

Pricing for projects in India with multiple buildings at ONE project site

Registration is a flat ₹ 23,000 for any number of buildings located at a single project site as long as they are all registered at the same time. The registration fee is due immediately in order to register a project.

Certification fees are based on the total built-up area, excluding parking, of all buildings completed and submitted for review for each 12-month construction completion period. These fees are calculated using the chart below.

EDGE requires that all buildings submit for Final EDGE Certification review within 12 months of practical completion. Therefore, EDGE projects that are completed over multiple years are required to submit for Final EDGE Certification review at least once every 12 months. GBCI defines each of these 12-month periods as a “construction completion period”.

Projects that pursue Preliminary Certification* may split their certification fee into two payments – the Preliminary Certification fee payment is due before Preliminary Certification, and the Final EDGE Certification fee payment is due before Final EDGE Certification. Already constructed projects will skip Preliminary Certification and pay the total certification fee in the table below in a single payment.

| Built-up area (m ²), excluding parking | Preliminary Certification (Design Phase) | Final EDGE Certification (Construction Phase) | Total Certification Fee |
|--|--|---|---|
| 0 - 25,000 m ² | ₹ 5 per m ² ₹ 50,000 minimum fee | ₹ 15 per m ² ₹ 1,50,000 minimum fee | ₹ 20 per m ² ₹ 2,00,000 minimum fee |
| 25,001 - 50,000 m ² | ₹ 4 per m ² ₹ 1,25,000 minimum fee | ₹ 12 per m ² ₹ 3,75,000 minimum fee | ₹ 16 per m ² ₹ 5,00,000 minimum fee |
| > 50,000 m ² | ₹ 2,00,000 | ₹ 6,00,000 | ₹ 8,00,000 |

Please be sure to use the current pricing, available at <https://edge.gbci.org/certification>.

*Please note that Preliminary Certifications are valid for 36 months. Then, projects may choose to pursue a second Preliminary Certification, or may simply let the Preliminary Certification expire and pursue Final EDGE Certification when ready.

Commercial or Mixed-use Projects - An additional fee of ₹ 50,000 will be applied for each additional building (after the first) with a built-up area of over 5,000 m², excluding parking. This fee payment is due before Final EDGE Certification.

CALCULATE YOUR FEES USING OUR EXCEL CALCULATOR

Please [request a custom quote](#) for:

- Portfolios with Multiple Project Sites** - GBCI provides customized pricing for portfolios, as long as all included projects are registered at the same time.
- Affordable Housing Projects** - Affordable housing projects are defined as residential projects with up to 60 m² of gross floor area per dwelling unit in metro areas & 90 m² of gross floor area per dwelling unit in non-metro areas.

Example One

A project consists of 4 identical 3,000 m² warehouse buildings that have all already been constructed. Since these are existing buildings, Preliminary Certification is skipped and all buildings are submitted together for Final EDGE Certification. Therefore, the total certification fee for this project is calculated using 12,000 m², which is the gross floor area of all 4 buildings:

$$12,000 \text{ m}^2 \times ₹ 20 = ₹ 2,40,000 \text{ total certification fee}$$

Example Two

A project consists of 2 identical 7,000 m² office buildings that will both complete construction in June 2023. Given that these buildings are not yet completed, the developer chooses to submit them together for Preliminary Certification first. As long as both buildings are submitted together at one time for Preliminary Certification, the developer will only need to pay one Preliminary Certification fee. The Preliminary Certification fee is calculated using 14,000 m², which is the total gross floor area of both buildings:

$$14,000 \text{ m}^2 \times ₹ 5 = ₹ 70,000 \text{ Preliminary Certification fee}$$

In June 2023, when both buildings have completed construction, the developer submits them together for Final EDGE Certification. The Final EDGE Certification fee is calculated using 14,000 m², which is the total gross floor area of both buildings. Since this is a Non-Residential Project that consists of one additional building of over 5,000 m², the 2nd office building will be charged an additional fee of ₹ 50,000:

$$\begin{aligned} & (14,000 \text{ m}^2 \times ₹ 15) + ₹ 50,000 \\ & = ₹ 2,10,000 + ₹ 50,000 \\ & = ₹ 2,60,000 \text{ Final EDGE Certification fee} \end{aligned}$$

This project's total certification fee is the sum of the Preliminary Certification fee and Final EDGE Certification fee:

$$₹ 70,000 + ₹ 2,60,000 = ₹ 3,30,000 \text{ total Certification fee}$$

Example Three

A residential project in India consists of 3 apartment buildings with the following gross floor areas and construction completion dates:

- Apartment building 1 – 12,000 m², completed in May 2023
- Apartment building 2 – 20,000 m², completed in February 2024
- Apartment building 3 – 12,000 m², completed in November 2024

Given that these buildings are not yet completed, the developer chooses to submit them together for Preliminary Certification first. As long as all buildings are submitted together at one time for Preliminary Certification, the developer will only need to pay one Preliminary Certification fee. The Preliminary Certification fee is calculated using 44,000 m², which is the gross floor area of all 3 buildings:

$$44,000 \text{ m}^2 \times ₹ 4 = ₹ 1,76,000 \text{ Preliminary Certification fee}$$

Buildings 1 and 2 are grouped together in construction completion period 1, which includes all buildings that are completed between May 2023 and April 2024. So, the developer can submit these 2 buildings together for Final EDGE Certification. Building 3 must be submitted for Final EDGE Certification as part of construction completion period 2, which includes all buildings that are completed between May 2024 and April 2025.

