% of open area as required per local buildings bye-laws shall be pervious. Use of grass pavers, paper blocks with atleast 50% opening, landscape, pergolas etc. would be considered as pervious surface.
Projects which are under construction or at design stage and if are pre-certified by authorized rating agencies will also be eligible for availing additional FAR.

(C) Incentive FAR

(i) In case owner(s) of the property desire to procure green building ratings from any of the rating bodies such as IGBC/GRIHA, *an incentive of 10% additional FAR* without paying additional fee shall be granted to such projects as are certified with under mentioned ratings:

a) Buildings granted Gold/Platinum rating by IGBC or;

b) Buildings granted 4/5 star rating by GRIHA

* IGBC- Indian Green Building Council, GRIHA- Green Rating for Integrated Habitat Assessment,

(ii) Sanction of building plan for construction of “Green Building” and grant of additional FAR shall be allowed on the basis of pre-certification by the authorized green rating agencies.

(iii) Final completion certificate shall be issued by the competent authority after award of “Final Rating Certificate” from the authorized rating agency.

(iv) In case of non-compliance of the “Green Building Code” requirements and if the applicant fails to obtain required rating certification, the additional FAR shall be compounded at the rate of 10 times the normal building planning permission fee.
Government of Haryana

THE HARYANA BUILDING CODE, 2017-

Along with amendments dated 22.12.2017 and 08.05.2018

/ ARYANA GOVERNMENT
6.4. Architectural/Frame Control and siting of building.

(1) In the case of building siting where architectural control is considered necessary by the Competent Authority, he shall cause to be prepared Architectural Control Sheets for this purpose showing the extent of architectural control on the various units of the buildings or on a portion of such buildings, among others in the following respects:-

(i) Compulsory elevations for a particular building or a row of buildings.

(ii) Compulsory height on the front or on any side exposed to view from a street upon which building shall have to be erected and completed within a certain period.

(iii) Compulsory height of floors.

(iv) Compulsory height and design of cornices, sills and top of windows in the first and higher stories.

(v) Compulsory building line along which the building shall have to be erected and completed within a certain period.

(vi) Compulsory type designs of balconies.

(vii) Compulsory use of materials texture and colour.

(2) Building line in front, rear and side shall be as per the zoning plan approved by the Competent Authority.

(3) Special zoning:

In case competent authority decides that it is not feasible to keep setbacks/spaces as prescribed above due to peculiar shape and condition of the site, then the competent authority after recording reasons in writing may issue special zoning plan, keeping in view the fire safety.

(4) Frame Control:

No frame control shall be applicable on residential plotted buildings.

6.5. Green building measures and incentives

(1) For reducing consumption of total energy, fresh potable water and reduction in total waste generation by modern buildings, the green building measures are to be adopted by all buildings on various plot sizes above 500 square metres.

(2) The applicant shall be awarded benefits of additional Floor Area Ratio (on plot area) for adopting green norms specified in sub-Code (3) or by getting his building/sky project certified from Green Rating for Integrated Habitat Assessment (GRIHA)/Indian Green Building Council (IGBC)/Leadership in Energy and Environmental Design (LEED) and achieving rating as specified in Code 6.5 (4):

(3) The details of green norms and additional Floor Area Ratio (FAR):

(1) For installing solar photovoltaic power plant:
**Government of Jharkhand**

**FAR incentive for IGBC-rated projects**

<table>
<thead>
<tr>
<th>Building Above G+2 Floors</th>
<th>Non-Residential Building</th>
<th>FAR Incentive</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Incentive FAR shall be admissible for Green Building and Sustainability provisions (installing Solar Heating, Lighting and Waste Water Recycling, City &amp; Site Level Greenery, Roof Top Solar Energy installation.) by the Authority after assessing the installation as per following provisions:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 GRIHA Three star/IGBC Silver or equivalent rating-3% incentive FAR on basic FAR.</td>
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<tr>
<td>1.2 GRIHA Four star/IGBC Gold or equivalent rating-5% incentive FAR on basic FAR.</td>
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<tr>
<td>1.3 GRIHA Five star/IGBC Platinum or equivalent rating-7% incentive FAR on basic FAR.</td>
<td></td>
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</tr>
</tbody>
</table>

Provided that, achieving minimum GRIHA Three star/IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi-Government, local bodies and public sector undertakings.

