

# DHARTI Rating Council

Complete Fee Structure and Policy Guidelines



## Executive Summary

The Decarbonised Habitat Assessment & Rating for Transition Initiatives – Linear Infrastructure (DHARTI-LI) Rating System fee structure provides transparent, pathway-based pricing aligned with project verification needs.

### Key Highlights

- Pathway-based certification fees — Design-only, Construction-only, or Full Pathway
- Single payment at registration for the selected verification pathway
- Project cost slab pricing: Below ₹50 Cr to ₹1,000+ Cr (five tiers)
- Portfolio incentives for organisations with multiple simultaneous project registrations
- Special early-adopter provisions for projects registered on or before 31 Dec 2026

All fees are denominated and invoiced in **Indian Rupees (₹)**. Payments are due in full at registration.

# 1 DHARTI-LI Certification Model (Pathway-Based)

## 1.1 Fee Structure Overview

DHARTI-LI certification is offered through three selectable verification pathways. The Applicant shall select one (1) pathway at the time of registration, and the applicable total fee for the selected pathway shall be payable in full at the time of registration (single payment).

## 1.2 Available Verification Pathways

Select one of the three pathways at registration. Each pathway is designed for a specific project stage and delivers a corresponding certification award:

Pathway 1 - Design Verification Only	Pathway 2 - Construction	Pathway 3 - Design + Construction
<b>SCOPE:</b> Design-stage verification review as per DHARTI-LI process	<b>SCOPE:</b> Construction verification review as per DHARTI-LI process	<b>SCOPE:</b> Design verification + Construction verification
<b>INTENDED FOR:</b> Projects seeking pre-certification recognition based on design commitments and documentation	<b>INTENDED FOR:</b> Projects seeking final certification based on as-built evidence and performance data	<b>INTENDED FOR:</b> Projects seeking both design assurance and final as-built verification
<b>AWARD TIMING:</b> Upon successful design verification	<b>AWARD TIMING:</b> Upon successful construction completion verification	<b>AWARD TIMING:</b> Interim award at design stage; Final award upon construction completion

**Applicant selects ONE pathway at registration** | The applicable total fee is payable in full at the time of registration | Single payment, no staged billing

## 2 Pathway Fee Schedule by Project Cost Slab

### 2.1 Project Value Definition

For fee determination, "Project Value" means the overall construction value of the project, excluding the following:

- Land acquisition / purchase costs
- Legal and planning fees
- Contingency and risk allowances (unless explicitly included by Applicant)

**Registration Timing:** Whether registration is completed before or after contract award or financial closure, the Applicant must declare the current estimated construction value for the purpose of selecting the applicable fee slab.

### 2.2 DHARTI-LI Pathway Fee Schedule

Table 1: DHARTI-LI Pathway Fees Schedule (INR) — All fees exclusive of GST

Project Value (₹ Cr)	Design Stage		Construction Stage		Design + Construction	
	Member	Non-Member	Member	Non-Member	Member	Non-Member
< ₹50 Cr	₹ 1,64,700	₹ 1,83,000	₹ 1,64,700	₹ 1,83,000	₹ 2,63,520	₹ 2,92,800
₹50 – 200 Cr	₹ 2,16,000	₹ 2,40,000	₹ 2,16,000	₹ 2,40,000	₹ 3,45,600	₹ 3,84,000
₹200 – 500 Cr	₹ 3,24,000	₹ 3,60,000	₹ 3,24,000	₹ 3,60,000	₹ 5,18,400	₹ 5,76,000
₹500 – 1,000 Cr	₹ 7,09,200	₹ 7,88,000	₹ 7,09,200	₹ 7,88,000	₹ 11,34,720	₹ 12,60,800
> ₹1,000 Cr	Priced on Application					

**Pricing Logic/Discount:** Pathway 3 (Full Pathway) fee = 80% of (Pathway 1 fee + Pathway 2 fee) for the same project cost slab.

**Note:**

1. All fees shown are exclusive of GST.
2. For a given pathway under the specified fee slab, the fee is fixed up to a project value of ₹1000 crore. Beyond this, an additional fee of ₹50,000 will be charged for every increase of ₹1000 crore in project value.

## 2.3 Slab Definitions and Examples

Five-tier structure categorising linear infrastructure projects by construction value (₹ Cr) with representative examples for transparent fee determination.

