





GREEN BUILDING CERTIFICATIONS & ADVANTAGES









Green building certification is a formal process that verifies a building's compliance with specific standards for energy efficiency, sustainability, and environmental performance.


Popular certification systems include LEED, IGBC & GEM Rating

Green Building Certifications Available

 <p>IGBC</p> <ul style="list-style-type: none"> • IGBC is governed by CII • IGBC Certification levels: Silver, Gold, Platinum • IGBC provides 32 green and net-zero rating systems (certification types) designed to address different building typologies 	 <p>GEM</p> <ul style="list-style-type: none"> • Nationally recognized green building certification • GEM rating system: 1 GEM to 5 GEM • GEM provides 6 to 7 rating systems (certification types) designed to address different building typologies 	 <p>GRIHA</p> <ul style="list-style-type: none"> • GIHA is governed by TERI • GRIHA rating system: 1 Star to 5 Star • In the GRIHA v.2019 rating system, there are 11 sections (categories) used to evaluate building sustainability. These sections are further divided into 30 specific criteria 	 <p>LEED</p> <ul style="list-style-type: none"> • LEED is governed by USGBC & GBCI • LEED Certification levels: Silver, Gold, Platinum • In the LEED rating system, there are major 5 categories used to evaluate building sustainability. These sections are further divided into different specific criteria
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Advantages of Green Building Certification

 <p>ADDITIONAL FSI/ FAR INCENTIVE</p>  <p>Up to 7% additional FAR for Green Building Certified projects Typical mapping for Maharashtra:</p> <ul style="list-style-type: none"> • 7% (Platinum/5 star) • 5% (Gold/4 star) • 3% (Silver/3star) 	 <p>REDUCED CHARGES & FAST APPROVAL</p>  <ul style="list-style-type: none"> • Potential savings on stamp duty • Faster approvals/ clearance for developers • Deductions on principal and interest for home loans
 <p>Market & Sustainable Value</p>  <ul style="list-style-type: none"> • Helps companies meet ESG goals & enhances developer's reputation, brand. • Strengthens branding and market differentiation in competitive markets 	 <p>PROPERTY TAX REBET</p>  <p>In India, tax rebates for green buildings aren't uniform but include property tax discounts (5-20% in cities like Pune, Nagpur)</p>

 Non-tangible benefits of green building certification focus improved indoor air quality, Enhanced well-being & comfort, healthier environment, increased productivity & performance

MANDATORY CREDITS



1. Local Regulation Approved Drawings

Ensure that the building is designed & executed as per the local building bye-laws



2. Soil erosion Control & Site Preservation

Implement soil erosion control measures for pre-construction and during construction as per NBC



3. Fire & Life Safety Measures

Ensure Fire, Health and Life Safety in Sustainable Buildings per NBC (Part 4) and as prescribed by local authority



4. Rain Water Harvesting System

Enhance ground water table and reduce municipal water demand by harvesting rain water



5. Low Flow Plumbing Fixtures

Install Low flow plumbing fixtures to reduce fresh water consumption



6. HCFC/CFC & Halon free Equipment

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



7. Efficient Building Envelope

Improve energy efficiency of the proposed building to avoid excessive energy use



8. Waste Segregation & Management

Facilitate segregation of house-hold waste at source so as to prevent such waste being sent to land-fills



9. Daylighting

Ensure there is adequate daylighting in regularly occupied spaces



10. Ventilation

Ensure there is adequate ventilation by providing doors/windows or mechanical ventilation system



11. No Smoking

Minimise exposure of non-smokers to the adverse health impacts arising due to passive smoking, post occupancy.