2. Incentive FAR will be awarded after certification from the empanelled agency. This FAR shall be exclusive of the limits specified in the Master Plan/Building Bye-laws.

3. In case that the developer fails to achieve committed rating as per certification at the time of final occupancy, a penalty shall be imposed on the developer, and no FAR incentive will be allowed.
By the order of the Governor of Jharkhand

(Arun Kumar Singh)
Principal Secretary to Government
Urban Development & Housing Department

Memo No.-7/नविवास/अधि-सांस्कृतिक/102/2013... Ranchi, Dated...23/11/17...
Copy to :- Superintendent, Govt. Press, Doranda, Ranchi for information and necessary action. It is requested to publish this notification in the extra ordinary Gazette and provide 100 copies of the same to the undersigned/Nodal Officer, E-Gazette, Urban Development & Housing Department, Government of Jharkhand for information and necessary action.

Principal Secretary to Government
Urban Development & Housing Department
Memo No.-7/नविवास/अधि-सांस्कृतिक/102/2013..3/16 Ranchi, Dated...23/11/17...
Copy to :- P.S to Hon’ble Departmental Minister/OSD to Chief Secretary, Jharkhand/All Additional Chief Secretary/Principal Secretary/Secretary, Govt. of Jharkhand/All Divisional Commissioners, Jharkhand/Director, SUDA/ Director DMA/Town Planner, UD&HD/VC, RRDA, Ranchi/All Deputy Commissioners, Jharkhand/Municipal Commissioners, All Municipal Corporations-Managing Directors all Industrial Area Development Authorities/MD, MADA, Dhanbad/Special Officer, Executive Officer, All Urban Local Bodies, Jharkhand for information and necessary action.

Principal Secretary to Government
Urban Development & Housing Department
GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT  

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INDUSTRIES AND COMMERCE (IP &INF) DEPARTMENT  
G.O.MS.No. 36  
Dated: 29-04-2015  

ORDER:

In the G.O. read above, Government have issued certain fiscal incentives to the categories of Micro/Small Enterprises, Medium Enterprises and Large Industries, Schedule Caste/ Schedule Tribe Entrepreneurs and Women Entrepreneurs under Industrial Investment Promotion Policy(IIPP) 2010- 2015, which was concluded on 31.03.2015. As per the Andhra Pradesh Reorganization Act, 2014, the new State of Andhra Pradesh was formed with effect from 2nd June 2014 with 13 districts – Srikakulam, Vizianagaram, Visakhapatnam, East Godavari, West Godavari, Krishna, Guntur, Nellore, Prakasam, Kadapa, Kurnool, Anantapur and Chittoor.

2. The State, with its strategic location, is poised to be the Gateway to East and Southeast Asia Andhra Pradesh with its long sea coast copious water resources from the Godavari and the Krishna and abundant natural resources, presents environment for business and industrial growth. The State has strong manufacturing sectors like Cement, Paper, Food Processing and Aquaculture, Steel, Fertilizers, Chemicals & Petrochemicals, Textiles, Automobile and Ship Building. The new sectors emerging include electronic hardware, and aerospace. The Government is promoting sector specific industrial parks such as Food Processing Parks, Textile Parks, Electronic Complexes etc. to provide fillip to thrust sectors. The other major projects include Visakhapatnam-Chennai Industrial Corridor and Chennai Bengaluru Industrial Corridor.

3. Government of Andhra Pradesh accords top priority to industrial development to make Andhra Pradesh a progressive and highly industrialized state, a State that is a centre of technology and innovation and a joyous population confident of its bright future. In this regard, extensive consultations were held with stakeholders, Industrial Associations namely CII, FAPSSA, FAPCCI, A.P. Spinning Mills Associations, ALEAP etc. for formulation of new policy. Industrial Development Policy (IDP) 2015-20 has been prepared to make Andhra Pradesh most preferred destination for investors by providing favorable business climate, excellent infrastructure, good law and order and peaceful industrial relations. The new industrial policy also focuses on creating a conducive eco-system which makes industries based in Andhra Pradesh innovative and globally competitive. Government of Andhra Pradesh (GoAP) lays utmost emphasis on sustainable industrial development anchored by capacity building at the grassroots level.


