



NLC India Limited Registered Office, Chennai, Tamil Nadu



Location	: Chennai, Tamil Nadu
Site Area	: 1,463.88 m ²
Built up Area	: 3,038.17 m ²
Typology	: Commercial
Rating Category	: GRIHA Provisional Rating
Version	: Version 2015
Year of Award	: 2023
Client	: NLC (India) Ltd.
Integrated Design Team	: GA Architects Pvt Ltd
Green Building Consultant	: TransGreen Sustainability Solutions

The following strategies were adopted by the project team to reduce the building impact on the environment:

Site Planning & Construction Management:

- 34.70% of the site surfaces that are visible to sky have been treated through soft paving, shading through trees and high SRI tiles have been applied at the rooftop.
- Provision of 3-metre-high barricading, gravel bed, covering of fine aggregates and imperviousness platform for hazardous materials at site.
- Plantation of native species has been increased by more than 25% than the preconstruction phase.

Energy:

- Project has achieved an EPI reduction of 36%. The base case value considered for EPI is 90 kWh/sqm/year and design case is 57.46 kWh/sqm/year through integration of high-performance systems. Astronomical timer control has been provided for 100% of the outdoor lighting system.
- 8.77% of energy offset through installation of Solar photovoltaic system of capacity 10.4 kWp.

Occupant Comfort:

- 72.42% of the regularly occupied spaces are day-lit and meet the daylight factor as prescribed by SP 41.

Water:

- Reduction of 70.65% from the GRIHA base case of 2,105.6 KL and design case of 617.98 KL has been demonstrated in the building water demand by installing efficient low-flow fixtures.
- Reduction of 90% from the GRIHA base case of 317.13 KL and design case of 31.31 KL has been demonstrated in the landscape water demand by planting native vegetation.

Sustainable Building Materials:

- 31.04% reduction in the embodied energy of the project by using AAC blocks in masonry.
- Vitrified tiles, kota stone, granite, FSC certified wooden flooring and ceramic tiles have been used as flooring materials in the project.

Solid Waste Management:

- Dedicated space for storage of segregated waste has been provided in the project both at building and site level.