

पर्यावरण पुरक इमारतींच्या धोरणाचा मसुदा
प्रसिध्द करणेबाबत.

सूचना

महाराष्ट्र शासन,
नगर विकास विभाग,
मंत्रालय, मुंबई-४०००३२
शासन निर्णय क्र. टिपीएस-१८१८/प्र.क्र.१८८/१८/नवि-१३,
दिनांक:-०६/११/२०१८

सोबतची सूचना वर्तमानपत्रात प्रसिध्द करण्यात यावी.



(रा.म.पवार)

अवर सचिव, महाराष्ट्र शासन

प्रत :-

- १) मा.मुख्यमंत्री महोदय यांचे सचिव.
- २) मा. राज्यमंत्री, नगर विकास यांचे खाजगी सचिव.
- ३) मा.प्रधान सचिव (नवि-१), नगर विकास विभाग, महाराष्ट्र राज्य, मंत्रालय, मुंबई.

प्रति,

- १) सह सचिव तथा संचालक (नगर रचना), नगर विकास विभाग, मंत्रालय, मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) उप संचालक, नगर रचना, नागरी संशोधन घटक, पुणे.

/-त्यांना विनंती करण्यात येते कि, प्रस्तुत सूचना शासनाच्या दि.१३/०९/२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी. तसेच सदर सूचनेच्या प्रती राज्यातील सर्व महानगरपालिका, नगरपरिषदा, महानगर प्रदेश विकास प्राधिकरणांना तसेच शासनाने लोकेशन क्लिअरन्स दिलेल्या सर्व एकात्मिकृत नगर वसाहतींच्या विकसकास / कंपनीस पाठवून द्याव्यात.

- | | |
|--|---|
| i) जाहिरात देणाऱ्या कार्यालयाचे नांव | :- नगर विकास विभाग, मंत्रालय, मुंबई-३२. |
| ii) जाहिरात कोणत्या दिनांकापर्यंत | :- तात्काळ द्यावयाची आहे. |
| iii) प्रसिध्दीचे स्वरूप | :- सर्वाधिक खपाच्या विभागीय स्तरावरील वृत्तपत्रात |
| iv) कोणत्या जिल्ह्यात | :- |
| v) किती वृत्तपत्रात | :- इंग्रजी व मराठी वृत्तपत्रात |
| vi) किती वेळा | :- एकदा |
| vii) जाहिरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे. | :- संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे. |

४) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

/-त्यांना विनंती करण्यात येते की, सदर सूचना शासनाच्या वेबसाईटवर प्रसिध्द करण्याबाबत कार्यवाही करण्यात यावी.

- ५) कक्ष अधिकारी, मुंबई, मंत्रालय, माहिती व तंत्रज्ञान विभाग, सदरची, त्यांना विनंती करण्यात येते की- /सूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.
- ६) आयुक्त, सर्व महानगरपालिका.
- ७) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
- ८) मुख्याधिकारी, सर्व नगरपरिषदा, नगरपंचायती.
- ९) सर्व एकात्मिकृत नगर वसाहती.
- १०) निवड नस्ती (नवि-१३).

NOTICE

**Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.**

Dated: 06/11/2018

TPS 1818/CR 188/18/UD13:- Whereas, the Government of Maharashtra (GOM) aims to promote green development within the state and ensure that Maharashtra continues to be a vanguard in green buildings;

And Whereas, the green concepts and techniques are aimed to achieve energy efficiency, effective waste management, and to ensure that minimum, stress is being put on natural resources. Green buildings 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 buildings include enhanced air quality, excellent day-lighting, health & well-being of the Occupants, safety benefits and conservation of scarce national resources.

Now therefore, the Govt. of Maharashtra hereby, publishes **Green Building Policy which is annexed** herewith for inviting suggestions/objections from any person with respect to the said **Policy** within a period of one month from the date of publication of this notice in the newspaper. Deputy Director of Town Planning, Urban Research Cell, Central Building Pune is being appointed as an officer to hear the suggestions/objections if any.

