

IGBC Green Homes Version 3.0 Pre-certification Final Review

Multi-dwelling Residential Units



IGBC Green Homes Rating System - Version 3.0
For Multi-dwelling Residential Units

#GH251128 Esbee Azura, Pune

IGBC Green Homes Pre-certification Level: GOLD

25 February 2026

IGBC Green Homes Rating system is voluntary based standard adopted by projects. This precertification review is based on the project goals and intentions to adopt green measures in the project. It is incumbent upon the project team to demonstrate that the credit requirements have been met at the design and construction certification reviews. The Precertification rating awarded need not necessarily correspond to the final certification IGBC Green Homes Rating. The final certification rating would depend on the implementation of all the committed design parameters detailed in the Precertification documents. All declarations submitted to IGBC during precertification shall be signed by the managing director/ owner of the project. Precertification is valid for 3 Years from date of precertification final review. It is mandatory to submit six monthly project updates till project undergoes Final Certification. The Developer / Owner is solely responsible for implementation of the envisaged green measures at design stage; IGBC is not responsible for the declarations made by Developer / Owner. For Pre-certified Projects, validity extension process to be referred. Please refer the disclaimer in www.igbc.in

70	8	Points Achieved	100	Points Available
Awarded	Denied			Certified 50 to 59 points
				Silver 60 to 69 points
				Gold 70 to 79 points
				Platinum 80 to 100 points

14	0	Sustainable Design (SD)	Points Available:	20	
Y		SD Mandatory Requirement 1	Local Building Regulations	Y	Final Review: Project has submitted area statement and photographs of the site condition. This meets the mandatory requirement.

Awarded	Denied			<p>Certified 50 to 59 points</p> <p>Silver 60 to 69 points</p> <p>Gold 70 to 79 points</p> <p>Platinum 80 to 100 points</p>
				<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project would comply with all required statutory and regulatory codes of Pune Municipal Corporation(PMC).Project declares that project is reconstruction project.</p> <p>The project total site area is 3,450 sq.m, built up area of 194,184 sq.m, Building A and Building B with 12 floors & 11 floors. Project has 137 dwelling units and 591 occupants. . The submittal includes site plan approved by Pune Municipal Corporation, floor plans, copy of EC letter.</p> <p>However, more details are required.</p> <p>Technical Advice:</p> <ol style="list-style-type: none"> 1. Please submit photographs of the current site condition 2. Submit area statement calculations.

