



# കേരള ഗസറ്റ് KERALA GAZETTE

## അസാധാരണം EXTRAORDINARY

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### GOVERNMENT OF KERALA Power (A) Department NOTIFICATION

G. O. (P) No. 5/2025/Power.

*Dated, Thiruvananthapuram, 10th March, 2025*  
*26th Kumbham, 1200*  
*19th Phalguna, 1946.*

S. R. O. No. 374/2025

WHEREAS, clause (p) of section 14 of the Energy Conservation Act, 2001 (Central Act 52 of 2001) empowers the Central Government to prescribe Energy Conservation Building Code for efficient use of energy and its conservation in the building or building complex, by notification, in consultation with the Bureau of Energy Efficiency;

AND WHEREAS, clause (a) of section 15 of the Energy Conservation Act, 2001(Central Act 52 of 2001) empowers the State Government to amend the Energy Conservation Building



Code, in consultation with the Bureau of Energy Efficiency, to suit the regional and local climatic conditions and may, by rules made by it, specify and notify Energy Conservation and Sustainable Building Code with respect to use of energy in the buildings;

AND WHEREAS, in exercise of the powers conferred by clause (a) of section 15 and section 57 of the Energy Conservation Act, 2001 (Central Act 52 of 2001), the Government of Kerala have issued the Kerala Energy Conservation (Building Code) Rules, 2017 under G. O. (P) No. 3/2017/PD dated 11th April, 2017 and published as S. R. O. No. 237/2017 in the Kerala Gazette Extraordinary No. 936 dated 8th May, 2017;

AND WHEREAS, in exercise of the powers conferred by clause (l) of sub-section (2) of section 56 read with clause (d) of sub-section (2) of section 13 and clause (p) of section 14 of the Energy Conservation Act, 2001 (52 of 2001), the Central Government in consultation with the Bureau of Energy Efficiency have issued the Energy Conservation Building Code Rules, 2018, under G. S. R. 168(E) dated 13th February, 2018;

NOW, THEREFORE, in exercise of the powers conferred by clause (a) of section 15 and section 57 of the Energy Conservation Act, 2001 (Central Act 52 of 2001) and in supersession of the Kerala Energy Conservation (Building Code) Rules, 2017 (KSECBC 2017) issued under G. O. (P) No. 3/2017/PD dated 11th April, 2017 and published as S. R. O. No. 237/2017 in the Kerala Gazette Extraordinary No. 936 dated 8th May, 2017, the Government of Kerala hereby make the following rules to notify the Energy Conservation and Sustainable Building Code Rules applicable to the State of Kerala, namely:—

#### RULES

1. *Short title and commencement.*—(1) These rules may be called the Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

(2) They shall come into force at once.

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

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

(b) “best practices” means those measures that allow for optimisation 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 State laws; and

(ii) includes Energy Conservation Measures (ECMs) approved by the State Energy Conservation and Sustainable Building Code Implementation Committee or Energy Conservation and Sustainable Building Code Compliant Technical Grievances Redressal Committee;

(c) “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 co-operative group society or on lease and sold as shops or office space or space for other commercial purposes;

(d) “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;

(e) “Building Energy Efficiency Experts” means building professionals empanelled by the Energy Management Centre-Kerala under evaluation criterion prescribed by the Energy Management Centre-Kerala which will be renewed from time to time when new Building Energy Efficiency Experts are empanelled;

(f) “Building Energy Efficiency Experts Firm” means a firm empanelled by the Energy Management Centre-Kerala with necessary professionals and as per categories as may be required by Energy Management Centre-Kerala for the purpose of development of energy efficient buildings;

(g) “Bureau” means Bureau of Energy Efficiency, Government of India;

(h) “bye-laws” means the building bye-laws framed by the State Government or any authority under its control to regulate the building activities in its areas falling in the jurisdiction of,—

(i) all Municipal Authorities or Committees or Councils;

(ii) all Municipal Corporations, Municipality and Panchayats;



(iii) all areas covered under the Development or Planning authorities under various development plans notified by the State Government and enforced by such authority in its jurisdiction in which the Energy Conservation and Sustainable Building Code compliant building shall be located and includes any regulation or rule framed by the State Government or any other authority having jurisdiction established by the State Government;

(i) “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;

(j) “Code” means the Energy Conservation and Sustainable Building Code framed by the Bureau under the Act;

(k) “compliance documents” means the forms specified in Appendix D of the Code and includes certificates from Empanelled Energy Auditors (Building) to conform compliance with these rules;

(l) “connected load” means the total of the rated wattage of all equipments, appliances and devices to be installed or installed in the building or part of the building or building complexes in terms of kilo Watt (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;

(m) “construction documents” means 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;

(n) “contract demand” means the maximum demand in kilo Watt (kW) or kilo-Volt Ampere (kVA) (within a consumer’s sanctioned load) agreed to be supplied by the electricity provider or Distribution Company or utility in the agreement executed between the user and the utility or electricity provider;

(o) “Empanelled 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 empanelled with the Bureau;



(p) “energy conservation measures” means 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;

(q) “energy performance index” means annual energy consumption of a building in kilo Watt-hours per square meter of the area of the building which shall be calculated as per the following formula:

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

(r) “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;

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

(s) “establishment” means a business or other organization, or the place where an organization operates and includes a Government establishment and private establishment;

(t) “form” means the form appended to these rules;

(u) “Licensed Engineer” means an Architect/Engineer/Town Planner/Supervisor registered or deemed to have been registered as such under the Kerala Municipality Building Rules, 1999;

(v) “owner” means a person, group of persons, a company, a trust, an institute, registered body, State Government or Central Government and its attached or subordinate 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;



(w) “proposed design” means the computerised design of a building consistent with the actual design of a building which complies with all the requirements of the Code either through prescriptive or whole building performance method;

(x) “standard baseline design” means the standard design that complies with all the mandatory and prescriptive requirements of the Code and has the same built-up area of the proposed building;

(y) “State Designated Agency” means the Energy Management Centre-Kerala;

(2) All other words and expressions used herein and not defined, but defined in the Act, or in the Code, shall have the same 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 100 kilo Watt (kW) or above or a contract demand of 120 kilo Volt Ampere (kVA) or above 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 etc.);

(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’s Standards 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 100 kilo Watt (kW) or above or a contract demand of 120 kilo Volt Ampere (kVA) or above 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:

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

(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 Appendix D of the Code.

