



MCGM Eco-housing Program

The *Eco-housing program* launched by Municipal Corporation of Greater Mumbai (MCGM) 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 offer financial benefits, environment, community and infrastructure benefits, and benefits associated with health and increased productivity as compared to conventional buildings

The MCGM 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 have successfully established a baseline for green design practices. The criteria include measures that span the following focus areas

- Site Selection
- Environment Architecture
- Efficient Building Materials
- Energy Conservation & Management
- Water Conservation
- Segregation of Waste
- Other Innovative Measure

The criteria can be viewed at www.ecohousingindia.org



Eco-Housing Assessment Criteria

The Eco-housing assessment criteria is adopted for Mumbai city with technical assistance from United States Agency for International Development (USAID), International Institute for Energy Conservation (IIEC) and Science and Technology Park (STP).

The criteria developed for both new and existing projects are applicable to residential buildings/building complexes and single-family residences.

The 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 www.mcgm.gov.in or www.ecohousinginida.org to download the Eco-housing assessment criteria

Eco-housing Assessment Criteria

- Applicable for both new and existing residential projects
- Developed into a voluntary star rating and certification system
- Criteria is made up of a combination of voluntary and mandatory measures

For New Buildings

- A 1000 point system that incorporates 83 measures
- A minimum of 500 points out of 1000 points required to qualify for Eco-housing certification

For Retrofit Buildings

- A 600 point system that incorporates 83 measures
- A minimum of 150 points out of 600 points required to qualify for Eco-housing certification

Eco-Housing Rating for New and Retrofit Projects

Points New Construction	Points Retrofit Projects	Star Rating
500-600	150-200	★
601-700	201-300	★★
701-800	301-400	★★★
801-900	401-500	★★★★
901-1000	501-600	★★★★★



Eco-Housing Certification Process

Eco-housing and Resource Conservation Cell (EHRCC)

The Eco-housing and Resource Conservation Cell (EHRCC) under the administrative control of the Additional Municipal Commissioner is made up of two wings, the Eco-housing Administrative Wing and the Eco-housing Technical wing.

Eco-housing Administrative Wing

- Wing located at MCGM Head Office and headed by Chief Engineer, Development Planning
- Wing will accept Eco-housing applications and undertake preliminary scrutiny of the submitted documents

Eco-housing Technical Wing

- Wing headed by Executive Engineer (Civil) and situated at Civic Training Institute and Research Center (CTIRC), Borivali.
- Technical team will validate registered projects. Final recommendation for certification will be based on verification of documents submitted and on-site inspections

The Municipal Corporation of Greater Mumbai (MCGM) Administration will serve as the apex body for the certification of Eco-housing projects. The Administrative and Technical wing of the Eco-housing and Resource Conservation Cell (EHRCC) will evaluate, verify, and rate Eco-housing projects.

The Project/ schemes are required to be submitted at Administrative wing situated at office of Ch.E. (D.P.) at head office.

On preliminary scrutiny, and payment of the certification fees by the developer, the proposal is forwarded to the Technical Wing of Eco-Housing Resource Conservation Cell. Representatives of the Technical wing evaluate the documents submitted during the different phases of construction. Site visits are conducted during and on completion of construction to verify compliance before the certificate is issued by MCGM.

Validity of the Eco-housing certification granted by MCGM is for 5 years after which the certification has to be renewed. Random checks will be carried out by the Eco-Housing Technical Cell to ensure that the systems installed in the housing complex are in working condition and are being maintained.



Eco-Housing Incentives

The Municipal Corporation of Greater Mumbai will offer incentives to both developers and consumers implementing Eco-housing measures, subject to receiving approval from state government.

Incentivization in the form of rebate in development charges & assessment tax is principally approved by the corporation. However the same will require amendment to M.M.C. act and will require clearance from the state government. Municipal Administration is following up the issue with state Government.

In case of retrofit projects, the applicant shall submit occupation certificate of the building to confirm its authenticity.

Certification Fees

New Projects

- Rs. 20/ square. meter of proposed built up area

Retrofit Projects

- Rs.1/ square. meter of proposed built up area

For further information contact:

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Eco-Housing Program implemented in partnership by



IIEC

