

CHANDIGARH ADMINISTRATION
ENGINEERING DEPARTMENT



CHANDIGARH
ENERGY CONSERVATION BUILDING RULES
2023

AN ANNEXURE TO CHANDIGARH ENERGY CONSERVATION
BUILDING CODE RULES 2023.
CHANDIGARH ADMINISTRATION NOTIFICATION
NO:.....



STATE DESIGNATED AGENCY
ELECTRICAL CIRCLE,
CHANDIGARH ADMINISTRATION



BUREAU OF ENERGY EFFICIENCY
MINISTRY OF POWER
GOVERNMENT OF INDIA

CHANDIGARH ADMINISTRATION
ENGINEERING DEPARTMENT
NOTIFICATION

No., Date.....

In exercise of the powers conferred by sub-section (1) and clause (a) of sub-section (2) of Section 57, read with clause (a) of section 15 and section 18 of the Energy Conservation Act, 2001 (52 of 2001), the Chandigarh Administration in consultation with the Bureau of Energy Efficiency, New Delhi, hereby makes the following rules and the Chandigarh Energy Conservation Building Code, 2023 as applicable to the Union territory of Chandigarh, namely:

1. Short title and commencement

- (1) These rules may be called the Chandigarh Energy Conservation Building Code Rules, 2023.
- (2) They shall come into force on the date of their publication in the Official Gazette.
- (3) They shall be extended to whole of Chandigarh under the ambit of Chandigarh Building Bye-laws 2017, as amended from time to time.

2. Definitions

- (1) In these rules, unless the context otherwise requires, -
 - (a) “Act” means the Energy Conservation Act, 2001 (52 of 2001);
 - (b) “CHECBC” Chandigarh Energy Conservation Building Code.
 - (c) “SDA” means the State Designated Agency, designated under Clause d of EC Act 2001, and implies in the context of Chandigarh, the Office of the Superintending Engineer Electrical Circle Chandigarh Administration.
 - (d) “BEE” means the Bureau of Energy Efficiency, Ministry of Power, Govt of India, New Delhi.

- (e) “CBR” means Chandigarh Building Bylaws 2017.
- (f) “Best practices” means those measures that allow for optimization of efficiencies in the identified components and systems to enhance the energy efficiency of the building; or
- i) reduce the cost of construction having regard to the safety, stability of the building structure, health and environmental provisions of Central laws or Chandigarh laws; and
 - ii) includes energy conservation measures approved by the Chandigarh Energy Conservation Building Code Implementation Committee or Chandigarh Energy Conservation Building Code Compliant Technical Grievances Redressal Committee or National Energy Conservation Building Code Implementation Committee;
- (g) “Building complex” means a building or group of buildings constructed in a contiguous area for business, commercial, institutional purposes or assembly of buildings under the single ownership of individuals or group of individuals or under the name of a co-operative group society or on lease and sold as shops or office space or space for other commercial purposes; which is used or intended to be used for commercial purpose or as an office building.
- (h) “Built-up area” means the total covered areas on all floors of a building from the basement to all storeys covered by walls and parapet measured at the floor levels excluding parking/ all the area of the carpet, balcony, exclusive corridor, terrace, staircase, etc., as well as the thickness of all walls/ 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.
- (i) “Plot Area” means Piece of land or site enclosed by definite boundaries
- (j) “bye-laws” means the building bye-laws framed by a Chandigarh Administration or any authority under its control to regulate the building activities in its areas falling in the jurisdiction of-
- i) Estate Office;

- ii) Department of Urban Planning.
 - iii) Municipal Corporation Chandigarh
 - iv) Chandigarh Housing Board.
 - v) All areas covered under the any other Development or Planning authorities; under various development plans notified by a Chandigarh Administration and enforced by such authority in its jurisdiction in which the Energy Conservation Building Code compliant building shall be located and includes any regulation or rule framed by the Chandigarh Administration or any other authority having jurisdiction established by the Chandigarh Administration;
- (k) “Central ECBC” means the Energy Conservation Building Code framed by the Bureau of Energy Efficiency New Delhi under the Act;
- (l) Certified Energy Auditor (Building)” means a person who fulfills the eligibility criteria specified in the Energy Conservation (Minimum qualification for Energy Auditors and Energy Managers) Rules, 2006 and has qualified National Examination for Energy Conservation Building Codes Compliance;
- (m) “Empaneled Energy Auditors (Building)” means a firm consisting of the Certified Energy Auditor certified under Bureau of Energy Efficiency (Certification Procedures for Energy Auditors and Energy Managers) Regulations, 2010 and Certified Energy Auditor (Building), and empaneled with the Bureau;
- (n) “Empaneled Third Party Accessor (TPA)” means Energy Auditor Building/ ECBC Experts/ Building Professional, empaneled with the State Designated Agency (O/o The Superintending Engineer Electrical Circle, Chandigarh Administration), well competent to check and ensure the Building Compliance with Chandigarh Energy Conservation Building Code 2023 from design to completion stage.
- (o) “Connected load” means the total of the rated wattage of all equipment, appliances and devices to be installed or installed in the building or part of the building or building complexes in terms of kilowatt (kW) that will be allocated to all applicants for electric power consumption in respect of the proposed building or building complex, as the case may be, on their completion;