5. *Reference.*—(1) The requirements of warm-humid climate zone applicable to Kerala in the Energy Conservation Building Code, 2017 or Energy Conservation and Sustainable Building Code as amended from time to time shall be complied with.

(2) Until the pool of Empanelled Energy Auditors (Building)/Certified Energy Auditor (Building) is made available by the Bureau, the Building Energy Efficiency Experts firms/Building Energy Efficiency Experts shall respectively carry out all such services as assigned to the Empanelled Energy Auditors (Building)/Certified Energy Auditor (Building) in Kerala.



6. *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 building under these rules shall submit to the concerned authority having jurisdiction, an application in Form I accompanied by—

(a) construction documents duly signed by the owner together with an undertaking in Form II;

(b) construction documents shall ensure,—

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

(ii) that the 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 Empanelled Energy Auditors (Building) including the following, namely:—

(i) energy performance index ratio report in respect of the proposed building at the design stage;

(ii) certificate in Form III by Empanelled Energy Auditors (Building) certifying the compliance documents as specified in Appendix D of the Code;

(iii) have been scrutinized or verified in respect of the identified energy conservation measures; and





(iv) an application with heading superscribed “Application for permission to erect/re-erect an Energy Conservation and Sustainable Building Code Compliant Building”, duly signed by the owner seeking building permit from the concerned authority having jurisdiction before starting construction work in respect of the proposed building.

(2) The authority having jurisdiction may require submission of documents in electronic form or hard copy of the documents, referred to in sub-rule (1).

(3) The Empanelled Energy Auditors (Building), at the design stage, shall follow the following procedures of inspection, namely:—

(a) scrutinize the construction documents with respect to,—

(i) floor area;

(ii) window area;

(iii) wall area;

(iv) roof area of the building;

(v) built-up area of the proposed design of the building;

(b) scrutinize the Code compliance documents and the checklist as specified in Appendix D of the Code and identify,—

(i) the energy conservation measures that are applicable to the proposed design of the building;

(ii) insulation quantities in walls and roof, and the construction assemblies, solar heat gain coefficient, visible light transmittance and thermal transmittance (U-factor) for window assemblies;

(iii) heating, ventilation and air-conditioning component tables for air-handling equipment, refrigeration equipment, condensing equipment and air-flow summaries;

(iv) heating, ventilation and air-conditioning equipment efficiencies and control equipment;



(v) tables showing lighting equipment schedules;

(vi) lighting power density calculations in the design documents;

(vii) lighting controls;

(viii) motor efficiencies and controls;

(ix) findings of document review to match with the energy model inputs for the proposed building by using the simulation tool approved by the Bureau;

(c) scrutinize energy performance index ratio projected at the design stage;

(d) verify and certify the items from (i) to (ix) of clauses (b) and (c);

(e) fill the check list as specified in Appendix D of the Code and issue correction list in case the design documents of the proposed design of building provide inadequate information or do not meet the requirements of these rules and shall,—

(i) communicate his findings in Form IV to the owner of the building under intimation to the concerned authority having jurisdiction;

(ii) give specified time to the owner to implement its findings;

(iii) satisfy himself that the communication received from the owner within the specified time, meet the findings and fulfil the short comings;

(f) record his approval and complete the checklist conforming compliance with the Code and these rules and issue the certificate of approval in Form V to the owner(s) under intimation to the concerned authority having jurisdiction and Energy Management Centre-Kerala.

(4) The authority having jurisdiction on receipt of application under sub-rule(1) for issue of permit for construction of the proposed building shall,—

(i) approve the design and sanction building plan only after it has received a certificate in Form II or Form IV from the Empanelled Energy Auditors (Building);



(ii) grant permit to erect or re-erect the building or add to or make alterations in the building to carry out the construction works subject to the following conditions in its sanction letter, namely:—

(a) the construction work shall be in accordance with the sanctioned plan and requirement under the Code and these rules;

(b) the compliance with these rules shall be achieved during construction-in-progress;

(c) the building shall not be occupied before issuance of occupancy certificate to the owner;

(d) the authority having jurisdiction may, at any stage, revoke the permit on receipt of non compliance report from the Empanelled Energy Auditors (Building) or on the notice of any misrepresentation of material facts in the application in respect of the provisions of these rules or the Code after giving a reasonable opportunity of being heard to the owner(s).

(5) After receiving the permit, the owner shall,—

(a) give notice of his intention to start the construction work of the building in Form VI;

(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);

(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 Empanelled Energy Auditors (Building) before undertaking such construction referred to in clause (c) if the components and systems proposed to be constructed are other than those incorporated in the construction and compliance document.

(6) The Empanelled Energy Auditors (Building), at construction stage, shall review, verify the specifications of the parameters specified in sub-rule (3) and,



(a) fill out the checklist specified in the Appendix D of the Code, provide comments if the proposed design of building does not meet the construction requirements and specify the shortcomings in compliance to the Code, these rules and sanctioned plan, and shall,—

(i) communicate its shortcomings and finding to the owner;

(ii) give specified time to the owner to implement its findings;

(iii) satisfy himself that the communication received thereafter from the owner(s) meets the specified findings and fulfil shortcomings.

