



**Confederation of Indian Industry**



**Indian Green Building Council**  
*Greening India since 2001*

**Representation to Government of Kerala**  
**Incentives for Green Building Rated Projects**

**Submitted By:**

**Confederation of Indian Industry**  
**Indian Green Building Council**



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The Confederation of Indian Industry (CII) has been a pioneer in introducing the concept of green buildings in India. The **Indian Green Building Council (IGBC)**, formed by CII in 2001, is making constant efforts towards wider adoption of green building concepts in the private sector and the Government. IGBC is closely working with both Central & State Governments in further greening the building projects across the country.

### Green Building Movement in India

Today, the green building movement in India stands tall with over **2,770 building projects** amounting to over **2.23 Billion Sq. ft** of built up area registered with IGBC. These projects are coming up in both government and private sectors that include Government occupied Buildings, IT parks, Corporate offices, Schools, Colleges, Banks, Factories, Residential complexes, Airports, SEZ's, Townships, stadiums etc.

CII have so far facilitated **507 fully functional green buildings** in all five climatic zones of the country. These buildings include projects as small as 800 sq ft house to a 6 Million sq. ft commercial office project.

Few of the prestigious Government building projects certified & registered with IGBC include:

- ❖ **Jawaharlal Nehru Bhawan**, of Ministry of External Affairs, New Delhi
- ❖ **ISRO Facility**, Hyderabad
- ❖ **Indira Paryavaran Bhawan**, Ministry of Environment and Forests (MoEF), New Delhi
- ❖ **Indian Institute of Corporate Affairs**, Ministry of Corporate Affairs, Manesar
- ❖ **Delhi International Airport (T3)**, New Delhi
- ❖ **Gujarat Pollution Control Board**, Gandhinagar

### Rating Programmes of CII

CII has the following rating systems to suit various building types :

- ❖ IGBC Green Homes
- ❖ IGBC Green New Buildings (Commercial & Institutional)
- ❖ IGBC Green Existing Buildings (O&M)
- ❖ IGBC Green Schools
- ❖ IGBC Green Factory Building
- ❖ IGBC Green Landscape
- ❖ IGBC Green SEZ
- ❖ IGBC Green Town Ships
- ❖ IGBC Green Metro

These rating programmes are aligned with various National codes & Standards such as **NBC, ECBC, MoEF's Environmental Impact Assessment Guidelines, Pollution Control Boards Norms, ISHRAE Code and Standards.**



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## **Benefits of adopting IGBC Rating Systems**

The benefits of adopting the above rating systems include :

- ❖ 40-50% savings in energy
- ❖ 20-30% savings in water consumption
- ❖ Reduction of 12000 Tons of CO<sub>2</sub> Emission per million sq.ft of green buildings
- ❖ About 3 MW saving in connected electrical load per million sq.ft of green buildings
- ❖ Segregation of consumer waste to facilitate easy handling by municipalities
- ❖ Release of treated waste water from every building to reduce load on municipal water supply system.
- ❖ Enhance brand image and attract National and International companies to improve the State economy

## **Incentives offered by Government Agencies for IGBC Rated Buildings**

CII / IGBC believe that the Developers have a major role in implementing green building concepts. The developers need to be encouraged through a 'Push' strategy till green buildings become the mainstream activity. The following schemes across the country encourage projects to adopt green building programmes of CII / IGBC:

- ❖ The Ministry of Environment & Forestry (MoEF), Government of India offers fast track environment clearance for projects following IGBC guidelines & pre-certified.
- ❖ Government buildings (2,500 sq.m to 1,50,000 sq.m and above) under PWD in Kerala are mandated to adopt IGBC Green Rating systems

## **Recommendations to Government of Kerala**

CII / IGBC recommend the following incentives to promote large scale adoption of green building concepts amongst the developers in the State:

### **5% additional FAR / FSI for adopting IGBC green building rating systems**

This would encourage the developers to implement green concepts, thereby immensely benefiting the State of Kerala.



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### **Long Term Benefits to Government of Kerala:**

This proposed incentive would in the long run help the Government of Kerala in:

- ❖ Reduction in electrical demand
- ❖ Reduction in municipal water requirements and associated infrastructure
- ❖ Provide energy and water sources thus saved, to all sections of the economy, particularly the economically weaker sections
- ❖ Better handling of municipal waste
- ❖ Promote and attract investments to the State
- ❖ Attract well established developers to the State

### **Punitive Measures to Ensure Compliance:**

Thus far the experience of CII / IGBC has been that projects implement the committed green measures in all respects.

In the unlikely event of the project failing to achieve the final Green Building certification, the Authority / Government shall:

- a) Not issue the Occupancy certificate to the building project (or)
- b) Levy appropriate fine for default, as decided by the Authority / Government

### **Conclusion**

CII / IGBC strongly believe that the developers need a 'Push' to adopt large scale green building measures. The IGBC rating systems, for the past 13 years have been well tested and proved to be beneficial to the States adopting such measures.

CII / IGBC request the Government of Kerala to implement the proposal of 5% additional FAR / FSI on priority. This would immensely benefit the State and would result in Kerala emerging as a role model for the rest of the country.

CII / IGBC will extend all support and cooperation to the respective Authority / Government of Kerala in implementing this recommendation.