

## STATE WISE GRIHA INCENTIVES

STATE	INCENTIVE												
Maharashtra	<b>Public Works Department, Government of Maharashtra</b> issues a notification <b>mandating</b> all the upcoming government buildings and proposed retrofitting work of the existing buildings in Maharashtra, to comply with the 'Green building concept' and further get it rated from GRIHA Council.												
Uttar Pradesh	Free of cost <b>5%</b> additional FAR (Floor Area Ratio) for projects for complying with 4 or 5 Star GRIHA Rating.												
Haryana	<p>The Haryana Building Code 2017 incentivizes GRIHA Rated projects by awarding additional FAR of up-to <b>15%</b>.</p> <table border="1"> <thead> <tr> <th>ADDITIONAL FAR ALLOWED (%)</th><th>STARS ACHIEVED</th></tr> </thead> <tbody> <tr> <td>3</td><td>1</td></tr> <tr> <td>6</td><td>2</td></tr> <tr> <td>9</td><td>3</td></tr> <tr> <td>12</td><td>4</td></tr> <tr> <td>15</td><td>5</td></tr> </tbody> </table> <p>* except plotted residential</p>	ADDITIONAL FAR ALLOWED (%)	STARS ACHIEVED	3	1	6	2	9	3	12	4	15	5
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West Bengal	<ul style="list-style-type: none"> <li><b>10%</b> additional Floor Area Ratio F.A.R. for "Green Building" as per provision under rule 69A of the said rules, notified by Kolkata Municipal Corporation affairs department vide notification no. 54/MA/O/C-4/3R-3/2014 dated 05.02.2015.</li> <li>Sanction of building plan for construction of 'Green Buildings" and grant of additional F.A.R. shall be allowed on the basis of pre-certification by the agencies.</li> </ul>												
Sikkim	<ul style="list-style-type: none"> <li>As per Government of Sikkim vide <b>Notification no :01/59/GoS/Bldgs/Archtt/14-15 Dated: 06/01/2015</b> Government of Sikkim has adopted GRIHA for all the Government and semi-Government structures.</li> <li>All the Government and semi-Government structures in the State (Residential, Non-residential, Healthcare, Institutional, Industrial, Recreational etc.) including those belonging to autonomous bodies like Boards, Corporation, Companies and Public Sector Undertaking (PSU) <b>shall conform to minimum 3 Stars GRIHA rating</b> for propagating sustainable development in the State.</li> </ul>												
Rajasthan	<b>Jaipur Development Authority</b> , a body constituted under Jaipur Development Authority Act 1982 (Act. 25) under the Department of Urban Development and Housing, Government of Rajasthan has notified that the <b>buildings constructed on plot area more than 5,000 m<sup>2</sup> will be eligible for an additional 5% floor area ratio (FAR) free of charge if they get 4 or 5-star rating from GRIHA.</b>												

Punjab	The <b>Department of Housing and Urban Development, Government of Punjab</b> has notified that an additional <b>5%</b> 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 the Punjab Regional and Town Planning and Development Act, 1995 towards ensuring resource optimization in the built environment.
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## OTHER INCENTIVES

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Pune Municipal Corporation (PMC)	<p><b>Discount in premium charges for developers:</b> The developers coming up with new construction projects in the jurisdiction of Pune Municipal Corporation will get the following discounts on the premium charges payable to the corporation, as per the star rating awarded by <b>GRIHA Council</b>.</p> <table><tr><th rowspan="2">RATING</th><th colspan="2">POINTS SCORED</th><th rowspan="2">DISCOUNT IN PREMIUM</th></tr><tr><th>GRIHA</th><th>SVA GRIHA</th></tr><tr><td>3</td><td>71-80</td><td>36-40</td><td>5%</td></tr><tr><td>4</td><td>81-90</td><td>41-45</td><td>10%</td></tr><tr><td>5</td><td>91-100</td><td>46-50</td><td>15 %</td></tr></table>	RATING	POINTS SCORED		DISCOUNT IN PREMIUM	GRIHA	SVA GRIHA	3	71-80	36-40	5%	4	81-90	41-45	10%	5	91-100	46-50	15 %
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Ministry of Environment and Forests (MoEF)	The Ministry of Environment and Forests (MoEF), Government of India issued a memorandum to facilitate <b>fast track environmental clearance</b> for GRIHA pre certified projects.																		
NOIDA and Greater NOIDA	NOIDA and Greater NOIDA have incentivized GRIHA projects (on a plot of more than 5000 m <sup>2</sup> and above) with <b>free of cost 5% additional FAR</b> for projects for complying with <b>4 or 5 Star GRIHA Rating</b>																		
Pimpri Chinchwad Municipal Corporation	<b>Discount in premium for developers:</b> The developers in Pimpri Chinchwad Municipal Corporation will get the following discounts on the premium amount of building permission charges, as per the level of rating awarded by <b>GRIHA</b> .																		