(b) record his approval and complete the checklist indicating compliance with the Code and these rules and issue a certificate of compliance in Form VII to the owner under intimation to the authority having jurisdiction;

(c) where it is determined at any stage that construction is not proceeding in accordance with the sanctioned plan or is in violation of any of the provisions of the Code and these rules, Empanelled Energy Auditors (Building) shall notify the owner, and request for additional information with respect to his findings or on the short comings identified by him as per Form VIII;

(d) in case the Empanelled Energy Auditors (Building) are satisfied with the additional information provided by the owner, they shall record the same in the certificate of compliance in Form VII and communicate the same to the owner under intimation to the authority having jurisdiction;

(e) in case the Empanelled Energy Auditors (Building) are not satisfied with the additional information submitted by the owner they shall report the same to the authority having jurisdiction to ensure that all further construction is stayed until correction has been effectuated and a certificate of compliance has been issued by Empanelled Energy Auditors (Building).

(7) Every owner shall submit a notice of completion of the building in Form IX to the authority having jurisdiction on the completion of work including the works related to energy conservation measures specified in the sanctioned permit along with the certificate in Form X issued by the Empanelled Energy Auditors (Building) certifying the completion of the building accompanied by—



(a) the duly completed compliance forms together with checklist of various components covered under rule (3) at the completion stage which shall include the following, namely:—

(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.

(b) a list of the energy related building features in the proposed design, if any, which are different from the sanctioned or standard baseline design;

(c) 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 and water heating systems of the building.

(8) If the energy performance index ratio at the completion stage is less than or equal to one as compared to the sanctioned plan of the building, it shall be deemed to have complied with the Code and these rules.



(9) 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, Empanelled Energy Auditors (Building) shall record its findings in Form XI and communicate the same to the owner and seek compliance of the same through incorporation of additional energy conservation measure. The Empanelled Energy Auditor (Building) shall render technical assistance to the owner to ensure that the proposed design of building becomes compliant with these rules.

(10) 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 under the bye-laws of the authority having jurisdiction.

(11) The owner shall give notice of completion of the building and seek permission for occupancy.

(12) The authority having jurisdiction on receipt of such notice by the owner accompanied by a certificate by the Empanelled Energy Auditors (Building), shall issue the occupancy certificate in Form XII incorporating *inter alia* the following conditions, namely:—

(i) that the energy performance of the building shall be monitored and verified by the State Energy Conservation and Sustainable Building Code Implementation Committee;

(ii) that the owner through the Empanelled Energy Auditors (Building) shall submit to the State Designated Agency, an energy performance index report as per Form XIII under intimation to Bureau for two consecutive years after the building has been fully operational;

(iii) in case the energy performance index ratio of the building is more than one, the authority having jurisdiction may issue a provisional occupancy certificate subject to the condition that the owner shall undertake energy audit of the building to identify additional energy conservation measures to achieve the energy performance index ratio of the building approved in the sanctioned plan or permit within a period of three years;

(iv) if the owner fails to achieve the energy performance index ratio as specified in clause (iii) within a period of three years from the date of occupancy of the building the



authority having jurisdiction shall place the matter before the State Energy Conservation and Sustainable Building Code Technical Grievances Redressal Committee, which shall hear the owner and the Empanelled Energy Auditors (Building) and make recommendations in the matter accordingly and the authority having jurisdiction shall comply with such recommendations.

(13) The process shall be continued repeatedly till energy performance index ratio of the building comes to less than one or equal to one and Empanelled Energy Auditors (Building) shall fill and submit the compliance documents, as specified in Appendix D of the Code, of various energy conservation measures at each stage namely, design, construction and completion, to achieve conformity with the Code and these rules.

(14) The simulation tool referred in sub-rule (3) shall be based on the standard method of test for the evaluation of building energy analysis computer program.

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

7. *Committees.*—(1) The State Designated Agency shall constitute,—

(a) Kerala State Energy Conservation and Sustainable Building Code Implementation Committee headed by the Chief Secretary or, his 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) create awareness about Energy Conservation and Sustainable Building Code and procedure for erection of Code compliant building;

(iii) 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;



(iv) promote capacity building of building professionals, developers and contractors to promote energy efficient designs of buildings in close co-ordination with authorities having jurisdiction;

(v) undertake performance review of annual work of all Empanelled Energy Auditors (Building) to check their credentials;

(b) prepare a summary of violations which shall be provided by State Designated Agency to the Bureau and review such violations for the purpose of evaluating his professional skills;

(c) prepare a yearly report and furnish the same to the Bureau indicating *inter alia* the progress made in compliance of these rules in the State and the steps taken by the State Designated Agency to improve the rate of compliance of Code in the State;

(d) 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;

(e) Energy Conservation and Sustainable Building Code Compliant Technical Grievances Redressal Committee headed by an officer of the Urban Development Department of the State, with other members, not exceeding four, nominated by the State Energy Conservation and Sustainable Building Code Implementation Committee who are qualified by experience and training to pass judgment upon matters pertaining to construction of Code compliant building in the State, to—

(i) hear grievance filed by the owner of a Code complaint building within the specified 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;

(ii) make recommendations to the authority having jurisdiction to reconsider such issue, or for implementation by the authority having jurisdiction, as the case may be.

8. *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 Empanelled Energy Auditors (Building) in development of building design, installation of energy conservation measures and equipment to meet with the requirements of these rules and ensure the following, namely:—

(i) finalize the compliance approach relevant for his 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 Empanelled Energy Auditors (Building) 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 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.

