



# FAST TRACK REVIEW POLICY FOR GRIHA RATINGS

## Intent

For projects that require a rating/certification in a short time span, the GRIHA Fast Track Review process offers a quick and effective certification process. The fast-track process is intended to provide handholding support to projects that need a faster clearance for various business and government approvals. It reduces the time required for rating/certification while maintaining the integrity and accuracy of the GRIHA rating system.

The Fast Track Review process is offered to projects with a compressed timeline. It strives to ensure that GRIHA projects meet the requisite compliances without compromising on the quality of documents submitted.

## Fast Track Review Fees

Since the fast-track review process involves a speedy review of the building's design, construction, and operational plans, a fast-track fee has been designed to cover costs related to additional resources, time, and coordination required to ensure that the project meets compliances and achieves the desired rating.

**Following are the GRIHA rating variants for which fast-track review process is available:**

### 1. GRIHA PRE-CERTIFICATION

- I) GRIHA Pre-Certification
- II) SVA GRIHA Pre-Certification
- III) GRIHA AH Pre-Certification
- IV) GRIHA for Large Developments (GRIHA LD) Masterplan Rating

### 2. GRIHA RATING VARIANTS

- I) GRIHA Rating
- II) Simple Versatile Affordable GRIHA (SVA GRIHA) Rating
- III) GRIHA for Large Developments (GRIHA LD) Phase-wise Rating
- IV) GRIHA for Affordable Housing (GRIHA AH) Rating
- V) GRIHA for Existing Buildings (GRIHA EB) Rating
- VI) GRIHA for Existing Schools (GRIHA ES) Rating

## Process for Fast Track Review

- An email request for fast-track review to be sent to [info@grihaindia.org](mailto:info@grihaindia.org)
- Additional fees for fast-track review to be paid to GRIHA Council
- The fast-track review process would start upon receipt of payment.
- The fast-track review timeline is defined separately for various ratings and/or certifications.



## Fast Track Review Policy For GRIHA Ratings

### Terms And Conditions (\*)

1. The fast-track review timeline increases by a day for submissions done post lunch i.e., after 01:00 PM.
2. Working days do not include Saturday, Sunday, and public holidays.
3. The timelines do not include time taken by the project team to submit replies for review or compliance report.
4. The project team must submit all the architectural drawings which include site plan, floor plans, sections, and elevations in DWG format along with excel file calculators wherever applicable.
5. Before applying for fast-track review the project team must ensure that the project is complete in all respects as required in the applicable rating and/or certification.
6. For GRIHA rating variants following activities must be complete in the project:
  - a. All the electro-mechanical systems are installed, and testing and commissioning is done.
  - b. All the external development work like horticulture, streetlights, rainwater harvesting, laying of services etc. are complete before GRIHA Council's final site visit.
  - c. All the interior works are finished and purchase order along with invoice of the materials is available.
  - d. Meeting all GRIHA mandatory criteria.
7. All the documents must be submitted through online panel only. Submissions through mail will not be considered.
8. The rating will be awarded based on documents submitted during the 2nd submission. No further documentation will be considered.
9. If additional documents are still required for mandatory compliance and 3rd submission of documents is done by the project team, the review will not be considered as fast track review.
10. Opting for fast-track review does not guarantee any desired rating. The rating can still be denied to the project if the project does not comply with GRIHA's mandatory requirement or fails to secure minimum score.

#### **Note: -**

- **Fast track review fees will be over and above the fee already paid by the project team towards registration and certification.**
- **GRIHA Council reserves the right to accept the fast-track review request for any project.**
- **Incomplete submission will impact review timelines.**
- **GRIHA Council has a strict 'Zero-Tolerance Policy' towards credibility and transparency, while evaluating documents for the award of ratings. Therefore, it advises all project teams/clients to refrain from undue representations of information/documents to avoid any conflict and maintain trust and credibility.**



## GRIHA PRE-CERTIFICATION FAST TRACK PROCESS & FEES

### 1) GRIHA Pre-Certification

**Fast Track Fees:** Rs. 5 lakhs + Taxes Applicable as per the Government norms.

**Fast Track Duration:** 8-12 working days

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1 <sup>st</sup> Submission	Within 15-20 working days	Within 5-7 working days
Final Review	Done within 10-15 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 3-5 working days after receipt of 2 <sup>nd</sup> documentation

\*Please read the Terms and Conditions

### 2) Simple Versatile Affordable GRIHA (SVA GRIHA) Pre-Certification

**Fast Track Fees:** Rs. 1 Lakh + Taxes Applicable as per the Government norms.

**Fast Track Duration:** 8-12 working days

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1 <sup>st</sup> Submission	Within 15-20 working days	Within 5-7 working days
Final Review	Done within 10-15 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 3-5 working days after receipt of 2 <sup>nd</sup> documentation

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## Fast Track Review Policy For GRIHA Ratings