- (p) “Construction documents” mean drawings or documents containing information pertaining to building construction processes and approvals, building materials and equipment specification, architectural details required by the authority having jurisdiction;
- (q) “Contract Demand” means the maximum demand in kilowatt (kW) or kilo-Volt Ampere (kVA) (within a consumer’s sanctioned load) agreed to be supplied by the electricity provider or utility in the agreement executed between the user and the utility or electricity provider.
- (r) “Energy Conservation measures” mean the measures incorporated in the building design for saving energy, or enhancing comfort in peak electrical or thermal demand, or reducing cooling or heating load covering any element of a component with any other element of the same or other component of the Code and includes any such measure incorporated in the said building design of the proposed or existing building;
- (s) “Energy Performance Index” means annual energy consumption of a building in kilowatt-hours per square meter of the area of the building which shall be calculated as per the following formula:

$$\text{Energy performance Index} = \frac{\text{Annual energy consumption in kWh}}{\text{Total built up area (excluding storage area and the parking in the basement) in m}^2}$$

- (t) “Energy Performance Index ratio” means the ratio of the energy performance index of the proposed building to the energy performance index of the standard baseline building;
- (u) “Establishment” means a business or other organization, or the place where an organization operates and includes a Government establishment and private establishment;
- (v) “form” means the forms appended to these rules;
- (w) “Owner” means a person, group of persons, a company, a trust, an institute, registered body, Chandigarh Administration or Central Government and its

attached or sub-ordinate departments, undertakings and such other agencies or organizations in whose name the property stands registered in the revenue records for the construction of a building or building complex;

(x) “proposed design” means the computerized design of a building consistent with the actual design of a building which complies with all the requirements of the Code (Mandatory and Prescriptive) either through prescriptive or whole building performance method;

(y) “Standard Baseline Design” means the standard design that complies with all the mandatory and minimally with prescriptive requirements of the Code and has the same built-up area of the proposed building;

(2) 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.

3. Application

These rules shall apply to every building, which is used or intended to be used for commercial purposes, having a connected load of 50 kilowatt (kW) or above or a contract demand of 60 kilo-Volt Ampere (kVA) or above or the plot area of Building is equal to or more than 1000 sq m or the built-up area of building is equal to or more than 2000 sq m (excluding non-conditioned spaces in basement) and such building shall cover the following components, namely: -

(a) building envelope;

(b) comfort systems and controls (heating, ventilation and air conditioning service hot water system);

(c) lighting and controls;

(d) electrical and renewable energy systems;

(e) any other system, as may be specified from time to time by the Bureau:

Provided that these rules shall not apply to equipment, appliances, devices and parts of building that use energy primarily for manufacturing processes;

Provided further that wherever these rules are in conflict with safety, security, health or environmental codes, or Bureau of Energy Efficiency's Standard and Labelling for equipment or appliances and Star Rating Program for buildings and if they are more stringent than the requirement of these rules then they shall prevail over these rules;

Provided also that if any existing building after additions or alterations changes its connected load to 50 kilo- Watt (kW) or above or a contract demand of 60 kilo-Volt Ampere (kVA) or above or the plot area of Building is equal to or more than 1000 sq m or the built-up area of building is equal to or more than 2000 sq m (excluding non-conditioned spaces in basement) shall comply with the provisions referred to in clauses (a) to (e) of this rule.

4. Compliance mechanism.

(1) The compliance of energy performance of a building shall be ensured by the owner by following either of the following methods, namely: -

(a) Prescriptive Method. – The building shall comply with the mandatory requirements and prescriptive requirements as specified in the Code for envelope components, comfort systems and controls, lighting and controls, electrical and renewable energy systems;

(b) Whole Building Performance Method. – The building shall comply with all mandatory measures and the requirements specified in the whole building performance method of the Code and the energy performance index of the proposed design under this method shall be the same or less than the energy performance index of the standard baseline design of building as follows:

$$\text{Energy performance index ratio} = \frac{\text{Energy performance index of proposed design}}{\text{Energy performance index of standard baseline design}} \leq 1$$

(2) The summary covering building envelope, comfort systems and controls, lighting and controls, and electrical and renewable energy systems and their checklists under Prescriptive Method and Whole Building Performance Method shall be as specified in the Appendix D of CHECBC (supplementary of current Building Bye-Laws)

5. Procedure for erection of Code compliant building

(1) Every owner who intends to erect or re-erect a building or make alterations or additions in any existing building under CHECBC rules shall submit Form A and other required documents mentioned under Rule 11.1 CBR 2017 to Estate Office accompanied by-

a) Construction documents duly signed by the owner together with undertaking in Form A (of Rule 11.1 CBR(U)-2017);

b) Construction Documents shall ensure –

i. compliance with the applicable building bye-laws in force;

ii. building design incorporates energy conservation measures and best national and international practices having regard to the climatic conditions of the site and specific needs of the building so as to optimize the energy performance index ratio of the building;

iii. that all the data, building features, identified energy conservation measures under various building components and systems are shown in detail and in the manner specified in the applicable bye-laws;

iv. The drawing of plan, colour of plan, dimensions of plan, scale of plan as per requirements of the applicable bye-laws in force;

c) Compliance documents covering the construction of components and systems of the Code, duly certified by TPA including the following, namely: -

i. Energy Performance Index ratio report in respect of the proposed

building at the design stage;

- ii. Certificate in Form A (of Rule 11.1 CBR-2017) by TPA, certifying the compliance documents as specified in Appendix D (supplementary of current Building Bye-Laws) of the Code;
- iii. Details of specifications and parameters of Energy Efficient Material to be used in the building construction and completion of the work to be executed in Form C (of Rule 11.1); duly signed by the Architect & TPA.
- iv. have been scrutinized or verified in respect of the identified energy conservation measures;

d) The Estate Office may require submission of documents at all stages, in the electronic form or hard copy of the documents, referred to in sub-rule (1) of 5.

