



सत्यमेव जयते

# महाराष्ट्र शासन राजपत्र

## असाधारण भाग चार-अ

वर्ष ११, अंक ४६(४)]

मंगळवार, एप्रिल २९, २०२५/वैशाख ९, शके १९४७

[पृष्ठे २६, किंमत : रुपये १५.००

असाधारण क्रमांक १५५

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने केंद्रीय अधिनियमान्वये तयार केलेले  
(भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

**INDUSTRIES, ENERGY, LABOUR AND MINING DEPARTMENT**

Madam Cama Marg, Hutatma Rajguru Chowk, Mantralaya,  
Mumbai 400 032, dated the 28th April, 2025.

**NOTIFICATION**

ENERGY CONSERVATION ACT, 2001.

No. APAU-2018/C.R.87/Energy-7 (Part-1).—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 of the Energy Conservation Act, 2001 (52 of 2001), and of all other powers enabling it in that behalf, the Government of Maharashtra in consultation with the Bureau of Energy Efficiency, hereby makes the following Rules to specify and notify Energy Conservation Building Code with respect to use of energy in the commercial buildings in the State of Maharashtra, namely :—

1. *Short title.*—These rules may be called the Maharashtra Energy Conservation Building Code Rules, 2025.

2. *Definitions.*—(1) In these Rules, unless the context otherwise requires,—

(a) “Act” means the Energy Conservation Act, 2001 (52 of 2001) ;

(b) “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 ;

(c) “built up area” means the total area covered by a building on all floors including cantilevered portion, mezzanine floors, if any, but except the areas excluded specifically from Floor Space Index (FSI) under the Regulations of Authority having jurisdiction ;

(d) “bye-laws” means the building bye-laws framed and notified by the State Government

or any authority under its control to regulate the building activities in areas falling under its jurisdiction;

(e) "Central Government" means the Government of India ;

(f) "compliance documents" means the forms specified in Appendix D of the ECBC and includes certificates issued by Empanelled Energy Auditors (Building) or Empanelled Third Party Assessors to conform compliance with these rules;

(g) "commercial building" means any building or part of building or building complex which is used for transaction of business or intended to be used for commercial purposes, such as offices, banks, professional establishments, Information Technology, establishments, call centers, offices for private entrepreneurs, shops, stores, market and malls for display and sale of merchandise, either wholesale or retail, including office, storage and service facilities, etc;

(h) "Connected load" means sanctioned load of a building complex as defined in sub-para (2) of Chapter 8 of the ECBC.

(i) "construction documents" means set of documents as defined in sub-para (2) of Chapter 8 of ECBC;

(j) "contract demand" means contract demand as defined in sub-para (2) of Chapter 8 of the ECBC;

(k) "Designated Agency" means the Maharashtra Energy Development Agency (MEDA), designated by the State Government under clause (d) of section 15 of the Act;

(l) "Distribution Licensee" means a Distribution Licensee as defined in clause (17) of section 2 of the Electricity Act, 2003 (Act 36 of 2003);

(m) "ECBC" means "the Energy Conservation Building Code" issued by the Bureau of Energy Efficiency in pursuance of clause (p) of section 14 of the Act and amendments made therein, from time to time;

(n) "Energy Efficient Buildings" means a building compliant with the provisions of "Energy Conservation Building Code (ECBC)" for commercial buildings;

(o) "ECBC Inspecting Officer" means an inspecting officer appointed by the Designated Agency under sub-section (1) of section 17 of the Act;

(p) "Empanelled Third Party Assessors" means a company, firm association or any other body of persons consisting of atleast one Energy Auditor and/ or Energy Auditor (Building) empanelled with the Designated Agency;

(q) "Energy Auditor (Building)" means a person who fulfils the eligibility criteria specified in the Energy Conservation (Minimum qualification for Energy Auditors, Energy Auditors (Building) and Energy Managers) Rules, 2020 and has qualified the National Examination for Energy Conservation Building Code Compliance conducted by Bureau;

(r) "Energy Conservation Measures (ECM)" means the energy saving measures incorporated in the building design to meet the energy efficiency requirement of the building to the desired levels of ECBC compliance mechanism in rule 5 of these rules;

(s) "Energy Performance Index (EPI)" means Energy Performance Index as specified in sub-para (1.1) of Chapter 3 of ECBC;

(t) "EPI ratio" means EPI ratio as determined according to the formula laid down in sub para (1.2) of Chapter 3 of ECBC;

(u) "Form" means the forms appended to these rules;

(v) "owner" means, a person, group of persons, a company, a trust, institute, registered body, State Government or Central Government and its attached or subordinate departments, undertakings and agencies or organization in whose name the property stands registered in

the revenue records for the construction of a building or building complex and includes holder of power of attorney of owner;

(w) "proposed design" means proposed design as defined in sub-para (2) of Chapter 8 of the ECBC;

(x) "standard baseline design" means standard baseline design as defined in sub-para (2) of Chapter 8 of the ECBC;

(y) "State Government" means the Government of Maharashtra;

(z) "Technical Grievance Redressal Committee" means the Technical Grievance Redressal Committee established under sub-rule (1) of rule 6 of these rules.

