

**GOVERNMENT OF INDIA
POWER
LOK SABHA**

UNSTARRED QUESTION NO:4408
ANSWERED ON:20.12.2012
POWER CONSERVATION IN REAL ESTATE SECTOR
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Will the Minister of POWER be pleased to state:

- (a) whether the Government proposes to promote power conservation in real estate sector by giving tax incentive;
- (b) if so, the details thereof;
- (c) if not, the reasons therefor; and
- (d) the details of steps being taken by the Government to promote the use of technology regarding conservation of power in real estate sector?

Answer

THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE MINISTRY OF POWER (SHRI JYOTIRADITYA M. SCINDIA)

- (a) & (b) : There is no such proposal.
- (c) : There are no studies or data indicating that providing tax incentives would promote power conservation in the real estate sector. Moreover, the issue of split incentive is an impediment, as most of the buildings are constructed and leased out by the real estate developers and only considers the first cost to be unique.
- (d) : Energy Conservation Building Code (ECBC) has been developed, which sets minimum energy standards for new commercial buildings having a connected load of 100 kW or above or contract demand of 120 KVA or above. In addition, building owners are encouraged to carry out audits and retrofits of their existing buildings so as to reduce energy consumption by using energy efficient appliances and technologies on a performance contracting mode through Energy Service Companies (ESCOs). Further, in order to create a market pull for energy efficiency activities in the commercial buildings, Bureau of Energy Efficiency developed a Star Rating Programme for buildings based on actual energy performance of the building, in terms of specific energy usage.