Table 2: DHARTI-LI Project Cost Slab Definitions

Slab	Project Value (₹ Cr)	Example Projects
<b>Slab 1</b>	<b>Below ₹50 Cr</b>	Local roads, small bridges
<b>Slab 2</b>	<b>₹50 – 200 Cr</b>	State highways, urban metro extensions
<b>Slab 3</b>	<b>₹200 – 500 Cr</b>	Regional highways, elevated corridors
<b>Slab 4</b>	<b>₹500 – 1,000 Cr</b>	Major expressways, high-speed rail sections
<b>Slab 5</b>	<b>Above ₹1,000 Cr</b>	Mega projects, national corridors

**International Projects:** For international projects, the project fee will be customised based on scope, location, compliance/tax requirements, and currency/transfer costs, and will be confirmed in a written proposal/addendum before work begins.

## 3 DHARTI-LI Payment Guidelines

### What's Included in the Pathway Fee

- ✓ Project registration and account activation
- ✓ Initial scoping and onboarding support
- ✓ Design verification: Up to 2 full review cycles
- ✓ Construction verification: Up to 2 full review cycles
- ✓ Standard documentation review and technical support
- ✓ Award certificate(s) upon successful verification
- ✓ Introductory training session for the project team on DHARTI-LI criteria and documentation

**Note:** As per DHARTI Rating Council policy, one site visit is mandatory each year. All expenses related to travel, food, and accommodation for the site visit shall be borne by the client.

### 3.1 Accepted Payment Methods

Payment Method	Details	Notes
<b>Bank Transfer (Preferred)</b>	Direct to DHARTI Secretariat account	<i>Reference: Reg. No. + Organisation Name</i>
<b>Cheque / Demand Draft</b>	Payable to DHARTI Secretariat; original within 7 days	<i>Scanned copy with registration</i>
<b>Credit Card / Online Portal</b>	Secure payment gateway	<i>2% convenience fee applies</i>
<b>Project Financing (&gt;₹1,000 Cr)</b>	Custom instalment arrangements; signed financial agreement required	<i>18% p.a. simple interest on delayed payments</i>

### 3.2 Taxes

- **GST @ 18%** (or prevailing rate) shall be charged extra on all fees.
- Fees quoted are exclusive of GST and other statutory levies
- Tax charged as per prevailing Indian tax law at time of invoicing
- International clients: Reverse charge mechanism may apply as per GST law

## 4 Pathway Changes and Project Modifications

### 4.1 Pathway Upgrades

The Applicant may upgrade verification pathways as follows:

- **Pathway 1 → Pathway 3:** Pay difference between Pathway 1 and Pathway 3 fees (at prevailing rate)
- **Pathway 2 → Pathway 3:** Pay difference between Pathway 2 and Pathway 3 fees (at prevailing rate)

Upgrade fees are calculated using the Project Cost Slab applicable at the date the upgrade request is approved.

### 4.2 Pathway Downgrades

At the time of registration, the consultant is required to select the project pathway. After registration, any request to change the pathway (for example, from pathway 3 to pathway 2 or pathway 1) will be considered only based on the project conditions and subject to approval. However, under no circumstances will the registration fee be refundable.

### 4.3 Changes in Project Value

- **Project Value Escalation:** If the Project Value increases from one slab to another, additional fees shall be payable to align with the higher slab applicable on the date the variation is agreed or approved.
- **Project Value Reduction:** Fees will not be reduced in the event of a reduction in project value after registration.
- **Scope / Packaging Changes:** If the project significantly changes its nature, context, scale, or packaging structure, DHARTI-LI may require re-scoping and may levy additional fees as per the Additional Charges schedule (Section 6).

## 5 Validity, Extensions, and Long Delays

### 5 Years

*(60 Months from Registration)*

STANDARD VALIDITY PERIOD

### 60 Months

*Maximum Registration Period*

PROJECT COMPLETION WINDOW + 2.5% P.A.  
AFTER EXPIRY

### 0% Refund

*Once Pathway Fee is Paid*

STRICTLY NON-REFUNDABLE

### 5.1 Standard Validity Period

Certification services under the selected pathway remain valid for 5 years or 60 months from the date of registration, unless extended per DHARTI policy or by mutual written agreement.

### 5.2 Project Extensions

A one-time project registration under DHARTI-LI is valid for a period of up to 60 months. The project owner is required to complete the project within this registration validity period. If the project is not completed within this timeframe, an annual inflation rate of 2.5% will be applied to the agreed fees, in accordance with the DHARTI policy.

### 5.3 Cancellation and Refunds

DHARTI pathway fees are payable in full at registration. Once paid, pathway fees are strictly non-refundable.

- **No Refund:** No refund shall be issued for any reason, including project cancellation, delays, change in project scope, change in pathway preference, or non-submission of documentation by the Applicant.
- **Service Already Delivered:** Any work already performed by DHARTI (registration, onboarding, review activities, verification coordination) remains chargeable and is covered under the non-refundable fee.
- **Termination of Services:** If the Applicant discontinues the certification process, DHARTI will close the file upon written request; however, no refund or credit shall be applicable.