(b) permit the Empanelled Energy Auditors (Building) 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;

(c) give written notice to the authority having jurisdiction intimating the completion of the construction work along with a certificate from the Empanelled Energy Auditors (Building) 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;

(d) give written notice to the authority having jurisdiction as well as to the State Designated Agency in case of termination of the services of Empanelled Energy Auditors (Building) and appointment of other Empanelled Energy Auditors (Building) in its place;

(e) obtain an occupancy permit from the authority having jurisdiction prior to any occupancy of the building or part thereof after completion of the building;

(f) report the practical difficulties to the Empanelled Energy Auditors (Building), if any, in carrying out the provisions of these rules, who shall take necessary action in consultation with State Designated Agency and State Energy Conservation and Sustainable Building Code Implementation Committee;

(g) on the receipt of the notice, if any, from the authority having jurisdiction, he shall discontinue such usage within reasonable time as specified in such notice and in no case disregard the provisions of these rules;

(h) 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 Empanelled Energy Auditors (Building):

Provided that it does not violate the spirit and intent of the provisions of these rules:

Provided further that such change shall not compromise with the building requirements namely, structural stability, safety, health or environmental related provisions of Central laws and State laws applicable to the buildings covered under these rules.

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



9. *Role, responsibilities and duties of the Empanelled Energy Auditors (Building).*—The Empanelled 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 modelling 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 certification, the authority having jurisdiction shall issue building permit, approve construction of building, issue completion and occupancy certificates;

(d) the Empanelled Energy Auditors (Building) shall ensure that none of the professionals or employees working under them are 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 State Designated Agencies on such unusual technical issues that may arise due to issue of building permit or construction of building or during occupancy stage;

(f) provide inputs to the State Energy Conservation and Sustainable Building Code Implementation Committees to facilitate for better implementation of the Code and these rules;

(g) promote norms and standards specified in the Code.



10. *Responsibilities and duties of State Designated Agency.*—The State Designated Agency established by every State Government under clause (d) of section 15 of the Act, in consultation with Bureau, shall,—

(a) coordinate, regulate and enforce the provisions of the Code and these rules for efficient use of energy and its conservation under the Act in the State;

(b) ensure every commercial building or establishment having a connected load of 100 kW or above, or contract demand of 120 kVA or above, be constructed in compliance with these rules;

(c) monitor the performance of the Empanelled Energy Auditors (Building) to improve the quality, consistency and rate of compliance of these rules with a view to make the cadre of Empanelled Energy Auditors (Building) as effective instruments for promotion of energy efficiency in the building sector in the State;

(d) create a data bank in the State to measure the compliance rates of the Code compliant buildings and accurately account for the energy savings resulting from the compliance of these rules;

(e) also create a data bank on energy use per square meter of area of the building under the climate zone of warm and humid in the State and if further classified into any other climate zones such as hot and dry, warm and humid, temperate, composite and cold, furthermore create a data bank separately for each category in the State;

(f) 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 the State;

(g) arrange to conduct site visits, if considered necessary, to determine the accuracy of reporting by Empanelled Energy Auditors (Building) in the State;

(h) prepare a report on performance of Empanelled Energy Auditors (Building) 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 bye-laws incorporating the provisions of these rules for the purpose of construction of buildings in compliance with the Code and these rules;

(j) 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.

11. *Responsibilities and duties of Local Self Government Department.*—The head of the department shall take measures to ensure that Energy Conservation and Sustainable Building Code is implemented in the Corporations, Municipalities and Panchayats in the State. He shall provide an annual report in Form XIV to the State Designated Agency.

12. *Responsibilities and duties of Secretary of Corporations, Municipalities and Panchayats.*—The Secretaries of the respective local bodies (Corporations, Municipalities and Panchayats) shall ensure that all commercial buildings under the purview of the latest Energy Conservation and Sustainable Building Code, shall conform to the provisions of these rules. The Secretary shall provide a report of every building received for building permit at the Local Body under the purview of Kerala Energy Conservation and Sustainable Building Code Rules, in Form XV to the State Designated Agency.

13. *Responsibilities and duties of Electrical Inspectorate.*—The Electrical Inspectorate shall ensure that all applications for scheme approval under the purview of these rules, are submitted along with a copy of the building permit applications (indicating the connected load), the building permit from local body and a compliance certificate from Energy Auditors (Building) in Form III and Form X. The Electrical Inspector concerned shall report a quarterly statement of buildings with electrical scheme having connected load  $\geq 100\text{kW}$  or contract demand  $\geq 120\text{kVA}$  in Form XVI to the State Designated Agency.

14. *Miscellaneous.*—The use of any energy conservation measures or method or design or construction which is not 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 Energy Conservation and Sustainable Building Code Compliance 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.



## FORM I

[See rule 6(1)]

**[Application for seeking building permit in respect of erection/re- erection/making alteration in the Energy Conservation and Sustainable Building Code Compliant Building]**

To

The (Name of the competent authority) Authority having jurisdiction,

Name of the location

Name of the State

Date: .....

*Subject:* Application for erection of Energy Conservation and Sustainable Building Code compliant building in premises of Plot No. ----- Block No. -----  
Scheme ----- Street ----- Name of  
the town/city

Sir,

I/We the undersigned hereby give you notice of my intention to erect /re- erect/alter Energy Conservation and Sustainable Building Code Compliant Building under the Kerala Energy Conservation and sustainable Building Code Rules, 2025 in the premises of Plot No. ----- Block No. ----- Scheme ----- and request for issue of building permit for the construction of the Energy Conservation and Sustainable Building Code compliant building. The following documents are enclosed,—

(i) Construction Documents and Compliance Forms together with check- lists incorporating the installation of Energy Conservations Measures specified in the aforesaid rules.

