

GOVERNMENT OF PUNJAB  
DEPARTMENT OF LOCAL GOVERNMENT  
(Town Planning Wing)  
[Punjab Municipal Bhawan, Sector 35-A, Chandigarh]

**Notification**

The 19 December, 2016

No. DTP(LG)-2016/ 2895 :- The Governor of Punjab is pleased to notify "**The Punjab Municipal Green Buildings Incentives Policy- 2016**", as given in the schedule.

1. Whereas, sustainability in buildings is a vital component of the sustainable urban development. The Government of India has taken various initiatives to bring sustainability in buildings, one of those initiatives being promotion of Green Buildings.
2. Whereas, 'Green Building' means a building/structure created by using processes that are environmentally responsible and resources-efficient throughout the building's life-cycle i.e. design, construction, operation, maintenance, renovation and demolition.
3. Whereas, the Government of Punjab has notified Punjab Energy Conservation Building Code (ECBC) under section 18 of The Energy Conservation Act, 2001 vide Notification No. 18/4/16/ 11/1856 dated 24.6.16 whereby, compliance of Punjab ECBC is mandatory. Clause no. 2 of Punjab ECBC gives following directives for the requirements for design or retrofit of buildings / building complexes.

**3.1 Applicability of Punjab ECBC to the category of Buildings:**

Punjab ECBC is applicable to Building complexes such as offices, hotels, shopping complexes, group housing complexes, hospitals and other that are not primarily for industrial i.e. manufacturing use and;

- i. have connected load of 100 kW or greater;
- ii. or have contract demand of 120 kVA or greater;
- iii. or having conditioned area of 500 m<sup>2</sup> or more.

**3.2 Applicability of Punjab ECBC to the building systems/components:**

As per Clause 2.1 of Punjab ECBC, the code is applicable to the following building system :-

- a) Building envelopes, except for unconditioned storage spaces or warehouses;
- b) Mechanical systems and equipment, including heating ventilating and air conditioning;
- c) Service hot water heating;
- d) Interior and exterior lighting; and
- e) Electrical power and motors.

#### **4 Green Building Rating Systems**

Whereas at present, in India, Green Building Ratings are given by Green Rating for Integrated Habitat Assessment (GRIHA), Leadership in Energy and Environmental Design (LEED) and Indian Green Building Council (IGBC) etc. following a point based system. GRIHA follows 34 points based star rating starting from 1 star upto 5 star. IGBC and LEED follows 54 points based rating system i.e. Silver, Gold and Platinum.

- 5 Therefore, in view of above, Punjab ECBC and other Green Building Rating System, the policy of the Department of Local Government Punjab for giving incentives to Green Buildings in the Municipal Areas of Punjab is as under:-

##### **5.1 Incentives under Punjab Energy Conservation Building Code (ECBC)**

In case of buildings compliant with the Punjab Energy Conservation Building Code, the incentives granted are as under:

15% rebate in property tax shall be granted to the building till the time building is Punjab ECBC compliant. This incentive shall be applicable to the buildings defined under clause 2.0 of Punjab ECBC and para 3.1 above.

##### **5.2 Incentive under other rating systems:**

An incentive of additional 5% FAR shall be granted free of cost to the buildings on submission of "Green Building" certificate from following agencies with rating as below:

- (i) Buildings granted 4 or 5 star rating by GRIHA or;
- (ii) Buildings granted Gold / Platinum rating by LEED or;
- (iii) Buildings granted Gold / Platinum rating by IGBC

This incentive shall be applicable to the Residential and non-residential buildings on plot sizes above 100 sqm.(120sq.yds)

#### **6 Terms and conditions for above mentioned incentives under Punjab ECBC/other rating systems:**

The incentives shall be subject to following terms and conditions:

- (i) Grant of incentive of additional FAR (Floor Area Ratio) shall be provisional till final completion certificate is obtained by the applicant within the prescribed period.
- (ii) Grant of incentive of additional FAR shall not be in contravention of any byelaws/rules.
- (iii) Grant of incentive of property tax /additional FAR shall be reviewed every 3 years. In case of non compliance of the above conditions or upon failure to obtain/retain the minimum rating prescribed above, a penalty equivalent to 5 times the collector rate of land proportional to the 5% additional FAR shall be imposed for the buildings availing additional

(iv) In case of buildings obtaining more than one green building certifications from ECBC/other rating systems, then only one of the incentives at a time shall be applicable.

Dated: 15 December, 2016.  
Place: Chandigarh.

D.P.Reddy, IAS  
Additional Chief Secretary to Government, Punjab,  
Department of Local Government

**Endst. No. DTP(LG)-2016/ 2896, dated Chandigarh, 19 December, 2016.**

A copy is forwarded to the Controller, Printing & Stationery, Punjab, Sahibzada Ajit Singh Nagar, with the request to publish this notification in the extra ordinary gazette of the State Government, and supply 25 spare copies immediately.

28/12  
Special Secretary Local Government

**Endst. No. DTP(LG)-2016/ 2897-2905, dated Chandigarh, 19 December, 2016**

A copy each is forwarded to the following for information and necessary action:-

- (1) Principal Secretary, Housing and Urban Development, Punjab, Chandigarh.
- (2) Director, Local Government, Punjab, Chandigarh.
- (3) All Mayors of Municipal Corporations, in the State of Punjab
- (4) All Commissioners of Municipal Corporations, in the State of Punjab.
- (5) All Regional Deputy Directors, Local Government, in the State of Punjab.
- (6) All officers of the Department of Local Government Secretariat/Directorate.
- (7) All Superintendents and officials of Branches of Department of Local Government Secretariat and Directorate.
- (8) All Executive Officers, Urban Local Government, in the State of Punjab
- (9) Director, Information and Public Relations Punjab, Chandigarh.

28/12  
Special Secretary Local Government