

Government of India

Ministry of Power

Draft Notification

New Delhi,June, 2026

S. O.....(E). - In exercise of the powers conferred by clause (a) read with clause (p) of section 14 of the Energy Conservation Act, 2001 (52 of 2001), the Central Government, in consultation with the Bureau of Energy Efficiency, hereinafter called "Bureau", has notified Energy Conservation and Building Code Rules, 2018, published vide GSR 168 (E) Dated 13-2-2018 with an aim to facilitate the adoption of Energy Conservation and Building Code (ECBC).

Subsequent to the amendment of the EC Act in 2022 the ECBC has been amended to Energy Conservation and sustainable Building Code (ECSBC). Now, to facilitate adoption of energy efficiency and sustainability among the large commercial, residential and office building, the Central Government in consultation with Bureau, hereby, proposes draft amendments to the aforesaid notification specifying the energy consumption and sustainability norms for buildings under clause (a) read with clause (p) of section 14 of the Energy Conservation Act, 2001, and the draft amendment is hereby published for information to all persons likely to be affected thereby; and notice is hereby given that the said draft amendment will be taken into consideration after the expiry of twenty one days from the date of this notification as published in the Gazette of India, and are made available to the public;

The objections or suggestions which may be received from any person in respect of the said draft amendment before the expiry of the aforesaid period will be considered by the Central Government.

Objections and suggestions to these draft amendments, if any, may be addressed and sent to the Under Secretary, Energy Conservation, R. No.-6424, Hall No.-4, 6th Floor, GPOA-3, Africa Avenue, Netaji Nagar, New Delhi and may be sent at the e-mail address saket-upsc@gov.in.

Draft Amendment

1. Applicability – (1) These norms shall be applicable to every building and building complex to be constructed with a proposed built-up area of 20,000 square meters or more, and intended to be used as office, commercial or residential purposes.

(2) It shall come into force on the date of its publication in the Official Gazette and shall supersede the Energy Conservation and Building Code Rules, 2018, published vide GSR 168 (E) Dated 13-2-2018.

2. Definitions. – (1) For the purposes of this notification, the expressions, -

- (a) “Act” means the Energy Conservation Act, 2001 (52 of 2001);
- (b) “Built up Area (BUA)” is the sum of the covered areas of all floors of a building other than the roof, and areas covered by external walls and parapet on these floors;
- (c) “Building Ratings” means the classification or certification awarded to a building by a rating agency, indicating its level of compliance with prescribed energy efficiency, environmental sustainability, and resource performance standards, as determined through a standardized assessment methodology.
- (d) “Certified Energy Auditor (Building)” means a person who fulfills the eligibility criteria specified in the Energy Conservation (Minimum qualification of Energy Auditors, Energy Auditors (Building) and Energy Managers) Rules, 2020 and its amendments, and has a valid certificate, issued as per the provisions of the “Certification of Energy Auditors, Energy Auditors (Building) and Energy Managers Regulations, 2025”, and its amendments;
- (e) “Code” means Energy Conservation and Sustainable Building Code prescribed by Bureau, which provides norms and standards for energy efficiency and its conservation, use of renewable energy and other green building requirements for a building.
- (f) “ECSBC” means the Energy Conservation and Sustainable Building Code prescribed by the Bureau for commercial, office buildings and residential buildings;
- (g) “GEM” means the sustainability certification program administered by Council for Green and Eco-friendly Movement (CGEM) formed by The Associated Chambers of Commerce and Industry of India (ASSOCHAM);
- (h) “GRIHA” means Green Rating for Integrated Habitat Assessment rating system for green buildings, developed by The Energy and Resources Institute (TERI);
- (i) “IGBC” means The Indian Green Building Council, part of the Confederation of Indian Industry (CII);
- (j) “LEED” means Leadership in Energy and Environmental Design, a green building rating system administered by Green Business Certification Inc. (GBCI) India;
- (k) “Rating Agency” means any agency in the business of providing building rating for energy

efficiency and sustainability;

(l) “Third Party Assessor” means a person empaneled with the Bureau or the concerned States/UTs to perform the duties of the Certified Energy Auditor (Building) till the Energy Auditors (Building) are certified by Bureau under the Bureau of Energy Efficiency (Certification of Energy Auditors, Energy Auditors (Buildings) and Energy Managers) Regulations, 2025;

(m) words and expressions used herein and not defined, but defined in the Act, or in the Code, shall have the meanings respectively assigned to them in the Act or in the said Code with all amendments.