**Note:** This strict no-refund rule is separate from the "Additional Fees and Charges" section, which may still apply where extra services are requested beyond standard scope.

## 6 Additional Fees and Charges

The pathway fee includes standard verification activities as defined in the DHARTI-LI Manual. Additional charges may apply for services beyond standard scope:

Service Category	Description	Charge
<b>6.1 Extra Review Cycles &amp; Site Visits</b>		
Extra Design Review Cycle	<i>Beyond 2nd review cycle</i>	₹15,000 / cycle
Extra Construction Review Cycle	<i>Beyond 2nd review cycle</i>	₹20,000 / cycle
<b>6.2 Expedited / Fast-Track Processing</b>		
Express Review	<i>15-working-day turnaround</i>	+50% of applicable pathway fee
Urgent Review	<i>7-working-day turnaround</i>	+100% of applicable pathway fee
<b>6.3 Project Modifications</b>		
Scope / Boundary Change	<i>Requires re-scoping</i>	₹ 15,000
<b>6.4 Reverification &amp; Certification</b>		
Reverification	<i>1–15 criteria</i>	₹ 20,000
Reverification	<i>16–30 criteria</i>	₹ 35,000
Reverification	<i>&gt; 30 criteria</i>	Priced as new verification cycle
Certificate Amendment / Reissuance	<i>Certificate re-issue</i>	₹ 3,000
Appeal of Decision	<i>Refunded if upheld</i>	₹ 15,000
<b>6.5 Assessor Training &amp; Credentialing</b>		
DHARTI-LI 1.0 Assessor Training Course	<i>3-day programme, includes exam</i>	₹ 25,000
Certification Exam	<i>Standalone exam</i>	₹ 8,000
Annual Credential Renewal	<i>Per year</i>	₹4,000 / year

## 7 Special Discounts and Provisions

Portfolio Discount (Multiple Project Registration)	Early Adopter Incentive (2026 Only)	Empanelled Partners (Formal MoU / Agreement Required)
<b>3 – 5 Projects:</b> 10% discount on pathway fees	<b>Pathway Fee Discount:</b> 10% on applicable pathway fee	<b>Pathway Fee Discount:</b> Up to 10% on applicable pathway fee
<b>6 – 10 Projects:</b> 15% discount	<b>Eligibility:</b> Registration on or before 31 Dec 2026	<b>Applicable When:</b> Empanelled entity is lead sustainability consultant
<b>11+ Projects:</b> 20% discount + dedicated Account Manager	<b>Recognition:</b> "DHARTI-LI Pioneer Project" designation	<b>Formalised Via:</b> MoU approved by DHARTI Governing Council

### 7.1 Portfolio Discount for Projects

Under DHARTI-LI, a portfolio discount is offered for multiple projects registered under a single organisation:

- **3 – 5 simultaneous registrations:** 10% discount on pathway fees for all projects
- **6 – 10 simultaneous registrations:** 15% discount
- **11+ simultaneous registrations:** 20% discount; dedicated DHARTI-LI Account Manager assigned

**Note:** Portfolio pricing must be registered under a single organisation and under a Master Portfolio Agreement.

### 7.2 Early Adopter Incentive (2026 Only)

To accelerate market adoption in the initial years of rollout, DHARTI provides a time-bound early adopter incentive:

- **Pathway Fee Discount:** 10% reduction on the applicable DHARTI-LI pathway fee (Pathway 1/2/3) for the selected project cost slab, for projects that complete registration on or before 31 Dec 2026.
- **Recognition:** Eligible projects may be recognised as "DHARTI-LI Pioneer Projects" in communications and case studies.

### 7.3 Empanelled Partners and Members

DHARTI-LI may enter into formal empanelment agreements with selected consulting firms, engineering organisations, and academic institutions to support high-quality, large-scale deployment of the rating system. Empanelled entities may receive limited commercial concessions in recognition of their strategic role and contribution.

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- **Pathway Fee Discount:** Up to 10% reduction on the applicable DHARTI-LI pathway fee (Pathway 1/2/3) for eligible projects where the empanelled entity is the lead sustainability consultant or primary applicant.
- **Verification Independence:** The quality and independence of the verification process will remain the same. If any extra work is required beyond standard scope (such as additional review rounds), it will be charged as per Section 6.

