

# PMC Eco-housing Program

The *Eco-housing program* launched by Pune Municipal Corporation (PMC) promotes the adoption of environmentally friendly practices, energy efficient products, and techniques by the construction industry. Applicable to the housing sector, the Eco-housing voluntary rating and certification mechanism will help quantify the environmental performance of residential projects and will provide a meaningful differentiation of buildings in the marketplace. Conventional buildings have a significant impact on resource use and environment during their lifetime. On the other hand, Eco-housing incorporates environmental considerations at every stage of building construction. It offers financial benefits, environment, community and infrastructure benefits, and benefits associated with health and increased productivity as compared to conventional buildings.

## Eco-Housing

### Assessment Criteria

The Eco-housing assessment criteria establish a baseline for green design practices. The criteria include measures that span the following focus areas :

- Site Selection,
- Environment Architecture,
- Efficient Building Materials,
- Solar Water Heaters,
- Water Conservation,
- Segregation of Waste,
- Other Innovative Measures

The criteria can be viewed at

<http://www.punecorporation.org/or>  
<http://www.ecohousingindia.org/>

The PMC Eco-housing program encourages developers to adopt the Eco-housing assessment criteria to certify the environmental performance achieved by their residential project.

## Eco-Housing Assessment Criteria

The Eco-housing assessment criteria for Pune city was developed by the International Institute for Energy Conservation (IIEC) in association with The Energy Resources Institute (TERI), and Science and Technology Park (STP) under technical assistance from United States Agency for International Development (USAID).

### **Eco-housing Assessment Criteria**

Developed into a voluntary  
five star rating and  
certification system

Criteria is made up of a  
combination of voluntary  
and mandatory measures

A 1000 point system that  
incorporates 88 measures

A minimum of 500 points  
required to qualify for Eco-  
housing certification.

Eco-housing certification will  
be based on document  
submissions and site visits  
by the validating team

The criteria are applicable to residential buildings/building complexes and single-family residences.

The Eco-housing criteria include a checklist of measures aimed at architects, builders, financial institutions, and homeowners. Measures in each category ensure resource conservation during the life cycle of the project. Every measure has a submittal requirement to ensure compliance and is assigned points depending on its impact on environment, and its relevance to local conditions. Please visit

<http://www.punecorporation.org/>or

<http://www.ecohousingindia.org/>to download the Eco-housing  
assessment criteria

## Eco-Housing Rating for Residential Projects

Points	Star Rating
500	*
501-600	**
601-700	***
701-800	****
>801	*****

## Eco-Housing Certification Process

The Sustainable Building Technology Center (SBTC) will serve as the apex body for the certification of Eco-housing projects. The International Institute for Energy Conservation (IIEC) together with its partners the Science and Technology Park (STP) and Bhanuben Nanavati College of Architecture (BNCA) will validate projects registered for Eco-housing certification till such time as the permanent Eco-housing certification agency is established at the SBTC. The process for Eco-housing certification is as follows.

The developer submits project documents to the Building Proposal Department. Here the building plans are scrutinized to ensure that it meets the existing PMC norms. On approval, the developer registers his project for Eco-housing certification

### Guidelines for certification

Submit the Eco-housing tracking sheet along with the registration form.

Hand over submittal requirements as indicated in the Eco-housing tracking sheet during the registration, construction and post construction phase.

Under construction projects do not qualify for

The Developer submits the eco-housing proposal with the Sustainable Building Technology Center (SBTC) and pays the certification fees. The developer also sends a copy of the registration form to the PMC's Building Proposal Department.

The developer hands over the submittal requirements as indicated in the Eco-housing tracking sheet to the validation team at the SBTC. After initial verification by the SBTC technical team, a '*Provisional Eco-housing certificate*' is issued to the developer with a copy marked to the Pune Municipal Corporation. With the help of documents submitted and site visits, the validation team evaluates compliance with Eco-housing norms during the different phases of construction. The Eco-housing certificate is handed over on completion of the project, and on verification that the systems installed in the housing complex are in working condition. Validity of the Eco-housing certification granted is for 5 years after which the certification has to be renewed. PMC will extend a tax rebate for Eco-housing certified projects.

## Eco-Housing Incentives

### Certification Fees

Rs. 20/ square meter of  
proposed built up area with  
a cap of 3.5 lakhs per  
project

A concession of 10 – 50% on total premium will be extended to developers depending on the project rating achieved. Twenty five per cent of the applicable rebate will be given when building proposal is approved and the remaining can be claimed after project is complete and certified. No upfront incentives will be given in development charges.

The Pune Municipal Corporation (PMC) is also contemplating upon offering incentives to the societies which carry on with the initiatives of eco –housing which have been established by the Developers

For details contact:

Deputy City Engineer  
Development Plan

**Pune Municipal Corporation**

Shivajinagar, Pune – 411 001

Ph: 020 - 25501321

**International Institute for  
Energy Conservation (IIEC)**

401 B Delta, Hiranandani  
Gardens,  
Powai, Mumbai – 400 076  
Ph: 022- 67031021-24  
Fax: 022- 67031025  
[Email:sbtc@iiec.org](mailto:sbtc@iiec.org)

## Eco-Housing Registration Form

Dear Sir,

We, \_\_\_\_\_(Name of Company), wish to register our  
residential project, \_\_\_\_\_ (Name) at \_\_\_\_\_  
(Location), Pune for Eco-housing certification.

Necessary particulars are provided as below:

**Date:**

**Applicants' Information:**

**First Name: Last Name:**

**Mobile: E-mail:**

**Organization:**

**Address of the organization:**

**Telephone: Email:**

**Project Details:**

**Project**

**Title: Location:**

**Developer:**