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
Y		SD Mandatory Requirement 2	Soil Erosion Control	Y	<p>Final Review: Project has submitted area statement and photographs of the site condition.</p> <p>This meets the mandatory requirement.</p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative state that the project will plan the construction activities properly. The project declares that Esbee Azura, a residential project located in Mundhwa, Pune has incorporated a series of measures to minimize environmental impacts during construction and post-occupancy. Excavation activities are scheduled outside the monsoon season, ensuring they take place during dry weather conditions when erosion risks are lowest. To control dust and air pollution, wheel-washing facilities are provided at site entrances and exits, vehicle wheels are cleaned before leaving the premises, and water is sprinkled regularly across pathways and open areas. A stormwater management plan is implemented during construction to filter runoff and remove Total Suspended Solids (TSS) before discharge into the municipal stormwater drain. Post-occupancy, the project adopts efficient rainwater harvesting strategies, including on-site recharge pits and reuse of collected stormwater for non-potable applications.</p> <p>However, more details are required.</p> <p>Technical Advice: 1. Please submit photographs of the current site condition</p>
Not Pursuing		SD Credit 1	Natural Topography or Vegetation : 15 %, 25% (Ground), 30%, 40% (Ground + Built Up structures)	4	<p>Preliminary Review: Not Pursuing</p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
4		SD Credit 2	Heat Island Effect, Non-Roof & Roof: 50%, 75% & 75%,95%	4	<p>Final Review: Project has submitted the Roof and Non-roof calculations, submittal includes roof and non-roof plan with dimensions.</p> <p>This meets the intent of the credit requirement.</p> <p>Preliminary Review: NON-ROOF: The submitted narrative and calculations indicate that project has total site area of 3,450 sq.m, total non roof area proposed is 1,880 sq.m, project proposed area covered with SRI percolated pavers in 1,880 sq.m which accounts to 100%. Submittal includes site plan with SRI pavers, cutsheets of the impervious areas and declares that paving tiles with SRI between 29 to 64. However, template & narrative submitted are not consistent, narrative indicates 1,897 sq.m area.</p> <p>ROOF: The submitted template and narrative states that project has envisaged to address 75% of the exposed roof areas shall be coated with high SRI roof paint. The total exposed roof area is 1,404 sq.m. The project has proposed high SRI paint in 1,280 sq.m and roof vegetation is 123 sq.m. which accounts to 100%. The submittal includes terrace plan, calculations indicating break up of roof & podium.</p> <p>However, the narrative submitted indicates total roof area is 1,552 sq.m (roof 1,171 sq.m + podium 381 sq.m).</p> <p>Technical Advice: Please clarify and resubmit the following: 1. Template & narrative to have consistent calculations of Roof and Non roof 2. Address the discrepancy in roof and nonroof areas 3. Submit non roof plan with dimensions and area breakup 4. Submit roof plan with dimensions and area breakup on plan.</p>
Not Pursuing		SD Credit 3	Passive Architecture	2	<p>Preliminary Review: Not Pursuing</p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
2		SD Credit 4	Universal Design - Case A & B	2	<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project team shall provide facilities that cater to differently abled. The project has declared that proposed preferred car parking space , differently-abled toilets , wheelchair & stretcher board provision near security area under Case A and uniformity in floor level, ramps for easy access, Braille & audio assistance in lifts and walkways with adequate width in exterior areas under Case B.</p> <p>The submittal includes parking layouts indicating the proposed parking for differently abled, differently abled toilet, differently abled parking dimension, detailed handicap toilet, lift specifications.</p> <p>This meets the credit requirement.</p>
4		SD Credit 5	<p>Green Parking Facility</p> <ul style="list-style-type: none"> - Ventilation for basements - Electric charging facility - Dedicated Bicycle parking 	4	<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project will provide</p> <p>i. Ventilation for basement: Project has proposed to design with axial fans, jet fans and CO sensors. The submittal includes cutsheets of jet fans and basement plan with locations. This meets the intent.</p> <p>ii. Electric charging facility: The submitted calculations indicates that as per NBC 2016. Project has proposed 76 car parking spaces and 155 two wheeler parking. The proposed number of electric charging points for four-wheelers are 47 car parking and 28 two wheelers which is around 30% of the parking spaces. Submittal includes parking layouts highlighting the EV charging facility (2 points awarded)</p> <p>iii. Bicycle parking: The submitted calculations indicates that the space for 5% of the total dwelling units. The total dwelling units are 137, bicycle parking provided for 8.</p> <p>This meets the credit requirement.</p>

Awarded	Denied			
2		SD Credit 6	Access to Amenities	<p>2 Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the site has access to at least six basic amenities including a beauty saloon, school, grocery, hospital, playground, restaurant within a walking distance of 1 km from the project entrance. The submittal includes plans highlighting location of common toilets for service staff & visitors, seating spaces, tot-lot and vicinity map showing the walking distance of the amenities from the site.</p> <p>This meets the credit requirement.</p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
1		SD Credit 7	Basic Facilities for Construction Workforce	1	<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project team will provide safe and healthy working conditions for the construction workforce. The proposed project will consider 'Constructional Practices and Safety Guidelines' from National Building Code (NBC) of India 2016. The submitted narrative includes a list of basic facilities that will be provided to the construction workforce.</p> <p>This meets the credit requirement.</p>
1		SD Credit 8	Green Education and Awareness	1	<p>Final Review: Project has submitted project brochure.</p> <p>This meets the intent of the credit.</p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project will include green design features as part of marketing brochures and draft tenant guidelines. The supporting documents include draft points that would be part of brochure and client declaration letter confirming the green education and awareness program</p> <p>However, additional details are required to award this credit.</p> <p>Technical Advice: Please provide brochure as submitted to RERA.</p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points