### Conditions for Empanelled Discounts:

- Empanelment must be formalised through a written Memorandum of Understanding (MoU) or agreement approved by the DHARTI Governing Council.
- Discounts shall apply only to projects registered by the empanelled organisation in its own name or where it is contractually designated as the principal sustainability consultant.
- Empanelled discounts cannot be combined with portfolio discounts for the same project; in such cases, the higher of the two discount levels shall be applied.
- DHARTI-LI reserves the right to review, revise, suspend, or withdraw empanelled discounts based on performance, compliance, and periodic programme reviews.

## 7.4 Discount Application Rules

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- **Discount Scope:** Discounts apply only to the applicable pathway fee shown in Table 1. Discounts do not reduce charges for add-on services beyond standard scope (e.g., extra review cycles, additional site audits, fast-track processing), which remain payable as per Section 6.

## 8 Financial Summary and ROI

### 8.1 Strategic Value Delivered by DHARTI-LI Certification

DHARTI-LI certification is designed to represent a small, predictable fraction of overall project expenditure, while enabling material benefits across risk management, compliance, and long-term performance. From a financial perspective, DHARTI-LI delivers value along four main dimensions:

Four Dimensions of Strategic Value	
<b>Risk Mitigation</b>	Independent sustainability assessment reduces the likelihood of delays, redesigns, environmental non-compliance, and associated penalties. Early identification of risks allows corrective measures at comparatively low cost, thereby protecting both public and private investment.
<b>Regulatory &amp; Policy Alignment</b>	DHARTI-LI provides a structured framework aligned with India's climate and infrastructure policies. Certification supports compliance with environmental safeguards, ESG disclosure requirements, and green procurement criteria, reducing transaction costs in approvals and reporting.
<b>Market Differentiation &amp; Access to Finance</b>	Certified projects can demonstrate higher environmental and social performance to investors, lenders, and end-users. This can improve access to green finance instruments (green bonds, sustainability-linked loans) and strengthen bids in competitive tenders where sustainability criteria are explicitly weighted.
<b>Operational Efficiency &amp; Lifecycle Benefits</b>	DHARTI-LI promotes resource efficiency, durable materials, and resilience to climate risks. Over the asset lifecycle, this translates into reduced maintenance costs, lower energy and water consumption, and fewer service disruptions.

### 8.2 Fee Transparency and Cost Predictability

For typical linear infrastructure projects, DHARTI-LI fees are designed to remain a small and predictable fraction of overall project value, with a single upfront payment that covers the selected pathway scope.

<p><b>Representative Example</b>                  ₹200 – 500 Cr Project   Pathway 3 (Full Certification)                  Total DHARTI-LI Cost (Non-Member, from Table 1)  <b>₹5.76 Lakh</b>  <i>Single upfront payment — no subsequent invoices</i></p>	<p><b>Cost as % of Project Value</b>                  ₹200 Cr project: 0.115%   ₹500 Cr project: 0.028%</p> <p><b>Cost Certainty at Registration</b>                  Complete scope covered by the single pathway fee. No hidden charges beyond add-on services (Section 6).  <i>Economies of Scale: Larger projects enjoy a lower % fee share.</i></p>
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## A Appendix: Key Metrics and Benchmarks

### Payment Model Summary

Aspect	Detail	Notes
<b>Payment Timing</b>	Single upfront at registration	<i>No staged billing</i>
<b>Currency</b>	Indian Rupees (₹)	<i>All invoices in INR</i>
<b>GST</b>	18% extra (prevailing rate)	<i>Exclusive of quoted fees</i>
<b>Validity</b>	5 years / 60 months	<i>From registration date</i>
<b>Refund Policy</b>	Strictly non-refundable	<i>Once pathway fee is paid</i>
<b>Extension Penalty</b>	2.5% p.a. inflation rate	<i>After 60-month period</i>
<b>Late Payment Interest</b>	18% p.a. simple interest	<i>Applicable to mega projects (&gt;₹1,000 Cr)</i>
<b>Fast-Track Surcharge</b>	+50% (15-day) / +100% (7-day)	<i>Applied on applicable pathway fee</i>
<b>Portfolio Discounts</b>	10% / 15% / 20%	<i>3–5 / 6–10 / 11+ projects</i>

### Strategic Recommendations for Market Positioning

- Leverage DHARTI-LI Pioneer Project status (2026 Early Adopter) for brand differentiation in ESG reporting and green finance applications.
- For organisations with portfolios of 11+ projects, the 20% portfolio discount combined with a dedicated Account Manager offers both cost savings and operational efficiency.
- Align project registration timelines with financial closure to optimise cash-flow under the single-payment model.
- For mega projects (>₹1,000 Cr), initiate early dialogue with the DHARTI Secretariat for customised fee arrangements and potential financing structures.
- Empanelled partners should formalise MoU agreements early to ensure discount eligibility for client project registrations.



**DHARTI Rating Council**  
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