(2) The ESTATE OFFICE on receipt of application under sub-rule (1) of 5 in Form A and Form C (of Rule 11.1) CBR-2017) duly signed by Owner, TPA and Architect; accompanied by other required documents mentioned in Rule 11.1 CBR 2017 shall;

a) approve the design & sanction building plan and thereafter grant permit to erect or re-erect the building or add to or make alterations in the building as per Form B of Rule 11.3.2 of CBR(U)-2017 to carry out the construction works subject to the following conditions, namely: -

- (i) the construction work shall be in accordance with the sanctioned plan and requirement under the CHECBC 2023 and CBR-2017
- (ii) the compliance with these rules shall be achieved during construction-in-progress;
- (iii) the building shall not be occupied before issuance of occupancy certificate to the owner;

(3) After receiving the permit, the owner shall-

a) Shall intimate/give notice to the Estate Office before erection or re-erection a

building or make alterations or additions in any building as prescribed in CBR (U) 2017.

- b) undertake construction of energy conservation measures incorporated in the construction documents in terms of sub-clause (ii) of clause (b) of sub-rule (1) of rule 5;
- c) have flexibility in constructing the building components and systems covered in the construction documents referred to in clause (a) of sub-rule (1) to most effective use of energy by deploying best practices in such components and systems to optimize the energy performance index ratio;
- d) take the approval of the TPA before undertaking such construction referred to in clause (c) of sub-rule 3 if the components and systems proposed to be constructed are other than those incorporated in the construction and compliance document.

(4) Every owner shall submit a notice of completion of the building in Form D of Rule 11.3.4 CBR (U)-2017 to the ESTATE OFFICE on the completion of work including the works related to energy conservation measures specified in the sanctioned permit along with the certificate in Form E of Rule 11.3.4 CBR- 2017 issued by TPA and Architect certifying the completion of the building accompanied by -

(a) the EPI with compliance documents as specified in Appendix D (supplementary of current Building Bye-Laws) of the Code; as together with check list of various components covered under rule (3) at the completion stage which shall include the followings-

- (i) review of heating, ventilation and air-conditioning component tables for air- handling equipment, refrigeration equipment, condensing equipment, air-flow summaries, tables showing lighting equipment specifications, and tables showing motor specifications;

- (ii) inspection of lighting equipment like lamps, ballasts, to confirm fixture wattage and inspection shall include at least random check across according to the type of usage in the building to determine lighting power density.
 - (iii) review the required lighting controls such as manual switching off perimeter, day lighting circuits, automated occupancy-based control, photo sensor controls, and automated timer-based controls;
 - (iv) review of coefficient of performance values of installed heating, ventilation and air-conditioning equipment and control equipment;
 - (v) review of efficiencies of installed motor and controls;
 - (vi) review of power factor and power distribution losses;
 - (vii) review the required check metering and monitoring system.
 - (viii) a list of the energy related building features in the proposed design, if any, which are different from the sanctioned or standard baseline design;
 - (ix) all documents and invoices in support of the construction undertaken with respect to all energy conservation measures including insulation, fenestration, heating, ventilation and air-conditioning, lighting and electrical systems, water heating systems of the building.
- (b) If there is deviation in the energy performance index ratio of the sanctioned plan that is it is more than one as compared to the sanctioned plan of the building, TPA shall record its findings and shall communicate the same to the owner and seek compliance of the same through incorporation of additional energy conservation measure. The TPA shall render technical assistance to the owner to ensure that the proposed design of building becomes compliant with these rules and assist owner to achieve the EPI of

building less than or equal to 1. The occupancy certificate may be withheld due to non-achievement of CHECBC compliance under the building byelaws of the Estate Office.

- (c) The owner shall give notice of completion of the building and seek permission for occupancy in Form D (of Rule 11.3.4 CBR-2017)
 - (d) The owner shall neither occupy nor allow any other person to occupy the building or part of the building covered under these rules for any purpose until such building or such part thereof has been granted occupancy certificate by Estate Office.
- (5) The Estate Office on receipt of such notice by the owner in Form-D (of Rule 11.3.4 CBR-2017) accompanied Form E of Rule 11.3.4 CBR- 2017 issued by TPA/Architect may issue the occupancy certificate in Form F (of Rule 11.3.4 CBR -2017) incorporating *inter alia* the following conditions, namely: -
- (i) that the energy performance of the building shall be monitored and verified by the TPA for a period of 1 year after the building has been fully operational; from the date of occupancy;
 - (ii) that One year after the building has been fully operational; from the date of occupancy; the Owner through third-party accessor (TPA) shall submit an EPI report of the said building to the Estate Office and SDA. If EPI of the Building is complying with the sub rule (1) of 4, the Owner shall apply for ECBC Compliance Certificate in Form L (of Rule 11.3.4.1 CBR 2017, as amended time to time)
 - (iii) That if owner achieve Energy Performance Index Ratio of Building as prescribed in sub rule (1) of 4, the SDA Shall issue ECBC Compliance certificate as per form M (of Rule 11.3.4.1 CBR 2017, as amended time to time. The CHECBC Compliance certificate shall be valid of period of 4 year from the date of issuing.
 - (iv) that in case the energy performance index ratio of the building is more than one, the SDA shall issue direction to the owner of building to identify

additional energy conservation measures to achieve the energy performance index ratio of the building approved in the sanctioned plan or permit. The TPA shall render technical assistance to the owner to ensure that the proposed design of building becomes compliant with these rules and assist owner to achieve the EPI of building less than or equal to 1.