14	0	Water Conservation (WC)	Points Available:	23	
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Y		WC Mandatory Requirement 1	Water Efficient Plumbing Fixtures	Y	<p>Final Review: Project has submitted the revised calculations at 4 bar. Submittal includes make & model of the cutsheets.</p> <p>This meets the mandatory requirement.</p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project shall use low flow plumbing fixtures. The water requirement for the proposed case is 42,744 litres and base case is 75,944 litres per day. The calculations indicate the use of flush fixtures with a flow rate of 4/2 LPF, flow fixtures like faucet with 6 LPM, kitchen sink with 3 LPM, shower heads with a flow rate of 6 LPM . Project has converted the 3 bar pressure to 4 pressure as per IGBC calculation. Calculations demonstrate an overall reduction in water use by 41% achieved using efficient flush and low flow fixtures.</p> <p>Submittal includes cutsheet of water closets, kitchen sink, health faucets, shower head.</p> <p>However, it is observed from the make & model cutsheet, kitchen flow rate is 15 LPM at 3 bar, whereas project considered 3 LPM for conversion, also, WC make & model indicates 6/3 LPF, whereas project considered 4/2 for conversion at 4 bar.</p> <p>Technical Advice: Please use flow rates as per the model proposed and convert at 4 bar pressure. Resubmit consistent calculations with correct flow rates.</p>
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Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
Y		WC Mandatory Requirement 2	Rainwater Harvesting	Y	<p>Final Review: Project has RWH calculations indicating the runoff volume of 188 cu.m from roof and non-roof surfaces. The project proposed recharge pit for roof top of recharge ring well 1.2 m dia x 2 m depth, volume of borewell is 1.06 cu.m, water holding capacity of one pit with bore is 18 cu.m and percolation rate per day is 19.6 cu.m, total capacity of 37.85 cu.m x 3 is 113 cu.m and surface runoff include 2 pits with capacity of 75 cu.m. The total volume of 189 cu.m. Submittal includes Geo technical report, storm water layout.</p> <p>This meets the mandatory requirement.</p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states project attempting 100% rainwater harvesting by capturing 9% of average peak month rainfall in Pune city, the peak rainfall is 0.50m. The rainwater template calculations submitted indicate that site area of project is 3,450 sq.m, total impervious area is 3,207sq.m. The five year rainfall from 2018-2022 indicates average rainfall per day as 556 mm or 0.56 m. The volume of runoff is 160 cu.m.</p>
					<p>Project has designed rainwater recharge pit for roof top with size 1.2 m Dia x 2.m depth with vol of 2.26 cum and bore with Dia 0.15m and depth of 60m with water holding per pit is 18.17 cum considering the percolation it is 25.5 cu.m. project has proposed 4 rainwater harvesting pits which is 102 cu.m.</p> <p>For surface runoff, project has proposed rainwater harvesting pit with volume 25.5 cu.m x 2 no's which is 51 cu.m. Total capacity is 153 cu.m which is 95%.</p> <p>Submittal includes IMD rainfall, rainwater calculations</p> <p>However, there is a discrepancy with calculations and the drawing which indicates 4 no's of surface pits and 2 no's of roof pits.</p> <p>Technical Advice: Please submit the following:</p> <ol style="list-style-type: none"> 1. Storm water layout with connecting the RWH pits at roof and surface runoff. 2. Revise the RWH calculations in excel and resubmit calculation. 3. Provide geotechnical report supporting the percolation rate assumed.

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
6		WC Credit 1	Water Efficient Plumbing Fixtures : 10%, 15%, 20%,25%, 30%, 35%	6	Preliminary Review: Please refer to the review comments under WE Mandatory Requirement 1.
	Not Pursuing	WC Credit 2	Landscape Design - Limit use of Turf (<15 %) - Native / adaptive species (40 %) - Fruit / vegetable bearing plants (5 %)	3	Preliminary Review: Not Pursuing
	Not Pursuing	WC Credit 3	Management of Irrigation Systems	2	Preliminary Review: Not Pursuing
2		WC Credit 4	Recycle & Reuse of Waste Water	4	<p>Final Review: The project has confirmed STP of capacity 100 cu.m per day.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3.0 template and narrative states that 100% of the wastewater generated shall be treated on-site. The total volume of waste water generated in the project is 40,707 LPD the project has proposed to install STP with capacity 100 KLD, considering efficiency of 85%, volume of treated water available is 20,880 LPD. The project declares that requirement for flushing per day requirement is 7,426 litres, treated water is reused through dual flush for 7,426 litres.</p> <p>The project has proposed STP based on MBBR technology with design capacity of 100 cu.m /day. Submittal includes writeup on STP, STP drawing, DBR.</p> <p>However, the annual water balance calculations indicate STP capacity as 365 KLD.</p> <p>Technical Advice: Please clarify the capacity of STP proposed and resubmit consistent calculations.</p>