(2) Words and expressions used but not defined in these rules shall have same the meanings as are respectively assigned to them in the Act and the ECBC.

**3. Applicability.**—(1) These rules shall apply to every commercial building or building complex or a part of the building, which is used or intended to be used for commercial purposes having a connected load of 100 kilo-Watt (kW) or greater, or a contract demand of 120 kilo-Volt Ampere (kVA) or greater, or 1000 square meters built-up area or greater and shall cover building 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; and

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

(2) Where the existing building undergoes additions or alteration resulting in aggregate connected load of 100 kilo-Watt (kW) or greater or a contract demand of 120 kilo-Volt Ampere (kVA) or 1000 Square Meters built up area or more, such portion of additions or alteration shall comply with the components referred to in clauses (a) to (e) of sub-rule (1) :

Provided that, these rules shall not apply to,—

(i) commercial buildings that do not use either electricity or fossil fuel; or

(ii) equipment and portions of building systems that use energy primarily for manufacturing processes.

**4. Compliance Mechanism.**—(1) The compliance of energy performance of a building shall be ensured by the owner by following either of the methods specified below, namely :—

(a) Prescriptive Method. — The building shall comply with the mandatory requirements and prescriptive requirements as specified in the ECBC 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 ECBC 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 the ECBC.

(3) *Energy Efficiency Performance Compliance Level*: The Designated Agency may assign following star rating system as described in the Table for compliances of the ECBC ;

**Table**

Star Rating		ECBC Compliance Level
1	Mahaurja 1 - Star	ECBC Compliant building as per ECBC.
2	Mahaurja 2 - Star	ECBC+ Compliant Building as per ECBC.
3	Mahaurja 3 - Star	Super ECBC Building as per ECBC.
4	Mahaurja 4 - Star	10 per cent. to 20 per cent. reduction in EPI ratio than the Super ECBC EPI ratio of the same building typology as mentioned in ECBC.
5	Mahaurja 5- Star	More than 20 per cent. reduction in EPI ratio than the Super ECBC EPI ratio of the same building typology as mentioned in ECBC.

**5. Procedure for ECBC Compliance Certification.**—(1) Every owner who intends to construct or re-construct a building or make alterations or additions in the building under these rules shall follow the stages mentioned below, namely:—

(1) Design / Building permission Phase.—

(a) The owner shall,—

(i) appoint the design team comprising of Architects, Mechanical, Electrical and Plumbing (MEP) Consultant, Civil Engineers, Empanelled Third Party Assessor and technical experts for designing buildings as per provisions specified under the ECBC;

(ii) apply for the ECBC compliance certificate at building design or building permission stage to the authority having jurisdiction and submit copy of the same to the Designated Agency in Form I.

(b) The Empanelled Third Party Assessor shall intimate about his appointment to the Designated Agency for providing technical assistance to the owner for ECBC compliance for the building in Form II.

(c) The Empanelled Third Party Assessor shall scrutinize and verify the building design as per ECBC as revised, from time to time, by,—

(i) identifying whether Energy Conservation Measures (ECMs) have been applied in the proposed design;

(ii) evaluating the findings of the compliance and construction documents of the proposed building, are complying with Prescriptive Method or Whole Building Performance Method;

(iii) checking the EPI Ratio projected in the proposed design is in accordance with ECBC.

(d) In case of any discrepancies in the design requirements, the Empanelled Third Party Assessor shall communicate discrepancies in FORM-III to the owner for compliance;

(e) The Empanelled Third Party Assessor shall, after scrutinizing the proposed design, issue the certificate of ECBC compliance (Design/building permission stage) to the owner in Form IV.

(f) The owner shall submit the Certificate of ECBC compliance (Design/building permission stage) to the Authority having jurisdiction and submit a copy of the same to the Designated Agency;

(g) The Authority having Jurisdiction shall, before issuing final design approval for construction of building, ensure that the design approval which has been approved by the Authority having jurisdiction is the same for which the certificate of ECBC compliance (Design /building permission stage) has been issued by the Empanelled Third Party Assessor.

(2) Construction Phase.—

(a) On receiving the required permission for construction from the Authority having jurisdiction, the owner shall give an intimation in FORM V before the commencement of construction work to the Authority having jurisdiction and submit copy of the same to the Designated Agency.

(b) The Empanelled Third Party Assessor (shall be different from one appointed at Design /building permission stage) shall, before applying for occupancy certificate to Authority having jurisdiction, verify the required compliance documents, checklists as per ECBC as revised, from time to time, alongwith on-site inspection reports and certify that it is in consonance with the compliance report in Form VI.