(ii) The Construction Documents and Compliance Forms together with check- lists have been verified by Shri. .... Regd. Number ..... Empanelled Energy Auditors (Building). A certificate in Form II duly signed and sealed in this regard is enclosed.

Yours faithfully,

(Name of the owner)  
Address

Tel. No./Mobile No.



## FORM II

[See rule 6(1) (a)]

**[Undertaking by owner for construction of the Energy Conservation and Sustainable Building Code compliant building]**

I/We am/are the owner(s) of the aforesaid Plot No. .... Block No. ....  
and the proposed building on completion of construction shall have a connected load/contract demand of 100 kW/120 kVA or above and is proposed to be constructed to use or intended to be used for commercial purposes.

The proposed building accordingly attracts the provisions of Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

I/We undertake that the aforesaid building shall be constructed in accordance with the bye-laws of the Municipal Authority and the provisions of the Kerala Energy Conservation and Sustainable Building Code Rules, 2025. In case any deviation is noticed during the construction of the Building, I/we shall indemnify the loss to the authority having jurisdiction.

I/ We further undertake that the information supplied in the enclosed drawings and the application 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.

Signature

(Name of the owner)

Address

Mobile No./Tel. No.



## FORM III

[(See rule 6(1) (c) (ii) and 13]

**[Certificate from Empanelled Energy Auditors (Building) to be enclosed with the application for Building Permit for Energy Conservation and Sustainable Building Code compliant building]**

**CERTIFICATE**

I/We am/are Empanelled Energy Auditors (Building) having registration No. .... under the Energy Conservation Act, 2001 (52 of 2001) and am authorized to scrutinize and verify the design of Energy Conservation and Sustainable Building Code compliant 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 Kerala Energy Conservation and Sustainable Building Code Rules, 2025 in respect of building proposed to be constructed on Plot No. .... Block No. .... Scheme in the city of ..... in the State of Kerala;

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

(c) The compliance documents have been duly inspected by the undersigned.

(d) The energy performance index ratio of the building design as per compliance documents, at the design stage is equal to or less than one and is therefore in compliance with the Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

(e) It is certified 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 scrutinizing and verifying the drawings of the buildings and compliance forms together with check-lists covering the various components of the Kerala Energy Conservation and Sustainable Building Code Rules, 2025.





(f) The contents of all the documents submitted along with the application are a true representation of the facts and nothing has been concealed.

There is no objection for issue of building permit in respect of the aforesaid proposed building in so far as requirements of Kerala Energy Conservation and Sustainable Building Code Rules, 2025 are concerned.

Signature

Name of the Empanelled Energy Auditors (Building)

Registration No./Seal.

Date

*Copy To :*

Concerned Regional/State Office,  
Electrical Inspectorate.



## FORM IV

[See rules 6(3)(e)(i) and 6(4)(i)]

**[Certificate of Inspection by Empanelled Energy Auditors (Building) on review of  
Building Permit Application in respect of the proposed building—  
Communication of omissions and non-compliance to owner]**

To

Shri

Address

*Subject:*—Application for erection of proposed Building in premises of Plot No. ....  
Block No. .... Scheme..... Street .....  
Name of the Town/city ..... Details of omission/non-  
compliance with the Kerala Energy Conservation and Sustainable Building  
Code Rules, 2025 on design stage inspection

Sir,

I/We, ..... (Name), being an authorised Empanelled Energy Auditors (Building) vide order No. .... hereby state I/we have reviewed and verified the undertaking given by you and have inspected the construction documents, compliance forms, check-lists, submitted along with building permit application in respect of the various elements specified in sub-rule (3) of rule 6 of the various components of the proposed building in respect of the subject building and inform that the following omission/non-compliance have been discovered on inspection—

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

It is requested that the necessary energy conservation measure in consultation with your design team be carried out in order to bring them in compliance with the Kerala State Energy Conservation and Sustainable Building Code Rules, 2025. You are accordingly requested to



take corrective measures within a period of one month from the date of issue of this letter. Further action on your application for issue of building permit shall be taken after satisfactory compliance of the aforesaid omission/noncompliance.

Signature,

*Empanelled Energy Auditors (Building),*

*Registration number/Mobile number.*

Seal



FORM V  
[See rule 6(3) (f)]

**[Certificate of Inspection by Empanelled Energy Auditors (Building) on review of building permit application enclosing construction documents and compliance forms in respect of Energy Conservation and Sustainable Building Code compliant building]**

I/We, ..... (Name), being an authorised Empanelled Energy Auditors (Building) vide order No. .... hereby state that I/we have reviewed and verified the undertaking given by the owner, and have inspected the construction documents, compliance forms, check-lists, submitted along with building permit application in respect of the various elements of the proposed Energy Conservation and Sustainable Building Code compliant building in the premises of Plot No. ....Block No. .... scheme ..... Town/city ..... State of Kerala and certify that

(i) the omission/non-compliance pointed out by the undersigned in the certificate of Inspection dated ..... have been complied with satisfactorily;

(ii) the energy performance index ratio calculation match with the data given in the aforesaid documents and is in compliance with the Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

I/We further certify that:—

(a) all reasonable professional skill, care and diligence have been taken in verifying the compliance forms in respect of the various elements of the components covered in Kerala Energy Conservation and Sustainable Building Code Rules, 2025 and contents thereof are a true representation of the facts and meet the requirements of Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

(b) There is no objection for issue of building permit in respect of the aforesaid proposed building in so far as requirements of Kerala Energy Conservation and Sustainable Conservation Building Code Rules, 2025 are concerned.