Awarded	Denied			
1		WC Credit 5	Water Quality	<p data-bbox="1128 33 2204 213"> Certified 50 to 59 points Silver 60 to 69 points Gold 70 to 79 points Platinum 80 to 100 points </p> <p data-bbox="1128 213 2204 568"> 1 Preliminary Review: The submitted IGBC Green Homes Version 3.0 template and narrative states that project is having the water distribution from Municipal source. Developer is committed to sustainable practices and community transparency, ensuring that every resident receives safe and clean drinking water. Project will use continuous quality monitoring to maintain high standards. Project will submit the water test report with next stage of submission. This meets the credit requirement. </p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
4		WC Credit 6	Enhanced Rainwater Harvesting	4	<p>Preliminary Review: Please refer the review comments of WE MR 2</p> <p>Technical Advice: Please address the queries sought under WE MR 2</p>
1		WC Credit 7	Water Metering	3	<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that Water meters are installed for following water use applications:</p> <ol style="list-style-type: none"> 1. Clubhouse 2. Treated wastewater from STP 3. Rainwater reuse 4. Common car wash 5. Swimming pool <p>Submittal includes SLD of water metering, cutsheets of water meters.</p> <p>This meets the credit requirement.</p>
17	2	Energy Efficiency (EE) Points Available:		20	
Y		EE Mandatory Requirement 1	HCFC-Free Equipment	Y	<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project will avoid the use of HCFC based refrigerants and ozone depleting gases based equipment under applications under developer scope in the project. The air-conditioning in dwelling units is not in developer's scope and tenant guidelines will be circulated to occupants to install HCFC free AC systems. The submittal includes declaration letter from the developer that project would use HCFC free refrigerant for AC proposed in clubhouse.</p> <p>This meets the intent of the credit.</p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
Y		EE Mandatory Requirement 2	Minimum Energy Performance	Y	<p>Preliminary Review: The narrative submitted declares that project would attempt prescriptive approach. However, project has not submitted the RETV calculations for envelope as per IGBC format, LPD calculations in excel.</p> <p>Technical Advice: To meet the compliance, please address the queries sought under EE Credit 1.</p>
7	2	EE Credit 1	Enhanced Energy Performance	10	<p>Final Review: The project has submitted the clarifications sought under technical advice. This meets the intent of the credit.</p> <p>Envelope: The RETV calculations which indicates project achieved 12.5 W/sq.m RETV value. The project has submitted WWR calculations indicating 43% for block A, 25% for block B. The submittal includes RETV excel calculations indicating glazing U value of 5 W/sq.mK, SHGC of 0.58, VLT of 50%, project proposed 200m AAC blocks with wall assembly U value of 0.78 W/sq.mK, WWR calculations, wall section. (5 points awarded)</p> <p>Roof assembly: Project has just submitted the cross section of Roof. However, U value is not justified (2 points not awarded)</p> <p>The LPD calculations indicate project achieving 1.06 W/sq.m in common areas, 0.75 W/sq.m for exterior lighting and 0.33 W/sq.m for parking areas. LPD calculations, lighting layouts. (2 points awarded)</p> <p>Preliminary Review: The narrative submitted declares that project would attempt prescriptive approach. The project is located in Pune with Warm & Humid climate, proposed the following ECMs. The project has proposed 300mm AAC blocks for wall assembly, Roof assembly with 200mm RCC slab and 150mm brickbat coba, 30% savings in LPD. Submittal includes lighting specifications, AAC block cutsheet.</p> <p>However, project has not submitted the RETV calculations for all towers and also, no clarity on what project is attempting.</p>