(c) Thereafter the owner shall intimate the Authority having jurisdiction on completion of construction work in Form VII duly certified by the Empanelled Third Party Assessor (shall be different from one appointed at Design/building permission stage) and submit copy of the same to the Designated Agency.

(d) The owner shall apply for the ECBC compliant certificate to the Empanelled Third Party Assessor (shall be different from one appointed at Design/building permission stage) certificate and submit copy of the same to the Authority having jurisdiction and the Designated Agency in Form VIII.

(e) Thereafter, Empanelled Third Party Assessor (shall be different from one appointed at Design/building permission stage) shall issue ECBC compliance certificate to the owner if the building is ECBC compliant and submit copy of the same to the Authority having jurisdiction, the Designated Agency and the Distribution Licensee in Form IX.

(f) If the construction work is not in consonance with the of ECBC Compliance Certificate (Design/building permission stage), then the Empanelled Third Party Assessor (shall be different from one appointed at Design/building permission stage) shall issue non-compliance letter to the owner and submit copy of the same to the Authority having jurisdiction and the Designated Agency in Form X.

(g) The owner shall submit a fresh application to the Authority having jurisdiction as per rule (5) sub-rule (1) of these rules.

(3) Operational Phase.—

(a) The Owner shall achieve the EPI-ratio as per compliance procedure defined in Chapter 3 of ECBC, within a period of eighteen months of issuance of occupancy certificate or from the date of full occupancy of the building, whichever is earlier and submit Energy Performance Index Report in consultation with the Empanelled Third Party Assessor (construction stage) to the Designated Agency in Form XI.

(b) The Empanelled Third Party Assessor (construction stage) shall share the building's energy consumption data and EPI ratio data with the Designated Agency on monthly basis from the first billing cycle for a period of three years.

(c) The Designated Agency shall validate the ECBC compliance of the building by review of the Energy Performance Index report submitted by the Empanelled Third Party Assessor (construction stage) in Form XI and if there is any non-compliance of the ECBC, shall inform to the owner.

(d) The Designated Agency shall monitor energy performance of the building every year by Energy Performance Index and compare with the proposed EPI ratio and inform the respective consumer or owner.

(e) The Designated Agency shall obtain and maintain a record of the data of energy consumption of all the ECBC complied buildings.

**6. Powers, functions and duties of Technical Grievance Redressal Committee.—**

(1) The State Government shall constitute Technical Grievance Redressal Committee which shall consist of the following members, namely :—

- (a) A representative officer below the rank of Deputy Director, Chairperson;  
Directorate of Town Planning nominated by Urban Development  
Department.
- (b) Representative of Council of Architecture. Member;
- (c) Legal expert, nominated by the Designated Agency. Member;
- (d) ECBC technical expert nominated by the Designated Agency. Member-Secretary.

(2) The Technical Grievance Redressal Committee shall hear grievance filed by the owner of a Code complaint building within the specified time period given by the authority having jurisdiction 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; make recommendations to the authority having jurisdiction to reconsider such issue, or for implementation by the authority having jurisdiction, as the case may be.

**7. Duties of Empanelled Third Party Assessor.—**(1) The Empaneled Third Party Assessor shall,—

(a) verify and certify the,—

(i) design of the building keeping in view the design criteria, energy goals of the project, integrated energy design approach, energy systems performance verification plan, and the modeling approach;

(ii) energy conservation measures (ECMs) based on the design approach for the project under consideration;

(iii) construction documents, ECBC compliance documents and checklists as per ECBC as revised from time to time specified and any other documents desired by the Designated Agency to ensure that the building complies with these rules.

(2) The Empanelled Third Party Assessor shall provide inputs to the Designated Agency and National Energy Conservation Building Code Committee to facilitate the implementation of ECBC and to promote norms and standards for various categories of buildings under various climatic zones of the country if required for consideration;

(3) The Empanelled Third Party Assessor shall furnish a certificate (Design and ECBC Compliance) under his seal and signature to certify that drawings, specifications, construction documents, compliance documents prepared covering ECBC related documents prepared for submission to the Designated Agency.

(4) The Empanelled Third Party Assessor shall exercise the powers of verification of the building works from the design/building permission stage to commissioning of buildings including their uses under these rules with intimation to the Designated Agency.

(5) The Empanelled Third Party Assessor shall ensure that none of the professional or employee working under him/her is engaged in any work in connection with the construction or alteration of concern 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.

**8. Duties of Owner.—**(1) The owner of the building shall have full obligation and responsibility of carrying out the construction work of the said building in accordance with these rules.

(2) Every owner shall have the following duties, namely :—

(a) Engage the Empanelled Third Party Assessor in the development of building design and incorporation of energy conservation measures to meet the requirement of the ECBC and these rules.

(b) Prepare detailed electrical load calculation for the proposed building design with the help of Empanelled Third Party Assessor and submit it alongwith the declaration while submitting design approval application.