3. Mandatory rating of the buildings – (1) Any building including building complex, with a proposed built-up area of 20,000 square meter and above, intended to be used as office or commercial space, or residential building, shall obtain building rating from the Bureau or any of the rating agencies registered with the Bureau, as per their defined methodology.

(2) The building rating agencies such as GRIHA, IGBC, GBCI and ASSOCHAM shall register with the Bureau and submit their respective rating methodology. Any other rating agency, willing to issue building rating, must register with the Bureau and submit their respective methodologies for finalizing the building rating.

(3) The rating agencies, shall on annual basis, submit to the Bureau, the list of buildings rated by them.

4. BEE Star Rating - The rating issued by the Bureau shall be titled as “BEE Star Rating”. The building rating of Bureau shall be rated from 3-Star to 5-Star against the compliance level of Code, as per the Table-1 given below:

<u>Table-1</u>		
Sl. No.	BEE Star Rating	Applicable code
1	5 Star	Super ECSBC
2	4 Star	ECSBC Plus
3	3 Star	ECSBC

5. Minimum rating which is to be obtained by buildings shall be as per the **Table-2** given below:

Table-2

Sl. No.	Rating type	Minimum Rating to be obtained
1	BEE Star Rating	3 Star
2	GRIHA	3 Star
3	IGBC	Gold
4	LEED (GBCI)	Gold
5	GEM (ASSOCHAM)	GEM-3

6. Display of the Rating: - The owner or occupant must display the building rating issued by the rating agency or Bureau, as the case may be, at clearly visible locations. The rating should also be mentioned in the advertisements for promotion and information to the public including prospective buyers, tenants and other stakeholders.
7. Procedure to obtain BEE Star Rating for buildings – (1) The owner or occupant of a building shall register on the web portal of the Bureau of Energy Efficiency by paying the prescribed fee and submit the compliance documents along with a Certificate of Compliance issued by a Certified Energy Auditor (Building) or empanelled Third-Party Assessor.
- (2) Based on the submitted documents, the Bureau shall issue a provisional Star Rating Certificate for the building as per Table-1 under rule 4.
- (3) For issuance of the final Star Rating Certificate, the owner or occupier shall submit the required compliance documents. Bureau shall issue building rating within 30 days of the receipt of compliance documents
8. Validity of BEE Star Rating and Renewal Process: - (1) The final BEE Star Rating for commercial and office buildings shall remain valid for ten years from the date of issuance. For renewal, the owner or occupier shall submit compliance documents and a Certificate of Compliance issued by a Certified Energy Auditor (Building) or empanelled Third-Party Assessor.
- (2) The application for renewal shall be submitted to the Bureau of Energy Efficiency within three months from the date of expiry of the final rating, along with the prescribed renewal fee specified in Table-3 of rule-9.
- (3) If the renewal application, compliance documents, and fees are not submitted within the prescribed period, the final rating shall become invalid and the registration shall be cancelled by the Bureau.

(4) After cancellation, the owner or occupier shall submit a fresh application along with the required compliance documents, Certificate of Compliance, and registration fee specified in Table-3 of rule-9, for issuance of a new BEE Star Rating

9. Registration fees for BEE Star Rating - The one-time non-refundable registration fees for the buildings shall be as per the **Table-3**, given below:

Table-3

Sl. No.	Building type	Particulars	Fees (in INR)
1	Commercial and office building	Registration	1,00,000/-
2		Renewal	50,000/-
3	Residential Building	Registration	50,000/-

10. Verification Process - (1) The Bureau may conduct sample verification of the rating displayed on the buildings either on its own or through an Energy Auditor (Building) or an empaneled Third-Party Assessor.
- (2) A copy of the findings of the verification shall be provided to the owner or occupant;
- (3) In case of non-compliances, the owner or occupant shall remove the display of rating information. The findings of the verifications shall be put in the public domain by the Bureau for such non-compliance.

Further, States are empowered to levy penalty for non-compliance as per Section 15 read with sub-Section “p” of Section 14 and Section 26 of the EC Act,

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Diwakar Nath Misra
Addl. Secretary to the Government of India

Explanatory Note – Mandatory rating of Buildings/Building Complexes

Background:

1. The building sector is one of the fastest-growing energy-consuming sectors in India, driven by rapid urbanization, increasing commercial activity, expanding infrastructure, and rising demand for thermal comfort. Large commercial, institutional and Residential buildings account for a significant share of the country's electricity consumption, contribute substantially to peak electricity demand, and are an important source of greenhouse gas emissions. Improving the energy performance of buildings is therefore critical for enhancing energy security, reducing energy intensity, lowering carbon emissions, and supporting India's commitments towards sustainable development and climate change mitigation.
2. The Bureau of Energy Efficiency (BEE), under the provisions of the Energy Conservation Act, 2001, has developed the Energy Conservation and Sustainable Building Code (ECSBC) and Eco Niwas Samhita (ENS). These codes suggest minimum energy performance standards for commercial and residential buildings, respectively. Several States and Union Territories have adopted these Codes; however, their implementation and enforcement continue to vary across jurisdictions due to differences in institutional capacity, compliance mechanisms and stakeholder awareness.
3. In addition to the above, several voluntary building rating systems, such as GRIHA, IGBC, LEED and GEM, have played an important role in promoting sustainable and energy-efficient building practices in the country. However, these rating systems follow different methodologies, assessment criteria and certification processes, resulting in the absence of a uniform national framework for assessing and communicating the energy performance of buildings.

Challenges

4. Despite the availability of building energy codes and voluntary rating systems, there is presently no mandatory, nationally harmonized framework for assessing, benchmarking and publicly disclosing the energy performance of large buildings. Consequently, implementation of energy-efficient building practices remains uneven across States and building categories, and the energy performance of buildings is not readily visible to consumers or other stakeholders.
5. Further, the absence of a common performance-based rating framework limits transparency for building owners, occupants, investors and financial institutions, making it difficult to compare the energy performance of buildings or recognize those achieving superior performance. The lack of mandatory disclosure also reduces market incentives for developers to invest in higher levels of energy efficiency beyond the minimum requirements.
6. In addition, there is no centralized repository of building energy performance data, limiting the ability of policymakers to monitor compliance, evaluate policy outcomes, identify sectoral trends and formulate evidence-based interventions.
7. Accordingly, there is a need to establish a transparent, nationally harmonized and performance-based Star Rating framework for large buildings under the provisions of the Energy Conservation Act, 2001.

Proposal

8. To realize the significant energy-saving potential in the building sector, it is proposed to introduce a Mandatory Rating Framework for all new large buildings and building complexes having a built-up area of 20,000 square metres or above.
9. The proposed framework seeks to establish a nationally recognized Rating system for large buildings that provides a simple, transparent and credible measure of building energy performance. The framework will facilitate standardized assessment and public disclosure of energy performance, promote greater adoption of energy-efficient building design and technologies, strengthen consumer awareness, and support market-driven transformation towards high-performance, sustainable buildings.
10. The proposed notification also seeks to recognize established building rating systems under a common regulatory framework, thereby leveraging existing institutional capacity while ensuring

consistency, transparency and credibility in the assessment and communication of building energy performance.

Salient features of the proposal:

- i. The proposed framework shall apply only to new buildings and building complexes for which construction commences after the date of publication of the notification in the Official Gazette.
- ii. Owners of all new buildings/building complexes having a built-up area of 20,000 square metres or above shall obtain a mandatory Rating from BEE or any of the BEE registered rating agencies.
- iii. The framework recognizes established building rating systems such as GRIHA, IGBC, LEED and GEM, thereby leveraging existing institutional capacity while harmonizing their implementation under the Energy Conservation Act, 2001
- iv. Building rating agencies operating in the country shall mandatorily register with BEE.
- v. The Rating shall be awarded on the basis of the specified energy performance criteria, providing a nationally consistent and credible benchmark for evaluating building energy performance.
- vi. The assigned Rating shall be displayed prominently at clearly visible building premises and shall be mentioned in the advertisements/publicity material/information brochures etc, meant for promotion; to enhance transparency and enable occupants, buyers, tenants, investors and financial institutions to make informed decisions based on the building's energy performance.
- vii. The framework provides for provisional (design-stage) and final (post-construction) ratings, together with mandatory periodic renewal for commercial and official buildings and voluntary renewal for residential buildings, thereby ensuring that energy performance is maintained throughout the operational life of the building.
- viii. Building energy performance data shall be submitted to the Bureau of Energy Efficiency to facilitate the creation of a centralized national database for monitoring, compliance verification, policy evaluation and evidence-based decision-making.

Expected Outcome

11. The proposed Mandatory Star Rating Framework for Large Buildings represents a significant policy initiative towards mainstreaming energy efficiency in India's building sector through a transparent, standardized and performance-based rating mechanism.
12. The framework will improve transparency by enabling standardized assessment and public disclosure of building energy performance, promote informed decision-making by consumers, tenants, investors and financial institutions, and encourage healthy competition among developers to construct high-performance buildings. It will also facilitate greater adoption of energy-efficient building technologies and sustainable design practices while creating market recognition for buildings demonstrating superior energy performance.