Awarded	Denied			<p>Certified 50 to 59 points</p> <p>Silver 60 to 69 points</p> <p>Gold 70 to 79 points</p> <p>Platinum 80 to 100 points</p>
				<p>Technical Advice: Submit the following with detailed clarifications.</p> <ol style="list-style-type: none"> 1. RETV detailed calculations for both towers with detailed U value calculations 2. Roof assembly cross section with U value details. 3. WWR calculations 4. LPD excel calculations 5. In case, owner is providing air-conditioning in dwelling units, submit signed declaration letter. <p>Note: Please submit cutsheet and writeup detailing insulation proposed, if any.</p>
3		EE Credit 2	<p>Alternate Water Heating Systems - Solar Hot water / Heat Pump / LPD</p>	<p>3 Preliminary Review: The submitted IGBC Green Homes Ver 3 template and narrative states that project would install Solar Hot water system to 100% of the dwelling units. The total occupancy in the project is 591 and hot water requirement is 11,820 litres per day considering at 20 litres per person per day. The project has proposed to install 12,000 litres per day capacity with 500 litres x 24 nos. to meet 100% requirement. The submittal includes Solar hot water system cutsheet, terrace layout with Solar Hot water and Solar PV layouts.</p> <p>This meets the credit requirement.</p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
4		EE Credit 3	On-site Renewable Energy - Common area Lighting	4	<p>Final Review: Project has provided the annual LPD calculations and NREL report.</p> <p>This meets the intent of the credit.</p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project will install 29 kW of solar PV over the roof-top of the project which generate 43,500 Kwh/year. The total annual energy consumption for lighting is 9,285 Kwh and energy generation through on-site solar PV of capacity 29 kW is 45,660 kWh, which accounts to 100% requirement of lighting. The submittal includes declaration from the developer confirming that 100% of the common area lighting consumption, annual lighting energy consumption. Submittal includes annual lighting consumption calculations and NREL report.</p> <p>However, more details are required.</p> <p>Note: For operating hours, please consider 10 hours and 365 days. total wattage x 10 hr x 365</p> <p>Technical Advice: 1. Please provide LPD annual calculations in excel.</p>
1		EE Credit 4	Energy Efficiency in Common Area Equipment	1	<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that BEE 4-star rated Pumps (or) Minimum 70% efficiency for Pumps of capacity greater than 3 HP and ISI certified pumps for others and Gearless traction or regenerative elevators will be proposed. The submittal contains the owner's declaration, manufacture cut sheet and the proposed pumps and motors catalogue.</p> <p>This meets the credit requirement.</p>

Awarded	Denied			Certified 50 to 59 points
				Silver 60 to 69 points
				Gold 70 to 79 points
				Platinum 80 to 100 points
2		EE Credit 5	Integrated Energy Monitoring System Case A or B	2 Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project will install energy meters under Case A & Case B for common area lighting, exterior lighting, lifts, pumps & motors, RE generation, multipurpose hall, STP, DG Set. The submittal includes client declaration, electrical SLD and the manufacturer cut sheet of the shortlisted energy meters. This meets credit requirement.
16	0	Materials & Resources (MR) Points Available:		18
Y		MR Mandatory Requirement 1	Separation of House-hold Waste	Y Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project shall provide separate bins to segregate wet and dry waste at a dwelling unit level and additional bins in common areas to segregate and collect waste. The proposed strategies include providing adequate bins to collect organic, plastics, paper at individual house level, common facility to collect metals, e-waste, lamps, batteries that would be disposed off to responsible authorities. The narrative also mentions would identify local recyclers, education program, impacts of indoor environment quality, instructions to occupants & maintenance team. This meets the mandatory requirement.
1		MR Credit 1	Green Procurement Policy	1 Preliminary Review: The submitted IGBC Green Homes Version 3 Template and declaration that the project shall use of green products and materials which are eco-labelled and have lower impact on the environment. Submittal includes copy of Green Procurement Policy. This meets the credit requirement.

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
1		MR Credit 2	Optimisation on Structural Design	1	<p>Final Review: Project has provided breakup of steel and cement breakup, which indicates base case of 81 MT of concrete and 974 MT of steel is required, project is reducing the quantity to 79 MT of concrete and 950 MT of steel which is lower by 2.5%. The measures include flyash / GGBS in concrete mix, AAC blocks.</p> <p>This meets the intent of the credit requirement.</p> <p>Preliminary Review: The narrative submitted states that the overall structure project would reduce steel & cement quantity between 2.5 %. However, there is not justification on how project is able to achieve 2.5% reduction in steel & cement quantities.</p> <p>Technical Advice: Please submit a write up indicating the measures incorporated to reduce the steel & cement quantities from structural engineer along with detailed calculations justifying the savings.</p>

