**GRIHA FOR AFFORDABLE HOUSING**

‘India’s Own rating system for Green Buildings’

— India’s INDCs (Action plan to combat climate change)

**About GRIHA Council**

GRIHA Council is an independent not for profit society jointly set up by The Energy and Resources Institute (TERI) and the Ministry of New and Renewable Energy (MNRE) to promote the development of sustainable buildings and habitats in India.

**About GRIHA**

GRIHA (Green Rating for Integrated Habitat Assessment) is a Sanskrit word meaning—‘Adobe’. Human Habitats (buildings) interact with the environment in various ways. GRIHA attempts to minimize a building’s resource consumption, waste generation, and overall ecological impact within certain nationally-acceptable limits/benchmarks.

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**Eligibility Requirements for GRIHA – AH**

**Site Planning**

- Energy & Occupant Comfort
- Water Savings
- Sustainable Building Material
- Social Aspects

**Energy & Occupant Comfort**

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**Social Aspects**

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**Distribution of Points**

- Site Planning 16
- Energy & Occupant Comfort 19
- Water Savings 17
- Sustainable Building Material 16
- Social Aspects 4

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**CONTACT DETAILS**

GRIHA Council
A-260, Bhishma Pitamah Marg, Defence Colony, New Delhi - 110 024
Tel: +91 11 4644 4500/243 39606-08, Fax: +91 11 2468 2144 & 2468 2145
Email: info@grihaindia.org; Website: www.grihaindia.org

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**Submit approval letter issued by government agency (Central/State/ULB’s*) confirming that the project is being developed as per PMAY Scheme/guidelines.**

**LIVABILITY INDEX**

**AFFORDABLE HOUSING**

1. **Thresholds (Essential)**
   - Site Selection (Mandatory)
   - Affordability Housing

2. **Any other govt. agency**
   - Approval Letter issued by government agency (Central/State/ULB’s*) confirming that the project is being developed as per PMAY Scheme/guidelines.

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GRIHA for Affordable Housing (AH) rating is a dedicated assessment cum rating tool to integrate sustainability in the affordable housing to be constructed in line with Pradhan Mantri Awas Yojna (PMAY). The rated buildings will enjoy enhanced energy and water performance and increased thermal and visual comfort; ultimately resulting in decreased operational and maintenance costs. GRIHA for Affordable Housing rating is designed with underlining objectives, such as reducing costs, incorporation of cost-effective sustainability measures attaining environmental impact reduction, simplicity in execution, alignment with local and national goals, and cost effectiveness.

**What is GRIHA AH?**

GRIHA for Affordable Housing (AH) rating is a dedicated assessment cum rating tool to integrate sustainability in the affordable housing to be constructed in line with Pradhan Mantri Awas Yojna (PMAY). The rated buildings will enjoy enhanced energy and water performance and increased thermal and visual comfort; ultimately resulting in decreased operational and maintenance costs. GRIHA for Affordable Housing rating is designed with underlining objectives, such as reducing costs, incorporation of cost-effective sustainability measures attaining environmental impact reduction, simplicity in execution, alignment with local and national goals, and cost effectiveness.

**Unique Features of GRIHA AH**

- GRIHA AH rating is a dedicated assessment-cum-rating tool.
- A simplified system which assists architects in designing as well as rating the affordable housing projects.
- Entirely calculator based tool with pre-fed data (no simulation results required).
- Designed for different climatic zones and incorporates regional variations.
- Point weightages of different sections (Based on AHP survey).
- No points for mandatory appraisal/criterion.
- Non-linear point distribution.
- Requirements modified specifically for Residential building typologies.
- Post certification sensitization program for the residents.

**Fee STRUCTURE**

<table>
<thead>
<tr>
<th>S.No</th>
<th>Built-up Area</th>
<th>Registration Cum Rating Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Built-up Area 5,000 sq.m &amp; below</td>
<td>INR 3,00,000 + taxes</td>
</tr>
<tr>
<td>2.</td>
<td>Above 5.001 sq.m</td>
<td>INR 3,00,000 + additional built up charged @ INR 9/Sq. m + taxes</td>
</tr>
</tbody>
</table>

- Fee for orientation workshop = INR15000 + taxes (optional).
- All travel and accommodation of GRIHA professionals, for outside Delhi projects, is not included in the above cost and shall be arranged by the client.

**SECTIONS AND THEIR UNDERLYING CRITERIA**

1. **Site Planning**
   - Low Impact Design
   - Design to mitigate UHIE (Urban Heat Island Effect)
   - Preservation and Protection of Landscape during Construction
   - Storm Water Management
   - Reduction in Air and Soil Pollution during Construction

2. **Energy & Occupant Comfort**
   - Envelope Thermal Performance
   - Occupant Visual Comfort (Daylight)
   - Efficient Lighting
   - Energy Efficient Equipment
   - Renewable Energy
   - Energy Metering

3. **Water Savings**
   - Efficient use of water during construction
   - Optimization of building & Landscape water demand
   - Water reuse
   - Water Metering

4. **Solid Waste Management**
   - Construction waste management
   - Post construction waste management

5. **Sustainable Building Material**
   - Reduction in environmental impact of construction
   - Use of low environmental impact materials in building interiors
   - Use of recycled content in roads and pavement
   - Low VOC paints, adhesives, sealants and composite wood products
   - Zero ODP insulation and fire systems

6. **Social Aspects**
   - Facilities for Construction workers
   - Universal accessibility
   - Proximity to Transport and Basic Services
   - Environmental awareness
   - Tobacco Smoke Control
   - Water Quality
   - Provision of access to clean sources of cooking fuel

7. **Bonus Points**
   - Bonus Points

**THE RATING PROCESS**

1. **START**
   - Online Registration

2. **Orientation workshop**

3. **1st Due diligence site visit**

4. **Submission of documents**

5. **Preliminary evaluation**

6. **Final Due diligence site visit**

7. **Final evaluation**

8. **Additional Due diligence site visit (Green Awareness Drive)**

**FINISH**