Any objections and suggestions to the said **Green Building Policy** be forwarded before the expiry of one month from the date of publication of this notice in newspaper to Deputy Director of Town Planning, Urban Research Cell, Central Building Pune. The objections /suggestions, which may be received by the concerned Officer appointed, shall be considered before finalising the said policy.

This Notice shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Office of the Director of Town Planning, Central Building, Pune;
- (ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Konkan Aurangabad, Amravati Division;
- (iii) Officer of the Deputy Director of Town Planning, Urban Research Cell, Central Building Pune.

This notice shall also be published on the Government website www.maharashtra.gov.in (कायदे/ नियम).



(R. M. Pawar)

Under Secretary to Government

जाहीर सूचना

महाराष्ट्र शासन नगर विकास विभाग

राज्यस्तरीय पर्यावरण पुरक इमारतींच्या धोरणाचा मसूदा प्रसिद्ध करणारी सूचना.
क्र .टिपीएस -१८१८/प्र.क्र.१८८/१८/नवि-१३, दि.०६/११/२०१८.

महाराष्ट्र शासनाच्या नगर विकास विभागाने पर्यावरण पुरक इमारतींच्या धोरणाच्या मसूदा सूचना. क्र. टिपीएस -१८१८/प्र.क्र.१८८/१८/नवि-१३, दि. १०/२०१८ अन्वये निर्गमित केला असून सदर सूचना शासनाचे सांकेतिक स्थळ www.maharashtra.gov.in (कायदे/नियम) येथे प्रसिद्ध करण्यात आलेली आहे.

उक्त सूचना आणि पर्यावरण इमारतींच्या धोरणाच्या मसूदा अवलोकनार्थ खालील ठिकाणी उपलब्ध आहे.

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, सेंट्रल बिल्डींग, पुणे.
- २) विभागीय सहसंचालक, नगर रचना कार्यालय, कोकण विभाग/पुणे विभाग,/नाशिक विभाग,/नागपुर विभाग,/ओरंगाबाद विभाग,/अमरावती विभाग
- ३) उपसंचालक, नगर रचना ,नागरी संशोधन घटक, सेंट्रल बिल्डींग,पुणे.

उक्त नमूद केलेल्या सूचनेद्वारे प्रसिद्ध केलेल्या राज्यस्तरीय पर्यावरण पुरक इमारतींच्या धोरणाच्या मसूद्याचे अनुषंगाने नागरिकांना काही सूचना / हरकती दाखल करावयाच्या असल्यास, त्यांनी ही सूचना वर्तमानपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याचे कालावधीत उपसंचालक, नगर रचना ,नागरी संशोधन घटक, सेंट्रल बिल्डींग,पुणे यांचेकडे दाखल कराव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(रा.म.प्रवार)

अवर सचिव, महाराष्ट्र शासन

Public Notice

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya , Mumbai 40032

Publication of draft Green Building Policy.

No. TPS-1818/C.R. 188/18/UD-13, Dated. 06/11/2018.

The Notice regarding draft Green Building Policy is published vide Government Notice No. TPS-1818/C.R.188/18/UD-13, Dated. /10/2018 on the Government web site www.maharashtra.gov.in (कायदे/नियम). The said Notice along with the draft Green Building Policy is also available for information of the public at following places.

- 1) Director of Town Planning, Maharashtra State, Central Building, Pune.
- 2) Joint Director, Town Planning, Konkan/Pune/Nashik/Aurangabad, Nagapur/Amaravati Division.
- 3) Deputy Director, Town Planning, Urban Reserch Cell, Central Building, Pune.

If any suggestions / objections are to be raised by public on the aforesaid draft Green Building Policy, then those shall be submitted to the Deputy Director, Town Planning, Urban Reserch Cell, Central Building, Pune, within one month from the date of publication of this Notice in the newspaper.