(c) Finalize the compliance approach relevant for its building project based on the complexity of the building, budget and time constraints.

(d) Finalize the Energy Conservation Measures (ECMs) as per ECBC having regard to the location of the proposed building.

(e) Seek to integrate the ECMs in the building and system design so as to achieve the optimized energy efficiency in accordance with the provisions of these rules.

(f) Ensure that drawings, specifications and compliance forms are prepared and Energy Conservation Measures are reflected in the building design documents.

(g) Inform the Authority having jurisdiction before starting the construction work at the building site through FORM V;

(h) Ensure that Energy Conservation Measures are reflected in the construction of the building and installation of its systems through FORM VI.

(i) Respond to the additional information requested, rectifications in construction or any other suggestions recommended by the Empanelled Third Party Assessor to ensure compliance with the rules.

(j) Permit the Designated agency to enter the building or premises at any reasonable time for the purpose of verification to ensure compliance of building works with ECBC, if needed.

(k) Inform the Authority having jurisdiction in writing through FORM VII intimating the completion of the construction work.

(l) Apply for ECBC Compliance Certificate to Designated Agency in Form VIII.

(m) Inform in writing to the Designated Agency in case of termination of the services of Empanelled Third Party Assessor and appointment of other such professional by the Owner.

(n) Obtain ECBC Compliance Certificate from Empanelled Third Party Assessor for occupancy of the building or part thereof after completion of the building.

(o) Use or install such system, material or instrument after obtaining the necessary approval of the Empanelled Third Party Assessor before completion of the building, where the owner proposes to alter the installation of any system or material or instrument affecting the energy efficiency of the building compared to the system, material or instrument as indicated in the design approval plan.

(p) On receipt of notice, if any, from Authority having jurisdiction, the owner shall discontinue such use of the building within reasonable time as specified in such notice and in no case disregards the provision of these rules.

(q) The owner may approach the Technical Grievances Redressal Committee for redressal of any grievance under the provisions of these rules.

**9. Duties and functions of Designated Agency.—** (1) The Designated Agency shall co-ordinate with various stakeholders, regulate and enforce the provisions of these Rules in the State.

(2) The Designated Agency shall have the following duties and functions, namely :—

(a) Create awareness about ECBC compliant buildings and procedure for erection of such building.

(b) Promote capacity building of building professionals, developers, contractors to promote energy efficient designs of buildings in the State in close co-ordination with Urban or Rural Local Bodies.

(c) Create and maintain a data bank to measure the compliance rates of the buildings covered under these Rules and accurately account for the energy savings resulting from the compliance of these Rules.

(d) Take necessary steps to make EPI ratio 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 standard in respect of various categories of buildings constructed climate zone wise.

(e) Timely reviewing Empanelled Third Party Assessor to improve the quality, consistency and rate of compliance of these Rules with a view to make the cadre of Empanelled Third Party Assessor as effective instruments for promotion of energy efficiency in the building sector in the State.

(f) Prepare a summary of violations for onward submission to the Bureau to review such violations for the purpose of Enforcement on misrepresentation of facts, professional misconduct, etc. by Empanelled Third Party Assessor.

(g) Co-ordinate with the Authority having jurisdictions to amend their building bye-laws incorporating the provisions of these Rules for the purpose of erection of buildings in compliance with these Rules.

(h) To recommend the State Government for incorporating in the buildings Bye-laws.

(i) Undertake the performance review of annual work of all Empanelled Third Party Assessor to check their credentials.

**10. Duties of Distribution Licensee.**—The Distribution Licensee while granting connection to ECBC eligible building shall ensure that,—

(a) it is the same building for which ECBC compliance or ECBC compliance certificate has been issued by Empanelled Third Party Assessor.

(b) the energy consumption data of ECBC eligible building shall be regularly shared with the Designated Agency.

**11. Miscellaneous.**—

(a) The Designated Agency shall review ECBC compliance of the building periodically, at least once in five years or as and when necessary.

(b) These rules ensure that the existing provisions of the DCPR- 2034/UDCPR such as Floor Space Index (FSI), required road width, Transferable Development Rights (TDR), premiums, additional incentive FSI, as well as common setbacks, building height, open spaces, amenity spaces, and other essential development regulations shall be adhered to, as applicable.

By order and in the name of the Governor of Maharashtra,

NARAYAN KARAD,  
Joint Secretary to Government.



## FORMS (I -XI)

Design/building  
permission Stage :**FORM- I**

[See rule 5 (1)(a)(ii)]

**Application for Certificate of ECBC compliant building  
(Design /building permission stage).**

To,

(Name of the Authority having Jurisdiction),

Address of the Authority having Jurisdiction: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**Subject :** Application for certificate of ECBC compliant building (Design/ building permission stage).