The check-list duly completed and signed by the undersigned is enclosed.

Signature,

*Empanelled Energy Auditors (Building),*

*Registration number/Mobile number.*

Seal



## FORM VI

[See rule 6(5)(a)]

**[Notice for commencement of construction work of Energy Conservation and Sustainable Building Code compliant building]**

Date: ...../...../.....

To

The (name of the competent authority)

Authority having jurisdiction, Name of the City

Name of the State

*Subject:*—Erection of Energy Conservation and Sustainable Building Code compliant building on premises of Plot No. .... Block No. .... Scheme ..... Street ..... Name of the town/city—  
Notice for commencement of building construction works.

Sir,

I/We hereby give notice for commencement of building works including implementation of Energy Conservation Measures for erection of Energy Conservation and Sustainable Building Code compliant building in the aforesaid site i.e. Plot No. .... Scheme..... Street .....in pursuance of the sanction granted by the Authority having jurisdiction/ vide file No. /letter No. ....

Yours faithfully,

Signature of the owner,

*(Name of the owner),**Address of the owner:*

## FORM VII

[See rule 6(6)(b) and 6(6)(d)]

**[Certificate of Inspection by Empanelled Energy Auditors (Building) on review of construction works enclosing construction documents and compliance forms in respect of Energy Conservation and Sustainable Building Code compliant building—Issue of certificate of compliance]**

To

The Owner,

Address

I/We, ..... (Name), being an authorized/Empanelled Energy Auditors (Building) vide order No. .... hereby state 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 referred to in sub-rule (6) of rule 6 of the proposed Energy Conservation and Sustainable Building Code compliant building in the premises of Plot No. .... Block No. .... Scheme..... Town/city ..... State of Kerala and certify that the energy performance index ratio calculation match with the data given in the aforesaid documents;

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 Kerala Energy Conservation and Sustainable Building Code Rules, 2025 and contents thereof are a true representation of the facts and meet the requirements of Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

The check-list duly completed and signed by the undersigned is enclosed.

Signature,

*Name of Empanelled Energy Auditors (Building),*

*(Registration No.),*

*Tel. No./Mobile No.*

Seal

*Copy to: Commissioner, Authority having jurisdiction/Name of the City/Town Chief Executive,  
State Designated Agency/Name of State/Address.*



FORM VIII  
[See rule 6(6)(c)]

**[Certificate of Inspection by Empanelled Energy Auditors (Building) on review of construction works enclosing construction documents and compliance forms in respect of Energy Conservation and Sustainable Building Code compliant building—Issue of certificate of non-compliance]**

To

Shri .....

(The owner)

Address

Date:../../....

*Subject:*—Erection of Energy Conservation and Sustainable Building Code compliant Building on premises of Plot No. .... Block No. .... Scheme ..... Street ..... Name of the town/city-Communication of findings by the Empanelled Energy Auditors (Building).

Sir/Madam,

I/We, ..... (Name), being an authorised/Empanelled Energy Auditors (Building) vide order No. .... hereby state I/we have reviewed the undertaking given by the owner, and energy conservation measures under construction 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 of the proposed Building in the premises of Plot No. .... Block No. .... Scheme .... Town/city ..... State of Kerala and have to state that the construction has not proceeded in accordance with the sanctioned plan and has deviated/is deviating from the following provisions of Kerala Energy Conservation and Sustainable Building Code Rules, 2025, namely:—

(i)

(ii)

(iii)

2. None of the above deviations are covered in the best practices approved by the State Energy Conservation and Sustainable Building Code Implementation Committee.

or

The following deviations are covered in the best practices by the State Energy Conservation and sustainable Building Code Implementation Committee.



3. The building owner is requested to rectify the above deviations or take the approval of the Energy Conservation and Sustainable Building Code Technical Grievance Redressal Committee.

4. The building owner after obtaining the approval provided in para 3 above or rectifying the deviations notified in para 1 above may inform the undersigned of the action taken in the matter within one month from the date of approval obtained or rectification completed along with the updated check-list to enable me to inspect the works in connection with the issue of certificate of approval provided in clause (d) of sub-rule (6) of rule 6 of the Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

Yours faithfully,

Signature

*Name of Empanelled Energy Auditors (Building),*

*(Registration No.),*

*Tel.No./ Mobile No.*

Seal

*Copy to: Commissioner, Authority having jurisdiction/Name of the City/Town/State*





## FORM IX

[See rule 6(7)]

**Notice of completion**

To

The Commissioner

Authority having jurisdiction

Name of Town/State

*Subject:*—Construction of Energy Conservation and Sustainable Building Code compliant building on Plot No..... in Block No. .... Town Notice of completion of construction of Energy Conservation and Sustainable Building Code compliant works.

Sir,

I/We hereby give notice that the erection of the building on Plot No. .... Block No. .... including execution and implementation of the energy conservation measures have been completed in accordance with the plans sanctioned vide your office communication No. .... dated..... The following documents are enclosed:—

(i) A certificate of inspection on completion of the aforesaid building from Shri. .... Empanelled Energy Auditors (Building) vide Municipal Authority Order No. .... Dated.....

The building is fit for use for which it has been erected/re- erected/constructed. It is requested that permission to occupy or use the aforesaid building may be granted.

Yours faithfully,

Signature,

*Name of the owner,**Plot No. Block No.,**Address.*

FORM X  
[See rule 6(7)]

**[Certificate of Inspection by Empanelled Energy Auditors (Building) on review of completion of construction works enclosing construction documents and compliance forms in respect of Energy Conservation and Sustainable Building Code compliant building—Issue of certificate of compliance]**

To

Name

Owner of the Building,

Address

*Subject:*—Completion of Construction Works in respect of Energy Conservation and Sustainable Building Code compliant building.