By order and in the name of Governor of Maharashtra.



(Signature)
(R.M.Pawar)

Under Secretary to Government

3737

11/6/18

9/419



to
or
the
new

GREEN BUILDING POLICY

Urban Development Department
Government of Maharashtra

I. Introduction

The Paris Climate Agreement within the United Nations Framework Convention on Climate Change (UNFCCC) was adopted with consensus among 196 countries including India on 12th December, 2015. The agreement aims to respond to the global climate change threat by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. India is currently witnessing tremendous growth in the construction sector. With the decision of including affordable housing as a part of infrastructure sector, the sector is expected to grow even rapidly. However, this growth comes with huge environmental impacts, and the building and construction sector need to ensure that these impacts are kept in check and that they play their part in helping meet aforementioned targets of the Paris Agreement.

Currently, the building industry accounts for 40% of global energy and water consumption, and almost 48% of solid waste is generated by building inhabitants. Since our energy requirements are primarily dependent on fossil fuels, and water is a scarce resource, it necessitates the buildings in Maharashtra be constructed in an environment friendly way. The green concepts and techniques are aimed to achieve energy efficiency, effective waste management, and to ensure that minimum stress is being put on natural resources. Green buildings 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 buildings include enhanced air quality, excellent day-lighting, health & well-being of the occupants, safety benefits and conservation of scarce national resources.

Currently, Maharashtra is leading the pack in number of green buildings registered in the country. The growth so far has strictly been organic and can be attributed to either market demand or socially conscious developers. There has been no state intervention in providing impetus to green buildings whatsoever. This policy is a first-of-its-kind attempt at promoting green development within the state and ensure that Maharashtra continues to be a vanguard in green buildings.

This policy goes a long way in reiterating the Government's stand on encouraging environmental friendly activities for the benefit of the public at large, and would be one of the first few steps towards achieving UN Sustainable Goals 12 & 13 for Maharashtra concerned with responsible production and consumption of resources and tackling climate change.

II. Scope

This policy shall apply to all upcoming commercial buildings as well as residential buildings in the state of Maharashtra. Commercial buildings refer to offices, IT parks, banks, shopping malls, hotels, hospitals, airports, stadiums, convention centres, educational institutions (colleges, universities), libraries, museums, etc.

III. Vision

We envision an urban Maharashtra with a thriving construction sector as a backbone for economic progress while balancing environmental concerns and setting new benchmarks for sustainability.

IV. Mission

- i) To ensure that all new commercial and residential spaces are developed as green buildings
- ii) To incentivize both developers and buyers to invest in green buildings
- iii) To alleviate all impediments to green building in Maharashtra

V. Empowered Agencies

The Government of Maharashtra (GOM) will sign an MOU with TERI-GRIHA (Green Rating for Integrated Habitat Assessment) & GBCI- LEED (Leadership in Energy & Environmental Design) to certify the buildings as green buildings. Further it will work with the agency to establish clear and unambiguous benchmarks and processes for the certification.

a. TERI – GRIHA (Green Rating for Integrated Habitat Assessment)

GRIHA Council, is mandated to promote development of buildings and habitats in India through GRIHA. GRIHA Council an independent platform for the interaction on scientific and administrative issues related to sustainable habitats in the Indian subcontinent. It was founded by TERI (The Energy and Resources Institute, New Delhi) with support from MNRE (Ministry of New and Renewable Energy, Government of India) along with a handful of experts in the sustainability of built environment from across the country.

GRIHA is an acronym for Green Rating for Integrated Habitat Assessment. GRIHA is a rating tool that helps people assesses the performance of their building against certain nationally acceptable benchmarks. It evaluates the environmental performance of a building holistically over its entire life cycle, thereby providing a definitive standard for what constitutes a 'green building'. The rating system, based on accepted energy and environmental principles, will seek to strike a balance between the established practices and emerging concepts, both national and international.

b. GBCI – LEED (Leadership in Energy & Environmental Design)

Green Business Certification Inc. (GBCI) is an American organization that provides third-party credentialing and verification for several rating systems relating to the built environment. It was established as the Green Building Certification Institute in January 2008 with the support of the U.S. Green Building Council to provide independent oversight of the Leadership in Energy and Environmental Design (LEED) project certification and professional credentialing processes.

LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world. Available for virtually all building, community and home project types, LEED provides a framework to create healthy, highly efficient and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement.

VI. Incentives

Making a building green leads to a marginal increase in the cost of construction. The Government takes cognizance of the same and offers incentives to developers to ensure that the extra cost is not passed down to the consumer. Consumers on the other hand are also given incentives to nudge them towards green developments vis-à-vis regular buildings.

While there is a marginal increase in cost of construction for making a green building, the benefits which accrue in terms of reduced operational costs continue perpetually.

While this policy applies to all of Maharashtra the department must take cognizance of the difference in scale and volume of construction industry in Mumbai and rest of Maharashtra. In order to ensure a just and reasonable policy the department finds it pertinent to differentiate the incentives along these lines:

a. Developers

(1) Rebate in Development Charges

The Government will provide rebates on Development Charges to the developers securing a green building certification from empowered agencies in accordance to the rating secured by them as follows:

TERI-GRIHA

Ratings	Rebate
Three stars	2.5%
Four stars	5%
Five stars	7.5%

GBCI-LEED

Ratings	Rebate
Silver	2.5%
Gold	5%
Platinum	7.5%

b. Consumer

The consumers will be entitled to a property tax rebate for a period of five years from securing Occupancy Certificate (OC) based on the green building rating of the property secured from the empowered agencies as follows:

TERI-GRIHA

Ratings	Rebate
Three stars	5%
Four stars	7.5%
Five stars	10%

GBCI-LEED

Ratings	Rebate
Silver	5%
Gold	7.5%
Platinum	10%

The municipal corporations can choose to award any additional incentives at their level over and above the incentives mentioned above.

VII. Process

a. Developer

i. Planning Stage

At this stage the developer makes an expression of intent to construct a green building. The builder must submit his plans to the empowered agency and fulfill all the criteria for pre-certification. The agency then monitors the construction process as per pre-established parameters and makes recommendations towards sustainable construction practices. The pre-certification documents must then be submitted to the relevant Municipal Corporation along with a self-attested undertaking by the developer and the architect declaring their intention of constructing a green building with the requisite rating as mentioned in the policy to start availing the benefits. The application for rebates based on expression of intent must be co-signed by the architect.

ii. Completion

On completion, empowered agency shall issue a green rating certificate which specifies the rating actually obtained. In case, the final certificate is not issued, provisional certificate shall be considered for award of incentives till a year of obtaining the Occupation Certificate (OC), after which the final certificate would be required to be produced for continuation of incentives.

iii. Post-completion

Once the Developer submits a copy of the certificate to the Municipal authority, If the rating matches the original declaration that the developer made, he will be granted the OC provided all other obligations for the OC have been fulfilled. If the project has a rating lower than what was originally mentioned in the declaration the builder will have to deposit the difference in rebate as well as a 200% penalty to secure the OC.

b. Municipal Corporation

The Municipal Corporation must modify its Standard operating procedure for building permissions to reflect the changes mentioned in the policy. The developer may apply for a refund of the development charges after submission of the final certificate post completion. The corporation must maintain the list of green buildings to ensure that the property tax rebate that the residents of the building are entitled to are reflected directly into the tax invoice generated.

c. Consumer

No separate procedure is required to avail the benefits of this policy. The rebate will reflect directly in their tax receipts. However, when the consumer avails the tax benefit they undertake to enter the pre-determined set of data points into a database set up by the Urban Development Department.

VIII. Monitoring

The Urban Development Department will review the policy every year and propose any amendments if necessary for successful implementation of the policy.