(v) if the owner(s) fail(s) to achieve the energy performance index ratio as specified in Sub Rule 1 of 4, within a period of three years from the date of occupancy of the building, the SDA shall place the matter before the Chandigarh Energy Conservation Building Code Technical Grievances Redressal Committee, which shall hear the SDA, Owner(s) and TPA and make recommendations in the matter accordingly.

(vi) All the building complex constructed under with Chandigarh ECBC Building byelaws shall have to conduct an Energy Audit by certified Energy Auditor after every 5 years from the date of occupancy and shall submit the report to SDA.

6. The owner(s) may approach the Chandigarh Energy Conservation Building Code Compliant Technical Grievances Redressal Committee for redressal of any grievance under the provisions of these rules.

6. Committees

(1) State Designated Agency, Chandigarh, shall get constituted –

a. High Level Chandigarh Energy Conservation Building Code Committee headed by Secretary of the Chandigarh or, his/her nominee and comprising of all stakeholders including a nominee from Bureau, to–

(i) promote energy efficiency standards through optimization of parameters in the various components and systems of the building in line with the provisions of these rules to enhance the building performance and provide every support to it to make it an effective instrument of promoting energy

- conservation and energy efficiency in the commercial buildings or establishment;
- (ii) forward its recommendations to the Bureau to assist the National Energy Conservation Building Code Implementation Committee to develop and revise energy consumption standards for buildings, in terms of energy performance index, zone-wise – composite zones, classification-wise;
 - (iii) create awareness about Chandigarh Energy Conservation Building Code and procedure for erection of Code compliant building;
 - (iv) promote construction of energy efficient buildings ensuring quality and consistency in their constructions having regard to the climatic conditions and needs of the building projects;
 - (v) promote capacity building of building professionals, developers and contractors to promote energy efficient designs of buildings in close co-ordination with authorities having jurisdiction;
 - (vi) undertake performance review of annual work of all Empaneled Energy Auditors (Building) to check their credentials;
 - (vii) prepare a summary of violations which shall be provided by State Designated Agency, Chandigarh to the Bureau and review such violations for the purpose of evaluating his/her professional skills;
 - (viii) prepare a yearly report and furnish the same to the Bureau indicating inter alia the progress made in compliance of these rules in Chandigarh and the steps taken by the State Designated Agency, Chandigarh to improve the rate of compliance of Code in Chandigarh;
 - (ix) create data base through compilation of data of energy performance index and its ratio achieved by each building constructed after coming into force of these rules;
- b. High Level Chandigarh Energy Conservation Building Code Committee shall establish a Chandigarh Energy Conservation Building Code Compliance Technical Grievances Redressal Committee comprising of

member from Estate office, Department of Urban Planning and SDA, with other members nominated by the High-Level Committee but not exceeding 5, who are qualified by experience and training to pass judgment upon matters pertaining to construction of Code compliant building in Chandigarh, to—

- (i) hear grievance filed by the owner of a Code complaint building within the specified time period given by the Estate Office as well as SDA relating to the building permit, completion certificate, occupancy certificate of building including determination of the energy performance index ratio at the completion stage and interpretation of these rules or any other grievance arising out of the implementation of the Code and these rules;
 - (ii) make recommendations to the Estate Office and SDA to reconsider such issue, or for implementation by the Estate Office, as the case may be.
- (2) The Bureau shall establish a National Energy Conservation Building Code Implementation Committee under the Chairmanship of Director-General of the Bureau. The concerned programme manager in the Bureau shall be the Member-Secretary of the said Committee which shall consist of the following other members, namely: -
- a. one representative each nominated by all state designated agencies preferably Empaneled Energy Auditors (Building) dealing with the Code compliant buildings in each state;
 - b. a representative of Bureau of Indian Standards;
 - c. a representative of Ministry of Housing and Urban Affairs;
 - d. a representative of Central Public Works Department;
 - e. a representative of Construction Industry;
 - f. a representative of Council of Architecture;
 - g. any other member, who may be nominated by the Chairperson.
- (3) The National Energy Conservation Building Code Implementation Committee shall evaluate the recommendations of the Chandigarh Energy Conservation Building

Code Implementation Committee sent under sub-clause (ii) of clause (a) of sub-rule (1) and finalize its recommendations regarding formulation of national energy consumption norms and standards climate zone wise, classification-wise of Code compliant buildings.

- (4) Where the subject has been so evaluated and the need of having a uniform standard is established, the Bureau, under sub-section (3) of section 8 of the Act, may constitute a Technical Committee comprising of persons having adequate knowledge in the area of building energy efficiency to have interaction with various stake holders for the purpose and prepare a draft standards, widely circulate the same including state designated agencies for a period of not less than forty-five days for critical review and suggestions and finalize the draft standards.
- (5) The recommendations of the National Energy Conservation Building Code Implementation Committee shall be placed before the Governing Council through Management Advisory Committee for direction and approval.
- (6) The Bureau after having received the approval of the Governing Council shall send its recommendations to the Central Government for consideration and approval.
- (7) The recommendations approved by the Central Government may be used for updating the Code.