| Construction completion period | Period start | Period end | Floor area, excluding parking | Certification fee calculation | |
|--------------------------------|--------------|------------|--|--|--|
| | | | | Preliminary Certification (Design) | Final EDGE Certification (Construction) |
| 1 | May 2023 | April 2024 | Buildings 1 and 2 = 32,000 m ² | ₹ 1,76,000 Preliminary Certification fee | 32,000 m ² x ₹ 12 = ₹ 3,84,000 Final EDGE Certification fee |
| 2 | May 2024 | April 2025 | Building 3 = 12,000 m ² | | 12,000 m ² ₹ 15 = ₹ 1,80,000 Final EDGE Certification fee |

This project's total certification fee is the sum of the Preliminary Certification fee and Final EDGE Certification fees of each construction completion period:

$$₹ 1,76,000 + (₹ 3,84,000 + ₹ 1,80,000) = ₹ 7,40,000 \text{ total Certification fee}$$

Example Four

A project in India consists of 2 warehouses and 2 offices with the following gross floor areas and construction completion dates:

- Office A – 3,000 m², completed in August 2023
- Office B – 6,000 m², completed in October 2023
- Warehouse A – 16,000 m², completed in September 2024
- Warehouse B – 16,000 m², completed in February 2025

Given that these buildings are not yet completed, the developer chooses to submit them together for Preliminary Certification first. As long as all buildings are submitted together at one time for Preliminary Certification, the developer will only need to pay one Preliminary Certification fee. The Preliminary Certification fee is calculated using 41,000 m², which is the gross floor area of all 4 buildings:

$$41,000 \text{ m}^2 \times 4 = \text{₹ } 1,64,000 \text{ Preliminary Certification fee}$$

Offices A and B are grouped together in construction completion period 1, which includes all buildings that are completed between August 2023 and July 2024. So, the developer can submit these 2 buildings together for Final EDGE Certification. Warehouses A and B must be submitted for Final EDGE Certification as part of construction completion period 2, which includes all buildings that are completed between August 2024 and July 2025.

Since this is a non-residential project, all additional buildings with a gross floor area, excluding parking, of over 5,000 m² will be charged an additional fee of ₹ 50,000. This means that Warehouse A and Warehouse B will each be charged an additional fee of ₹ 50,000. Since Office B is the first building with a gross floor area, excluding parking, of over 5,000 m², it is not charged this fee.

| Construction completion period | Period start | Period end | Floor area, excluding parking | Certification fee calculation | |
|--------------------------------|--------------|------------|---|--|--|
| | | | | Preliminary Certification (Design) | Final EDGE Certification (Construction) |
| 1 | August 2023 | July 2024 | Buildings 1 and 2 (Offices A and B) = 9,000 m ² | ₹ 1,64,000 Preliminary Certification fee | <ul style="list-style-type: none"> 9,000 m² x ₹ 15 = ₹ 1,35,000 The Final EDGE certification fee for this construction completion period would be ₹ 1,50,000. This is because the minimum fee listed in the fee chart is not reached when using the rate per m². |
| 2 | August 2024 | July 2025 | Buildings 3 and 4 (Warehouses A and B) = 32,000 m ² | | (32,000 m ² ₹ 12) + (2 buildings x ₹ 50,000) ₹ 3,84,000 + ₹ 1,00,000 ₹ 4,84,000 Final EDGE Certification fee |

This project's total certification fee is the sum of the Preliminary Certification fee and Final EDGE Certification fees of each construction completion period:

$$\text{₹ } 1,64,000 + (\text{₹ } 1,50,000 + \text{₹ } 4,84,000) = \text{₹ } 7,98,000 \text{ total Certification fee}$$

Example Five

A residential project in India consists of 60 single-family homes and a total gross floor area, excluding parking, of 15,000 m². Project construction begins in March 2023, with the last home expected to be completed in July 2025.

The first home is completed in October 2023, which marks the beginning of the first 12-month construction completion period. 20 homes, totaling 4,000 m², are completed between October 2023 and

September 2024. The developer chooses to submit these 20 homes together for Preliminary Certification first. Then the developer submits them together for Final EDGE Certification as part of construction completion period 1.

40 homes, totaling 11,000 m², are completed between October 2024 and September 2025. These homes are included in construction completion period 2. The developer chooses to submit these 40 homes for Preliminary Certification separate from construction completion period 1. Then the developer must also submit them for Final EDGE Certification separate from construction completion period 1.

| Construction completion period | Period start | Period end | Floor area, excluding parking | Certification fee calculation | |
|--------------------------------|--------------|------------|----------------------------------|---|---|
| | | | | Preliminary Certification (Design) | Final EDGE Certification (Construction) |
| 1 | Oct. 2023 | Sept. 2024 | 20 homes = 4,000 m ² | <ul style="list-style-type: none"> 4,000 m² x ₹ 5 = ₹ 20,000 The Preliminary Certification fee for this construction completion period would be ₹ 50,000. This is because the minimum fee listed in the fee chart is not reached when using the rate per m². | <ul style="list-style-type: none"> 4,000 m² x ₹ 15 = ₹ 60,000 The Final EDGE certification fee for this construction completion period would be ₹ 1,50,000. This is because the minimum fee listed in the fee chart is not reached when using the rate per m². |
| 2 | Oct. 2024 | Sept. 2025 | 40 homes = 11,000 m ² | $11,000 \text{ m}^2 \times ₹ 5 =$ ₹ 55,000 Preliminary Certification fee | $11,000 \text{ m}^2 \times ₹ 15 =$ ₹ 1,65,000 Final EDGE Certification fee |

This project's total certification fee is the sum of the Preliminary Certification fees and Final EDGE Certification fees of each construction completion period:

$$(\text{₹ } 50,000 + \text{₹ } 55,000) + (\text{₹ } 1,50,000 + \text{₹ } 1,65,000) = \text{₹ } 4,20,000 \text{ total Certification fee}$$