Sir,

I/we the undersigned hereby submit proposal to construct / re-construct / alter ECBC compliant Building as per the Maharashtra Energy Conservation Building Code Rules, 2025.

Details of Owner/ Applicant and the Project:

	Details of Owner	
I	Name	
	Permanent Address	
	Phone no.	
	Mobile no.	

	Details of Appointed Empanelled Third Party Assessor at Design/ building permission stage	
II	Appointed Empanelled TPA	Name-
	Reg. / License No.	
	Communication Address:	
	Phone no.	

Details of ECBC compliant building premises		
III	Project Name	
	Project description	<i>New / Old / Extension / Alteration / Change of Use</i>
	Project Address	
	Total Built-up area (sq.m.) (excluding basement)	
	No. of Buildings and Building Configuration	
	Building Classification	<i>(as per 2.5 of chapter 2 of ECBC as revised from time to time)</i>
	Methodology for ECBC compliance	<i>Prescriptive / Whole Building Performance</i>
	Name of Distribution Licensee and connected load (kW) or contract demand (kVA)	

IV	Enclosure of Documents in FORM I		(✓ / x)
1	Construction Documents	As defined in 8.2 of chapter 8 of ECBC as revised from time to time	
2	Compliance documents	Demonstrating compliance of ECBC through – 1. EPI ratio complying report. 2. Compliance approach 3. ECBC compliance report showing compliance - Building envelope, Mechanical Systems and equipment including Heating, Ventilation and Air-conditioning, Service Water Heating and Pumping and lighting, Electric Power compliance). 4. As specified in Checklist appended in ECBC, as notified by Government of Maharashtra.	
3	Energy Conservation Measures report	Specifies the energy conservation measures taken during all phases of erection/extension of the building	
4	Certificate of Compliance	Approved and signed by Empaneled Third Party Assessor as per FORM III	

**Declaration by the owner :**

- I/we further undertake that the information supplied in the enclosed compliance documents and the FORMS is accurate to the best of my/our knowledge and if any of the information supplied is found to be incorrect and such information result in loss to the Central or the State Government or any other authority under them, I/ we undertake to indemnify such loss.
- I/we undertake that the aforesaid building shall be constructed in accordance with the provisions of the Maharashtra Energy Conservation Building Code Rules, 2025. In case any deviation is noticed during the construction of the building, I/we shall indemnify the loss to the Designated Agency.

- (iii) In case of any change in above credentials I take the responsibility to inform the same in writing to the respective Authority having jurisdiction and the Designated Agency.
- (iv) I/we undertake to inform and abide any subsequent change in design approved after having received the certificate of ECBC compliance from the Empanelled TPA; shall necessarily obtain revised certificate of ECBC compliance before commencement of work from the Empanelled Third Party Assessor.
- (v) I/we inform to have flexibility in constructing the building components and the system covered in the construction document to ensure maximum energy efficiency and optimizing Energy Performance Index Ratio with prior information to the Designated Agency.
- (vi) I/we undertake that any change shall not compromise with the building requirements namely, structural stability, safety, health or environmental provisions of Central laws and State laws applicable to the buildings covered under these rules.

Yours faithfully,

(Signature)

(Name of the owner).

Copy to :

The Designated Agency

Design/building  
permission Stage:

**FORM-II**

[See rule 5 (1)(b)]

**Intimation by Appointed Empanelled Third Party Assessor for providing technical assistance for ECBC compliance for the building.**

To,  
(Name of the Designated Agency),  
Address of the Designated Agency: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**Subject :** To inform the below mentioned building shall be ECBC complied under technical assistance of Empanelled Third Party Assessor-\_\_\_\_\_ with reg. no. \_\_\_\_\_

Sir,

I/we the undersigned hereby agree on providing the technical assistance to achieve ECBC compliance for the building.

Details of Empanelled Third Party Assessor and the Project:

	Details of Empanelled TPA	
II	Appointed Empanelled TPA	
	Reg. No.	
	Provide Assistance for:	<i>Design / building permission and construction Phase</i>
	Communication Address:	
	Phone no.	

	Details of ECBC compliant building premises	
III	Project Name	
	Project Owner	
	Project description	New/ Old/ Extension/ Alteration/ Change of Use
	Project Address	
	Total Built up Area (sq.m.) (excluding basement)	
	No. of Buildings and Building Configuration	
	Building Classification	(as per 2.5 of Chapter 2 of ECBC as revised from time to time)
	Methodology for ECBC compliance	Prescriptive / Whole Building Performance
	Name of Distribution Licensee and Connected Load (kW) or Contract Demand (kVA)	

**Declaration by the Appointed Empanelled Third Party Assessor.—**

- (i) I hereby commit that all the information submitted in FORM I, II and III with all **documents** are true to my best knowledge and take due responsibility of confirming the Maharashtra Energy Conservation Building Code Rules, 2025 compliance of the building;
- (ii) I shall abide by all the clauses in the Maharashtra Energy Conservation Building Code Rules, 2025 and ensure best professional ethics and conduct throughout my tenure for the project;
- (iii) I understand my responsibilities as mentioned in these rules and assure to deliver a good quality work and ensure optimum energy utilization and improve energy savings of the building;
- (iv) If at any point, I fail to continue to assist for all the compliance phases of building as per the Maharashtra Energy Conservation Building Code Rules, 2025, I take responsibility to convey the same to the respective, the Designated Agency.

