

All you need to know about Bharat Griha Raksha policy

THE UNIQUE ATTRIBUTE OF THE BHARAT GRIHA RAKSHA POLICY IS THAT IT COVERS YOUR VERANDAH, PARKING SPACE, WATER TANK, INTERNAL ROADS, GARAGE, OUTHOUSE, PERMANENT FITTINGS, AND FIXTURES

A few months ago, IRDA launched Bharat Griha Raksha, which is basically a standardized home insurance policy that offers wide coverage for your home. Let's spare a few minutes to understand about this product.

Bharat Griha Raksha provides coverage to the building, that is the structure of your home along with the contents inside your home. The unique element of the policy is that structures like verandah, parking space, water tank, internal roads, garage, outhouse, permanent fittings, and fixtures are also covered in the policy. The general contents inside your home are automatically covered up to 20% of the sum insured by the home's building, this is sub-

ject to a maximum limit of INR 10 lakh. So, to give you an example, if your home building is insured for INR 40 lakh, your home content will be covered till the limit of INR 8 lakh. You have the option to increase this sum by declaring the particulars, and this amount will become Sum Insured for contents.

Personal Accident provides cover in the unfortunate situation of the death of the insured or their spouse due to the insured risks that have damaged the building or content of

your home. The compensation amount is INR 5,00,000 per person. Under the cover for valuable contents, you can insure precious belongings like jewelry work of art, silverware,



The policy offers two optional covers: Personal accident cover and Cover for valuable contents on an agreed value basis.

One of the highlights of the product is that you can buy the policy for up to 10 years

Another unique feature of the policy is that underinsurance does not apply in this policy

besides other things.

The policy provides default cover against following unforeseen events: Fire, explosion or implosion, natural calamities (earthquake, floods and others), impact damage, malicious damages.

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fires, missile testing operations, terrorism, leakage from automatic sprinkler installations, bursting or overflowing of water tanks, apparatus and pipes and theft (within 7 days of and caused due to the occurrence of aforementioned events).

Who can buy the cover?

If you are the owner, landlord, or tenant and the building is used for residential purpose you are eligible to buy the policy.

Please note, if you are using the said property for a purpose other than residing, you are not eligible to buy Griha Raksha. In that scenario you are advised to look for the appropriate cover as per the purpose for which the property is being used.

Considering the inflation into account, the policy also

has a feature of auto-escalation for long-term policies. The escalation will apply at the rate of 10% per annum on the straight-line method for a maximum to 100% of the initial sum insured. For example, if the initial sum insured is INR 20 lakh, it will increase to INR 22 lakh after the first year, to INR 24 lakh in the second year, and so on without any additional premium. Even under annual policy, the sum insured shall automatically increase each day by an amount representing 1/365th of 10% of Sum Insured at the policy commencement date.

Overall, Bharat Griha Raksha is a comprehensive and simplified product; the regulator has encouraged insurers to enhance the product with help of add-ons.