Awarded	Denied			
5		MR Credit 3	Certified Green Products	<p data-bbox="1128 33 2204 213">Certified 50 to 59 points Silver 60 to 69 points Gold 70 to 79 points Platinum 80 to 100 points</p> <p data-bbox="1128 213 2204 1091"> 5 Final Review: Project has submitted the Master material sheet indicating the total material cost is Rs. 225,155,798 and project proposed green products which include ready plaster, paints, dado, vitrified tiles, gypsum work, RMC which is Rs. 110,318,000 which accounts to 49%. Submittal includes cutsheets of green products. This meets the intent of the credit requirement. <i>Note: Project is advised to refer to IGBC Green Homes Master Material sheet reference.</i> Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the team shall procure certified green product for the project. The project team has identified certified green products which include stee, construction blocks AAC and concrete The template calculations indicate total cost of materials is Rs 21,61,49,566 and proposed certified green products cost is estimated at Rs 568,09,500 accounting to 26% of the total building material cost. Submittal includes make & model of GreenPro certified products. However, the list is not comprehensive Technical Advice: 1. Submit comprehensive list of materials 2. Submit master material sheet calculations in excel. </p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
2		MR Credit 4	Local Materials : 50%, 75%	2	<p>Final Review: Project has submitted the Master material sheet indicating the total material cost is Rs. 225,155,798 and project proposed local materials sourced within 400 kms which include structural steel, steel binding wire, cement, paint, bricks, wooden doors, UPVC, M sand, PPC, flyash, AAC blocks, RMC etc., which is Rs. 169,080,178 which accounts to 75%. Submittal includes cutsheets of green products.</p> <p>This meets the intent of the credit requirement.</p> <p><i>Note: Project is advised to refer to IGBC Green Homes Master Material sheet reference.</i></p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project will source local materials which include structural steel, binding wire, cement, paint, bricks, wooden doors, UPVA door & windows, steel hand railing, fly ash blocks, vitrified tiles, RMC, etc.,. The total building material cost Rs 21,61,49,566 and proposed local materials within 400km is Rs 169,080,178 which is around 75 %. The supporting documents include the list of the proposed local materials and declaration letter from the developer. However, few more details are required.</p> <p>Technical Advice: 1. Please submit master material sheet calculations in excel</p>
2		MR Credit 5	Eco Friendly Wood Based Materials : 50%, 75%	2	<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that project would use certified wood for 100 % wood based applications. The applications include door frames, and shutters. The project has 912 doors. The total cost of wood based materials is Rs 134,52,000 which is 100 % of the requirement. The supporting documents includes FSC certificate copy.</p> <p>This meets the credit requirement.</p>
Not Pursuing		MR Credit 6	Alternate Construction Materials : 5%, 10%	2	<p>Preliminary Review: Not Pursuing</p>

Awarded	Denied			
2		MR Credit 7	Handling of Construction and Demolition Waste : 50%, 95%	<p data-bbox="1131 33 2204 213"> Certified 50 to 59 points Silver 60 to 69 points Gold 70 to 79 points Platinum 80 to 100 points </p> <p data-bbox="1131 213 2204 414"> 2 Final Review: Project has submitted the tentative waste generation calculations which indicates waste is generated from AAC blocks, concrete, RMC, steel, tiles etc., the construction waste calculations indicates project generates 70,264 kgs and project intends to divert from landfill to the extent of 95%. </p> <p data-bbox="1131 414 2204 478"> This meets the intent of the credit requirement. </p> <p data-bbox="1131 478 2204 574"> <i>Note: Project should document comprehensive construction materials and take photographs, records during construction phase.</i> </p> <p data-bbox="1131 574 2204 813"> Preliminary review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project team shall divert 95 % of waste from being sent to landfill and reuse/resell to vendor. The construction waste declared by project include AAC blocks, concrete, RMC, steel reinforcement, tiles etc., The total waste generated is 1,862 kgs and project has reused and recycled 1,862 kgs which is 100% </p> <p data-bbox="1131 813 2204 877"> However, the list is not comprehensive and waste generated appears to be too low. </p> <p data-bbox="1131 877 2204 1112"> Technical Advice: Please submit / clarify the following: 1. Consistency material quantity details, approx. % of waste generation, reuse & recycle applications for each application. 2. Excel construction waste generation calculations along with reuse & recycle. </p>

