

Provisions for Green Buildings

(To be adopted in the state of HP)

(A) Green Building Code

(1) Water Conservation and Management:

Considering an ever increasing demand for water, efforts are needed to substantially reduce water consumption in buildings. Integrated and sustainable water management focusing on least anthropogenic water discharge from human activities should be pursued. The use of water conserving fixtures, landscaping, rain water harvesting, aquifer recharging and waste-water recycling need to be given due consideration.

a. Rain Water Harvesting from roof and non-roof areas.

Design rainwater harvesting system to capture at least 'peak-month rainfall' runoff volume from roof and non-roof areas.

b. Waste Water Recycle and Reuse

- i. **Waste Water Treatment:** Design an on-site treatment system to handle 100% of waste water generated in the building, to the quality standards suitable for reuse, as prescribed by Central (or) State Pollution Control Board, as applicable.
- ii. **Waste Water Reuse:** Use treated waste water for at least 25% of the total water required for landscaping, flushing, and cooling tower make-up water (if the project uses watercooled chillers). The treated waste water could be used for landscaping, flushing and air-conditioning.

Notes:

1. Waste water here refers to both grey and black water.
2. Waste water can be treated in-situ and reused in-situ.
3. In case the local authorities insist the project to divert waste water to a centralized/common wastewater treatment plant, then the project can show compliance, by reusing treated wastewater from the centralized/ common/ any other waste water treatment plant, if feasible; otherwise this condition will not be imposed. In such a situation captured rain water can also be considered to show compliance.

c. Reduction of Hardscape

At least 30% of open area as required per local buildings bye-laws shall be pervious. Use of grass pavers, paper blocks with atleast 50% opening, landscape, pergolas etc. would be considered as pervious surface.



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			(Where feasible) 2(a) Installation of Solar Photovoltaic Panels 2(b) Installation of Solar Assisted Water Heating Systems 3(a) Low Energy Consumption Lighting Fixtures 3(b) Energy Efficiency in HVAC systems design (mandatory for commercial and desirable for others). 4(a) Segregation at Source. 4(b) Organic Waste Management.
<p>Note : * The above mentioned provisions should be followed in case of residential plots forming part of approved layout plan of a real estate project.</p> <p>* The above mentioned provisions may be shown optional hereby but nothing would prevent competent authorities to prescribe one or many of them if site situation warrants so.</p>			

Projects which are under construction or at design stage and if are pre-certified by authorized rating agencies will also be eligible for availing additional FAR.

(C) Incentive FAR

- (i) In case owner(s) of the property desire to procure green building ratings from any of the rating bodies such as (IGBC/GRIHA), * **an incentive of 10% additional FAR** without paying additional fee shall be granted to such projects as are certified with under mentioned ratings:

- a) Buildings granted Gold/Platinum rating by IGBC or;
b) Buildings granted 4/5 star rating by GRIHA


* **IGBC-** Indian Green Building Council, **GRIHA-**Green Rating for Integrated Habitat Assessment,

- (ii) Sanction of building plan for construction of "Green Building" and grant of additional FAR shall be allowed on the basis of pre-certification by the authorized green rating agencies.
- (iii) Final completion certificate shall be issued by the competent authority after award of "Final Rating Certificate" from the authorized rating agency.



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- (iv) In case of non-compliance of the "Green Building Code" requirements and if the applicant fails to obtain required rating certification, the additional FAR shall be compounded at the rate of 10 times the normal building planning permission fee.


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