5. Under the new "Industrial Development Policy (IDP) 2015-2020", the Government approved the following fiscal benefits covering the categories of (a) Micro, Small & Medium Enterprises (b) Large Industries (c) Scheduled Caste & Scheduled Tribe Entrepreneurs (d) Backward Class Entrepreneurs (e) Women Entrepreneurs and (f) Mega Projects:-

5.1.0. Micro and Small Enterprises (MSE’s)

Small Enterprise means a Unit having the investment on plant and machinery up to limit as defined by the Government of India from time to time.

Micro Enterprise means a Unit in which Investment on plant and machinery up to limit as defined by the Government of India from time to time.
Medium Enterprise means an industry in which Investment on plant and machinery up to limit as defined by the Government of India from time to time.

5.1.1. Reimbursement of 100% stamp duty and transfer duty paid by the industry on purchase of land meant for industrial use.

5.1.2. Reimbursement of 100% stamp duty for lease of land/shed/buildings, mortgages and hypothecations.

5.1.3. Stamp duty will be reimbursed only once on the land. Stamp duty will not be reimbursed on subsequent transactions on the same land.

5.1.4. GoAP is committed to supplying uninterrupted 24x7 quality power to all industries operating in the state.

5.1.5. Fixed power cost reimbursement @ ₹1.00 per unit for a period of five years from the date of commencement of commercial production.

5.1.6. Reimbursement of 100% net VAT/CST/SGST for a period of 5 years from the date of commencement of commercial production to Micro and Small Enterprises.

5.1.7. Reimbursement of 75% net VAT/CST/SGST for a period of 7 years from the date of commencement of commercial production or up to realization of 100% fixed capital investment, whichever is earlier to Medium Enterprises.

5.1.8. MSME projects engaged in recycling waste into environment friendly products/energy (such as waste to energy, waste to bio-gas, waste to manure) will be brought under zero rated category schedule of the VAT Act.

5.1.9. 35% subsidy on cost of plant & machinery for specific cleaner production measures limited to ₹35 lakhs for MSME, provided the measures are certified by Andhra Pradesh Pollution Control Board (APPCCB).

5.1.10. 25% subsidy for sustainable green measures on total fixed capital investment of the project (excluding cost of land, land development, preliminary and pre-operative expenses and consultancy fees) for below mentioned green measures with a ceiling of ₹50 crore.
   a) Waste water treatment: Constructing effluent treatment plant and sewage treatment plant and using recycled water for industrial purpose, especially zero discharge systems.
   b) Green Buildings: Buildings which obtain green rating under the Indian Green Building Council (IGBC/LEED Certification) or Green Rating for Integrated Habitat Assessment (GRIHA) systems.
   c) Use of renewable source of power (erecting captive sun, wind and biomass plants etc.).
   d) Installing Continuous Emission Monitoring System (CEMS) for red category industries. The information should be disseminated continuously to APPCB.
   e) Adopting rain water harvesting; restoring water bodies by de-stilting defunct water bodies.
   f) Any other environment management project approved by Empowered Committee of Secretaries.
   An exclusive MSME Policy will be brought out separately to address the needs of MSME sector.

5.2.0. Large Industries

Large Industry means an industry in which the investment on plant and machinery is less than Rs 500 crores except Micro, Small and Medium Enterprises.

5.2.1. Reimbursement of 100% stamp duty and transfer duty paid by the industry on purchase of land meant for industrial use.

5.2.2. Reimbursement of 100% stamp duty for lease of land/shed/buildings, mortgages and hypothecations.

5.2.3. Stamp duty will be reimbursed only once on the land. Stamp duty will not be reimbursed on subsequent transactions on the same land.

5.2.4. GoAP is committed to supplying uninterrupted 24x7 quality power to all industries operating in the state.

5.2.5. Fixed power cost reimbursement @ ₹1.00 per unit for a period of five years from the date of commencement of commercial production.