Awarded	Denied				<p>Certified 50 to 59 points</p> <p>Silver 60 to 69 points</p> <p>Gold 70 to 79 points</p> <p>Platinum 80 to 100 points</p>
3		MR Credit 8	Organic Waste Management, Post Occupancy : 50%, 75%, 95%	3	<p>Final Review: Project has revised the occupancy to 591 and waste generated is 147 kgs of wet waste, 10 kgs of garden waste and total waste generated is 157 kgs and project proposed OWC of 225 kgs capacity.</p> <p>This meets the intent of the credit requirement.</p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3.0 template and narrative states that the project will provide an Organic Waste Converter (OWC) to treat 100% of the organic wastes generated. Submitted calculations indicate that total occupants are 624, the total estimated organic waste generated from the project will be 156kg/ day and the generated waste will be treated using OWC having capacity of 225 kg/ day. Submittals include plan highlighting the location of organic waste composter, specification sheet of proposed OWC and declaration letter from the owner.</p> <p>However, discrepancy in the total occupancy, as per SD MR 1 it is 591 occupants, in this credit 624 occupants.</p> <p>Technical Advice: Please address the discrepancy in the no. of occupants and submit consistent calculations.</p>

Awarded	Denied			Certified 50 to 59 points
				Silver 60 to 69 points
				Gold 70 to 79 points
				Platinum 80 to 100 points
6	4	Resident Health & Wellbeing (RHW)	Points Available:	14
Y		RHW Mandatory Requirement 1	Minimum Daylighting	Y <p>Final Review: Project has submitted daylighting simulation, door & window schedule, floor plans with dimensions. Project is achieving min. daylighting in 69% of the regularly occupied areas. This meets the mandatory requirement only.</p> <p><i>Note: Project should meet 110 lux level in each typical dwelling unit. The average daylighting of floor or all flats cannot be considered.</i></p> <p><i>Note: The actual daylighting would be verified during Certification stage.</i></p> <p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that project has attempted simulation approach to show the compliance. The simulation is carried in Ecotect with glazing VLT of 50%, The project has considered day light illumination for each applicable space and is calculated using following day light criterion- clear sky condition at 12:00 p.m. on the equinox (21st September) for the project's geographic location.</p>
				<p>The simulation indicates Wing A and Wing B are meeting more than 95% daylighting in habitable floors.</p> <p>Submittal includes glass cutsheet, floor plans, and daylight simulation report.</p> <p>However, from the floor plans, it is observed that kitchen in some flats is only through shaft, daylighting is shown average for entire wing which would not meet the compliance.</p> <p>Technical Advice: Please submit the following:</p> <ol style="list-style-type: none"> 1. Daylighting simulation for each typical dwelling units especially kitchen with shafts. It appears project is only meeting around 75%. 2. Submit door & window schedule, floor plans with dimensions.

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
Y		RHW Mandatory Requirement 2	Ventilation Design	Y	<p>Final Review</p> <p>The project has provided additional clarifications regarding the mechanical ventilation design for kitchen, the gym, amenity spaces, equipment specifications, fresh air rates, and exhaust fan details.</p> <p>Project declares that kitchen area is 7 sq.m and ceiling height is 2.9 m with volume of 20 cu.m approx. and required ventilation rate is 15 ACH x 20 cu.m is 304 cu.m per hour. Project confirms that owner would install exhaust fan of 350 cu.m per hour and estimated duct velocity (150 mm dia duct), airflow would be 0.085 cu.m per second, kitchen would achieve velocity of 4.8 m/s which is in the acceptable range of kitchen exhaust of 4-6 m/s.</p> <p>Submitted by project includes kitchen ventilation rate calculation, shaft sections, heat load of amenity spaces, HVAC layout of common amenity, exhaust fan brochure.</p> <p>This meets the mandatory requirement.</p> <p><i>Note: Credit points are not awarded at this stage. During certification CFD analysis report may be required to verify the proposed ventilation rates.</i></p>
					<p>Preliminary Review:</p> <p>The submitted IGBC Green Homes Ver 3.0 template and narrative states that the project is designed to meet fresh air ventilation as per the credit compliance. The fresh air calculations have been submitted for all the living spaces, bedrooms, kitchens & toilets. The submitted calculation indicates that the minimum percentage of openable area to the total carpet area in living spaces, kitchen and bathrooms are 8%, 6% and 4%.</p> <p>However, from the submitted fresh air calculations, kitchen opening area is shown as 6%, however, in most of the dwelling units, kitchen lighting and ventilation is only coming through ventilation shaft.</p> <p>Technical Advice:</p> <ol style="list-style-type: none"> 1. Please submit cross section details of shafts 2. Justify how project is achieving ventilation rates in kitchen through shafts.