**Certificate**

I/We,.....[Name(s)], being the authorised Empanelled Energy Auditors (Building) vide Order No \_\_\_\_\_ hereby state that I have verified the undertaking given by the owner, and have inspected the construction documents, compliance forms, check-lists, submitted on completion of building of the proposed Energy Conservation and Sustainable Building Code compliant building in the premises of Plot No. .... Block No. .... Scheme ..... Town/city State of Kerala and certify that the—

(i) The works covered under the Kerala Energy Conservation and Sustainable Building Code Rules, 2025 have been completed to the best of my satisfaction. The details of the various components/system completed as per Kerala Energy Conservation and Sustainable Building Code Rules, 2025 are given below:—

*Name of the component*

*dated*

- 1.
- 2.
- 3.
- 4.
- 5.

(ii) The energy performance index ratio of the said building match/with the data given in the aforesaid compliance documents specified in para 1 above.



(iii) A list of the energy conservation measures deployed in the construction of aforesaid building enclosed. Necessary approvals required have been taken by the owner.

(iv) The building in my/our view meets the requirements of Energy Conservation and Sustainable Building Code Rules compliant building and is fit for occupancy for which it has been erected.

(v) I 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 Kerala Energy Conservation and Sustainable Building Code Rules, 2025 and contents thereof are a true representation of the facts and meet the requirements of the Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

(vi) The check-list duly completed, signed sealed by the undersigned is enclosed.

Signature

*Empanelled Energy Auditors (Building)*

*Seal/Name/Regd.Number/*

*Certification number*

A copy of the certificate is sent herewith to:

- (i) Commissioner, authority having jurisdiction, Town /city/ State.
- (ii) The Director, (By Name), Energy Management Centre-Kerala, Thiruvananthapuram, Kerala.



## FORM XI

[See rule 6(9)]

**[Certificate of Inspection by Empanelled Energy Auditors (Building) on review of completion of construction works in respect of Energy Conservation and Sustainable Building Code compliant building—Communication of omissions and non-compliance to owner]**

To

Shri .....

(Address)

*Subject:*—Application for erection of Energy Conservation and Sustainable Building Code Compliant Building in premises of Plot No. .... Block No. .... Scheme ..... Street..... Name of the town/city-details of omission/non-compliance with the Kerala Energy Conservation and Sustainable Building Code Rules, 2025 on design/completion stage inspection.

Sir,

I/We, ..... (Name), being an authorised Empanelled Energy Auditors (Building) vide Order No. .... hereby state we have reviewed and verified the undertaking given by you and have inspected the construction documents, compliance forms, check-lists, submitted on completion of the proposed Energy Conservation and Sustainable Building Code compliant building in respect of the subject building and inform that the following omission/non-compliance have been found on inspection—

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

You are accordingly requested to take corrective action within a period of three months from the date of issue of this letter. Further action on your application for issue of Completion Certificate shall be taken after satisfactory compliance of the aforesaid omission/non-compliance.

Signature

Empanelled Energy Auditors (Building)

Registration number/ Mobile number.



FORM XII  
[See rule 6(12)]

**Occupancy Certificate**

**(to be issued by Authority having jurisdiction in their occupancy certificate)**

To

Name of the owner.....

(Address)

*Subject:*—Issue of Occupancy Certificate

Sir,

With reference to your notice of completion of an Energy Conservation and Sustainable Building Code compliant building construction dated ..... on Plot No. .... Block No. .... situated at ..... I/We hereby certify that the said building as per description annexed on Plot No. .... Block No. .... Scheme ..... whose plans were sanctioned vide No. .... dated.....has been inspected with reference to requirements of Kerala Energy Conservation and Sustainable Building Code Rules, 2025.

2. The building is declared fit for occupancy as follows:—

Climate Zone

24- Hour use Building/Regular Building  
Hospitals/Hotels/Call Centre/Other Building Types

Annexure

**Description of the building**

<u>Ground Floor</u>	<u>Usage</u>	<u>Connected load</u>
1. 1st floor .....	.....	.....
2. 2nd floor .....	.....	.....
3. 3rd floor .....	.....	.....
4. 4th Floor .....	.....	.....
5. etc.		

3. The energy performance index ratio of the building on the completion stage is as per the sanction plan. It has been decided by the authority having jurisdiction in consultation with the State Designated Agency that the building is declared fit for occupancy as specified above,



subject to the condition that the owner shall undertake energy audit of the building and identify additional energy conservation measures to achieve the compliance with the energy performance index of the building approved in the sanctioned plan.

4. The energy performance of the Building shall be monitored and verified by the Kerala Energy Conservation and Sustainable Building Code Implementation Committee for the next two years.

*Enclosures: copy of certified completion plan.*

Yours Faithfully,

*(Signature of building official),*

*Authority having jurisdiction.*

*Copy to:*

The Director, Energy Management Centre-Kerala, Thiruvananthapuram, Kerala.



FORM XIII  
[See rule 6(12)(ii)]

**[Energy performance index Report Submission by Empanelled Energy Auditors (Building) to State Designated Agency after the building has become fully operational]**

To

The Director,  
Energy Management Centre Kerala (State Designated Agency)  
Srikrishna Nagar,  
Sreekaryam P. O., Thiruvananthapuram-695 017.

