

## GREEN BUILDINGS

### THE RISING CONCEPT IN AHMEDABAD REALTY MARKET !!!

Today's time is an entire new era of real estate development. Building design, architecture, allocation of amenities etc are very sensibly designed & provided. Developers are also inclined towards building state of the art, one of its kind buildings in residential and commercial segment. Earlier price competitiveness was driving factor for demand but today building design, amenities, architecture are driving factors. Today's End users / investors mindset is different; in addition to developer's brand name property aspirants go for projects with loaded amenities, well designed landscape, eye pleasing building architecture. This resulted in creation of architecture and design master piece in real estate in Ahmedabad. In last couple of years state of the art signature residential & commercial buildings has been built by renowned developers. Ahmedabad realty market has lot of potential sensing the same large scale projects by renowned developers are coming up within and surrounding city. The new upcoming buildings are designed based on theory of making them energy efficient green



buildings. Green building (also known as green construction or sustainable building) refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from conceptualisation to design, construction, operation, maintenance and renovation. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort.

The common objective is that green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources
- Protecting occupant health and improving employee productivity
- Reducing waste, pollution and environmental degradation



## The Meaning & Benefits of Green Building

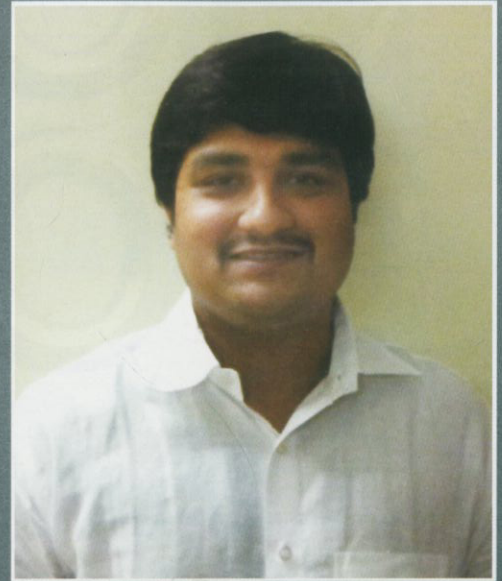
“Green building” is a phrase that's used a lot, but often not explained. The term “green” refers to environmental friendly practices from building design to the landscaping choices. It also encompasses energy use, water use, and storm water and wastewater reuse. Buildings can be rated for their environmentally sustainable construction. One such rating system is the LEED (Leadership in Energy and Environmental Design). In Ahmedabad new upcoming buildings are consists of following features:

- Low and Ultra low flow & flush water fixtures
- Enhanced lighting controls
- Better controls on HVAC equipments and systems to achieve optimum power along with better thermal Comfort & CO2 monitoring systems.
- Enhanced fresh air ventilation
- Low emitting materials such as adhesives, sealants, paints, carpets

Lot design, preparation and development - Thoughtful and efficient site design and development practices help lessen environmental impact and improve the energy performance of new Constructions. The designs with a focus on saving trees, constructing onsite storm water retention/infiltration features and orienting the house to maximise solar power gain are basic aspects in a green building. Benefits in the approach The following points give some basic benefits that can accrue to both developers and occupiers of green buildings:

### Reduced Cost to tenants

The development cost of a green building is 10 to 15% higher than a conventional building and as a result lease rentals in green building are relatively higher. However, due to substantial savings of 15 to 20% that comes at operating level (energy, water and maintenance), occupiers have shown good propensity to take up green space.



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### Increased Life Cycle

Due to the various energy efficiency measures adopted throughout the life cycle, longevity of the building increases. As a result of this, developers of green building are expected to have revenue stream that lasts for a longer time horizon.

### Looking Forward

Over last few years, IT/ITeS has been the primary contributor in the acceptance and development of 'go green' philosophy. This phenomenon has now spread to office buildings and partly to residential building segments as well. Going forward, it is expected that the trend of green building would see better acceptance and implementation in Ahmedabad. The concept would get entrenched on a sustainable basis in the Ahmedabad realty space only when the developers (and not just occupiers) find it a lucrative business proposition. Market based tools like carbon trading would also give further impulse to create the demand push for this valuable concept.