



The Energy and Resources Institute



# GRIHA Linked Incentives

## Benefits of GRIHA

GRIHA, along with the activities and processes that lead up to it, benefit the community at large with improvement in the environment by reducing greenhouse gas emissions, reducing energy consumption, and the stress on natural resources.

Some of the benefits of a green design to a building owner, user, and the society as a whole are:

- 🌿 Reduced energy consumption without compromising the comfort levels, hence financially beneficial.
- 🌿 Reduced water consumption.
- 🌿 Reduced destruction of natural areas, habitats, and bio-diversity, and reduced soil loss from soil erosion.
- 🌿 Reducing waste generation with direct health benefits.
- 🌿 Increased user productivity.
- 🌿 Enhance image and marketability.
- 🌿 Facilitates compliance with various states and policy requirements.

## Incentives available for GRIHA certified buildings

### Fast track environmental clearance for GRIHA pre certified projects

In accordance with the Office Memorandum issued by the Ministry of Environment and Forest (MoEF), Government of India, GRIHA

pre-certification shall enable out of turn consideration for Environmental Clearance.

### FAR incentive for GRIHA rated projects in NOIDA and Greater NOIDA

NOIDA and Greater NOIDA have incentivized GRIHA projects (on a plot of more than 5000 sq. m and above) with free of cost 5% additional FAR for projects for complying with 4 or 5 Star GRIHA Rating.

### Premium and property tax incentives in Pimpri Chinchwad Municipal Corporation (PCMC)

Discount in premium for developers: The developers in PCMC get the following discounts on the Premium amount of building permission charges, as per the level of GRIHA rating.

### Discount in Premium

Points Scored	Rating	Discount in Premium
50-60	1 Star	10%
61-70	2 Star	20%
71-80	3 Star	30%
81-90	4 Star	40%
91-100	5 Star	50%

Discount in Property Tax for home owners: Once the construction is complete, the developer will hand over the green building to the home owner, and henceforth, the home owner of the green building will get a discount of 10% on property tax.



# GRIHA

**Pimpri Chinchwad Municipal Corporation:  
SVA GRIHA Incentive**

Depending on the level of SVA GRIHA star rating, the developer can avail discount in the premium as mentioned in the table below:

Discount in premium for developers:

Points Scored	Rating	Discount in Premium
25-30	1 Star	10%
31-35	2 Star	20%
36-40	3 Star	30%
41-45	4 Star	40%
46-50	5 Star	50%

**Discount in property tax for home owners:**

The SVA GRIHA linked property tax benefit is in addition to the existing discounts that are offered by the Municipal Corporation like the 10% discount to early tax payers and 10% discount for females. All residential buildings, commercial complexes, individual houses, bungalows which comply with the SVA GRIHA criteria shall be eligible for the rebates.

Points Scored	Rating	Discount in Property tax
25-30	*	5%
31-35	**	8%
36-40	***	10%
41-45	****	12%
46-50	*****	15%

**Concessional rate of interest for GRIHA rated projects by SIDBI**

SIDBI has been providing financial assistance to green buildings certified by Accredited Rating Agencies including GRIHA by offering concessional rate of interest, presently 50 basis points.

**Additional 5% free of cost FAR for GRIHA projects in Punjab**

The Department of Housing and Urban Development, Government of Punjab has notified that an additional 5% floor area ratio free of charges shall be permissible to buildings that provide relevant certificates from the Bureau of Energy Efficiency or from GRIHA (Green Rating for Integrated Habitat Assessment). This notification has been issued under the Punjab Regional and Town Planning and Development Act, 1995 towards ensuring resource optimization in the built environment.

**Ministry of Urban Development, Government of India has announced free of cost 1% to 5% extra ground coverage and FAR for GRIHA projects**

Ministry of Urban Development issues a notification for local authorities to incentivize and provide 1% to 5% extra ground coverage and FAR for projects of more than 3000 sq. m. plot size on basis of GRIHA evaluation.

FOR MORE INFORMATION AND REGISTRATION COSTS, PLEASE CONTACT



**The GRIHA Council**

A-260 • Bhasham Pitamah Marg • Defence Colony • New Delhi-110024 • India  
Phone: 91.11.46444500, 91.11.24339606 - 08 • Fax: 91.11.24339609  
E-mail: info@grihindia.org | Website: www.grihindia.org