### 3) GRIHA for Affordable Housing (GRIHA AH) Pre-Certification

**Fast Track Fees:** Rs. 5 Lakhs + Taxes Applicable as per the Government norms.

**Fast Track Duration:** 8-12 working days

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1 <sup>st</sup> Submission	Within 15-20 working days	Within 5-7 working days
Final Review	Done within 10-15 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 3-5 working days after receipt of 2 <sup>nd</sup> documentation

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### 4) GRIHA for Large Developments (GRIHA LD) Masterplan Rating

**Fast Track Fees:** 8 Lakhs + Taxes Applicable as per the Government norms.

**Fast Track Duration:** 35-45 working days

#### Comparison of timeline of usual review process and fast track review process

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1 <sup>st</sup> Submission	Within 45-50 working days	Within 20-25 working days
Final Review	Done within 25-30 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 15-20 working days after receipt of 2 <sup>nd</sup> documentation

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## GRIHA RATING VARIANTS FAST TRACK PROCESS & FEES

### 1) GRIHA Rating

**Fast Track Fees:** Rs. 10 lakhs+ Taxes Applicable as per the Government norms.

**Fast Track Duration:** 24-30 working days

#### Comparison of timeline of usual review process and fast track review process

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1st Submission	Within 30-45 working days	Within 12-14 working days
Final Site Visit	Done within 20-30 days after sending review comments	Will be done within 5-7 working days after sending the review
Due Diligence report	Sent within 15 working days after site visit	Will be sent within 2 working days after site visit
Final Review	Done within 18-20 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 5-7 working days after receipt of 2 <sup>nd</sup> documentation

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### 2) Simple Versatile Affordable GRIHA (SVA GRIHA) Rating

**Fast Track Fees:** Rs. 2 lakhs+ Taxes Applicable as per the Government norms.

**Fast Track Duration:** 15-21 working days

#### Comparison of timeline of usual review process and fast track review process

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1st Submission	Within 20-25 working days	Within 5-7 working days
Final Site Visit	Done within 20-30 days after sending review comments	Will be done within 5-7 working days after sending the review
Due Diligence report	Sent within 15 working days after site visit	Will be sent within 2 working days after site visit
Final Review	Done within 8-10 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 3-5 working days after receipt of 2 <sup>nd</sup> documentation

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### 3) GRIHA for Large Developments (GRIHA LD) Phase-wise Rating

**Fast Track Fees:** 12 lakhs per phase + Taxes Applicable as per the Government norms.

**Fast Track Duration:** 45-57 working days

#### Comparison of timeline of usual review process and fast track review process

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1st Submission	Within 45-50 working days	Within 20-25 working days
Final Site Visit	Done within 20-30 days after sending review comments	Will be done within 5-7 working days after sending the review
Due Diligence report	Sent within 15 working days after site visit	Will be sent within 5 working days after site visit
Final Review	Done within 25-30 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 15-20 working days after receipt of 2 <sup>nd</sup> documentation

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### 4) GRIHA for Affordable Housing (GRIHA AH) Rating

**Fast Track Fees:** Rs. 10 lakhs+ Taxes Applicable as per the Government norms.

**Fast Track Duration:** 20-26 working days

#### Comparison of timeline of usual review process and fast track review process

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1st Submission	Within 25-30 working days	Within 8-10 working days
Final Site Visit	Done within 20-30 days after sending review comments	Will be done within 5-7 working days after sending the review
Due Diligence report	Sent within 15 working days after site visit	Will be sent within 2 working days after site visit
Final Review	Done within 15-20 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 5-7 working days after receipt of 2 <sup>nd</sup> documentation

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### 5) GRIHA for Existing Buildings (GRIHA EB) Rating

**Fast Track Fees:** Rs. 10 lakhs+ Taxes Applicable as per the Government norms

**Fast Track Duration:** 20-26 working days

#### Comparison of timeline of usual review process and fast track review process

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1st Submission	Within 25-30 working days	Within 8-10 working days
Final Site Visit	Done within 20-30 days after sending review comments	Will be done within 5-7 working days after sending the review
Due Diligence report	Sent within 15 working days after site visit	Will be sent within 2 working days after site visit
Final Review	Done within 8-10 working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 5-7 working days after receipt of 2 <sup>nd</sup> documentation

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### 6) GRIHA for Existing Schools (GRIHA ES) Rating

**Fast track Fees:** Rs. 1 Lakh+ Taxes Applicable as per the Government norms.

**Fast Track Duration:** 15-21 working days

#### Comparison of timeline of usual review process and fast track review process

REVIEW STAGE	REVIEW PROCESS	FAST TRACK
Review of 1st Submission	Within 20-25 Working Days	Within 5-7 working days
Final Site Visit	Done within 20-30 days after sending review comments	Will be done within 5-7 working days after sending the review
Due Diligence report	Sent within 15 Working days after site visit	Will be sent within 2 working days after site visit
Final Review	Done within 8-10 Working days after receipt of 2 <sup>nd</sup> documentation	Will be done within 3-5 working days after receipt of 2 <sup>nd</sup> documentation

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