7. Responsibilities and duties of the owner

- (1) The owner of the Code compliant building shall carry out the work of the said building in accordance with the requirements of the Code and these rules.
- (2) Every owner shall-
 - a) Engage TPA (empaneled with SDA Chandigarh) in development of building design, installation of energy conservation measures and equipment to meet with the requirements of these rules and ensure following, namely: –
 - (i) finalize the compliance approach relevant for his/her building project based on the complexity of the building, budget and time constraints;

- (ii) finalize the energy conservation measures as per the Code as amended from time to time having regard to the location of the proposed building.
 - (iii) to integrate the energy conservation measures in the building design in accordance with the provisions of these rules;
 - (iv) that drawings, specifications and compliance forms are prepared and energy conservation measures are reflected in the building design documents and submitted to the authority having jurisdiction in compliance with the requirements of the rules accompanied by a certificate specifying the energy performance index ratio of the building by the TPA that the documents are as per the requirement of these rules;
 - (v) notice is given within the validity of sanction to the authority having jurisdiction of his/her intention to start the construction work at the building site;
 - (vi) commence the work within the period specified by the authority having jurisdiction from the date of such notice or seek extension of time for starting the construction work, wherever necessary
 - (vii) ensure that the designed energy conservation measures are deployed in the construction of the building and installation of its components and systems.
- (3) permit the TPA to enter the building or premises at any reasonable time for the purpose of inspection to ensure compliance of building works with rules and regulations under the Act;
- (4) give written notice to the authority having jurisdiction intimating the completion of the construction work along with a certificate from the TPA to the effect that-
- (i) the construction of the building has been done in accordance with the sanction of the building permit;
 - (ii) all the energy conservation measures have been installed and inspected, and they meet the requirements of the Code and these rules;
 - (iii) the building design meet with the provisions of the Code and these rules;
- (5) give written notice to the Estate Office as well as to the State Designated Agency, Chandigarh in case of termination of the services of TPA and appointment of other TPA in its place;

- (6) obtain an occupancy permit from the Estate Office prior to any occupancy of the building or part thereof after completion of the buildings
- (7) after 1 year from the date of occupancy, the owner shall submit form L with the EPI report duly signed by TPA to get the CHECBC compliance certificate from SDA.
- (8) report the practical difficulties to the TPA, if any, in carrying out the provisions of these rules, who shall take necessary action in consultation with State Designated Agency, Chandigarh and Chandigarh Energy Conservation Building Code Implementation Committee;
- (9) on the receipt of the notice, if any, from Estate Office/SDA, he shall discontinue such usage within reasonable time as specified in such notice and in no case he shall disregard the provisions of these rules;
- (10) where he proposes to alter the installation of any system or material or equipment on account of improving the energy efficiency of the building contrary to the system, material or equipment as indicated in the sanction plan he shall use or install such system or material or equipment after obtaining the necessary approval of the TPA;
 - i. Provided that it does not violate the spirit and intent of the provisions of these rules;
 - ii. Provided further that such change shall not compromise with the building requirements namely, structural stability, safety, health or environmental provisions of Central laws and Chandigarh laws applicable to the buildings covered under these rules.
- (11) Conduct energy audit of the building constructed under with Chandigarh ECBC Bye-laws by certified Energy Auditor after every 5 years from the date of occupancy and shall submit the report to SDA under Clause (vi) sub rule 5 of Rule 5.
- (12) The owner may approach the Chandigarh Energy Conservation Building Code Compliant Technical Grievances Redressal Committee for Redressal of any grievance under the provisions of these rules.

8. Role, responsibilities and duties of the Empaneled Third-Party Accessor:

The Empaneled Energy Auditors (Building), whose services are engaged by the owner, shall

- (a) verify and certify –
 - (i) the design of the building keeping in view the design criteria, energy goals of the project, energy systems performance verification plan, and the modeling approach;
 - (ii) the energy conservation measures based on the design approach for the project under consideration;
 - (iii) Construction documents and compliance documents, compliance forms and checklists specified to ensure that the building complies with the Code and these rules;
 - (iv) energy performance index ratio of the proposed building;
- (b) furnish a certificate under its seal and authorized signature to the effect that drawings, specifications, construction documents, compliance documents and forms prepared covering building envelope, comfort system and controls, lighting and electrical power systems, wherever applicable, and all other Code related documentation prepared for submission to the authority having jurisdiction ensuring compliance with these rules;
- (c) inspect the building works from the design stage to its commissioning stage of buildings including their uses under these rules and based on his/her certification, the authority having jurisdiction shall issue building permit, approve construction of building, issue completion and occupancy certificates;
- (d) the TPA shall ensure that none of the professionals or employees working under him/her is engaged in any work in connection with the construction or alteration of the concerned building covered under these rules to ensure that there is no conflict of interest with his/her official duties with the interests of the authority having jurisdiction;

- (e) report to Estate office/State Designated Agency, Chandigarh on such unusual technical issues that may arise due to issue of building permit or construction of building or during occupancy stage;
- (f) shall submit all the required document on behalf of owner, mentioned under the CBR 2017 and CHECBC
- (g) provide inputs to the National and Chandigarh Energy Conservation Building Code Implementation Committees to facilitate for better implementation of the Code and these rules;
- (h) promote norms and standards specified in the Code.