5.2.6. Reimbursement of 50% net VAT/CST/SGST for a period of 7 years from the date of commencement of commercial production or up to realization of 100% fixed capital investment, whichever is earlier to Large Industries.
GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T


MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 401

Dated: 15-11-2017

Read the following:-

2. From the Director of Town and Country Planning, A.P., Guntur,
   ***

ORDER:


2. In the letter 2nd read above, the Director of Town and Country Planning, A.P., Guntur has proposed certain amendments to the said rules for rectifying the typographical mistakes in order to cover all Model Building Bye-Laws, 2016 of Government of India.

3. Government after careful examination of the matter hereby decided to amend the Andhra Pradesh Building Rules, 2017 issued vide G.O 1st read above.

4. A copy of this Order is available on the Internet and can be accessed at the address http://goir.ap.gov.in/

5. Accordingly the following notification will be published in an Extra-ordinary issue of the Andhra Pradesh Gazette dated:15.11.2017.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVER
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationery & Stores Purchase Department, Vijayawada for Publication of the Notification in the Gazette and furnish 1000 copies.
The Director of Municipal Administration, A.P., Guntur.
The Director of Town and Country Planning, A.P., Guntur.
The Director General, Andhra Pradesh State Disaster Response & Fire Services Department, A.P.
All Municipal Commissioners in the State through the Director of Municipal Administration, A.P.
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.
All Vice Chairmen of Urban Development Authorities in the State.
The Chairman & Managing Director, APTRANSCO, Vijayawada.
The Commissioner & Inspector General of Registration & Stamps, Govt. of A.P.

Copy to:
The Law (A) Department, (2 copies),
The Revenue (R&S) Department,
The Energy Department,
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SECTION OFFICER
Ref. No. SIDBI / CV-EE 12/016/MISC

July 20, 2015

To

Dr Prem C Jain
Chairman
Indian Green Building Council
C/o Confederation of Indian Industry
CII- Sohrabji Godrej Green Business Centre
Survey No 84, Kothaguda Post, R R District
Near Hi-TECH City,
Hyderabad 500 084

Dear Sir,

Eligibility of IGBC rated green building projects for SIDBI loans

Please refer to your letter dated July 03, 2015 on the captioned subject. In this connection, we would like to inform you that as a part of promoting and supporting MSMEs for adopting energy saving technologies & green production practices, SIDBI has been providing financial assistances at concessional interest rate to all eligible Energy Efficiency Projects in the MSME sector, including Green Buildings which also result in substantial energy savings.

For a project to be eligible for coverage under Green Building it should either be ECBC compliant or rated by any accredited Green building rating agency in India including IGBC. The same has been incorporated in our operating manual as well as in the scheme uploaded in our website.

We shall be glad to participate in the initiative of IGBC which are of relevance to SIDBI.

Yours faithfully,

(Satish Kambalekar)
General Manager
About IGBC

(Indian Green Building Council)

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".

The council offers a wide array of services which include developing new green building rating programmes, certification services and green building training programmes. The council also organises Green Building Congress, its annual flagship event on green buildings.

The council is committee-based, member-driven and consensus-focused. All the stakeholders of construction industry comprising of architects, developers, product manufacturers, corporate, Government, academia and nodal agencies participate in the council activities through local chapters. The council also closely works with several State Governments, Central Government, World Green Building Council, bilateral multi-lateral agencies in promoting green building concepts in the country.

Green Building Movement in India

The Green Building movement in India was triggered off when CII-Sohrabji Godrej Green Business Centre building in Hyderabad was awarded with the first and the prestigious Platinum rated green building rating in India. Since then, Green Building movement in India has gained tremendous impetus over the years.

With a modest beginning of 20,000 sq.ft. green built-up area in the country in the year 2003, today (as on December 2015) more than 3,423 Green Buildings projects coming up with a footprint of over 3.15 Billion sq.ft are registered with the Indian Green Building Council (IGBC), out of which 750 Green Building projects are certified and fully functional in India. This growth has been possible with the participation of all stakeholders in the green building movement.

Today all types of buildings are going the Green way- Government, IT Parks, Offices, Residential, Banks, Airports, Convention Centre, Institutions, Schools, Hospitals, Hotels, Factories, SEZs, Campuses, Townships, Metro Stations, Cities etc.,