Yours faithfully,

(Signature)

(Name of the Empanelled TPA),

Date\_\_\_\_\_

[illegible]

(iii) The Owner shall re-submit the Compliance documents after revising the documents and ensuring compliance of the aforesaid recommendations.

Empaneled Third Party Assessor-	STAMP
Name:	Empanelled TPA SEAL/STAMP
Signature:	
Date of Issuance:	

Enclosure:

Detailed Non-compliance Report

Copy to :

1. Authority having jurisdiction
2. The Designated Agency



Design/building  
permission Stage

### FORM -IV

[See rule 5 (1)(e)]

**Certificate from Empanelled Third Party Assessor to be enclosed with the application for ECBC compliant building.**

#### CERTIFICATE

Empanelled Third Party Assessor having registration No / \_\_\_\_\_ am / is authorized as appointed by owner of the project to assist, demonstrate and verify the design of ECBC eligible Building.

I/We certify that,—

(a) I/We have scrutinized the construction documents, undertaking given by the owner duly signed by the owner/design professional showing all the pertinent data and features of the building, equipment and systems in sufficient details covering building envelop, heating, ventilation and air-conditioning, service hot water, lighting and electrical power in accordance with municipal bye-laws and with the Maharashtra Energy Conservation Building Code rules, 2025.

Name of Owner :

Address :

Site Address :

(b) I/We have scrutinized the compliance forms with the check- lists to ensure compliance with the bye-laws and the Maharashtra Energy Conservation Building Code Rules, 2025.

(c) The compliance documents have been duly verified by me.

(d) The energy performance index ratio of the building design as per compliance construction documents at the design stage/building permission stage is in compliance with the ECBC.

(e) I further certify that all required scrutiny and verification of the documents submitted have been carried out diligently, truthfully and 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 ECBC and contents thereof are at true representation of the facts and meet the requirements of ECBC.

Sr.No.	ECBC compliance of the building	
1	Project Registered Name	
2	Method of compliance	
3	Building Classification Category	
4	Operational hours of Building	
5	Total Built up Area (sq.m.) (excluding basement)	
6	Conditioned Area (sq.m.)	
7	Unconditioned Area (sq.m.)	
8	Proposed EPI through ECBC compliance	
	Building's Base case EPI= Building's proposed EPI= EPI ratio to be maintained=	
9	Total Energy Savings in percentage	
10	Level of ECBC compliance	

In case of Whole building performance:

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.

Empanelled TPA Name:	Registration No.	Signature/Stamp	Date

Design/building permission Stage UBID No. _____
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**FORM-V**

[See rules 5 (2)(a) and 8 (2)(g)]

**Intimation for commencement of construction work of ECBC compliant building.**

Date: \_\_/\_\_/\_\_

To,

(Name of the Authority having jurisdiction)

Address of the Authority having jurisdiction : \_\_\_\_\_

*Subject : Intimation of commencement of construction work*

Sir,

I/We hereby give intimation for commencement of building construction works for the following project as per the Maharashtra Energy Conservation Building Code Rules, 2025.

(i)	Details of ECBC compliant building to be constructed	
1	Unique Building Identity No.	
	Project registered Name:	
2	Building Classification Category	
3	Total Built up Area (excl. basement) (sq.m.)	
4	Tentative time required for construction	
5	Level of ECBC compliance	
6	Proposed EPI	
7	Estimated Connected Load & contract demand	

- (i) I/We bring it upon an intimation to the Designated Agency that we shall commence the construction of the building from date\_\_ in pursuance of the certificate of ECBC compliance issued by the Empanelled Third Party Assessor /vide as per FORM III dated\_\_ (enclosed herewith).
- (ii) I/we undertake that the aforesaid building shall be constructed in accordance with the provisions of the Maharashtra Energy Conservation Building Code Rules, 2025. In case any deviation is observed during the construction of the Building, I/we shall indemnify the loss to the Designated Agency I/we shall undertake implementation of energy conservation measures incorporated in compliance documents submitted in design/building permission phase of building approval.
- (iii) If there is any unavoidable alteration in construction work that may however not cause any non-compliance to the ECBC, I/we shall bring the same under intimation of the Designated Agency and Authority having jurisdiction.

Yours faithfully

Name and Signature of the Owner.