9. Responsibilities and duties of State Designated Agency, Chandigarh

1. The State Designated Agency, Chandigarh established by Chandigarh Administration under clause (d) of section 15 of the Act, in consultation with Bureau, shall–
 - (a) coordinate, regulate and enforce provisions of the Code and these rules for efficient use of energy and its conservation under the Act in Chandigarh;
 - (b) ensure every commercial building or establishment having a connected load of 50 kW or above, or contract demand of 60 kVA or above or the plot area of Building is equal to or more than 1000 sq m or the built-up area of building is equal to or more than 2000 sq m (excluding non-conditioned spaces in basement), be constructed in compliance with these rules;
 - (c) State Designated Agency, Chandigarh, shall get constituted –High Level Chandigarh Energy Conservation Building Code Committee headed by Secretary of the Chandigarh under rule 6.
 - (d) Empanel Third Party Accessor (Energy Auditor Building, ECBC Experts, Building Professional) well competent to check and ensure the Building Compliance with Chandigarh Energy Conservation Building Code from design to completion stage.
 - (e) monitor the performance of the TPA to improve the quality, consistency and rate of compliance of these rules with a view to make the cadre of Empaneled Energy

Auditors (Building) as effective instruments for promotion of energy efficiency in the building sector in Chandigarh;

- (f) shall seek EPI Report from the owner, duly verified by TPA after completion of 1 year of the date of occupancy.
- (g) create a data bank in Chandigarh to measure the compliance rates of the Code compliant buildings and accurately account for the energy savings resulting from the compliance of these rules;
- (h) also create a data bank on energy use per square meter of area of the buildings in Chandigarh;
- (i) take necessary steps to make energy performance index as a measure to comply with these rules in the various categories of buildings and send its recommendations to the Bureau for the formulation of energy consumption norms and standards in respect of various categories of buildings constructed zone-wise in Chandigarh;
- (j) arrange conduct site visits, if considered necessary, to determine the accuracy of reporting by TPA in Chandigarh;
- (k) Issue necessary direction to all the building owners to conduct energy audit of the building constructed under with Chandigarh ECBC Building bylaws shall have to conduct an Energy Audit by certified Energy Auditor after every 5 years from the date of occupancy and shall submit the report to SDA under Clause (vi)sub rule 8 of 5.
- (l) prepare a report on performance of TPA listing out the projects complying with these rules, projects in violation of compliance with these rules and the level of violation, and provide summary of such violations for each year to the Bureau of Energy Efficiency;
 - (i) coordinate with the authority having jurisdiction to amend their building by-laws incorporating the provisions of these rules for the purpose of construction of buildings in compliance with the Code and these rules;

- (ii) provide necessary support to the authority having jurisdiction to conform to the provisions of these rules with regard to matters concerning design construction including energy conservation measures and occupancy for improving the energy performance of Code compliant buildings and effectiveness in compliance of these rules.

10. Miscellaneous

- (1) The use of any energy conservation measures or method or design or construction not specifically specified under these rules shall not be prevented by the authority having jurisdiction if such energy conservation measures or method or design or construction is found to be satisfactory by the Chandigarh Energy Conservation Building Code Compliant Technical Grievance Redressal Committee and such energy conservation measures or method or design or construction assist the owner in optimizing the energy performance index ratio in the use of energy on its occupancy.
- (2) The Code shall be reviewed periodically, at least once in five years, to determine the need for revision or withdrawal of standards specified in the Code, and such standards which in the opinion of the Bureau need no revision or amendment shall be reaffirmed.

Application Form-A (Rule 11.1.2 CBR-2017)

Fresh/ Revised Building Plan under Self Certification Scheme (upto 2 Kanal) OR above 2 Kanal (all categories)

To

The Estate Officer,
Chandigarh Administration,
UT, Chandigarh.

Subject: For sanction of Fresh/ Revised Building Plan/Altered under Self Certification for Residential, Industrial, Commercial (SCOs/ SCFs / Bay shops / Booths / Semi Industrial / Hospitality/ Healthcare/ Assembly/ Business/Educational/ Shopping Complex/Mixed Use Building etc.) OR above 2 Kanal (all categories) Plot No....., Sector/ Industrial Area....., Chandigarh.

(File No.)

Sir / Madam,

I/We are the owner(s) of for Residential, Industrial, Commercial (SCOs/ SCFs / Bay shops / Booths / Semi Industrial /Hospitality/ Healthcare/ Assembly/ Business/Educational/ Shopping Complex/Mixed Use Building etc. OR above 2 Kanal (all categories) Plot No. _____, Sector/ Industrial Area _____, Chandigarh. I/we hereby submit the sanctioned building plan of the above-mentioned property under the Self Certification Scheme through Architect _____, registered with the Council of Architecture, New Delhi vide Registration no._____.

I/we solemnly declare herewith and uploaded online documents as per checklist and building Rule 11.1 of CBR-2017 i.e.

1. That I/we are the owner/s of the above said property and signature/s (digital) is as under.
2. That construction shall be in accordance with the sanctioned building plan and comply the provisions of applicable zoning plan/ Architectural or Frame Control sheets/ and CBR (U) 2017 /amended from time to time.
3. **That the Building to be constructed falls/ does not falls under the ambit of Chandigarh Energy Conservation Building Code 2023; as amended from time to time.**
4. That there is no dispute/litigation is pending in any court of law and the property is free from all sorts of encumbrance and there is no stay/ restraining order from any court of law with regard to sanction of revised building plan.
5. That I/we are ready to pay any additional composition fee for extra coverage as and when demanded by the Estate Office, U.T., Chandigarh.

PHOTO/S

Date:

Signature
Name & address of the owner/(s)
Phone No.
Email ID

Signature

Signature

**Third Party Accessor
(Chandigarh ECBC)**

Architect

Name:

Name:

Address:

Address:

Phone No.