	<table><tr><th>POINTS SCORED</th><th>RATING</th><th>DISCOUNT IN PREMIUM</th></tr><tr><td>50-60</td><td>1</td><td>10%</td></tr><tr><td>61-70</td><td>2</td><td>20%</td></tr><tr><td>71-80</td><td>3</td><td>30%</td></tr><tr><td>81-90</td><td>4</td><td>40%</td></tr><tr><td>91-100</td><td>5</td><td>50%</td></tr></table> <p><b>Discount in property tax for home owners:</b> Once the construction is complete, the developer will hand over the green building to the flat owners, and henceforth, the flat owners of the green building will get a <b>discount of 10% on property tax.</b></p>	POINTS SCORED	RATING	DISCOUNT IN PREMIUM	50-60	1	10%	61-70	2	20%	71-80	3	30%	81-90	4	40%	91-100	5	50%																		
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Pimpri Chinchwad Municipal Corporation	<p>Depending on the level of <b>SVA GRIHA</b> star rating, the developer can avail discount in the premium as mentioned in the table below:</p> <table><tr><th>POINTS SCORED</th><th>RATING</th><th>DISCOUNT IN PREMIUM</th></tr><tr><td>25-30</td><td>1</td><td>10%</td></tr><tr><td>31-35</td><td>2</td><td>20%</td></tr><tr><td>36-40</td><td>3</td><td>30%</td></tr><tr><td>41-45</td><td>4</td><td>40%</td></tr><tr><td>46-50</td><td>5</td><td>50%</td></tr></table> <p><b>Discount in property tax for home owners:</b> The SVA GRIHA linked property tax benefit is in addition to the existing discounts that are offered by the Municipal Corporation like the <b>10% discount to early tax payers and 10% discount for females.</b> All residential buildings, commercial complexes, individual houses, bungalows which comply with the SVA GRIHA criteria shall be eligible for the rebates.</p> <table><tr><th>POINTS SCORED</th><th>RATING</th><th>DISCOUNT IN PROPERTY TAX</th></tr><tr><td>25-30</td><td>1</td><td>5%</td></tr><tr><td>31-35</td><td>2</td><td>8%</td></tr><tr><td>36-40</td><td>3</td><td>10%</td></tr><tr><td>41-45</td><td>4</td><td>12%</td></tr><tr><td>46-50</td><td>5</td><td>15%</td></tr></table>	POINTS SCORED	RATING	DISCOUNT IN PREMIUM	25-30	1	10%	31-35	2	20%	36-40	3	30%	41-45	4	40%	46-50	5	50%	POINTS SCORED	RATING	DISCOUNT IN PROPERTY TAX	25-30	1	5%	31-35	2	8%	36-40	3	10%	41-45	4	12%	46-50	5	15%
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SIDBI	SIDBI has been providing financial assistance to Green Buildings certified by Accredited Rating Agencies including GRIHA by offering <b>concessional rate of interest, presently 50 basis points.</b>																																				
Ministry of Urban Development, Government of India	<b>Ministry of Urban Development</b> issues a notification for local authorities to incentivize and provide <b>1% to 5% extra ground coverage and FAR</b> for projects of more than 3000 m <sup>2</sup> plot size on basis of GRIHA evaluation.																																				