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
Y		RHW Mandatory Requirement 3	No Smoking Policy	Y	<p>Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project team shall prohibit smoking in common areas and 'No smoking' policy shall be enforced by installing signages. The submittal includes declaration letter, No smoking policy and the location plan of no smoking signage's at different floor levels and site level.</p> <p>This meets the mandatory requirement.</p>
	2	RHW Credit 1	Enhanced Daylighting : 75 %, 95 %	2	<p>Preliminary Review: Please refer to the Preliminary Review comments under RHW Mandatory Requirement 1.</p>
	2	RHW Credit 2	Enhanced Ventilation Design	2	<p>Preliminary Review: Please refer to the Preliminary Review comments under RHW Mandatory Requirement 2. Project is not meeting the enhanced ventilation in kitchen in some flats.</p>

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
	Not Pursuing	RHW Credit 3	Cross Ventilation : 25%, 50%, 75%, 90%	4	Preliminary Review: Not Pursuing
2		RHW Credit 4	Connectivity to Exteriors	2	Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project is designed such that more than 75% of the regularly occupied for each type of dwelling unit shall have access to outdoor views. The typologies include 3 bhk, 2 bhk, 4.5 bhk. The project has submitted floor plans to indicate the connectivity to exteriors. This meets the credit requirement.
2		RHW Credit 5	Low VOC Materials, Paints & Adhesives	2	Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project will use paints, adhesives, and sealants having low Volatile Organic Compound (VOC) content. The supporting documents include declaration letter and manufacture cut sheet of proposed VOC materials such as paints, putty, adhesives etc proposed in the project. This meets the credit requirement.
2		RHW Credit 6	Facility for Physical Wellbeing	2	Preliminary Review: The submitted IGBC Green Homes Version 3 Template and narrative states that the project team shall provide facilities for the physical well-being of occupants. The facilities include cultural activity studio, gym, multipurpose hall, yoga, temple box cricket etc.,. The calculations provided indicate that 591 occupants (5%) of the total 397 occupants can use these facilities at any given time. The supporting documents include the site plan showing the facilities. This meets the credit requirement.

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
3	2	Innovation & Design		Points Available:	5
1		ID Credit 1.	Innovation & Design Process: Green Products	1	Preliminary Review: Please refer to the Preliminary Review comments under MR Credit 3. Technical Advice: Please address the queries sought under MR Credit 3
1		ID Credit 1.2	Innovation & Design Process: Water Fixtures	1	Preliminary Review: Please refer to the Preliminary Review comments under WEMR1 Technical Advice: Please address the queries sought under WE MR1

Awarded	Denied				Certified 50 to 59 points
					Silver 60 to 69 points
					Gold 70 to 79 points
					Platinum 80 to 100 points
	1	ID Credit 2.1	Exemplary Performance: Rainwater Harvesting	1	<p>Final Review: Project is attempting for innovation. However, refer to the submittal project is only attempting for base credit thresholds. Hence innovation is not awarded.</p> <p>Preliminary Review: Project is attempting innovation under Heat Island Effect. However, innovation is only granted for 100% tree cover.</p> <p>Technical Advice: Submit non roof plan with 100% tree cover to qualify for innovation.</p>
	1	ID Credit 2.2	Exemplary Performance: Local Materials	1	<p>Final Review: Project is attempting innovation for local materials. However, project is only meeting 75% threshold which is already awarded in base credit. To achieve innovation, project should achieve 95% of the materials to be sourced within 400 kms. Hence, it is not awarded.</p> <p>Preliminary Review: Not Pursuing</p>
1		ID Credit 3	IGBC Accredited Professional	1	<p>Preliminary Review: The submitted narrative states that the project team has included an IGBC AP as part of the project team. Submittal includes IGBC AP certificate of Pranati Shroff. This meets the innovation credit.</p>