Phone No.

***Strike out whichever is not applicable**

FORM B (Rule 11.1.5)

Form for Sanction

From

The Chief Administrator,
Chandigarh.

To

Owner of Building
.....

Memorandum No..... Dated, the

Reference your application for permission to erect/ re-erect/add to alter building on plot No. In accordance with the plans submitted with it, your application is hereby: -

- (i) Sanctioned for the aforesaid construction under rule ---- of the Chandigarh Building Rules (Urban) 2017
- (ii) Rejected for reasons given below.

Chief Administrator
Chandigarh

FORM C (CHB (U) Rule 11.2.2)
Specifications of material

The materials to be used in the construction to be clearly specified under the following heads: -

Items Specification

- a) Foundations
- b) Walls
- c) Damp-Proof Course
- d) Floors
- e) Roofs
- f) Windows and Doors and other Woodwork
- g) Steel work
- h) Internal Finish
- i) External Finish.

Energy Efficiency Parameters of following as mentioned in CHECBC 2023:

- (a) Light (wattage/Lumens/LPD)**
- (b) Air Conditioning (ISSER Value)**
- (c) Fan (wattage/swapping value)**
- (d) Heating Equipment**
- (e) Pumps (Star Rating)**
- (f) Energy Efficient Motors (I.E. value)**
- (g) Transformer (Star Rating)**
- (h) Diesel Generators (Star Rating)**
- (i) Renewable Energy Systems**

Signature of Applicant

Signature of Third-Party Assessor

Signature of Architect

***Strike out whichever is not applicable**

Application Form-D (Rule 11.3.4 CBR-2017)

Notice of Completion/ Permission to Occupy and for grant of permission for Sewer Connection
(above 2 Kanal for all categories).

To

The Estate Officer,
Chandigarh Administration,
UT, Chandigarh.

Subject: For Completion/ Permission to Occupy through Self Certification for House/Plot No. _____, Sector/ Industrial Area _____, Chandigarh. (File No.)

Sir / Madam,

We hereby give you notice that the building described below and a part of the building House/Plot No. _____, Sector/ Industrial Area _____, Chandigarh, sanctioned under self-certification scheme has been completed on _____ in all respects according to the sanctioned plans and as per building Rule-11.3.4 of CBR-2017.

1. Completion certificate from the Architect who supervised the sanitary installation works of the building/ **Third Party Accessor who supervised the CHECBC norms throughout construction process. is submitted herewith (in form E Rule 11.3.4 of CBR 2017).**
2. The detail of sanction able violations from the approved plan has been shown in the completion/ as built drawings and photographs of front, side, rear setbacks, front and rear elevation and essential areas like cut-outs and shafts from the roof top of the building as required has been uploaded.
3. The debris and rubbish consequent upon the construction has been cleared from the site and its surrounding.

Signature
Name & address of the owner/(s)
Phone No.
Email ID

Signature

**Third Party Accessor
(Chandigarh ECBC)**

**Name:
Address:
Phone No.**

Signature

Structure Engineer

Name
Address
Phone Number

Signature

Architect

Name:
Address:
Phone No.

***Strike out whichever is not applicable**

FORM E (Rule 11.3.4)

**Completion Certificate by an Architect/ Third Party Accessor (required in Case of Chandigarh
ECBC Compliance Building)**

I/We do hereby certify that the following building work _____ (Plot No. _____ Sector _____, Chandigarh) has been supervised by me and has been completed to the satisfaction in accordance with the sanctioned plan, **and in compliance with the Chandigarh Energy Conservation Building Code 2023 and to the best of my/our satisfaction. The energy performance index ratio of the said building matches with requisite value mentioned in Chandigarh Energy Conservation Code 2023. The building in my/our view meets the requirements of Chandigarh Energy Conservation Building Code 2023 compliant building** and is fit for occupancy for which it has been erected. Also, the workmanship and the whole of the materials used are good, sanitary installation works of the building used are good and as per Rules, that no provisions of the Punjab Capital (Development and Regulation) Act, 1952, or the Chandigarh Building Rules (Urban) 2017 made thereunder and no requisition made, conditions prescribed or order issued there under has been transgressed in the course of the work.

I/ We further certify that all reasonable professional skill, care, and diligence have been taken in verifying the construction document and compliance forms in respect of the various elements of the components covered in the Chandigarh Energy Conservation Building Code rules, 2023 and contents thereof are a true representation of the facts and meet the requirements of the Chandigarh Energy Conservation Building Code, 2023 and building has achieved the EPI Ratio below or equal to 1

Particulars of work _____

Date:

Signature

Third Party Accessor/

Name:

Address:

Phone No.

Signature

Architect

Name:

Address:

Phone No.

***Strike out whichever is not applicable**

FORM F (Rule-----)

Permission for occupancy or use of the building and grant of sewer connection

From

The Chief Administrator,
Chandigarh.

To

Owner

.....

Memorandum No.

Dated

Whereas ----- has given notice of completion of the building described below, I hereby:-

- i) Grant permission for sewer connection.
- ii) Grant permission for the occupation and/or use of the said building.

OR

Refuse permission for the sewer connection/occupation of the said building for reasons given below:-

Description of Building,

Sector Sub Sector

Plot No. House No. (if any)

Chief Administrator, Dated:-

FORM G (Rule -----)

Application for Grant of License to work as a Plumber

To

The Chief Administrator, Chandigarh.