*Subject:*—Energy performance index Report for Energy Conservation and Sustainable Building Code compliant building constructed on Plot No. .... Block No. ... Scheme .... Street ..... Name of the town/city ..... Communication by the Empanelled Energy Auditors (Building)

Sir,

I/We, ..... (Name), being the authorised/Empanelled Energy Auditors (Building) *vide* order No. .... hereby state that I/we have reviewed the undertaking given by the owner, energy consumption for year ..... of the proposed building of type ..... in the premises of Plot No. .... Block No. .... Scheme ..... Town/City ..... State of Kerala and certify that the energy performance index ratio is ..... which is less than or equal to one. The Energy Performance Index 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 reference.

Yours faithfully

Signature,

Name of Empanelled Energy Auditors (Building)

(Registration No.)

Tel. No./Mobile No.

Seal

*Enclosure:*—Energy performance index ratio report as specified in the Appendix D of the Code.

*Copy to:*—Director, Buildings Programme, Bureau of Energy Efficiency, 4th Floor, Sewa Bhavan, R K Puram, New Delhi-110 066.



FORM XIV  
[See rule 11(i)]

**(Annual Report on Energy Conservation and Sustainable Building Code compliant buildings for the year of 20-- to 20 -- to Energy Management Centre-Kerala)**

Local Self Government Department -Kerala Energy Conservation and Sustainable Building Code Rules 2025 Annual Report Year 20..... - 20 .....				
File Processing at Local Body level				
<i>Sl. No.</i>	<i>Local Body Name</i>	<i>Number of Applications Received under the purview of Energy Conservation and Sustainable Building Codes</i>	<i>Approved and permit granted</i>	<i>Rejected</i>
1	Kerala Statewide			
2	Corporation			
3	Municipality			
4	Panchayat			

Yours faithfully,

*(Signature of building official) Authority having jurisdiction.*





FORM XV  
(See rule 12)

**(Annual Report on Energy Conservation and Sustainable Building Code compliant buildings for the year of 20..... to 20..... to Energy Management Centre-Kerala)**

The building permit authority (Local Self Government Department) shall submit Report on Energy Conservation and Sustainable Building Codes (ECBC) Compliant Building to Energy Management Centre-Kerala as per the following table:

<b>Report on Energy Conservation and Sustainable Building Codes (ECBC) Compliant Building</b>		
1	Building permit No.	
2	Name, address and contact number of Building owner	
3	Building Address:	
4	Location (Corporation, Municipality Panchayath & district)	
5	Type of building /Occupancy	
6	Date of approval/rejection	
7	Connected Load	
8	Total Built Up Area(m <sup>2</sup> )	
9	Conditioned Floor Area (m <sup>2</sup> ) - Optional	
10	Remarks	

Yours faithfully,

*(Signature of building official) Authority having jurisdiction.*



FORM XVI  
(See rule 13)

**(Annual Report on Energy Conservation and Sustainable Building Codes (ECBC)  
compliant buildings for the year of 20..... to 20..... to Energy Management  
Centre-Kerala)**

The Electrical Inspectorate shall submit report on Energy Conservation and Sustainable Building Codes compliant building to Energy Management Centre- Kerala as per the following table:

<b>Report on Energy Conservation and Sustainable Building Codes Compliant Building</b>		
1	Building permit No.	
2	Consumer No.	
3	Name, address and contact number of Building owner	
4	Building Address	
5	Name of Electrical Section	
6	District	
7	Type of building/Occupancy	
8	Date of approval/rejection	
9	Connected load	
10	Contract Demand	
11	Remarks	

Yours faithfully,

*(Signature of building official) Authority having jurisdiction.*

By order of the Governor,

**K. R. JYOTHILAL,**  
*Additional Chief Secretary.*



## Explanatory Note

(This does not form the part of the notification but is intended to indicate its general purport.)

The Energy Conservation Act, 2001 (Central Act 52 of 2001) empowers the Central Government under clause (p) of section 14 read with sub-clause (1) of clause (2) of section 56 of the said Act to prescribe Energy Conservation Building Code. As per clause (p) of section 14 of the Energy Conservation Act, 2001, the Central Government have notified in consultation with the Bureau, the Energy Conservation Building Code, 2007 for efficient use of energy and its conservation in the building or building complex, which is mandatory for commercial buildings or building complexes that have a connected load of 100 kW or greater or a contract demand of 120 kVA or greater. Government of Kerala vide G. O. (P) No. 37/2003/PD dated 18th December, 2003 have notified Energy Management Centre-Kerala (EMC) as the State Designated Agency (SDA) to co-ordinate, regulate, and enforce the provisions of the Energy Conservation Act, 2001 within the State of Kerala.

Government of Kerala have issued “The Kerala Energy Conservation (Building Code) Rules, 2017”, vide G. O. (P)No.3/2017/PD dated 11th April, 2017 and published as S.R.O. No. 237/2017 in the Kerala Gazette Extraordinary No. 936 dated 8th May, 2017, based on Energy Conservation Building Code, 2007.

Bureau of Energy Efficiency had updated the Energy Conservation Building Code in 2017 and again incorporated amendments in 2020, which has additional priorities of renewable energy integration, ease of compliance, inclusion of passive building design strategies and flexibility for the designers.

Government of India in consultation with the Bureau of Energy Efficiency have notified the Energy Conservation Building Code Rules 2018, vide G.S.R. 168(E) dated 13th February 2018, which details about the procedure of erection of Energy Conservation Building Code compliant buildings and roles of stakeholders in the implementation of Energy Conservation Building Code.

In this context, the State Designated Agency after extensive consultation with stakeholders and Bureau of Energy Efficiency has finalized the Kerala Energy Conservation and Sustainable Building Code Rules, which aims at improving energy efficiency and energy utilization in the building sector of the State. Now the Government have decided to issue rules by superseding the existing Kerala Energy Conservation Building Code Rules, 2017.

The notification is intended to achieve the above object.