Copy to:  
The Designated Agency

भाग चार-अ-१५५-४

Construction Stage

UBID No. \_\_\_\_\_

**FORM-VI**

[See rules 5 (2)(b) and 8 (2)(h)]

**Construction work review report by Empanelled Third Party Assessor for construction phases****(During installation of building envelope/ comfort systems/ lighting and control/ renewable energy systems).**

To,

(Name of the Authority having jurisdiction),

Address of The Authority having Jurisdiction: \_\_\_\_\_

- (i) I..... (Name), being appointed Empanelled Third Party Assessor with Reg. No. \_\_\_\_\_ hereby state that the designated agency having given the certificate of ECBC compliance vide UBID No..... and the owner undertakes to construct the building as per intimation by undertaking through FORM V dated..... I/ we have reviewed the undertaking given by the owner, energy conservation measures installed during the construction works and have reviewed the construction documents, compliance forms, check-lists, submitted along with progress in construction works in respect of the various elements of the components as referred in construction phase of these rules. I/we have reviewed the construction work of the buildings and ensure that the building is constructed in compliance with the certificate of ECBC compliance issued by the Empanelled Third Party Assessor.
- (ii) During the construction work, all the energy conservation measures have been incorporated as committed in design phase. A list of the energy conservation measures deployed in the construction of aforesaid building are enclosed.
- (iii) I hereby certify the building construction work has been constructed and verified with respect to the ECBC and the certificate of ECBC compliance issued by the Empanelled Third Party Assessor.

Empanelled Third Party Assessor	
Name:	Registration No. and Seal
Signature:	
Date of Issuance:	

Enclosure:

Certificate of compliance by Empanelled Third Party Assessor

Construction Stage

UBID No. \_\_\_\_\_

**FORM-VII**

[See rules 5 (2)(c) and 8 (2)(k)]

**Intimation for Completion of Construction Phase as per ECBC.**

Date: \_\_/\_\_/\_\_\_\_

To,

(Name of the Authority having jurisdiction),

Address of the Authority having jurisdiction: \_\_\_\_\_,

\_\_\_\_\_

*Subject :* Intimation of completion of construction of ECBC compliant work of building with  
UBID NO. \_\_\_\_\_

Sir,

I/We hereby give intimation that the building having UBID No. \_\_\_\_\_ has been completed in accordance with all the construction and compliance documents submitted in Design/building permission and Construction stages of the building.

- (i) I/we undertake that the information supplied in the enclosed compliance documents and the FORMS are accurate to the best of my/our knowledge and if any of the information supplied is found to be incorrect and such information result in loss to the Central or the State Government or any other authority under them. I/ we undertake to indemnify such loss.
- (ii) I/we undertake that the aforesaid building shall be constructed in accordance with the Maharashtra Energy Conservation Building Code Rules, 2025. In case project is not in consonance with the certificate of ECBC compliance (Design Stage/building permission stage), then I/We shall submit a fresh application to the Authority having jurisdiction as per rule (6) sub-rule (1) of the Maharashtra Energy Conservation Building Code Rules, 2025.
- (iii) I/We hereby submit the Energy Conservation Measures undertaken and its report with the compliance documents.

Yours faithfully,

(Name of the Owner)

Signature

Certified and signed by:

Empanelled TPA

(shall be different from one appointed at Design/building permission stage)

Copy to :

The Designated Agency

Completion Stage

UBID NO. \_\_\_\_\_

**FORM-VIII**

[See rules 5 (2)(d) and 8(2)(l)]

**Application for ECBC Compliant Certificate.**

Date: \_\_/\_\_/\_\_\_\_

To,

Empanelled Third Party Assessor

(shall be different from one appointed at Design/building permission stage) : \_\_\_\_\_  
\_\_\_\_\_*Subject* : Application for obtaining ECBC compliant certificate after of the building constructed with UBID No. \_\_\_\_\_

Sir,

I/We hereby give intimation that the building having UBID No. \_\_\_\_\_ has been completed in accordance with all the construction and compliance documents submitted in Design/building permission and Construction stages of the building.

Accordingly, I/We would like to apply for the ECBC compliant certificate in accordance with the documents and details submitted.

Yours faithfully,

(Name of the Owner)

Signature

Certified and signed by :

Empanelled Third Party Assessor (shall be different from one appointed at Design/building permission stage)

Copy to:

1. Authority having jurisdiction
2. The Designated Agency

Completion Stage

UBID NO. \_\_\_\_\_

**FORM-IX**

[See rule 5 (2)(e)]

**ECBC Compliance Certificate.**

To,

The Owner

Address : \_\_\_\_\_

*Subject : Issue of ECBC Compliance Certificate*

Sir,

With reference to your intimation of completion of construction of building dated.....  
having building UBID No. \_\_\_\_\_

- (i) I/we hereby certify that the said building having details mentioned below has been  
complied with the Maharashtra Energy Conservation Building Code Rules, 2025.