Sir, I apply for the issue/renewal of license to work as Plumber at Chandigarh as required under rule --- of the Punjab Capital (Development and Regulation) Building Rules, 1952.

Detailed particulars are given below:-

1. Name

2. Address

3. Father's name

4. Date of Birth

5. Educational Qualification

6. Particulars of Experience

7. Have you held a licence for doing plumbing work previously in Chandigarh. If answer is "Yes", give particulars of the same in the following form:-

(i) Number

(ii) Year

(iii) Period of commencement/ expiry

(iv) Was it ever cancelled/suspended, if so, give particulars. I solemnly declare that the information given above is correct.

Dated Signature of applicant

FORM H (Rule ---)

Chandigarh Administration Plumber License No. ----- of 20_____ In pursuance of the provisions of the Rule ---- of the Punjab Capital (Development and Regulation) Building Rules, 1952, the Chief Administrator, Chandigarh hereby grants a license to Shri _____ or renews the license of _____ to work as plumber in Chandigarh City. 2. This license, unless revoked earlier, shall be valid up to 31st day of March, 20_____ .

Dated, Chandigarh, the Chief Administrator Chandigarh

FORM I (Rule ----)

I do hereby certify that the following work..... (insert full particulars of work) has been supervised by me and has been completed to my satisfaction in accordance with the sanctioned plan, that the workmanship and the whole of the material used are good, that no provision of the Punjab Capital (Development and regulation) Act, 1952 or the Building Rules, made there under and no requisition made, conditions prescribed or order issued there under has been transgressed in the course of the work.

Sector Sub-Sector Plot No. House No. (if any)

Dated Signature (Licensed Plumbing

Form J (Rule 11.1 CBR-2017)

(Structural certificate to be submitted along with the building plans)

(File No.)

1. Certified that the building plans for Residential, Industrial, Commercial (SCOs/ SCFs / Bay shops / Booths / Semi Industrial/ **Hospitality/ Healthcare/ Assembly/ Buisness/Educational/ Shopping Complex/Mixed Use Building** etc. OR above 2 Kanal (all categories) Plot No. _____, Sector/ Industrial Area _____, Chandigarh, submitted under Self Certification for approval satisfy the safety requirements as stipulated under Rule 12.4 of Chandigarh Building Rules (Urban) 2017 and the information given there in is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design safety requirements for all situations including safety from natural hazards based on soil conditions and earthquake has been duly incorporated in the design of the building and these provisions shall be adhered to during construction.

Signature of the
Owner with date
(Name in Block letter
and address)

Signature of the Registered
Structural Engineer with date
(Name in Block letter
and address)

FORM K (Rule 11.3.3)

Grant permission for DPC Certificate

(File No.)

From
The Chief Administrator,
Chandigarh.

To

Subject: Permission for DPC Certificate.

Memorandum No. Dated

Whereas ----- has given notice of completion of DPC certificate of the above said building,

The construction of Plot No. _____, Sector _____, Chandigarh has been completed upto plinth level. The measurement has been checked at site and found correct upto plinth level is in accordance with the sanctioned plan.

I hereby:-

Grant permission for DPC Certificate.

OR

Refuse permission for the DPC Certificate for reasons given below:-

FORM L (Rule 13.6.7 of Chandigarh Building Bye laws 2017)
(Energy Performance Index Report Submission by Owner)

To
Head,
State Designated Agency, Chandigarh

.....

Sub: Energy performance index Report for Chandigarh Energy Conservation Building Code compliant building constructed on Plot no. _____ Block No. _____ Street _____ City.

Sir,
I/We, (Name), the owner of building the premises of plot No. _____
Sector _____ Chandigarh, request authority to issue the Chandigarh ECBC Compliance
Certificate.

EPI Report duly signed and verified by the TPA in prescribed & Copies of the electricity
bills have been enclosed herewith for your reference.

Yours faithfully

Signature

Name of Owner

Number /Mobile number

Endst to

1. Estate Office Sector 17 Chandigarh.

FORM - M (as per CHECBC Rules, 2023)

ECBC Compliance Certificate (issued as per clause iii of sub rule 5 of rule 5)

This is to certify that the building (Description of building) constructed by Sh./ Smt./ Ms./M/s _____ resident of (address) at plot No. _____ (location of building), Union Territory Chandigarh is found to be complaint with the ECBC, 2023 on the basis of the EPI report prepared and duly signed by empanelled Energy Auditor (Building)/ TPA and therefore, ECBC compliance certificate is hereby conferred upon the above said building as ECBC/ ECBC plus/ Super ECBC compliant building subject to the following terms & conditions:

1. That the owner abides by all the rules and regulations of ECBC Act, 2023.
2. The replacement of any of the components if done, the same shall be done as per ECBC, 2023.
3. The owner, if found that at any stage is using the building for some other purpose against the permission or make any addition/ alteration, after according personal hearing to owner, the competent authority may pass order for revocation of this ECBC compliance certificate and same shall be restored after removal of violations.
4. The owner shall have to conduct an energy audit of the building before expiry of validity of this certificate failing which this certificate will not be revalidated.

The validity of this certificate is upto _____(DD/MM/YYYY). Before expiry of this date, the owner shall submit the EPI as well as energy audit report for revalidation of this certificate.

(Name of Authority)
Head, State Designated Agency-cum-
Superintending Engineer, Electrical Circle,
UT, Chandigarh.

Endst. No. _____

Dated: _____

To:

1. The Owner.
2. The Estate Office, UT Chandigarh
3. The Director, BEE
4. The Nodal Officer, SDA