	Details of building constructed	
1	Unique Building Identity No.	
2	Owner Name	
3	Project registered Name:	
4	Project Address	
5	Building Classification Category	
6	Operational hours of Building	
7	Climatic Zone	
8	Total Built up Area (excl. basement) (sq.m.)	
9	Level of ECBC Compliance	
10	Proposed building EPI ratio	
11	Connected Load (kW)	
12	Contract Demand (kVA)	




Empaneled Third Party Assessor	
Name:	Registration No. and Seal
Signature:	
Date of Issuance :	

Copy to

1. Authority having jurisdiction
2. Distribution Licensee- UBID to be tagged to the connection of this building.
3. The Designated Agency

Enclosure—ECBC Compliance Certificate

## ECBC Compliance Certificate

  	<b>Maharashtra</b> <b>Energy Conservation Building Code</b> <b>Compliance Certificate</b>
Application/File Number:	TPA License Number: TPA-ECBC/MEDA/2021/X

Name of the Building,

Address

has successfully achieved following level of certification established by Government of Maharashtra for Energy Conservation Building Code compliance

Month, Year of Construction

**MAHAURJA 3-STAR RATING AT  
OCCUPANCY STAGE**

## METHOD OF COMPLIANCE

☐ PRESCRIPTIVE☐ WHOLE BUILDING  
PERFORMANCE☐ BUILDING ENVELOPE  
TRADEOFF

## GENERAL INFORMATION

Applicant Name: Mr. XXXXXX  
 Address: XXXX  
 Project Description: Office Building  
 Project Category : Daytime Building  
 Site Area: XXXXX m<sup>2</sup>  
 Built Up Area: XXXXX m<sup>2</sup>  
 Conditioned Area: XXXXX m<sup>2</sup>  
 Unconditioned Area: XXXX m<sup>2</sup>

## TECHNICAL INFORMATION

Project Base case EPI\* : XX  
 Project Existing EPI\* : XX  
 Star Category Awarded: Three Star  
 (\* EPI is in kWh/m<sup>2</sup>/yr)

Percentage of Savings  
 XX %

This certificate is issued on basis of analysis, compliance report & declaration duly signed by representative of Owner - Mr. XXXX, Architect - XXXX, XXXXXX, MEP Consultant - Mr. XXXX, XXXXX Pvt. Ltd, and ECBC Consultant - Mr. XXXX, XXXXX, of the proposed building.

Name of Licensee XXXX

Name of Firm: XXXXX

Signature of the Licensee



Construction Stage

UBID No. \_\_\_\_\_

**FORM-X**

[See rule 5 (2)(f)]

**Report of Non-Compliance by the Empanelled Third Party Assessor  
(construction stage) before completion.**

To,

(Name of Owner),

Address \_\_\_\_\_

\_\_\_\_\_

*Subject: Non-Compliance of ECBC*

Sir,

It is to bring in notice of Owner that after reviewing and scrutinizing the documents, the building with UBID No. \_\_\_\_\_ has failed to comply with the ECBC and hence a Non-Compliance Letter is issued herewith.

The following omission/non-compliance have been found during the scrutiny of the documents submitted with FORM VII, namely:-

- (i)
- (ii)
- (iii)
- (iv)
- (v)

*(Details of Non-Compliance report to be enclosed with the letter alongwith the required recommendations for the compliance.)*

The Owner shall re-submit the Compliance documents after revising the documents and ensuring compliance of the aforesaid recommendations.

Empaneled Third Party Assessor	
Name:	Registration no. & Seal
Signature:	
Date of Issuance:	

Copy to :

1. Authority having jurisdiction
2. The Designated Agency

Operational Stage

UBID No. \_\_\_\_\_

**FORM XI**

[See rule 5 (3) (a) and (c)]

**Energy Performance Index Report Submission by Owner (in consultation with Empanelled Third Party Assessor) to State Designated Agency.**

To,

The Designated Agency

Address \_\_\_\_\_

*Sub:* Energy performance index Report for Energy Conservation Building Code compliant building constructed on Plot no. \_\_\_\_\_ Block No. \_\_\_\_\_ Scheme \_\_\_\_\_ Street \_\_\_\_\_  
Name of the town/city-Communication by the Energy Auditor (Building)

Sir,

I/We, ..... (Name), being the authorised/ Empanelled Third Party Assessor hereby State that I/we have reviewed the undertaking given by the owner, energy consumption for the financial year ..... of the proposed building of type ..... in the premises of plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ Scheme \_\_\_\_\_ Town/City \_\_\_\_\_ State of Maharashtra and certify that the level of ECBC compliance is ..... which is in compliance to the Maharashtra Energy Conservation Building Code Rules, 2025 and the EPI report is enclosed.

I further certify that all reasonable professional skill, care, and diligence have been taken to verify the energy consumption of the aforesaid building.

Copies of the electricity bills have been enclosed for your reference.

Yours faithfully,

(Name of the Owner)

Signature

Empanelled Third Party Assessor

Signature